



# RIVERSIDE COUNTY PLANNING COMMISSION

RIVERSIDE COUNTY  
PLANNING DEPARTMENT

## PLANNING COMMISSIONERS 2015

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Charissa Leach  
Vice Chairman

### 2<sup>nd</sup> District

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### 5<sup>th</sup> District

Mickey Valdivia  
Chairman

### Planning Director

Steve Weiss, AICP

### Legal Counsel

Michelle Clack  
Deputy  
County Counsel

### Phone

951 955-3200

### Fax

951 955-1811

9:00 A.M.

NOVEMBER 4, 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](mailto: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. 896 (Foundation and Entitlement/Policy)** – Intent to Adopt a Negative Declaration – Applicant: Greg Tonkinson – Engineer/Representative: LSA Associates, Inc. – First Supervisorial District – Area Plan: Temescal Canyon – Zone Area: Glen Ivy – Zone: Mineral Resources & Related Manufacturing (M-R-A) – Policy Area: Serrano and Temescal Wash – Location: North of Dawson Creek, east of Temescal Wash, south of Dawson Canyon Road, and west of Park Canyon Drive – Project Size: 6.3 acres – **REQUEST:** Proposal to amend the project site’s General Plan Foundation Component from Open Space (OS) to Community Development (CD) and to amend its Land Use Designation from Water (W) to Light Industrial (LI) (0.25 – 0.60 FAR) on one parcel, totaling 6.3 acres. Project Planner: John Hildebrand at (951) 955-1888 or email [jhildebr@rctlma.org](mailto:jhildebr@rctlma.org).
- 4.2 **GENERAL PLAN AMENDMENT NO. 917 (Foundation and Entitlement/Policy)** – Intent to Adopt a Negative Declaration – Applicant: Sean Court Estates, LLC. – Engineer/Representative: Vit Liskutin – Fifth Supervisorial District – Area Plan: Reche Canyon/Badlands – Zone District: Edgemont-Sunnymead – Zone: Residential Agricultural (R-A-1) (1-acre minimum) – Location: North of Walther Avenue, east of Keith Drive, and west of Sean Court – Project Size: 8.48 acres – **REQUEST:** Proposal to amend the project site’s General Plan Foundation Component from Rural (R) to Rural Community (RC) and amend Land Use Designation from Rural Residential (RR) (5-acre minimum) to Very Low Density Residential (VLDR) (1-acre minimum) on one parcel, totaling 8.48 acres. Project Planner: John Hildebrand at (951) 955-1888 or email [jhildebr@rctlma.org](mailto:jhildebr@rctlma.org).
- 4.3 **GENERAL PLAN AMENDMENT NO. 945 (Foundation and Entitlement/Policy) and CHANGE of ZONE NO. 7743** – Intent to Adopt a Mitigated Negative Declaration – Applicant: Ashlee Lewis – Engineer/Representative: Bill Warner – Third Supervisorial District – Area Plan: Southwest – Zone Area: Rancho California – Zone: Light Agriculture (A-1-5) (5-acre minimum) – Policy Area: Highway 79 – Location: East of Dickson Path, South of Auld Road, West of Maddalena Road, and North of Mazoe Street – Project Size: 9.49 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 Commercial Retail (CR) (0.20-0.35 floor area ratio), and change the Zoning Classification from A-1-5 (Light Agriculture, 5-acre minimum) to C-1/C-P (General Commercial) on two parcels, totaling 9.49 acres. Project Planner: John Hildebrand at (951) 955-1888 or email [jhildebr@rctlma.org](mailto:jhildebr@rctlma.org).
- 4.4 **GENERAL PLAN AMENDMENT NO. 955 (Foundation and Entitlement/Policy) and CHANGE of ZONE NO. 7714** – Intent to Adopt a Negative Declaration – Applicant: Happy Valley, LLC – Engineer/Representative: Coachella Valley Engineers – Fourth Supervisorial District – Area Plan: Western Coachella Valley Area Plan – Zone Region: Chuckawalla – Zone: W-2-40 and W-2-140 (Controlled Development) – Location: South of 28<sup>th</sup> Avenue, west of Sunny Rock Road, East of Happy Valley Road, North of 30<sup>th</sup> Avenue – Project Size: 631.8 acres – **REQUEST:** Proposal to amend the project site’s General Plan Foundation Component from Rural (R) and Open Space (OS) to Rural Community (RC), amend its Land Use Designation from Rural Residential (RR) (5-acre minimum) and Rural (OS:R) (20-acre minimum) to Estate Density Residential (EDR) (2-acre minimum) and change the site’s zoning classification from W-2-40 and W-2-140 (Controlled Development) to R-A-2 (Residential Agriculture, 2-acre minimum) and R-R (Rural Residential) on 12 parcels, totaling 631.8 acres – Project Planner: John Hildebrand at (951) 955-1888 or email [jhildebr@rctlma.org](mailto:jhildebr@rctlma.org).
- 4.5 **GENERAL PLAN AMENDMENT NO. 983 (Foundation and Entitlement/Policy) and CHANGE of ZONE NO. 7875** – Intent to Adopt a Negative Declaration – Applicant: David Jeffers Consulting, Inc. – Engineer/Representative: David Jeffers Consulting, Inc. – Third Supervisorial District – Area Plan:

San Jacinto Valley – Zone District: Valle Vista – Zone: Light Agriculture (A-1-5) – Location: Northeast of Ramona Expressway, south of Mountain Avenue, and west of Cedar Avenue – Project Size: 3.34 acres – **REQUEST:** Proposal to amend the project site's General Plan Foundation Component from Open Space (OS) to Community Development (CD), amend its Land Use Designation from Conservation (C) to Commercial Retail (CR) (0.20-0.35 Floor Area Ratio), and change the site's zoning classification from A-1-5 (Light Agriculture, 5-acre minimum) to C-1/C-P (General Commercial) on three parcels, totaling 3.34 acres. Project Planner: John Hildebrand at (951) 955-1888 or email [jhildebr@rctlma.org](mailto:jhildebr@rctlma.org).

- 4.6 **GENERAL PLAN AMENDMENT NO. 1036 (Foundation and Entitlement/Policy)** – Intent to Adopt a Negative Declaration – Applicant: Miguel Sandoval – Engineer/Representative: Miguel Sandoval – Fifth Supervisorial District – Area Plan: Mead Valley – Zone Area: Good Hope – Zone: Rural Residential – Location: North of Steele Peak Drive, east of Belita Drive, south of Mountain Avenue, and West of Read Street – Project Size: 4.19 acres – **REQUEST:** Proposal to amend the project site's General Plan Foundation Component from Rural (R) to Rural Community (RC) and to amend its Land Use Designation from Rural Residential (RR) (5-acre minimum) to Very Low Density Residential (VLDR) (1-acre minimum) on one parcel, totaling 4.19 acres. Project Planner: John Hildebrand at (951) 955-1888 or email [jhildebr@rctlma.org](mailto:jhildebr@rctlma.org).
- 4.7 **GENERAL PLAN AMENDMENT NO. 1039 AND TENTATIVE PARCEL MAP NO. 36860** - Intent to Adopt a Mitigated Negative Declaration - Applicant: Henry P. Azarioon - Engineer/Representative: Reza James - Rancho California Zoning Area - Third Supervisorial District - Southwest Area Plan: Rural: Rural Residential (R:RR) (5 acres minimum) - Location: Southwest corner of Delgado Way and Pardo Del Sol intersection - 6.96 Gross Acres - Zoning: Residential Agricultural - 2.5 Acre Minimum (R-A-2 ½) Zone - **REQUEST:** The General Plan Amendment No. 1039 proposes to amend the land use designation from Rural: Residential to Rural Community: Estate Density Residential. Tentative Parcel Map No. 36860 proposes a Schedule H subdivision of 7.5 gross acres into two parcels with a minimum size of 2.5 acres. Parcel 1 is approximately 4.77 and Parcel 2 is approximately 2.73 gross acres. Project Planner: Phayvanh Nanthavongdouangsy at (951) 955-6573 or email [pnanthav@rctlma.org](mailto:pnanthav@rctlma.org).
- 4.8 **TRACT MAP NO. 36327 AMENDMENT TO FINAL MAP** – CEQA does not apply – Applicant: Robert Burnett – Engineer/Representative: Ron Moreno – Third Supervisorial District – Anza and Cahuilla Zoning Area – REMAP Area Plan: Open Space: Rural (OS-RUR), Community Development: Rural Residential (RR) – Location: Northerly of Upper Valley Road, southerly of Ramona Reservation, easterly of Bautista, and westerly of Barham – 265.02 Acres – Zoning: Open Area Combining Zone Residential Developments (R-5), Rural Residential – 4 acre minimum (R-R-4), Rural Residential – 2 acre minimum (R-R-2), **REQUEST:** The applicant is requesting an Amendment to Final Map No. 36327 proposing to permit the project site to use a community water system. Project Planner: Matt Straite at (951) 955-8631 or email [mstraite@rctlma.org](mailto:mstraite@rctlma.org).
- 4.9 **CHANGE OF ZONE NO. 7879** – Intent to Consider an Addendum to EIR No. 524 – Applicant: Riverside County – Third Supervisorial District - Rancho California Zoning Area - Southwest Area Plan: Rural: Rural Residential (R:RR), Rural: Rural Mountainous (R:RM), Rural Community: Estate Density Residential (RC:EDR), Community Development: Commercial Tourist (CD:CT), Open Space: Rural (OS:RUR) and Agriculture: Agriculture (AG:AG)- Temecula Valley Wine Country Policy Area – Location: The Temecula Valley Wine Country Policy Area, approximately 17,910 acres east of the City of Temecula - Zoning: Residential Agricultural – 2 1/2, 5, 10 and 20 Acre Minimum (R-A-2 1/2, R-A-5, R-A-10, and R-A-20), Rural Residential (RR), Light Agricultural- 10 and 20 Acre Minimum (A-1-10, A-1-20), Wine Country – Winery (WC-W), Wine Country – Winery Existing (WC – WE) and Citrus Vineyard (CV) **REQUEST:** The Project is an amendment to Ordinance No. 348 that modifies provisions within the following zoning classifications: the Wine Country – Winery (WC-W) Zone, Wine Country – Winery Existing (WC – WE) Zone, Wine Country –

Residential (WC-R) Zone and the Wine Country – Equestrian(WC-E) Zone. In summary, the modifications to the zoning classifications clarify definitions, permit existing uses to continue under existing entitlements, ensure consistency between the WC Zones and the Temecula Valley Wine Country Policy Area, include additional development standards to allow flexibility in project design that would meet the objective of preserving the region’s characteristics, and ensure wine production utilize grapes grown in Riverside County and produce on the project site. Project Planner: Phayvanh Nanthavongdouangsy at (951) 955-6573 or email [pnanthav@rctlma.org](mailto:pnanthav@rctlma.org).

**5.0** WORKSHOPS:

5.1 **NONE**

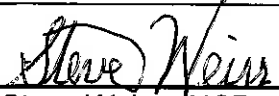
**6.0** ORAL COMMUNICATION ON ANY MATTER NOT ON THE AGENDA

**7.0** DIRECTOR’S REPORT

**8.0** COMMISSIONERS’ COMMENTS

Agenda Item No.: 4.1  
Area Plan: Temescal Canyon  
Zoning Area: Glen Ivy  
Supervisory District: First  
Project Planner: John Earle Hildebrand III  
Planning Commission: November 4, 2015

General Plan Amendment No. 896  
Environmental Assessment No. 41689  
Applicant: Greg Tonkinson  
Engineer/Representative: Greg Tonkinson

  
Steve Weiss, AICP  
Planning Director

## COUNTY OF RIVERSIDE PLANNING DEPARTMENT STAFF REPORT

### PROJECT DESCRIPTION AND LOCATION:

**General Plan Amendment No. 896 (Foundation and Entitlement/Policy Amendment)** – Proposal to amend the project site's General Plan Foundation Component from Open Space (OS) to Community Development (CD) and to amend its Land Use Designation from Water (W) to Conservation (C) and Light Industrial (LI) (0.25 – 0.60 FAR) on one parcel, totaling 5.49 acres, located north of Dawson Creek, east of Temescal Wash, south of Dawson Canyon Road, and west of Park Canyon Drive.

### BACKGROUND:

#### *General Plan Initiation Proceedings ("GPIP")*

This project was submitted on January 2, 2008, during the 2008 General Plan Review Cycle application period and was recommended for initiation to the Board of Supervisors, as modified to a Light Industrial Land Use Designation on the northern portion of the property. On July 21, 2009, the Riverside County Board of Supervisors adopted an order initiating proceedings for General Plan Amendment No. 896. The GPIP report package is included with this staff report as an attachment. GPA No. 896 (the "project") is now being taken forward for consideration.

#### *Proposed Future Use*

It is the intent of the applicant to establish a concrete batch plant facility at the site, under a future project. This project includes a General Plan Amendment only, which will change the site to industrial, enabling the future use. However, the project site has an existing zoning classification of M-R-A (Mineral Resources & Related Manufacturing), which only allows concrete batch plants in conjunction with a valid surface mining permit. Although historically, there have been surface mining operations in the area, the project site itself is too small in area to feasibly be used for surface mining, nor is it the desire of the applicant to establish such a use. As a result, a Change of Zone to M-H (Manufacturing Heavy) will be required to allow the concrete batch plant use. In addition, the applicant is required to seek Conditional Use Permit approval, prior to operating a concrete batch plant.

#### *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 Native American Tribes whose historical extent includes the project site. Consultation request notices were sent to each of the 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.

AB 52 became effective on July 1, 2015. In compliance with AB 52, separate notices regarding this project were mailed to all requesting Tribes on September 10, 2015. AB 52 provides for a 30-day review period in which all noticed Tribes may request consultation regarding the proposed project. County staff received notification from the Pechanga Tribe within the 30-day period, requesting to initiate consultation on this project. County staff discussed this project with the Pechanga Tribe on October 10, 2015, explaining that the project scope includes a legislative action only. There is no accompanying implementing project and it will result in no physical disturbance of the site. The Pechanga Tribe concluded that this project could move forward with no additional consultation, provided they are again noticed during the time of any future implementing project. In accordance with this request and in compliance with AB 52, County staff will notice the Pechanga tribe, as well as all other requesting Tribes, at the time a project is submitted.

*Multiple Species Habitat Conservation Plan ("MSHCP")*

The project site is located within Criteria Cell No. 3039 of the Multiple Species Habitat Conservation Plan ("MSHCP") boundary and as a result, is subject to the Western Riverside County Regional Conservation Authority ("RCA") review. A Habitat Acquisition and Negotiation Strategy ("HANS") application (No. HANS01294) was submitted to the County in January, 2008, in accordance with Resolution No. 2013-111. This project was reviewed by the RCA, who determined that the southern 2.57-acre portion of the site is required for conservation. This conservation area will further contribute to the extension of Core 2, an existing habitat corridor. As a result, the southern portion of the project site's Land Use Designation will be amended to Conservation (C). The remaining northern 2.92-acre portion of the site will be amended to a Land Use Designation of Light Industrial (LI) (0.25 – 0.60 FAR).

*Sphere of Influence*

The project site is located within the City of Corona's sphere of influence. Currently, the City has no plans for annexation of the project site, nor its immediate surroundings. However, this General Plan Amendment was submitted by Riverside County to the City of Corona for their review. At the time of staff report preparation, the City of Corona had no comments. Any future implementing project will also be subject for further review by the City of Corona.

**ISSUES OF POTENTIAL CONCERN:**

*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 January 2, 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 for a Regular Foundation Amendment. Additionally, five (5) findings must be made for 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*

Pursuant to the submitted application, certain portions of the Temescal Wash area, in proximity of the project site, have historically been used for surface mining, but are no longer being mined for aggregate material. As a result, it would be appropriate to establish a new General Plan Land Use for the site, to repurpose its use. Furthermore, the existing General Plan Land Use is Open Space-Water, which is inappropriately designated, as the northern half of the site, 2.92-acres, is located outside of the 100-year floodplain. However, the southern half of the project site, 2.57-acres, is still within the floodplain area and will obtain a new land use designation of Open Space – Conservation, as a result of the RCA determination. The southern half of the site will not be developed and will be conveyed to the RCA. As a result of some surface mining operations terminating and an inappropriate Land Use Designation, there are new circumstances that justify a General Plan Foundation Component Amendment.

*Riverside County Vision*

The Riverside County General Plan Vision Statement discusses many concepts, which are distinguished by categories and include housing, population growth, healthy communities, conservation, transportation, and several others. The Vision Statement itself is the County's blueprint for long-term, managed, and sustainable growth, but is also flexible to enable adaptation when market conditions and other external forces create opportunities. This Foundation Component Amendment is supported through Policy 5 of the Vision Statement under the Integration section, which states the following:

- Is flexible so that it can be adjusted to accommodate future circumstances, yet provides a solid foundation of stability so that basic ingredients in the plan are not sacrificed.

This proposed General Plan Foundation Component Amendment has been reviewed in conjunction with the Vision Statement. Staff has determined that the project is consistent with its policies. Specifically, Policy 1 of the Conservation and Open Space Resource System portion of the Vision Statement discusses the need for protection and acquisition of open space. The Policy states the following:

- Conserved multi-purpose open space is viewed as a critical part of the County's system of public facilities and services required to improve the existing quality of life and accommodate new development.

This project will result in dedicating the southern 2.57-acre portion of the project site for conservation to further contribute to the extension of Core 2, an existing habitat corridor in close proximity of the site. These incremental conservation dedications that are provided on a case-by-case basis, contribute to the long-term County Vision for establishing permanent open space areas. The remaining northern 2.92-acre portion of the site will be amended to a Land Use Designation of Light Industrial (LI) (0.25 – 0.60 FAR). For these reasons, this project is consistent with the Riverside County Vision Statement and this General Plan Foundation Component change is justified.

*Internal Consistency*

Staff has reviewed this project in conjunction with each of the ten (10) Riverside County General Plan Elements, which includes 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 with the policies and objectives of each Element. Policy OS 18.1 of the Multipurpose Open Space Element, states the following:

- Preserve multi-species habitat resources in the County of Riverside through the enforcement of the provisions of applicable MSHCP's, and through implementing related Riverside County policies.

As discussed, this proposed General Plan Foundation Component Amendment will result in the dedication of additional conservation land as well as establishing a future developable site. This project will not create an inconsistency with any of the General Plan Elements and as a result, a General Plan Foundation Component Amendment is justified.

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

a) *The Riverside County Vision:*

This General Plan Entitlement/Policy Amendment does not involve a change to the Riverside County Vision Statement, nor does it conflict with any of its provisions. This was demonstrated through the previous Vision discussion above, which cited its provisions for flexibility to accommodate future circumstances and need for identifying new open space conservation areas. As a result, this project does not conflict with the Riverside County Vision.

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 principal is within Economic Development – Land and Development Activity:

- Focus on availability of vacant, developable land that can accommodate a variety of economic enterprises.

This proposed land use change will enable a future concrete batch plant use to be established on an underutilized site, surrounded by other existing industrial uses, including surface mining. The applicant will additionally need to apply for a subsequent Change of Zone and Conditional Use Permit applications prior to establishing the use, but this General Plan Amendment is the first step in achieving that goal.

The second principal is within Economic Development – Commerce and Industrial Development:

- Stimulate the growth of small businesses.



Riverside County supports the establishment of new businesses, provided they are located in an appropriate location and adhere to all relevant operating regulations. Changing the site's Land Use Designation will enable the future establishment of a concrete batch plant at an appropriate site that is compatible with the other existing surrounding uses. This will provide an opportunity to simulate the establishment of a new business. As a result, this project is consistent with the General Plan Principles.

c) Any Foundation Component designation in the General Plan.

This project will result in a Foundation Component Amendment. However, as demonstrated in the above findings, this proposed Amendment in conjunction with the Entitlement/Policy Amendment, does not conflict with the Riverside County Vision Statement, any of the General Plan principles, nor any other Foundation Component. This Amendment will result in a logical extension of the existing industrial uses in the area, which supports the County's goals and overall vision.

- 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.

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 Open Space to a more appropriate Light Industrial designation. Due to the location of the project site, adjacent to other existing industrial uses, an industrial designation is appropriate. As a result, this Amendment will further the General Plan's goals though enabling infill industrial development of an underutilized property.

Additionally, Policy LU 24.1 of the General Plan Land Use element states, "Accommodate the continuation of existing and development of new industrial, manufacturing, research and development, and professional offices in areas appropriately designated by General Plan and area plan land use maps." The project site itself is appropriate for industrial uses. This General Plan Amendment will redesignate the property to a land use that is compatible with the surrounding area, which contributes to the General Plans purpose.

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

As discussed in the above findings, the Temescal Wash area around the project site is no longer being mined for aggregate material and the project site is inappropriately designated as Open Space-Water. As a result, it would be appropriate to establish a new General Plan Land Use for the site, to repurpose its use for a future industrial development. As a result, this General Plan Amendment is a reasonable change based upon these new circumstances.

**SUMMARY OF FINDINGS:**

- |   |  |
|---|--|
| 1. Existing Foundation General Plan Land Use (Ex #6): | Open Space (OS)                            |
| 2. Proposed Foundation General Plan Land Use (Ex #6): | Community Development (CD)                 |
| 3. Existing General Plan Land Use (Ex #6):            | Water (W)                                  |
| 4. Proposed General Plan Land Use (Ex #6):            | Conservation (C) and Light Industrial (LI) |

	(0.25 – 0.60 FAR)
5. Surrounding General Plan Land Use (Ex #6):	Light Industrial (LI) (0.25 – 0.60 FAR) to the west, Opens Space-Mineral Resources (OS-MIN) to the north, and Open Space-Water to the east and south.
6. Existing Zoning (Ex #3):	Mineral Resources and Related Manufacturing (M-R-A)
7. Surrounding Zoning (Ex #3):	Mineral Resources (M-R) to the north, east, and south and Specific Plan (S-P) to the southwest
8. Existing Land Use (Ex #1):	Vacant Land
9. Surrounding Land Use (Ex #1):	Concrete manufacturing to the northeast, and southwest. Vacant land to the south.
10. Project Size (Ex #1):	Total Acreage: 5.49-acres
11. Environmental Concerns:	See Environmental Assessment No. 41689

**RECOMMENDATIONS:**

**ADOPT PLANNING COMMISSION RESOLUTION No. 2015-020** recommending adoption of General Plan Amendment No. 896 to the Riverside County Board of Supervisors;

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

**ADOPT** a **NEGATIVE DECLARATION** for **ENVIRONMENTAL ASSESSMENT NO. 41689**, 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. 896** amending the project site's General Plan Foundation Component from Open Space (OS) to Community Development (CD) and amending its Land Use Designation from Water (W) to Conservation (C) and Light Industrial (LI) (0.25 – 0.60 FAR), 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; and,

**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 an existing General Plan land Use of Open Space: Water (OS-W) and is located within the Temescal Canyon Area Plan.
2. The project site is surrounded by properties which have a General Plan Land Use of Light Industrial (LI) (0.25 – 0.60 FAR) to the west, Mineral Resources (MIN) to the north, and Water (W) to the east and south.

2  
3 **RESOLUTION NO. 2015-020**  
4 **RECOMMENDING ADOPTION OF**  
5 **GENERAL PLAN AMENDMENT NO. 896**  
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 November 4, 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 November 4, 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

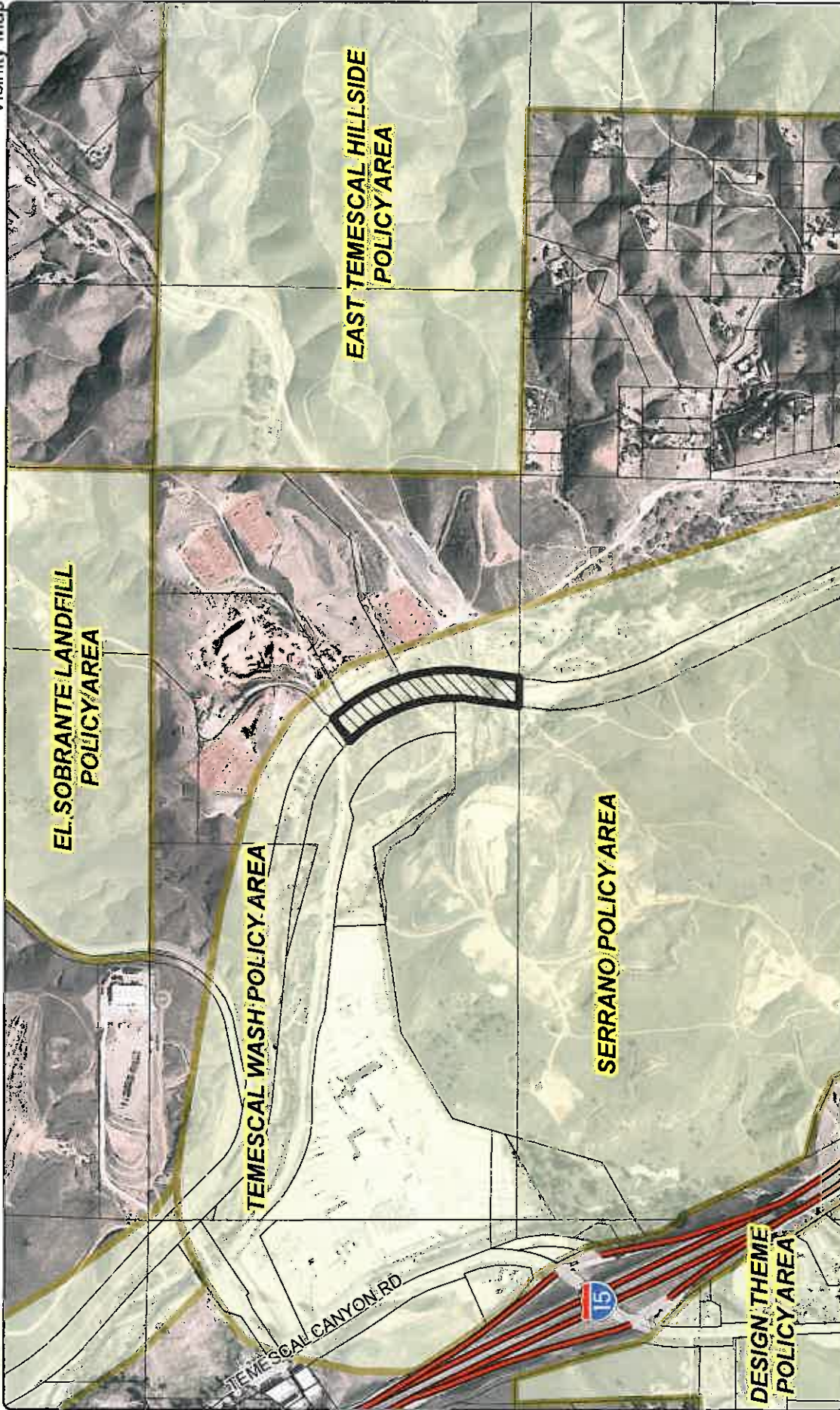
22 **ADOPTION** of the Negative Declaration environmental document, Environmental Assessment  
23 File No. 41689; and  
24

25 **ADOPTION** of General Plan Amendment No. 896  
26  
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**RIVERSIDE COUNTY PLANNING DEPARTMENT**  
**GPA00896**  
**VICINITY/POLICY AREAS**

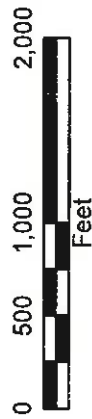
Supervisor Jeffries  
District 1

Date Drawn: 09/30/2015  
Vicinity Map



Zoning Area: Glen Ivy

Author: Vinnie Nguyen



DISCLAIMER: On October 7, 2005, the County of Riverside adopted a new General Plan providing for land use designations for unincorporated Riverside County. This new General Plan may contain different types of land use than those previously shown. The Planning Department's Office of Riverside and Riverside County (We Love County) is the primary source for information regarding the General Plan. For more information, please contact the Planning Department at (951)945-9277 (Riverside County) or Website: <http://www.riversidecounty.net>

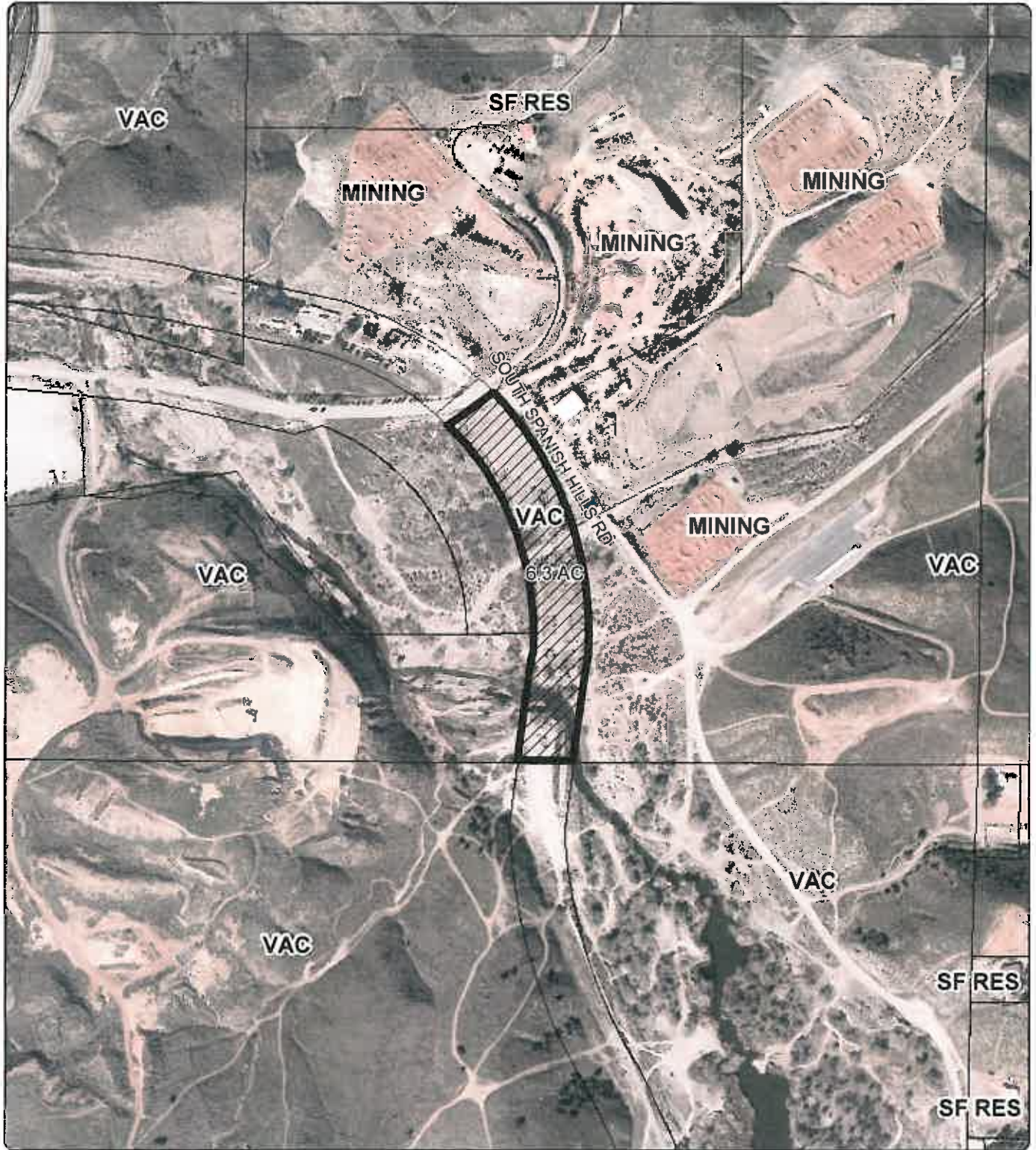
RIVERSIDE COUNTY PLANNING DEPARTMENT

GPA00896

LAND USE

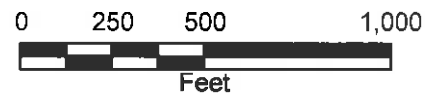
Supervisor Jeffries  
District 1

Date Drawn: 09/30/2015  
Exhibit 1



Zoning Area: Glen Ivy

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.ctlma.org>

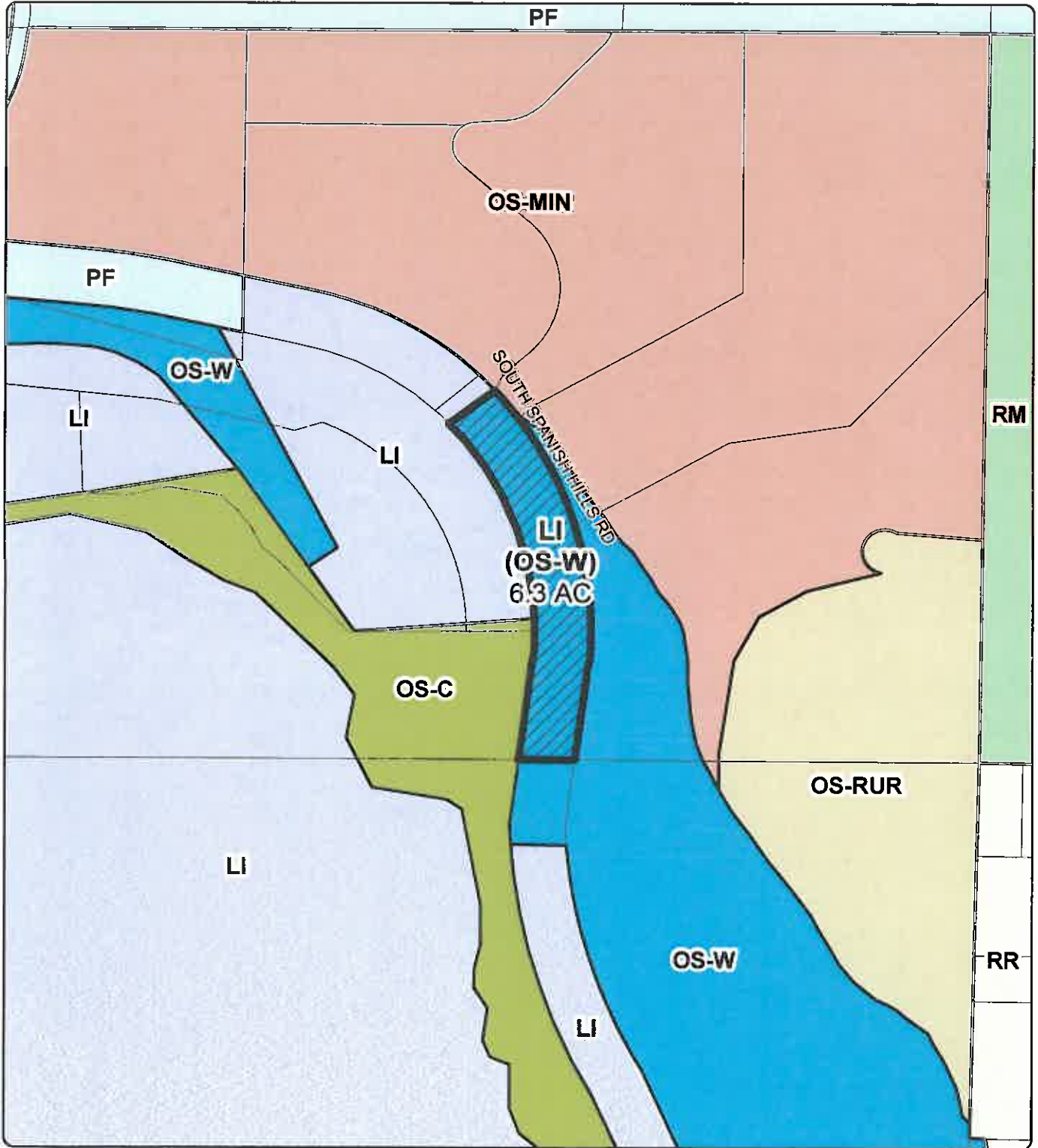
RIVERSIDE COUNTY PLANNING DEPARTMENT

GPA00896

PROPOSED GENERAL PLAN

Supervisor Jeffries  
District 1

Date Drawn: 09/30/2015  
Exhibit 6



Zoning Area: Glen Ivy

Author: Vinnie Nguyen



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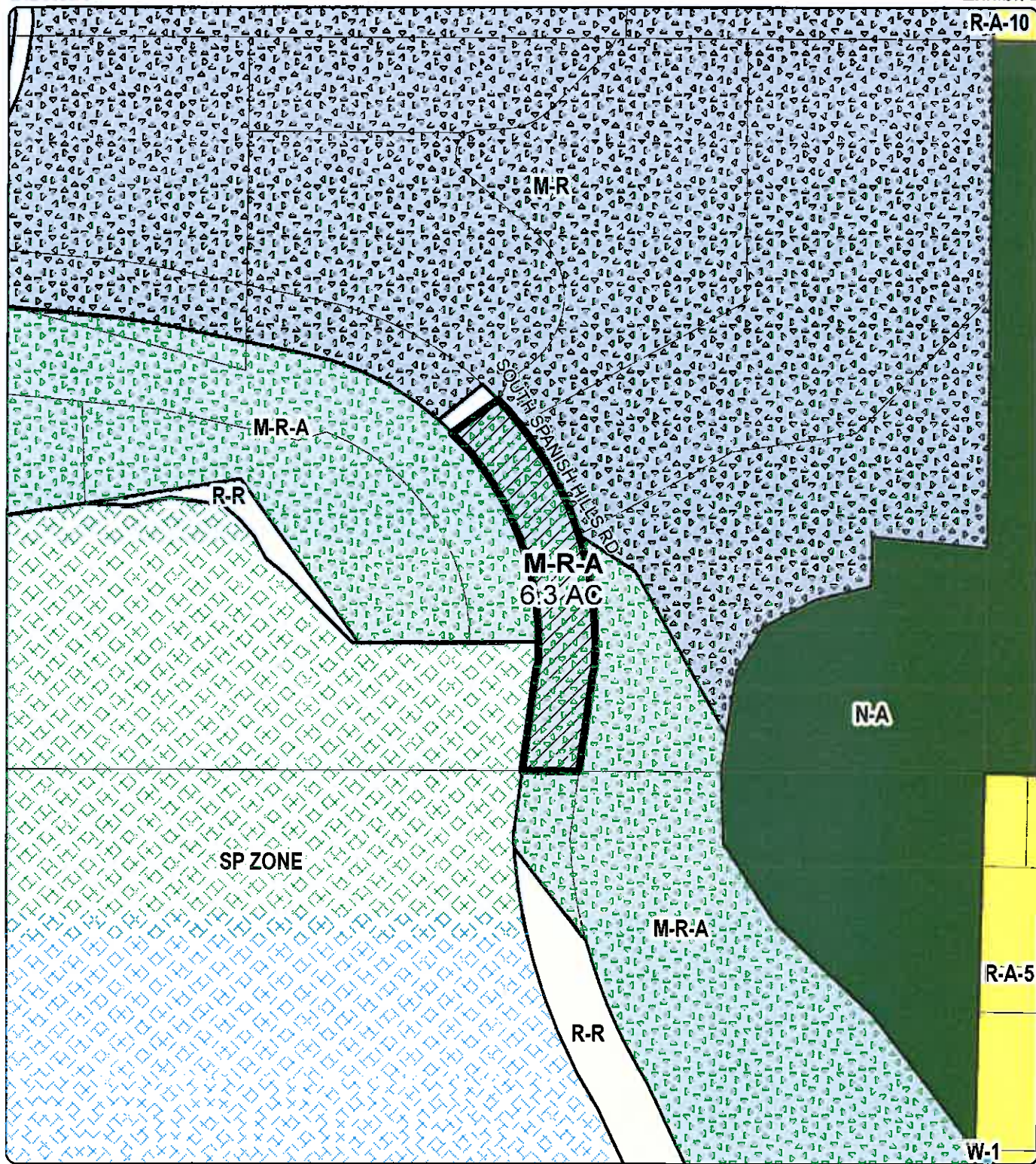
RIVERSIDE COUNTY PLANNING DEPARTMENT

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EXISTING ZONING

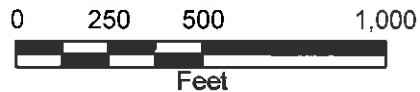
Supervisor Jeffries  
District 1

Date Drawn: 09/30/2015  
Exhibit 2



Zoning Area: Glen Ivy

Author: Vinnie Nguyen



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# COUNTY OF RIVERSIDE

## ENVIRONMENTAL ASSESSMENT FORM: INITIAL STUDY

**Environmental Assessment File Number:** 41689  
**Project Case:** General Plan Amendment No. 896  
**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:** Greg Tonkinson  
**Applicant's Address:** 16376 Slover Avenue, Fontana, CA 92337  
**Applicant's Telephone Number:**

### I. PROJECT INFORMATION

#### A. Project Description:

General Plan Amendment No. 896, to amend the project site's General Plan Foundation Component from Open Space (OS) to Community Development (CD) and to amend its Land Use Designation from Water (W) to Conservation (C) and Light Industrial (LI) (0.25 – 0.60 FAR) on one parcel, totaling 5.49 acres.

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

**C. Total Project Area:** 5.49 acres

**D. Assessor's Parcel No.:** 283-190-043

**E. Street References:** North of Dawson Creek, east of Temescal Wash, south of Dawson Canyon Road, and west of Park Canyon Drive.

**F. Section, Township, & Range Description:** Section 35; Township 4 South; Range 6 West

**G. Brief description of the existing environmental setting of the project site and its surroundings:** Vacant land, adjacent to Temescal Wash. Existing use to the north includes a concrete batch and precast manufacturing facility.

### 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. Upon adoption of the new foundation component and land use designation, the project will be 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:** Temescal Canyon

**C. General Plan Foundation Component (Existing):** Open Space (OS)

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

**E. General Plan Land Use Designation (Existing):** Water (W)

**F. General Plan Land Use Designation (Proposed):** Conservation (C) and Light Industrial (LI)

**G. Overlay(s), if any:** N/A

**H. Policy Area(s), if any:** Serrano and Temescal Wash

**I. Adjacent and Surrounding:**

1. **Area Plan(s):** Temescal Canyon

2. **Foundation Component(s):** Open Space; Community Development

3. **Land Use Designation(s):** Light Industrial (LI) (0.25 – 0.60 FAR) to the west, Mineral Resources (MIN) to the north, and Water (W) to the east and south.

4. **Overlay(s), if any:** N/A

5. **Policy Area(s), if any:** Serrano and Temescal Wash

**J. Adopted Specific Plan Information**

1. **Name and Number of Specific Plan, if any:** N/A

2. **Specific Plan Planning Area, and Policies, if any:** N/A

**K. Existing Zoning (Existing):** Mineral Resources & Related Manufacturing (M-R-A)

**L. Zoning (Proposed):** N/A

**M. Adjacent and Surrounding Zoning:** Mineral Resources (M-R) to the north, east, and south and Specific Plan (S-P) to the southwest

### 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:

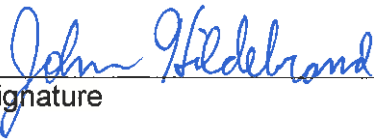
#### A PREVIOUS ENVIRONMENTAL IMPACT REPORT/NEGATIVE DECLARATION WAS NOT PREPARED

- 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

09-15-2015

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
<b>AESTHETICS</b> Would the project				
<b>1. Scenic Resources</b>				
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 C-9 "Scenic Highways"

Findings of Fact:

a-b) The proposed project is not located along any scenic highway corridors in the Temescal Canyon area plan. The closest Scenic Highway Corridor is interstate 15. This project will not impact any scenic highway corridors.

The proposed project does not provide the opportunity for physical disturbance of the property; therefore, there is no potential for any impacts to scenic resources. The proposed project will change the General Plan Land Use Designation for 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 associated with General Plan Amendment No. 896 is submitted, a subsequent review and EA shall be prepared assessing potential impacts. There will be no impacts.

Mitigation: No mitigation is required

Monitoring: No monitoring is required

<b>2. Mt. Palomar Observatory</b>				
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 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: GIS database, Ord. No. 655 (Regulating Light Pollution)

Findings of Fact:

a) The proposed project is located within Zone b of the Palomar Nighttime Lighting Policy Area according to figure 6 in the Temescal Canyon Area Plan section of the General Plan. However, the 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 Land Use Designation for 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 associated with General Plan Amendment No. 896 is submitted, a subsequent review and EA shall be prepared assessing potential impacts. There will be no impacts.

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 type="checkbox"/>	<input checked="" 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) A land use change to industrial will result in the implementation of at least some lighting at build-out. Lighting requirements and any subsequent restrictions will be reviewed in conjunction with a future implementing project's lighting plan.

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 Land Use Designation for 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 associated with General Plan Amendment No. 896 is submitted, a subsequent review and EA shall be prepared assessing potential impacts. There will be no impacts.

Mitigation: No mitigation is required

Monitoring: No monitoring is required

**AGRICULTURE & FOREST RESOURCES** Would the project

<b>4. Agriculture</b>				
a) Convert Prime Farmland, Unique Farmland, or	<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
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?				
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:

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 on the site, and neither the zoning nor the land use designations are Agriculture. There are no impacts.

c-d) Neither the project site or any adjacent land is designated for agricultural use. There are no impacts.

Mitigation: No mitigation is required

Monitoring: No monitoring is required

<b>5. Forest</b>	<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))?				
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"/>

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 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**

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 a small net increase in population and/or vehicle trips, due to future employment, at time of build-out. However, the amount of the increase is too speculative to provide a detailed analysis at this time.

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 Land Use Designation for 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 associated with General Plan Amendment No. 896 is submitted, a subsequent review and EA shall be prepared assessing potential air quality impacts. 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

**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:

a-g) The project site is located within Criteria Cell No. 3039 of the Multiple Species Habitat Conservation Plan ("MSHCP") boundary and as a result, is subject to the Western Riverside County Regional Conservation Authority ("RCA") review. A Habitat Acquisition and Negotiation Strategy ("HANS") application (No. HANS01294) was submitted to the County in January, 2008, in accordance with Resolution No. 2013-111. This project was reviewed by the RCA, who determined that the southern 2.57-acre portion of the site is required for conservation. This conservation area will further contribute to the extension of Core 2, an existing habitat corridor. As a result, the southern portion of



Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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the project site's Land Use Designation will be amended to Conservation (C). The remaining northern 2.92-acre portion of the site will be amended to a Land use Designation of Light Industrial (LI) (0.25 – 0.60 FAR).

This project does not provide the opportunity for physical disturbance of the property; therefore, there is no potential for take of sensitive species or any conflict with adopted conservation plans, including but not limited to the MSHCP. Once a development proposal or land use application to subsequently subdivide, grade, or build on the property associated with General Plan Amendment No. 896 is submitted, a subsequent review and EA shall be prepared assessing potential impacts to Biological Resources. As a result, there are no impacts.

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) There are no known historic features located on the project site. However, during the time of an implementing project review, the necessity for a Historic Resource Study will be determined.

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 Land Use Designation for 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 associated with General Plan Amendment No. 896 is submitted, a subsequent review and EA shall be prepared assessing potential impacts. As a result, impacts are 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	<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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potential impact area?

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"/>
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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 Native American Tribes whose historical extent includes the project site. Consultation request notices were sent to each of the 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.

AB 52 became effective on July 1, 2015. In compliance with AB 52, separate notices regarding this project were mailed to all requesting Tribes on September 10, 2015. AB 52 provides for a 30-day review period in which all noticed Tribes may request consultation regarding the proposed project. County staff received notification from the Pechanga Tribe within the 30-day period, requesting to initiate consultation on this project. County staff discussed this project with the Pechanga Tribe on October 10, 2015, explaining that the project scope includes a legislative action only. There is no accompanying implementing project and it will result in no physical disturbance of the site. The Pechanga Tribe concluded that this project could move forward with no additional consultation, provided they are again noticed during the time of any future implementing project. In accordance with this request and in compliance with AB 52, County staff will notice the Pechanga tribe, as well as all other requesting Tribes, at the time a project is submitted.

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 Land Use Designation for 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 associated with General Plan Amendment No. 896 is submitted, a subsequent review and EA shall be prepared assessing potential impacts. As a result, impacts are 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:

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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a) According to the General Plan the project is in an area of high paleontological sensitivity. Prior to any 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.

The proposed project does not provide the opportunity for physical disturbance of the property; therefore, there is no potential for any impacts at this stage. The proposed project will change the General Plan Land Use Designation for 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 associated with General Plan Amendment No. 896 is submitted, a subsequent review and EA shall be prepared assessing potential impacts. As a result, impacts are less than significant.

Mitigation: No mitigation is required

Monitoring: No monitoring is required

**GEOLOGY AND SOILS** Would the project

<b>11. Alquist-Priolo Earthquake Fault Zone or County Fault Hazard Zones</b>	<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?				
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) According to the General Plan, there are no map fault zones within or near the project site. There are no impacts.

Mitigation: No mitigation is required

Monitoring: No monitoring is required

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

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

Findings of Fact:

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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a) According to the General Plan, the project site is mapped as an area of low liquefaction potential. The proposed project does not provide the opportunity for physical disturbance of the property; therefore, there is no potential for any impacts at this stage. The proposed project will change the General Plan Land Use Designation for 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 associated with General Plan Amendment No. 896 is submitted, a subsequent review and EA shall be prepared assessing potential impacts. There are 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 Land Use Designation for 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 associated with General Plan Amendment No. 896 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. Impacts are less than significant.

**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:**

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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a) The project site is generally flat and based on exhibit S-5 from the General Plan, there are no steep slopes that could potentially result in landslides. 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) According to the General Plan, Figure S-7, the site is in an area potentially susceptible to subsidence. For the purposes of a stand-alone General Plan Amendment, the indicated level of subsidence does not preclude the potential development of the property at any level. Impacts will be less than significant.

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?

Source: On-site Inspection, Project Application Materials

Findings of Fact:

a) The project does not present any other geological hazards or risks. The project site is not located within a Dam Inundation zone. This indicates a low likelihood for seiche resulting from strong seismic activity. 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?

b) Create cut or fill slopes greater than 2:1 or higher than 10 feet?

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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: Riv. Co. 800-Scale Slope Maps, Project Application Materials

a-c) The project proposes no grading or construction of any kind, therefore there are no potential impacts to or from slopes. As was previously explained, the site is general flat. Once a development proposal or land use application to subsequently subdivide, grade, or build on the property associated with General Plan Amendment No. 896 is submitted, a subsequent review and EA shall be prepared assessing potential impacts. There are no impacts.

Mitigation: No mitigation is required

Monitoring: No monitoring is required

<b>18. Soils</b>				
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) The project proposes no grading or construction of any kind, therefore there are no potential impacts to soils or septic tanks. Once a development proposal or land use application to subsequently subdivide, grade, or build on the property associated with General Plan Amendment No. 948 is submitted, a subsequent review and EA shall be prepared assessing potential impacts. There are no impacts.

Mitigation: No mitigation is required

Monitoring: No monitoring is required

<b>19. Erosion</b>				
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"/>

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Source: U.S.D.A. Soil Conservation Service Soil Surveys

Findings of Fact:

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 for 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 associated with General Plan Amendment No. 896 is submitted, a subsequent review and EA shall be prepared assessing potential impacts. There are no impacts.

Mitigation: No mitigation is required

Monitoring: No monitoring is required

<b>20. Wind Erosion and Blowsand from project either on or off site.</b>	<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) According to General Plan figure S-8 the project is not located in an area of high wind erosion. Once a development proposal or land use application to subsequently subdivide, grade, or build on the property associated with General Plan Amendment No. 896 is submitted, a subsequent review and EA shall be prepared assessing potential impacts. There are no impacts.

Mitigation: No mitigation is required

Monitoring: No monitoring is required

**GREENHOUSE GAS EMISSIONS** Would the project

<b>21. Greenhouse Gas Emissions</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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"/>

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 to industrial. This will result in the generation of additional vehicle trips to and from the project site and the area as a whole. Trip generation and subsequent mitigation measures will be analyzed in conjunction with a future implementing project.

The proposed project is a General Plan Amendment only, there is no ground disturbance proposed. The proposed amendment will increase the potential density of the site, which would have an increase in potential impacts because there could be more homes in the area. However, this CEQA analysis is intended to be a programmatic CEQA level review. Any future implementing project on this site will be required to comply with California's AB-32 greenhouse gas reduction requirement. At this stage, it is too speculative to review the specific potential impacts as the number of residential units is not known. Additionally, many of the identified potential mitigation for GHG impacts are implemented at the construction level of development. Once a development proposal or land use application to subsequently subdivide, grade, or build on the property associated with General Plan Amendment No. 896 is submitted, a subsequent review and EA shall be prepared assessing potential impacts. As a result, impacts are 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:



Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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a-b, d-e) The project proposes no grading or construction of any kind; therefore there are no potential impacts that could result from the transportation of hazardous materials; nor will the proposed change in land use density result in an increased potential for generating anything hazardous. The site is not listed as a hazardous materials site. Once a development proposal or land use application to subsequently subdivide, grade, or build on the property associated with General Plan Amendment No. 896 is submitted, a subsequent review and EA shall be prepared assessing potential impacts. There are 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 intensity 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. Impacts are 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) Based on the General Plan, figure S-19, the project is not located within an Airport Influence area or compatibility zone and will not require review by ALUC or impact any airport operations in any way. There are 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	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input 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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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) According to General Plan Figure S-11 the project is located within a Wildfire Susceptibility Area. However, the proposed project is a General Plan Amendment only, there is no activity which would 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 being proposed. Once a development proposal or land use application to subsequently subdivide, grade, or build on the property associated with General Plan Amendment No. 896 is submitted, a subsequent review and EA shall be prepared assessing potential impacts. Impacts will be less than significant.

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	<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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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)?

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

Findings of Fact:

a-h) The project is located within a flood zone. However, the proposed project is a General Plan Amendment only the project proposes no grading or construction of any kind; 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 study of the current conditions was performed at this time because the proposed General Plan Amendment is not proposing any ground alteration at this time. However, the proposed project will change the General Plan Land Use Designation for 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 associated with General Plan Amendment No. 896 is submitted, a subsequent review and EA shall be prepared assessing potential impacts which will include a hydrology analysis. 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  U - Generally Unsuitable  R - Restricted

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 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 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:

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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a-d) The project is located within a flood zone. However, the proposed project is a General Plan Amendment only and proposes no grading or construction of any kind; 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. However, the proposed project will change the General Plan Land Use Designation for 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 associated with General Plan Amendment No. 896 is submitted, a subsequent review and EA shall be prepared assessing potential impacts. As a result, impacts are less than significant.

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 type="checkbox"/>	<input checked="" 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 project will result in changes to the site's General Plan land use pattern. The proposed Land Use Amendment to industrial is compatible with the other existing surrounding land uses. All potential impacts associated with this higher density land use will be analyzed in conjunction with an implementing future project. As a result, impacts associated with this project are considered less than significant. There will be no impacts.

b) The project site is located within the City of Corona's sphere of influence and as a result, is required to be reviewed by the City. This project was transmitted to the City for their review. No comments or concerns from the city of Corona have been received by staff regarding this project. There will be no impacts.

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"/>
c) Be compatible with existing and planned surrounding land uses?	<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
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

Findings of Fact:

a-e) The project site is currently Zoned as Mineral Resources & Related Manufacturing (M-R-A), which is consistent with the proposed General Plan Amendment of Light Industrial. The ultimate goal of the applicant is to establish a concrete batch plant; however, the current Zoning Classification does not allow for a stand-alone batch plant use. At the time of a future implementing project, the applicant will need to submit for a Change of Zone as well as a Conditional Use Permit.

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 Land Use Designation for 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 associated with General Plan Amendment No. 896 is submitted, a subsequent review and EA shall be prepared assessing potential impacts. As a result, impacts are considered less than significant.

Mitigation: No mitigation is required

Monitoring: No monitoring is required

**MINERAL RESOURCES** Would the project

<b>29. Mineral Resources</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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:

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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a-d) According to the General Plan figure OS-5, the project is located in an area known to have mineral resources and there are operating mines adjacent to the site. However, the project site is 5.49 acres in area, with 2.57-acres of the site required for conservation, resulting from an RCA determination. The remaining project site is too small to feasibly establish a mining use. 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) According to the General Plan, Figure S-19, the project is not located within an airport influence area. Therefore, 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

Findings of Fact:

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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The project is not located near any railroads, therefore, 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. The closest Highway is Interstate 15 about 1 mile to the west of the project area. Noise from this distance will be negligible. Therefore, 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 source 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 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

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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other agencies?

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

Findings of Fact:

a-d) The project proposes no grading or construction of any kind. With no structures proposed on the site, and no expressed use permitted, no additional noise analysis is required at this time. The proposed project will change the General Plan Land Use Designation for 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 associated with General Plan Amendment No. 896 is submitted, a subsequent review and EA shall be prepared assessing potential 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 type="checkbox"/>	<input checked="" type="checkbox"/>

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

Findings of Fact:

a-f) There are currently no residential structures located on the project site, so no displacement will occur. The proposed project will change the Land Use to Light Industrial, thus potentially creating new



Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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jobs at the time of build-out. However, the proposed future use of a concrete batch plant will not be a substantial source of new jobs creation. As a result, the impacts are 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:

The project site is currently vacant land. Future development of the site will create a need for at least some public services. At the time of future construction, resulting from an implementing project, costs associated with the potential increased need for fire services will be. As a result, there will be 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. Future development of the site will create a need for at least some public services. At the time of future construction, resulting from an implementing project, costs associated with the potential increased need for sheriff services will be. As a result, there will be no impacts.

Mitigation: No mitigation is required

Monitoring: No monitoring is required

**38. Schools**

Source: School District correspondence, GIS database

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. Future development of the site will create a need for at least some public services. At the time of future construction, resulting from an implementing project, costs associated with the potential increased need for school services will be. As a result, there will be no impacts.

**Mitigation:** No mitigation is required

**Monitoring:** No monitoring is required

**39. Libraries**

<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. Future development of the site will create a need for at least some public services. At the time of future construction, resulting from an implementing project, costs associated with the potential increased need for library services will be. As a result, there will be 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. Future development of the site will create a need for at least some public services. At the time of future construction, resulting from an implementing project, costs associated with the potential increased need for health services will be. As a result, there will be 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

<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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neighborhood or regional parks or other recreational 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) There are no trails or parks proposed or required near the project site. Quimby fees are not required on industrial development. The project site is not located within a CSA. There will be no impacts.

Mitigation: No mitigation is required

Monitoring: No monitoring is required

<b>42. Recreational Trails</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Source: Riv. Co. 800-Scale Equestrian Trail Maps, Open Space and Conservation Map for Western County trail alignments

Findings of Fact:

There are no trails or parks proposed or required near the project site. There will be no impacts.

Mitigation: No mitigation is required

Monitoring: No monitoring is required

**TRANSPORTATION/TRAFFIC** Would the project

<b>43. Circulation</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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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 service standards and travel demand measures, or other standards established by the county congestion	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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 is located within the Serrano and Temescal Wash Areas of the General Plan. The details of the implementing project will drive the consistency with any circulation plans, the Land Use change, by itself, is consistent with the circulation plans. Impacts are less than significant.

b) The proposed project will be able to address any congestion management program through the standard fees and mitigation required at the time development is proposed. As previously explained, the proposed project will change the General Plan Land Use Designation for 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 associated with General Plan Amendment No. 896 is submitted, a subsequent review and EA shall be prepared assessing potential impacts. 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) The project is not proposing any development at the time, therefore there are no design changes to the streets or roads that may increase hazard 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 because the site is rural today, and the proposed change will maintain the rural nature of the area. 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 associated with General Plan Amendment No. 896 is submitted, a subsequent review and EA shall be prepared assessing potential impacts. Impacts are 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

**44. Bike Trails**

<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:

There are no trails or parks proposed or required near the project site at this time. Qumby fees are not required on industrial development. 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"/>
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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"/>
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Source: Department of Environmental Health Review

Findings of Fact:

a-b) A land use change to industrial may have a greater impact on water requirements. An assessment of the availability of water to service the area and demand needs, 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. 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.

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 Land Use Designation for 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 associated with General Plan Amendment No. 896 is submitted, a subsequent review and EA shall be prepared assessing potential impacts. 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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<b>46. Sewer</b>				
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Department of Environmental Health Review

Findings of Fact:

a-b) A land use change to industrial may have a greater impact on sewer needs. The future implementing project may be required to connect to and construct a new sewer system. However, at this stage, the specific size and need of any new sewer infrastructure in the area, is too speculative to analyze as there is no implementing project.

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 Land Use Designation for 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 associated with General Plan Amendment No. 896 is submitted, a subsequent review and EA shall be prepared assessing potential impacts. There will be no impacts.

Mitigation: No mitigation is required

Monitoring: No monitoring is required

<b>47. Solid Waste</b>				
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:

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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a-b) A land use change to industrial may have a greater impact on solid waste service needs. The type and scale of the future implementing project will determine the specific solid waste needs of the overall development. At this stage, specific solid waste needs are too speculative to analyze.

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 Land Use Designation for 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 associated with General Plan Amendment No. 896 is submitted, a subsequent review and EA shall be prepared assessing potential impacts. 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 project is not proposing any construction at this time. At this stage, the specific size and need of sewer infrastructure to the area would be too speculative to analyze. However, the proposed project will change the General Plan Land Use Designation for 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 associated with General Plan Amendment No. 903 is submitted, a subsequent review and EA shall be prepared assessing potential 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:

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

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 Land Use Designation for 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 associated with General Plan Amendment No. 896 is submitted, a subsequent review and EA shall be prepared assessing potential impacts. There will be no impacts.

**Mitigation:** No mitigation is required

**Monitoring:** No monitoring is required

**MANDATORY FINDINGS OF SIGNIFICANCE**

<p><b>50.</b> 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:** 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 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. There will be no impacts.

<p><b>51.</b> 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 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. There will be no impacts.



	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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"/>

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. 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.

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# RCA Joint Project Review (JPR)

JPR #: 08 03 27 01

Date: 4/25/08

## Project Information

Permittee:	<u>County of Riverside</u>
Case Information:	<u>HANS 1294</u>
Site Acreage:	<u>5.49 acres</u>
Portion of Site Proposed for MSHCP Conservation Area:	<u>2.57 acres</u>

## Criteria Consistency Review

**Consistency Conclusion:** *The project is consistent with both the Criteria and other Plan requirements.*

### Data:

Applicable Core/Linkage: Proposed Extension of Existing Core 2  
 Area Plan: Temescal Canyon

APN	Sub-Unit	Cell Group	Cell
283-190-043	SU 3 – Temescal Wash West	F	3039

### Comments:

- a. Proposed Extension of Existing Core 2 (Lake Mathews/Estelle Mountain Extension) consists of private lands located in the western region of the Plan Area. This extension is contiguous with Existing Core C (Lake Mathews/Estelle Mountain) along the length of its eastern border and serves to extend the Habitat in the Lake Mathews/Estelle Mountain area and smooth out edges along the border of this Core. Proposed Extension of Existing Core 2 is also connected to Proposed Constrained Linkage 4 (North Temescal Wash) in the north and Proposed Linkage 1 and Proposed Constrained Linkages 3, 5 (Horsethief Canyon), and 6 (Temescal Wash south) in the south. The extension provides Habitat for planning species and also provides for movement of species. The Lake Mathews/Estelle Mountain Extension supports populations of coastal California gnatcatcher; thus, high-quality, connected Habitat must be maintained in this area, which is surrounded by city (Corona) and community Development planned land uses.
- b. Conservation within this Cell Group will contribute to assembly of Proposed Extension of Existing Core 2. Conservation within this Cell Group will focus on coastal sage scrub and Riversidean alluvial fan sage scrub in a mosaic of upland habitat as well as water and riparian scrub, woodland, and forest habitat. Areas conserved within this Cell Group will be connected to a variety of uplands and wetlands proposed for conservation in Cell Group E to the north, Cell Group G to the south, and to coastal sage scrub habitat proposed for conservation in Cells 2937 and 2935 in the Lake Mathews Area Plan to the north. Conservation within this Cell Group will range from 65% to 75% of the Cell Group, focusing on the central and eastern portions of the Cell Group.



## RCA Joint Project Review (JPR)

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Date: 4/25/08

- c. The project is reported to be a Conditional Use Permit for manufacturing pre-cast concrete products. The proposed project is a self-contained mobile concrete batch plant, steel office building, and truck parking. Aggregate and other materials will be stored in silos or in stockpiles. Approximately 3.7 acres of the approximately 5.5-acre site is to be conserved; the project activities will be confined to the remaining 2.6-acre area of the site. The project site is located in the central portion of the Cell Group; however, the portion of the project not being conserved is heavily disturbed with existing concrete batch operations and this area is also adjacent to developed areas. The approximately 3.7 acres of the property that will be conserved will contribute to the Reserve Assembly.

### Other Plan Requirements

#### *Data:*

#### Section 6.1.2 – Was Riparian/Riverine/Vernal Pool Mapping or Information Provided?

Yes. There are no riparian/riverine drainages on site. There are no vernal pools and/or fairy shrimp Habitat on site.

#### Section 6.1.3 – Was Narrow Endemic Plant Species Survey Information Provided?

Yes. The project site is located within a Narrow Endemic Plant Species Survey Area (NEPSSA) for Munz's onion, San Diego ambrosia, slender-horned spineflower, many-stemmed dudleya, spreading navarretia, California Orcutt grass, San Miguel savory, Hammitt's clay-cress, and Wright's trichocoronis.

#### Section 6.3.2 – Was Additional Species Survey Information Provided?

Yes. The project site is located in a Criteria Area Species Survey Area (CASSA) for thread-leaved brodiaea, Davidson's saltscale, Parish's brittle-scale, smooth tarplant, round-leaved filaree, Coulter's goldfields, and little mousetail. Also, the site is located in an Additional Species Survey Area for burrowing owl.

#### Section 6.1.4 – Was Information Pertaining to Urban/Wildland Interface Guidelines Provided?

Yes. The property is located near Conservation Areas.

#### *Comments:*

- a. Section 6.1.2: Based on the information provided by LSA Associates, Inc. (LSA) in their general biological resources report dated March 10, 2008, there are no riverine or riparian resources within the Development portion of the site. There are riverine and riparian resources within the Conservation portion of the site, which will be avoided by the proposed development. Within the developed portion of the site, the Permittee will condition the project through its design phase to continue to convey any



## RCA Joint Project Review (JPR)

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Date: 4/25/08

historic flows through the project site once it is developed. LSA confirmed that water does move through the Development portion of the site by “discontinuous roadside ditches associated with un-maintained culverts” derived from overland flow from roads and developed areas upslope from the project. LSA documents that there are some opportunistic mulefat plants within the Developed portion of the site, but that these do not qualify as riparian Habitat. Additionally, LSA reports that there are no suitable soils or conditions for vernal pools or fairy shrimp Habitat on site. Based on the information provided by LSA and the Permittee, the project demonstrates compliance with Section 6.1.2 of the MSHCP.

- b. Section 6.1.3: The project site is located within a NEPSSA for Munz’s onion, San Diego ambrosia, slender-horned spineflower, many-stemmed dudleya, spreading navarretia, California Orcutt grass, San Miguel savory, Hammitt’s clay-cress, and Wright’s trichocoronis. Site habitat suitability surveys were conducted by LSA on March 22, 2007. LSA determined that except for the slender-horned spineflower and San Miguel savory, none were present on site due to the ground disturbance and lack of suitable soils (i.e., clay or alkali). For the slender-horned spineflower, suitable soils appear to be present on site; however, LSA documented that the site did not support the spineflower for the following reasons: (1) because periodic flooding in the alluvial fan sage scrub areas was now diverted by storm drains, (2) the sage scrub on site was immature and disturbed, and (3) the soils on site were more loamy than sandy in the sage scrub areas. LSA documented that the site was not suitable for the San Miguel savory because (1) suitable growing substrate was not present and (2) associated plant communities were not present on site. Based on the LSA findings, the project demonstrates compliance with Section 6.1.3 of the MSHCP.
- c. Section 6.3.2: The project site is located in a CASSA for thread-leaved brodiaea, Davidson’s saltscale, Parish’s brittlescale, smooth tarplant, round-leaved filaree, Coulter’s goldfields, and little mousetail. Additionally, the site is located in an Additional Species Survey Area for burrowing owl. Site habitat suitability surveys for the CASSA plants were conducted on March 22, 2007, by LSA. LSA determined that given the of lack of suitable soils on site (i.e., clay or alkali soils), ground disturbance, and absence of indicator soils types on the site, none of these species were present. Additionally, LSA conducted a suitable habitat survey for burrowing owl and reports that no small mammal burrow complexes or rock or debris piles were observed on site. LSA reports that the soils are either graded or heavily compacted and are not suitable for burrowing owl occupation. Therefore, no focused surveys were conducted. Based on LSA’s determination, the project demonstrates compliance with Section 6.3.2 of the MSHCP.
- d. Section 6.1.4: Conservation Areas are located adjacent to the site. To preserve the integrity of areas dedicated as MSHCP Conservation Areas that are proposed to occur adjacent to this project, the guidelines contained in Section 6.1.4 related to controlling adverse effects for development adjacent to the MSHCP Conservation Area should be considered by the Permittee in their actions relative to the project. Specifically, the Permittee should include as project conditions of approval the following measures:
  - i. Incorporate measures to control the quantity and quality of runoff from the site entering the MSHCP Conservation Area. In particular, measures shall be put in place to avoid discharge of untreated surface runoff from developed and paved areas into MSHCP Conservation Areas.



## RCA Joint Project Review (JPR)

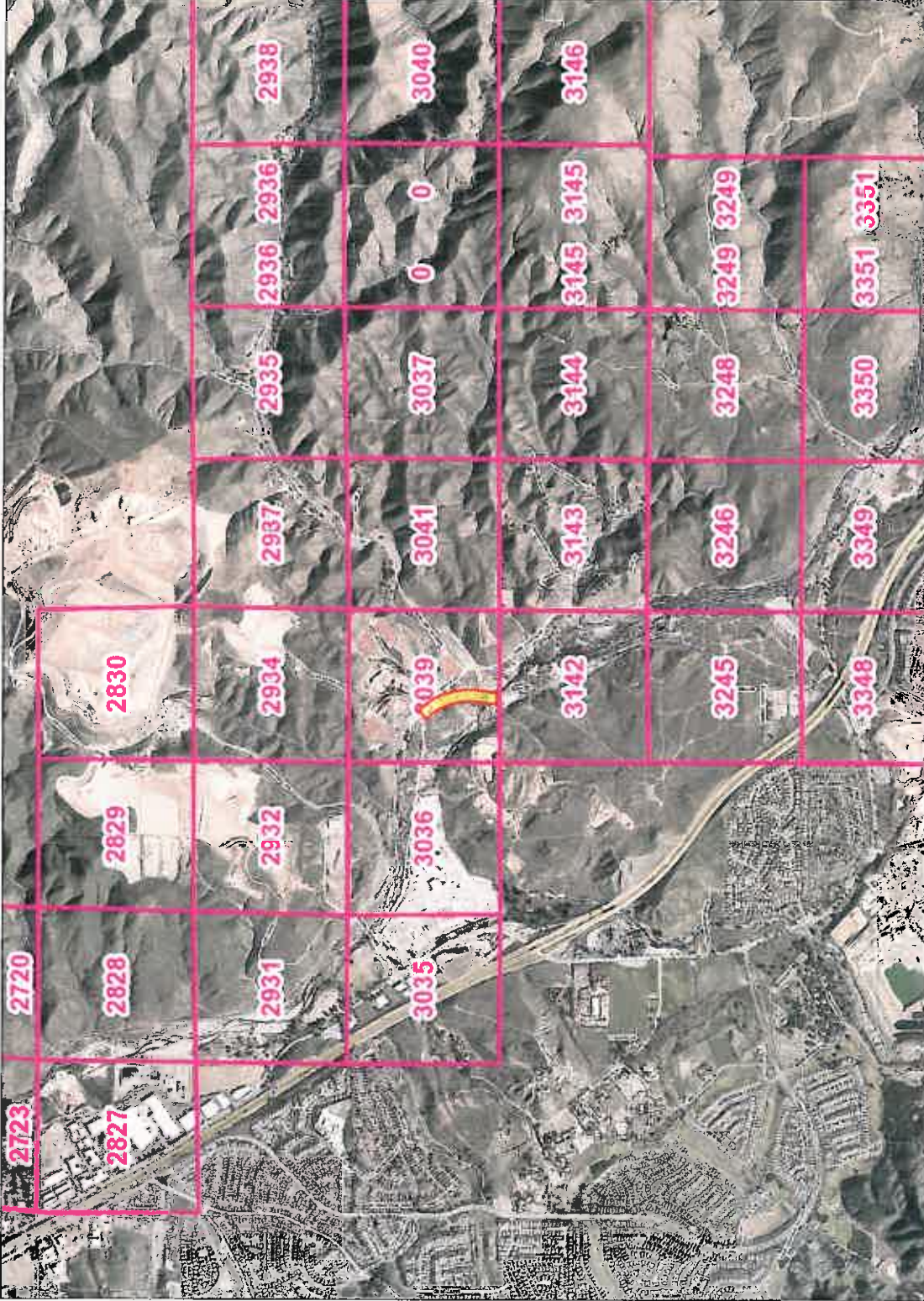
JPR #: 08 03 27 01

Date: 4/25/08

- ii. Land uses proposed in proximity to the MSHCP Conservation Area that use chemicals or generate bioproducts, such as manure, that are potentially toxic or may adversely affect wildlife species, Habitat, or water quality shall incorporate measures to ensure that application of such chemicals does not result in discharge to the MSHCP Conservation Area. The greatest risk is from landscaping fertilization overspray and runoff.
- iii. Night lighting shall be directed away from the MSHCP Conservation Area to protect species within the MSHCP Conservation Area from direct night lighting. Shielding shall be incorporated in project designs to ensure ambient lighting in the MSHCP Conservation Area is not increased.
- iv. Proposed noise-generating land uses affecting the MSHCP Conservation Area shall incorporate setbacks, berms, or walls to minimize the effects of noise on MSHCP Conservation Area resources pursuant to applicable rules, regulations, and guidelines related to land use noise standards.
- v. Consider the invasive, non-native plant species listed in Table 6-2 of the MSHCP in approving landscape plans to avoid the use of invasive species for the portions of the project that are adjacent to the MSHCP Conservation Area. Considerations in reviewing the applicability of this list shall include proximity of planting areas to the MSHCP Conservation Areas, species considered in the planting plans, resources being protected within the MSHCP Conservation Area and their relative sensitivity to invasion, and barriers to plant and seed dispersal, such as walls, topography, and other features.
- vi. Proposed land uses adjacent to the MSHCP Conservation Area shall incorporate barriers, where appropriate, in individual project designs to minimize unauthorized public access, domestic animal predation, illegal trespass, or dumping into the MSHCP Conservation Areas. Such barriers may include native landscaping, rocks/boulders, fencing, walls, signage, and/or other appropriate mechanisms.
- vii. Manufactured slopes associated with the proposed site development shall not extend into the MSHCP Conservation Area.

SNS

# GPA00896 - Criteria Cells



## Legend

- Airports
- Criteria Cells
- City Boundaries
- Cities
- roadsanno
- highways
- HWY
- INTERCHANGE
- INTERSTATE
- OFFRAMP
- ONRAMP
- USHWY
- roads
- Major Roads
- Arterial
- Collector
- Residential
- counties
- cities
- hydrographylines
- waterbodies
- Lakes
- Rivers

## Notes

\*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.



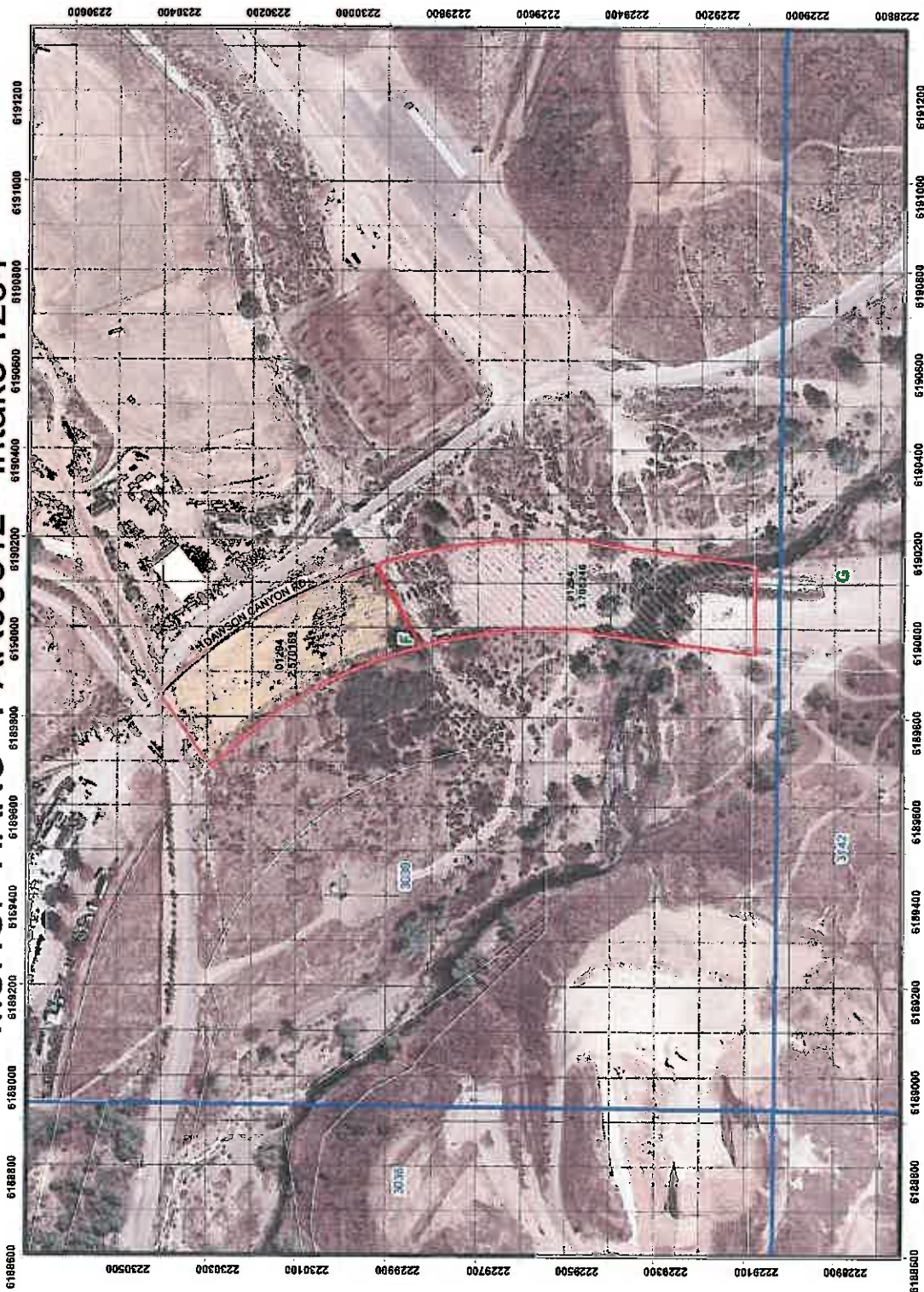
0 3,247 6,494 Feet



REPORT PRINTED ON... 6/12/2015 12:31:21 PM

© Riverside County TLMA GIS

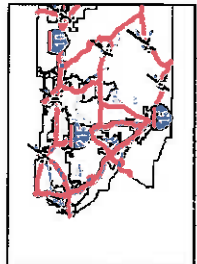
# MSHCP HANS - PAR00812 - Intake 1294



**Latitude**  
**Quadrangle**  
**Roads**  
**Parcel**  
**HANS Designations**  
**07294** Development  
**07088** Proposed MSHCP Conservation Area  
**01254** Critical Cells

**REVISED FINAL**

Date: 02-25-08



Scale: Quadrangle  
 2: Environmental/Resource/Project/Status\_1201-1300/Status/Status/HANS\_2006\_1294.mxd



Disclaimer: 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 Inyo makes no warranty, express or implied, for the accuracy, reliability, or completeness of any of the data provided, and assumes no legal responsibility for the information contained on this map. The user assumes full responsibility for the use of the information for the site.

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



**FROM:** TLMA – Planning Department

**SUBMITTAL DATE:**  
June 29, 2009

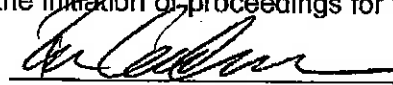
**SUBJECT: GENERAL PLAN AMENDMENT NO. 896** – Foundation-Regular – Applicant: Greg Tonkinson– Engineer/Representative: LSA Associates, Inc/ Maria Lum - First Supervisorial District – Glen Ivy Zoning Area – Temescal Canyon Area Plan: Open Space: Water (OS:W) – Location: northerly of Dawson Creek, easterly of Temescal Wash, southerly of Dawson Canyon, and westerly of Park Canyon Drive– 2.6 +/- Gross Acres – Zoning: Mineral Resources & Related Manufacturing (M-R-A) **REQUEST:** This General Plan Amendment proposes to amend the General Plan Foundation Component of the subject site from Open Space to Community Development and to amend the land use designation of the subject site from Water (OS:W) to Light Industrial (CD:LI) within the Serrano Policy Area and the Temescal Wash Policy Area - APNs: 283-190-043

**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 and as shown in Exhibit #7 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  
~~BA~~

REVIEWED BY EXECUTIVE OFFICE

DATE

The Grande  
Departmental  
Concurrence

Dept/ Recomm.:  Consent  Policy  
Per Exec. Ofc.:  Consent  Policy

Prev. Agn. Ref.

District: First

Agenda Number:



The Honorable Board of Supervisors  
RE: General Plan Amendment No. 896  
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.: 9.1**  
**Area Plan: Temescal Canyon**  
**Zoning District: Glen Ivy**  
**Supervisory District: First**  
**Project Planner: Mike Harrod**  
**Planning Commission: June 24, 2009**

**General Plan Amendment No. 896**  
**Applicant: Greg Tonkinson**  
**Engineer/Representative: Maria Lum**

## **COUNTY OF RIVERSIDE PLANNING DIRECTOR'S REPORT AND RECOMMENDATIONS**

### **RECOMMENDATIONS:**

The Planning Director recommends to adopt an order initiating proceedings for General Plan Amendment No. 896 from Open Space: Water to Community Development: Light Industrial on the northern approximately 2.6 acres of the subject site and the Planning Commission made the comments below. The Planning Director continues to recommend to adopt an order initiating proceedings. 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 agreed with staff that the proposal is appropriate to move forward on the northern approximately 2.6 acres of the site. Mr. Roth also commented that the wash that transects the site must not be contaminated if any development takes place.

**Commissioner John Snell:** Commissioner Snell agreed with staff that the proposal is appropriate to move forward on the northern approximately 2.6 acres of the site. Mr. Snell also commented that the original acreage of 2.57 that was proposed by staff should be rounded up to 2.6 +/- acres.

**Commissioner John Petty:** No Comments

**Commissioner Jim Porras:** No Comments

**Commissioner Jan Zuppardo:** No Comments

**Agenda Item No.: 9.1**  
**Area Plan: Temescal Canyon**  
**Zoning District: Glen Ivy**  
**Supervisorial District: First**  
**Project Planner: Tamara Harrison**  
**Planning Commission: June 24, 2009**

**General Plan Amendment No. 896**  
**Applicant: Greg Tokinson**  
**Engineer/Rep.: Maria Lum**

**COUNTY OF RIVERSIDE PLANNING DEPARTMENT  
STAFF REPORT**

**PROJECT DESCRIPTION AND LOCATION:**

The applicant proposes to amend the General Plan Foundation and land use designation from "Open Space: Water" (OS:W) to "Community Development: Light Industrial" (CD:LI) (0.25 – 0.60 FAR) for an approximately 2.8-acre property. The project is located easterly of the Temescal Wash, southerly of Clay Canyon Drive, and westerly of Park Canyon Drive.

**POTENTIAL ISSUES OF CONCERN:**

The subject parcel is located in the community of Spanish Hills within the Temescal Canyon Area Plan, and is also within the sphere of influence for the City of Corona. The surrounding land uses include Open Space - Mineral Resources to the north and east, Open Space – Water to the east and south, and Public Facilities as well as Light Industrial to the south and west. Although the proposed site is within the sphere of influence for the City of Corona, the site is not within an area where land use designations have been given by the City. The proposed site is also located within the Temescal Wash Policy Area and within a flood zone that requires Flood Management Review. The Temescal Wash has a major influence on the character of the area and traverses the length of the subject site from northwest to southeast. Staff from the county's Flood Control District office advised that if the fill material for new development was armored to protect the site from erosive flows then the northern half of the property could be developed. However, District staff does not recommend the southern half of the property be developed. Based upon this information, staff recommends modifying the original proposal to reflect Community Development: Light Industrial proposed on the northern portion of the parcel out of flood hazard areas while maintaining the Open Space: Water designation on the southern portion of the site.

Specific Plan 353, "Serrano," currently under review with County Planning and westerly of the subject site, proposes to develop approximately 487 acres into an industrial park along with commercial office and community center uses. The balance of the project acreage will consist of roads, parkways, and flood control facilities. In addition, Temescal Canyon Road would be realigned as a result of the project. Conditional Use Permit 2865 which was approved on the subject site as well as the site directly to the north (APN 283-190-042) approved a pre-cast concrete manufacturing facility and was set to expire in December 2001. CUP02865 Revision No. 1 (CUP02865R1) was filed in November of 2001 in order to extend the life of the permit; however, the revision was only approved on the northern parcel and not the subject site. A number of concrete manufacturing/ batch plants currently exist in the area as well, therefore the proposed change would not be out of character with or inconsistent with the land use pattern that currently exists in the area. Pre-Application Review No. 812 (PAR00812) is currently under review with the Planning Department for a possible industrial project (batch plant) at the subject site.

The proposed site lies within several MSHCP cell groups and is associated with the Temescal Wash among other sensitive habitat. The site has been reviewed under the Habitat Assessment and Negotiation Strategy (HANS), HANS No. 1294 (see attached). Through the HANS process it was determined that 3.7 acres within the southern portion of the lot will be conserved and dedicated to the Regional Conservation Authority. The remaining 2.57 acres in the northern portion of the site was not identified for conservation.

**RECOMMENDATIONS:**

The Planning Director's recommendation is to tentatively decline to adopt an order initiating proceedings for General Plan Amendment No. 896 from Open Space- Water to Community Development- Light Industrial over the entire site as proposed by the applicant but to adopt an order initiating proceedings as modified by staff from Open Space-Water to Community Development- Light Industrial on the northern portion of the site, approximately 2.8 acres. The adoption of such an order does not imply that the proposed GPA will be approved.

**INFORMATIONAL ITEMS:**

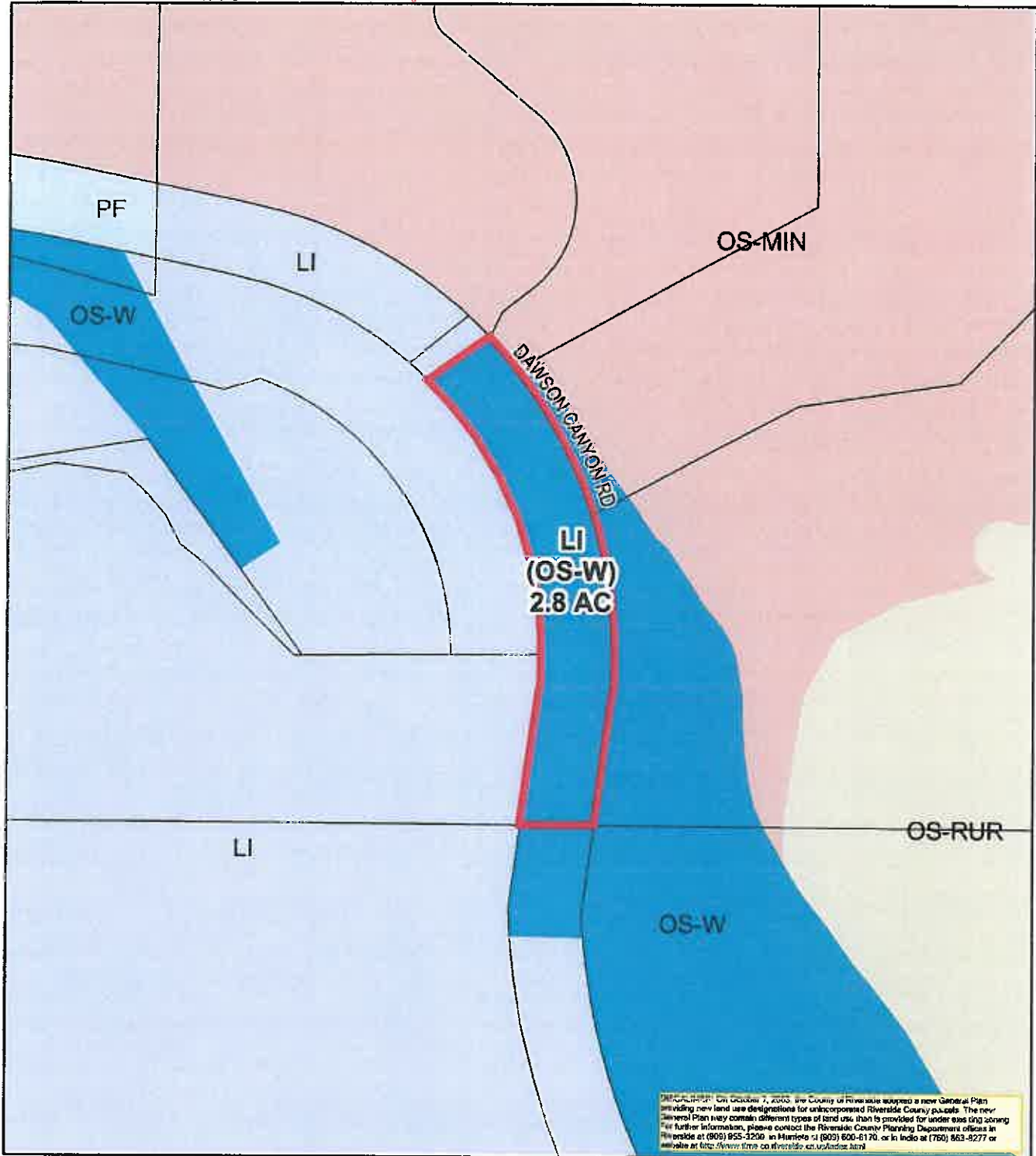
1. This project was filed with the Planning Department on January 2, 2008.
2. Deposit Based Fees charged for this project as of the time of staff report preparation, total \$4854.17.
3. The project site is currently designated as Assessor's Parcel Numbers 283-190-043.

Supervisor Buster  
District 1  
Date Drawn: 01/31/08

# GPA00896

## Proposed General Plan

Planner: Amy Aldana  
Date: 02/05/08  
Exhibit 6



Zone  
Area: Glen Ivy  
Township/Range: T4SR6W  
Section : 35

### RIVERSIDE COUNTY PLANNING DEPARTMENT



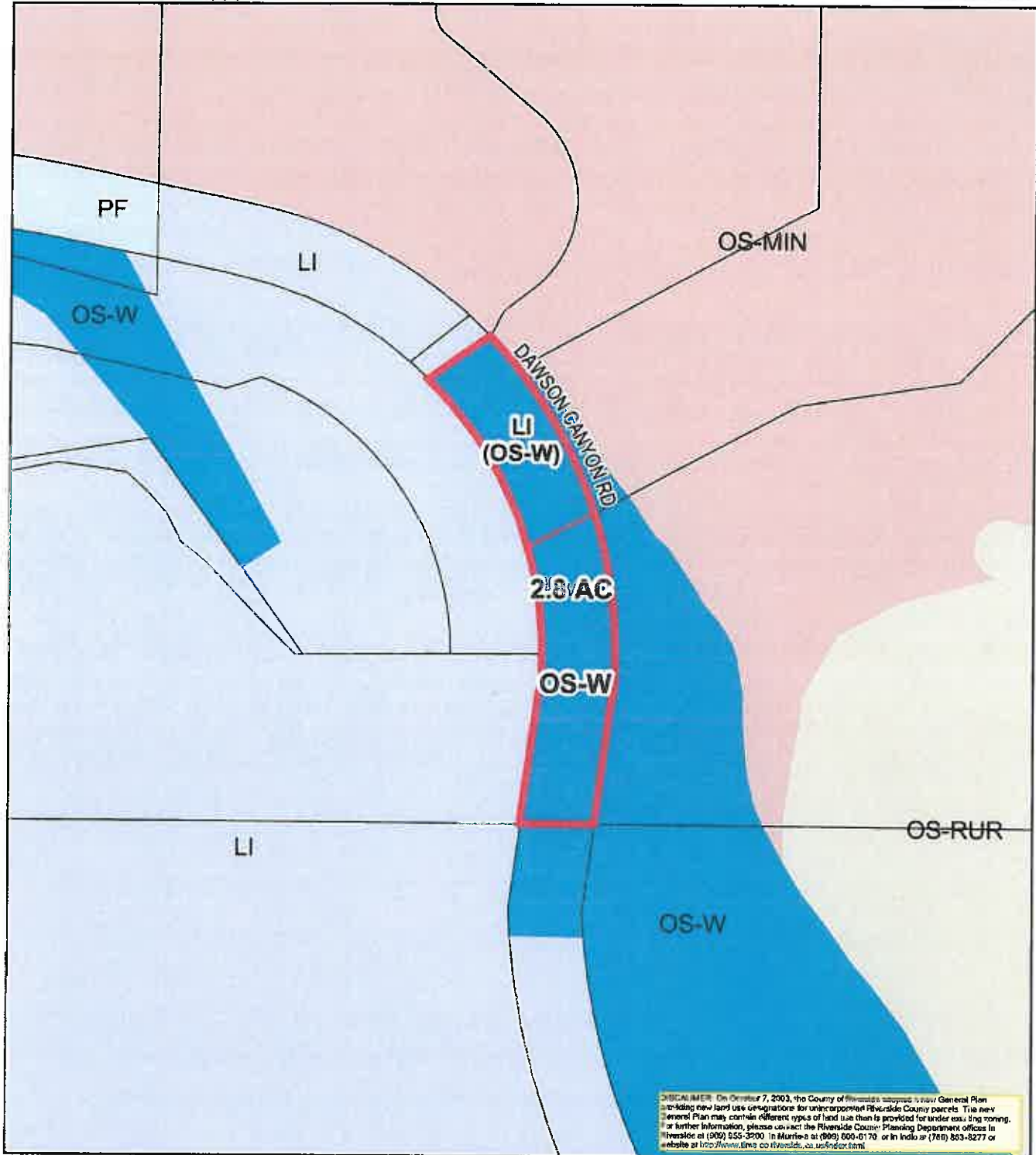
Assessors  
Bk.Pg. 283-19  
Thomas  
Bros. Pg. 804 F4

Supervisor Buster  
District 1  
Date Drawn: 01/31/08

# GPA00896

## Recommended General Plan

Planner: Amy Aldana  
Date: 02/05/08  
Exhibit 7



Zone  
Area: Glen Ivy  
Township/Range: T4SR6W  
Section : 35

### RIVERSIDE COUNTY PLANNING DEPARTMENT

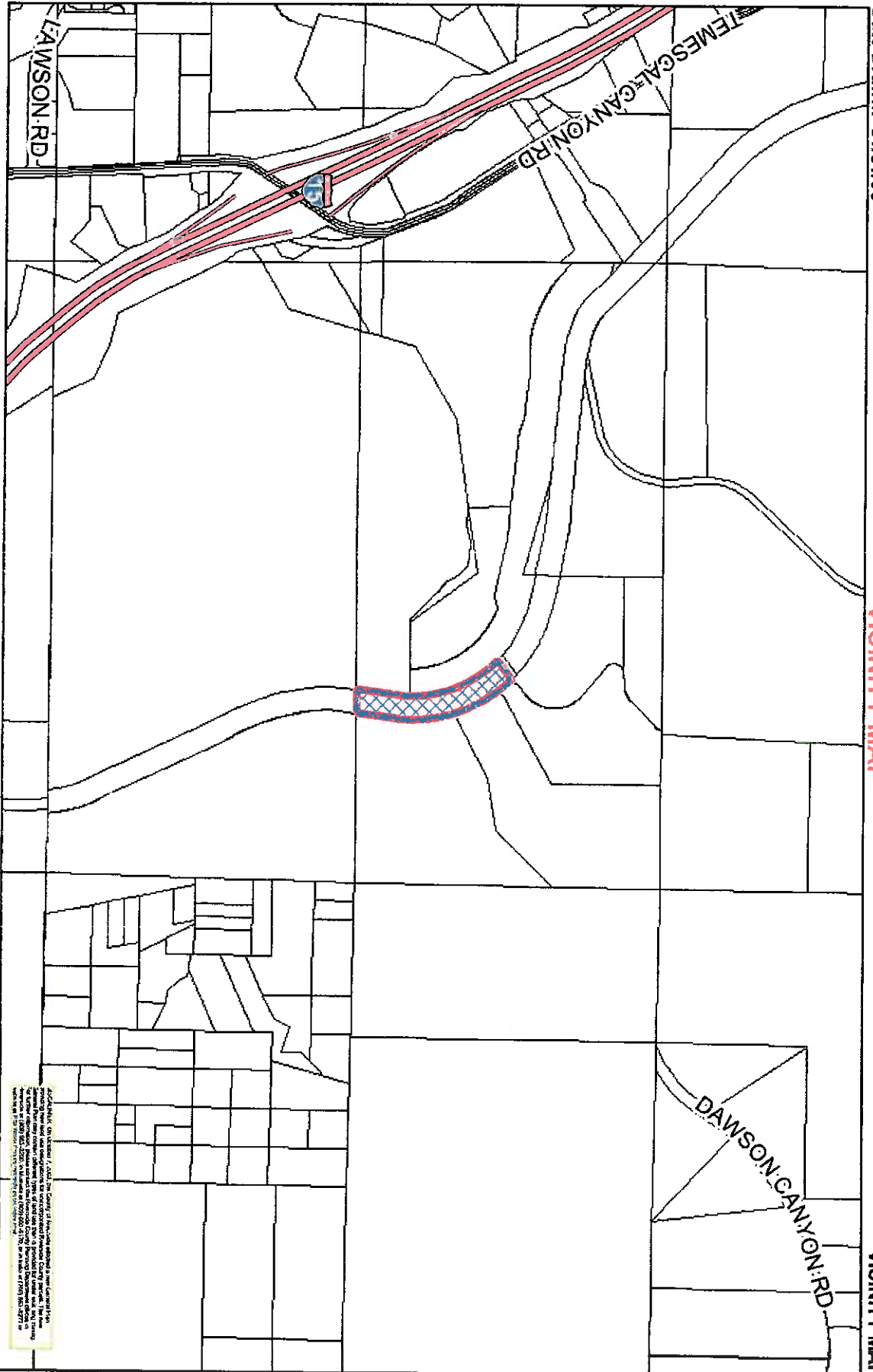


Assessors  
Bk.Pg. 283-19  
Thomas  
Bros. Pg. 804 F4

Supervisor Buster  
District 1  
Date Drawn: 01/31/08

**GPA00896**  
**VICINITY MAP**

Planner: Amy Aldana  
Date: 02/05/08  
**VICINITY MAP**



Zone: Glen Ivy  
Area: T4SR6W  
Township/Range: T4SR6W  
Section: 35

**RIVERSIDE COUNTY PLANNING DEPARTMENT**



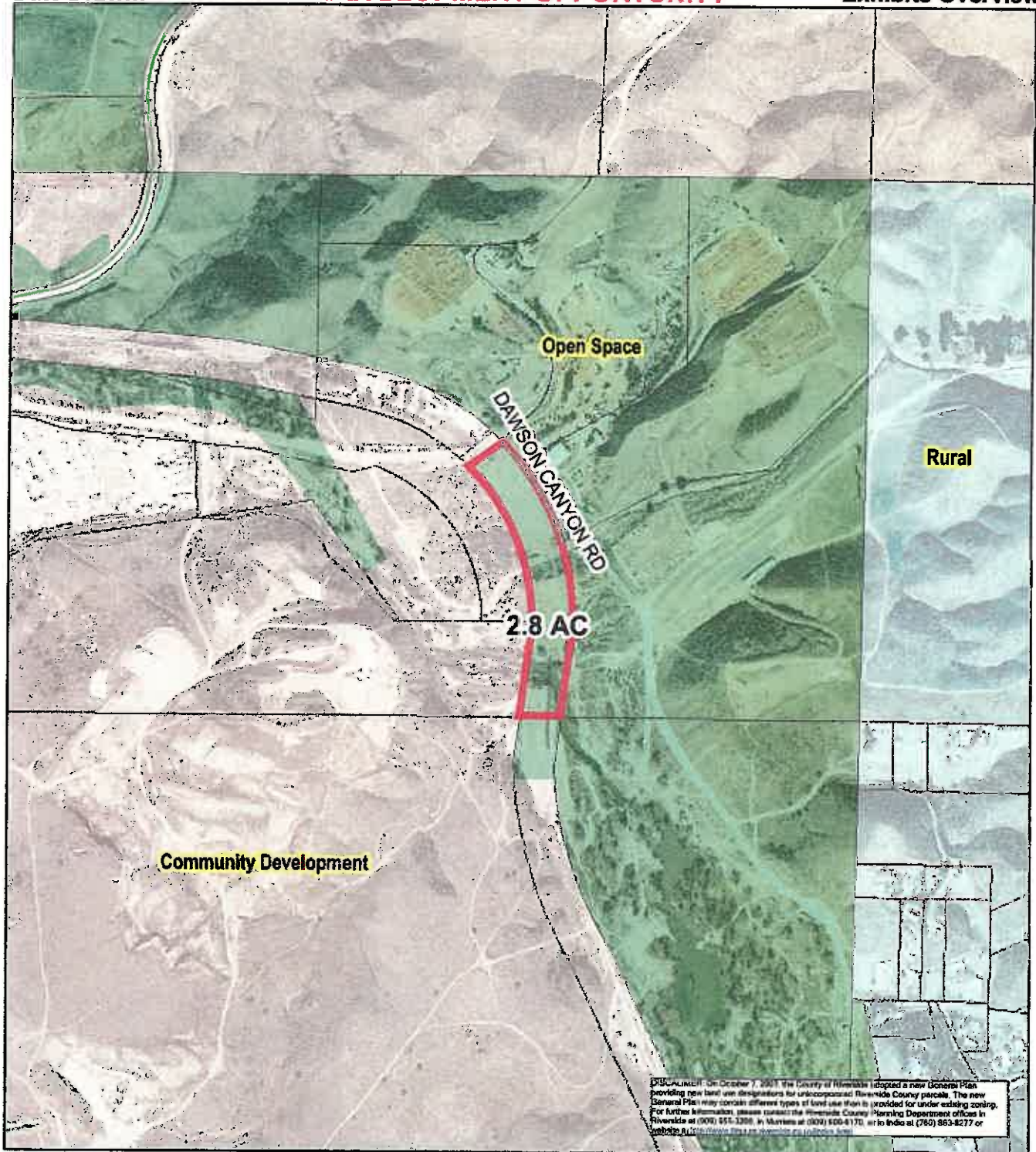
As of 1/31/08, the Assessor's Office has completed the 2007 assessment. The 2008 assessment will be completed by 3/31/08. The 2009 assessment will be completed by 3/31/09. The 2010 assessment will be completed by 3/31/10. The 2011 assessment will be completed by 3/31/11. The 2012 assessment will be completed by 3/31/12. The 2013 assessment will be completed by 3/31/13. The 2014 assessment will be completed by 3/31/14. The 2015 assessment will be completed by 3/31/15. The 2016 assessment will be completed by 3/31/16. The 2017 assessment will be completed by 3/31/17. The 2018 assessment will be completed by 3/31/18. The 2019 assessment will be completed by 3/31/19. The 2020 assessment will be completed by 3/31/20. The 2021 assessment will be completed by 3/31/21. The 2022 assessment will be completed by 3/31/22. The 2023 assessment will be completed by 3/31/23. The 2024 assessment will be completed by 3/31/24. The 2025 assessment will be completed by 3/31/25. The 2026 assessment will be completed by 3/31/26. The 2027 assessment will be completed by 3/31/27. The 2028 assessment will be completed by 3/31/28. The 2029 assessment will be completed by 3/31/29. The 2030 assessment will be completed by 3/31/30.

Assessors  
Bk. Pg. 283-19  
Thomas  
Bros. Pg. 804 F4

Supervisor Buster  
District 1  
Date Drawn: 01/31/08

**GPA00896**  
**DEVELOPMENT OPPORTUNITY**

Planner: Amy Aldana  
Date: 02/05/08  
Exhibits Overview



**RIVERSIDE COUNTY PLANNING DEPARTMENT**

Area  
Plan: Glen Ivy  
Township/Range: T4SR6W  
Section: 35



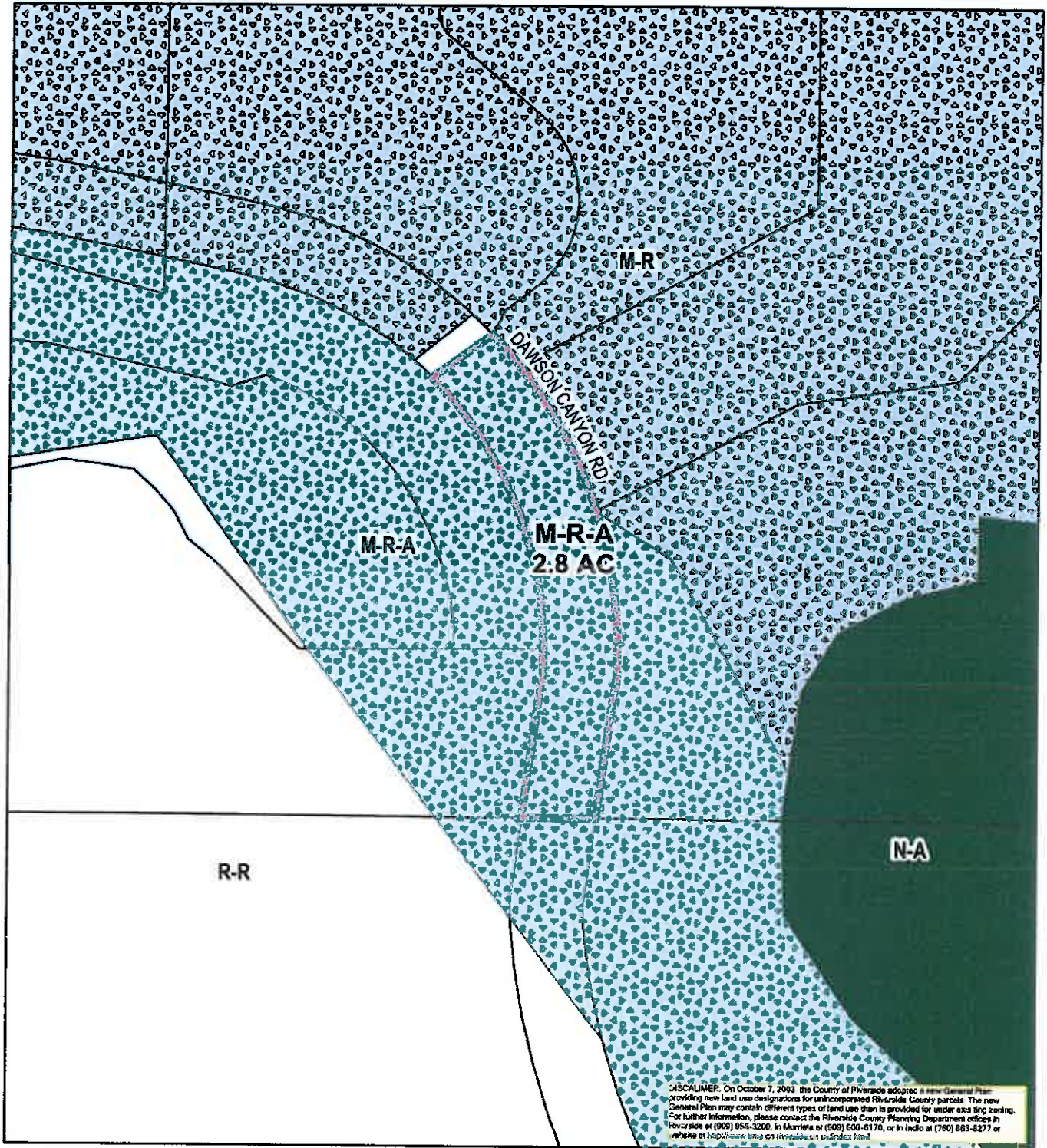
Assessors  
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Thomas  
Bros. Pg. 804 F4



Supervisor Buster  
District 1  
Date Drawn: 01/31/08

**GPA00896**  
**EXISTING ZONING**

Planner: Amy Aldana  
Date: 02/05/08  
Exhibit 2

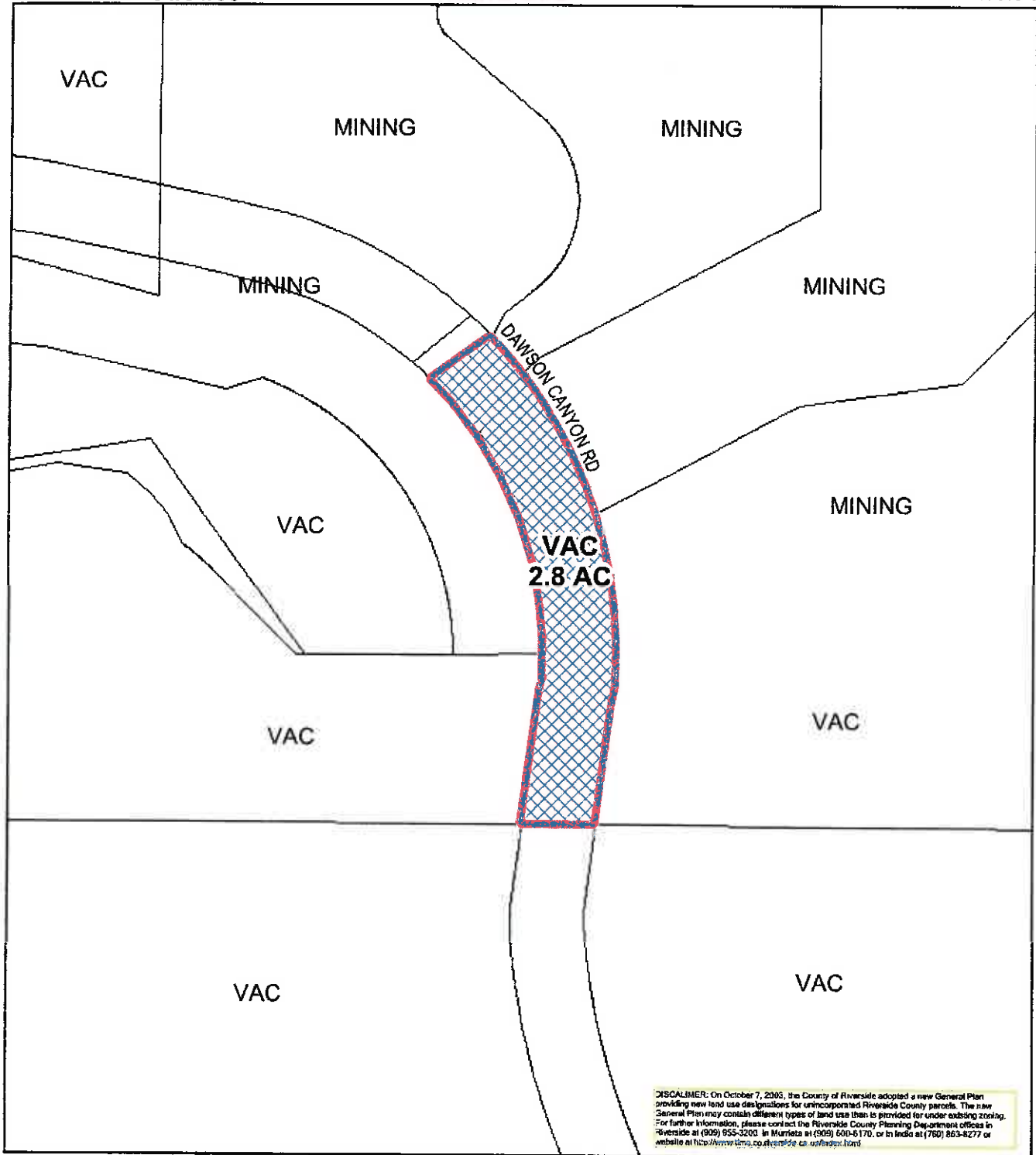


Zone  
Area: Glen Ivy  
Township/Range: T4SR6W  
Section : 35

**RIVERSIDE COUNTY PLANNING DEPARTMENT**

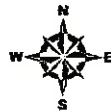
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RIVERSIDE COUNTY PLANNING DEPARTMENT

Zone  
Area: Glen Ivy  
Township/Range: T4SR6W  
Section : 35



Assessors  
Bk. Pg. 283-19  
Thomas  
Bros. Pg. 804 F4

Supervisor Buster  
District 1

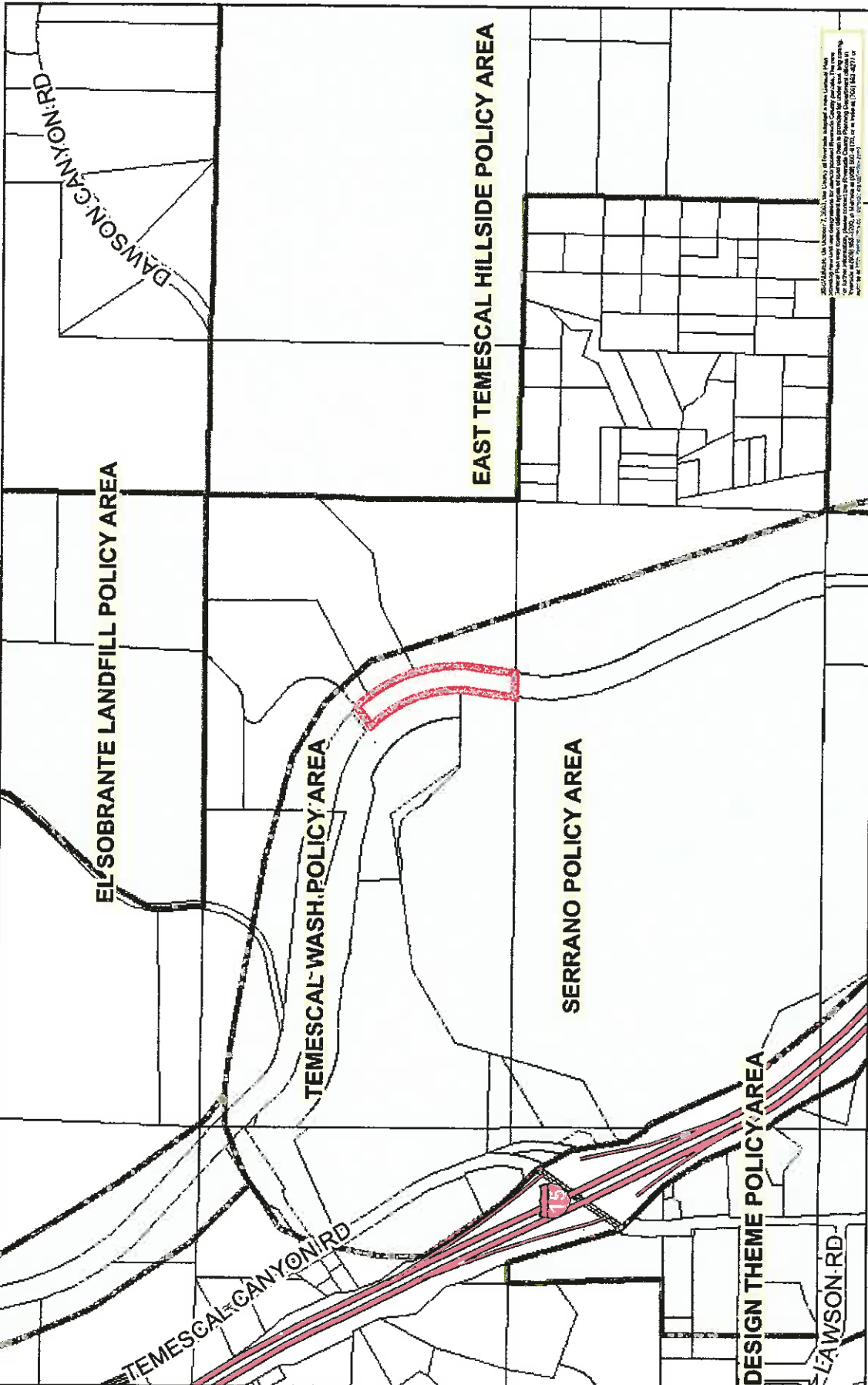
Date Drawn: 01/31/08

GPA00896

POLICY AREAS

Planner: Amy Aldana  
Date: 02/05/08

Exhibit 8



2008 CALIFORNIA, CALIFORNIA REGISTERED PROFESSIONAL LANDSCAPE ARCHITECT  
 1. I have prepared this plan in accordance with the provisions of the California Planning and Zoning Act, Chapter 352, of the California Code of Regulations, and the provisions of the California Planning and Zoning Act, Chapter 352, of the California Code of Regulations, and the provisions of the California Planning and Zoning Act, Chapter 352, of the California Code of Regulations.

Zone  
 Area: Glen Ivy  
 Township/Range: T4SR6W  
 Section : 35

RIVERSIDE COUNTY PLANNING DEPARTMENT

Assessors  
 Bk. Pg. 283-19  
 Thomas  
 Bros. Pg. 804 F4



January 2, 2007

Mr. Ron Goldman  
Advanced Planning, 9th Floor  
County of Riverside Transportation and Land Management Agency  
Riverside, CA 92501

Subject: Application for General Plan Amendment  
Tonkinson Industrial Project Site on a portion of APN 283-190-043  
PAR00812/HANS1294 (LSA Project No. TKI0601)

Dear Mr. Goldman:

LSA Associates, Inc. has been conducting the technical studies required by the Environmental Programs Department and the Planning Department for Mr. Greg Tonkinson over the past year. Mr. Tonkinson is proposing a batch plant facility on a northern portion of APN 283-190-043. While reviewing the project history, it was discovered that the parcel was included in Conditional Use Permit (CUP02865R1) for a batch plant currently in operation on APN 283-190-042 and that the subject parcel was zoned M-R-A with an inconsistent land use designation of OS-W.

The purpose of this letter is to justify an amendment to the Riverside County General Plan. The amendment request is to change the Land Use Designation from Open Space-Water (OS-W) to Light Industrial (LI) on 2.8 acres zoned as Mineral Resources & Related Manufacturing (M-R-A) in the Temescal Canyon Area Plan.

This is a reasonable request due to the following facts:

- 1) The land use designations adjacent to the 2.8-acre project area are Light Industrial (LI) and Open Space-Mineral Resources (OS-MIN). The site is bounded by Park Canyon Road, Dawson Canyon Road, and Dawson Canyon wash. Changing the land use to LI on the northern portion of APN 283-190-043 would have all the land at the intersection of Dawson Canyon Road and Park Canyon Road as the same land use designation. Refer to Figure 5 and to the site plan map.
- 2) The zoning of the subject parcel and the adjacent parcels is Mineral Resources & Related Manufacturing (M-R-A) and Mineral Resources (M-R). The current land use designation of OS-W is not consistent with the zoning of the area. Changing the land use designation to LI would be consistent with M-R-A and M-R zoning.
- 3) The site is currently a vacant graded area in an easily accessible location adjacent to similar light industrial operations. The 2.8-acre project site is intended to be used for a proposed cement mixing batch plant. The proposed use of the site would be compatible with the existing land use since the road intersection is already used by haul trucks and other commercial vehicles.
- 4) The amendment would only apply to an upland area and would not apply to land in the 100-year flood zone, in Dawson Canyon, or in Temescal Wash. The project would be limited to an upland area void of waters of the U.S. or state, and lacking in sensitive habitat, and without the presence

of plant or wildlife species of concern. The remaining area of APN 283-190-043, designated as OS-W, would be adjacent to LI and OS-W.

- 5) The boundary of the OS-W land use designation in Temescal Canyon Area Plan generally follows the FEMA 100-year flood plain and Riverside County flood zone maps. See attached flood plain maps.
- 6) The land use designation of OS-W on the majority of APN 283-190-043 is inappropriate, since the parcel is outside the 100-year flood plain. The only area within the 100-year flood plain is Temescal Wash. The wash is located within the southern end of the subject parcel. Note, that the flood plain is very narrow at this location because of the in-fill for the railroad trestle.
- 7) Temescal Wash no longer used as an aggregate source is considered an important wildlife corridor and habitat area under the Western Riverside County Multiple Species Habitat Mitigation Plan. With this conservation goal in mind, note that there is break in the land use designation of Temescal Wash west of the subject parcel. Changing just the northern half of the subject parcel would not add to this disconnect in the OS-W designation along Temescal Wash.

Please feel free to contact me by phone at (951) 781-9310 or by email at [maria.lum@lsa-assoc.com](mailto:maria.lum@lsa-assoc.com) for additional information or comments on the general plan amendment application materials.

Sincerely,

LSA ASSOCIATES, INC.



Maria A. Lum  
Senior Biologist

Attachments

General Plan Amendment Form  
Grant Deed with legal description  
Recorded Easements shown on two survey plats  
Tonkinson Industrial Site Plan (10 copies, more available upon request)  
Figure 1. Project Location  
Figure 2. Site Plan on Aerial Photograph  
Figure 3. Site Photograph Key Map  
Figure 3A-3D. Site Photographs  
Figure 4. Flood Plain Map  
Figure 5. Land Use Map  
CD containing PDF of all figures and maps  
Check No. \_\_\_\_\_ in amount of \$ \_\_\_\_\_ for GPA/EA fees.

cc. Greg Tonkinson

Time line of County Planning Meetings and other Correspondence regarding project on APN 283-190-043 in Temescal Canyon Area Plan, Riverside County.

People spoken to

Ebony J. McGee	Riv Co. Contract Planner
Lela Weiss	Riv. Co Senior Planner and lan use technician
Bob Linares	Riv. Co, Planner III
Becky Brewington	Riv. Co. Land Use Technician II
Orbin McDonald	Riv. Co. Building and Safety
Mike Lara	Regional office manager
William "Michael" Cornelius	Riv. County Flood Control
Ed Lotz	Riv. Co. Flood Control
Mike Lapaglia	Riv. Co. Flood Control
Kris Flanigan	Civil Engineer Ric Co. Flood Control
Ken Baez	Riv. Co. Environmental
Chad Young	Riv. Co. Environmental
Mark Dur ham	Army Corp of engineers
Phil Serpa	Army Corp of engineers
Gabby	State Fish and Game
Maxine	State Fish and Game
Jess Brandt	State Fish and Game
Eric Becker	State Regional Water quality control board
Michael Roth	Regional Water Quality Board Santa Ana Region

May 2005 met and discussed Land use and zoning with Bob Linares and Becky Brewington.

July and August, 2005 met, phoned or e-mailed her with Lela Weiss on the zoning and land uses for the corona property. During these conversations, I learned of the land use and zoning inconsistencies. I had asked about allowable uses on the property and what could be done to correct the problems.

September, 2005 Met with William M. Cornelius II , "Michael" with the Riverside county flood control and water conservation District. We talked about the flood zone on my property. It seemed to be inconsistent with from his point of view with the information that the county planners had provided. He was sure from his maps, that only a small portion of my lots is in a flood plain area and he suggested that I try to correct this with the county planning and that flood controls position on this area would reflect only a very small area of my parcel to be in a flood zone.

November 3, 2005 Started the HANS process with county.

Nov. 2005 Researched general laws and rules on lake and streambeds program with the State water quality control board, Army Corp. State Fish and Game, US fish and Wildlife, Riv Co. building and Safety.

Received faxed memo from Michael Roth or the regional water control board stating there doesn't seem to be a need for a 401 permit.

Dec, 2005 and Jan 2006, worked on HANS report information for the county. Tried to set up a HANS meeting with the county.

March 15, 2006 – had a HANS meeting with Riv. County. At this meeting, the HANS process was started and a direction was given to help with this process. It is now in HANS II and being considered for reconsideration. LSA is working on this.

May 2006 – Met with Riv. Co. Flood Control to further discuss flood zones and to get copies of maps showing flood zone. Also went to county to discuss how I could use this flood control info to help with the HANS.

June 8, 2006 – Met with Ed Lotz, Kris Flanigan and Mike Lapaglia on the Riv. Co. Flood Control to further confirm their position on the flood zone area as the County was shocked at the difference of opinion and they again concurred with their position.

2007 - Technical Studies by LSA authorized and completed.  
Paleo and Cultural Resources  
Biological Resources and Habitat Suitability Assessment  
Waters and Wetlands Delineation and Mapping field work

May 11, 2007 - LSA Biologist Maria Lum communications with Lela Weiss regarding zoning, land use and existing CUP.

Aug. 1, 2007 – Greg Tonkinson meet with Ken Vaez regarding HANS process.

Sept. – Dec. 2007 – Ms. Lum questions about project review and planning department procedures with Jim Phithayanuk, Lisa Sheldon, Josh Lee, and Amy Aldana

Sept 28, 2007 – Traffic study exemption per Kevin Tsang

Dec. 26, 2007 - Mr. Tonkinson met with Josh Lee and Lisa Sheldon regarding GPA application.

Dec 28, 2007 – Mr. Tonkinson phone conversation with Chad Young, EPD regarding HANS II meeting.



**COUNTY OF RIVERSIDE**  
**TRANSPORTATION AND LAND MANAGEMENT AGENCY**

**Environmental Programs Department**

*Carolyn Syms Luna*  
Director

May 19, 2008

Mr. Greg Tonkinson  
8252 E. Loftwood Lane  
Orange County, CA 92867

Dear Mr. Tonkinson:

**Re: JPR 08-03-27-04 Determination Letter – Partial Conservation/HANS II not required**  
**HANS No. 1294**  
**Case No. PAR00812**  
**Assessor's Parcel Number(s): 283-190-043**

This letter is to inform you that the HANS determination for the subject property was forwarded to the Regional Conservation Authority (RCA) for Joint Project Review (JPR) pursuant to Section 6.6.2 of the Western Riverside County Multiple Species Habitat Conservation Plan (MSHCP). As stated on the attached "RCA JPR Review", the RCA has concurred with the County that partial conservation is described for this property (exhibit attached).

The applicant has agreed to conserve 3.7 acres of undevelopable land in the southern portion of the property. Conservation of the land will be achieved through a dedication or conservation easement in favor of the RCA. The Environmental Programs Department will support the proposal for a concrete batch plant on 2.57 acres in the northern half of the subject property. The project has completed the HANS process. You may proceed with the planning process for the developable portion of the property.

Please note that this determination does not preclude compliance with any conditions incorporated into your final project approval.

If you have questions concerning the attached comments, please contact the EPD at (951) 955-6892.

Sincerely,

ENVIRONMENTAL PROGRAMS DEPARTMENT

  
Chad Young  
Ecological Resources Specialist

CY

cc: Karin Watts-Bazan, Deputy County Counsel  
Greg Neal, EPD  
Monica Thill, EPD  
Ken Graff, RCA  
Sarah Lozano, RCA  
Stephanie Standerfer, RCA  
Brian Beck, RCA





PHOTOGRAPH 1: Panoramic view from northeast corner of the proposed project site on Parcel 283-190-043.



PHOTOGRAPH 2: View of project site from the southeast corner of the proposed grading area.



PHOTOGRAPH 3: View of vegetation at the road culvert under Park Canyon Road.



PHOTOGRAPH 4: View of sheet flow area on the northwest side of the project site.

PHOTOGRAPH 5: View of 4-foot culvert parallel to Clay Canyon Road.



LSA

FIGURE 3A

Tonkinson Industrial Project  
General Plan Amendment  
Site Photographs



PHOTOGRAPH 6: *View of excavated swale on adjacent land to the west.*



PHOTOGRAPH 7: *View of proposed water line route (maximum of 10 feet wide).*



PHOTOGRAPH 8: *View of East Valley Water District well.*



PHOTOGRAPH 9: *View of culvert under Park Canyon Road at the northeast corner of the project site.*



PHOTOGRAPH 10: *View from center of south end of the project site.*

LSA

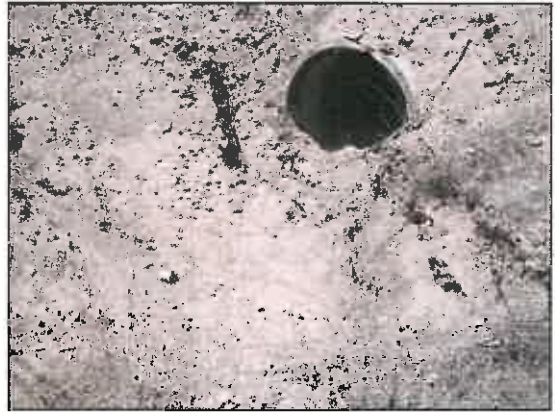
FIGURE 3B

*Tonkinson Industrial Project  
General Plan Amendment  
Site Photographs*

PHOTOGRAPH 11: *View of eroded gully at the north end of the project site.*



PHOTOGRAPH 12: *View of culvert under Park Canyon Road along the east side of the project site. Note: excavated basin to contain road runoff.*



PHOTOGRAPH 13: *View of road ditch and cluster of mule fat along Park Canyon Road*



LSA

FIGURE 3C

*Tonkinson Industrial Project  
General Plan Amendment  
Site Photographs*



PHOTOGRAPH 14: *View of Dawson Creek from Park Canyon Road.*



PHOTOGRAPH 15: *View of Dawson Creek from railroad tracks in the center of Parcel 283-190-043.*



PHOTOGRAPH 16: *View of lowest channel along the north bank of Dawson Creek.*

LSA

FIGURE 3D

*Tonkinson Industrial Project  
General Plan Amendment  
Site Photographs*



LSA

FIGURE 2

- PROJECT AREA
- EXISTING EAST VALLEY WATER DISTRICT WELL
- SITE PLAN (9-12-07)
- PROPOSED 6" PVC PIPELINE (TEMPORARY DISTURBANCE)

*Tonkinson Industrial Project  
General Plan Amendment*

SOURCE: AirPhotoUSA (2007), MAPCO (2007)

Site Plan Map

**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. 896** (Foundation and Entitlement/Policy) – Intent to Adopt a Negative Declaration – Applicant: Greg Tonkinson – Engineer/Representative: LSA Associates, Inc. – First Supervisorial District – Area Plan: Temescal Canyon – Zone Area: Glen Ivy – Zone: Mineral Resources & Related Manufacturing (M-R-A) – Policy Area: Serrano and Temescal Wash – Location: North of Dawson Creek, east of Temescal Wash, south of Dawson Canyon Road, and west of Park Canyon Drive – Project Size: 6.3 acres – **REQUEST:** Proposal to amend the project site's General Plan Foundation Component from Open Space (OS) to Community Development (CD) and to amend its Land Use Designation from Water (W) to Light Industrial (LI) (0.25 – 0.60 FAR) on one parcel, totaling 6.3 acres.

**TIME OF HEARING:**                   **9:00 am** or as soon as possible thereafter  
**NOVEMBER 4, 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](mailto: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 9/30/2015.

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

APN (s) or case numbers GPA00896 For

Company or Individual's Name Planning Department,

Distance buffered 2400'

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

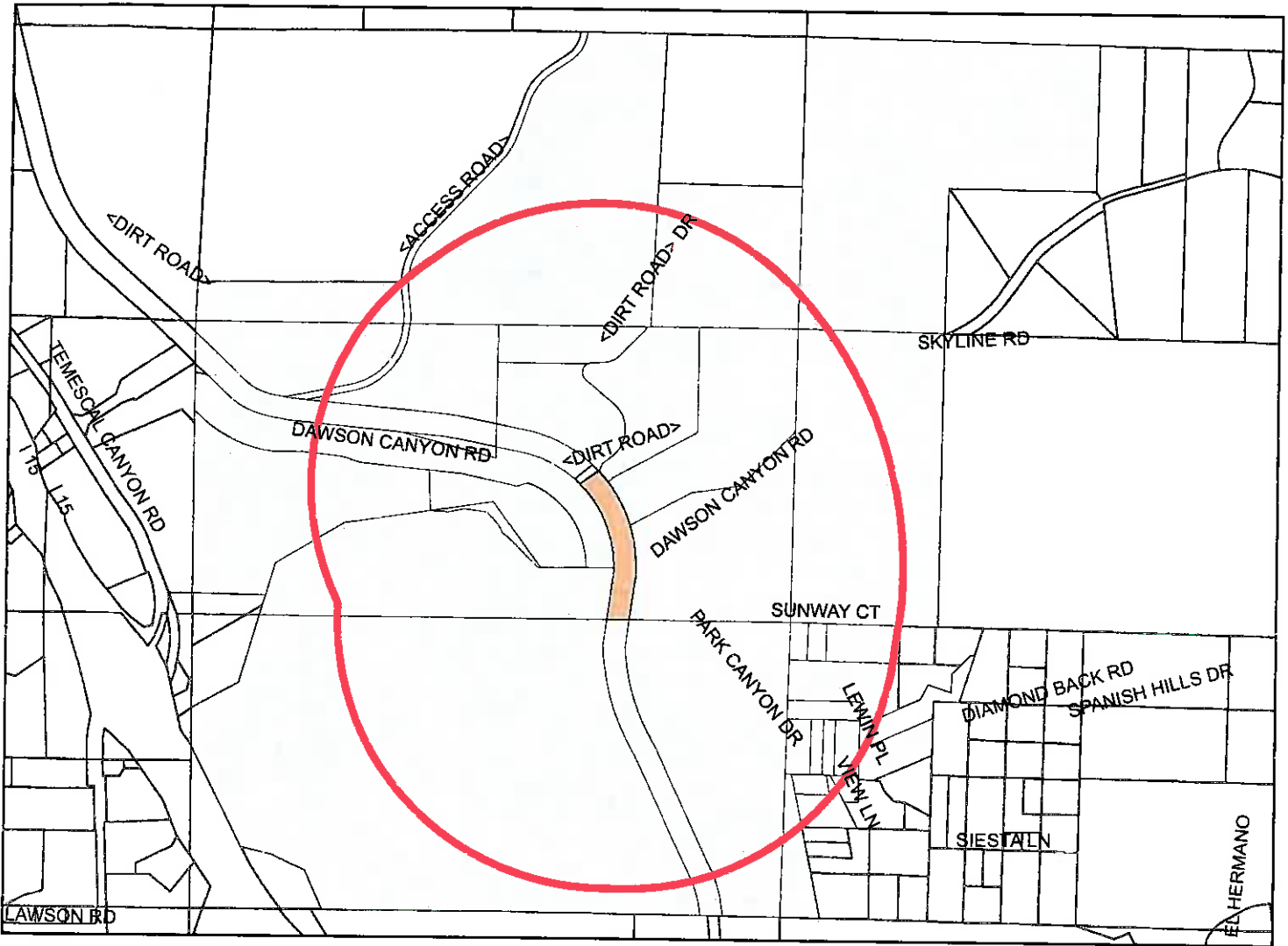
TITLE GIS Analyst

ADDRESS: 4080 Lemon Street 2<sup>nd</sup> Floor

Riverside, Ca. 92502

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

# GPA00896 (2400 feet buffer)



## Selected Parcels

- |             |             |             |             |             |             |             |             |             |             |
|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|
| 283-220-032 | 283-190-027 | 283-200-010 | 283-220-028 | 283-190-019 | 283-190-021 | 283-190-022 | 283-190-024 | 283-190-025 | 283-190-026 |
| 283-190-028 | 283-190-040 | 283-200-003 | 283-230-001 | 283-230-003 | 283-220-011 | 283-210-001 | 283-230-030 | 283-220-018 | 283-220-030 |
| 283-190-043 | 283-200-004 | 283-220-020 | 283-220-019 | 283-190-037 | 283-190-038 | 283-220-001 | 283-220-002 | 283-230-002 | 283-220-017 |
| 283-220-003 | 283-120-019 | 283-190-042 | 283-190-041 | 283-120-009 | 283-120-014 | 283-120-015 | 283-130-001 | 283-190-039 | 283-190-033 |
| 283-190-030 |             |             |             |             |             |             |             |             |             |



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: 283190021, APN: 283190021  
CORONA CLAY CO  
22079 KNABE ST  
CORONA CA 92883

ASMT: 283200010, APN: 283200010  
BBG KRG INC  
P O BOX 1839  
CORONA CA 92878

ASMT: 283190030, APN: 283190030  
HENRY TIEN, ETAL  
23531 ESTELLE MOUNTAIN RD  
PERRIS CA 92570

ASMT: 283210001, APN: 283210001  
DAWSON CREEK PROP  
C/O KEITH O UTLEY  
20346 TULSA ST  
CHATSWORTH CA 91311

ASMT: 283190038, APN: 283190038  
LEINEN FAMILY  
1240 MAGNOLIA AVE  
CORONA CA 92879

ASMT: 283220001, APN: 283220001  
MARGARET PATTERSON  
11021 DAWSON CANYON RD  
CORONA, CA. 92883

ASMT: 283190039, APN: 283190039  
USA WASTE OF CALIF INC  
C/O WASTE MANAGEMENT INC  
P O BOX 1450  
CHICAGO IL 60690

ASMT: 283220003, APN: 283220003  
MICHAEL HART  
11201 DAWSON CANYON RD  
CORONA, CA. 92883

ASMT: 283190041, APN: 283190041  
SOUTHERN CALIF EDISON CO  
P O BOX 800  
ROSEMEAD CA 91770

ASMT: 283220011, APN: 283220011  
DAVID REQUA  
11176 SPANISH HILLS DR  
CORONA, CA. 92883

ASMT: 283190042, APN: 283190042  
NUCAST INDUSTRIES INC  
23220 PARK CANYON DR  
CORONA, CA. 92883

ASMT: 283220017, APN: 283220017  
MICHAEL GRAFF  
11150 SPANISH HILLS DR  
CORONA, CA. 92883

ASMT: 283200004, APN: 283200004  
GREG TONKINSON  
16376 SLOVER AVE  
FONTANA CA 92337

ASMT: 283220018, APN: 283220018  
ELISAVETA COTOI  
1717 SCOTTSDALE RD  
BEAUMONT CA 92223

ASMT: 283220019, APN: 283220019  
JUDITH SIPE  
18642 MANNING DR  
TUSTIN CA 92780

ASMT: 283230003, APN: 283230003  
DAVE PLANTE  
11211 SPANISH HILLS DR  
CORONA, CA. 92883

ASMT: 283220020, APN: 283220020  
JACK DEARMOND  
P O BOX 943  
CORONA DEL MAR CA 92625

ASMT: 283230030, APN: 283230030  
DIANA FOSTER, ETAL  
11111 SPANISH HILLS DR  
CORONA, CA. 92883

ASMT: 283220028, APN: 283220028  
BLANCA MENDOZA, ETAL  
PMB 158  
750 S LINCOLN AVE STE 104  
CORONA CA 92882

ASMT: 283220030, APN: 283220030  
CRAIG DELEO, ETAL  
628 LANCER LN  
CORONA CA 92879

ASMT: 283220032, APN: 283220032  
GABRIELA RAMOS, ETAL  
23795 LAWSON RD  
CORONA CA 92883

ASMT: 283230001, APN: 283230001  
CORONA CLAY CO  
22079 KNABE RD  
CORONA CA 92883

ASMT: 283230002, APN: 283230002  
KATHLEEN CLEPPER, ETAL  
11101 SPANISH HILLS DR  
CORONA, CA. 92883







# 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. 896  
*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)*

Greg Tonkinson  
*Project Applicant*

16376 Slover Avenue, Fontana, CA 92337  
*Address*

North of Dawson Creek, east of Temescal Wash, south of Dawson Canyon Road, and west of Park Canyon Drive. APN: 283-190-043  
*Project Location*

Proposal to amend the project site's General Plan Foundation Component from Open Space (OS) to Community Development (CD) and to amend its Land Use Designation from Water (W) to Conservation (C) and Light Industrial (LI) (0.25 – 0.60 FAR) on one parcel, totaling 6.3 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. A 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.

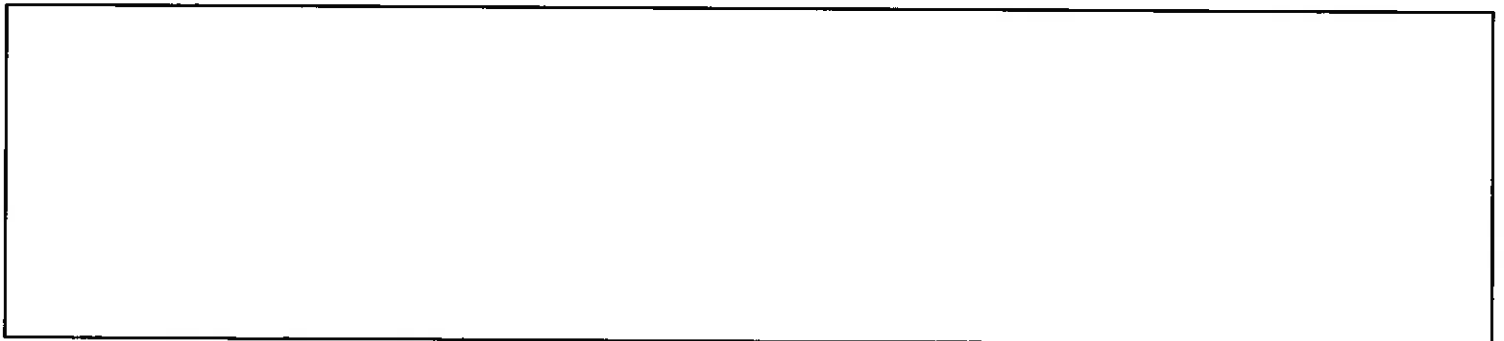
This is to certify that the earlier EA, with comments, responses, and record of project approval is available to the general public at: Riverside County Planning Department, 4080 Lemon Street, 12th Floor, Riverside, CA 92501.

\_\_\_\_\_  
*Signature*

Project Planner  
*Title*

08/30/2015  
*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. 896

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: August 27, 2015

Applicant/Project Sponsor: Greg Tonkinson Date Submitted: February 1, 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#: ZEA41689 ZCFG05037 .

**FOR COUNTY CLERK'S USE ONLY**

COUNTY OF RIVERSIDE  
SPECIALIZED DEPARTMENT RECEIPT  
Permit Assistance Center

\* REPRINTED \* R0800005

4080 Lemon Street  
Second Floor  
Riverside, CA 92502  
(951) 955-3200

39493 Los Alamos Road  
Suite A  
Murrieta, CA 92563  
(951) 600-6100

38686 El Cerrito Road  
Palm Desert, CA 92211  
(760) 863-8277

\*\*\*\*\*  
\*\*\*\*\*

Received from: TONKINSON GREG \$64.00  
paid by: CK 232  
paid towards: CFG05037 CALIF FISH & GAME: DOC FEE  
CFG FOR EA41689  
at parcel #:  
appl type: CFG3

By \_\_\_\_\_ Jan 02, 2008 09:07  
MBRASWEL posting date Jan 02, 2008

\*\*\*\*\*  
\*\*\*\*\*


Account Code	Description	Amount
658353120100208100	CF&G TRUST: RECORD FEES	\$64.00

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

Additional info at [www.rctlma.org](http://www.rctlma.org)

**Agenda Item No.:**  
**Area Plan:** Reche Canyon/Badlands  
**Zoning District:** Edgemont-Sunnymead  
**Supervisory District:** Fifth  
**Project Planner:** John Earle Hildebrand III  
**Planning Commission:** November 4, 2015

**General Plan Amendment No. 917**  
**Environmental Assessment No. 41739**  
**Applicant:** Sean Court Estates, LLC  
**Engineer/Representative:** Vit Liskutin



Steve Weiss, AICP  
 Planning Director

## COUNTY OF RIVERSIDE PLANNING DEPARTMENT STAFF REPORT

### PROJECT DESCRIPTION AND LOCATION:

**General Plan Amendment No. 917 (Foundation and Entitlement/Policy Amendment)** – Proposal to amend the Riverside County General Plan Foundation Component from Rural (R) to Rural Community (RC) and to amend the General Plan Land Use Designation from Rural Residential (RR) (5-Acre Minimum) to Very Low Density Residential (VLDR) (1-Acre Minimum) on one parcel, totaling 8.48 acres, located north of Walther Avenue, east of Harry Keith Drive, and west of Sean Court, within the Reche Canyon/Badlands Area Plan.

### BACKGROUND:

#### *General Plan Initiation Proceedings (“GPIP”)*

This project was submitted on February 1, 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 December 16, 2008, the Riverside County Board of Supervisors adopted an order initiating proceedings for General Plan Amendment No. 917. The GPIP report package is included with this staff report as an attachment. GPA No. 917 (the “project”) is now being taken forward for consideration.

#### *Multi-Species Habitat Conservation Plan (“MSHCP”)*

The project site is located within Multi-Species Habitat Conservation Plan (“MSHCP”) Criteria Area Cell 650 of the Western Riverside County Multiple Species Habitat Conservation Plan boundary and as a result, is subject to the Western Riverside County Regional Conservation Authority (“RCA”) review. A Habitat Acquisition and Negotiation Strategy (“HANS”) application (No. HANS02255) was submitted to the County in August 2015, in accordance with Resolution No. 2013-111 and reviewed by the RCA. The project site is located within Cell Group S, whereby conservation ranges between 70 and 80 percent, focusing in the northern portion of the cell group. However, the project site is located in the southern portion of this cell group and is surrounded by existing development; therefore, this parcel would not contribute to the overall conservation described in the area. The RCA has confirmed that no portion of the project site is required to be conserved.

#### *Airport Influence Area (“AIA”)*

The project site is located within March Air Reserve Base Airport Influence Area. As a result, this project is required to be reviewed by the Airport Land Use Commission (“ALUC”). File No. ZAP1144MA15 was submitted to the ALUC for review in July 2015. The ALUC made a determination that the project site is located within Airport Compatibility Zone E of the March Air Reserve Base Airport Influence Area and

based upon the location of the project site and its relative distance to the airport, no restrictions are imposed upon the site or the site's ultimate use as residential.

*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 Native American Tribes whose historical extent includes the project site. Consultation request notices were sent to each of the Tribes on the list on December 14, 2010. 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.

AB 52 became effective on July 1, 2015. In compliance with AB 52, separate notices regarding this project were mailed to all requesting Tribes on September 10, 2015. AB 52 provides for a 30-day review period in which all noticed Tribes may request consultation regarding the proposed project. County staff received notification from the Pechanga Tribe within the 30-day period, requesting to initiate consultation on this project. County staff discussed this project with the Pechanga Tribe on October 10, 2015, explaining that the project scope includes a legislative action only. There is no accompanying implementing project and it will result in no physical disturbance of the site. The Pechanga Tribe concluded that this project could move forward with no additional consultation, provided they are again noticed during the time of any future implementing project. In accordance with this request and in compliance with AB 52, County staff will notice the Pechanga tribe, as well as all other requesting Tribes, at the time a project is submitted.

**ISSUES OF POTENTIAL CONCERN:**

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 1, 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 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*

This General Plan Amendment is a proposal to change the project site's Land Use from Rural Residential (RR) (5-acre minimum) to Very Low Density Residential (VLDR) (1-acre minimum) for



the purpose of enabling development of a similar land use pattern, as that of the existing developed community to the south. The project site is located within an unincorporated County area, but is in close proximity to the City of Moreno Valley, which has experienced residential and commercial growth over the past decade. Residential development in the area as a whole, has taken place since the 2003 Riverside County General Plan update and has included new and upgraded utility and road infrastructure. This general growth of the area represents a new circumstance since the 2003 General Plan update and amending the General Plan would enable the site to be developed, complementing the ongoing development pattern. This new circumstance justifies a General Plan Foundation Component Amendment.

#### *Riverside County Vision*

The existing General Plan Land Use for the property is Rural Residential, which requires development at one residential dwelling unit per five-acres. This General Plan Amendment will result in changing the General Plan Land Use to Very Low Density Residential, which would enable the project site to be developed at one residential unit per acre. The Riverside County General Plan Vision Statement discusses many concepts, which are distinguished by categories and include housing, population growth, healthy communities, conservation, and transportation. This project has been reviewed in conjunction with the Vision Statement and staff has determined that the project is consistent with it. Specifically, Number 3 of the Population Growth section of the General Plan Vision Statement says, "Population growth continues and is focused where it can best be accommodated." Furthermore, Number 1 of the Population Growth section states, "New growth patterns no longer reflect a pattern of random sprawl. Rather, they follow a framework of transportation and open space corridors, with concentrations of development that fit into that framework. In other words, important open space and transportation corridors define growth areas." The project site is adjacent to existing developed single family residential to the south. Development of the project site is a logical extension to the existing development and the property can accommodate new residential. Additionally, new development adjacent to the existing homes on the south compliments a managed growth pattern, reducing sprawl. This is not a stand-alone, isolated area, whereby new development would exasperate sprawl. For these reasons, this project is consistent with the Riverside County Vision Statement and this General Plan Foundation Component Amendment is justified.

#### *Internal Consistency*

Excluding the March Air Reserve Airport Influence Area ("AIA") boundary, the project site is not located within any other policy area or special overlay that would result in an inconsistency from a Foundation Component Amendment from Rural to Rural Community. Furthermore, the Airport Land Use Commission ("ALUC"), has determined that this proposed General Plan Amendment is consistent with the AIA criteria for residential development. No restrictions are imposed upon the site or the site's ultimate use as residential.

Staff has reviewed this project in conjunction with each of the ten (10) Riverside County General Plan Elements, which includes 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 with the policies and objectives of each element. This is supported through the Fundamental Housing Value of the Vision Statement, which states the following:

- We acknowledge shelter as one of the most basic community needs and value the willingness of our communities and their leaders to accept housing for our growing population in our communities, particularly with respect to the ongoing shortage of affordable housing and its negative impacts on our communities.

This proposed General Plan Foundation Component Amendment will provide an opportunity for a residential development under a future implementing project, addressing the need for new housing as a result of ongoing population growth in the area. This project will not create an inconsistency with any of the General Plan elements and as a result, a General Plan Foundation Component Amendment is justified.

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 residential sprawl reduction and development consolidation where appropriate. In addition, this proposed Entitlement/Policy Amendment is also consistent with the Vision Element for the same reasons, as it's a logical land use extension to the existing pattern of residential development in the area, which includes one-acre lots to the south.

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. The land use pattern has been changing from larger five-acre residential lots to one-acre lots, due to residential growth and the desire for new housing.

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 five-acre residential lots to one-acre lots, in support of the existing growth in the area and anticipated future needs. The Amendment will enable a future infill residential development project, providing a new opportunity for housing in the area. As a result, there is no conflict with any General Plan principles.

c) Any Foundation Component designation in the General Plan.

This project is a proposal to amend a General Plan Foundation Component to enable an accompanying Entitlement/Policy Amendment to the land use designation. As demonstrated in these 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.

Policy LU 2.1(e) of the General Plan Land Use element states, "Concentrate growth near or within existing urban and suburban areas to maintain the rural and open space character of Riverside County to the greatest extent possible." As discussed in these findings, changing the site's land use to Very Low Density Residential (1-acre minimum) is a consistent and logical extension of the existing 1-acre lots to the south. This land use change may result in a future implementing infill project for new residential that is concentrated adjacent to existing development, rather than in a location that has no surrounding development or available infrastructure.

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 General Plan Amendment will result in a logical extension of the area's existing one-acre residential lots, located to the south, while still preserving the minimum five-acre lot requirement to the north of the project site. This amendment will further this policy by allowing for smaller lots in an area that can reasonably accommodate the development pattern.

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

As discussed above, the project site is located within an unincorporated County area, but is in close proximity to the City of Moreno Valley, which has experienced residential and commercial growth over the past decade. Development of the project site would complement the general growth in the area and further contribute to infrastructure improvements at the time of an implementing project. 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 (R)  |
| 2. Proposed Foundation General Plan Land Use (Ex #6): | Rural Community (RC)   |
| 3. Existing General Plan Land Use (Ex #6):            | Rural Residential (R:RR) (5-acre minimum)  |
| 4. Proposed General Plan Land Use (Ex #6):            | Very Low Density Residential (RC:VLDR) (1-acre minimum)  |
| 5. Surrounding General Plan Land Use (Ex #6):         | Rural Mountainous (10-acre minimum), Rural Residential (5-acre minimum), and Very Low Density Residential (1-acre minimum) |
| 6. Existing Zoning (Ex #3):                           | R-A-1 (Residential Agriculture, 1-acre minimum)  |

7. Proposed Zoning (Ex #3):	N/A
8. Surrounding Zoning(Ex #3):	R-A-1 (Residential Agriculture, 1-acre minimum)
9. Existing Land Use (Ex #1):	Vacant Land
10. Surrounding Land Use (Ex #1):	Residential
11. Project Size:	8.48 Acres
12. Environmental Concerns:	See Environmental Assessment No. 41739

**RECOMMENDATIONS:**

**ADOPT PLANNING COMMISSION RESOLUTION No. 2015-015** recommending adoption of General Plan Amendment No. 917 to the Riverside County Board of Supervisors;

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

**ADOPT** a **NEGATIVE DECLARATION** for **ENVIRONMENTAL ASSESSMENT NO. 41739**, 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. 917**, amending the project site's General Plan Foundation Component from Rural (R) to Rural Community (RC) and amending its Land Use Designation from Rural Residential (RR) (5-acre minimum) to Very Low Density Residential (VLDR) (1-acre minimum) 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 an existing General Plan Land Use of Rural: Rural Residential (R:RR) (5-Acre Minimum) and is located within the Reche Canyon / Badlands Area Plan.
2. The project site is surrounded by properties which have a General Plan Land Use Designation of Rural Mountainous (10-acre minimum) to the north, Rural Residential (5-acre minimum) to the east and west, and Very Low Density Residential (1-acre minimum) to the south.
3. This Regular Foundation Amendment and Entitlement/Policy Amendment will result in a Land Use Amendment to Rural Community: Very Low Density Residential (RC:VLDR) (1-acre minimum).
4. As provided in this staff report, this project is consistent with both the Administrative Element of the Riverside County General Plan and Sections 2.4 and 2.5 of Ordinance No. 348.
5. As provided in this staff report, this project is in conformance with each of the Riverside County General Plan Elements and will not create an internal inconsistency with them.
6. As provided in this staff report, this project does not conflict with nor does it require any changes to the Riverside County Vision Statement.

7. As provided in this staff report, this project is consistent with the planning principles in Appendix B of the Riverside County General Plan.
8. Special circumstances or conditions have emerged that were unanticipated in preparing the General Plan. Specifically, the project site is located within an unincorporated County area, but is in close proximity to the City of Moreno Valley, which has experienced residential and commercial growth over the past decade. Residential development in the area as a whole, has taken place since the 2003 Riverside County General Plan update and has included new and upgraded utility and road infrastructure. This general growth of the area represents a new circumstance since the 2003 General Plan update and amending the General Plan would enable the site to be developed, complementing the ongoing development pattern.
9. The Policy LU 2.1(e) of the General Plan Land Use element states, "Concentrate growth near or within existing urban and suburban areas to maintain the rural and open space character of Riverside County to the greatest extent possible." As discussed in these findings, changing the site's land use to Very Low Density Residential (1-acre minimum) is a consistent and logical extension of the existing 1-acre lots to the south. This land use change may result in a future implementing infill project for new residential that is concentrated adjacent to existing development, rather than in a location that has no surrounding development or available infrastructure.
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 General Plan Amendment will result in a logical extension of the area's existing one-acre residential lots, located to the south, while still preserving the minimum five-acre lot requirement to the north of the project site. This amendment will further this policy by allowing for smaller lots in an area that can reasonably accommodate the development pattern.
11. The project site has an existing Zoning Classification of R-A-1 (Residential Agriculture, 1-acre minimum).
12. The project site is surrounded by properties which have a Zoning Classification of R-A-1 (Residential Agriculture, 1-acre minimum).
13. The project site is located within a "High" wildfire hazard zone and is a designated State Responsibility Area.
14. The project site is located within Multi-Species Habitat Conservation Plan ("MSHCP") Criteria Area Cell 650 of the Western Riverside County Multiple Species Habitat Conservation Plan boundary. A Habitat Acquisition and Negotiation Strategy ("HANS") application (No. HANS02255) was submitted to the County in August 2015, in accordance with Resolution No. 2013-111 and was reviewed by the RCA. The RCA has confirmed that no portion of the project site is required to be conserved.
15. The project site is located within March Air Reserve Base Airport Influence Area and is required to be reviewed by the Airport Land Use Commission ("ALUC"). File No. ZAP1144MA15 was submitted to the ALUC for review in July 2015. The ALUC has made a determination that no restrictions are imposed upon the site or the site's ultimate use as residential.

16. Environmental Assessment No. 41739 identified no potentially significant impacts, and resulted in a Negative Declaration of environmental effects.

**CONCLUSIONS:**

1. The proposed project is in conformance with the Very Low Density Residential ("VLDR") (1-acre minimum) Land Use Designation, and with all other elements of the Riverside County General Plan.
2. The proposed project is consistent with the R-A-1 (Residential Agriculture, 1-acre minimum) 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 ("MSHCP").

**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. A City sphere of influence; or
  - c. An area drainage plan or dam inundation area.
3. The project site is located within:
  - a. County Service Area ("CSA") #93; and
  - b. A 100-year flood plain; and
  - c. A Criteria Cell of the Multi-Species Habitat Conservation Plan ("MSHCP"); and
  - d. An Airport Influence Area ("AIA"); and
  - e. High fire area and State Responsibility area; and
  - f. Low/Moderate liquefaction area.
4. The subject site is currently designated as Assessor's Parcel Number: 473-420-010.

2  
3 **RESOLUTION NO. 2015-015**  
4 **RECOMMENDING ADOPTION OF**  
5 **GENERAL PLAN AMENDMENT NO. 917**  
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 November 4, 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 November 4, 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

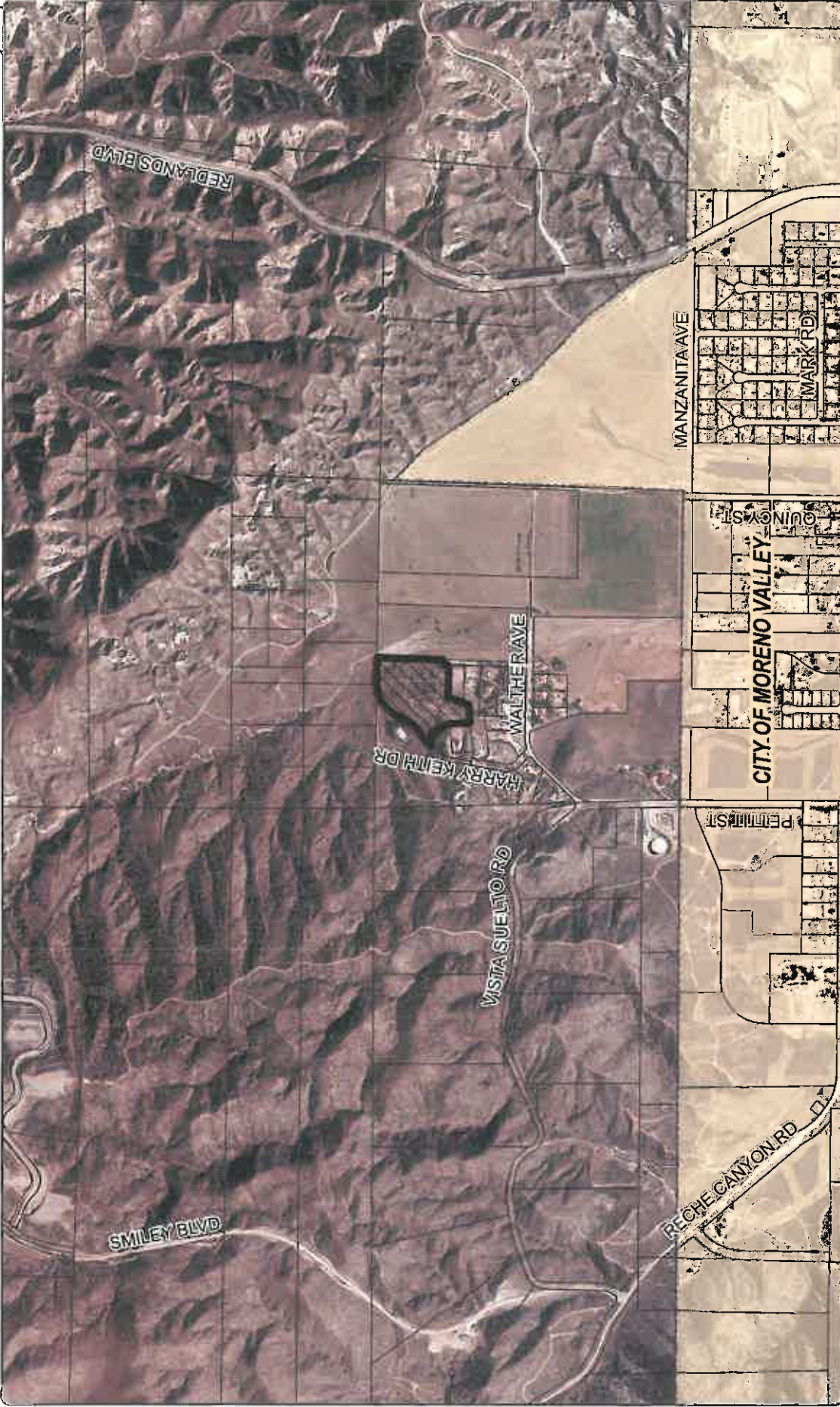
22 **ADOPTION** of the Negative Declaration environmental document, Environmental Assessment  
23 File No. 41739; and  
24

25 **ADOPTION** of General Plan Amendment No. 917  
26  
27  
28

RIVERSIDE COUNTY PLANNING DEPARTMENT  
GPA00917  
VICINITY/POLICY AREAS

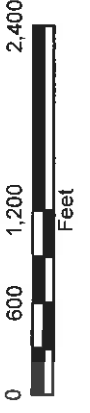
Supervisor Ashley  
District 5

Date Drawn: 06/30/2015  
Vicinity Map



Zoning District: Edgemont-Sunnymead

Author: Vinnie Nguyen



DISCLAIMER: On October 7, 2009, the County of Riverside adopted a new General Plan. Planning and land use documents for municipalities in Riverside County are being updated to reflect the new General Plan. 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) 320-7777 (Eastern County) or see our [Website](http://www.riverside.ca.gov).



RIVERSIDE COUNTY PLANNING DEPARTMENT

GPA00917

LAND USE

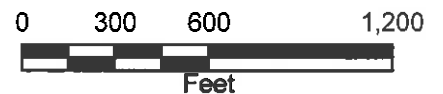
Supervisor Ashley  
District 5

Date Drawn: 06/30/2015  
Exhibit 1



Zoning District: Edgemont-Sunnymead

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.rctlma.org>

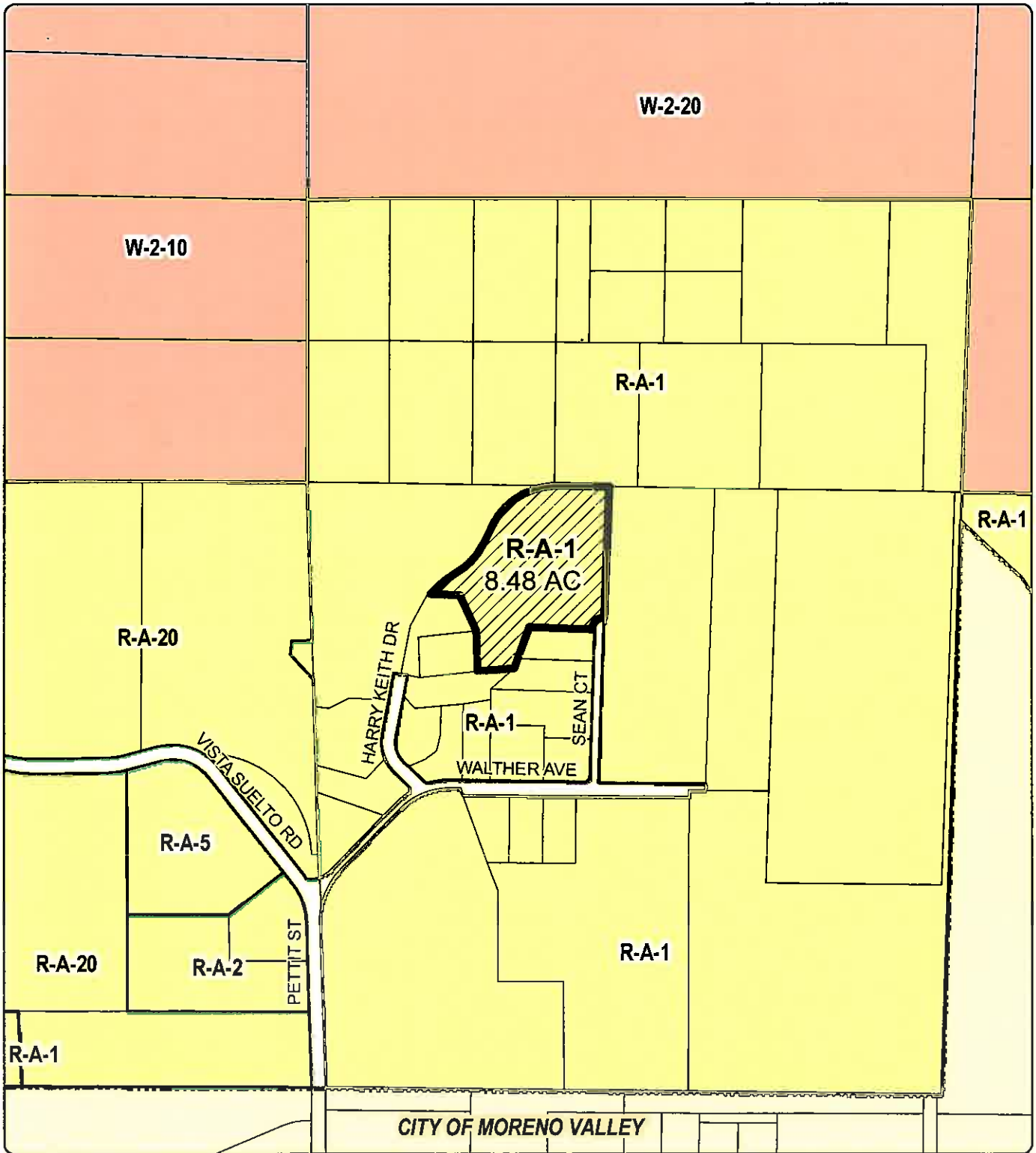
RIVERSIDE COUNTY PLANNING DEPARTMENT

GPA00917

EXISTING ZONING

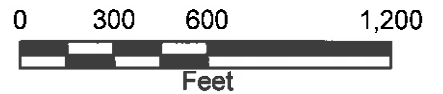
Supervisor Ashley  
District 5

Date Drawn: 06/30/2015  
Exhibit 2



Zoning District: Edgemont-Sunnymead

Author: Vinnie Nguyen



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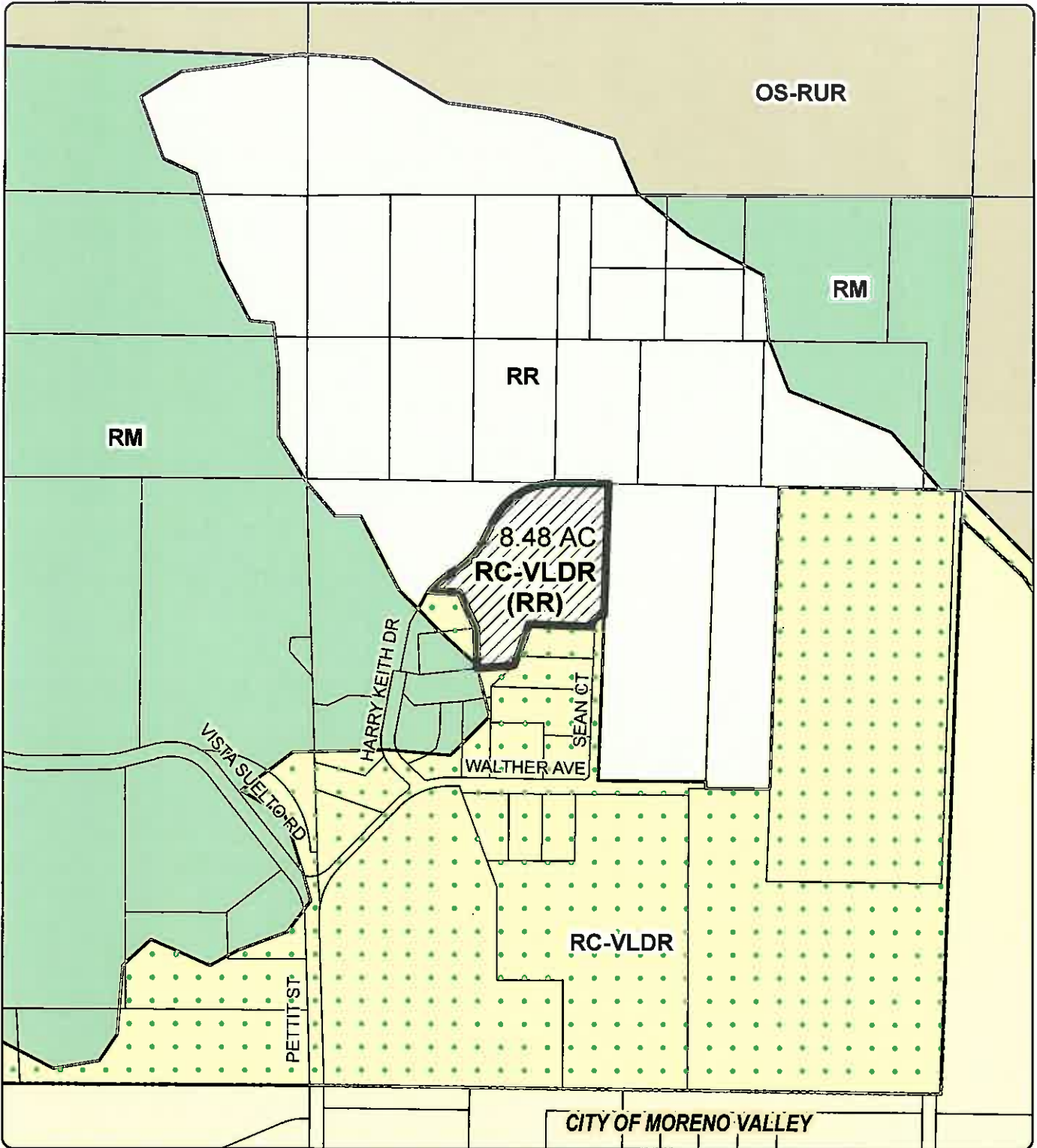
RIVERSIDE COUNTY PLANNING DEPARTMENT

GPA00917

PROPOSED GENERAL PLAN

Supervisor Ashley  
District 5

Date Drawn: 06/30/2015  
Exhibit 6



Zoning District: Edgemont-Sunnymead

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)863-9277 (Eastern County) or Website <http://planning.rcplma.org>

# COUNTY OF RIVERSIDE

## ENVIRONMENTAL ASSESSMENT FORM: INITIAL STUDY

**Environmental Assessment File Number:** 41739  
**Project Case:** General Plan Amendment No. 917  
**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:** Sean Court Estates, LLC  
**Applicant's Address:** 7095 Indiana Avenue, Suite 110, Riverside, CA 92506  
**Applicant's Telephone Number:** (951) 907-0097

### I. PROJECT INFORMATION

#### A. Project Description:

General Plan Amendment No. 917, to amend the project site's General Plan Foundation Component from Rural (R) to Rural Community (RC) and to amend its Land Use Designation from Rural Residential (R:RR) (5-acre minimum) to Very Low Density Residential (RC:VLDR) (1-acre minimum) on one parcel, totaling 8.4 acres.

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

**C. Total Project Area:** 8.4 acres

**D. Assessor's Parcel No.:** 473-420-010

**E. Street References:** North of Walther Avenue, east of Keith Drive, and west of Sean Court.

**F. Section, Township, & Range Description:** Section 26, Township 2 South, Range 3 West

**G. Brief description of the existing environmental setting of the project site and its surroundings:** Vacant land to the west, north, and east with single family residential dwelling units to the south.

### 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:** This project is consistent with the provisions of the Circulation Element.
- 3. Multipurpose Open Space:** This project is consistent with the policies of the Open Space Element.
- 4. Safety:** This project is consistent with the policies of the Safety Element.

5. **Noise:** This project is consistent with the policies of the Noise Element.
  6. **Housing:** This project is consistent with the policies of the Housing Element.
  7. **Air Quality:** This project is consistent with the policies of the Air Quality Element.
- B. General Plan Area Plan:** Reche Canyon / Badlands
- 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):** Rural Community (RC)
- F. General Plan Land Use Designation (Proposed):** Very Low Density Residential (VLDR) (1-acre minimum)
- G. Overlay(s), if any:** None
- H. Policy Area(s), if any:** None
- I. Adjacent and Surrounding:**
1. **Area Plan(s):** Reche Canyon / Badlands
  2. **Foundation Component(s):** Rural and Rural Community
  3. **Land Use Designation(s):** Rural Mountainous (10-acre minimum) to the north and east, Rural Residential (5-acre minimum) to the west, and Very Low Density Residential (1-acre minimum) to the south
  4. **Overlay(s), if any:** None
  5. **Policy Area(s), if any:** None
- 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-A-1 (Residential Agriculture, 1-acre minimum)
- L. Zoning (Proposed):** N/A
- M. Adjacent and Surrounding Zoning:** Surrounded by R-A-1 (Residential Agriculture, 1-acre minimum)

### 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

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

09/10/2015

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
<b>AESTHETICS</b> Would the project				
<b>1. Scenic Resources</b>				
a) Have a substantial effect upon a scenic highway corridor within which it is located?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input type="checkbox"/>

Source: Riverside County General Plan Figure 9 in Reche Canyon / Badlands Area Plan – “Scenic Highways”

Findings of Fact:

a-b) Pursuant to the Riverside County General Plan Figure 9 in Reche Canyon / Badlands Area Plan – “Scenic Highways” exhibit, the project site is located approximately a half-mile away from Redlands Boulevard, which is a “County Eligible” designated Scenic Highway. All implementing projects will be required to conform to the Reche Canyon / Badlands Area Plan and the Circulation element policies, relating to scenic highway criteria.

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

<b>2. Mt. Palomar Observatory</b>				
a) Interfere with the nighttime use of the Mt. Palomar	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>



Observatory, as protected through Riverside County Ordinance No. 655?

Source: GIS database, Ord. No. 655 (Regulating Light Pollution), Riverside County General Plan Figure 6 in Reche Canyon / Badlands Area Plan – “Mt. Palomar Nighttime Lighting Policy”

Findings of Fact:

a) Pursuant to the Riverside County General Plan Figure 6 in Reche Canyon / Badlands Area Plan – “Mt. Palomar Nighttime Lighting Policy” exhibit, the project site is not located within the policy area. As a result, there will be no impacts.

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 1 dwelling unit 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, 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?

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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". The California State Department of Conservation makes these designations based on soil types and land use designations. However, the current land use designation is Rural Residential, which precludes the use of commercial farms. Furthermore, the project site is too small with too large of a grade difference to feasibly support commercial agricultural uses. 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, 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.

Mitigation: No mitigation is required

Monitoring: No monitoring is required

<b>5. Forest</b>	<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:

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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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 could result in a net increase in population and/or vehicle trips at build out, based upon the land use change from 5-acre minimum residential lot sizes to 1-acre minimum. However, given the relatively small size of the project site (8.4 acres), development of the site would not substantially contribute to negative air quality impacts in the region as a whole. Additionally, there are no point source 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, 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.

**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:

a-g) The project site is located within Multi-Species Habitat Conservation Plan ("MSHCP") Criteria Area Cell 650 of the Western Riverside County Multiple Species Habitat Conservation Plan boundary and as a result, is subject to the Regional Conservation Authority ("RCA") review. A Habitat Acquisition and Negotiation Strategy ("HANS") LITE application (No. HANS02255) was submitted in August, 2015. The project site is located within Cell Group S, whereby conservation ranges between 70 and 80 percent, focusing in the northern portion of the cell group. However, the project site is located in the southern portion of this cell group and is surrounded by existing development, therefore

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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this parcel would not contribute to the overall conservation described in the area. This project went through the RCA review process and it was determined that no portion of the project site is required to be conserved.

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

**CULTURAL RESOURCES** Would the project

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>8. Historic Resources</b>				
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) There are no known historic features located on the project site. Furthermore, portions of the project site have been previously disturbed. The necessity for additional historic resource studies will be determined 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. 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
<b>9. Archaeological Resources</b>				
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
<b>California Code of Regulations, Section 15064.5?</b>				
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 Native American Tribes whose historical extent includes the project site. Consultation request notices were sent to each of the Tribes on the list on December 14, 2010. 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.

AB 52 became effective on July 1, 2015. In compliance with AB 52, separate notices regarding this project were mailed to all requesting Tribes on September 10, 2015. AB 52 provides for a 30-day review period in which all noticed Tribes may request consultation regarding the proposed project. County staff received notification from the Pechanga Tribe within the 30-day period, requesting to initiate consultation on this project. County staff discussed this project with the Pechanga Tribe on October 10, 2015, explaining that the project scope includes a legislative action only. There is no accompanying implementing project and it will result in no physical disturbance of the site. The Pechanga Tribe concluded that this project could move forward with no additional consultation, provided they are again noticed during the time of any future implementing project. In accordance with this request and in compliance with AB 52, County staff will notice the Pechanga tribe, as well as all other requesting Tribes, at the time a project is submitted.

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 and Zone change, 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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input 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 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 Sensitivity" with a small portion of the project site, located towards the northeast, designated as "High B (Hb) Sensitivity". At the time of an implementing project, further analysis through the preparation of a Cultural Resource and Biological 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 and Zone change, 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

<b>11. Alquist-Priolo Earthquake Fault Zone or County Fault Hazard Zones</b>	<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, the zone identified as "San Jacinto Fault Zone" is located approximately 175-feet from the project site to the northeast and the zone identified as "County Fault Zone" is located approximately 1,500-feet from the project site to the northeast. 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 with 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

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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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. In addition, the implementing project will be subject for review by the County Geologist, and will be designed according to any geotechnical or related studies. 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**

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", a small portion of the project site at the northeast is located within an area identified as having both "Low" and "Moderate" liquefaction potential. 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 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 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 project will result in amending the site's General Plan Foundation Component and zoning, 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

**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



Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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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, impacts associated with this project are considered less than significant.

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, the project site is located within an area consisting of some slope angles between 15% to 25%. 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 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 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

**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?

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-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. 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 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 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

**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) The project site is not located within any other known geological hazard or risk 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

a-c) Pursuant to the Riverside County General Plan Figure S-5 "Regions Underlain by Steep Slope" exhibit, the project site is located within an area consisting of some slope angles between 15% to 25%. At this time, the project includes a General Plan Amendment 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 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: 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 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

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>19. Erosion</b>				
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:

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

<b>20. Wind Erosion and Blowsand from project either on or off site.</b>	<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

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>21. Greenhouse Gas Emissions</b>				
a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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: County of Riverside 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 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 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

<b>22. Hazards and Hazardous Materials</b>				
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

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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**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 from 5-acre minimum lot sizes to 1-acre could 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. Furthermore, the project site is 8.48 acres in area and will not result in a substantial increase in traffic for the surrounding area, after build-out. 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
<b>23. Airports</b>				
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 located within the Airport Influence Area ("AIA") of March Airforce Base and therefore, requires review by the Airport Land Use Commission ("ALUC"). File No. ZAP1144MA15 was submitted to the ALUC for review in July 2015. The ALUC made a determination that the site is located within Airport Compatibility Zone E of the March Airforce Base and based upon the location of the project site and its relative distance to the airport, no restrictions are imposed upon the site or the site's ultimate use as residential. 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

**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 site is located within a "High" Wildfire Susceptibility Area. The high risk of wildland fires due to the unique features of the area and lack of public secondary access is a concern; however, there are two additional access points, via dedicated easements to the subject site. Primary access to the property is taken from Sean Court. The first easement is located at the southwest area of the project site and is accessed from Harry Keith Road. The second easement is located near the southern portion of the project site and is accessed from Walther Avenue. As a result, there is adequate access to the project site. Additionally, the project site is located within a State Responsibility Fire Area.

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. Additionally, there is no activity which would 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 being proposed. 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

**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?

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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 General Plan Figure S-9 "100- and 500-Year Flood Hazard Zones", Riverside County Flood Control District Flood Hazard Report/Condition

Findings of Fact:

a-h) Pursuant to the Riverside County General Plan Figure S-9 "100- and 500-Year Flood Hazard Zones" exhibit, a small portion of the project site on the east, is located within the 100-year floodplain zone. Approval of this project will result in a General Plan Amendment 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.

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



Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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**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-site 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

Findings of Fact:

a-d) Pursuant to the Riverside County General Plan Figure S-9 "100- and 500-Year Flood Hazard Zones" exhibit, a small portion of the project site on the east, is located within the 100-year floodplain zone. Approval of this project will result in a General Plan Amendment 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.

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.

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

**LAND USE/PLANNING** Would the project

27. Land Use	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
a) Result in a substantial alteration of the present or	<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
planned land use of an area?				
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 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 Very Low Density Residential (1-acre lot size minimum). 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 south. As a result, impacts associated with this project are considered less than significant.

b) The project site is located in close proximity to the City of Moreno Valley; however, it is not located within its designated sphere of influence. As a result, there will be no impacts.

Mitigation: No mitigation is required

Monitoring: No monitoring is required

<b>28. Planning</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
a) Be consistent with the site's existing or proposed zoning?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Be compatible with existing surrounding zoning?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Be compatible with existing and planned surrounding land uses?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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 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 Very Low Density Residential (1-acre lot size minimum). 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 south.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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The existing Zoning for the project site is Residential Agriculture (1-acre lot size minimum) (R-A-1) and is not proposed to change. The existing Zoning is compatible with the proposed General Plan Amendment and is the implementing guideline for development when a future project is submitted.

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"

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.

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

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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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 located within the Airport Influence Area ("AIA") of March Airforce Base. However, the airport is physically located more than six miles away to the southwest. As a result, there will be no impacts.

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

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. 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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<b>32. Highway Noise</b>				
NA <input checked="" type="checkbox"/> A <input type="checkbox"/> B <input type="checkbox"/> C <input type="checkbox"/> D <input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: On-site Inspection, Project Application Materials

Findings of Fact:

The project is not located near any highways. The closest Highway is 79, which is approximately three miles to the west of the project site. Noise from this distance will be negligible. As a result, there will be no impacts.

Mitigation: No mitigation is required

Monitoring: No monitoring is required

<b>33. Other Noise</b>				
NA <input checked="" type="checkbox"/> A <input type="checkbox"/> B <input type="checkbox"/> C <input type="checkbox"/> D <input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Project Application Materials, GIS database

Findings of Fact:

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

Mitigation: No mitigation is required

Monitoring: No monitoring is required

<b>34. Noise Effects on or by the Project</b>				
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 type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input checked="" 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 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

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

a-d) This General Plan Amendment will result in a land use change from 5-acre lot residential minimums to 1-acre lot residential minimums. Although an increase in residential density could result in an increase in noise for the area, the amount of increase will be negligible as the project site is just 8.48-acres in area.

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

**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 type="checkbox"/>	<input checked="" 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 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 5-acre lot residential minimums to 1-acre lot residential minimums. The project site is 8.48 acres in area and is located on several relatively steep slopes. Based upon the land use change, the project site could result in the subdivision of 8 separate lots. However, this will not result in a substantial population growth in the area.

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

**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, but this General Plan Land Use Amendment will result in allowing development of 1-acre parcels rather than 5-acre parcels. This increase in density could affect public services. Service needs to the site will be evaluated at the time of an implementing project, whereby costs associated with the potential increased need for Fire Services will be assessed.

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

**37. Sheriff Services**

Source: Riverside County General Plan

Findings of Fact:

The project site is currently vacant, but this General Plan Land Use Amendment will result in allowing development of 1-acre parcels rather than 5-acre parcels. This increase in density could affect public

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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services. Service needs to the site will be evaluated at the time of an implementing project, whereby costs associated with the potential increased need for Sheriff Services will be assessed.

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

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**38. Schools**

Source: Moreno Valley Unified School District, GIS database

Findings of Fact:

The project site is currently vacant, but this General Plan Land Use Amendment will result in allowing development of 1-acre parcels rather than 5-acre parcels. This increase in density could affect public services. Service needs to the site will be evaluated at the time of an implementing project, whereby costs associated with the potential increased need for School Services will be assessed.

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

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**39. Libraries**

Source: Riverside County General Plan

Findings of Fact:

The project site is currently vacant, but this General Plan Land Use Amendment will result in allowing development of 1-acre parcels rather than 5-acre parcels. This increase in density could affect public services. Service needs to the site will be evaluated at the time of an implementing project, whereby costs associated with the potential increased need for Library Services will be assessed.



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, impacts associated with this project are considered less than significant.

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, but this General Plan Land Use Amendment will result in allowing development of 1-acre parcels rather than 5-acre parcels. This increase in density could affect public services. Service needs to the site will be evaluated at the time of an implementing project, whereby costs associated with the potential increased need for Health Services will be assessed.

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

**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 checked="" 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: 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 parks proposed or required near the site. Quimby fees will be assessed once a development proposal or land use application to subsequently subdivide, grade, or build on the property is submitted.

Pursuant to the Riverside County GIS database, the project site is located within Community Service Area (“CSA”) 93. CSA fees will be assessed once a development proposal or land use application to subsequently subdivide, grade, or build on the property is submitted.

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

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**42. Recreational Trails**

Source: Riv. Co. 800-Scale Equestrian Trail Maps, Open Space and Conservation Map for Western County trail alignments

Findings of Fact:

Pursuant to the Riverside County General Plan Figure 8 “Trails and Bikeway System” exhibit of the Reche Canyon / Badlands Area Plan, there is a designated “Regional Trail” in proximity of the project site. This project includes General Plan Amendment only and will not result in any physical modifications to the site. During the review process of any future implementing project, consideration will be given to the nearby trails, to ensure its connectivity. As a result, impacts associated with this project are considered less than significant.

Mitigation: No mitigation is required

Monitoring: No monitoring is required

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**TRANSPORTATION/TRAFFIC** Would the project

**43. Circulation**

a) Conflict with an applicable plan, ordinance or policy establishing a measure of effectiveness for the

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

Findings of Fact:

a) The project site is located within the Reche Canyon / Badlands Area Plan of the Riverside County General Plan. Details of any future implementing project will be reviewed in conjunction with all applicable circulation plans. Additionally, this 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.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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e-i) 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. 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:

Pursuant to the Riverside County General Plan Figure 8 "Trails and Bikeway System" exhibit of the Reche Canyon / Badlands Area Plan, there is a designated "Regional Trail" in proximity of the project site. This project includes General Plan amendment only and will not result in any physical modifications to the site. During the review process of any future implementing project, consideration will be given to the nearby trails, to ensure its connectivity. As a result, impacts associated with this project are considered less than significant.

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) This General Plan Amendment will result in a change to the land use pattern for the area, from 5-acre minimum residential lots to 1-acre minimum residential lots. Although the project site is currently vacant land, this density increase will create a need for higher utility use at time of build-out. An

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

Source: Department of Environmental Health Review

Findings of Fact:

a-b) This General Plan Amendment will result in a change to the land use pattern for the area, from 5-acre minimum residential lots to 1-acre minimum residential lots. Although the project site is currently vacant land, this density increase will create a need for higher utility use at time of build-out. The future implementing project may be required to connect to and construct a sewer system, which could result in impacts. However, at this stage, the specific size and need of any new sewer infrastructure in 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, 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.

**47. Solid Waste**

a) Is the project served by a landfill with sufficient

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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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)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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a-b) This General Plan Amendment will result in a change to the land use pattern for the area, from 5-acre minimum residential lots to 1-acre minimum residential lots. Although the project site is currently vacant land, this density increase will create a need for higher utility use 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.

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

**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) This General Plan Amendment will result in a change to the land use pattern for the area, from 5-acre minimum residential lots to 1-acre minimum residential lots. Although the project site is currently vacant land, this density increase will create a need for higher utility use at time of build-out. The scope of any 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, 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

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.

**49. Energy Conservation**

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

Source: County of Riverside General Plan

Findings of Fact:

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.

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**

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?

Source: Staff review, 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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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 populations to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of rare or endangered plants or animals, 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 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, 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).



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

# AIRPORT LAND USE COMMISSION RIVERSIDE COUNTY



CHAIR October 9, 2015

Simon Housman  
Rancho Mirage

VICE CHAIRMAN  
Rod Ballance  
Riverside

COMMISSIONERS

Arthur Butler  
Riverside

John Lyon  
Riverside

Glen Holmes  
Hemet

Greg Pettis  
Cathedral City

Steve Manos  
Lake Elsinore

STAFF

Director  
Ed Cooper

John Guerin  
Russell Brady  
Barbara Santos

County Administrative Center  
4080 Lemon St., 14<sup>th</sup> Floor.  
Riverside, CA 92501  
(951) 955-5132

Mr. John Hildebrand, Contract Planner  
Riverside County Planning Department  
4080 Lemon Street, 12<sup>th</sup> Floor  
Riverside CA 92501  
[VIA HAND DELIVERY]

**RE: AIRPORT LAND USE COMMISSION (ALUC) DEVELOPMENT REVIEW**  
File No.: ZAP1144MA15  
Related File No.: GPA No. 00917 (Foundation Component General Plan  
Amendment)  
APNs: 473-420-010

Dear Mr. Hildebrand:

On October 8, 2015, the Riverside County Airport Land Use Commission (ALUC) found County of Riverside Case GPA No. 00917 (General Plan Amendment No. 917), a proposal to amend the General Plan (Reche Canyon/Badlands Area Plan) land use designation of 8.48 acres located westerly of Sean Court, northerly of Walther Avenue, and easterly of Harry Keith Drive from Rural: Rural Residential [R:RR] (5 acre minimum lot size) to Rural Community: Very Low Density Residential [RC:VLDR] (1 acre minimum lot size), **CONSISTENT** with the 2014 March Air Reserve Base/Inland Port Airport Land Use Compatibility Plan (March ALUCP).

This finding of consistency relates to airport compatibility issues and does not necessarily constitute an endorsement of this proposal. As the site is located within Airport Compatibility Zone E and the High Terrain Zone of the March ALUCP, both the existing and the proposed General Plan designations are consistent with the March ALUCP.

Due to the site's location within the High Terrain Zone, an aviation easement with the March Inland Port Airport Authority will be required prior to development of the property or recordation of a final map. Additionally, as the site is located at an elevation that exceeds the runway elevation (in feet above mean sea level) by more than 500 feet, all new structures at this site will require notice to the Federal Aviation Administration Obstruction Evaluation Service (via the online Form 7460-1 process – go to <https://oeaaa.faa.gov>) prior to construction.

If you have any questions, please contact Russell Brady, ALUC Contract Planner, at (951) 955-0549 or John Guerin, ALUC Principal Planner, at (951) 955-0982.

[www.rcaluc.org](http://www.rcaluc.org)

October 9, 2015

Sincerely,  
RIVERSIDE COUNTY AIRPORT LAND USE COMMISSION



Edward C. Cooper, Director

JJGJG

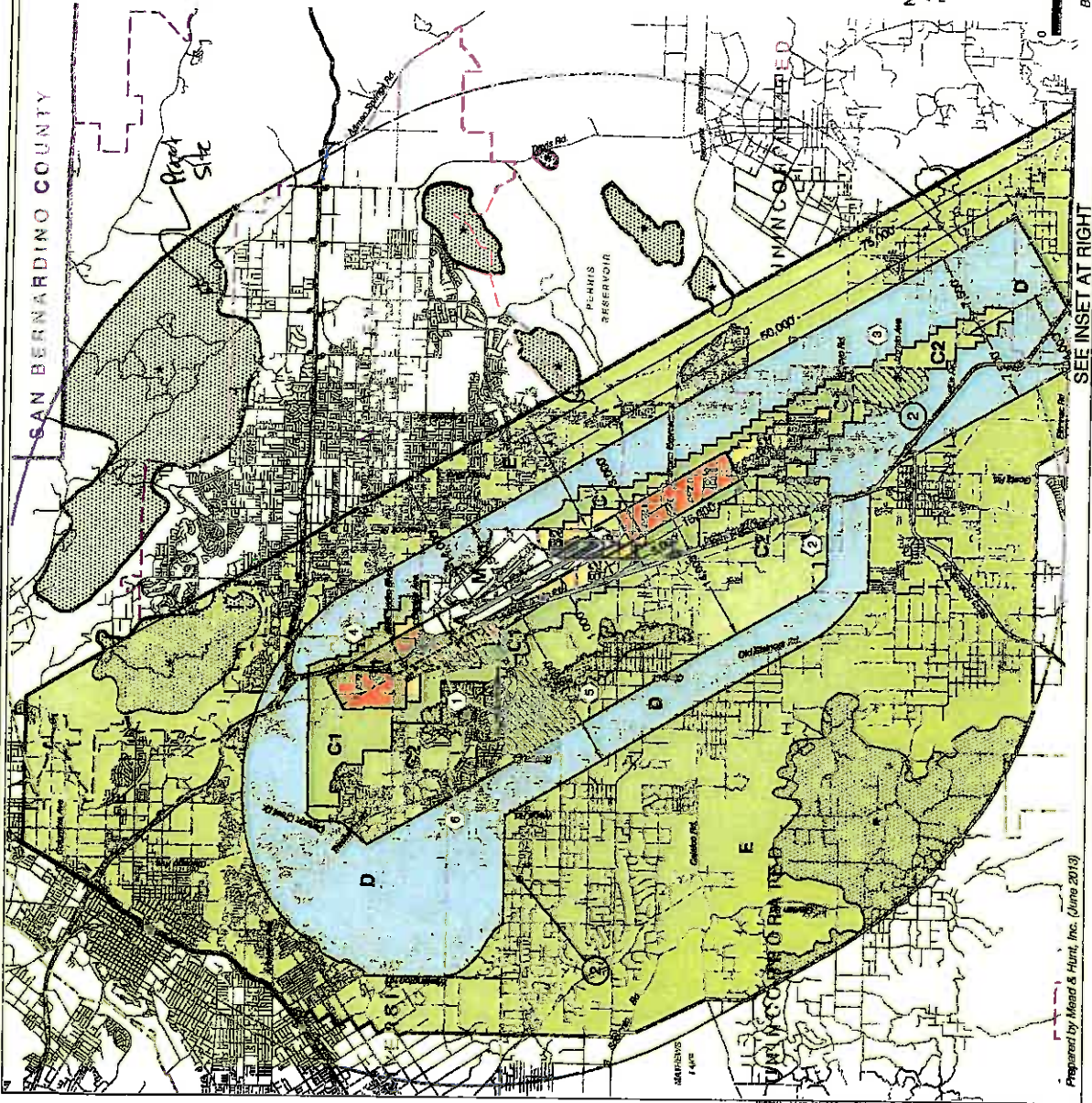
Attachment: Notice of Airport in Vicinity

cc: Vit Liskutin, Sean Court Estates, LLC (applicant) (Indiana Avenue address)  
Sean Court Estates (landowner) (Talcey Terrace address)  
Juan Perez, Director, Riverside County Transportation and Land Management Agency  
Gary Gosliga, Airport Manager, March Inland Port Airport Authority  
Denise Hauser or Sonia Pierce, March Air Reserve Base  
ALUC Case File

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# NOTICE OF AIRPORT IN VICINITY

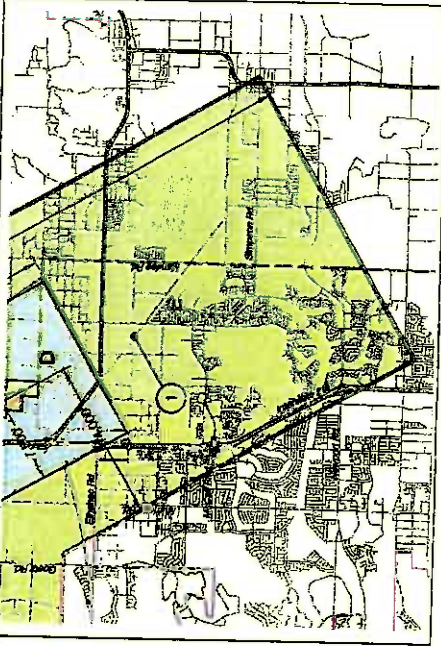
This property is presently located in the vicinity of an airport, within what is known as an airport influence area. For that reason, the property may be subject to some of the annoyances or inconveniences associated with proximity to airport operations (for example: noise, vibration, or odors). Individual sensitivities to those annoyances can vary from person to person. You may wish to consider what airport annoyances, if any, are associated with the property before you complete your purchase and determine whether they are acceptable to you. Business & Professions Code Section 11010 (b) (13)(A)



**LEGEND**

- Compatibility Zones**
- Airport Influence Area Boundary
  - Zone A
  - Zone B1
  - Zone B2
  - Zone C1
  - Zone C2
  - Zone D
  - Zone E
  - Zone M
- High Terrain Zone**  
 FAR Part 77 Military Outer Horizontal Surface Limits  
 FAR Part 77 Notification Area
- Boundary Lines**
- March Air Reserve Base / Air Force Property
  - March Joint Powers Authority Property Line
  - County Boundary
  - City Limits
- Site-Specific Exceptions (existing local agency commitments to development projects)**
- 1 March JPA: March Business Center/Meridian
  - 2 Perris: Harvest Landing
  - 3 Perris: Park West
  - 4 Moreno Valley: Affordable Housing
  - 5 March JPA: Ben Clark Training Center
  - 6 Riverside: Ridge Crest Subdivision
- 1** Point at which aircraft on Runway 32 ILS approach descend to 3,000 feet above runway end.  
 Airport Elevation is 7,535 feet MSL.
- 2** Point at which departing aircraft typically reach 3,000 feet above runway end.

**INSET**



**Riverside County**  
**Airport Land Use Commission**  
**March Air Reserve Base / Inland Port Airport**  
**Land Use Compatibility Plan**  
 (Adopted November 13, 2014)

Note: All dimensions are measured from runway ends and centerlines.



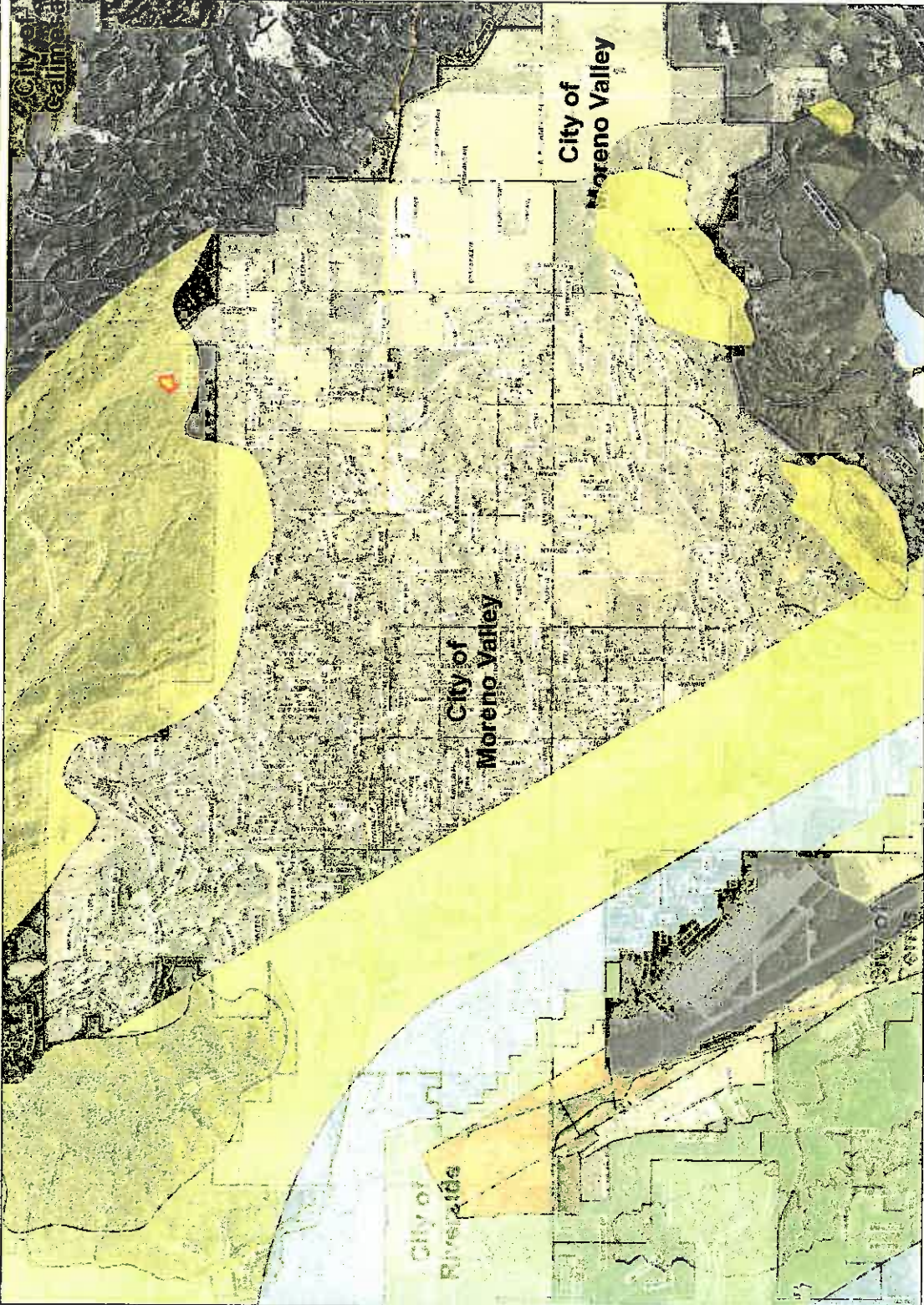
Base map source: County of Riverside 2013

Map MA-1

**Compatibility Map**  
 March Air Reserve Base / Inland Port Airport

Prepared by: Mead & Hunt, Inc. (June 2013)

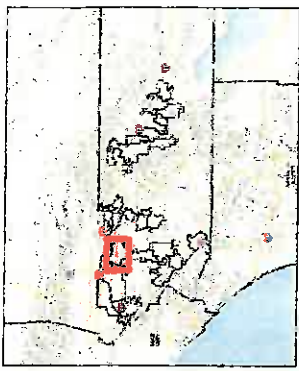
# My Map



## Legend

### Airport Compatibility

- OTHER ZONE
- A
- A-EXC1
- B1
- B1-APZ I
- B1-APZ I-EXC1
- B1-APZ II
- B1-APZ II-EXC1
- B1-EXC1
- B2
- B2-EXC1
- C
- C1
- C1-EXC1
- C1-EXC3
- C1-EXC4
- C1-HIGHT
- C2
- C2-EXC1
- C2-EXC2
- C2-EXC3
- C2-EXC5
- C2-EXC6
- C2-HIGHT
- C2-HIGHT-EXC1
- C2-HIGHT-EXC5



## Notes

**\*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.



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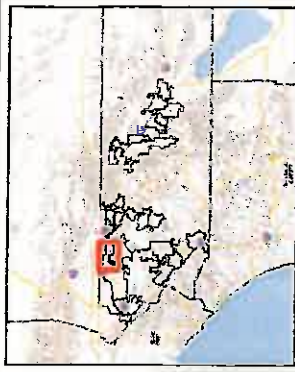
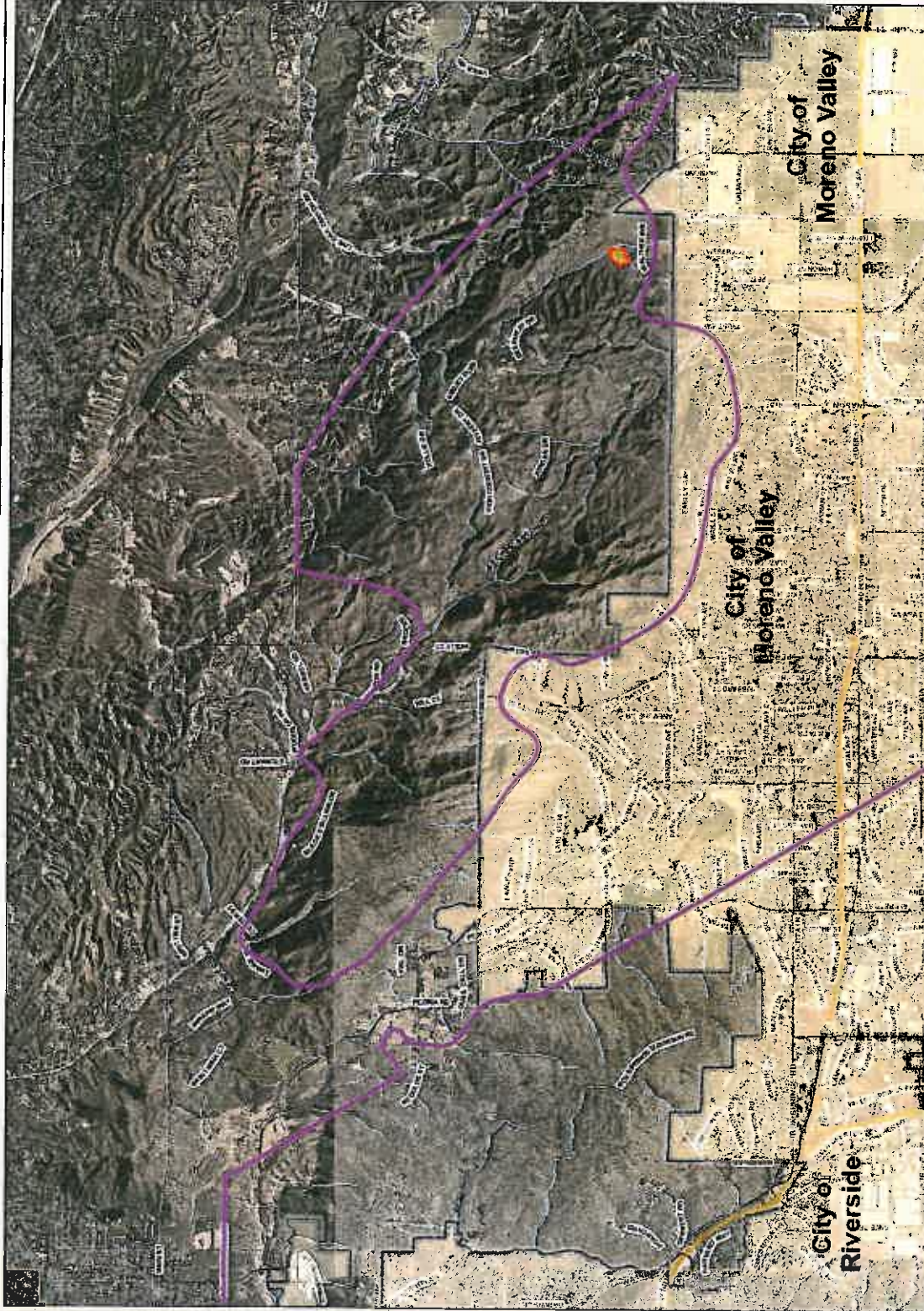


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# GPA00917 - AIA Map

Within: March Air Reserve Base



## Legend

- Airports
- AIA
- City Boundaries
- Cities
- highways\_large
- HWY
- INTERCHANGE
- INTERSTATE
- USHWY
- majorroads
- counties
- cities

**\*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.

## Notes

APN: 473-420-010



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## **NOTICE OF PUBLIC HEARING**

### **RIVERSIDE COUNTY AIRPORT LAND USE COMMISSION**

A PUBLIC HEARING has been scheduled before the Riverside County Airport Land Use Commission (ALUC) to consider the application described below.

Any person may submit written comments to the ALUC before the hearing or may appear and be heard in support of or opposition to the project at the time of hearing. The proposed project application may be viewed at the Riverside County Administrative Center, 4080 Lemon Street, 14<sup>th</sup> Floor, Riverside, California 92501, Monday through Thursday, from 8:00 a.m. to 5:00 p.m., and by prescheduled appointment on Fridays, from 9:00 a.m. to 5:00 p.m.

**PLACE OF HEARING:** Riverside County Administration Center  
4080 Lemon St., 1<sup>st</sup> Floor Hearing Room  
Riverside, California

**DATE OF HEARING:** October 8, 2015

**TIME OF HEARING:** 9:00 A.M.

**CASE DESCRIPTION:**

ZAP1144MA15 – Sean Court Estates, LLC (Representative: Vit Liskutin) – County Case No.: GPA 00917 (General Plan Amendment). A proposal to amend the Reche Canyon/Badlands Area Plan (General Plan) land use designation of an 8.48-acre parcel (to wit, Assessor's Parcel Number 473-420-010) located northerly of Walther Avenue, westerly of Sean Court, and easterly of Keith Drive from R:RR (Rural Residential [5 acre minimum] within the Rural Foundation Component) to RC: VLDR (Very Low Density Residential [one acre average lot size/one dwelling unit per acre] within the Rural Community Foundation Component.) (Airport Compatibility Zone E/High Terrain Zone of the March Air Reserve Base/Inland Port Airport Influence Area)

**FURTHER INFORMATION:** Contact Russell Brady at (951) 955-0549 or John Guerin at (951) 955-0982. The ALUC holds hearings for local discretionary permits within the Airport Influence Areas, reviewing for aeronautical safety, noise and obstructions. All other concerns should be addressed to Mr. John Hildebrand of the Riverside County Planning Department, at (951) 955-1888.



**APPLICATION FOR MAJOR LAND USE ACTION REVIEW**  
**RIVERSIDE COUNTY AIRPORT LAND USE COMMISSION**

ALUC Identification No.

ZAP1144MAIS

**PROJECT PROPONENT (TO BE COMPLETED BY APPLICANT)**

Date of Application 02-01-2008 = GPA 00917  
 Property Owner Sean Court Estates, LLC c/o Vit Lishtin Phone Number 951-907-0097  
 Mailing Address 7095 Indione Avenue, Suite 110  
Riverside, CA 92506

Agent (if any) Same Phone Number \_\_\_\_\_  
 Mailing Address \_\_\_\_\_

**PROJECT LOCATION (TO BE COMPLETED BY APPLICANT)**

*Attach an accurately scaled map showing the relationship of the project site to the airport boundary and runways*

Street Address North of Wether Ave., West of Sean Ct.  
 Assessor's Parcel No. 473-420-010 Parcel Size 8.48 AC  
 Subdivision Name \_\_\_\_\_ Zoning Classification Residential Ag (R-A-1)  
 Lot Number \_\_\_\_\_

**PROJECT DESCRIPTION (TO BE COMPLETED BY APPLICANT)**

*If applicable, attach a detailed site plan showing ground elevations, the location of structures, open spaces and water bodies, and the heights of structures and trees; include additional project description data as needed*

Existing Land Use (describe) Foundation General Plan = Rural (R)  
General Plan = Rural Residential (RA)  
 Proposed Land Use (describe) Foundation General Plan = Rural Community (RC)  
General Plan = Very Low Density Residential (VLDR)  
(File No. GPA 00917)

For Residential Uses Number of Parcels or Units on Site (exclude secondary units) None - No units/one Parcel  
 For Other Land Uses Hours of Use \_\_\_\_\_  
 (See Appendix C) Number of People on Site Maximum Number \_\_\_\_\_  
 Method of Calculation \_\_\_\_\_

Height Data Height above Ground or Tallest Object (including antennas and trees) unknown - GPA only ft.  
 Highest Elevation (above sea level) of Any Object or Terrain on Site \_\_\_\_\_ ft.

Flight Hazards Does the project involve any characteristics which could create electrical interference, confusing lights, glare, smoke, or other electrical or visual hazards to aircraft flight?  Yes  
 No  
 If yes, describe None

**REFERRING AGENCY (APPLICANT OR JURISDICTION TO COMPLETE)**

Date Received	_____	Type of Project	
Agency Name	_____	<input checked="" type="checkbox"/> General Plan Amendment	GA000917
Staff Contact	_____	<input type="checkbox"/> Zoning Amendment or Variance	
Phone Number	_____	<input type="checkbox"/> Subdivision Approval	
Agency's Project No.	_____	<input type="checkbox"/> Use Permit	
	_____	<input type="checkbox"/> Public Facility	
	_____	<input type="checkbox"/> Other	

A. **NOTICE:** Failure of an applicant to submit complete or adequate information pursuant to Sections 65940 to 65948 inclusive, of the California Government Code, MAY constitute grounds for disapproval of actions, regulations, or permits.

B. **SUBMISSION PACKAGE:**

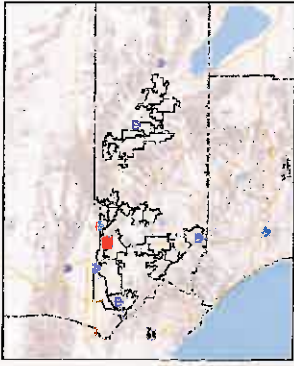
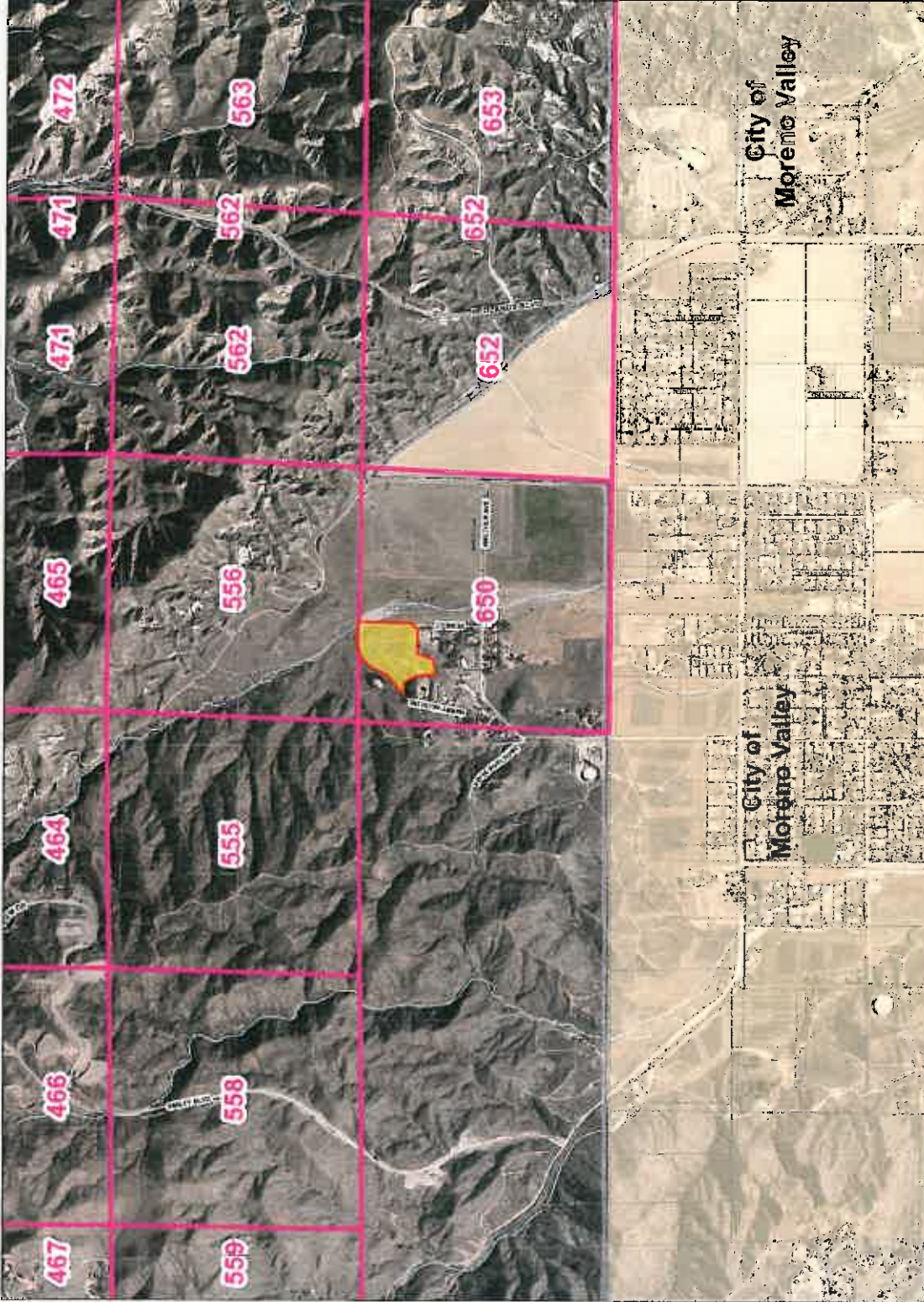
**ALUC REVIEW**

- 1 . . . . . Completed Application Form
- 1 . . . . . Project Site Plan – Folded (8-1/2 x 14 max.)
- 1 . . . . . Elevations of Buildings - Folded
- 1 Each . 8 ½ x 11 reduced copy of the above
- 1 . . . . . 8 ½ x 11 reduced copy showing project in relationship to airport.
- 1 Set . Floor plans for non-residential projects
- 4 Sets . Gummed address labels of the Owner and representative (*See Proponent*).
- 1 Set . Gummed address labels of all property owners within a 300' radius of the project site. If more than 100 property owners are involved, please provide pre-stamped envelopes (size #10), with ALUC return address.
- 4 Sets . Gummed address labels of the referring agency (City or County).
- 1 . . . . . Check for Fee (See Item "C" below)

**STAFF REVIEW (Consult with ALUC staff planner as to whether project qualifies)**

- 1 . . . . . Completed Application Form
- 1 . . . . . Project Site Plans – Folded (8-1/2 x 14 max.)
- 1 . . . . . Elevations of Buildings - Folded
- 1 . . . . . 8 ½ x 11 Vicinity Map
- 1 Set . Gummed address labels of the Owner and representative (*See Proponent*).
- 1 Set . Gummed address labels of the referring agency.
- 1 . . . . . Check for review—See Below

**GPA00917**  
**MSHCP Criteria Cells**



**Legend**

- Display Parcels
- Airports
- Criteria Cells
- City Boundaries
- Cities
- roads
- highways
- HWY
- INTERCHANGE
- INTERSTATE
- OFFRAMP
- ONRAMP
- USHWY
- counties
- cities
- hydrography
- waterbodies
- Lakes
- Rivers

**Notes**

\*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... 6/18/2015 3:35:59 PM

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

528B



FROM: TLMA – Planning Department

SUBMITTAL DATE:  
December 3, 2008

**SUBJECT: GENERAL PLAN AMENDMENT NO. 917 - Foundation/Regular – Applicant:** Sean Court Estates, LLC. – **Engineer/Representative:** Vit Liskutin - Fifth Supervisorial District - Edgemont-Sunnymead Zoning District - Reche Canyon/Badlands Area Plan: Rural: Rural Residential (RUR-RR) (5 Ac. Min.) – **Location:** Northerly of Walther Avenue, easterly of Keith Drive, and westerly of Sean Court. - 8.48 Gross Acres - **Zoning:** Residential Agricultural - 1 Acre Minimum (R-A-1) - **REQUEST:** This General Plan Amendment proposes to amend the General Plan Foundation Component of the subject site from Rural (RUR) to Rural Community (RC) and to amend the General Plan land use designation of the subject site from Rural Residential (RR) (5 Acre Minimum) to Very Low Density Residential (VLDR) (1 Acre Minimum) - APN: 473-420-010

**RECOMMENDED MOTION:**

The Planning Director recommends that the Board of Supervisors adopt an order initiating 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 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

Ron Goldman  
Planning Director

RG:TH

REVIEWED BY EXECUTIVE OFFICE  
DATE 12/10/08  
Tina Grande  
Departmental Concurrence

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

Prev. Agn. Ref.

District: Fifth

Agenda Number:

15.6

The Honorable Board of Supervisors  
RE: General Plan Amendment No. 917  
Page 2 of 2

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 917\GPA00917 BOS Package\GPA00917 Form 11a.doc

**Agenda Item No.: 6.9**  
**Area Plan: Reche Canyon/Badlands**  
**Zoning District: Edgemont-Sunnymead**  
**Supervisory District: Fifth**  
**Project Planner: Tamara Harrison**  
**Planning Commission: October 1, 2008**  
**Continued from August 12, 2008**

**General Plan Amendment No. 917**  
**Applicant: Sean Court Estates, LLC**  
**Engineer/Representative: Vit Liskutin**

## **COUNTY OF RIVERSIDE PLANNING DIRECTOR'S REPORT AND RECOMMENDATIONS**

### **RECOMMENDATIONS:**

The Planning Director recommended that adoption of an order initiating proceedings for General Plan Amendment No. 917 would be appropriate and the Planning Commission made the comments below. The Planning Director continues to recommend the initiation of proceedings for GPA00917. 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 Further Comments

**Commissioner John Snell:** No Further Comments

**Commissioner John Petty:** No Further Comments

**Commissioner Jim Porras:** No Further Comments

**Commissioner Jan Zuppardo:** Commissioner Zuppardo expressed that she was familiar with site and area. She concurs with staff that initiation is appropriate.

**Agenda Item No.: 6.9**  
**Area Plan: Reche Canyon/Badlands**  
**Zoning District: Edgemont- Sunnymead**  
**Supervisory District: Fifth**  
**Project Planner: Tamara Harrison**  
**Planning Commission: October 1, 2008**  
**Continued from August 12, 2008**

**General Plan Amendment No. 917**  
**E.A. Number 41739**  
**Applicant: Sean Court Estates**  
**Engineer/Rep.: Vit Liskutin**

## **COUNTY OF RIVERSIDE PLANNING DEPARTMENT STAFF REPORT**

### **PROJECT DESCRIPTION AND LOCATION:**

The applicant proposes to amend the General Plan Foundation and Land Use designations from "Rural: Rural Residential" (RUR:RR) (5 acre min.) to "Rural Community: Very Low Density Residential (RC:VLDR) (1 acre min.) for an approximately 8.48-acre parcel. The project is located westerly of the Sean Court, northerly of Walther Avenue, and easterly of Keith Drive.

### **FURTHER PLANNING CONSIDERATION:**

**September 8, 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 parcel is located in the "Reche Canyon" community within the "Reche Canyon/Badlands Area Plan." The community is characterized by large-lot residential uses. Staff was initially concerned about the compatibility between the proposal and the existing character of the area since the area is dominated by larger lots that meet and exceed the current designation. The applicant has indicated that adjacent lots to the south and the southwest of the site are currently 1 acre lots that have been developed for residential purposes.

The high risk of wildland fires due to the unique features of the area and lack of public secondary access was also a concern. The applicant has provided documentation in the form of grant deeds showing that there are 2 additional access points via easements to the subject site other than the primary point at Sean Court. The first easement is located to the southwest of the subject parcel from Harry Keith Road and the second easement is located directly south of the southern most portion of the subject lot from Walther Avenue (see attached).

The site is also within ½ mile of several faults creating the increased potential for seismic hazards, fault rupture and subsequently adding to the potential for fire hazards. The applicant indicated that a geological investigation will be completed at the project level if deemed necessary.

**RECOMMENDATION:**

Comment that adoption of an order initiating proceedings for General Plan Amendment No. 917 from Rural: Rural Residential to Rural Community: Very Low Density Residential **would be appropriate.**



**Agenda Item No.: 5.23**  
**Area Plan: Reche Canyon/Badlands**  
**Zoning District: Edgemont- Sunnymead**  
**Supervisory District: Fifth**  
**Project Planner: Tamara Harrison**  
**Planning Commission: August 12, 2008**

**General Plan Amendment No. 917**  
**E.A. Number 41739**  
**Applicant: Sean Court Estates**  
**Engineer/Rep.: Vit Liskutin**

## **COUNTY OF RIVERSIDE PLANNING DEPARTMENT STAFF REPORT**

### **PROJECT DESCRIPTION AND LOCATION:**

The applicant proposes to amend the General Plan Foundation and Land Use designations from "Rural: Rural Residential" (RUR:RR) (5 acre min.) to "Rural Community: Very Low Density Residential (RC:VLDR) (1 acre min.) for an approximately 8.48-acre parcel. The project is located westerly of the Sean Court, northerly of Walther Avenue, and easterly of Keith Drive.

### **POTENTIAL ISSUES:**

The subject parcel is located in the "Reche Canyon" community within the "Reche Canyon/Badlands Area Plan." The community is characterized by large-lot residential uses with the majority of the lots being 2 ½ acres or larger. Proposing a density of 1 dwelling per acre conflicts with the vision for the area and is incompatible with the character of the area as well.

The site has been identified as having a high risk of wildland fires due to the unique features of the area including the mountainous and vegetated features. The safety element of the General Plan addresses these risks in a number of ways including deterring building in those "high risk" areas and providing secondary public access for the areas that are proposing developments. Currently, the subject site lacks secondary public access. Increasing the density for this site would create an inconsistency between the land use map/element and the safety element of the General Plan.

The site is also within ½ mile of several faults creating the increased potential for seismic hazards, fault rupture and subsequently adding to the potential for fire hazards. Again, increasing the density would create an inconsistency between the land use map/element and the safety element of the General plan, potentially increasing the possibility of hazardous activities.

No substantial evidence has been provided to show that new conditions or circumstances are present in the area to justify the proposed change. The surrounding area remains rural in character as identified by the vision and setting for the Reche Canyon/Badlands area plan.

### **RECOMMENDATION:**

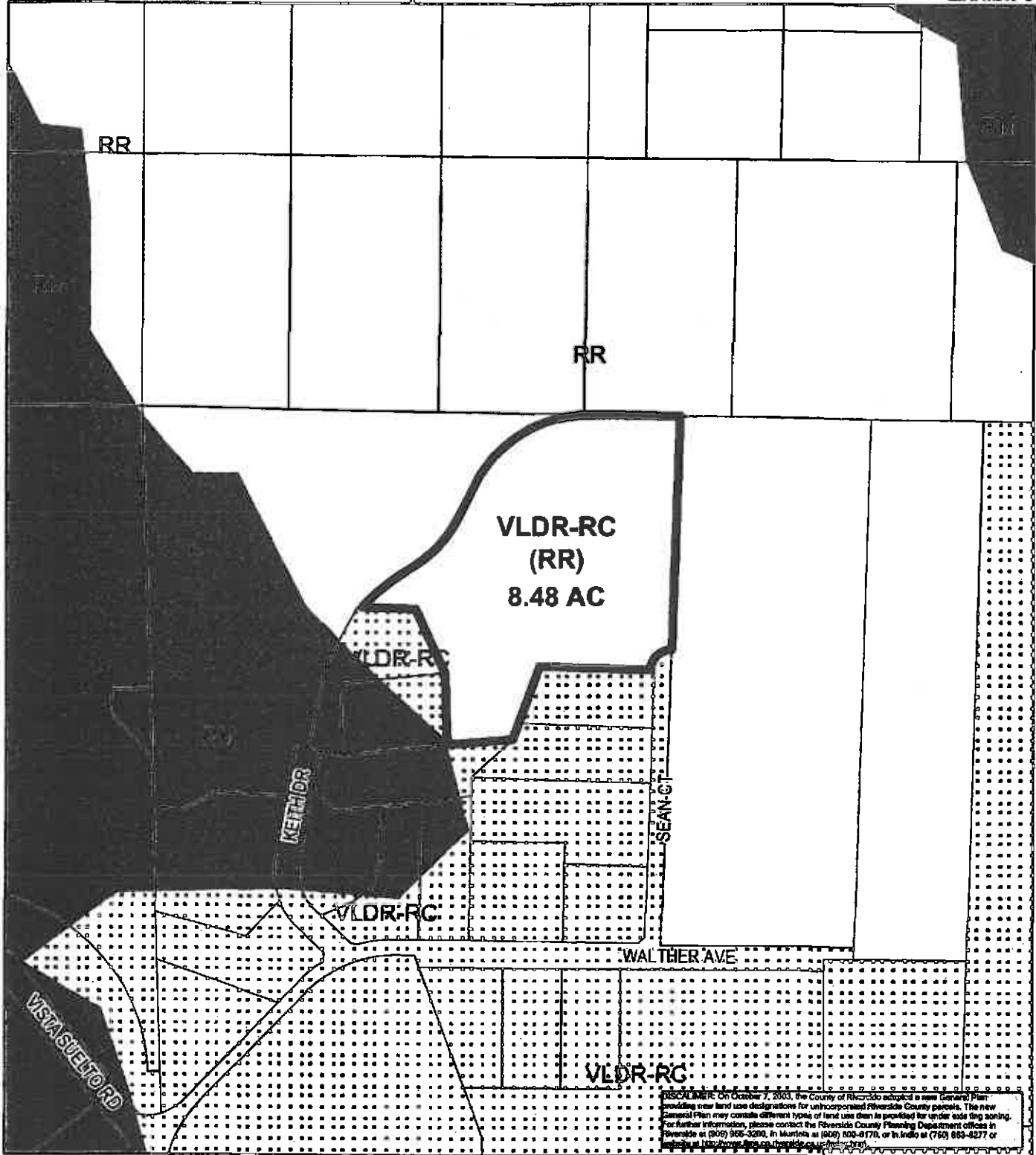
Comment that adoption of an order initiating proceedings for General Plan Amendment No. 917 from Rural: Rural Residential to Rural Community: Very Low Density Residential **would not be appropriate.**

Supervisor Ashley  
District 5  
Date Drawn: 2/15/08

# GPA00917

## Proposed General Plan

Planner: Amy Aldana  
Date: 2/20/08  
Exhibit 6



### RIVERSIDE COUNTY PLANNING DEPARTMENT

Zone  
District: Edgemont-Sunnymead  
Township/Range: T2SR3W  
Section: 26



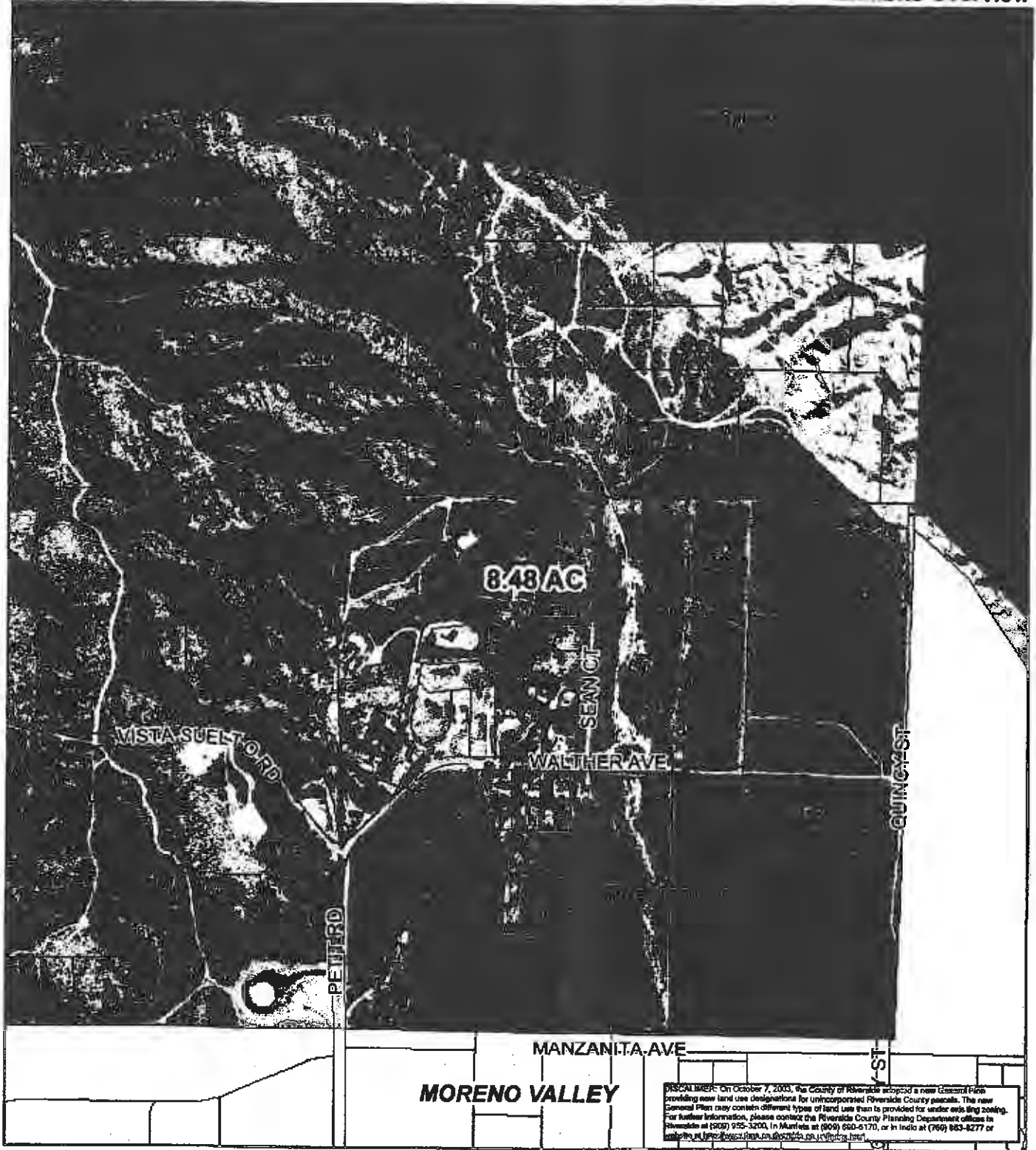
Assessors  
Bk.Pg. 473-42  
Thomas  
Bros. Pg. 688 D6



Supervisor Ashley  
District 5  
Date Drawn: 2/15/08

**GPA00917**  
**DEVELOPMENT OPPORTUNITY**

Planner: Amy Aldana  
Date: 2/20/08  
Exhibits Overview



**RIVERSIDE COUNTY PLANNING DEPARTMENT**

District  
Plan: Edgemont-Sunnymead  
Township/Range: T2SR3W  
Section: 26

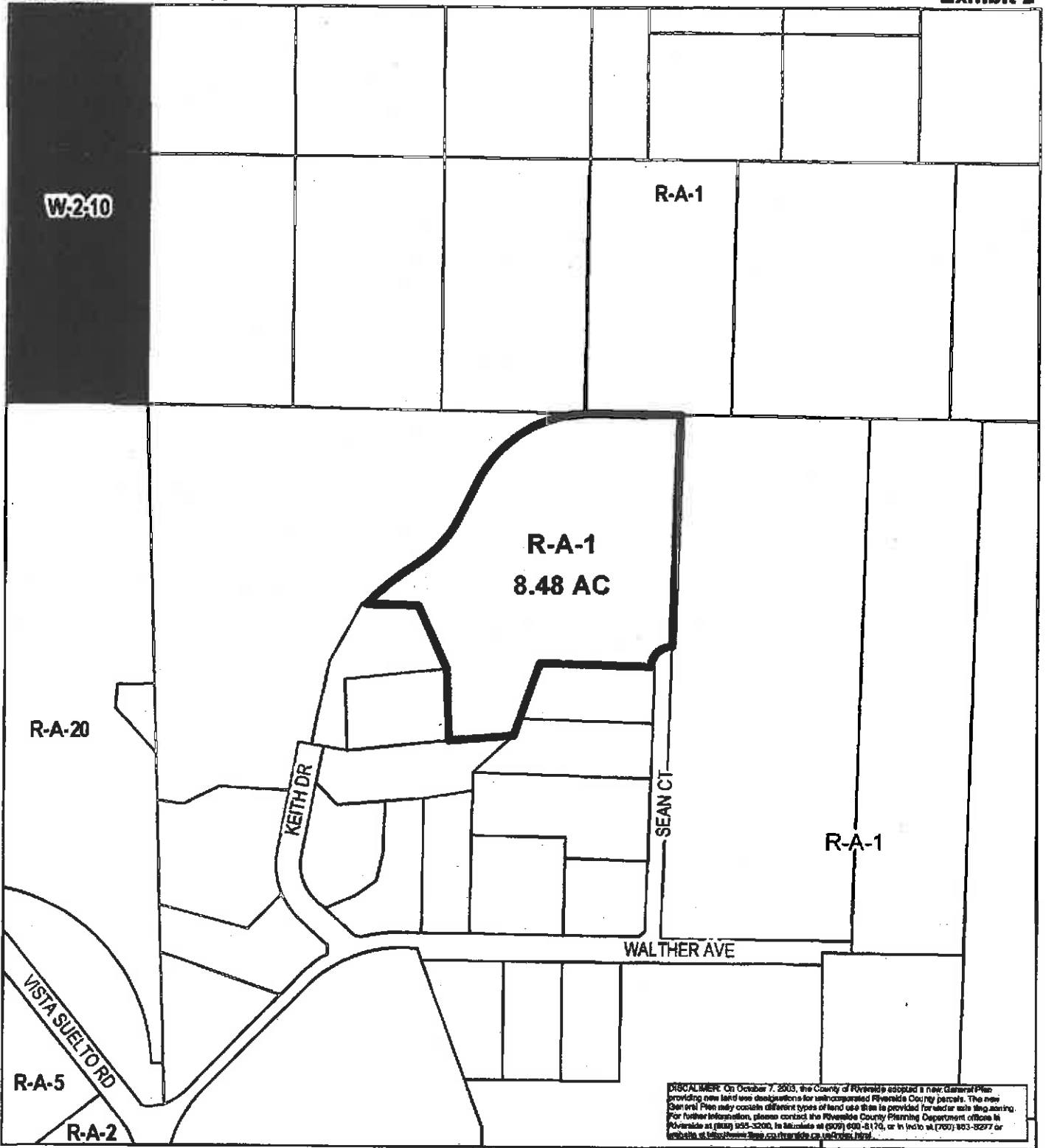


Assessors  
Bk. Pg. 473-42  
Thomas  
Bros. Pg. 688 D6

Supervisor Ashley  
District 5  
Date Drawn: 2/15/08

**GPA00917**  
**EXISTING ZONING**

Planner: Amy Aldana  
Date: 2/15/08  
Exhibit 2

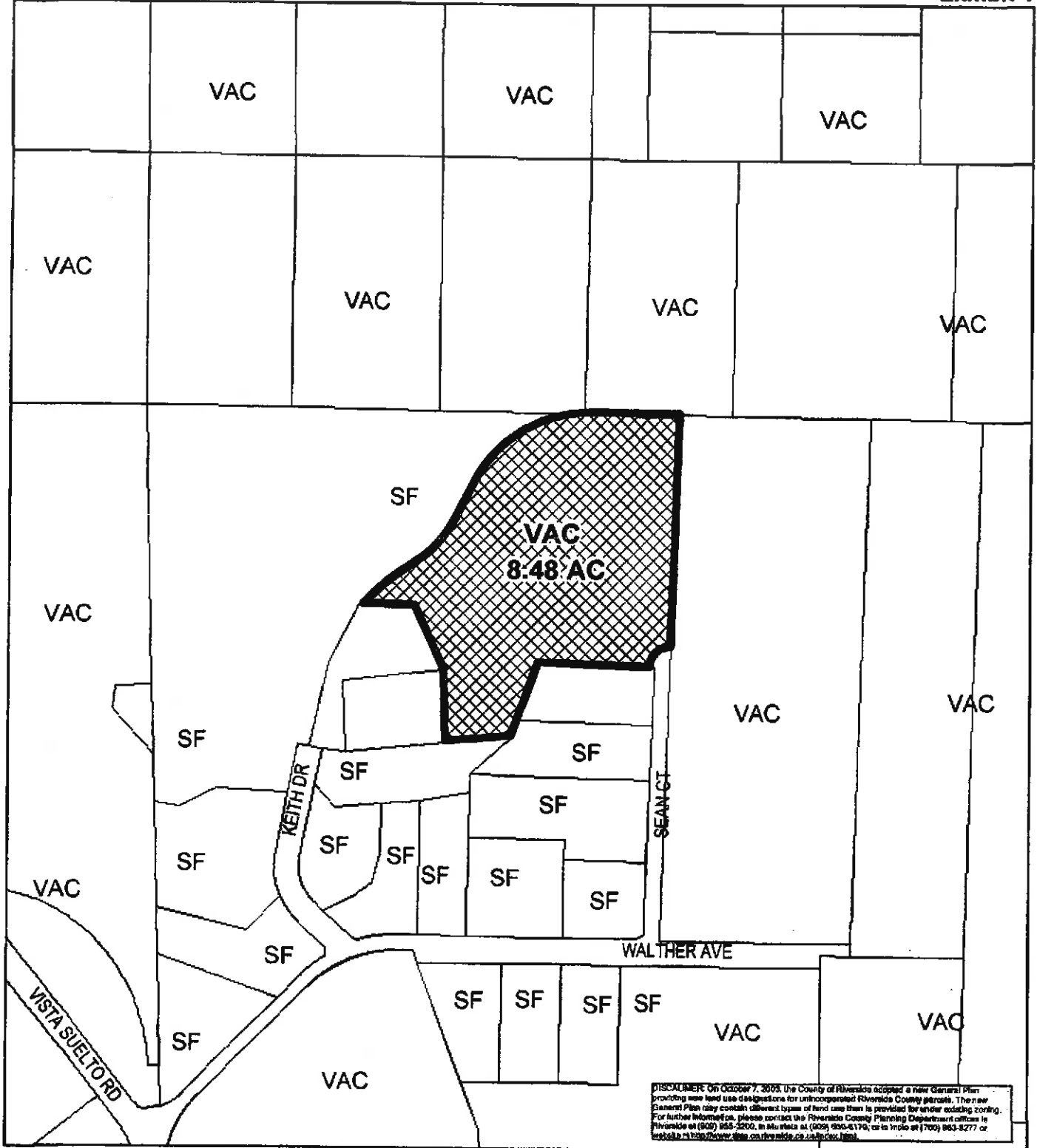


Zone  
District: Edgemont-Sunnymead  
Township/Range: T2SR3W  
Section : 26

**RIVERSIDE COUNTY PLANNING DEPARTMENT**

Assessors  
Bk. Pg. 473-42  
Thomas  
Bros. Pg. 688 D6





Zone  
District: Edgemont-Sunnymead  
Township/Range: T2SR3W  
Section : 26

RIVERSIDE COUNTY PLANNING DEPARTMENT



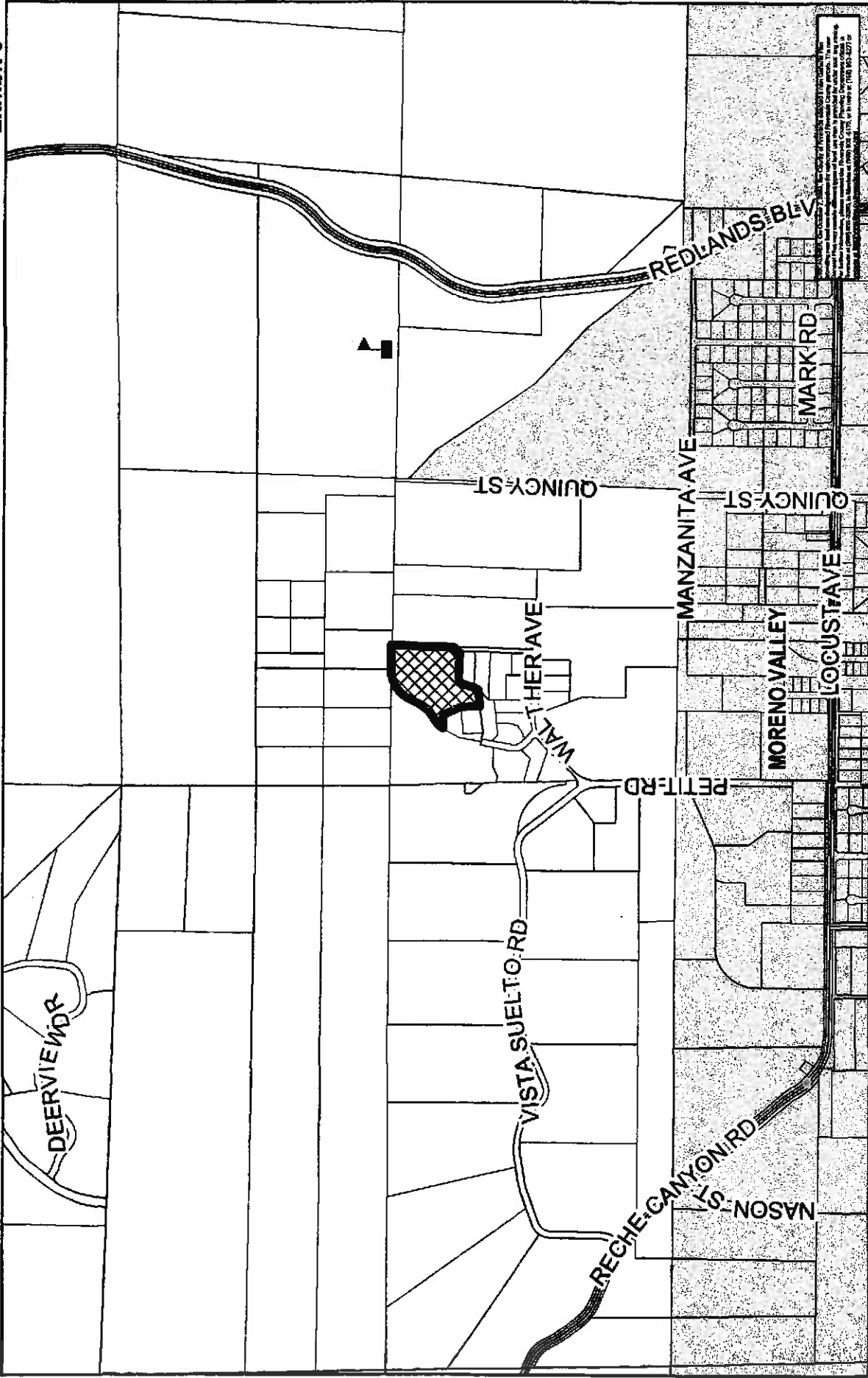
Assessors  
Bk. Pg. 473-42  
Thomas  
Bros. Pg. 688 D6



Supervisor Ashley  
District 5  
Date Drawn: 2/15/08

# GPA00917 POLICY AREAS

Planner: Amy Aldana  
Date: 2/20/08  
Exhibit 8



Zone Edgemont-Sunnymead  
District: T2SR3W  
Township/Range: 26

## RIVERSIDE COUNTY PLANNING DEPARTMENT

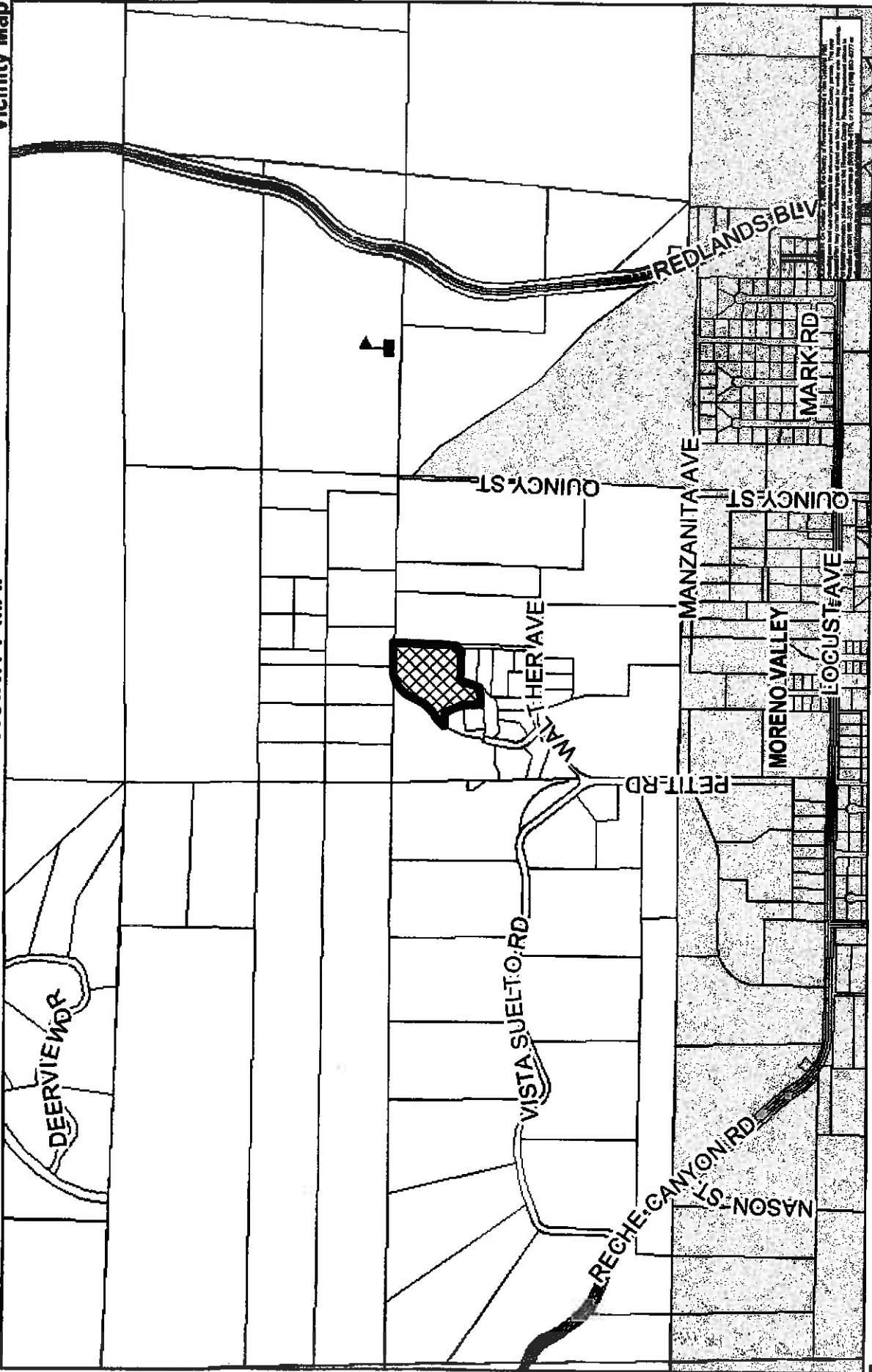
Assessors  
Bk. Pg. 473-42  
Thomas  
Bros. Pg. 688 D6



Supervisor Ashley  
District 5  
Date Drawn: 2/15/08

# GPA00917 VICINITY MAP

Planner: Amy Aldana  
Date: 2/20/08  
Vicinity Map



Zone  
District: Edgemont-Sunnymead  
Township/Range: T2SR3W  
Section : 26

RIVERSIDE COUNTY PLANNING DEPARTMENT

Assessors  
Bk. Pg. 473-42  
Thomas  
Bros. Pg. 688 D6



Sean Court Estates, LLC.  
P.O. Box 20146  
Riverside, CA. 92516  
Tel: (951) 907 - 0097 Fax: (951) 776 - 1706

---

August 25, 2008

Riverside County Planning Department  
4080 Lemon Street, 9th Floor  
P. O. Box 1409  
Riverside, CA 92502-1409  
Tel. (951) 955-1881  
Fax (951) 955-3157

Attn.: Michael Harrod, Principal Planner

Ref.: Case No.: GPA 00917, Application for Foundation Component Amendment to the Riverside County General Plan from Rural Residential (RR, 5 Ac. Min.) to Very Low Density Residential (VLDR, 1 Ac. min.), or Estate Density Residential (EDR, 2 Ac. min.). (Application).

Subject Parcel: APN 473-420-010-3

Dear Mr. Harrod:

This letter and the enclosed information are submitted to provide additional information in support of the above referenced Application.

The Staff Report prepared by the Planning Department raises several issues referencing the safety element of the General Plan (Riverside County Integrated Project, Ch. 6. Safety Element), in support of the recommendation that the General Plan Amendment pursuant to the Application would not be appropriate. These issues are:

- 1) Proposing a density of 1 dwelling per acre is incompatible with the character of the area,
- 2) The site lacks secondary public access as addressed in safety element of General Plan, and
- 3) The site is within ½ mile of several faults creating increased potential for seismic hazard and fault rupture.

In this letter, I will address these issues to show that adoption of an order initiating proceedings for General Plan Amendment from Rural Residential (RR, 5 Ac. Min.) to Very Low Density Residential (VLDR, 1 Ac. min.), or Estate Density Residential (EDR, 2 Ac. min.) pursuant to the Application is appropriate and therefore should be recommended.



**1) Proposing a density of 1 dwelling per acre is incompatible with the character of the area;**

The Staff report states that "the community is characterized by large lot residential uses with majority of lots of 2 ½ Ac or larger".

Specifically, the Subject Parcel is surrounded by Very Low Density Residential (1 Ac. min) developments on the south and southwest, containing approximately 15 parcels. Parcels in these developments vary in sizes from 1 Ac to 2 Ac and they are all now developed with single family residences. Adjacent to the Subject Parcel to the west are two parcels approximately 1 Ac each owned by Eastern Municipal Water District and used for a water storage tank.

Properties to the north, northwest and east are designated as RR (5 Ac. min.). Parcels to the north are 5 Ac in size. Parcels to the northwest and east directly adjacent to the Subject Parcel are about 13 Ac and 14 Ac large and capable of subdivision into 5 Ac parcels.

In contrast, the Subject Parcel is of an irregular shape and 8.5 Ac large. Therefore it is incapable of being subdivided into smaller residential parcels under the current RR designation. As is, the Subject Parcel does not conform to any surrounding land use designation and cannot be efficiently and economically used as a single-family residence site. The parcel was originally a part of a larger parcel used for agricultural purposes, in particular as a fruit orchard and for grazing. These uses ceased decades ago and will not be resumed as the character of the entire area changes into single-family uses.

The proposed Amendment to the GP to allow divisibility of the Subject Parcel will bring the parcel to conformity with the land use of the properties in the area and will provide for more efficient, economical and productive use of land consistent with the public policy.

Although the Application proposes to change the land use designation of the subject parcel to Very Low Density Residential (VLDR, 1 Ac. min.), the change to Estate Density Residential (EDR, 2 Ac min) would be acceptable, and would bring the Subject Parcel to conformity with "majority of lots being 2 ½ Ac ..." as stated in the Staff Report.

Therefore the proposed Amendment to GP should be recommended for approval.

**2) The site lacks secondary public access as addressed in the safety element of General Plan (Fire Hazard).**

The safety element (Fire Hazard) does not expressly "deter building in high risk fire areas". It states "proposed development in Hazardous Fire areas shall provide secondary public access, unless determined otherwise by the County Fire Chief".

Currently, the main public access to the Subject Parcel is provided via Sean Court that terminates at the southeast corner of the Subject Parcel.

In addition, the Subject Parcel has two alternative private accesses. One from the southwest, from north terminus of Harry Keith Rd. via EMWD parcel and the second from the south, from Walther Ave. via Parcels 1 and 4 of PM 23331 (see attached Site Plan, Exhibit B, as revised August 25, 2008).

Our preliminary discussions with the County Fire Department indicated that utilizing proper layout of a proposed subdivision combined with use of these alternative accesses would likely result in a solution to proposed subdivision acceptable to Fire Department.

However, the specific solution will be determined at the time when a subdivision project application including a tentative map is submitted.

Therefore, "lack of secondary public access" issue should not be used against recommending the Application for GP Amendment for approval, and the Application should be recommended for Approval.

**3) The site is within ½ mile of several faults creating increased potential for seismic hazard and fault rupture (Safety Element, Seismic Hazard).**

The safety element does not prohibit residential development in A-P and County fault zones. It requires geological studies for proposed critical structures, high occupancy, schools, high-risk structures, etc. within 0.5 Mi of faults. Under the proposed Application, no such structure is contemplated.

The safety element states "within ... Fault Zones, proposed tracts of four or more dwelling units must investigate the potential for and set backs from ground rupture hazard". It further describes a method of site trenching, determination of location of faulting and establishing building set backs as min. 50 feet from any active fault based on a geologist's report prepared for the project.

The Application does not propose any specific development. The geological investigation, if required, is "project development specific" and is completed only after a project application is submitted, during planning stages of the development.

Therefore the issue of site location being "within ½ Mi of several fault zones" should not be used against recommending the Application for GP Amendment to change land use for approval, and the Application should be recommended for approval.

**Conclusion:**

In this letter I have addressed issues raised in The Staff Report and used in support of the recommendation that the General Plan Amendment pursuant to the Application would not be appropriate.

In my analysis I showed that these issues were raised either without consideration of all relevant information and conditions, or they relate to a specific project application, rather than an Application for change of land use. By addressing these issues, I presented substantial evidence that, contrary to the Staff Report, conditions and circumstances justify modifying General Plan.

Therefore I request, that the Application for GPA for change of Land use from Rural Residential (RR, 5 Ac. Min.) to Very Low Density Residential (VLDR, 1 Ac. min.), or, in alternative, to Estate Density Residential (EDR, 2 Ac. min.), be recommended for approval.

Included with this letter are 1) Exhibit B, Site Plan as revised (5 copies), 2) three recorded deeds granting alternative accesses to the Subject Parcel, and 3) additional site photos.

Page 4

Case No.: GPA 00917

Additional Information

I am planning to attend a meeting with the Planning Department scheduled for September 5, 2008, 9 a.m., to review the Application and the information submitted herewith.

Please, feel free to contact me anytime regarding the information submitted. Thank you for your cooperation in this matter.

Sincerely,

Sean Court Estates, LLC

A handwritten signature in black ink, appearing to read "Vit Liskutin". The signature is written in a cursive, flowing style.

Vit Liskutin

P.O. Box 20146

Riverside, CA. 92516

Tel.: (951) 907 - 0097

Fax: (951) 776 - 1706

e-mail: [liskvsr@hotmail.com](mailto:liskvsr@hotmail.com)

c.c.: file

DOC # 2008-0049637

01/31/2008 08:08A Fee:NC

Page 1 of 6

Recorded in Official Records

County of Riverside

Larry M. Ward

Assessor, County Clerk & Recorder



Recording Requested By and when Recorded Return to:

Eastern Municipal Water District  
P.O. Box 8300  
Perris, CA 92572-8300

Attn: Right of Way Department

This Document Must Be Signed in the Presence of Notary & Notarized.

S	R	U	PAGE	SIZE	DA	MISC	LONG	RFD	COPY
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NEHB CE									604

C  
604

APN 473-420-011 & 012  
W.O.C.O. Walters Tank  
RB-5231

No Recording Fee Required Pursuant to Government Code Section 27383

**GRANT OF EASEMENT**

FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,

**EASTERN MUNICIPAL WATER DISTRICT, A MUNICIPAL WATER DISTRICT** (hereinafter referred to as "GRANTOR")

DOES HEREBY GRANT TO

**SEAN COURT ESTATES LLC** (hereinafter referred to as "GRANTEE")

a perpetual non-exclusive easement and right of way for ingress, egress and utility purposes, on, over, and across that certain property situated in the County of Riverside, State of California, described as follows:

(SEE EXHIBITS "A" AND "B" ATTACHED HERETO AND MADE A PART HEREOF)

Grantor retains the right to the use of the land described herein except as to any use in derogation of the easement contained herein, and specifically agrees that no trees shall be planted on the easement and no buildings or other structures of any kind, except road improvements, will be placed, constructed, or maintained over the real property described herein. It is understood that the permanent easements and the rights of way above described shall be acquired subject to the rights of the Grantor, Grantor's successors, heirs and assigns, to use the surface of the real property within the boundaries of such easements and rights of way. It is understood that any use of the surface rights by Grantor, and Grantor's successors, heirs and assigns, shall be deemed a continuing permissive use allowed by Grantee, its successors, heirs and assigns, and each successor-in-interest of the Grantor, by acceptance of a conveyance of said property or interest therein admits and agrees that any such use is a continuing permissive use. It is understood that each and every right and privilege hereby granted is free and alienable. Notwithstanding the foregoing, it is understood and agreed that this Grant of Easement shall not be construed as a Grant of Fee Title. Grantee, its successors and assigns, shall restore, or cause to be restored, the surface or subsurface of the real property hereinabove described to the condition said property was in as of the time of performance of any enlargement, construction, reconstruction, removal and replacement, operation, inspection, maintenance, repair, improvement and relocation, and such restoration shall be performed with due diligence and dispatch.

IN WITNESS WHEREOF, this instrument has been executed the day of January 30, 2008

GRANTORS: EASTERN MUNICIPAL WATER DISTRICT, A MUNICIPAL WATER DISTRICT

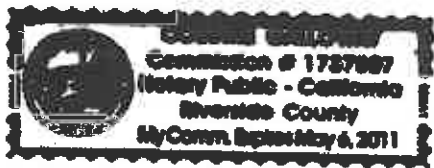
DATE: 1/30/2008

BY: [Signature]  
Anthony J. Pack, General Manager

CALIFORNIA ALL-PURPOSE ACKNOWLEDGEMENT

State of California }  
County of Riverside } ss.

On Jan. 30, 2008, before me, Corinne Gallaway, Notary Public,  
personally appeared Anthony J. Pack



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

WITNESS my hand and official seal.

I certify under penalty of perjury under the laws of the State of California that the foregoing paragraph is true & correct

Corinne Gallaway  
Notary Public

Description of Attached Document

Title or Type of Document: Easement

Document Date: \_\_\_\_\_ Number of Pages: 6

Signers(s) Other Than Named Above: n/a

Capacity(ies) Claimed by Signer

- Signer's Name: Anthony J. Pack
- Individual
- Corporate Officer - Title(s): General Manager
- Partner -  Limited  General
- Attorney in Fact
- Trustee
- Guardian or Conservator
- Other: \_\_\_\_\_

Signer is Representing: EMWO



**EXHIBIT "A"**

**EASTERN MUNICIPAL WATER DISTRICT  
PERPETUAL EASEMENT FOR INGRESS, EGRESS, AND UTILITY  
PURPOSES APPURTENANT TO PARCEL APN: 473-420-010**

APN: 473-420-011 & 012  
GRANTOR: EASTERN MUNICIPAL  
WATER DISTRICT

**LEGAL DESCRIPTION**

A portion of the Northwest Quarter of the Southwest Quarter of Section 26, Township 2 South, Range 3 West, San Bernardino Meridian, described as follows:

Commencing at the most Westerly Corner of that certain Parcel of Land conveyed to Eastern Municipal Water District by Grant Deed recorded on May 27, 1976 as Instrument No. 74116, Official Records of Riverside County, California.

Thence along the Westerly Line of said Parcel North  $11^{\circ}28'05''$  East 126.59 feet (recorded as North  $11^{\circ}00'16''$  East) to the True Point of Beginning, said Point being the beginning of a curve concave to the Southeast and having a radius of 50.00 feet;

Thence Northeasterly along said curve through a central angle of  $53^{\circ}52'33''$  an arc distance of 47.02 feet;

Thence North  $65^{\circ}20'39''$  East 80.15 feet to the beginning of a curve concave to the Southeast and having a radius of 50.00 feet;

Thence Northeasterly along said curve through a central angle of  $18^{\circ}00'59''$  an arc distance of 15.72 feet;

Thence North  $83^{\circ}21'38''$  East 16.74 feet to the beginning of a curve concave to the South and having a radius of 50.00 feet;

Thence Easterly along said curve through a central angle of  $25^{\circ}15'11''$  an arc distance of 22.04 feet;

Thence South  $49^{\circ}35'06''$  East 26.93 feet;

Thence South  $71^{\circ}23'11''$  East 35.00 feet;

Thence North  $86^{\circ}48'44''$  East 26.93 feet;

Thence South  $77^{\circ}55'43''$  East 39.45 feet;

Thence North  $78^{\circ}35'07''$  East 17.00 feet;



2008-0049637  
01/31/2008 08:00A  
3 of 6

**EXHIBIT "A"**

**EASTERN MUNICIPAL WATER DISTRICT  
EXHIBIT A PERPETUAL EASEMENT FOR INGRESS, EGRESS, AND UTILITY  
PURPOSES APPURTENANT TO PARCEL APN: 473-420-010  
GRANTOR: EASTERN MUNICIPAL WATER DISTRICT**

Thence North 49°03'10"East 12.84 feet to the East Line of that certain parcel of land conveyed to Eastern Municipal Water District by Grant Deed recorded September 24, 1974 as Instrument No. 123242, Official Records of said Riverside County;

Thence, along said East Line, North 1°50'38"West 13.73 feet (recorded as North 02°12'44"West) to the Northeast Corner of said parcel, said Northeast Corner also being an angle point in the boundary line of the aforesaid parcel conveyed to Eastern Municipal Water District as Instrument no. 74116;

Thence, along said boundary line North 24°40'12" West 17.96 feet (recorded as North 25°08'44"West;

Thence leaving said boundary line, South 71°49'44"West 33.50 feet to the beginning of a curve concave to the North and having a radius of 50.00 feet;

Thence Westerly along said curve through a central angle of 36°47'05" an arc distance of 32.10 feet;

Thence North 71°23'11"West 71.53 feet to the beginning of a curve concave to the South and having a radius of 70.00 feet;

Thence Westerly along said curve through a central angle of 25°15'11" an arc distance of 30.85 feet;

Thence South 83°21'38"West 16.74 feet to the beginning of a curve concave to the Southeast and having a radius of 70.00 feet;

Thence Southwesterly along said curve through a central angle of 18°00'59" an arc distance of 22.01 feet;

Thence South 65°20'39"West 80.15 feet to the beginning of a curve concave to the Southeast and having a radius of 70.00 feet;

Thence Southwesterly along said curve through a central angle of 09°27'38" an arc distance of 11.56 feet to the Westerly Line of said Parcel conveyed to Eastern Municipal Water District;

Thence along said Line South 11°28'05"West 48.99 (recorded as South 11°00'16"West) feet to the True Point of Beginning.

Containing 0.17 Acres, more or less.

Exhibit "B" attached hereto and by this reference made a part hereof.



2008-0849637  
01/31/2008 08:09A  
4 of 6

This description was prepared by me or under my direction:

Daniel Gomez 12/3/07  
Daniel C. Gomez Date  
Exp. 09/30/09



2688-0049637  
01/31/2008 08:00A  
3 of 6





# EXHIBIT 'B'

PREPARED BY ME OR UNDER MY DIRECTION.

*Daniel C. Gomez*  
 DANIEL C. GOMEZ, L.S. 5558 DATE 11/27/07  
 EXP. 9/30/09

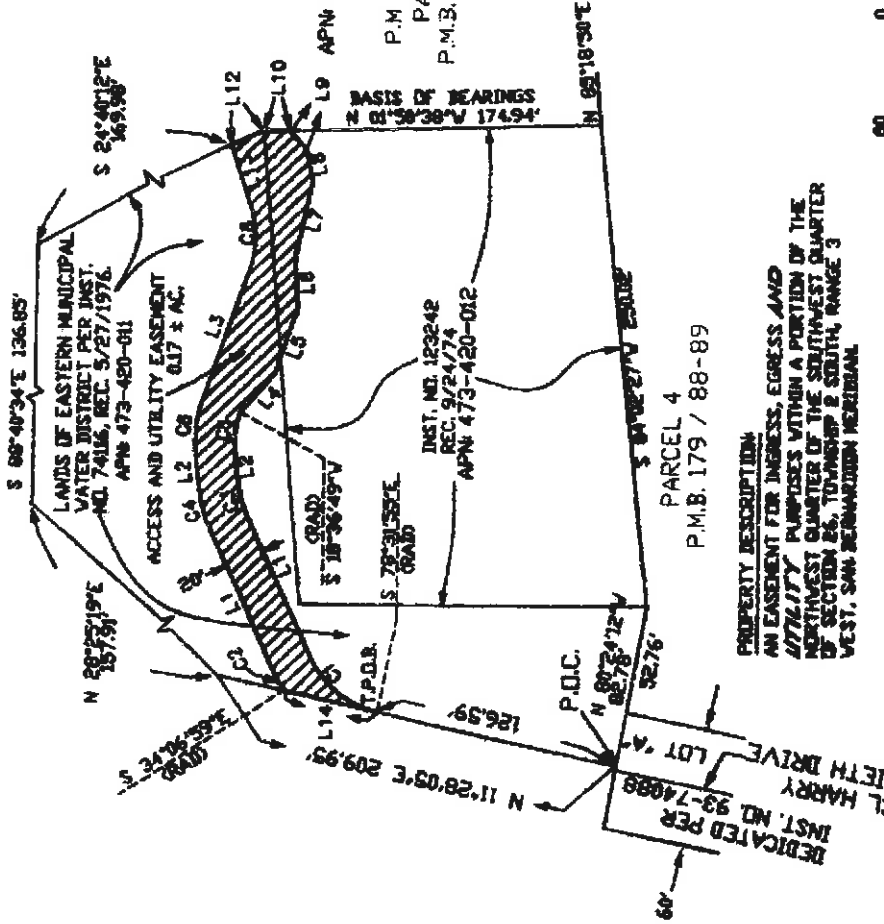
**LANDMARK SURVEYING INC.**  
 8342 NARNIA DRIVE  
 RIVERSIDE, CA 92503  
 (951) 368-1905  
 (951) 368-1906 FX



Curve	Radius	Length	Delta
C1	50.00'	47.02'	53°52'33"
C2	70.00'	11.56'	9°27'36"
C3	50.00'	15.72'	18°00'59"
C4	70.00'	23.01'	18°00'59"
C5	50.00'	22.04'	25°15'11"
C6	70.00'	30.85'	25°15'11"
C8	50.00'	32.10'	58°47'05"

Course	Bearing	Distance
L1	N 05°20'30" E	80.15'
L2	N 03°21'30" E	18.74'
L3	S 71°23'11" E	71.53'
L4	S 49°55'08" E	28.93'
L5	S 71°23'11" E	36.00'
L6	N 08°48'44" E	28.83'
L7	S 77°55'43" E	38.45'
L8	N 78°55'07" E	17.00'
L9	N 49°03'10" E	7.84'
L10	N 01°50'38" W	13.73'
L12	N 24°40'12" W	17.08'
L13	S 71°23'11" W	32.50'
L14	S 11°28'08" W	48.99'



NEL	DATE	INITIAL	DESCRIPTION	APP' VB	REFERENCES	SCALE 1" = 80'	DATED
					PMB 145/19-20	BRAWN BCG	2/5/07
					PMB 179/88-89	TRACED	
						CHECK'D BCG	2/6/07
						RECORDING DATA	
						APPROVALS	
						ENGINEERS	
						BOUNT OF WAY	
						DATE	

EASTERN MUNICIPAL WATER DISTRICT  
 RIVERSIDE COUNTY, CALIFORNIA  
 EMDWD GRANT OF EASEMENT PLAT  
 PROPERTY OF:  
 EASTERN MUNICIPAL WATER DISTRICT  
 64C-48  
 SHEET 1 OF 1  
 11/27/07

Recording Requested By  
First American Title Company

RECORDING REQUESTED BY  
First American Title Company

AND WHEN RECORDED MAIL TO:  
Ronald L. Watts and Gerre E. Watts  
P.O Box 4075  
Crestline, CA 92325

DOC # 2004-0216534

03/26/2004 08:00A Fee:23.00  
Page 1 of 3 Doc T Tax Paid  
Recorded in Official Records  
County of Riverside  
Gary L. Orso  
Assessor, County Clerk & Recorder



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GRANT DEED

23 T SP

A.P.N.: 473-420-016-9

T.R.A. No.080-048

File No.: RRI-1324731 (cs)

The Undersigned Grantor(s) Declare(s): DOCUMENTARY TRANSFER TAX \$0.00; CITY TRANSFER TAX \$0.00; 82.50

- computed on the consideration or full value of property conveyed, OR
- computed on the consideration or full value less value of liens and/or encumbrances remaining at time of sale,
- unincorporated area;  City of, and

1324731-4

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, GOCO Inc., a California Corporation as to an undivided one-half interest, and BBR & M Investments CO., Inc. a California Corporation as to an undivided one-half interest.

hereby GRANTS to Ronald L. Watts and Gerre E. Watts, husband and wife as joint tenants

the following described property in the unincorporated area of, County of Riverside, State of California:

Legal description is attached hereto and made a part hereof as Exhibit "A"

Dated: 02/19/2004

GOCO Inc., a California Corporation as to an undivided one-half interest

BBR & M Investments CO., Inc. a California Corporation as to an undivided one-half interest.

By: Edward J. Braggins, Pres.

By: Ronald L. Watts

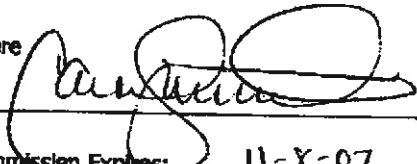
Mail Tax Statements To: SAME AS ABOVE

STATE OF California }  
COUNTY OF Riverside } ss.

On 2/19/04 before me, ~~Edward J. Goepfert + Albert R. Albert Beck~~ <sup>ca</sup> ~~Carol Smith~~ personally appeared Edward J. Goepfert + Albert Beck personally known to me (or 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 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.

WITNESS my hand and official seal.

*This area for official notarial seal*

Signature   
My Commission Expires: 11-8-07



**EXHIBIT "A"**

**Parcel 1, as shown by Parcel Map 23331, on file in Book 179 Pages 88 and 89, of Parcel Maps, Records of Riverside County, California.**

**Excepting therefrom:**

**Perpetual non-exclusive easement for ingress, egress, utilities and incidental purposes appurtenant to and for the benefit of Parcel 1, as it now exists or maybe in the future subdivided, of Parcel Map 21619 on file in Book 145 of Parcel Maps, pages 19 and 20, Records of Riverside County, California, in Section 26, Township 2 South, Range 3 West, San Bernardino Meridian, more particularly described as follows:**

**The easterly 45 feet, as measured at right angles, of Parcel 1 of Parcel Map 23331 on file in Book 179 of Parcel Maps, pages 88 and 89, Records of Riverside County, California, in Section 26, Township 2 South, Range 3 West, San Bernardino Meridian. The westerly line of said 45 feet is lengthened or shortened as needed to terminate in the north and south line of said Parcel 1.**



RECORDING REQUESTED BY  
First American Title Company

AND WHEN RECORDED MAIL TO:  
Kenneth G. Engi and Debra N. Engi  
10680 Harry Keith Drive  
Moreno Valley, CA 92555

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33

GRANT DEED

A.P.N.: 473-420-013-6

T.R.A. No.080-048

File No.: RRI-1300599 (cs)

The Undersigned Grantor(s) Declare(s): DOCUMENTARY TRANSFER TAX \$99.00; CITY TRANSFER TAX \$0.00;

- computed on the consideration or full value of property conveyed, OR
- computed on the consideration or full value less value of liens and/or encumbrances remaining at time of sale,
- unincorporated area; (~~City of Moreno Valley, and~~

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, GOCO Inc., a California Corporation as to an undivided one-half interest and BBR & M Investments Co., Inc., a California Corporation as to an undivided one-half interest

hereby GRANTS to Kenneth Engi and Debra Engi, Husband and Wife as Joint Tenants the following described property in the ~~City of Moreno Valley~~, County of Riverside, State of California:

Legal Description attached hereto and made a part hereof as Exhibit "A".

Dated: 02/19/2004

B.B.R. & M. Investment Co., Inc.

GOCO, Inc.

R. Albert Beck  
By: R. Albert Beck

Edward J. Goepfinger, Pres.  
By: Edward J. Goepfinger

Mail Tax Statements To: SAME AS ABOVE

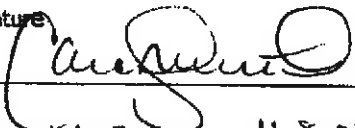
1300599-22

STATE OF California }  
COUNTY OF Riverside } ss.  
}

On 2-19-04, before me, Carol Smith, personally appeared R. Albert Beck & Edward J. Goepfinger, personally known to me (or 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 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.

WITNESS my hand and official seal.

*This area for official notarial seal*

Signature   
My Commission Expires 11-8-07

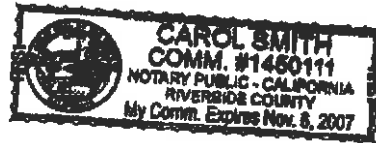


Exhibit "A"

Parcel 4, as shown by Parcel Map 21619, On file in Book 145, Pages 19 and 20,  
of Parcel Maps, Records of Riverside County, California

Excepting Therefrom:

Perpetual non-exclusive easement for ingress, egress, utilities and incidental  
purposes appurtenant to and for the benefit of Parcel 1, as it now exists or maybe  
in the future subdivided, of Parcel Map 21619 on file in Book 145 of Parcel Maps,  
pages 19 and 20, Records of Riverside County, California, in Section 26,  
Township 2 South, Range 3 West, San Bernardino Meridian, described as follows:

The easterly and northeasterly 50 feet, as measured at right angles, of Parcel 4, of  
Parcel Map 23331 on file in Book 179 of Parcel Maps, pages 88 and 89, Records  
of Riverside County, California, in Section 26, Township 2 South, Range 3 West,  
San Bernardino Meridian. The westerly and northwesterly line of said 50 feet is  
lengthened or shortened as needed to terminate in the north and south line of said  
Parcel 4.



**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. 917 (Foundation and Entitlement/Policy)** – Intent to Adopt a Negative Declaration – Applicant: Sean Court Estates, LLC. – Engineer/Representative: Vit Liskutin – Fifth Supervisorial District – Area Plan: Reche Canyon/Badlands – Zone District: Edgemont-Sunnymead – Zone: Residential Agricultural (R-A-1) (1-acre minimum) – Location: North of Walther Avenue, east of Keith Drive, and west of Sean Court – Project Size: 8.48 acres – **REQUEST:** Proposal to amend the project site's General Plan Foundation Component from Rural (R) to Rural Community (RC) and amend Land Use Designation from Rural Residential (RR) (5-acre minimum) to Very Low Density Residential (VLDR) (1-acre minimum) on one parcel, totaling 8.48 acres.

TIME OF HEARING: **9:00 am** or as soon as possible thereafter  
**NOVEMBER 4, 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](mailto: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



**NOTICE OF PUBLIC HEARING**  
**SCHEDULING REQUEST FORM**

DATE SUBMITTED: 10-01-2015

TO: Planning Commission Secretary

FROM: John Hildebrand (Riverside)

PHONE No.: (951) 955-1888

E-Mail: jhildebr@rctfma.org

SCHEDULE FOR: Planning Commission on 11/04/2015

20-Day Advertisement: Advertisement Adopt Negative Declaration

GENERAL PLAN AMENDMENT NO. 917 (Foundation and Entitlement/Policy) – Intent to adopt a Negative Declaration – APPLICANT: Sean Court Estates, LLC – ENGINEER/REPRESENTATIVE: Vit Liskutin - SUPERVISORIAL DISTRICT: Fifth – AREA PLAN: Reche Canyon/Badlands – ZONE DISTRICT: Edgemont-Sunnymead – ZONE: Residential Agricultural (R-A-1) (1-acre minimum) – LOCATION: North of Walther Avenue, east of Keith Drive, and west of Sean Court – PROJECT SIZE: 8.48 acres – REQUEST: Proposal to amend the project site's General Plan Foundation Component from Rural (R) to Rural Community (RC) and amend Land Use Designation from Rural Residential (RR) (5-acre minimum) to Very Low Density Residential (VLDR) (1-acre minimum) on one parcel, totaling 8.48 acres – APN: 473-420-010.

**STAFF RECOMMENDATION:**

- APPROVAL (CONSENT CALENDAR)
- APPROVAL
- APPROVAL WITHOUT DISCUSSION
- CONTINUE WITH DISCUSSION TO \_\_\_\_\_
- CONTINUE WITHOUT DISCUSSION TO \_\_\_\_\_
- CONTINUE WITHOUT DISCUSSION OFF CALENDAR
- DENIAL
- SCOPING SESSION
- INITIATION OF THE GENERAL PLAN AMENDMENT
- DECLINE TO INITIATE THE GENERAL PLAN AMENDMENT
- \_\_\_\_\_

Provide one set of mailing labels, including surrounding property owners, Non-County Agency and Interested Parties and, owner, applicant, and engineer/representative *(Confirmed to be less than 6 months old from date of preparation to hearing date)*

Provide one set of labels for owner, applicant, and engineer/representative.

Fee Balance: \$-8,799.43, as of 10/01/2015.

CFG Case # 05088 - Fee Balance: \$ 2,210.00

Estimated amount of time needed for Public Hearing: 10 Minutes *(Min 5 minutes)*

Controversial: YES  NO

*Provide a very brief explanation of controversy (1 short sentence)*

Principal's signature/initials: \_\_\_\_\_

Date: \_\_\_\_\_

# 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 GPA00917 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

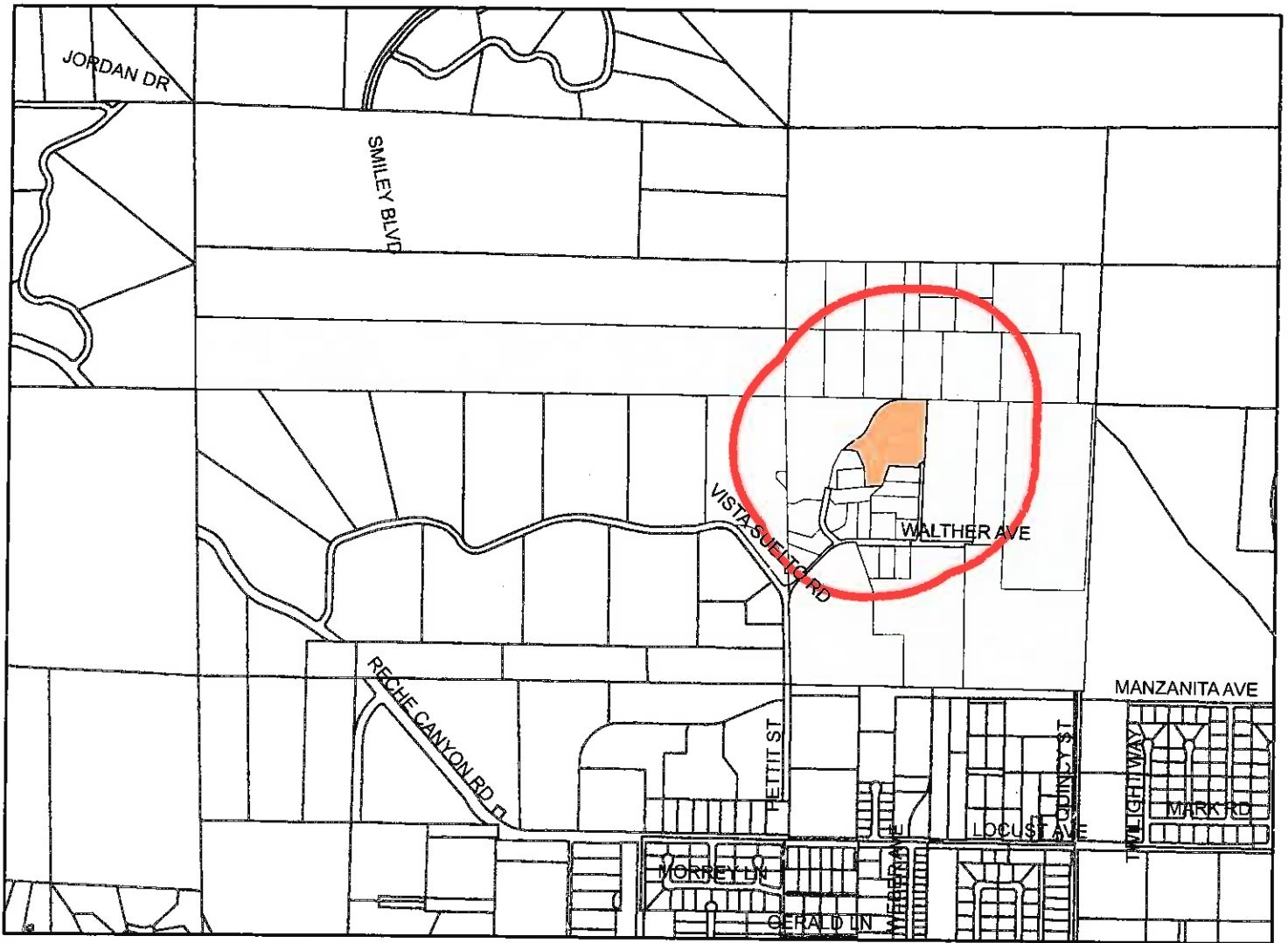
TITLE GIS Analyst

ADDRESS: 4080 Lemon Street 2<sup>nd</sup> Floor

Riverside, Ca. 92502

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

**GPA00917 (1000 feet buffer)**



**Selected Parcels**

473-420-005	473-110-005	473-110-025	473-420-017	473-110-002	473-420-018	473-420-004	473-420-011	473-420-012	473-420-008
473-420-022	473-120-023	473-420-001	473-420-007	473-420-019	473-100-034	473-420-014	473-100-037	473-420-015	473-110-012
473-110-015	473-420-013	473-110-021	473-420-003	473-120-059	473-110-011	473-420-002	473-110-006	473-420-021	473-420-020
473-110-008	473-110-014	473-420-006	473-420-016	473-120-002	473-120-027	473-420-010	473-110-016	473-120-031	473-110-013
473-090-006	473-110-024	473-110-004	473-110-003						



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: 473090006, APN: 473090006  
WARRIOR ATV GOLF  
C/O WARRIOR CUSTOM GOLF INC  
15 MASON  
IRVINE CA 92618

ASMT: 473110006, APN: 473110006  
MICHAEL NIETO  
25363 MARGARET AVE  
MORENO VALLEY CA 92551

ASMT: 473100034, APN: 473100034  
TERESA LIBERIO, ETAL  
1107 E LINCOLN AVE NO 103  
ORANGE CA 92865

ASMT: 473110008, APN: 473110008  
THALIA BERUMEN, ETAL  
P O BOX 728  
MORENO VALLEY CA 92556

ASMT: 473100037, APN: 473100037  
IRMA VASQUEZ, ETAL  
27930 VISTA SUELTO RD  
MORENO VALLEY, CA. 92555

ASMT: 473110011, APN: 473110011  
MANUEL RUIZ  
9717 PRIMROSE  
RIVERSIDE CA 92503

ASMT: 473110002, APN: 473110002  
COLLEEN BORDAGES  
P O BOX 3327  
MISSION VIEJO CA 92690

ASMT: 473110013, APN: 473110013  
WALTER HARRIS  
6030 BEDFORD AVE  
LOS ANGELES CA 90056

ASMT: 473110003, APN: 473110003  
ZELDA ZUNIGA  
P O BOX 35  
MENDOCINO CA 95460

ASMT: 473110014, APN: 473110014  
DIANA ZINCK, ETAL  
10286 CHERRY CROFT AVE  
YUCAIPA CA 92399

ASMT: 473110004, APN: 473110004  
WILLIAM BLOOM  
28946 BONIFACE DR  
MALIBU CA 90265

ASMT: 473110015, APN: 473110015  
KAREN KNOCHE  
1917 LANAI DR  
COSTA MESA CA 92627

ASMT: 473110005, APN: 473110005  
BERTINA PEREZ  
1359 W PHILLIPS BLVD  
POMONA CA 91766

ASMT: 473110016, APN: 473110016  
ANDREA DAUL, ETAL  
8938 OAKRIDGE CT  
RIVERSIDE CA 92508

ASMT: 473110021, APN: 473110021  
ELLEN MAESTAS, ETAL  
253 JAMES RD  
AMERICAN CANYON CA 94503

ASMT: 473420004, APN: 473420004  
BARBARA WALTHER, ETAL  
28025 WALTHER AVE  
MORENO VALLEY, CA. 92555

ASMT: 473110024, APN: 473110024  
WESTERN RIVERSIDE COUNTY REG CON AUT  
3133 MISSION INN AVE  
RIVERSIDE CA 92507

ASMT: 473420005, APN: 473420005  
GUADALUPE GARCIA, ETAL  
28180 WALTHER ST  
MORENO VALLEY, CA. 92555

ASMT: 473110025, APN: 473110025  
BERTINA PEREZ  
2430 LOVEJOY ST  
POMONA CA 91767

ASMT: 473420006, APN: 473420006  
KIM QUINN, ETAL  
28190 WALTHER AVE  
MORENO VALLEY, CA. 92555

ASMT: 473120023, APN: 473120023  
KENNETH COOK, ETAL  
1186 CENTER ST  
RIVERSIDE CA 92507

ASMT: 473420007, APN: 473420007  
KRISTINE SMITH, ETAL  
28212 WALTHER AVE  
MORENO VALLEY CA 92555

ASMT: 473120027, APN: 473120027  
ROSALYNE HALL  
45935 VIA ESPERANZA  
TEMECULA CA 92590

ASMT: 473420010, APN: 473420010  
SEAN COURT ESTATES  
1030 TALCEY TER  
RIVERSIDE CA 92506

ASMT: 473120031, APN: 473120031  
VISTA LINDA  
C/O ALEX PANELLI  
1765 EMORY ST  
SAN JOSE CA 95126

ASMT: 473420012, APN: 473420012  
EASTERN MUNICIPAL WATER DIST  
P O BOX 8300  
PERRIS CA 92572

ASMT: 473420003, APN: 473420003  
TERESA MONTES, ETAL  
28225 WALTHER AVE  
MORENO VALLEY, CA. 92555

ASMT: 473420013, APN: 473420013  
KENNETH ENGI  
10680 HARRY KEITH DR  
MORENO VALLEY, CA. 92555



ASMT: 473420014, APN: 473420014  
MATTHEW KOUNDAKJIAN, ETAL  
C/O MATTHEW N KOUNDAKTIAN  
10700 HARRY KEITH DR  
MORENO VALLEY, CA. 92555

ASMT: 473420015, APN: 473420015  
BERTHA LAGUNAS, ETAL  
10740 HARRY KEITH DR  
MORENO VALLEY, CA. 92555

ASMT: 473420016, APN: 473420016  
GERRE WATTS, ETAL  
P O BOX 6127  
MORENO VALLEY CA 92554

ASMT: 473420017, APN: 473420017  
FRANCISCO MARQUEZ, ETAL  
28240 WALTHER AVE  
MORENO VALLEY, CA. 92555

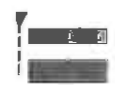
ASMT: 473420018, APN: 473420018  
DELPHINUS  
1191 MAGNOLIA AVE STE 393  
CORONA CA 92879

ASMT: 473420019, APN: 473420019  
BETH GORSLINE, ETAL  
10695 SEAN CT  
MORENO VALLEY, CA. 92555

ASMT: 473420020, APN: 473420020  
ANTONIA TOLES, ETAL  
15499 ADOBE WAY  
MORENO VALLEY CA 92551

ASMT: 473420021, APN: 473420021  
MILLENNIUM TRUST CO  
2001 SPRING ROAD NO 700  
OAK BROOK IL 60523

ASMT: 473420022, APN: 473420022  
EVANGELINA NAVARRO  
4506 MAINE AVE  
BALDWIN PARK CA 91706



**GPA00917 – Applicant**

Sean Court Estates, LLC  
1030 Talcey Terrace  
Riverside, CA 92506

**GPA00917 – Owner**

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1030 Talcey Terrace  
Riverside, CA 92506

**GPA00917 – Representative**

Liskutin Law Firm  
c/o Vit Liskutin  
7095 Indiana Avenue, Suite 110  
Riverside, CA 92506

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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.**

General Plan Amendment No. 917

*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)*

Sean Court Estates, LLC c/o Vit Liskutin

*Project Applicant*

7095 Indiana Avenue, Suite 110, Riverside, CA 92506

*Address*

North of Walther Avenue, east of Keith Drive, and west of Sean Court. APN: 473-420-010

*Project Location*

Proposal to amend the project site's General Plan Foundation Component from Rural (R) to Rural Community (RC) and amend Land Use Designation from Rural Residential (RR) (5-acre minimum) to Very Low Density Residential (VLDR) (1-acre minimum) on one parcel, totaling 8.48 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.

  
Signature

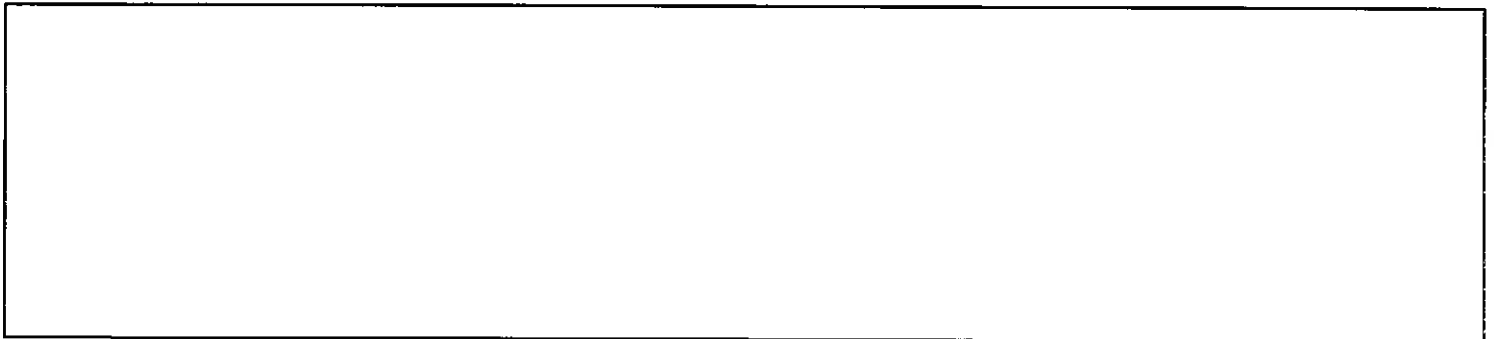
Project Planner

*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. 917

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: August 27, 2015

Applicant/Project Sponsor: Sean Court Estates, LLC Date Submitted: February 1, 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#: ZEA41739 ZCFG05088 .

**FOR COUNTY CLERK'S USE ONLY**

COUNTY OF RIVERSIDE  
SPECIALIZED DEPARTMENT RECEIPT  
Permit Assistance Center

\* REPRINTED \* R0801154

4080 Lemon Street  
Second Floor  
Riverside, CA 92502  
(951) 955-3200

39493 Los Alamos Road  
Suite A  
Murrieta, CA 92563  
(951) 600-6100

38686 El Cerrito Road  
Palm Desert, CA 92211  
(760) 863-8277

\*\*\*\*\*  
\*\*\*\*\*

Received from: SEAN COURT ESTATES LLC \$64.00  
paid by: CK 1024  
paid towards: CFG05088 CALIF FISH & GAME: DOC FEE  
CALIFORNIA FISH AND GAME FOR EA41739  
at parcel #:   
appl type: CFG3

By \_\_\_\_\_ Feb 01, 2008 15:46  
MBRASWEL posting date Feb 01, 2008

\*\*\*\*\*  
\*\*\*\*\*


Account Code	Description	Amount
658353120100208100	CF&G TRUST: RECORD FEES	\$64.00

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

Additional info at [www.rctlma.org](http://www.rctlma.org)

**Agenda Item No.:** 4.3  
**Area Plan:** Southwest  
**Zoning Area:** Rancho California  
**Supervisorial District:** Third  
**Project Planner:** John Earle Hildebrand III  
**Planning Commission:** November 04, 2015

**GENERAL PLAN AMENDMENT NO.** 945  
**CHANGE OF ZONE NO.** 7743  
**Environmental Assessment No.** 41773  
**Applicant:** Londen Land Companies, LLC c/o  
Ashlee Lewis  
**Engineer/Representative:** NV5 c/o Bill Warner



Steve Weiss, AICP  
Planning Director

## COUNTY OF RIVERSIDE PLANNING DEPARTMENT STAFF REPORT

### PROJECT DESCRIPTION AND LOCATION:

**GENERAL PLAN AMENDMENT NO. 945 (Foundation and Entitlement/Policy Amendment) and CHANGE of ZONE NO. 7743** – 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 Commercial Retail (CR) (0.20-0.35 FAR), and change the project site's Zoning Classification from A-1-5 (Light Agriculture, 5-acre minimum) to C-1/C-P (General Commercial) on two parcels, totaling 9.49 acres, located East of Dickson Path, South of Auld Road, West of Maddalena Road, and North of Mazoe Street, within the Southwest Area Plan.

### BACKGROUND:

#### *General Plan Initiation Proceedings ("GPIP")*

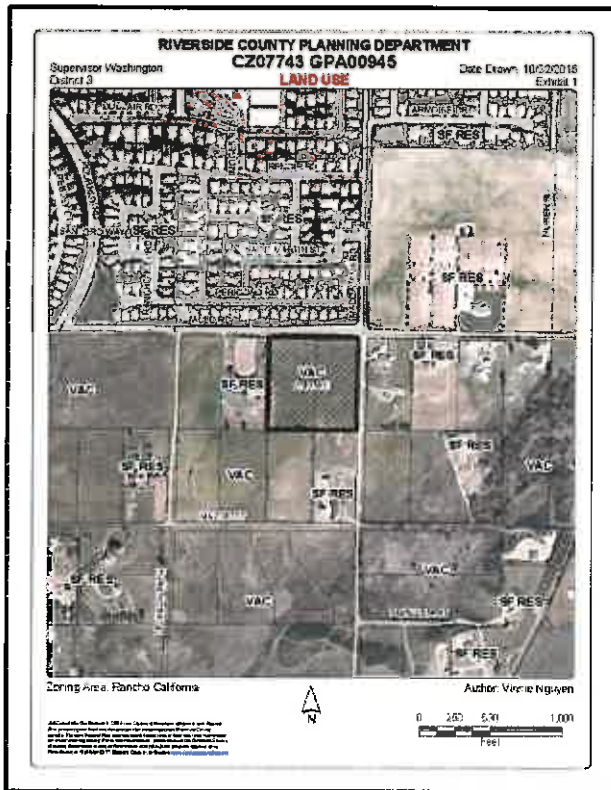
This project was submitted on February 13, 2008, during the 2008 General Plan Review Cycle application period and was recommended for initiation to the Board of Supervisors by County staff, the Planning Director, and the Planning Commission. On May 25, 2010, the Riverside County Board of Supervisors adopted an order initiating proceedings for General Plan Amendment No. 945. The GPIP report package is included with this report. GPA No. 945 and Change of Zone No. 7743 (the "project") are now being taken forward for consideration.

#### *Airport Influence Area ("AIA")*

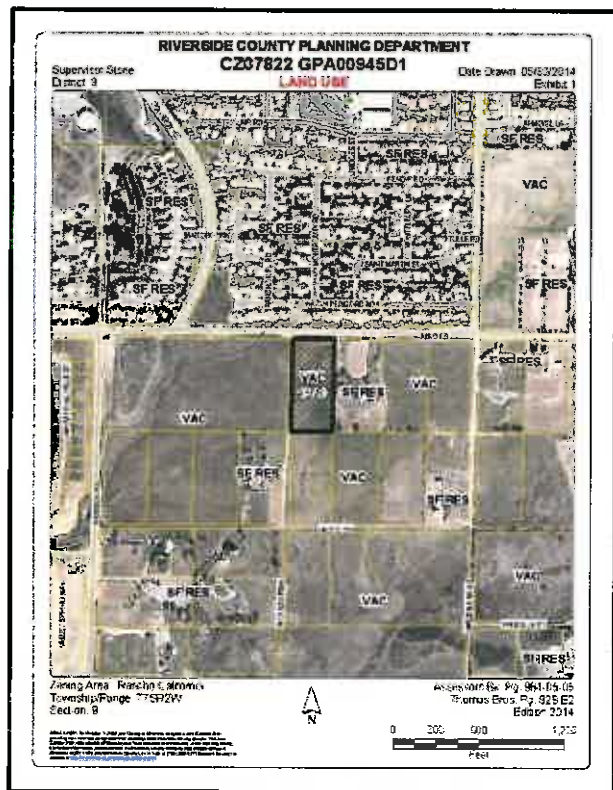
The project site is located within the French Valley Airport Influence Area. As a result, this project is required to be reviewed by the Airport Land Use Commission ("ALUC"). File No. ZAP1045FV12 was submitted to the ALUC for review in December 2011. Based upon the location of the project site relative to the airport, ALUC made a determination that the proposed General Plan Amendment is consistent with French Valley Airport Influence Area. No restrictions are imposed upon the site or the site's ultimate use as commercial.

*Project History*

The original application for General Plan Amendment No. 945, included four separate parcels (964-050-006, 964-050-007, 964-050-008 and 964-050-009), totaling approximately 20-acres. It was a proposal to change the site's Foundation Component and Land Use Designation to Community Development: Commercial Retail (CD:CR) (0.20-0.35 FAR) on all four parcels. Since the time of submission, the applicant split the original project into two separate projects, which became GPA00945D1 and GPA00945. General Plan Amendment No. 945D1 includes APN: 964-050-006 only and was previously approved by the Board of Supervisors for a Commercial Retail Land Use Designation on November 25, 2014. General Plan Amendment No. 945 includes APNs: 964-050-008 and 964-050-009 and is now being taken forward for consideration. APN: 964-050-007, associated with the original submission, is no longer a part of either project.



GPA00945 & CZ07743



GPA00945D1 & CZ07822

*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 Native American Tribes whose historical extent includes the project site. Consultation request notices were sent to each of the Tribes on the list on November 29, 2010. 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.

AB 52 became effective on July 1, 2015. In compliance with AB 52, separate notices regarding this project were mailed to all requesting Tribes on September 10, 2015. AB 52 provides for a 30-day review period in which all noticed Tribes may request consultation regarding the proposed project. County staff received notification from the Pechanga Tribe within the 30-day period, requesting to initiate consultation on this project. County staff discussed this project with the Pechanga Tribe on October 10, 2015,

explaining that the project scope includes a legislative action only. There is no accompanying implementing project and it will result in no physical disturbance of the site. The Pechanga Tribe concluded that this project could move forward with no additional consultation, provided they are again noticed during the time of any future implementing project. In accordance with this request and in compliance with AB 52, County staff will notice the Pechanga tribe, as well as all other requesting Tribes, at the time a project is submitted.

**ISSUES OF POTENTIAL CONCERN:**

*City of Temecula – Sphere of Influence*

The project site is located within the City of Temecula sphere of influence. As a result, this proposed project was previously provided to the City of Temecula for their review. In a letter dated May 19, 2014 the City of Temecula requested a traffic impact analysis, and specified intersections that they would like to have analyzed. It was resolved that a traffic analysis will be prepared at the time of an implementing project. The study will be provided to the City for their review.

*General Plan Amendment Findings*

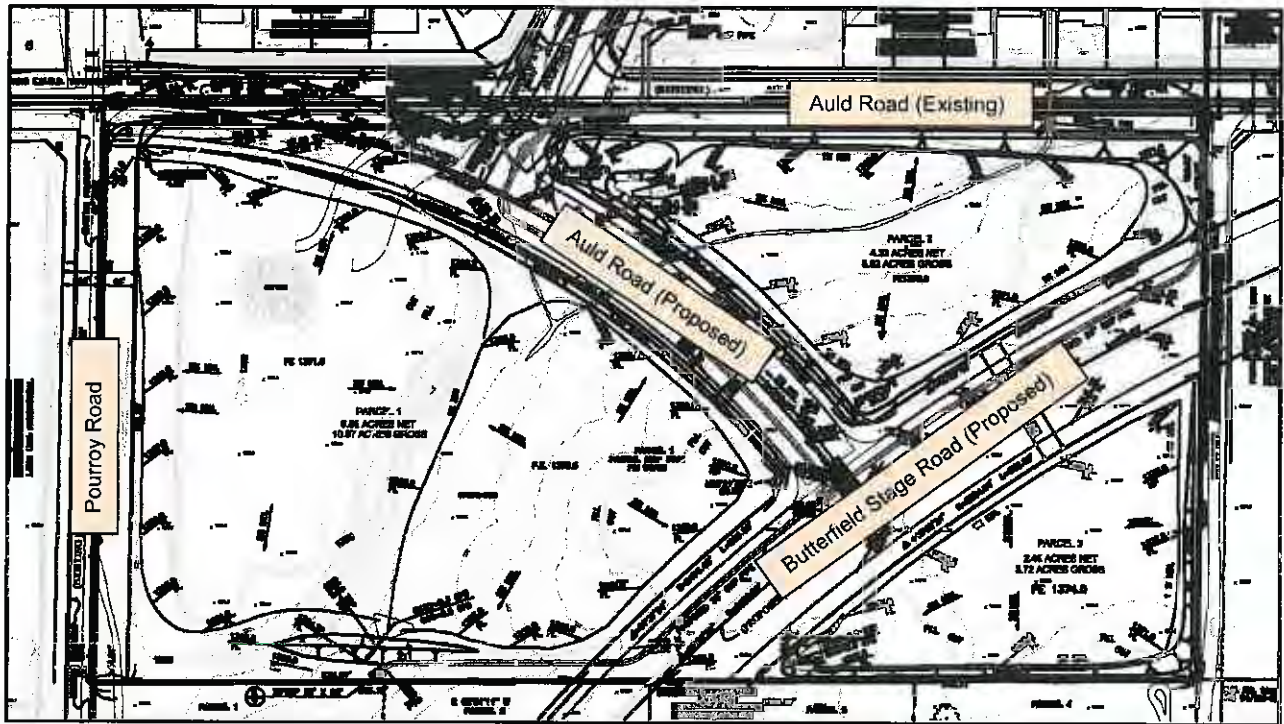
This project includes both a Regular Foundation Amendment and an Entitlement/Policy Amendment. A Regular Foundation Amendment application is allowed to be submitted only during a General Plan Review Cycle, which was previously every five (5) years and is now every eight (8) years. This project was submitted on February 13, 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*

A proposed realignment of Butterfield Stage Road at the intersections of Auld Road, Dickson Path, and Pourroy Road will result in the subdivision of a single 20-acre parcel into 3 parcels and include dedication for right-of-way. Although this project site is not a part of this Tentative Parcel Map ("TPM") area, the realignment impacts the adjacent properties to the east, including the project site. The realignment will result in an expansion to the circulation system in the immediate area, changing the pattern of development and land use along Auld Road.



Proposed Realignment – Tentative Parcel Map 32379

The approximate 20-acre property shown in the above TPM has a General Plan Land Use Designation of Commercial Retail and as discussed above, the property to the east was recently amended to Commercial Retail under GPA00945D1. As a result of the realignment and dedication for right-of-way, there will be a decrease in some potentially developable commercial property. The Foundation Component Amendment justification for GPA00945D1 was that there would be no net increase in commercial property by changing the site's land use to Commercial Retail.

Looking at this corridor area along the southside of Auld Road from Pourroy Road on the west to Maddalena Road on the east in a larger context, the realignment will have an effect on the project site as well. It will create an expansion to the circulation system for the area, changing traffic patterns and ultimately land use. These properties adjacent to Auld Road on the southside, will be better suited for commercial, due to the increased traffic, limited access, and a centralized location, ideal for neighborhood commercial serving uses. Amending the project site's land use to commercial is a reasonable change as it will create a continuation of the Auld Road commercial corridor to a logical transition area at Maddalena Road. This proposed realignment represents a new condition and justifies a Foundation Component Amendment.

#### *Riverside County Vision*

The Riverside County General Plan Vision Statement discusses many concepts, which are distinguished by categories and include housing, population growth, healthy communities, conservation, transportation, and several others. This project has been reviewed in conjunction with the Vision Statement and staff has determined that the project is consistent with it. Specifically, the Jobs and the Economy portion of the General Plan Vision Statement says, "Jobs/housing balance is significantly improved overall, as well as within subregions of the County." This Foundation Amendment will result in providing a blend of land uses for the area in support of a more balanced Jobs/Housing mix. Additional commercial land along the Auld Road corridor is appropriate and will potentially enable localized jobs and services creation. For these reasons, this project is consistent

with the Riverside County Vision Statement and this General Plan Foundation Component modification is justified.

*Internal Consistency*

Excluding the French Valley Airport Influence Area ("AIA") and the Highway 79 Policy Area, the project site is not located within any other policy area or special overlay that would result in an inconsistency from a General Plan Foundation Component Amendment to Commercial Retail (CR) (0.20-0.35 FAR). The Airport Land Use Commission ("ALUC") has determined that this proposed General Plan Amendment is consistent with the AIA criteria for commercial development and the Highway 79 Policy only applies to residential development.

Staff has reviewed this project in conjunction with each of the ten (10) Riverside County General Plan Elements, which includes 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 with the policies and objectives of each element. This is supported through the Jobs and Economy section of the Vision Statement, which states the following:

- Jobs/housing balance is significantly improved overall, as well as within subregions of the County.

This proposed General Plan Foundation Component Amendment will provide an opportunity to establish a neighborhood serving commercial use under a future implementing project, further balancing the jobs/housing ratio. This project will not create an inconsistency with any of the General Plan elements and as a result, a General Plan Foundation Component Amendment is justified.

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 Statement of the Riverside County General Plan. In addition, this Entitlement/Policy Amendment is also consistent with the Vision Statement for the same reasons. The Vision Statement encourages the establishment of an appropriate Jobs/Housing balance at both the regional and localized scales. Creating pockets of Commercial Land Use in appropriate locations to support residential communities, furthers this Vision. As a result, this project is consistent with the Riverside County Vision Statement.

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 principal is within the Community Development category – Commerce and Industrial Development:



- “Promote a mix of uses, especially including high employment uses such as commercial and office development as well as mixed-use projects.”

There is a concern that an ample supply of commercially designated property in the area might be compromised by the realignment of Butterfield Stage Road. The designation of the project site to Commercial Retail will help negate any potential loss of commercial acreage along the Auld Road corridor due to right-of-way dedications.

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

- “Distributing growth in a rational way between urban, suburban and rural spheres with an appropriate allocation of resources to meet necessary infrastructure requirements.”

This project will result in a shift from residential to commercial land use, in support of the pending growth in the area. It will be located far enough away from the commercial retail sites on Highway 79 to service the surrounding residential subdivisions. In addition, the location will encourage local and cross-town traffic to remain on the Butterfield Stage Road bypass. There is no conflict with any General Plan principle.

c) Any Foundation Component designation in the General Plan.

As demonstrated in the above findings, this proposed Foundation Component Amendment in conjunction with the Entitlement/Policy Amendment, does not conflict with the Riverside County Vision Statement or any of the General Plan principles. This Amendment will result in a logical extension of the existing and future Commercial Retail development patterns along the Auld Road corridor, which supports the County’s goals and vision.

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. This is achieved through adherence to the General Plan’s established policies, which enable implementation of the goals. The following two General Plan policies will be achieved through this Amendment:

- Policy LU 23.1 - Accommodate the development of commercial uses in areas appropriately designated by the General Plan and the plan land use maps.

Based upon the proposed realignment and the future enhanced circulation system around the project site, a Commercial Land Use designation is appropriate and can be accommodated along the Auld Road corridor. Furthermore, with the designation of the project site to Commercial Retail, this will help negate the loss of some commercial property due to road dedication.

- Policy LU 3.1 (c) - Promote parcel consolidation or coordinated planning of adjacent parcels through incentive programs and planning assistance.

Through the Planning Department review process and a holistic view of the project site in conjunction with the Auld Road corridor, consolidation of property for commercial use is a

reasonable transition for the area. Furthermore, this project will result in providing a nearly seamless continuation of commercial property on the southside of Auld Road, from Dickson Path on the west to Maddalena Road on the east. As demonstrated, this proposed General Plan Amendment will contribute to the achievement of the General Plan purpose.

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

As stated in the above findings, the realignment of Butterfield Stage Road at the intersections of Auld Road, Dickson Path, and Pourroy Road will divide a single 20-acre Commercial Retail designated property into three smaller disconnected parcels, reducing the developable commercial area. This proposed realignment changes the land use pattern along the Auld Road corridor; whereby, commercial uses are now more appropriate. The proposed realignment is a new circumstance and as a result, this General Plan Amendment is a reasonable change.

**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)  |
| 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):         | Specific Plan (SP) to the north, Rural Residential (RR) to the south, Rural Residential (RR) to the east, Commercial Retail (CR) and Rural Residential (RR) to the west.                                      |
| 6. Existing Zoning (Ex #2):                           | A-1-5 (Light Agriculture, 5-acre minimum)   |
| 7. Proposed Zoning:                                   | General Commercial (C-1/C-P)  |
| 8. Surrounding Zoning (Ex #2):                        | Specific Plan (SP) to the north, Rural Agricultural, 2 ½ Acre Minimum (R-A-2 ½) to the east, Light Agriculture, 5 Acre Minimum (A-1-5) to the south and General Commercial (C-1/C-P) to the west              |
| 9. Existing Land Use (Ex #1):                         | Vacant Land   |
| 10. Surrounding Land Use (Ex #1):                     | Single family residential to the north, Single family residential and vacant land to the south, Single family residential and vacant land to the east, Single family residential and vacant land to the west. |
| 11. Project Size:                                     | 9.49 acres  |
| 12. Environmental Concerns:                           | See Environmental Assessment File No. 41773   |

**RECOMMENDATIONS:**

**ADOPT PLANNING COMMISSION RESOLUTION No. 2015-024** recommending adoption of General Plan Amendment No. 945 to the Riverside County Board of Supervisors;

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

**ADOPT a NEGATIVE DECLARATION for ENVIRONMENTAL ASSESSMENT NO. 41773**, 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. 945**, amending the project site's General Plan Foundation Component from Rural (R) to Community Development (CD) and amending its Land Use Designation from Rural Residential (RR) (5-acre minimum) to Commercial Retail (CR) (0.20-0.35 floor area ratio on two parcels, totaling 9.49-acres, 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; and,

**TENTATIVELY APPROVE CHANGE OF ZONE NO. 7743**, changing the project site's Zoning Classification from A-1-5 (Light Agriculture, 5-acre minimum) to C-1/C-P (General Commercial) on two parcels, totaling 9.49 acres, in accordance with the Proposed Change of Zone Exhibit #3; based on the findings and conclusions incorporated in the staff report; and, pending final adoption of the Change of Zone 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 Designation of Rural: Rural Residential (R:RR) and is located in the Southwest Area Plan.
2. The project site is surrounded by properties which have a General Plan Land Use Designation of Specific Plan to the north, Rural Residential (RR) to the east and south, and Commercial Retail (CR) to west.
3. This Regular Foundation Component Amendment and an Entitlement/Policy Amendment will result in a land use change to Community Development: Commercial Retail (CD:CR) (0.20-0.35 floor area ratio).
4. As provided in this staff report, this project is consistent with both the Administrative Element of the Riverside County General Plan and Sections 2.4 and 2.5 of Ordinance No. 348.
5. As provided in this staff report, this project is in conformance with each of the Riverside County General Plan Elements and will not create an internal inconsistency with them.
6. As provided in this staff report, this project does not conflict with nor does it require any changes to the Riverside County Vision Statement.
7. As provided in this staff report, this project is consistent with the planning principles in Appendix B of the Riverside County General Plan.

8. Special circumstances or conditions have emerged that were unanticipated in preparing the General Plan. Looking at this corridor area along the southside of Auld Road from Pourroy Road on the west to Maddalena Road on the east in a larger context, the realignment will have an effect on the project site as well. It will create an expansion to the circulation system for the area, changing traffic patterns and ultimately land use. These properties adjacent to Auld Road on the southside, will be better suited for commercial, due to the increased traffic, limited access, and a centralized location, ideal for neighborhood commercial serving uses. Amending the project site's land use to commercial is a reasonable change as it will create a continuation of the Auld Road commercial corridor to a logical transition area at Maddalena Road. This proposed realignment represents a new condition and justifies a Foundation Component Amendment.
9. The Riverside County General Plan Land Use Element Policy LU 23.1 states, "Accommodate the development of commercial uses in areas appropriately designated by the General Plan and the plan land use maps." Based upon the proposed realignment and the future enhanced circulation system around the project site, a Commercial Land Use designation is appropriate and can be accommodated along the Auld Road corridor. Furthermore, with the designation of the project site to Commercial Retail, this will help negate the loss of some commercial property due to road dedication.
10. The Riverside County General Plan Land Use Element Policy LU 3.1 (c) states, "Promote parcel consolidation or coordinated planning of adjacent parcels through incentive programs and planning assistance." Through the Planning Department review process and a holistic view of the project site in conjunction with the Auld Road corridor, consolidation of property for commercial use is a reasonable transition for the area. Furthermore, this project will result in providing a nearly seamless continuation of commercial property on the southside of Auld Road, from Dickson Path on the west to Maddalena Road on the east.
11. The Zoning Classification of the project site is A-1-5 (Light Agriculture, 5-acre minimum).
12. The project site is surrounded by properties which have a Zoning Classification of Specific Plan (SP) to the north, General Commercial (C-1/C-P) to the west, and Light Agriculture 5 Acre Minimum (A-1-5) to the south and east.
13. The accompanying Change of Zone application will result in a change of the site's Zoning Classification to C-1/C-P (General Commercial).
14. Environmental Assessment No. 41773 identified no potentially significant impacts, and resulted in a Negative Declaration of environmental effects.

### **CONCLUSIONS:**

1. This proposed project is in conformance with the Community Development: Commercial Retail Land Use Designation, and with all other elements of the Riverside County General Plan.
2. This 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 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. The boundaries of a City; or
  - b. A Criteria Cell of the Multi-Species Habitat Conservation Plan ("MSHCP"); or
  - c. A County Service Area ("CSA"); or
  - d. A Fault zone; or
  - e. A "High" wildfire hazard zone.
3. The project site is located within:
  - a. The city of Temecula sphere of influence; and
  - b. State Fire Responsibility Area; and
  - d. A Flood Zone and Dam Inundation Area.
4. The subject site is currently designated as Assessor's Parcel Numbers 964-050-008 and 964-050-009.

2  
3 **RESOLUTION NO. 2015-024**  
4 **RECOMMENDING ADOPTION OF**  
5 **GENERAL PLAN AMENDMENT NO. 945**  
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 November 04, 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 November 04, 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

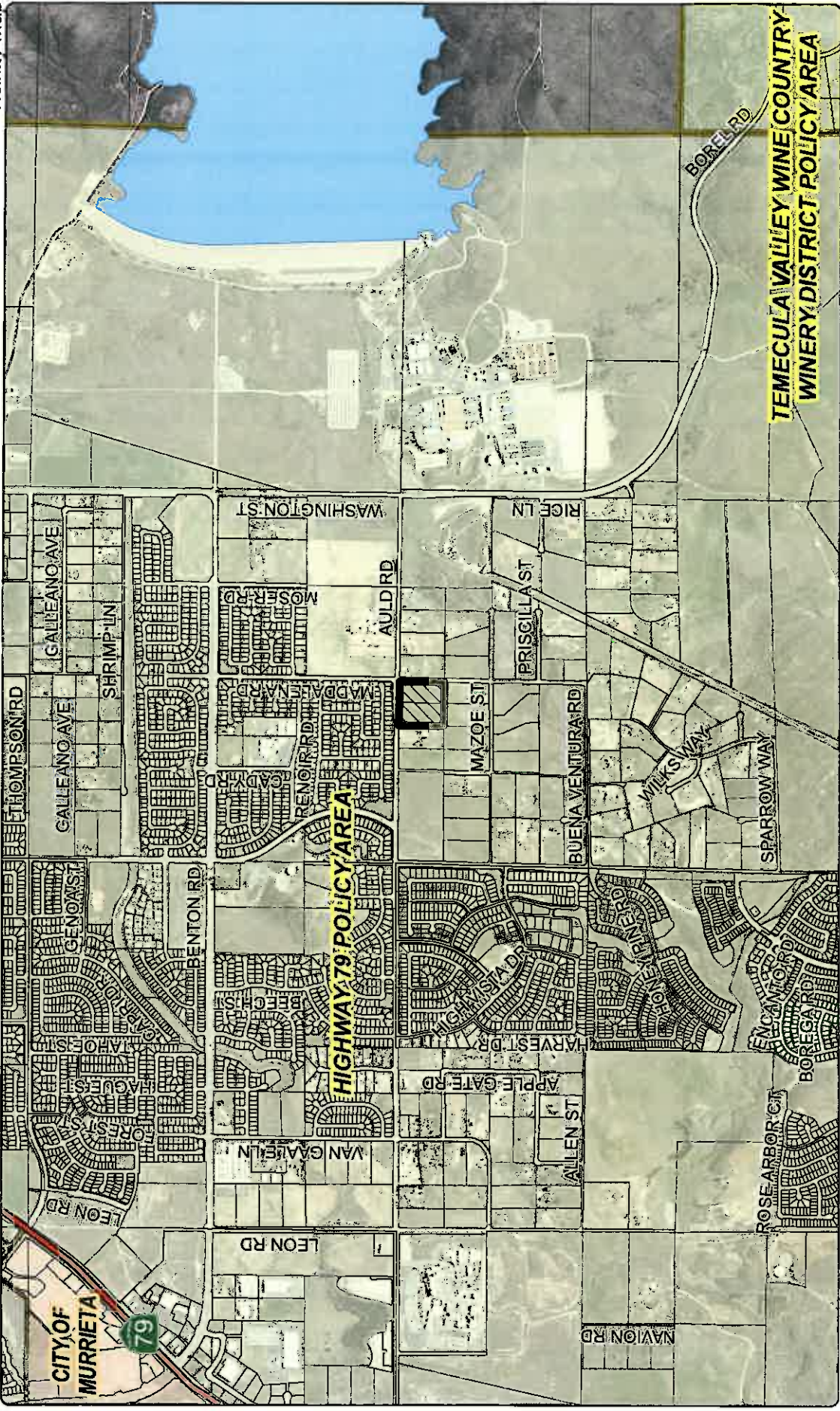
22 **ADOPTION** of the Negative Declaration environmental document, Environmental Assessment  
23 File No. 41773; and  
24

25 **ADOPTION** of General Plan Amendment No. 945  
26  
27  
28

**RIVERSIDE COUNTY PLANNING DEPARTMENT**  
**CZ07743 GPA00945**  
**VICINITY/POLICY AREAS**

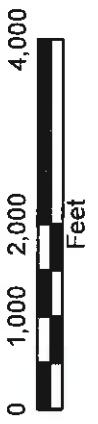
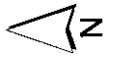
Date Drawn: 10/02/2015  
 Vicinity Map

Supervisor Washington  
 District 3



Author: Vinnie Nguyen

Zoning Area: Rancho California



DISCLAIMER: On October 7, 2004, the County of Riverside adopted a new General Plan providing new land use designations for unincorporated Riverside County. This map is a vicinity map for the proposed zoning. For further information, please contact the Riverside County Planning Department offices in Riverside at (951)955-2900 (Western County) or in Palm Desert at (760)865-8977 (Eastern County) or Web Site: [www.riverside.ca.gov](http://www.riverside.ca.gov)

RIVERSIDE COUNTY PLANNING DEPARTMENT

CZ07743 GPA00945

Supervisor Washington  
District 3

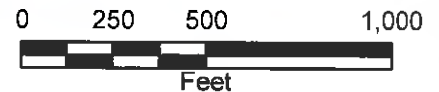
Date Drawn: 10/02/2015  
Exhibit 1

LAND USE



Zoning Area: Rancho California

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 maps 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.rctdma.org>



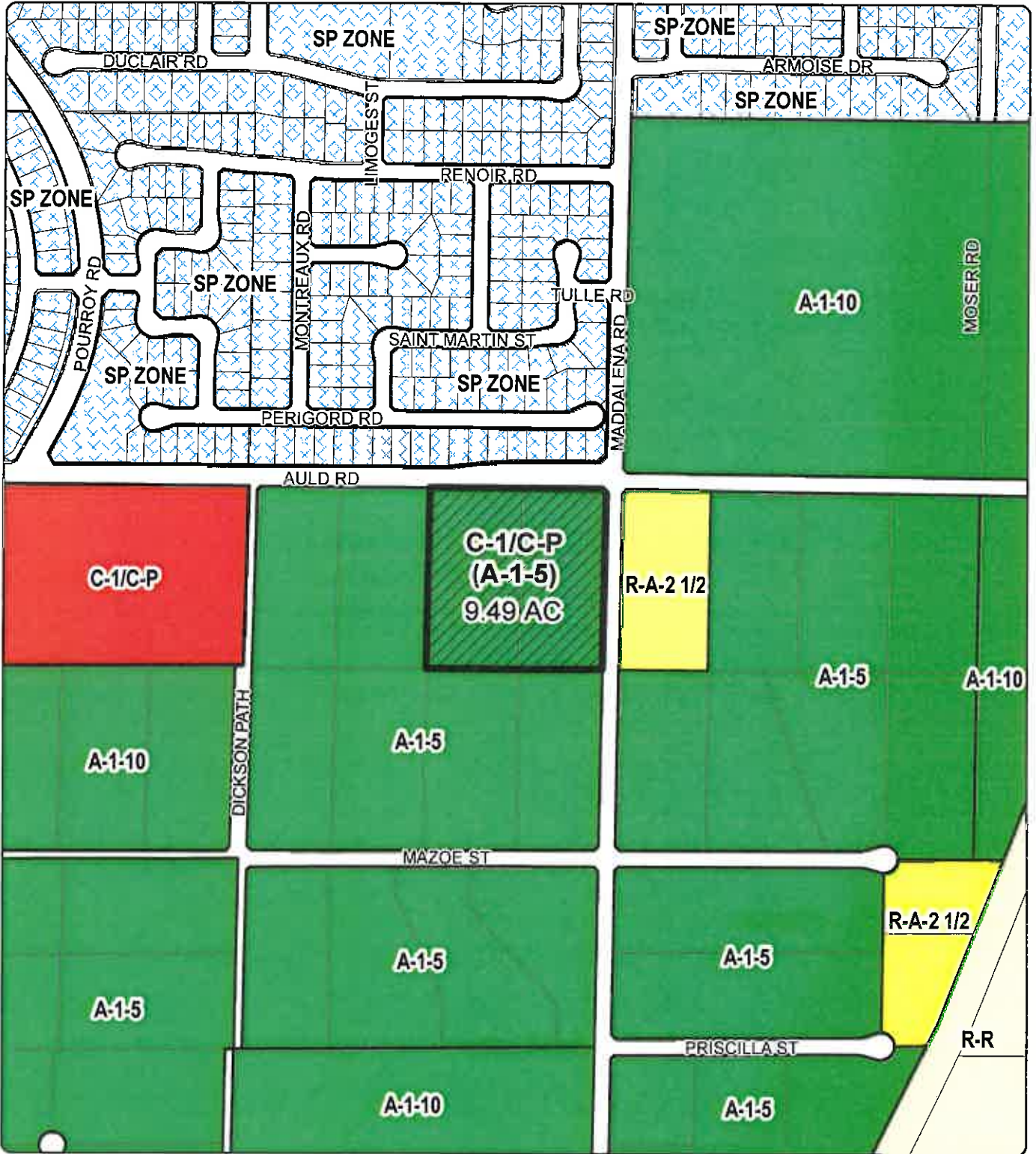
RIVERSIDE COUNTY PLANNING DEPARTMENT

CZ07743 GPA00945

Supervisor Washington  
District 3

Date Drawn: 10/02/2015  
Exhibit 3

PROPOSED ZONING



Zoning Area: Rancho California

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://planinfo.rctlma.org>

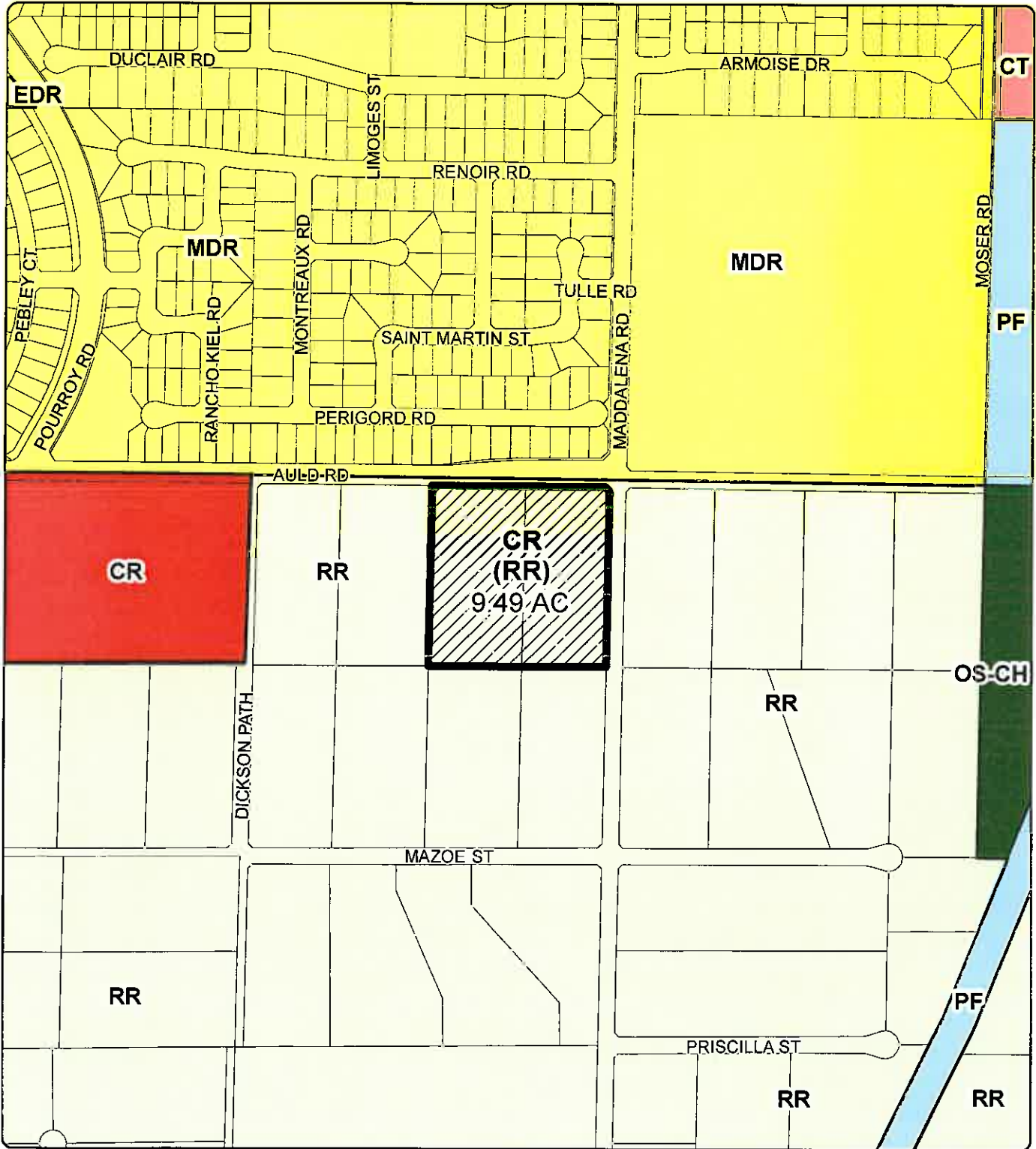
RIVERSIDE COUNTY PLANNING DEPARTMENT

CZ07743 GPA00945

PROPOSED GENERAL PLAN

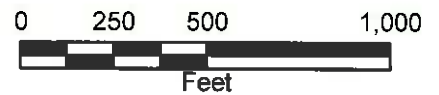
Supervisor Washington  
District 3

Date Drawn: 10/02/2015  
Exhibit 6



Zoning Area: Rancho California

Author: Vinnie Nguyen



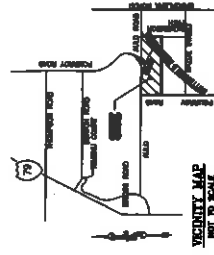
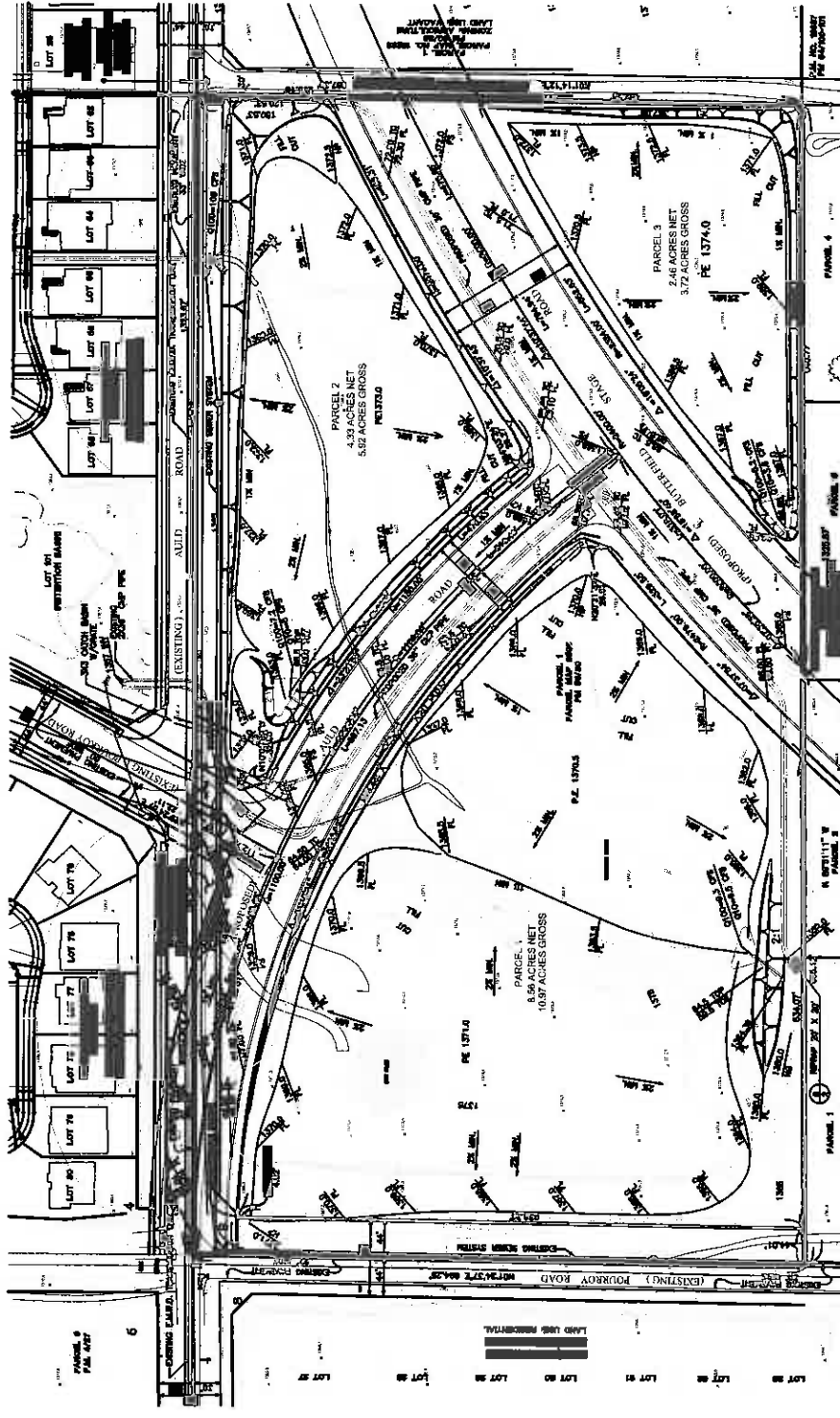
**DISCLAIMER:** On October 7, 2003, the County of Riverside adopted a new General Plan providing new land use designations for unincorporated Riverside County parcels. The new General Plan may contain different type of land use than is provided for under existing zoning. For further information, please 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>

IN THE UNINCORPORATED AREA OF THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA

**TENTATIVE PARCEL MAP 32379**

BEING A SUBDIVISION OF PARCEL 1 OF PARCEL MAP 9509  
RECORDED IN BOOK 39, PAGE 80 OF PARCEL MAPS,  
RECORDS OF RIVERSIDE COUNTY, STATE OF CALIFORNIA,  
AMENDMENT # 3

SHEET 1 OF 1



**GENERAL NOTES:**

1. THIS TENTATIVE PARCEL MAP IS A SUBDIVISION OF PARCEL 1 OF PARCEL MAP 9509 RECORDED IN BOOK 39, PAGE 80 OF PARCEL MAPS, RECORDS OF RIVERSIDE COUNTY, STATE OF CALIFORNIA, AMENDMENT # 3.
2. TOTAL GROSS/NET AREA: 24.17/18.43
3. NUMBER OF LOTS: 3 & 8 BOUNDARIES
4. MINIMUM PARCEL SIZE: 2.48 ACRES
5. PROPOSED LAND USE: COMMERCIAL
6. EXISTING LAND USE: "MOUNTAIN VIEW"
7. EXISTING ZONING: C-1/A-C-P
8. PROPOSED ZONING: P-1-10 AGRICULTURAL, R-1-3 RESIDENTIAL, SPLITTING PLAN
9. METHOD OF SURVEY: CONVENTIONAL
10. EASTERN MUNICIPAL WATER DISTRICT
11. UTILITIES AND SERVICES: WATER: EASTERN MUNICIPAL WATER DISTRICT; SEWER: EASTERN MUNICIPAL WATER DISTRICT; GAS: SOUTHERN CALIFORNIA GAS COMPANY; TELEPHONE: CALIFORNIA TELEPHONE COMPANY; CABLE: CABLE NEWS; COUNTY OF RIVERSIDE
12. SCHOOL DISTRICT: TEMECULA VALLEY SCHOOL DISTRICT
13. ASSASSIN'S PARCEL NO.: 988-100-01
14. TOWNSHIP: TOWN OF TEMECULA
15. MAP PREPARATION DATE: MAY 2004
16. SOURCE OF TOPOGRAPHY: NATIONAL MAPS, RECONSTRUCTED FROM AERIAL PHOTOGRAPHS TAKEN IN 1995
17. THE PROPERTY IS LOCATED IN FEMA FLOOD ZONE X (SPECIAL FLOOD HAZARD AREA)
18. THIS PROPERTY IS NOT WITHIN A SPLITTING PLAN
19. THE EXISTING PARCEL MAP CONTAINS THE ENTIRE CONTIGUOUS DIMENSIONS OF THE LAND DESCRIBED
20. THIS PROPERTY IS NOT WITHIN A COMMUNITY SERVICES DISTRICT
21. SCHEDULE "B" PARCEL MAP
22. THIS PROPERTY IS NOT SUBJECT TO FLOOD INZONING INDICATION ON LEGISLATION

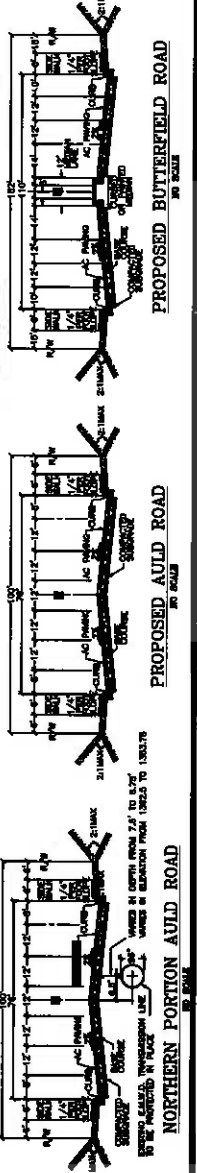
**LEGEND:**

- PLUMBLINE
- DAYLIGHT USE



**DESIGNED BY:** DJJ ENGINEERING, INC.  
A MEMBER FIRM OF DJJ GROUP, INC.  
10000 UNIVERSITY AVENUE  
LA JOLLA, CALIFORNIA 92037  
PHONE: (619) 942-0441  
FAX: (619) 942-0442

**APPROVED BY:** RICHARD W. BAKER, JR.  
COUNTY CLERK  
RIVERSIDE COUNTY  
1000 UNIVERSITY AVENUE  
RIVERSIDE, CALIFORNIA 92507  
PHONE: (951) 955-4974



**BASEMENT NOTES:**  
AN EASEMENT IN FAVOR OF THE COUNTY OF RIVERSIDE FOR THE CONSTRUCTION AND MAINTENANCE OF A 24" WATER MAIN AND 36" SEWER MAIN SHALL BE GRANTED TO THE COUNTY OF RIVERSIDE BY THE STATE OF CALIFORNIA.

**COUNTY OF RIVERSIDE**  
**ENVIRONMENTAL ASSESSMENT FORM: INITIAL STUDY**

**Environmental Assessment No.:** 41773

**Project Case(s):** General Plan Amendment No. 945 and Change of Zone No. 7743

**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:** Londen Land Companies, LLC c/o Ashlee Lewis

**Applicant's Address:** 4343 East Camelback Road, Phoenix, AZ 85018

**Applicant's Telephone Number:** 602-957-1650

**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 Commercial Retail (CR) (0.20-0.35 floor area ratio), and change the Zoning Classification from A-1-5 (Light Agriculture, 5-acre minimum) to C-1/C-P (General Commercial) on two parcels, totaling 9.49 acres.

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

**C. Total Project Area:** 9.49

**D. Assessor's Parcel No(s):** 964-050-008 and 964-050-009

**E. Street References:** East of Dickson Path, South of Auld Road, West of Maddalena Road, and North of Mazoe Street

**F. Section, Township & Range Description:** Township 7 South, Range 2 West, Section 9

**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 residential and other vacant land.

**II. APPLICABLE GENERAL PLAN AND ZONING REGULATIONS**

**A. General Plan Elements/Policies:**

**1. Land Use:** The project site is currently designated Rural: Rural Residential (RUR:RR) (5 Ac. Min.). This General Plan Amendment will result in amending the General Plan Foundation Component of the project site from Rural (RUR) to Community Development (CD), amend the General Plan Land Use Designation of the project site from Rural Residential (RR) (5 Acre Minimum Lot Size) to Commercial Retail (CR) (0.20-0.35 Floor Area Ratio), and change the Zoning Classification from A-1-5 (Light Agriculture, 5-acre minimum) to C-1/C-P (General Commercial) on two parcels, totaling 9.49 acres. This project is consistent with the provisions of the Land Use Element.

**2. Circulation:** The project site is bounded by Auld Road, Dickson Path and Maddalena Road providing a number of options for access into the site. The project site also falls

within the boundary of the Highway 79 Policy Area and is consistent with the requirements of the policy area. This project is consistent with the provisions of the Circulation Element.

3. **Multipurpose Open Space:** The project site is located within the Western Riverside County Habitat Conservation Plan (MSHCP); however, the project is not located within a criteria cell. Although, the project site is not located within a criteria cell, the site will be required to conform to additional plan wide Requirements of the MSHCP, including 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. This project is consistent with the provisions of the Open Space Element.
  4. **Safety:** The project site is located within a State responsibility fire area and shall adhere to such requirements. The project site has a low potential for liquefaction and is susceptible to subsidence. The site is not located within a flood zone or a fault zone. This project is consistent with the provisions of the Safety Element.
  5. **Noise:** The proposed General Plan Amendment proposes to amend the land use designation of the project site to a commercial designation which is not considered to be a significant noise generating uses. This project is consistent with the provisions of the Noise Element.
  6. **Housing:** This project will not result in the construction of new dwelling units nor will it result in the demolition of any dwelling units. This project is consistent with the provisions of the Housing Element.
  7. **Air Quality:** The general plan amendment may result in additional vehicle trips in the vicinity of the subject site. This project is consistent with the provisions of the Air Quality Element.
  8. **Healthy Communities:** This project is consistent with the provisions of the Healthy Communities Element.
- B. General Plan Area Plan(s):** Southwest Area Plan
- C. General Plan Foundation Component (Existing):** Rural (R)
- D. General Plan Foundation Component (Proposed):** Community Development (CD)
- E. General Plan Land Use Designation (Existing):** Rural Residential (RR)
- F. General Plan Land Use Designation (Proposed):** Commercial Retail (CR)
- G. Overlay(s), if any:** N/A
- H. Policy Area(s), if any:** Highway 79 Policy Area
- I. Adjacent and Surrounding:**
1. **Area Plan(s):** Southwest Area Plan to the north, south, east and west

- 2. **Foundation Component(s):** Community Development (CD) to the north and west. Rural (R) to the south and east.
- 3. **Land Use Designation(s):** Medium Density Residential (MDR) to the north, Rural Residential (RR) to the south and east and Commercial Retail (CR) to the west.
- 4. **Overlay(s), if any:** N/A
- 5. **Policy Area(s), if any:** Highway 79 Policy Area to the north, south, east and west.

**J. Adopted Specific Plan Information**

- 1. **Name and Number of Specific Plan, if any:** N/A
- 2. **Specific Plan Planning Area, and Policies, if any:** N/A

**K. Existing Zoning:** Light Agriculture, 5 Acre Minimum (A-1-5)

**L. Proposed Zoning,:** General Commercial (C-1/C-P)

**M. Adjacent and Surrounding Zoning:** Specific Plan (SP) to the north, Rural Agricultural, 2 ½ Acre Minimum (R-A-2 ½) to the east, Light Agriculture, 5 Acre Minimum (A-1-5) to the south and General Commercial (C-1/C-P) 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**

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.

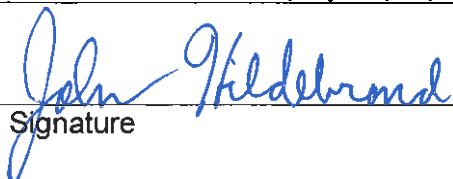
**A PREVIOUS ENVIRONMENTAL IMPACT REPORT/NEGATIVE DECLARATION WAS PREPARED**

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

10/01/2015

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 proposal and to determine any potential significant impacts upon the environment that would result from construction and implementation of the proposal. This initial study will only be evaluating potential environmental impacts associated with the General Plan Foundation Component Amendment, subsequent development applications will be reviewed for CEQA compliance at the time they are submitted. 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 proposed General Plan Amendment.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>AESTHETICS</b> Would the project				
<b>1. Scenic Resources</b>				
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 C-9 "Scenic Highways," Staff Review

Findings of Fact:

a) The project site is not located within the vicinity of any State, County or Eligible Scenic Highway and therefore will not have a substantial effect upon a scenic highway corridor.

b) The project site does not contain any significant rock outcroppings, vegetation or unique landmark features. The proposal shall not obstruct any prominent scenic vista or view open to the public. Any commercial development would be required to comply with the Countywide Design Guidelines along with any landscaping requirements. Therefore, there is no impact.

Mitigation: No mitigation measures are required

Monitoring: No monitoring measures are required

<b>2. Mt. Palomar Observatory</b>				
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), Staff Review



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

**Findings of Fact:**

The project site is located 20.36 miles from the Mt. Palomar Observatory and is within Zone B of Riverside County Ordinance 655 (Regulating Light Pollution). Subsequent development applications consistent with the General Plan Amendment proposing lighting shall be conditioned to comply with Ordinance No. 655. Compliance with Ordinance No. 655 restricts the use of certain light fixtures emitting light into the night sky that may create undesirable light glow and detrimentally affect astronomical observations and research.

This is a programmatic level CEQA analysis. This project will result in amending the site's General Plan Foundation Component, Land Use Designation, and Zoning 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 measures are required

**Monitoring:** No monitoring measures are 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:** Project Application Description

**Findings of Fact:**

a) The proposal will not directly create a new source of substantial light or glare which would adversely affect day or nighttime views in the area. If approved, GPA No. 945 would allow for the subsequent approval of commercial development projects that would create a new source of lighting; however, implementing projects will be reviewed for such impacts during the development review process prior to any discretionary action or project approval. Per Riverside County ordinances, lighting will be required to be hooded and shielded in order to prevent the creation of substantial light. Reflective surfaces will be minimized in construction of the development which would limit the potential for substantial glare created by the project. With adherence to the Ordinance No. 655 lighting control measures and landscape buffering it is not anticipated that spill-over light would adversely surrounding properties. As a result, impacts associated with this project are considered less than significant.

b) As this proposal is a land use and zoning change only, it would not directly expose residential property to unacceptable light levels. Subsequent implementing project will be required to comply with the necessary County ordinance, policies and programs, such as Ordinance No. 655 to ensure that surrounding residential properties to the north, south, east and west of the project site are not

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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adversely impacted by the development. As a result, impacts associated with this project are considered less than significant.

Mitigation: No mitigation measures are required

Monitoring: No monitoring measures are 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 checked="" type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input type="checkbox"/>

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

Findings of Fact:

a) The Riverside County General Plan Open Space element, Figure OS-2 shows that the project site has been designated as Farmland of Local Importance. Farmlands of local importance do not fall in the categories of Prime, Statewide or Unique Farmlands but are of locally significant economic importance. As the site has not been designated as Prime, Statewide Unique Farmland, the proposal will not convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use. As a result, impacts associated with this project are considered less than significant.

b) The project site is vacant land and is not being used for agricultural purposes. The site is not within an agricultural preserve, and will not conflict with existing agricultural use, or a Williamson Act (agricultural preserve) contract (Riv. Co. Agricultural Land Conservation Contract Maps). As a result, there will be no impacts.

c) While GPA No. 945 does not propose any grading or construction, future implementing development applications as a result of GPA No. 945 may propose and cause the development of non-agricultural uses within 300 feet of agriculturally zoned property. Given the existing Community Development Foundation Component (including commercial and residential designations) land use designations found to the east and the north of the subject site, there is a logical progression of

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Community Development within the area based on the vision for the French Valley community. Subsequent implementing development applications will be reviewed for potential impacts of proposals on the surrounding properties. Mitigation measures and or County-approved Conditions of Approval shall be required as a result of the development application review if necessary. As a result, impacts associated with this project are considered less than significant.

d) The proposal will convert an area that has been identified by the Riverside County Land Information System as Farmland of Local Importance to non-agricultural use. However, the system has also indicated that disturbances have already occurred on-site and has identified the site as Developed/Disturbed Land. GPA No. 945 proposal would not adversely impact the already disturbed land. Subsequent implementing development applications will also be reviewed in order to identify and mitigate any potential adverse 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
<b>5. Forest</b>	<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) As a land use and zoning change only, the proposal will not 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)). There will be no impacts.

b) As a land use and zoning change only, the proposal will not result in the loss of forest land or conversion of forest land to non-forest use. There will be no impacts.

c) As a land use and zoning change only, the proposal will not involve other changes in the existing environment which, due to their location or nature, would result in conversion of forest land to non-forest use. 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 checked="" type="checkbox"/>	<input type="checkbox"/>

Source: SCAQMD CEQA Air Quality Handbook

Findings of Fact:

a-f) The proposed land use change could result in a net increase in vehicle trips at build out, based upon the proposed change to commercial. However, the amount of the increase is too speculative to provide a detailed analysis at this time. Any future implementing project will specifically address air quality impacts.

This is a programmatic level CEQA analysis. This project will result in amending the site's General Plan Foundation Component, Land Use Designation, and Zoning 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	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
Conservation Plan, Natural Conservation Community Plan, or other approved local, regional, or State conservation plan?				
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 checked="" type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input 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, General Plan, Environmental Programs Department Staff Review

Findings of Fact:

a) The project site is located within the Western Riverside County Multiple Species Habitat Conservation Plan (WRCMSHCP); however, the site is not within an identified criteria cell area. Any future implementing development application shall be required to comply with additional plan wide requirements of the MSHCP, including 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. all applicable requirements of the MSHCP during the review process. As a result, impacts are less than significant.

b) The project site has been disturbed by previous activities. A plant survey concluded that no sensitive plant species were found on the project site. The subject proposal does not include any project specific development which would cause ground disturbance at this time, any further disturbance proposed by subsequent implementing development applications will be required to

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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comply with the MSHCP along with any Federal or State regulations during the application review process. As a result, impacts are less than significant.

c) This environmental assessment is addressing a land use change only and no development project is being proposed at this time. Subsequent implementing development projects will be reviewed at the time of application for adverse impacts 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. As a result, impacts are less than significant.

d) This environmental assessment is addressing a land use change only and no development project is being proposed at this time. Subsequent implementing development projects will be reviewed at the time of application for adverse impacts on the movement of any native resident or migratory fish or wildlife species. The project site has not been identified by the MSHCP as wildlife corridor or constrained linkage area. As a result, impacts are less than significant.

e-f) This environmental assessment is addressing a land use change only and no development project is being proposed at this time. Subsequent implementing development projects will be reviewed at the time of application for adverse impacts 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 Wildlife Service. Currently, no watercourses traverse the subject site. Any subsequent development project will be required comply with all applicable plans, policies and regulations set forth by Fish and Game. As a result, impacts are less than significant.

g) This environmental assessment is addressing a land use change only and no development project is being proposed at this time. Subsequent implementing development projects will be reviewed at the time of application for any conflicts with local policies or ordinances that protect biological resources, such as a tree preservation policy or ordinance. Currently, the project site does not contain any oak trees or other protected resources. As a result, impacts are less than significant.

Mitigation: No mitigation measures required.

Monitoring: No monitoring measures required

**CULTURAL RESOURCES** Would the project

8. Historic Resources	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Alter or destroy an historic site?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Project Application Materials, General Plan

Findings of Fact:

a-b) There are no known historic features located on the project site. Furthermore, the project site has been previously disturbed through mining operations for the past 40 years. The necessity for

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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additional historic resource studies will be determined at the time of an implementing project. As a result, there will be no impacts.

Mitigation: No mitigation measures are required

Monitoring: No monitoring measures are required

9. Archaeological Resources	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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 type="checkbox"/>	<input checked="" 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: Project Application Materials, General Plan, County Archaeologist.

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 Native American Tribes whose historical extent includes the project site. Consultation request notices were sent to each of the Tribes on the list on November 29, 2010. 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.

AB 52 became effective on July 1, 2015. In compliance with AB 52, separate notices regarding this project were mailed to all requesting Tribes on September 10, 2015. AB 52 provides for a 30-day review period in which all noticed Tribes may request consultation regarding the proposed project. County staff received notification from the Pechanga Tribe within the 30-day period, requesting to initiate consultation on this project. County staff discussed this project with the Pechanga Tribe on October 10, 2015, explaining that the project scope includes a legislative action only. There is no accompanying implementing project and it will result in no physical disturbance of the site. The Pechanga Tribe concluded that this project could move forward with no additional consultation, provided they are again noticed during the time of any future implementing project. In accordance with this request and in compliance with AB 52, County staff will notice the Pechanga tribe, as well as all other requesting Tribes, at the time a project is submitted.

This is a programmatic level CEQA analysis. This project will result in amending the site's General Plan Foundation Component, Land Use Designation, and Zoning 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

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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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 measures are required

Monitoring: No monitoring measures are 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," Riverside County Land Information System

Findings of Fact:

Pursuant to the Riverside County Land Information System, the project site is located in an area of high (High A) paleontological sensitivity. This is a programmatic level CEQA analysis. This project will result in amending the site's General Plan Foundation Component, Land Use Designation, and Zoning 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 measures are required

Monitoring: No monitoring measures are 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"/>
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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?

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Source: Riverside County General Plan Figure S-2 "Earthquake Fault Study Zones," GIS database, County Chief Engineering Geologist review.

Findings of Fact:

a) The project site is neither in a fault zone nor is it within 1/2 mile of a fault. This amendment will result in a land use change only, no people or structures will be exposed to adverse effects including the risk of loss, injury or death. Subsequent implementing development applications would be subject to review by the County Geologist and shall be required to comply with applicable recommendations specified in geotechnical or other necessary studies. 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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b) The project site is not documented to contain a known active fault. However, future development projects will be reviewed in accordance with CEQA guidelines in order to ensure that the health, safety and welfare of the general public are protected. 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," Chief Engineering Geologist review.

Findings of Fact:

The project site is shown as having a low liquefaction potential. Geological and geotechnical investigations or other studies may be required during the review of implementing projects. Design and construction of the implementing projects shall incorporate any mitigation measures and conditions of approval from the County Geologist. California Building Code (CBC) requirements pertaining to commercial development will mitigate the potential impact to less than significant. As CBC requirements are applicable to all commercial development, they are not considered mitigation for CEQA implementation purposes. 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 Figure S-21 (showing General Ground Shaking Risk), Chief Engineering Geologist review.

Findings of Fact:

The project site is located within an area that has been identified by the County General Plan as having a "very high" ground shaking risk. Subsequent implementing development applications will be reviewed for potential ground shaking impacts and will also be required to comply with the California Building Code (CBC) requirements pertaining to commercial development in order to mitigate any potential adverse impacts along with any other applicable Federal, State and local policies. 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

**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: Riverside County General Plan Figure S-5 "Regions Underlain by Steep Slope," Chief Engineering Geologist review.

Findings of Fact: The proposal is not located on a geologic unit or soil that is unstable, or that would become unstable as a result of the proposal, and potentially result in on- or off-site landslide, lateral spreading, collapse, or rockfall hazard. As a result, there will be no impacts

Mitigation: No mitigation is required

Monitoring: No mitigation 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," Chief Engineering Geologist review.

Findings of Fact: The project site is located in an area susceptible to subsidence but it is not located near any documented areas of subsidence. Subsequent development applications will be required to comply with the California Building Code's (CBC) requirements pertaining to commercial development in order to mitigate any potential adverse impacts along with any other applicable Federal, State and local policies. 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?

Source: On-site Inspection, Project Application Materials

Findings of Fact: There are no active volcanoes in Southern California. The site is not subject to any other geologic hazards, such as seiche, mudflow or volcanic hazards. 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

**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:** Riv. Co. 800-Scale Slope Maps, Project Application Materials

**Findings of Fact:**

a) The proposal does not include any ground disturbing activities. Subsequent implementing development applications that propose grading and any other ground disturbing activity shall be reviewed by the Riverside County Geologist, Riverside County Planning Department and the Riverside County Building and Safety-Grading Division for compliance with applicable Federal, State and local policies and codes. As a result, there will be no impacts.

b) GPA No. 945 does not include any grading; therefore, no slopes greater than 2:1 or higher than 10 feet are being proposed. Subsequent implementing development applications proposing grading and any other ground disturbing activity shall be reviewed by the Riverside County Geologist, Riverside County Planning Department and the Riverside County Building and Safety-Grading Division for compliance with applicable Federal, State and local policies and codes. As a result, there will be no impacts.

c) No grading is proposed as part of GPA No. 945 and therefore, will not result in grading that affects or negates subsurface sewage disposal systems. Subsequent implementing development applications proposing grading and any other ground disturbing activity shall be reviewed by the Riverside County Geologist, Riverside County Planning Department and the Riverside County Building and Safety-Grading Division for compliance with applicable Federal, State and local policies and codes. 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"/>

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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, Staff Review

Findings of Fact:

a) The proposal will not directly result in substantial soil erosion or the loss of topsoil. Subsequent implementing development applications may have the potential to result in soil erosion during grading and construction; however, such applications will be subject to the development review process that will further ensure the protection of public health, safety and welfare. As a result, there will be no impacts.

b) If the project site is determined to be located on expansive soil, during the review of future implementing development projects, compliance with applicable Federal, State and local policies will be required including compliance with the California Building Code (CBC). As a result, there will be no impacts.

Mitigation: No mitigation is required

Monitoring: No monitoring is required

<b>19. Erosion</b>				
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, Staff Review

Findings of Fact:

a) The proposal will not change deposition, siltation, or erosion that may modify the channel of a river or stream or the bed of a lake. Subsequent implementing development applications will be reviewed and required to comply with applicable Federal, State and local policies in order to ensure consistency and to mitigate any potential adverse impacts. As a result, there will be no impacts.

b) The proposed amendment will not directly result in any increase in water erosion either on or off site. Subsequent implementing development applications will be reviewed for compliance any applicable Federal, State and local policies in order to mitigate any potential adverse 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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<b>20. Wind Erosion and Blowsand from project either on or off site.</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input 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) As the proposed amendment is a land use and zoning change only, the proposal will not be directly impacted by or result in an increase in wind erosion and blowsand either on or off site. Subsequent implementing development applications will be reviewed for potential adverse wind erosion and blowsand impacts during the development review process. Future projects will be required to comply with any applicable Federal, State and local policies in order to ensure compliance and mitigate any potential adverse impacts.

Mitigation: No mitigation is required

Monitoring: No monitoring is required

**GREENHOUSE GAS EMISSIONS** Would the project

<b>21. Greenhouse Gas Emissions</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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"/>

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

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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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) The project is not anticipated to utilize, store, or transport hazardous materials. The proposed activities are not anticipated to create significant hazards to the general public or the environment due to use of hazardous materials. 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.

This is a programmatic level CEQA analysis. This project will result in amending the site's General Plan Foundation Component, Land Use Designation, and Zoning 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.

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.

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

**23. Airports**

a) Result in an inconsistency with an Airport Master Plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Require review by the Airport Land Use Commission?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input type="checkbox"/>

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

Findings of Fact:

a-b) The project site is located within "Zone E" of the "French Valley Airport Plan." More specifically, the project site is located approximately 9,000 feet easterly of Runway 18-36 of the airport. Per ALUC, land use intensity is not limited within "Zone E." Subsequent implementing development applications may require review by the Airport Land Use Commission in order to ensure consistency with the plan and its policies and to ensure that future uses will not propose any prohibited or discouraged uses in "Zone E" that may present hazards to flight.

c) The proposal will not directly result in a safety hazard for people residing or working on the project site as the proposal does not include the development of any commercial or residential uses. Subsequent implementing development applications will be reviewed and required to comply with mitigation and monitoring measures, if necessary, to prevent hazards for people residing or working in the subject area.

d) The project site is not within the vicinity of a private airstrip, or heliport and does not directly result in safety hazards for people residing or working in the subject area. Development of the implementing projects will be reviewed in order to ensure that there will be no safety hazards for people residing or working in the subject area.

This is a programmatic level CEQA analysis. This project will result in amending the site's General Plan Foundation Component, Land Use Designation, and Zoning 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.

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

**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:

Although the project site is located in a high fire area, this project does not propose to add people or structures to the site in question, it is not anticipated that the proposal would 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. Subsequent development applications will be reviewed to ensure that the health, safety and public welfare of the general public is not at risk from fire.

This is a programmatic level CEQA analysis. This project will result in amending the site's General Plan Foundation Component, Land Use Designation, and Zoning 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

**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)?



	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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 checked="" type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input type="checkbox"/>
g) Otherwise substantially degrade water quality?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input type="checkbox"/>

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

Findings of Fact:

a) The proposal will not 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 as the proposal is for a land use change only. No implementing project has been submitted at this time. Subsequent implementing development projects shall be reviewed for potential drainage alterations. As a result, impacts associated with this project are considered less than significant.

b) The proposal will not violate any water quality standards or waste discharge requirements as the proposal is for a land use change only. Subsequent implementing development applications will be subject to provide BMP improvement plans along with any necessary documentation to Riverside County Flood Control District. Subsequent development projects will also be required to comply with NPDES. As a result, impacts associated with this project are considered less than significant.

c) The proposal will not directly 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. Subsequent implementing development applications shall be reviewed for potential adverse groundwater impacts during the development review process. As a result, impacts associated with this project are considered less than significant.

d) The proposal will not directly 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. Subsequent implementing development applications shall be reviewed for potential adverse storm water impacts during the development review process. As a result, impacts associated with this project are considered less than significant.

e) The northwest corner of the project site is located within an area of flooding sensitivity, however the remainder of the site does not fall within this area and no housing is proposed. Because GPA No. 945 does not propose to add people or structures to the site in question, the proposal will not place

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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housing within a 100-year flood hazard area as mapped on Federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation maps. Subsequent implementing development applications shall be reviewed for potential adverse impacts associated with placing potential housing within a 100-year flood hazard area during the development review process. As a result, impacts associated with this project are considered less than significant.

f) No structures are being proposed as part of GPA No. 945, therefore, no structures will be placed within a 100-year flood hazard area which would impede or redirect flows. Subsequent implementing development applications will be reviewed for the placement of structured in relation to flooding sensitivity.

g) The proposal would not otherwise degrade water quality. Subsequent implementing development application will be reviewed according to CEQA guidelines in order to identify any potential adverse impacts to water quality. As a result, impacts associated with this project are considered less than significant.

h) The proposal does not include new or retrofitted stormwater BMP's which could result in significant environmental effects. As a result, impacts associated with this project are considered less than significant.

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  U - Generally Unsuitable  R - Restricted

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?

b) Changes in absorption rates or the rate and amount of surface runoff?

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)?

d) Changes in the amount of surface water in any water body?

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:

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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a) The proposal will not 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 as the proposal is for a land use change only. No implementing project has been submitted at this time. Subsequent implementing development projects shall be reviewed for potential drainage alterations. As a result, impacts associated with this project are considered less than significant.

b) The proposal would not cause changes in absorption rates or the rate and amount of surface runoff. Subsequent implementing development projects shall be reviewed for potential changes in absorption rates or the rate and amount of surface runoff. As a result, impacts associated with this project are considered less than significant.

c) The northwest corner of the project site is not located within a flood plain, however the proposal will not 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) as the proposal does not propose any structures or uses at this time. Subsequent development applications will be reviewed in order to ensure the health, safety and welfare of the general public. As a result, impacts associated with this project are considered less than significant.

d) The proposal will not cause any change in the amount of surface water in any water body. Subsequent implementing development projects shall be reviewed for potential changes in the amount of surface water in any water body. As a result, impacts associated with this project are considered less than significant.

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?

b) Affect land use within a city sphere of influence and/or within adjacent city or county boundaries?

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

Findings of Fact:

a) The General Plan Amendment falls into the Foundation Component Amendment category as it proposes to change 18.99 Gross Acres of land that is currently designated as Rural: Rural Residential (RUR:RR) to Community Development: Commercial Retail (CD:CR) (0.20 – 0.35 Floor Area Ratio) land use designation. The proposed site is located within the French Valley community, a community that has been characterized by and is committed to more urban uses through the adoption of a number of Specific Plans in the area. Along with the cities of Murrieta and Temecula, the Southwest Area Plan has focused its urban development in French Valley. As the amendment and change of zone is seeking a change to commercial designations, the proposal would be consistent with the planned land use vision for the area. The Community Development: Commercial Retail designation

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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can also be found directly west of the subject site. As a result, impacts associated with this project are considered less than significant.

b) The project site is located within the designated City of Temecula, sphere of influence area. The City of Temecula was provided an opportunity to consult with the County, as they received information regarding the proposed General Plan Amendment and Change of Zone applications. The City's review resulted in no comments or concerns regarding the project. There will be no impacts.

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"/>
b) Be compatible with existing surrounding zoning?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Be compatible with existing and planned surrounding land uses?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input checked="" 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) The project site has a current zoning designation of Light Agriculture, 5 acre minimum (A-1-5) which is inconsistent with the proposed land use designation of Commercial Retail. As part of this application, the proposed zoning change from Light Agriculture, 5 acre minimum to General Commercial will bring the proposed General Plan designation and the proposed zoning designation into consistency. There will be no impacts.

b) Aside from the existing Light Agriculture zone to the east and south of the site, the amendment proposal is consistent with the more intense surrounding zoning designations with the Specific Plan (SP) zone to the north and General Commercial (C-1/CP) to the west. There will be no impacts

c) The project site is surrounded by single-family residences to the north and scattered single-family residences along with vacant land to the south, east and west of the site. The proposed amendment provides an opportunity for services that will support the existing residential to be developed in the area. Subsequent implementing development applications will be reviewed in order to ensure land use compatibility prior to future project approval. There will be no impacts

d) The amendment is proposing a Land Use Designation of Commercial Retail (CD:CR) (0.20-0.35 Floor Area Ratio). Existing Community Development Foundation designations can be found north of

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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the subject site, directly across Auld Road and directly west of the project site including Commercial Retail and Specific Plan. Subsequent implementing development applications will be reviewed for consistency with the proposed land use designation and any applicable policies of the Comprehensive General Plan. There will be no impacts

e) The proposal will not disrupt or divide the physical arrangement of an established community. The proposed project is four contiguous parcels transitioning into commercially zoned land which is consistent with land use to the east. No established community would be disrupted as a result of GPA No. 945. 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," Chief Engineering Geologist review.

Findings of Fact:

a) The project site is located in an area where available geologic information indicates that mineral deposits are likely to exist; however, the significance of the deposit is undetermined. Upon the County Geologist's review, it was determined that the site is classified as MRZ-3 for mineral resources (not a significant resource). There will be no impacts

b) The project site is not located within a locally important mineral resource recovery site designated on a local general plan, specific plan or other land use plan. There will be no impacts

c) The project site is not located adjacent to a State classified or designated area or existing surface mine and therefore will not be incompatible. There will be no impacts

d) There are no proposed or known abandoned quarries or mines on the project site. Implementation of this proposed amendment will not expose people or property to hazards from proposed, existing or abandoned quarries or mines. 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

**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, Airport Land Use Commission Staff Review

Findings of Fact:

a) The project site lies outside of the area that would be subject to average exterior noise levels of 55 CNEL or greater under ultimate airport development conditions. The proposal would not expose people residing or working in the subject sites area to excessive noise levels. There will be no impacts

b) The project site is not located within the vicinity of a private airstrip. No impacts would occur as a result of the proposed project. There will be no impacts

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, Staff Review

Findings of Fact: The project site is not located adjacent to or near an active railroad line; therefore, no impacts are anticipated as a result of the proposed project.

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

**32. Highway Noise**

NA  A  B  C  D

Source: Staff Review, Project Application Materials

Findings of Fact: The project site is not located adjacent to or within the vicinity of a highway, therefore, no impacts are anticipated as a result of the proposed project.

Mitigation: No mitigation is required

Monitoring: No monitoring is required

**33. Other Noise**

NA  A  B  C  D

Source: Project Application Materials, GIS database, Riverside County Community Health Agency Review, Staff Review

Findings of Fact: As the proposal is for a land use and zoning change only, no other noise impacts are expected in or immediately surrounding the subject site. Per the Riverside County Community Health Agency's review, the proposal shall comply with the following: Facility-related noise, as projected to any portion of any surrounding property containing a "sensitive receiver, habitable dwelling, hospital, school, library or nursing home," must not exceed the following worst-case noise levels 45 Db(a)- 10 minute noise equivalent ("leq"), between the hours of 10:00 p.m. to 7:00 p.m. (nighttime standard) and 65 dB(A)- 10 minute leq, between 7:00 a.m. and 10:00 p.m. (daytime standard). Subsequent implementing development applications will be required to comply with the Riverside County office of Industrial Hygiene's possible noise reduction measures as well as Riverside County Ordinance No. 847, *Regulating Noise in Riverside County*. 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 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?

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?

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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, Staff Review

Findings of Fact:

a) GPA No. 945 will not directly result in a substantial permanent increase in existing ambient noise levels as no implementing project is associated with this amendment and exact noise levels cannot be determined at this time. Subsequent implementing development applications will be required to comply with the Riverside County office of Industrial Hygiene's possible noise reduction measures as well as Riverside County Ordinance No. 847, *Regulating Noise in Riverside County*. There will be no impacts.

b) GPA No. 945 will not directly result in a substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the proposal as no implementing project is associated with this amendment and temporary or periodic increases in noise levels cannot be determined at this time. Subsequent development applications will be required to comply with the Riverside County Office of Industrial Hygiene's possible noise reduction measures as well as Riverside County Ordinance No. 847, *Regulating Noise in Riverside County*. There will be no impacts.

c) GPA No. 945 is proposing a General Plan land use change as well as a zoning change and will not directly expose persons or generation of noise levels in excess of standards established in the General Plan, zoning ordinance or Ordinance No. 847 or applicable standards of other agencies. Subsequent implementing development applications will be required to comply with the Riverside County office of Industrial Hygiene's possible noise reduction measures as well as Riverside County Ordinance No. 847, *Regulating Noise in Riverside County*. There will be no impacts.

d) The proposal will not expose persons to excessive ground-borne vibration or ground-borne noise levels. 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?

b) Create a demand for additional housing, particularly housing affordable to households earning 80% or less of the County's median income?

c) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?



	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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 type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input checked="" type="checkbox"/>

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

Findings of Fact:

- a) The project site is currently vacant land. No dwelling units will be displaced. There will be no impacts.
- b) The proposal will not impact population and housing in Riverside County. There will be no impacts.
- c) The proposal will not displace substantial numbers of people thereby necessitating the construction of replacement housing elsewhere. There will be no impacts.
- d-f) The proposal will not affect a Riverside County Redevelopment Area, cumulatively exceed official regional or local population projections, or induce substantial population growth in an area directly or indirectly. There will be no impacts.

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: The project area is serviced by the Riverside County Fire Department. Any impacts associated with the provision of new or altered fire facilities will be mitigated by the payment of standard fees to the County of Riverside. Approval of GPA No. 945 will not result in impacts associated with the provision of new or physically altered government facilities. Any construction of new facilities required by the cumulative effects of implementing projects and surrounding projects would have to meet all applicable environmental standards. Implementing projects will be conditioned to comply with County Ordinance No. 659 in order to mitigate the potential effects to fire services. 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

**37. Sheriff Services**

Source: Riverside County General Plan

Findings of Fact: The proposed area is serviced by the Riverside County Sheriff's Department. The proposal will not have an incremental effect on the level of sheriff services provided in the vicinity of the project area. Approval of GPA No. 945 will not result in impacts associated with the provision of new or physically altered government facilities. Any construction of new facilities required by the cumulative effects of future GPA No. 945 implementing projects and surrounding projects would have to meet all applicable environmental standards. Future implementing projects will be conditioned to comply with County Ordinance No. 659 in order to mitigate the potential effects to fire services. 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: GIS database, Staff Review

Findings of Fact: The project sites located within the boundaries of the Temecula Unified School District. Approval of GPA No. 945 will not result in impacts associated with the provision of new or physically altered government facilities. Any construction of new facilities required by the cumulative effects of future GPA No. 945 implementing projects and surrounding projects would have to meet all applicable environmental standards. Future implementing projects will be conditioned to comply with School Mitigation Impact fees in order to mitigate the potential effects to school services. 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: Library services for the existing residence on the project site are provided by the Riverside County Public Library System for which development mitigation fees are required pursuant to Ordinance No. 659 such fees may be used at the County's discretion to provide additional library facilities. Approval of GPA No. 945 will not result in impacts associated with the provision of new or physically altered government facilities. Any construction of new facilities required by the cumulative effects of future GPA No. 945 implementing projects and surrounding projects would have to meet all

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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applicable environmental standards. Future implementing projects will be conditioned to comply with County Ordinance No. 659 in order to mitigate the potential effects to library services. 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**

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

Findings of Fact: Approval of GPA No. 945 will not result in impacts associated with the provision of new or physically altered government facilities. Subsequent implementing development applications have the potential to introduce people, property and structures into previously undeveloped areas; thereby, increasing the use of existing medical and health care services and facilities as well as contribute incrementally to demand for new or expanded services and facilities. Any construction of new facilities required by the cumulative impacts of implementing projects and surrounding projects would have to meet all applicable environmental standards. 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) Approval of GPA No. 945 will not result in impacts associated with the provision of new or physically altered government facilities. Subsequent implementing development applications will be reviewed for impacts on park and recreational facilities. There will be no impacts.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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b) The proposed land use and zoning change does not 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. Subsequent implementing development applications will be reviewed for impacts on park and recreational facilities. There will be no impacts.

c) The project site is not located within a CSA and is not subject to Quimby fees. Prior to project approval, subsequent implementing development applications will be reviewed for any changes related to the subject site's status of being within a CSA or being subject to Quimby fees prior to future project approval. There will be no impacts.

Mitigation: No mitigation is required

Monitoring: No monitoring is required

**42. Recreational Trails**

Source: Open Space and Conservation Map for Western County trail alignments, Staff Review

Findings of Fact: The project site is not located adjacent to or within the vicinity of any designated General Plan Recreational Trails. Therefore, the proposal will not have any impacts. 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 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?

d) Alter waterborne, rail or air traffic?

e) Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
incompatible uses (e.g. farm equipment)?				
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, Riverside County Transportation Department Review

Findings of Fact:

a) The project site is located within the Highway 79 Policy Area of the Riverside County General Plan. 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." However, this Policy is applicable to residential land use only, not commercial. As a result, this policy does not apply to this project. Furthermore, details of a future implementing project will be reviewed in conjunction with all applicable circulation plans. This General Plan Land Use Amendment and Change of Zone by themselves are consistent with the existing circulation plans for the area. As a result, the impacts are less than significant.

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) 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) 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. 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,

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 impacts. As a result, the impacts are less than significant.

Mitigation: No mitigation is required

Monitoring: No monitoring is required

**44. Bike Trails**

<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:

GPA No. 945 proposes is for a land use and zoning change only, therefore, no direct impacts to bike trails would occur as a result of this amendment. Subsequent implementing development applications will be reviewed and required to comply with any applicable bike trail standards set forth by the County. 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"/>
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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"/>
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Source: Department of Environmental Health Staff Review

Findings of Fact:

a-b) GPA No. 945 proposes a land use and zoning change only, therefore, the proposal does not directly require or result in the construction of new wastewater treatment facilities, including septic systems, or the expansion of existing facilities. The project site falls within the jurisdiction of Eastern Municipal Water District (EMWD), as such, subsequent development applications would be required to determine that the site has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments. The Riverside County Department of Environmental Health will require any future projects to provide a "will serve" letter from EMWD for the site as well as any other necessary information to ensure compliance with applicable County ordinances. 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

**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, Staff Review

Findings of Fact:

a-b) GPA No. 945 proposes a land use and zoning change only, therefore, the proposal does not directly require or result in the construction of new wastewater treatment facilities, including septic systems, or the expansion of existing facilities, the construction of which would cause significant environmental effects. The project site falls within the jurisdiction of EMWD, as such, subsequent implementing development applications will be required to determine that the site has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments. The Riverside County Department of Environmental Health will require any future projects to provide a will serve letter from EMWD for the site as well as any other necessary information to ensure compliance with applicable County ordinances. There will be no impacts.

Mitigation: No mitigation is required

Monitoring: No mitigation 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, Staff Review

Findings of Fact:

a-b) The amendment proposes a land use and zoning change only. Subsequent implementing development applications will be required to provide proof that the site will be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs and that the

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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project will be in compliance with the applicable Federal, State and local statutes and regulation related to solid waste. 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: Riverside County General Plan, Staff Review

Findings of Fact:

a-h) GPA No. 945 proposes a land use and zoning change only, therefore, the proposal does not directly impact any facility used for the transmission of the specified utilities, nor, will the proposal require the construction of new or the expansion of existing facilities which could cause significant environmental effects. Subsequent implementing development applications will be reviewed in order to determine potential impacts on such facilities and for compliance with current plans relating to utility facilities.

This is a programmatic level CEQA analysis. This project will result in amending the site's General Plan Foundation Component, Land Use Designation, and Zoning 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. 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: 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:** GPA No. 945 proposes a land use and zoning change only, therefore, the proposal does not directly impact or conflict with any adopted energy conservation plans. Prior to approval, subsequent implementing development applications will be reviewed for consistency with adopted energy conservation plans. There will be no impacts.

**Mitigation:** No mitigation is required

**Monitoring:** No monitoring is required

**MANDATORY FINDINGS OF SIGNIFICANCE**

<p><b>50.</b> 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:** As GPA No. 945 proposes a land use change only and does not propose grading or construction, the project 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. Prior to approval, subsequent implementing development applications will be reviewed for potential impacts on the environment. There will be no impacts.

<p><b>51.</b> 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 type="checkbox"/>	<input checked="" type="checkbox"/>
---	--------------------------	--------------------------	--------------------------	-------------------------------------

**Source:** Staff review, Project Application Materials

**Findings of Fact:** No impacts have been identified for GPA No. 945 that are individually limited, but cumulatively considerable. Prior to approval, future implementing development applications as a result of GPA No. 945 will be reviewed for any potential cumulative impacts. There will be no impacts.

<p><b>52.</b> Does the project have environmental effects that will cause substantial adverse effects on human beings, either directly or indirectly?</p>	<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: Staff review, project application

Findings of Fact: GPA No. 945 proposes a land use and zoning change only, therefore, the proposal would not result in environmental effects which would cause substantial adverse effects on human beings, either directly or indirectly. No improvements to the site are associated with GPA No. 945. Future implementing development applications as a result of GPA No. 945 will be reviewed as necessary to determine potential environmental effects that would cause substantial adverse effects on human beings, either directly or indirectly. 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  
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.

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# AIRPORT LAND USE COMMISSION RIVERSIDE COUNTY

CHAIR March 12, 2012

Simon Housman  
Rancho Mirage

VICE CHAIRMAN  
Rod Ballance  
Riverside

COMMISSIONERS

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STAFF

Director  
Ed Cooper

Russell Brady  
John Guerin  
Barbara Santos

County Administrative Center  
4080 Lemon St., 14<sup>th</sup> Floor.  
Riverside, CA 92501  
(951) 955-5132

[www.rcaluc.org](http://www.rcaluc.org)

Tamara Harrison, Urban Regional Planner IV  
Riverside County Planning Department  
4080 Lemon Street, Twelfth Floor  
Riverside CA 92501  
HAND DELIVERY

RE: **AIRPORT LAND USE COMMISSION (ALUC) DEVELOPMENT REVIEW**  
File No.: ZAP1045FV12  
Related File No.: GPA00945 (General Plan Amendment) and CZ07743 (Change of Zone)  
APN: 964-050-006 through 964-050-009

Dear Ms. Harrison:

On March 8, 2012, the Riverside County Airport Land Use Commission (ALUC) found the above-referenced general plan amendment and change of zone **CONSISTENT** with the 2007 French Valley Airport Land Use Compatibility Plan (FVALUCP), as amended in 2011.

The general plan amendment is described as follows: A proposal to amend the Southwest Area Plan's land use designation on 18.99 acres located southerly of Auld Road, easterly of Dickson Path, and westerly of Maddalena Road (within the unincorporated community of French Valley) from Rural Residential within the Rural Foundation Component (R:RR) to Commercial Retail within the Community Development Foundation Component (CD:CR).

The change of zone is described as follows: A proposal to change the zoning of the site described above from A-1-5 (Light Agriculture, 5 acre minimum lot size) to C-1/C-P (General Commercial).

The finding of consistency relates to airport compatibility issues and does not necessarily constitute an endorsement of a proposed project. In this situation, both the existing designation and zoning and the proposed designation and zoning are consistent with the FVALUCP.

A copy of the "Notice of Airport in Vicinity" is enclosed, for your information.

If you have any questions, please contact Russell Brady, Airport Land Use Commission Contract Planner, at (951) 955-0549, or John Guerin, Airport Land Use Commission Principal Planner, at (951) 955-0982.

Sincerely,  
RIVERSIDE COUNTY AIRPORT LAND USE COMMISSION

  
Edward C. Cooper, Director

JJGJG:bks

**COUNTY OF RIVERSIDE  
AIRPORT LAND USE COMMISSION**

**STAFF REPORT**

**AGENDA ITEM:** 3.1

**HEARING DATE:** March 8, 2012

**CASE NUMBER:** ZAP1045FV12 – Congregation Havurim, Hoskings Murrieta, Inc., LOLA I, Londen Land Co. LLC, and Janet Smith  
(Representative: Leonard Bustin)

**APPROVING JURISDICTION:** County of Riverside

**JURISDICTION CASE NO:** GPA 945 (General Plan Amendment), CZ 7743 (Change of Zone)

**MAJOR ISSUES:** None

**RECOMMENDATION:** Staff recommends a finding of CONSISTENCY for the general plan amendment and change of zone.

**PROJECT DESCRIPTION:** GPA 945 is a proposal to amend the Southwest Area Plan's land use designation on 18.99 acres from R:R (Rural Residential within the Rural Foundation Component) to CD:CR (Commercial Retail within the Community Development Foundation Component). CZ 7743 is a proposal to change the zoning of the site from A-1-5 (Light Agriculture – 5 acre minimum) to C-1/C-P (General Commercial).

**PROJECT LOCATION:** The site is located southerly of Auld Road, easterly of Dickson Path, and westerly of Maddalena Road in the unincorporated community of French Valley (easterly of the City of Murrieta and northerly of the City of Temecula), approximately 9,000 feet easterly of Runway 18-36 at French Valley Airport.

**LAND USE PLAN:** 2011 French Valley Airport Land Use Plan

- a. Airport Influence Area: French Valley Airport
- b. Land Use Policy: Zone E
- c. Noise Levels: Below 55 CNEL

**BACKGROUND:**

Non-Residential Land Use Intensity: The site is located in Zone E of the French Valley Airport

Influence Area. Land use intensity is not limited within Zone E.

Prohibited and Discouraged Uses: No specific development is proposed at this time. The applicant does not propose any uses prohibited or discouraged in Zone E (hazards to flight) within the project. The typical uses allowed and permitted within the General Commercial zone would generally not present any hazards to flight.

Noise: The property lies outside the area that would be subject to average exterior noise levels of 55 CNEL or greater under ultimate airport development conditions. Therefore, no special mitigation of noise from aircraft is required.

Part 77: The elevation of the site ranges from 1,372 to 1,384 feet above mean sea level (1372-1384 feet AMSL) according to the Riverside County GIS. The elevation of Runway 18-36 at its northerly terminus is approximately 1347 feet AMSL. At a distance of approximately 9,000 feet from the runway, FAA review would be required for any structures with top of roof exceeding 1437 feet AMSL. The project does not propose any specific development at this time; however, the proposed C-1/C-P zone allows structures up to 50 feet in height. At this maximum height, a structure would only approach 1434 feet AMSL. Therefore, Federal Aviation Administration (FAA) obstruction evaluation review would likely not be required depending on the actual grading and structure height proposed.

Open Area: Zone E of the French Valley Airport Land Use Plan does not have any requirements for provision of open space.

Attachment/Disclosure: State law requires notification in the course of real estate transactions if the property is located in an Airport Influence Area.

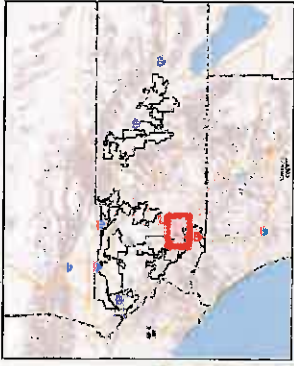
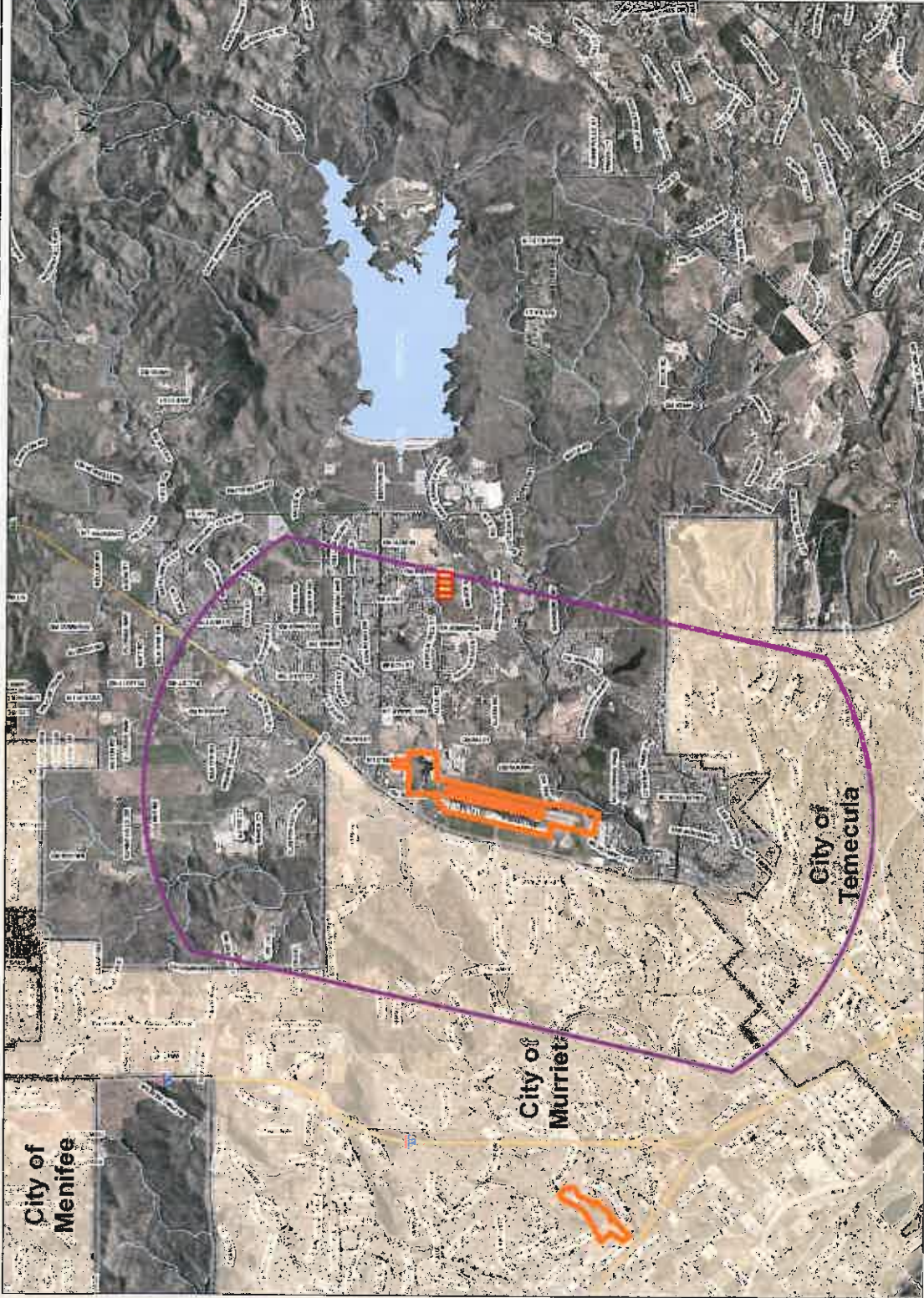
General plan amendments and changes of zone are not subject to conditions.

# NOTICE OF AIRPORT IN VICINITY

This property is presently located in the vicinity of an airport, within what is known as an airport influence area. For that reason, the property may be subject to some of the annoyances or inconveniences associated with proximity to airport operations (for example: noise, vibration, or odors). Individual sensitivities to those annoyances can vary from person to person. You may wish to consider what airport annoyances, if any, are associated with the property before you complete your purchase and determine whether they are acceptable to you. Business & Professions Code Section 11010 (b) (13)(A)

# GPA00945 - AIA Map

Within: French Valley



**Legend**

- Airports
- AIA
- City Boundaries
- Cities
- adjacent\_highways
- Interstate
- Interstate 3
- State Highways; 60
- State Highways 3
- US HWY
- OUT
- highways\_large
- HWY
- INTERCHANGE
- INTERSTATE
- USHWY
- counties
- cities

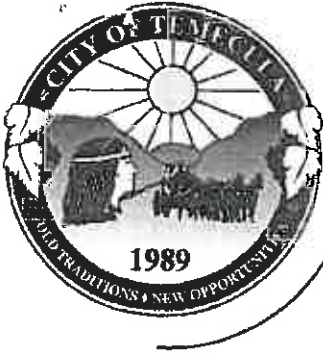
**Notes**  
 APNs: 964-050-006, 964-050-007, 964-050-008, and 964-050-009

\*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.

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# City of Temecula

## Community Development

41000 Main Street • Temecula, CA 92590

Phone (951) 694-6400 • Fax (951) 694-6477 • [www.cityoftemecula.org](http://www.cityoftemecula.org)

May 19, 2014

Larry Ross, Principal Planner  
Riverside County Planning Department  
4080 Lemon Street, 12<sup>th</sup> Floor  
P.O. Box 1409  
Riverside, CA 92502-1409

RECEIVED  
MAY 22 2014

ADMINISTRATION  
RIVERSIDE COUNTY  
PLANNING DEPARTMENT

**SUBJECT: Response General Plan Amendment No. 945D1 and Change of Zone No. 7822**

Dear Mr. Ross:

Thank you for the opportunity to comment on the above referenced General Plan Amendment (GPA) and Change of Zone. The proposed project is located within the City's Sphere of Influence, as such; the City of Temecula Community Development Department reviews proposed projects that are within the City's sphere of influence to determine if there are potential impacts or concerns the City may have with the proposed projects.

The Initial Case Transmittal Notice indicates the proposed GPA would amend the General Foundation Component amendment from Rural to Community Development, and would amend the land use from Rural Residential (5 acre minimum) to Commercial Retail. The Change of Zone proposed would amend the zoning from Light Agriculture to General Commercial.

The City of Temecula is requesting an Initial Study be prepared to determine potential impacts of the project. As part of the Initial Study, please include the following as part of the traffic impact analysis (TIA):

The proposed project's TIA should evaluate "collector" or higher classification street intersections within a 5 mile radius that may experience 50 or more peak hour trips from the proposed project, as defined in Section 6.0 of the County's guidelines. At a minimum, the following intersections in the City of Temecula should be included in the TIA:

- Winchester Road at Nicolas Road
- Winchester Road at Margarita Road
- Winchester Road at Ynez Road
- Winchester Road at I-15 Ramps
- Murrieta Hot Springs Road at Pourroy Road
- Murrieta Hot Springs Road at Butterfield Stage Road
- Butterfield Stage Road at Calle Chapos
- Butterfield Stage Road at La Serena Way
- Butterfield Stage Road at Rancho California Road
- Nicolas Road at Joseph Road



The Butterfield Stage Road extension between Calle Chapos and La Serena Way will be completed within the month. Therefore, any intersection analysis performed on Butterfield Stage Road should also be included in all scenarios; Existing Plus Project to Buildout.”

If you have any questions or comments, please contact me at (951) 506-5173 or e-mail me at Armando.villa@cityoftemecula.org.

Sincerely,



Armando G. Villa, AICP  
Director of Community Development

cc: Greg Butler, Assistant City Manager  
Tom Garcia, Director of Public Works  
Dale West, Associate Planner



# City of Temecula

## Community Development

41000 Main Street • Temecula, CA 92590

Phone (951) 694-6400 • Fax (951) 694-6477 • [www.cityoftemecula.org](http://www.cityoftemecula.org)

July 8, 2014

Larry Ross, Principal Planner  
Riverside County Planning Department  
4080 Lemon Street, 12<sup>th</sup> Floor  
P.O. Box 1409  
Riverside, CA 92502-1409

**SUBJECT: Comments Regarding Notice of Public Hearing and Intent to Adopt a Negative Declaration for General Plan Amendment No. 945D1 and Change of Zone No. 7822**

Dear Mr. Ross:

Thank you for the opportunity to comment on the above referenced Notice of Public Hearing and Intent to Adopt a Negative Declaration for General Plan Amendment (GPA) No. 945D1 and Change of Zone (CZ) No. 7822. The proposed project is located within the City's Sphere of Influence, as such; the City of Temecula Community Development Department reviews proposed projects that are within the City's sphere of influence to determine if there are potential impacts or concerns the City may have with the proposed projects.

The City submitted a comment letter, dated May 19, 2014, requesting an initial study be prepared to determine the potential impacts. Additionally, we requested that the traffic impact analysis analyze "collector" or higher classification street intersections within a five-mile radius that may experience 50 or more peak hour trips from the proposed project.

The proposed project will result in the land use conversion from the Rural Foundation Component to the Community Development Foundation Component, and a change in Zoning from Light Agriculture to General Commercial. This conversion is a significant change in land use intensity and should not be allowed without an appropriate level of environmental analysis.

The City of Temecula is requesting the Riverside County Planning Commission direct staff to adequately analyzed the potential environmental impacts of the project.

If you have any questions or comments, please contact me at (951) 506-5173 or e-mail me at [armando.villa@cityoftemecula.org](mailto:armando.villa@cityoftemecula.org).

Sincerely,



Armando G. Villa, AICP  
Director of Community Development

cc: Juan Perez, Director, Riverside County Transportation, 4080 Lemon Street, 3<sup>rd</sup> Floor,  
Riverside, CA 92501

Greg Butler, Assistant City Manager  
Tom Garcia, Director of Public Works  
Dale West, Associate Planner

# COUNTY OF RIVERSIDE

*Scan*

## TRANSPORTATION AND LAND MANAGEMENT AGENCY

George A. Johnson · Agency Director

### Planning Department

Ron Goldman · Planning Director

**DATE:** May 5, 2010

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

**FROM:** Planning Department - Riverside Office

**SUBJECT:** GPA00945

(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; EDT)                   | <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 - GPIIP

Please schedule on the May 25, 2010 BOS Agenda

*Pres sent 5/13/10.*

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*  
*5-11-10*

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



FROM: TLMA - Planning Department

SUBMITTAL DATE:  
May 13, 2010

REVIEWED BY EXECUTIVE OFFICER  
DATE  
Departmental Concurrence  
Tina Grande

**SUBJECT: GENERAL PLAN AMENDMENT NO. 945** – Foundation-Regular - Applicant: Leonard Bustin – Engineer/Representative: Michael Schweitzer. - Third Supervisorial District – Rancho California Zoning Area – Southwest Area Plan: Policy Area(s) – Highway 79 Policy Area; Rural: Rural Residential (RUR-RR) (5 acre minimum lot size)– Location: Northerly of Mazoe Street, southerly of Auld Road, easterly of Dickson Path and westerly of Maddalena Road – 18.99 Gross Acres – Zoning: Light Agriculture- 5 acre minimum lot size (A-1-5)  
**REQUEST:** This General Plan Amendment proposes to change the 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) to Commercial Retail (CD: CR) (0.20-0.35 FAR) - APNs: 964-050-006, 964-050-007, 964-050-008 and 964-050-009

**RECOMMENDED MOTION:** The Planning Director recommends that the Board of Supervisors tentatively decline to adopt an order initiating proceedings for the above referenced general plan amendment. 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

Ron Goldman  
Planning Director

Initials:  
RG: [handwritten initials]

(continued on attached page)

Dept Re ):  
Per Exec. Ofc.:  
 Policy  
 Policy  
 Consent  
 Consent

Prev. Agn. Ref.

District: Third

Agenda Number:

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 FEBRUARY 3, 2010  
RIVERSIDE COUNTY ADMINISTRATIVE CENTER**

**I. AGENDA ITEM 7.1: GENERAL PLAN AMENDMENT NO. 945 - Foundation / Regular - Applicant:** Leonard Bustin - Engineer/Representative: Michael Schweitzer. - Third Supervisorial District - Rancho California Zoning Area - Southwest Area Plan: Policy Area(s) - Highway 79 Policy Area; Rural: Rural Residential (RUR-RR) (5 Acre Minimum Lot Size)- Location: Northerly of Mazoe Street, southerly of Auld Road, easterly of Dickson Path and westerly of Maddalena Road - 18.99 Gross Acres - Zoning: Light Agriculture- 5 Acre Minimum Lot Size (A-1-5)

**II. PROJECT DESCRIPTION**

This General Plan Amendment proposes to change the 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) to Commercial Retail (CD: CR) (0.20-0.35 Floor Area Ratio).

**III. MEETING SUMMARY**

The following staff presented the subject proposal:

Project Planner: Tamara Harrison, Ph: (951) 955-9721 or E-mail [tharriso@rctlma.org](mailto:tharriso@rctlma.org)

The following did not wish to speak but want to be recorded in favor of the subject proposal:

Scott Seidman, Applicant, 43696 Ortena St., Temecula, CA 92592

Leonard Bustin, Applicant

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;

**TO DECLINE TO INITIATE 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](mailto:cgriffin@rctlma.org).

**Agenda Item No.: 7.1**  
**Area Plan: Southwest Area**  
**Zoning District: Rancho California**  
**Supervisory District: Third**  
**Project Planner: Tamara Harrison**  
**Planning Commission: February 3, 2010**

**General Plan Amendment No. 945**  
**Applicant: Leonard Bustin**  
**Engineer/Representative: Michael Schweitzer**

## **COUNTY OF RIVERSIDE PLANNING DIRECTOR'S REPORT AND RECOMMENDATIONS**

### **RECOMMENDATIONS:**

The Planning Director recommended that the Board of Supervisors tentatively decline to adopt an order initiating proceedings for GPA00945 from Rural: Rural Residential to Community Development: Commercial Retail and the Planning Commission made the comments below. The Planning Director continues to recommend that the Board tentatively decline to 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:** No Comments

**Commissioner John Snell:** No Comments

**Commissioner John Petty:** Commissioner Petty disagreed with staff's recommendation to decline to initiate proceedings for General Plan Amendment No. 945. Mr. Petty commented that the re-alignment of Butterfield Stage Road presents a new circumstance for the area that would justify reconsidering the current General Plan designation. Commissioner Petty also commented that he would have liked for staff to present an alternative designation as opposed to recommending to tentatively decline to adopt an order initiating proceedings for the case. Finally, Mr. Petty stated that the applicant should be allowed to move forward with the proposal to Commercial Retail.

**Commissioner Jim Porras:** No Comments

**Commissioner Jan Zuppardo:** No Comments



**Agenda Item No.: 7.1**  
**Area Plan: Southwest**  
**Zoning Area: Rancho California**  
**Supervisory District: Third**  
**Project Planner: Tamara Harrison**  
**Planning Commission: February 3, 2010**

**General Plan Amendment No. 945**  
**Applicant: Leonard Bustin**  
**Engineer/Representative: Michael Schweitzer**

## **COUNTY OF RIVERSIDE PLANNING DIRECTOR'S REPORT AND RECOMMENDATIONS**

### **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 to amend the General Plan Land Use designation of the subject site from "Rural Residential" (RR) (5 acre minimum lot size) to "Commercial Retail" (CR) for an approximately 18.99 acre site. The project is located southerly of Auld Road, northerly of Mazoe Street, easterly of Dickson Path and westerly of Maddalena Road.

### **POTENTIAL ISSUES OF CONCERN:**

The subject site is located in the "French Valley" community within the "Southwest" area plan and is also located within the City of Temecula's Sphere of Influence. The Rural Residential designation can be found to the south and to the east of the subject site. The Commercial Retail designation can be found to the west of the site directly across Dickson Path. Medium Density Residential can be found directly north of the site across Auld Road. The City of Temecula's General Plan has given the subject site an anticipated land use designation of Rural (RR) (0-0.2 du/ac max).

A 20 acre parcel to the west of the subject site across Dickson Path at the southeast corner of Pourroy Road and Auld Road is currently designated as Commercial Retail (CR) and remains vacant. The planned realignment of a number of General Plan Circulation Element roads will break up the existing 20 acre piece of CR and the applicant is seeking to replace the full 20 acres of CR at the subject site (the existing Commercial Retail parcel does not share the same owner as the parcels in question). Staff recognizes that the anticipated road alignment will alter the existing CR in the area; however, there will be an adequate amount of CR that will remain once the re-alignment is complete and an additional 20 acres of Commercial Retail would be excessive for the area. Once the road alignment is complete, the existing 20 acres of CR will be broken down into 3 pieces (see attached exhibit titled "Circulation Element Roads"). One of the parcels will be approximately 7 acres, one will be approximately 4 acres and the third parcel will be approximately 2 ½ acres.

The subject site falls within the General Plan's Highway 79 Policy Area and would be required to comply with the policy area and its requirements before any approvals can be made. 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.

County mapping has identified the subject site as being located within the boundaries of the County Multi-Species Habitat Conservation Plan (MSHCP). Although the site is not specifically listed within a Cell Group under MSHCP, 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.

County mapping has also identified the site as being located within Compatibility Zone E of the French Valley Airport and will require review by the County's Airport Land Use Commission.

**RECOMMENDATION:**

The Planning Director's recommendation is to **tentatively decline** to adopt an order initiating proceedings for General Plan Amendment No. 945 from Rural: Rural Residential to Community Development: Commercial Retail. 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:**

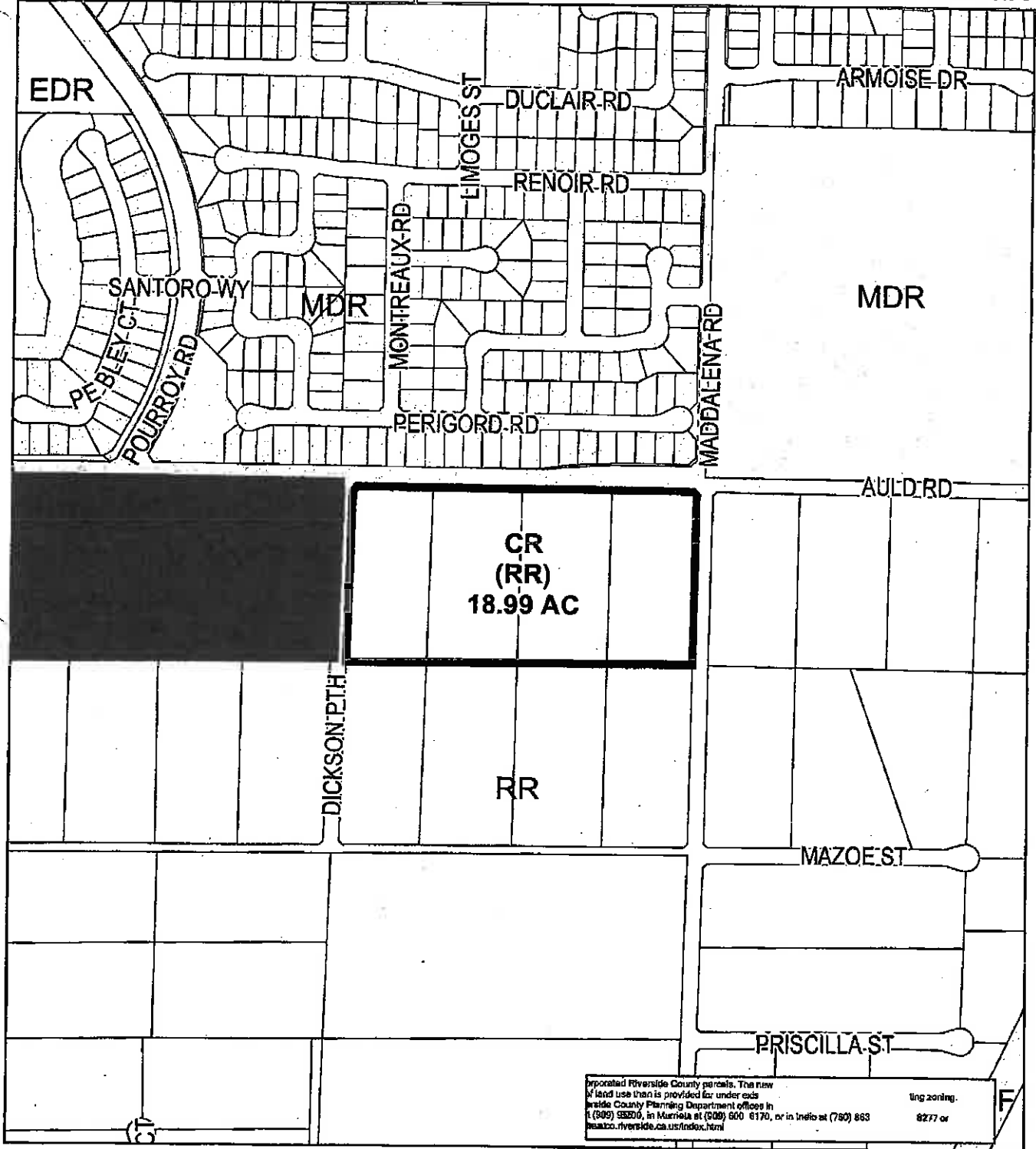
1. This project was filed with the Planning Department on February 13, 2008.
2. Deposit Based Fees charged for this project as of the time of staff report preparation, total \$5351.33.
3. The project site is currently designated as Assessor's Parcel Numbers 964-050-006, 964-050-007, 964-050-008 and 964-050-009.

Supervisor Stone  
District 3  
Date: 3/27/08

# GPA00945

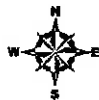
Planner: Amy Aldana  
Date: 3/13/08  
Exhibit 6

## Proposed General Plan



### RIVERSIDE COUNTY PLANNING DEPARTMENT

Area  
Plan: Rancho California  
Township/Range: T7SR2W  
Section: 9



Assessors  
Bk. Pg. 964-05  
Thomas  
Bros. Pg. 929 E2

Supervisor Stone  
District 3

GPA00945

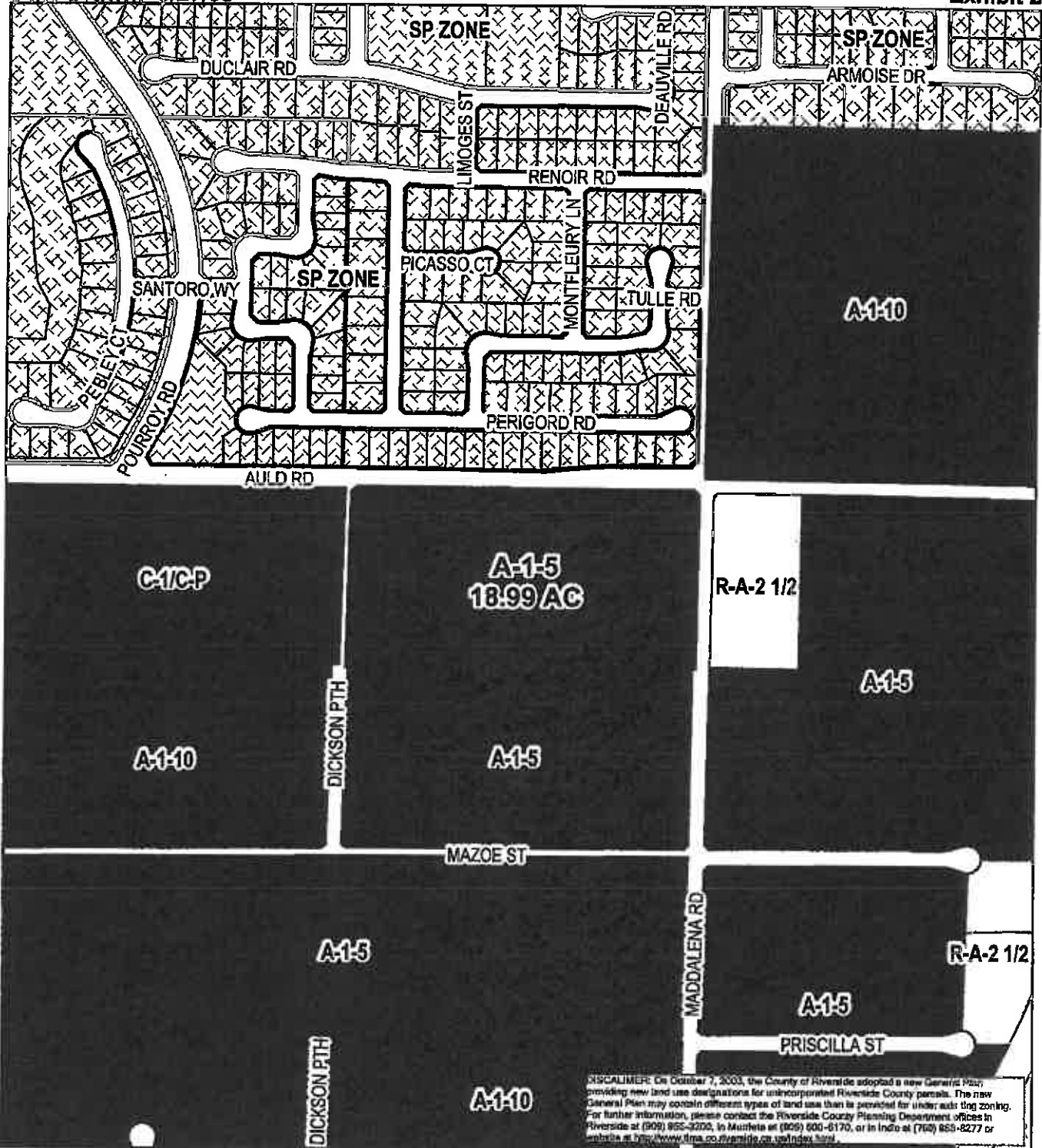
Planner: Amy Aldana

Date: 3/13/08

Date Drawn: 3/27/08

EXISTING ZONING

Exhibit 2



Zone  
Area: Rancho California  
Township/Range: T7SR2W  
Section : 9

RIVERSIDE COUNTY PLANNING DEPARTMENT

Assessors  
Bk. Pg. 964-05  
Thomas  
Bros. Pg. 929 E2



Supervisor Stone  
District 3  
Date Drawn: 3/27/08

# GPA00945

## DEVELOPMENT OPPORTUNITY

Planner: Amy Aldana  
Date: 3/13/08  
Exhibit Overview



Area  
Plan: Rancho California  
Township/Range: T7SR2W  
Section: 9

### RIVERSIDE COUNTY PLANNING DEPARTMENT



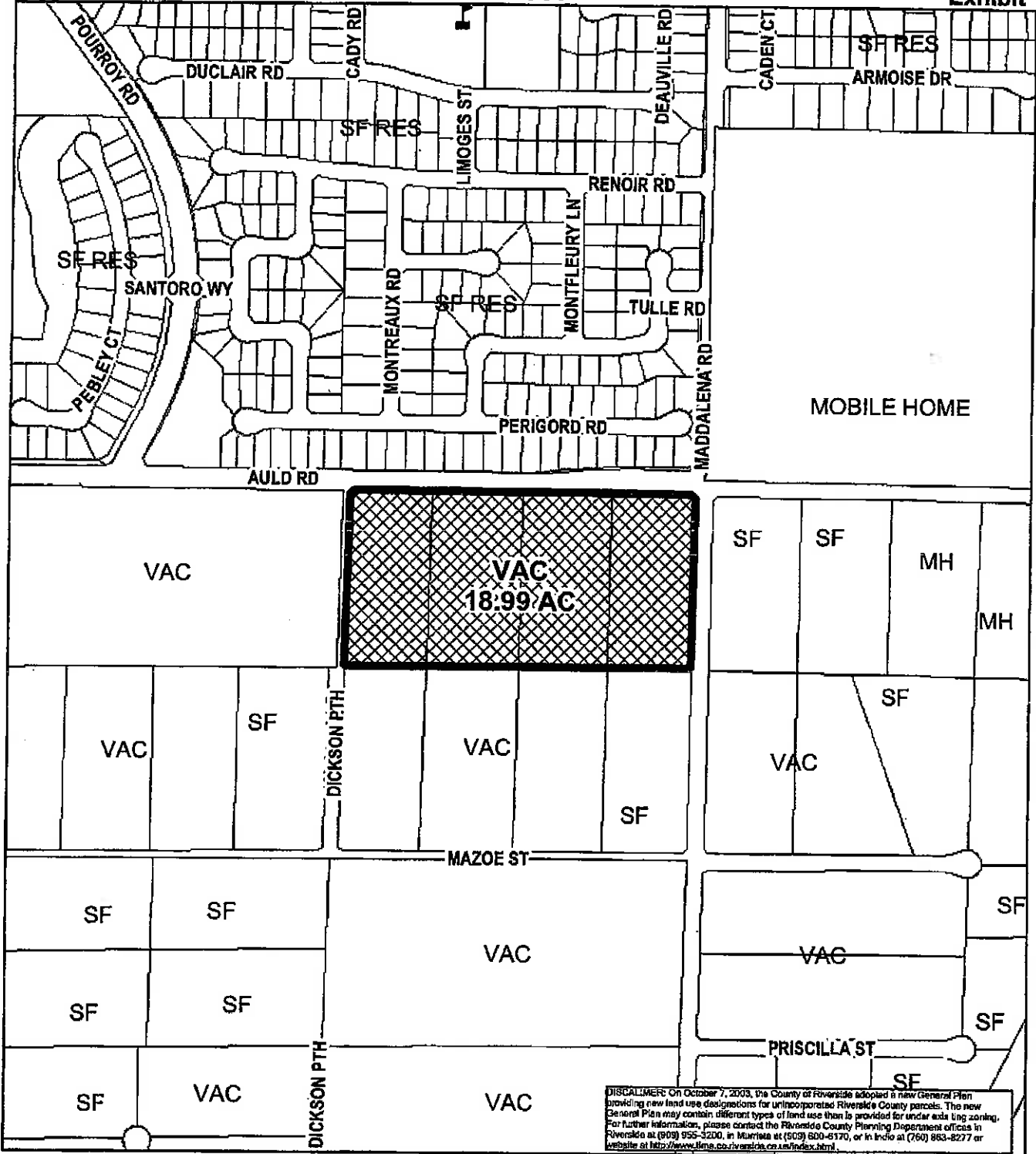
Assessors  
Bk. Pg. 964-05  
Thomas  
Bros. Pg. 929 E2

Supervisor Stone  
District 3  
Date Drawn: 3/27/08

GPA00945

Planner: Amy Aldana  
Date: 3/13/08  
Exhibit 1

Land Use



RIVERSIDE COUNTY PLANNING DEPARTMENT

Zone  
Area: Rancho California  
Township/Range: T7SR2W  
Section : 9



Assessors  
Bk. Pg. 964-05  
Thomas  
Bros. Pg. 929 E2



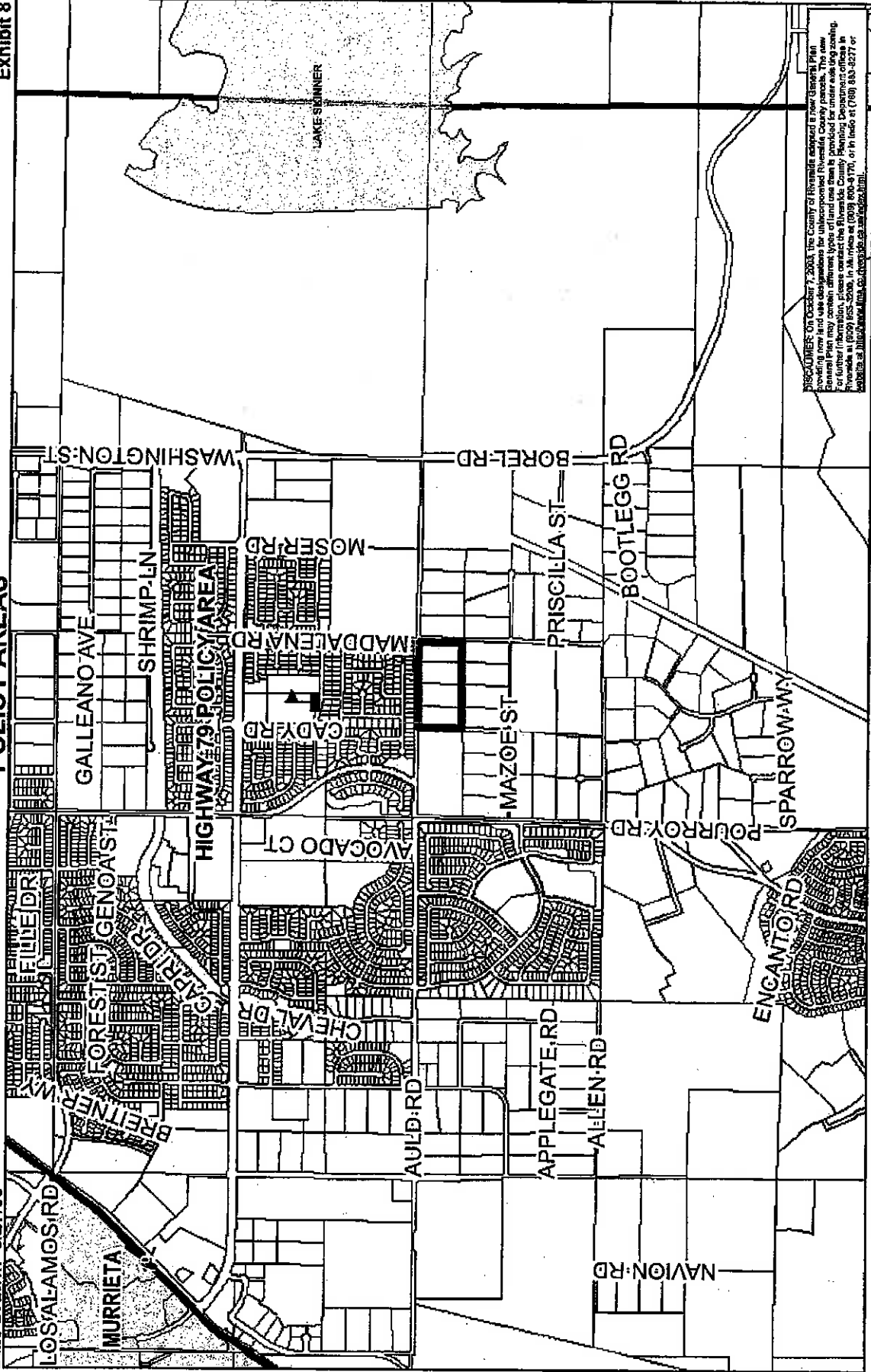
Supervisor Stone  
District 3

Date Drawn: 3/27/08

GPA00945

POLICY AREAS

Planner: Judy Aldana  
Date: 3/13/08  
Exhibit 8



DISCLAIMER: On October 7, 2004, the County of Riverside adopted a new General Plan (GP) and a new General Plan Policy. The new General Plan may contain different types of land use than the previous General Plan. For further information, please contact the Riverside County Planning Department offices in Riverside at (951) 955-2000, in San Marcos at (760) 800-9170, or in Redlands at (714) 883-9277 or visit us at <http://www.rivco.org/development/plan.htm>.

Zone  
Area: Rancho California  
Township/Range: T7SR2W  
Section: 9

RIVERSIDE COUNTY PLANNING DEPARTMENT

Assessors  
Bk. Pg. 964-05  
Thomas  
Bros. Pg. 929 E2

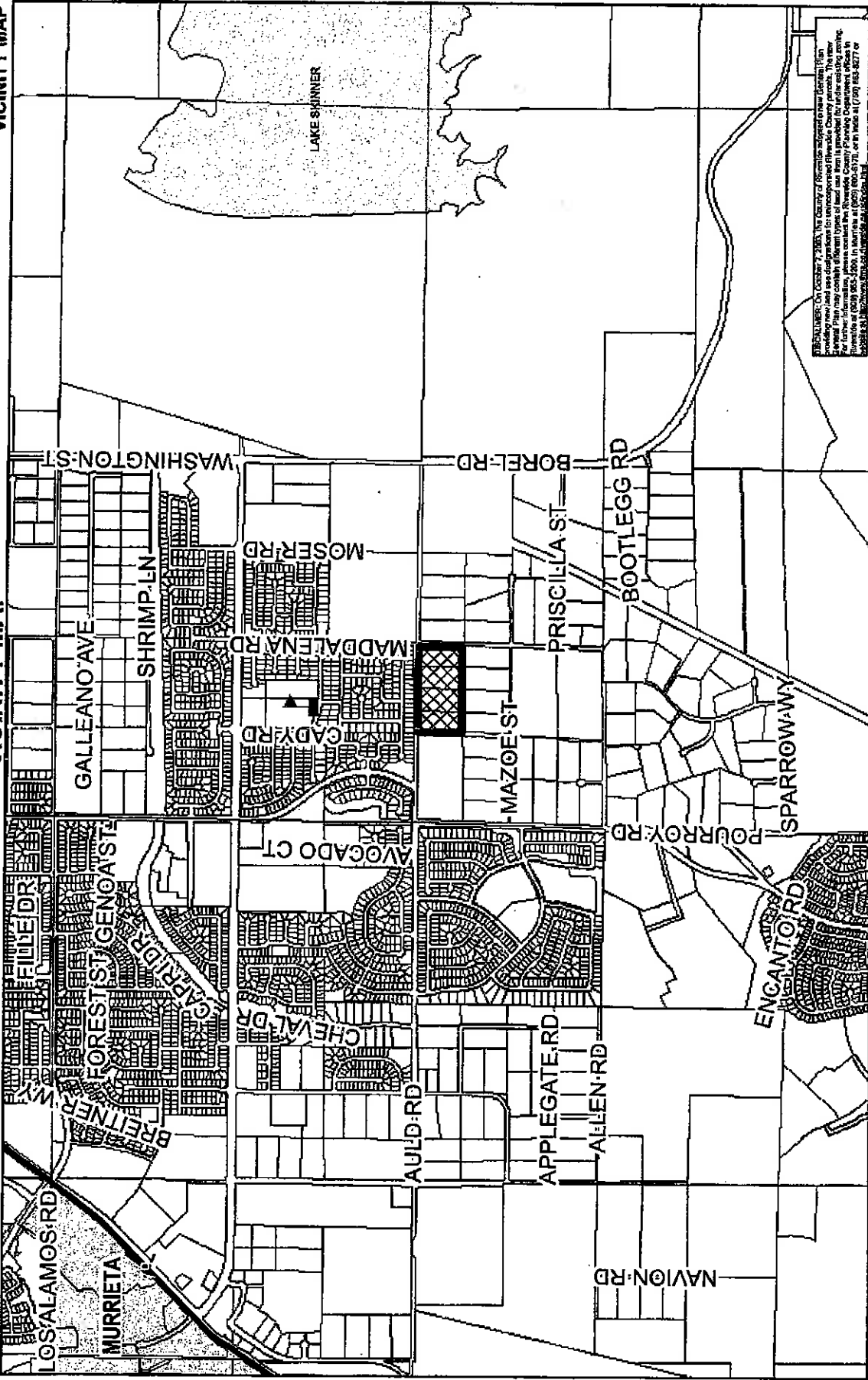


Supervisor Stone  
District 3

Date Drawn: 3/27/08

GF-A00945  
VICINITY MAP

Planner: Andy Aldana  
Date: 3/13/08  
VICINITY MAP



RECALCULATED ON OCTOBER 7, 2004. THE COUNTY OF RIVERSIDE ACCEPTS THESE DISTRICT MAPS as being true and correct for the purposes of recording. The new boundaries shown on this map are those of the County of Riverside. The new boundaries shown on this map are those of the County of Riverside. The new boundaries shown on this map are those of the County of Riverside. For further information, please contact the Riverside County Assessor's Office at (951) 955-2004. In Riverside at (951) 955-2171, or in Inland at (760) 833-8877 or (760) 833-8878. Website: [www.riversideassessor.com](http://www.riversideassessor.com)

Zone Rancho California  
 Area: Township/Range: T7SR2W  
 Section: 9

RIVERSIDE COUNTY PLANNING DEPARTMENT

Assessors  
 Bk. Pg. 964-05  
 Thomas  
 Bros. Pg. 929 E2





RIVERSIDE COUNTY GIS



Riverside County TLMA GIS

Selected parcel(s):  
 964-050-006 964-050-007 964-050-008 964-050-009

**CIRCULATION ELEMENT ROADS**

- SELECTED PARCEL
- SECONDARY (100' ROW)
- CIRCULATION ELEMENT RIGHT-OF-WAY
- INTERSTATES
- URBAN ARTERIAL (152' ROW)
- HIGHWAYS
- CITY
- ARTERIAL (128' ROW)
- PARCELS

**\*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...Mon Jan 11 15:19:23 2010



LAND USE

# Figure LU-3 Land Use Policy Map

Adopted April 12, 2005  
Map Prepared February 26, 2004

## CITY OF TEMECULA GENERAL PLAN

### RESIDENTIAL

- Hillside (0-0.1 Du/Ac Max)
- Rural (3-0.2 Du/Ac Max)
- Very Low (0.2-0.4 Du/Ac Max)
- Low (0.5-2 Du/Ac Max)
- Low Medium (3-6 Du/Ac Max)
- Medium (7-12 Du/Ac Max)
- High (13-20 Du/Ac Max)

### COMMERCIAL / OFFICE

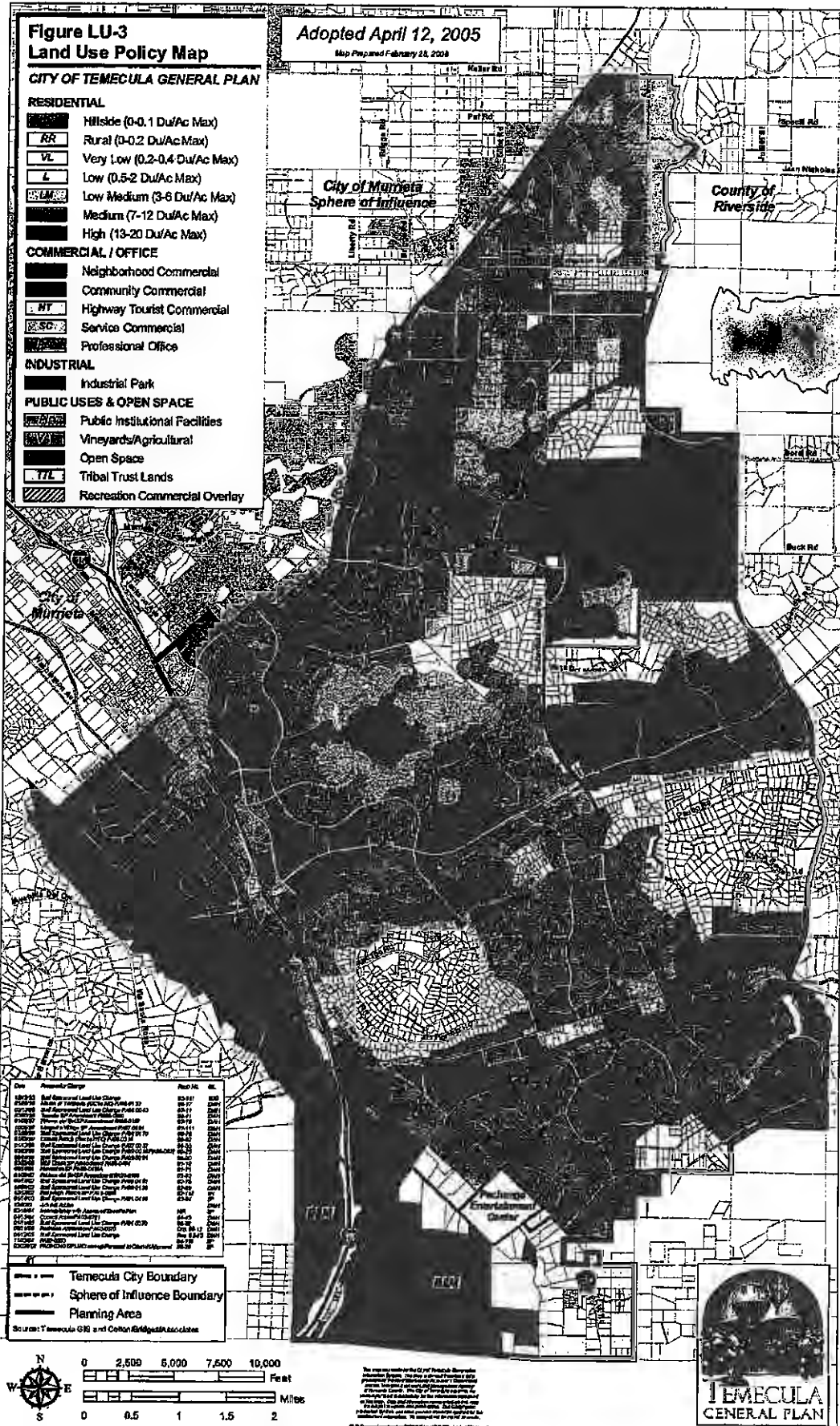
- Neighborhood Commercial
- Community Commercial
- Highway Tourist Commercial
- Service Commercial
- Professional Office

### INDUSTRIAL

- Industrial Park

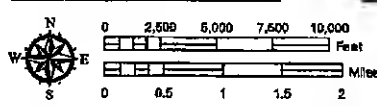
### PUBLIC USES & OPEN SPACE

- Public Institutional Facilities
- Vineyards/Agricultural
- Open Space
- Tribal Trust Lands
- Recreation Commercial Overlay



Date	Amendment/Change	Sheet No.	Of
02/26/04	Initial General Land Use Change	01-01	01
02/26/04	Initial General Land Use Change	01-02	02
02/26/04	Initial General Land Use Change	01-03	03
02/26/04	Initial General Land Use Change	01-04	04
02/26/04	Initial General Land Use Change	01-05	05
02/26/04	Initial General Land Use Change	01-06	06
02/26/04	Initial General Land Use Change	01-07	07
02/26/04	Initial General Land Use Change	01-08	08
02/26/04	Initial General Land Use Change	01-09	09
02/26/04	Initial General Land Use Change	01-10	10
02/26/04	Initial General Land Use Change	01-11	11
02/26/04	Initial General Land Use Change	01-12	12
02/26/04	Initial General Land Use Change	01-13	13
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02/26/04	Initial General Land Use Change	01-16	16
02/26/04	Initial General Land Use Change	01-17	17
02/26/04	Initial General Land Use Change	01-18	18
02/26/04	Initial General Land Use Change	01-19	19
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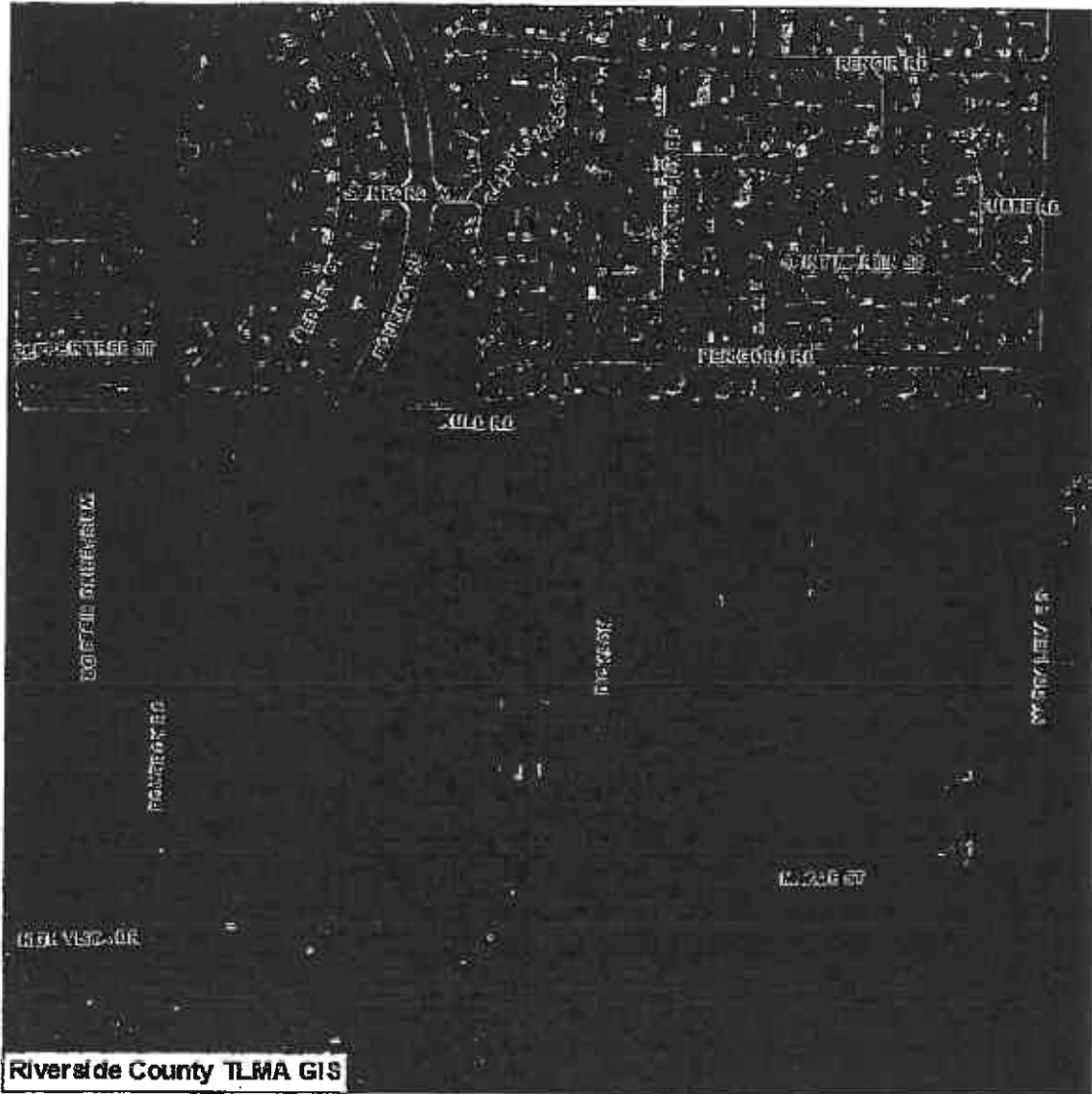
Temecula City Boundary  
 Sphere of Influence Boundary  
 Planning Area  
 Source: Temecula GIS and Cotton & Galt Associates












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RIVERSIDE COUNTY GIS



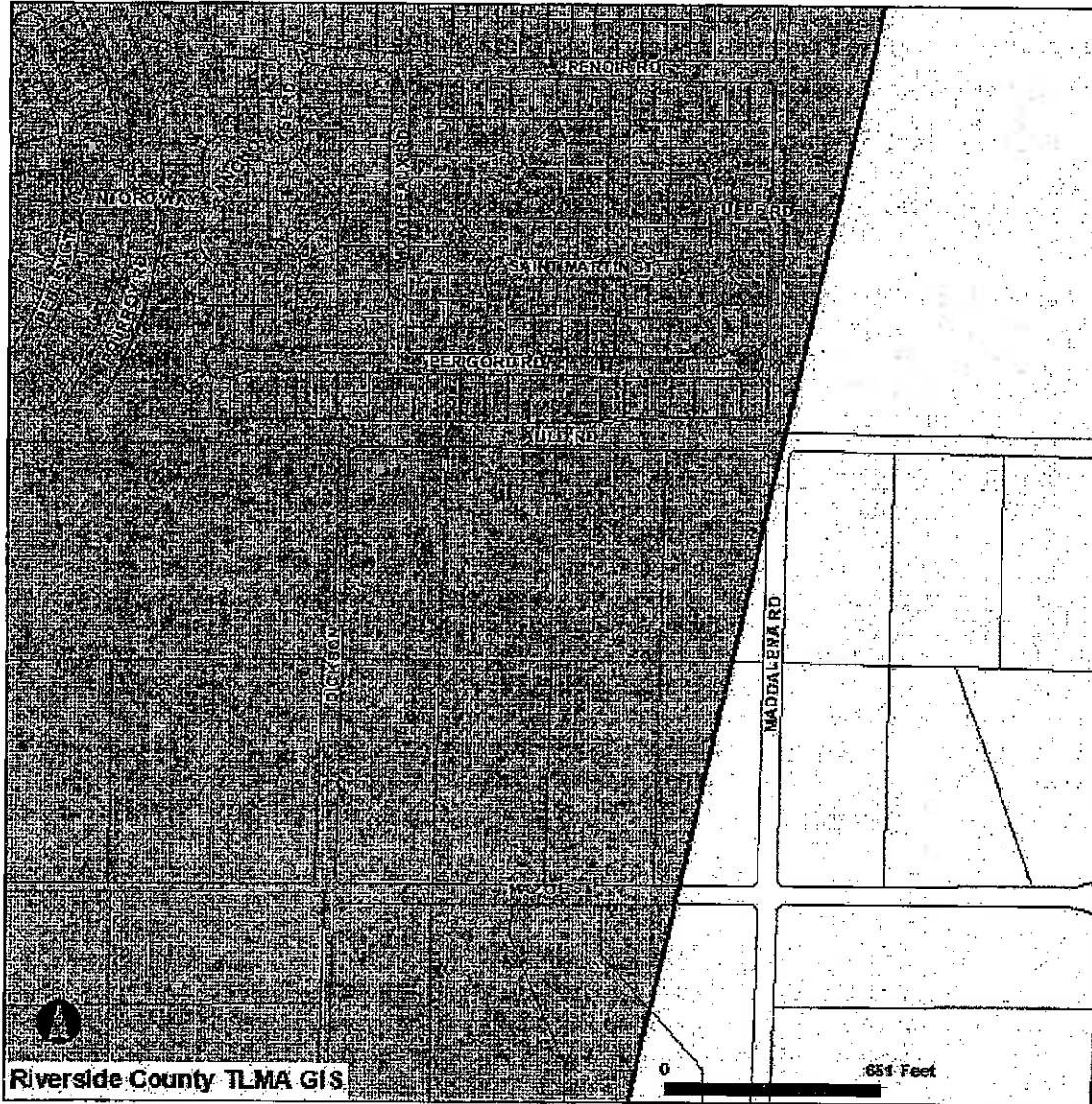
CIRCULATION ELEMENT ROADS

-  STREAMS
-  INTERSTATES
-  HIGHWAYS
-  ARTERIAL (128' ROW)
-  SECONDARY (100' ROW)
-  URBAN ARTERIAL (152' ROW)
-  CITY
-  PARCELS
-  CIRCULATION ELEMENT RIGHT-OF-WAY

**\*IMPORTANT\***  
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REPORT PRINTED ON...Tue Jan 19 08:50:12 2010

RIVERSIDE COUNTY GIS



AIRPORTS

INTERSTATES  
 COMPATIBILITY ZONE E

HIGHWAYS

PARCELS

AIRPORT INFLUENCE AREAS

**\*IMPORTANT\***

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REPORT PRINTED ON...Tue Jan 19 11:19:37 2010

**Applicant: Leonard Bustin on behalf of Congregation Havurim  
41935 Calle Cabrillo  
Temecula, CA 92592  
(951) 695-4988  
Feb. 6, 2008**

**To: Riverside County Planning Commission**

**Re: APN 964-050-006, 007, 008, and 009**

**Request: We request you amend the Southwest Area Plan for these 18.99 acres from Rural Residential A-1-5 to Community Development Foundation, Commercial Retail.**

**Location: Southeast corner of Auld and proposed Butterfield Stage Road intersection. See maps and photos showing site.**

**This request is to change the use of four parcels owned by three different owners from Rural Residential A-1-5 to Community Development, Commercial Retail. Leonard Bustin is the applicant on behalf of Congregation Havurim, a non-profit organization with a minimal budget that has been forced into a difficult position concerning the many fees in addition to the condemnation of about half of its site due to the Butterfield Stage Road alignment. Access for the parcels will also become sub-standard in the process. See enclosed map.**

**The owners of the affected sites have agreed to cooperate with one another to find a solution to the negative effects of the new road. The plan calls for a commercial site large enough to be practical for a shopping center. In addition to the higher use, access is to be improved by a private reciprocal easement. We shall prepare the easement language and record upon approval of our plan. See draft sketch enclosed.**

**Summary: A contiguous 20 acre commercial retail site was cut into three dislocated parcels and we are filling the void for a small regional shopping center. We believe our request is reasonable and makes common sense. We were forced into our predicament and our application cures many problems caused by the alignment.**

**We request you amend the Southwest Area Plan for the above 18.99 acres from Rural Residential A-1-5 to Community Development Foundation, Commercial Retail.**

January 27, 2010

*VIA ELECTRONIC MAIL AND FACSIMILE*

Riverside County Planning Commission  
ATTN: Mike Harrod  
County of Riverside  
4080 Lemon St., 9<sup>th</sup> Floor  
Riverside, CA 92501

**RE: Items 6.0 and 7.0, General Plan Amendment Initiation Proceedings  
(February 3, 2010)**

Dear Chair and Commission Members:

The Endangered Habitats League (EHL) appreciates the opportunity to comment on these landowner-initiated GPA proposals. In contrast to several of the staff recommendations, we urge the Commission to uphold the integrity of the current General Plan and to respect the MSHCP.

Item 6.1, GPA 958 (Mead Valley)

*Disagree with recommendation for initiation.* For convoluted reasons, staff has reversed its previous recommendation to deny encroachment of higher density into a Rural area. Specifically, staff states that because infrastructure from a previous subdivision has induced *unplanned* growth, that unplanned growth should move forward. Although only 5 acres, this is simply a reversion to the "service-based" growth that characterized the County prior to the 2003 Integrated Project.

Item 6.2, GPA 970 (Eastvale)

*Disagree with recommendation for initiation.* Even with the staff-proposed modification, it is unclear why development should be allowed in a flood-prone area. We are also not convinced that MSHCP and recreational purposes would be advanced by development along the Santa Ana River.

Item 6.3, GPA 1008 (Temescal Canyon)

*Disagree with recommendation for initiation.* New industrial uses are being proposed for a mining site in Temescal Wash, an important habitat area included in the MSHCP. Much of the site (totaling 328 acres) is now designated Open Space-Rural. It would seem obvious that the *only* new uses the County should consider would be those consistent with the County's adopted MSHCP. *However, this proposal is overtly acknowledged to be inconsistent with the approved MSHCP.*

Conservation within this Cell Group will range from 65%-75% of the Cell Group focusing on the central portions of the Cell Group. The site, much of it disturbed, is located within this central portion of the Cell Group.

According to the staff report, a "Criteria Refinement" or "Plan Amendment" would be required to alter the MSCHP to fit the applicant's proposal. Such changes to the MSHCP are typically politically rather than biologically driven, and are fraught with problems. We are extremely skeptical that alterations to the MSHCP would be beneficial or even acceptable, due to habitat depletion and lack of options. If initiated, the stage would be set for serious conflicts between the project and the MSHCP, the conservation community, and the state and federal wildlife agencies. Why would the Planning Dept purposely set up the Environmental Programs Dept for such a scenario? Isn't this bad faith with the adopted MSHCP? *This proposal's conflict with the MSHCP creates internal inconsistencies between elements of the General Plan, as the MSHCP is part of the General Plan.* This request should be denied, along with a strong policy statement that GPAs should be consistent rather than in conflict with the MSHCP.

Item 6.4, GPA 973 (Winchester)

*No position.*

Item 6.5, GPA 975 (French Valley)

*Concur with recommendation to deny initiation.* The conversion of this 151-acre Rural area to Community Development (urban residential and commercial retail) would be incompatible with surrounding uses, create flood hazards, and "leapfrog" over vacant parcels already so designated.

Item 7.1, GPA 945 (French Valley)

*Concur with recommendation to deny initiation.* The conversion of this 89-acre Rural land to Community Development (commercial retail) would "leapfrog" over vacant parcels already so designated.

Item 7.2, GPA 925 (French Valley)

*Disagree with recommendation for initiation.* This 231-acre proposal is part of a complex of parcels that now form an intact Rural community separator. It lies within the Sphere of Influence of the City of Murrieta. Urban conversion is being recommended *despite the complete absence of an absorption study showing that any additional urban land is actually needed.* MSHCP cells are also involved, and these issues are unresolved. Staff's recommendation indicates a substantial failure of the landowner-initiated GPA process to stabilize land uses and direct urban growth to municipalities and an orderly process of annexation. Rather, initiation of this proposal would show that piecemeal, applicant-driven GPAs continue to determine land use in the unincorporated area. Staff's proposal to require a specific plan for this and associated GPAs 926, 974, 976 and 998 does not cure the underlying planning failure. Specific plans are a prime historic engine of sprawl in the unincorporated area.

Item 7.3. GPA 976 (Winchester)

*Disagree with recommendation for initiation.* This 272-acre proposal is part of an intact Rural area that serves as a community separator. Urban conversion is being recommended *despite the complete absence of an absorption study showing that any additional urban land is actually needed.* Staff's recommendation indicates a substantial failure of the landowner-initiated GPA process to stabilize land uses and direct urban growth to municipalities and an orderly process of annexation. Rather, initiation of this proposal would show that piecemeal, applicant-driven GPAs continue to determine land use in the unincorporated area. Staff's proposal to require a specific plan for this and nearby GPAs does not cure the underlying planning failure. Specific plans are a prime historic engine of sprawl in the unincorporated area.

Item 7.4. GPA 928 (French Valley)

*Concur with recommendation to deny initiation.* The proposal, within Murrieta's Sphere of Influence, to convert 33-acres of Rural to Community Development medium density residential has no demonstrable need and would represent a failure of orderly development. It would conflict with airport compatibility criteria. Finally, MSHCP issues are unresolved. According to staff, "Due to the amount of conservation and sensitive lands in the area, the proposal may present inconsistencies between the Land Use Element and the Multi-Purpose Open Space Element of the General Plan."

Item 7.5. GPA 978 (Rancho California)

*Concur with recommendation to deny initiation.* There are no changed circumstances to justify a change from the Rural designator for this 46-acre site. Such a change would also pose inconsistencies with the MSHCP. According to staff, "Due to the amount of conservation and sensitive lands in the area, the proposal may present inconsistencies between the Land Use Element and the Multi-Purpose Open Space Element of the General Plan." There is also inconsistency with airport standards.

Item 7.6. GPA 1085 (Reche Canyon)

*Concur with recommendation to deny initiation.* According to staff, "The site's characteristics are highly consistent with the existing Rural Mountainous designation given the steep slopes, lack of existing water and sewer, fire danger and limited access." Development intensity on this 319-acre site should not be increased in hazard zones, and to do so "would again create an internal inconsistency between the Land Use Map/Element and the Safety Element of the General Plan." Multiple MSHCP issues are also involved. No new circumstances justify a change.

Thank you for considering our views.



Sincerely,

Dan Silver, MD  
Executive Director

Electronic cc: Board Offices  
George Johnson, TLMA  
Ron Goldman, Planning Dept.

Carolyn Luna, EPD  
Charles Landry, RCA  
Interested parties

**Leonard Bustin**  
**41935 Calle Cabrillo**  
**Temecula, CA 92592**  
**GPA945-Applicant**

**Michael Schweltzer**  
**41951 Remington STE#160**  
**Temecula, CA 92590**  
**GPA945-Engineer**

**Havurim Congregation**  
**P.O. Box 891663**  
**Temecula, CA 92589**  
**GPA945-Owner**

Leonard Bustin  
41935 Calle Cabrillo  
Temecula, CA 92592  
GPA945-Applicant

Michael Schweitzer  
41951 Remington STE#160  
Temecula, CA 92590  
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Havurim Congregation  
P.O. Box 891663  
Temecula, CA 92589  
GPA945-Owner

GPA945-OWNER

GPA945-ENGINEER

GPA945-OWNER

**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. 945 (Foundation and Entitlement/Policy) and CHANGE of ZONE NO. 7743** – Intent to Adopt a Mitigated Negative Declaration – Applicant: Ashlee Lewis – Engineer/Representative: Bill Warner – Third Supervisorial District – Area Plan: Southwest – Zone Area: Rancho California – Zone: Light Agriculture (A-1-5) (5-acre minimum) – Policy Area: Highway 79 – Location: East of Dickson Path, South of Auld Road, West of Maddalena Road, and North of Mazoe Street – Project Size: 9.49 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 Commercial Retail (CR) (0.20-0.35 floor area ratio), and change the Zoning Classification from A-1-5 (Light Agriculture, 5-acre minimum) to C-1/C-P (General Commercial) on two parcels, totaling 9.49 acres.

**TIME OF HEARING:**                    **9:00 am** or as soon as possible thereafter  
**NOVEMBER 4, 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](mailto: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

**NOTICE OF PUBLIC HEARING**  
**SCHEDULING REQUEST FORM**

DATE SUBMITTED: 10/05/2015

TO: Planning Commission Secretary

FROM: John Hildebrand (Riverside)

PHONE No.: (951) 955-1888

E-Mail: jhildebr@rctlma.org

SCHEDULE FOR: Planning Commission on 11/04/2015

20-Day Advertisement: Advertisement Adopt Negative Declaration

GENERAL PLAN AMENDMENT NO. 945 (Foundation and Entitlement/Policy) and CHANGE of ZONE NO. 7743 – Intent to adopt a Negative Declaration – APPLICANT: Londen Land Companies, LLC c/o Ashlee Lewis – ENGINEER/REPRESENTATIVE: Bill Warner – SUPERVISORIAL DISTRICT: Third – AREA PLAN: Southwest – ZONE AREA: Rancho California – ZONE: Light Agriculture (A-1-5) (5-acre minimum) – POLICY AREA: Highway 79 – LOCATION: East of Dickson Path, South of Auld Road, West of Maddalena Road, and North of Mazoe Street – PROJECT SIZE: 9.49 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 Commercial Retail (CR) (0.20-0.35 floor area ratio), and change the Zoning Classification from A-1-5 (Light Agriculture, 5-acre minimum) to C-1/C-P (General Commercial) on two parcels, totaling 9.49 acres – PROJECT PLANNER: John Hildebrand at (951) 955-1888 or email [jhildebr@rctlma.org](mailto:jhildebr@rctlma.org) (Legislative) – APNs: 964-050-008 and 964-050-009.

**STAFF RECOMMENDATION:**

- APPROVAL (CONSENT CALENDAR)
- APPROVAL
- APPROVAL WITHOUT DISCUSSION
- CONTINUE WITH DISCUSSION TO \_\_\_\_\_
- CONTINUE WITHOUT DISCUSSION TO \_\_\_\_\_
- CONTINUE WITHOUT DISCUSSION OFF CALENDAR
- DENIAL
- SCOPING SESSION
- INITIATION OF THE GENERAL PLAN AMENDMENT
- DECLINE TO INITIATE THE GENERAL PLAN AMENDMENT
- \_\_\_\_\_

Provide one set of mailing labels, including surrounding property owners, Non-County Agency and Interested Parties and, owner, applicant, and engineer/representative *(Confirmed to be less than 6 months old from date of preparation to hearing date)*

Provide one set of labels for owner, applicant, and engineer/representative.

Fee Balance: \$5,299.71, as of 10/04/2015.

CFG Case # CFG05122 - Fee Balance: \$ 2,210.00

Estimated amount of time needed for Public Hearing: 10 Minutes *(Min 5 minutes)*

Controversial: YES  NO

*Provide a very brief explanation of controversy (1 short sentence)*

Principal's signature/initials: \_\_\_\_\_

Date: \_\_\_\_\_

**PROPERTY OWNERS CERTIFICATION FORM**

I, VINNIE NGUYEN, certify that on 9/30/2015

The attached property owners list was prepared by Riverside County GIS

APN (s) or case numbers CZ07743/GPA00945 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.

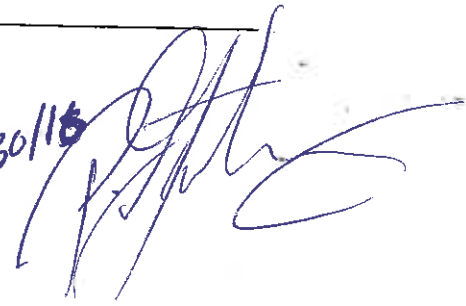
NAME: Vinnie Nguyen

TITLE GIS Analyst

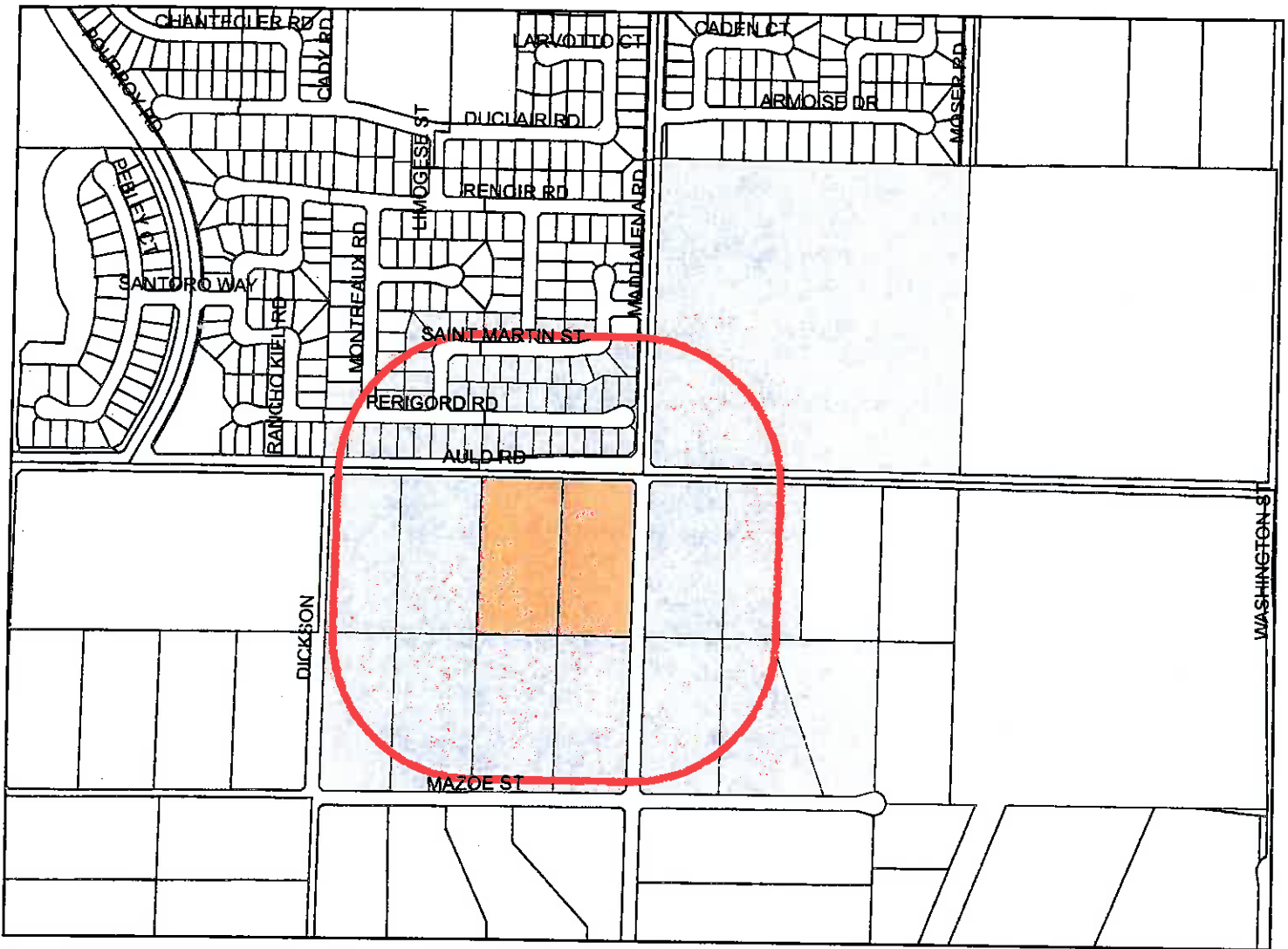
ADDRESS: 4080 Lemon Street 2<sup>nd</sup> Floor

Riverside, Ca. 92502

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

*Expires 09/30/16*  


**CZ07743 / GPA00945 (600 feet buffer)**



**Selected Parcels**

964-245-002	964-244-002	964-243-001	964-243-007	964-244-004	964-233-005	964-233-019	964-050-011	964-233-011	964-233-001
964-245-004	964-050-020	964-233-002	964-245-003	964-050-014	964-233-018	964-050-018	964-245-005	964-233-020	964-233-008
964-232-009	964-233-017	964-233-006	964-233-003	964-050-019	964-243-002	964-050-013	964-243-008	964-243-009	964-233-004
964-233-012	964-233-010	964-233-013	964-233-016	964-245-010	964-050-008	964-050-009	964-050-012	964-233-022	964-244-001
964-233-015	964-233-009	964-243-004	964-050-006	964-245-006	964-243-005	964-245-001	964-233-021	964-050-010	964-233-007
964-242-001	964-050-007	964-244-003	964-232-008	964-233-023	964-231-008	964-243-003	964-050-015	964-245-008	964-245-007
964-030-006	964-233-014	964-233-024	964-243-006	964-245-009	964-233-025	964-233-027	964-231-007		



525 262.5 0 525 Feet

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ASMT: 964030006, APN: 964030006  
ROSENTHAL RANCH LLC  
C/O ROBERT L ROSENTHAL  
32660 AULD RD  
WINCHESTER, CA. 92596

ASMT: 964050006, APN: 964050006  
KATHY SWANNIE, ETAL  
22 GOLDEN POPPY DR  
COTO DE CAZA CA 92679

ASMT: 964050007, APN: 964050007  
BRIANNE YHELN, ETAL  
32343 AULD RD  
WINCHESTER, CA. 92596

ASMT: 964050010, APN: 964050010  
HENDRIKA MONTELEONE, ETAL  
35245 BRIGGS RD  
MURRIETA CA 92563

ASMT: 964050011, APN: 964050011  
STEPHEN FAUCHER, ETAL  
P O BOX 218  
LA MESA CA 91944

ASMT: 964050012, APN: 964050012  
LONDEN LAND CO  
4343 E CAMELBACK STE 400  
PHOENIX AZ 85018

ASMT: 964050013, APN: 964050013  
TONYA PETCHEL, ETAL  
37245 MADDALENA RD  
WINCHESTER CA 92596

ASMT: 964050014, APN: 964050014  
CHERYL TURNBULL, ETAL  
32521 AULD RD  
WINCHESTER, CA. 92596

ASMT: 964050015, APN: 964050015  
MARY BOLLMAN, ETAL  
32573 AULD RD  
WINCHESTER, CA. 92596

ASMT: 964050018, APN: 964050018  
ELVIA ZAPATA  
39738 FIRETHORN CT  
MURRIETA CA 92563

ASMT: 964050019, APN: 964050019  
LETICIA AVILA, ETAL  
13108 GELDING CT  
CORONA CA 92883

ASMT: 964050020, APN: 964050020  
SUSAN LEDFORD, ETAL  
32624 MAZOE ST  
WINCHESTER, CA. 92596

ASMT: 964231007, APN: 964231007  
JANA KOON, ETAL  
32388 SAINT MARTIN ST  
WINCHESTER, CA. 92596

ASMT: 964231008, APN: 964231008  
SHIRLEY MARQUETTE, ETAL  
31497 TULETTE LN  
WINCHESTER CA 92596



ASMT: 964232008, APN: 964232008  
VERNA JONES, ETAL  
32458 SAINT MARTIN ST  
WINCHESTER, CA. 92596

ASMT: 964233006, APN: 964233006  
AMBROSIO PARRENO, ETAL  
32453 PERIGORD RD  
WINCHESTER, CA. 92596

ASMT: 964232009, APN: 964232009  
TERESA RAMIREZ, ETAL  
36878 MONTFLEURY LN  
WINCHESTER, CA. 92596

ASMT: 964233007, APN: 964233007  
JESSICA PORGES, ETAL  
32467 PERIGORD RD  
WINCHESTER, CA. 92596

ASMT: 964233001, APN: 964233001  
DAVID GROSSGLASS  
32383 PERIGORD RD  
WINCHESTER, CA. 92596

ASMT: 964233008, APN: 964233008  
EDWARD COLLINS, ETAL  
C/O EDWARD COLLINS  
32481 PERIGORD RD  
WINCHESTER, CA. 92596

ASMT: 964233002, APN: 964233002  
VERONICA STEPHENS, ETAL  
32397 PERIGORD RD  
WINCHESTER, CA. 92596

ASMT: 964233009, APN: 964233009  
MARIA GRAY  
32495 PERIGORD RD  
WINCHESTER, CA. 92596

ASMT: 964233003, APN: 964233003  
MICHELLE MARTIN, ETAL  
32411 PERIGORD RD  
WINCHESTER, CA. 92596

ASMT: 964233010, APN: 964233010  
SYLVIA SWALL, ETAL  
32488 PERIGORD RD  
WINCHESTER, CA. 92596

ASMT: 964233004, APN: 964233004  
MARIALOURDES CUSTODIO, ETAL  
32425 PERIGORD RD  
WINCHESTER, CA. 92596

ASMT: 964233011, APN: 964233011  
DANIEL BRINCAT  
41770 MARGARITA NO 2087  
TEMECULA CA 92591

ASMT: 964233005, APN: 964233005  
JANELLE NELSON, ETAL  
32439 PERIGORD RD  
WINCHESTER, CA. 92596

ASMT: 964233012, APN: 964233012  
JOSE RIVAS  
32460 PERIGORD RD  
WINCHESTER, CA. 92596

ASMT: 964233013, APN: 964233013  
LAUREN PREECE, ETAL  
32446 PERIGORD RD  
WINCHESTER, CA. 92596

ASMT: 964233020, APN: 964233020  
TERECITA GARCIA, ETAL  
32409 SAINT MARTIN ST  
WINCHESTER, CA. 92596

ASMT: 964233014, APN: 964233014  
CONNIE DENT, ETAL  
32432 PERIGORD RD  
WINCHESTER, CA. 92596

ASMT: 964233021, APN: 964233021  
NANCY BARTELL, ETAL  
32423 SAINT MARTIN ST  
WINCHESTER, CA. 92596

ASMT: 964233015, APN: 964233015  
PATRICIA WAKELING, ETAL  
32418 PERIGORD RD  
WINCHESTER, CA. 92596

ASMT: 964233022, APN: 964233022  
M THOMPSON  
32437 SAINT MARTIN ST  
WINCHESTER, CA. 92596

ASMT: 964233016, APN: 964233016  
SAMANTHA HOLT, ETAL  
32404 PERIGORD RD  
WINCHESTER, CA. 92596

ASMT: 964233023, APN: 964233023  
PATRICIA MORALES, ETAL  
32451 SAINT MARTIN ST  
WINCHESTER, CA. 92596

ASMT: 964233017, APN: 964233017  
MICHELE RUSHTON, ETAL  
32390 PERIGORD RD  
WINCHESTER, CA. 92596

ASMT: 964233024, APN: 964233024  
TARA MARTINEZ, ETAL  
32465 SAINT MARTIN ST  
WINCHESTER, CA. 92596

ASMT: 964233018, APN: 964233018  
DORA SOLIS  
32381 SAINT MARTIN ST  
WINCHESTER, CA. 92596

ASMT: 964233025, APN: 964233025  
KATHY MEADOWS, ETAL  
32473 SAINT MARTIN ST  
WINCHESTER, CA. 92596

ASMT: 964233019, APN: 964233019  
KIM ABAIR, ETAL  
32395 SAINT MARTIN ST  
WINCHESTER, CA. 92596

ASMT: 964233027, APN: 964233027  
VALLEY WIDE RECREATIONAL AND PARK DIS  
C/O SAMUEL W GOEPP  
P O BOX 907  
SAN JACINTO CA 92581

ASMT: 964242001, APN: 964242001  
NELSON CHANDARA  
36923 MONTREAUX RD  
WINCHESTER, CA. 92596

ASMT: 964243007, APN: 964243007  
JILL SMITH, ETAL  
32341 PERIGORD RD  
WINCHESTER, CA. 92596

ASMT: 964243001, APN: 964243001  
BEAZER HOLMES HOLDINGS CORP  
1800 E IMPERIAL HWY 200  
BREA CA 92821

ASMT: 964243008, APN: 964243008  
MARY TERRONES, ETAL  
32355 PERIGORD RD  
WINCHESTER, CA. 92596

ASMT: 964243002, APN: 964243002  
JOHN NOE  
PMB 311  
16625 DOVE CANYON STE 102  
SAN DIEGO CA 92127

ASMT: 964243009, APN: 964243009  
STEPHANIE BRODIE, ETAL  
32369 PERIGORD RD  
WINCHESTER, CA. 92596

ASMT: 964243003, APN: 964243003  
LAURA VANDEWATER, ETAL  
32285 PERIGORD RD  
WINCHESTER, CA. 92596

ASMT: 964244001, APN: 964244001  
MARGARET CANCHOLA, ETAL  
32376 PERIGORD RD  
WINCHESTER, CA. 92596

ASMT: 964243004, APN: 964243004  
ROYLENE SLEEGERS, ETAL  
39 BRUEN ST NO 4  
NEWARK NJ 7105

ASMT: 964244002, APN: 964244002  
CHERYL JONES, ETAL  
32348 PERIGORD RD  
WINCHESTER, CA. 92596

ASMT: 964243005, APN: 964243005  
MATTHEW LEVASSEUR  
32313 PERIGORD RD  
WINCHESTER, CA. 92596

ASMT: 964244003, APN: 964244003  
ANGELA CARLSEN, ETAL  
32353 SAINT MARTIN ST  
WINCHESTER, CA. 92596

ASMT: 964243006, APN: 964243006  
GINA PIERCE, ETAL  
32327 PERIGORD RD  
WINCHESTER, CA. 92596

ASMT: 964244004, APN: 964244004  
LOIS STRINGER, ETAL  
32367 SAINT MARTIN RD  
WINCHESTER, CA. 92596

ASMT: 964245001, APN: 964245001  
STEPHANIE MCDONALD, ETAL  
32360 SAINT MARTIN ST  
WINCHESTER, CA. 92596

ASMT: 964245008, APN: 964245008  
DEBRA RUIZ, ETAL  
36934 MONTREAUX RD  
WINCHESTER, CA. 92596

ASMT: 964245002, APN: 964245002  
RANDI ETHRIDGE, ETAL  
32346 SAINT MARTIN ST  
WINCHESTER, CA. 92596

ASMT: 964245009, APN: 964245009  
TERRI COTHARN  
24466 HANSON SPRING DR  
PORTER TX 77365

ASMT: 964245003, APN: 964245003  
COLETTE STEWART, ETAL  
32338 SAINT MARTIN ST  
WINCHESTER, CA. 92596

ASMT: 964245010, APN: 964245010  
LAURENT URICH  
36886 MONTREAUX RD  
WINCHESTER, CA. 92596

ASMT: 964245004, APN: 964245004  
DAVID JENKINS  
32332 SAINT MARTIN ST  
WINCHESTER, CA. 92596

ASMT: 964245005, APN: 964245005  
CAROL ALISON, ETAL  
32318 SAINT MARTIN ST  
WINCHESTER, CA. 92596

ASMT: 964245006, APN: 964245006  
MARTY LAUGHLIN  
32304 SAINT MARTIN ST  
WINCHESTER, CA. 92596

ASMT: 964245007, APN: 964245007  
NANCY REISINGER, ETAL  
32290 SAINT MARTIN ST  
WINCHESTER, CA. 92596



**GPA00945 – Applicant**

Londen Land Companies, LLC  
c/o Ashlee Lewis  
4343 East Camelback Road  
Phoenix, AZ 85018

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Phoenix, AZ 85018

**GPA00945 – Representative**

NV5  
c/o Bill Warner  
42-829 Cook Street, Suite 104  
Palm Desert, CA 92211

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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.**

General Plan Amendment No. 945 & Change of Zone No. 7743

*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)*

Londen Land Companies, LLC c/o Ashlee Lewis

*Project Applicant*

4343 E. Camelback Rd Phoenix, AZ 85018

*Address*

Located in the Southwest Area Plan, south of Auld Avenue, east of Dickson, and west of Maddalena 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 Commercial Retail (CR) (0.20-0.35 floor area ratio), and change the Zoning Classification from A-1-5 (Light Agriculture, 5-acre minimum) to C-1/C-P (General Commercial) on two parcels, totaling 9.49 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. A 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*

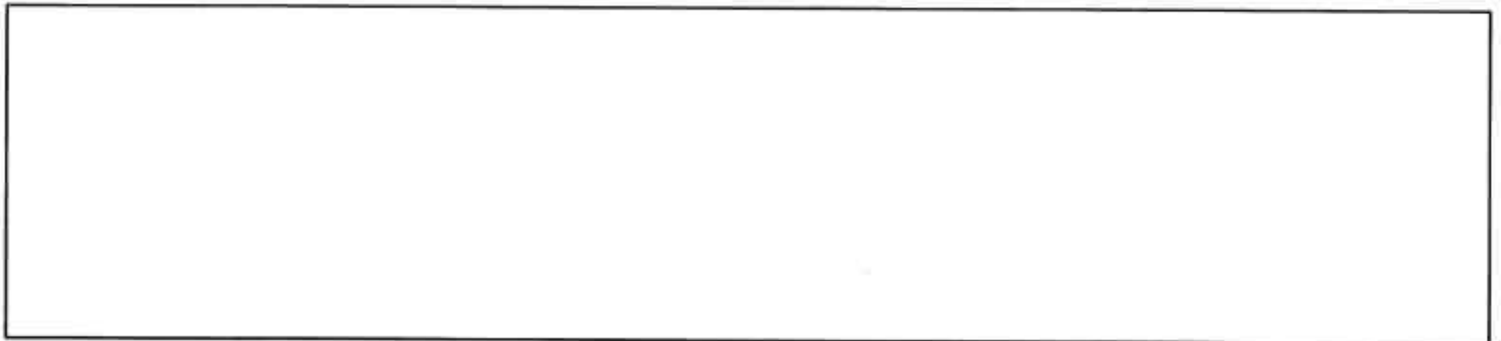
Project Planner

*Title*

09/01/2015

*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. 945 & Change of Zone No. 7743

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: October 1, 2015

Applicant/Project Sponsor: Londen Land Companies, LLC c/o Ashlee Lewis

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#: ZEA41773 ZCFG05122

**FOR COUNTY CLERK'S USE ONLY**



COUNTY OF RIVERSIDE  
SPECIALIZED DEPARTMENT RECEIPT  
Permit Assistance Center

O\* REPRINTED \* T0800841

4080 Lemon Street  
Second Floor  
Riverside, CA 92502  
(951) 955-3200

39493 Los Alamos Road  
Suite A  
Murrieta, CA 92563  
(951) 694-5242

38686 El Cerrito Rd  
Indio, CA 92211  
(760) 863-8271

\*\*\*\*\*  
\*\*\*\*\*

Received from: LONDEN LAND COMPANIES LLC \$64.00  
paid by: CK 14808  
CA FISH AND GAME FEE FOR EA41773  
paid towards: CFG05122 CALIF FISH & GAME: DOC FEE  
at parcel:  
appl type: CFG3

By \_\_\_\_\_ Feb 13, 2008 13:13  
SBROSTRO posting date Feb 13, 2008


\*\*\*\*\*  
\*\*\*\*\*

Account Code	Description	Amount
658353120100208100	CF&G TRUST: RECORD FEES	\$64.00

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

**Agenda Item No.:** 4.1.1  
**Area Plan:** Western Coachella Valley  
**Zoning Area:** Chuckawalla  
**Supervisory District:** Fourth  
**Project Planner:** John Earle Hildebrand III  
**Planning Commission:** November 4, 2015

**General Plan Amendment No.** 955  
**Change of Zone No.** 7714  
**Environmental Assessment No.** 41783  
**Applicant:** Happy Valley, LLC  
**Engineer/Representative:** Coachella Valley Engineers



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Steve Weiss, AICP  
Planning Director

## COUNTY OF RIVERSIDE PLANNING DEPARTMENT STAFF REPORT

### PROJECT DESCRIPTION AND LOCATION:

**General Plan Amendment No. 955 (Foundation and Entitlement/Policy Amendment) and Change of Zone No. 7714** – Proposal to amend the project site's General Plan Foundation Component from Rural (R) and Open Space (OS) to Rural Community (RC), amend its General Plan Land Use Designation from Rural Residential (RR) (5-acre minimum) and Rural (R) (20-acre minimum) to Estate Density Residential (EDR) (2-acre minimum), and change its Zoning Classification from W-2-40 and W-2-140 (Controlled Development) to R-A-2 (Residential Agriculture, 2-acre minimum) and R-R (Rural Residential) on 12 parcels, totaling 631.8 acres, located south of 28<sup>th</sup> Avenue, west of Sunny Rock Road, East of Happy Valley Road, North of 30<sup>th</sup> Avenue, within the Western Coachella Valley Area Plan.

### BACKGROUND:

#### *General Plan Initiation Proceedings ("GPIP")*

This project was submitted on February 13, 2008, during the 2008 General Plan Review Cycle application period and was recommended for initiation to the Riverside County Board of Supervisors. On January 27, 2009, the Board of Supervisors adopted an order initiating proceedings for General Plan Amendment No. 955. The GPIP Board of Supervisors report package is included with this report. An accompanying Change of Zone (No. 7714) application was submitted on June 6, 2009 to change the underlying Zoning Classification to be consistent with the proposed General Plan Land Use Designation. General Plan Amendment No. 955 and Change of Zone No. 7714 (the "project") are now being taken forward for consideration.

As originally submitted, this General Plan Amendment application was a proposal to change the site's Land Use from Rural Residential ("RR") (5-acre minimum lots) to Low Density Residential ("LDR") (half-acre minimum lots). The Planning Commission discussed this proposal during the GPIP hearing process and concluded that half-acre sized lots would be inconsistent with the existing residential properties in the area. As a result, the Planning Commission suggested that Estate Density Residential ("EDR") (2-acre lot minimum) would be more appropriate. The applicant agreed with this recommendation and the project was subsequently recommended to the Board of Supervisors for initiation with the Land Use modification to EDR.

#### *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 Native American Tribes whose historical extent includes the project site. Consultation request notices were sent to each of the Tribes on the list on May 21, 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.

AB 52 became effective on July 1, 2015. In compliance with AB 52, separate notices regarding this project were mailed to all requesting Tribes on September 10, 2015. AB 52 provides for a 30-day review period in which all noticed Tribes may request consultation regarding the proposed project. Although County staff received no specific requests for consultation within the 30-day period, the Pechanga Tribe has requested in general, they be notified for potential consultation. The project site is located outside of the historical Pechanga Tribal extent and as a result from a conference call with the Pechanga tribe, no further consultation is required at this time. This project includes a General Plan Amendment and Change of Zone only. There will be no ground disturbance resulting from project approval. Furthermore, in accordance with AB 52, County staff will again notice the Pechanga Tribe, as well as all other requesting Tribes, at the time an implementing project is submitted.

### **ISSUES OF POTENTIAL CONCERN:**

#### *General Plan Amendment Findings*

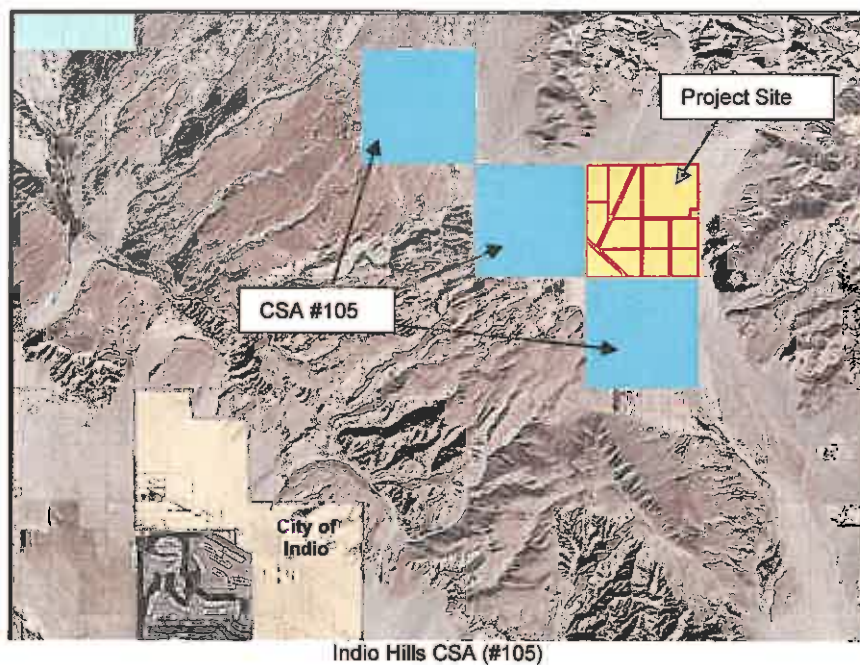
This project includes both a Regular Foundation Amendment and an Entitlement/Policy Amendment. A Regular Foundation Amendment application is allowed to be submitted only during a General Plan Review Cycle, which was previously every five (5) years and is now every eight (8) years. This project was submitted on February 13, 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 for a Regular Foundation Amendment. Additionally, five (5) findings must be made for 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 along the Dillon Road corridor, north of the City of Indio. The area is characterized as rural and supports a variety of larger residential lots as well as light animal keeping and agriculture, as ancillary uses to residential. There has been an ongoing pattern of residential development in the vicinity. In recognition of the need for new housing and in support of future development in the area, the project site will be annexed into the Community Service Area (“CSA”) of Indio Hills (#105). As shown on the below exhibit, the project site is located adjacent to the existing CSA boundary (shown as blue squares) on the west and south, but is not currently a part of it. Annexation into the CSA will establish a commitment for certain maintenance of roads and infrastructure throughout the project site, upon future build-out. This represents a new circumstance, as it demonstrates anticipation of new development for the area and is a justification for a General Plan Foundation Component Amendment.



*Riverside County Vision*

The Riverside County General Plan Vision Statement discusses many concepts, which are distinguished by categories and include housing, population growth, healthy communities, conservation, transportation, and several others. The Vision Statement itself is the County’s blueprint for long-term, managed, and sustainable growth, but is also flexible to enable adaptation when market conditions and other external forces create opportunities. This is supported through Policy 5 of the Vision Statement under the Integration section, which states the following:

- Is flexible so that it can be adjusted to accommodate future circumstances, yet provides a solid foundation of stability so that basic ingredients in the plan are not sacrificed.

This proposed General Plan Foundation Component Amendment has been reviewed in conjunction with the Vision Statement and staff has determined that the project is consistent with its policies. Specifically, Policy 1 of the Population Growth portion of the Vision Statement discusses the downsides of random sprawl, focusing on where the growth and new development along existing corridors should occur. The Policy states the following:

- New growth patterns no longer reflect a pattern of random sprawl. Rather, they follow a framework of transportation and open space corridors, with concentrations of development that fit into that framework. In other words, important open space and transportation corridors define growth areas.

This project site is located adjacent to Dillon Road, the primary transportation corridor through the area. Furthermore, the site is located adjacent to existing residential development to the west and south. This project will result in contributing to the managed expansion of residential development, under a future project, concentrating the growth in a fixed area, rather than a random, sprawling, and unrelated site. For these reasons, this project is consistent with the Riverside County Vision Statement and this General Plan Foundation Component change is justified.

*Internal Consistency*

Staff has reviewed this project in conjunction with the Riverside County General Plan, and has determined that this project is in conformance with the policies and objectives of each Element. Furthermore, the project site is not located within any policy area or special overlay district that, as a result of this proposed land use change, would create an inconsistency with any of the elements. The Fundamental Housing Value of the Vision Statement, states the following:

- We acknowledge shelter as one of the most basic community needs and value the willingness of our communities and their leaders to accept housing for our growing population in our communities, particularly with respect to the ongoing shortage of affordable housing and its negative impacts on our communities.

This proposed General Plan Foundation Component Amendment will provide an opportunity for a residential development under a future project, addressing the need for new housing as a result of ongoing population growth in the area. This project will not create an inconsistency with any of the General Plan elements and as a result, a General Plan Foundation Component Amendment is justified.

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

a) *The Riverside County Vision:*

This General Plan Entitlement/Policy Amendment does not involve a change to the Riverside County Vision Statement, nor does it conflict with any of its provisions. This is demonstrated through the following policy within the Vision Statement under Population Growth:

- Population growth continues and is focused where it best can be accommodated.

This Amendment will result in a land use change to Estate Density Residential (EDR) (2-acre lot minimum) in a location that is adjacent to existing residential development to the west and south. The project site is currently vacant and can accommodate new development, as growth is being focused in an area adjacent to other existing development. This project does not conflict with the Riverside County Vision.

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 principal is within Community Development – Housing Element:

- We recommend a program of innovative planning combined with effective incentives for those housing types and community forms which are most efficient in land consumption and extension of infrastructure and are adaptive to transit. We further recommend incentives to promote the conversion of existing legal parcels that are currently configured in inefficient lotting patterns to more efficient configurations, through such mechanisms as density transfer and clustering.

This project will result in a Land Use Amendment to Estate Density Residential (“EDR”) (2-acre lot minimum) on 638.1-acres of vacant land, situated between two existing developed residential tracts to the west and south. The existing configuration of the project site contains large, oddly shaped, legal parcels, not conducive for supporting residential development. This land use change will enable a future subdivision for efficiently organized residential lots, which can tie into and extend the existing infrastructure to the west and south.

The second principal is within Community Design – 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 a 5-acre lot minimum to a 2-acre lot minimum. These relatively smaller lot sizes will provide for a variation within the project site area, which is consistent with the General Plan policy to provide for a range of residential products and lot sizes. Although the lots are smaller, they are still large enough to be compatible with the overall rural character of the area and the underlying zoning classification will continue to support residential ancillary uses typically associated with rural development, such as limited animal keeping and farming. As a result, this project is consistent with the General Plan Principles.

c) Any Foundation Component designation in the General Plan.

This project will result in a Foundation Component Amendment. However, as demonstrated in the above findings, this proposed Amendment in conjunction with the Entitlement/Policy Amendment, does not conflict with the Riverside County Vision Statement, any of the General Plan principles, nor any other Foundation Component. This Amendment will result in a logical extension of the existing residential development pattern through the Dillon Road area, which supports the County’s goals and overall vision.

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.*

This proposed General Plan Entitlement/Policy Land Use Amendment contributes to the General Plan's policies, through the following ways:

- LU 7.1 – Accommodate the development of a balance of land uses that maintain and enhance the County's fiscal viability, economic diversity, and environmental integrity.

This balance of land uses is achieved through the ongoing adaptation of the General Plan's Land Use, where appropriate, to meet the market's changing needs. Providing a variety of residential lot sizes will contribute to the long-term supply of housing stock and will ensure that residents are afforded more options in a variety of locations.

This project further contributes to the General Plan by the following:

- LU 8.5 – In conjunction with the CEQA process, evaluate the potential for residential projects not located within existing parks and recreation districts of County Service Areas (CSAs) that provide for neighborhood and community park development and maintenance to be annexed into such districts or CSAs, and require such annexation where appropriate and feasible.

The project site is located between two existing, developed communities to the west and south. Both developed communities are within the County Service Area of Indio Hills (#105); however, the project site is not. This project site will be annexed into the CSA, contributing to the long-term maintenance of the site and any future parks, at time of build-out. In conjunction with the vision for a future residential development, an opportunity for annexation into an existing CSA has been provided, furthering the General Plan Land Use Policies.

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

As discussed in the above findings, the project site is situated between two existing developed communities on the west and south, which are currently part of the Community Service Area ("CSA") of Indio Hills (#105). The project site will be annexed into the CSA in anticipation of future residential development. This annexation will establish a commitment by the County for certain ongoing maintenance throughout the project site, at the time of build-out. This represents a new circumstance and justifies a General Plan Amendment.

**SUMMARY OF FINDINGS:**

- |  |  |
|--|--|
| 1. Existing General Plan Foundation Component (Ex #6): | Rural (R) and Open Space (OS)  |
| 2. Proposed General Plan Foundation Component (Ex #6): | Rural Community (RC)   |
| 3. Existing General Plan Land Use (Ex #6):             | Rural Residential (RR) (5-acre minimum) and Rural (R) (20-acre minimum)        |
| 4. Proposed General Plan Land Use (Ex #6):             | Estate Density Residential (EDR) (2-acre minimum)                              |
| 5. Surrounding General Plan Land Uses (Ex #6):         | Rural Residential (RR) (5-acre minimum) to the west and south and Conservation |

6. Existing Zoning (Ex #3):	Habitat (CH) to the north and east W-2-40 and W-2-140 (Controlled Development) (40-acre and 140-acre minimum)
7. Proposed Zoning (Ex #3):	R-A-2 (Residential Agriculture, 2-acre minimum) and R-R (Rural Residential)
8. Surrounding Zoning (Ex #3):	W-2-10 (Controlled Development) to the west and south and NA (Natural Assets) to the north and east
9. Existing Land Use (Ex #1):	Vacant Land
10. Surrounding Land Use (Ex #1):	Single-Family Residential and Vacant Land
11. Project Size (Ex #1):	Total Acreage: 631.8 Acres
12. Environmental Concerns:	See Environmental Assessment No. 41783

**RECOMMENDATIONS:**

**ADOPT PLANNING COMMISSION RESOLUTION No. 2015-014** recommending adoption of General Plan Amendment No. 955 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 **NEGATIVE DECLARATION** for **ENVIRONMENTAL ASSESSMENT NO. 41783**, 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. 955** – amending the project site’s General Plan Foundation Component from Rural (R) and Open Space (OS) to Rural Community (RC) and amending the site’s General Plan Land Use Designation from Rural Residential (R:RR) (5-acre minimum) and Rural (OS:R) (20-acre minimum) to Estate Density Residential (RC:EDR) (2-acre minimum) 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. 7714** – changing the project site’s Zoning classification from W-2-40 and W-2-140 (Controlled Development) to R-A-2 (Residential Agriculture, 2-acre minimum) and R-R (Rural 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 the Change of Zone 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 Open Space: Rural (OS:R) (20-acre minimum) and is located within the Western Coachella Valley Area Plan.



2. The project site is surrounded by properties which have a General Plan Land Use Designation of Rural Residential (RR) (5-acre minimum) to the west and south, and Conservation Habitat (CH) to the north and east.
3. This Regular Foundation Component Amendment and Entitlement/Policy Amendment will result in a Land Use Amendment to Rural Community: Estate Density Residential (RC:EDR) (2-acre minimum).
4. As provided in this staff report, this project is consistent with both the Administrative Element of the Riverside County General Plan and Sections 2.4 and 2.5 of Ordinance No. 348.
5. As provided in this staff report, this project is in conformance with each of the Riverside County General Plan Elements and will not create an internal inconsistency with them.
6. As provided in this staff report, this project does not conflict with nor does it require any changes to the Riverside County Vision Statement.
7. As provided in this staff report, this project is consistent with the planning principles in Appendix B of the Riverside County General Plan.
8. The Vision Statement itself is the County's blueprint for long-term, managed, and sustainable growth, but is also flexible to enable adaptation when market conditions and other external forces create opportunities. This is supported through Policy 5 of the Vision Statement under the Integration section, which states the following: Is flexible so that it can be adjusted to accommodate future circumstances, yet provides a solid foundation of stability so that basic ingredients in the plan are not sacrificed. This proposed General Plan Foundation Component Amendment has been reviewed in conjunction with the Vision Statement and staff has determined that the project is consistent with its policies.
9. Policy 1 of the Population Growth portion of the Vision Statement discusses the downsides of random sprawl, focusing on where the growth and new development along existing corridors should occur. The Policy states the following: New growth patterns no longer reflect a pattern of random sprawl. Rather, they follow a framework or transportation and open space corridors, with concentrations of development that fit into that framework. In other words, important open space and transportation corridors define growth areas. This project site is located adjacent to Dillon Road, the primary transportation corridor through the area. Furthermore, the site is located adjacent to existing residential development to the west and south. This project will result in contributing to the managed expansion of residential development, under a future project, concentrating the growth in a fixed area, rather than a random, sprawling, and unrelated site.
10. Policy LU 7.1 states, "Accommodate the development of a balance of land uses that maintain and enhance the County's fiscal viability, economic diversity, and environmental integrity." This balance of land uses is achieved through the ongoing adaptation of the General Plan's Land Use, where appropriate, to meet the market's changing needs. Providing a variety of residential lot sizes will contribute to the long-term supply of housing stock and will ensure that residents are afforded more options in a variety of locations.
11. Policy LU 8.5 states, " In conjunction with the CEQA process, evaluate the potential for residential projects not located within existing parks and recreation districts of County Service Areas (CSAs) that provide for neighborhood and community park development and maintenance to be annexed

into such districts or CSAs, and require such annexation where appropriate and feasible.” The project site is located between two existing, developed communities to the west and south. Both developed communities are within County Service Area of Indio Hills (#105); however, the project site is not. The project site will be annexed into the CSA, which will further contribute to the long-term maintenance of the area as a whole.

12. The project site has an existing zoning classification of W-2-40 and W-2-140 (Controlled Development 40-acre and 140-acre minimum lots).
13. The project site is surrounded by properties which have a zoning classification of W-2-10 to the west and south and NA (Natural Assets) to the north and east.
14. This Change of Zone will result in a zoning classification change to R-A-2 (Residential Agriculture, 2-acre minimum) and R-R (Rural Residential).
15. Environmental Assessment No. 41783 identified no potentially significant impacts, and resulted in a Negative Declaration of environmental effects.

#### **CONCLUSIONS:**

1. This proposed project is in conformance with the Rural Community: Estate Density Residential (RC:EDR) (2-acre minimum) General Plan Land Use Designation, and with all other elements of the Riverside County General Plan.
2. This proposed project is consistent with the R-A-2 (Residential Agriculture, 2-acre minimum) and R-R (Rural 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.

#### **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 Coachella Valley Multi-Species Habitat Conservation Plan (“CVMSHCP”); or
  - d. An Airport Influence Area (“AIA”); or
  - e. A County Service Area (“CSA”); or
  - f. A “High” Wildfire Hazard Zone; or
  - g. A State Fire Responsibility Area.
3. The project site **is** located within:
  - a. Close proximity to San Andres Fault Zone; and

- b. "Moderate" liquefaction area; and
  - c. "Susceptible" ground subsidence; and
  - d. A 100-year flood plain.
4. The project site is currently designated as Assessor's Parcel Numbers: 750-130-001 through 750-130-004 and 750-130-006 through 750-130-013.

2  
3 **RESOLUTION NO. 2015-014**  
4 **RECOMMENDING ADOPTION OF**  
5 **GENERAL PLAN AMENDMENT NO. 955**  
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 November 4, 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 November 4, 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

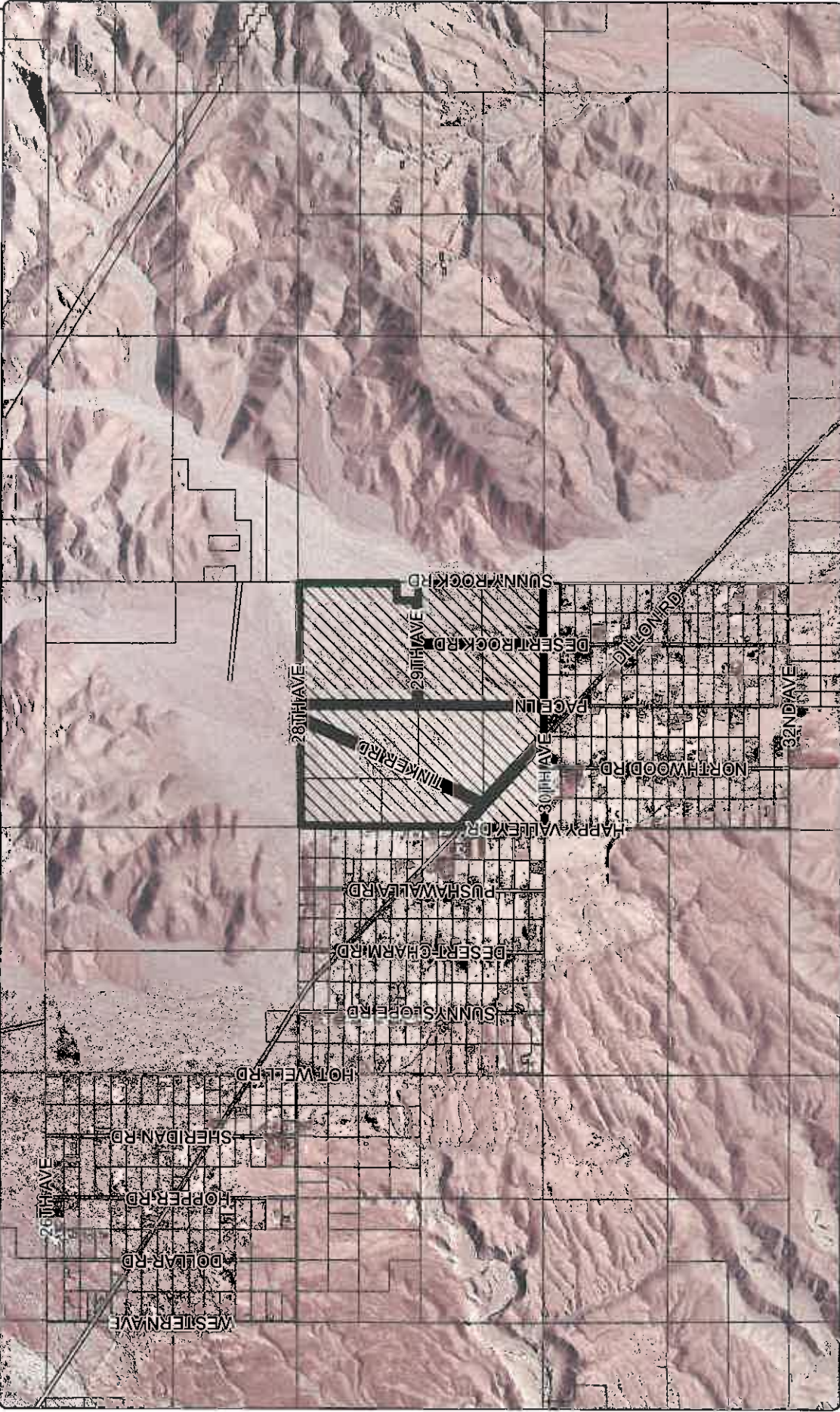
23 **ADOPTION** of the Negative Declaration environmental document, Environmental Assessment  
24 No. 41783; and

25 **ADOPTION** of General Plan Amendment No. 955  
26  
27  
28

**RIVERSIDE COUNTY PLANNING DEPARTMENT**  
**CZ07714 GPA00955**  
**VICINITY/POLICY AREAS**

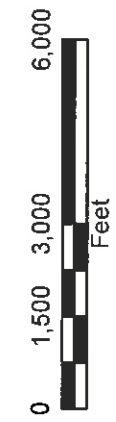
Supervisor Benoit  
 District 4

Date Drawn: 10/24/13  
 Vicinity Map



Zoning Area: Chuckawalla

Author: Vinnie Nguyen



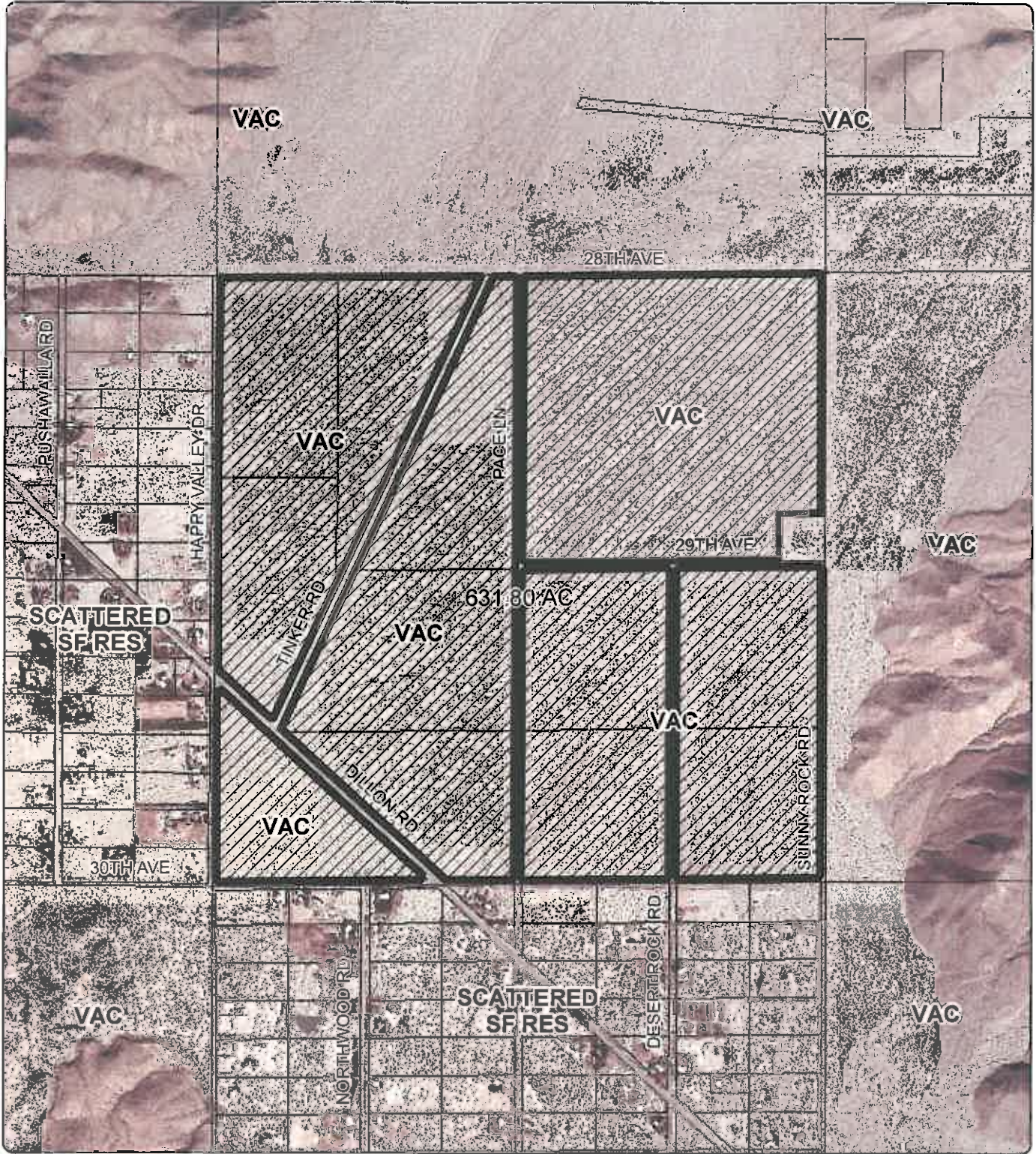
DISCLAIMER: On October 7, 2010, the County of Riverside stopped a new General Plan. The new General Plan was a different type of land use plan. If you are underwriting money, for further information, please contact the Riverside County Planning Department at (951) 954-4227 (Riverside County) or Website <http://planning.riverside.ca.gov>

RIVERSIDE COUNTY PLANNING DEPARTMENT  
CZ07714 GPA00955

Supervisor Benoit  
District 4

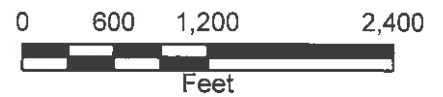
Date Drawn: 08/19/2015  
Exhibit 1

LAND USE



Zoning Area: Chuckawalla

Author: Vinnie Nguyen

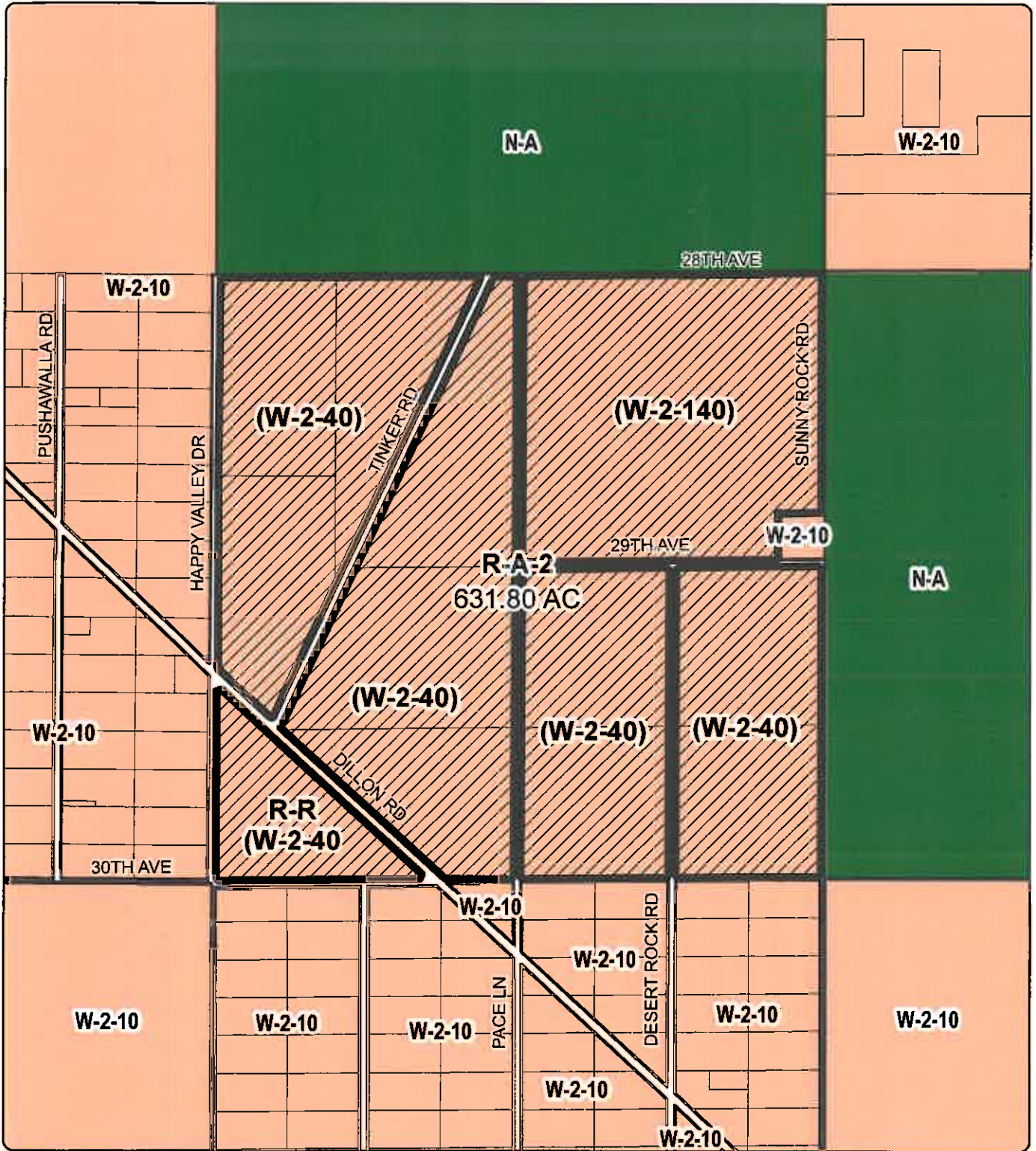


**DISCLAIMER:** On October 7, 2003, the County of Riverside adopted a new General Plan providing new land use designations for unincorporated Riverside County parcels. The new General Plan may contain different type of land use than is provided for under existing zoning. For further information, please 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.rcfdma.org>

RIVERSIDE COUNTY PLANNING DEPARTMENT  
**CZ07714 GPA00955**  
**PROPOSED ZONING**

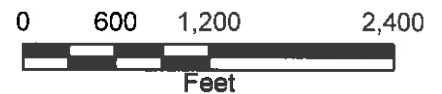
Supervisor Benoit  
 District 4

Date Drawn: 08/19/2015  
 Exhibit 3



Zoning Area: Chuckawalla

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.netma.org>

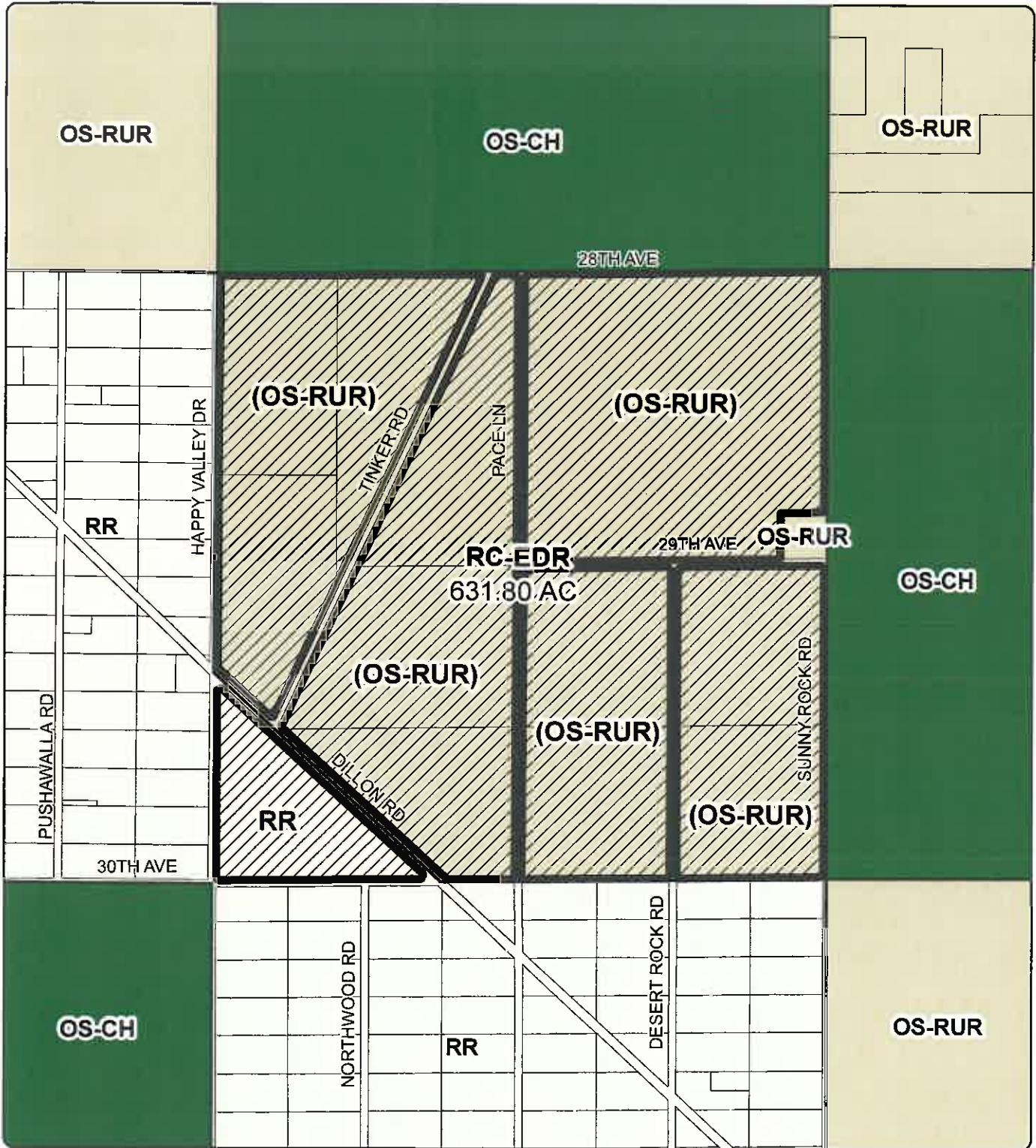
RIVERSIDE COUNTY PLANNING DEPARTMENT

CZ07714 GPA00955

PROPOSED GENERAL PLAN

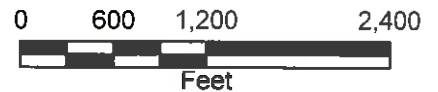
Supervisor Benoit  
District 4

Date Drawn: 08/19/2015  
Exhibit 6



Zoning Area: Chuckawalla

Author: Vinnie Nguyen

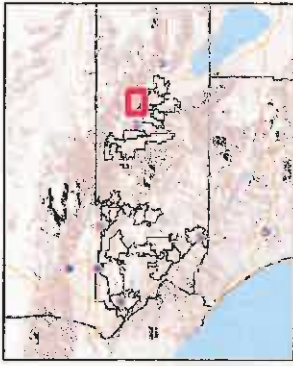
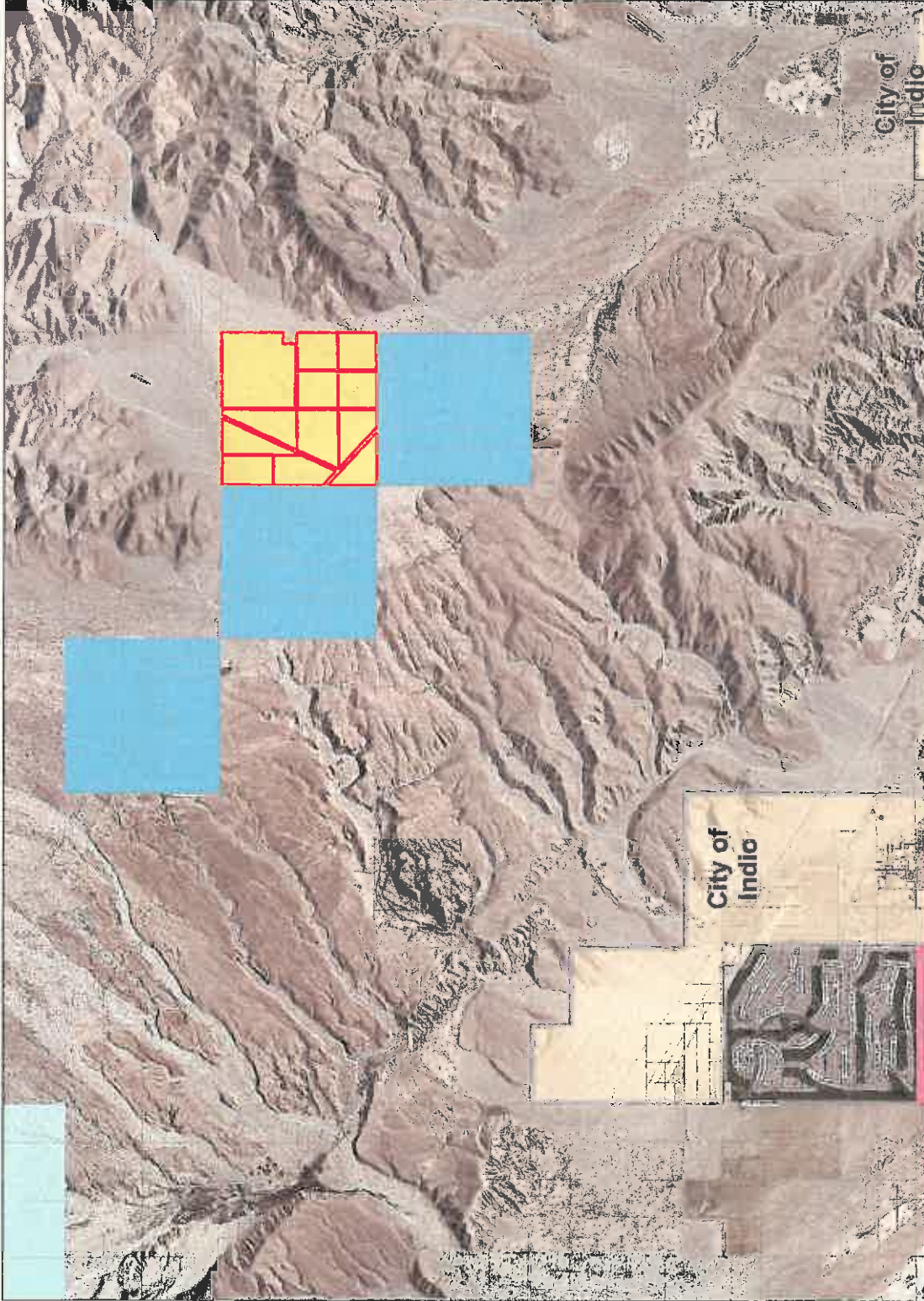


**DISCLAIMER:** On October 7, 2003, the County of Riverside adopted a new General Plan providing new land use designations for unincorporated Riverside County parcels. The new General Plan may contain different type of land use than is provided for under existing zoning. For further information, please 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.rcfma.org>



# CZ07714 & GPA00955

## Community Service Area - Indio Hills (#105)



### Legend

- CSA
- <all other values>
  - #83
  - #103
  - #83
  - BELLE MEADOWS, #148
  - N PALM SPRINGS, #13
  - BERMUDA DUNES, #121
  - PALM SPRINGS, #15
  - CABAZON, #85
  - PERRIS, #89
  - CHERRY VALLEY, #27
  - PERRISWAGON WHEEL, #70
  - CORONITA, #1
  - PINE COVE, #38
  - CORONITA, #21
  - PINYON FLATS, #60
  - CRESTMORE, #73
  - QUAIL VALLEY, #96
  - DESERT CENTER/LAKE TAMARIE
  - RIPLEY, #62
  - DESERT HOT SPRINGS, #115
  - RUBIDOUX, #72
  - HEMET, #59
  - SE HEMET, #94
  - HEMET, #89
  - SKY VALLEY, #104

### Notes

\*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.



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# COUNTY OF RIVERSIDE

## ENVIRONMENTAL ASSESSMENT FORM: INITIAL STUDY

**Environmental Assessment No.:** 41783

**Project Cases:** General Plan Amendment No. 955 & Change of Zone No. 7714

**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:** Happy Valley, LLC c/o David Turner

**Applicant's Address:** 77-933 Las Montanas Road, Suite 101, Palm Desert, CA 92211-4131

**Applicant's Telephone Number:** (760) 360-4200

### I. PROJECT INFORMATION

#### A. Project Description:

Proposal to amend the project site's General Plan Foundation Component from Rural (R) and Open Space (OS) to Rural Community (RC), amend its General Plan Land Use Designation from Rural Residential (RR) (5-acre minimum) and Rural (RUR) (20-acre minimum) to Estate Density Residential (EDR) (2-acre minimum) and change the site's Zoning Classification from W-2-40 and W-2-140 (Controlled Development) to R-A-2 (Residential Agriculture, 2-acre minimum) and R-R (Rural Residential) on 12 parcels, totaling 631.8 acres.

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

**C. Total Project Area:** 631.8 acres

**D. Assessor's Parcel No.:** 750-130-001 through 750-130-004 and 750-130-006 through 750-130-013

**E. Street References:** South of 28<sup>th</sup> Avenue, west of Sunny Rock Road, East of Happy Valley Road, North of 30<sup>th</sup> Avenue.

**F. Section, Township, & Range Description:** Section 11, Township 4 South, Range 7 East

**G. Brief description of the existing environmental setting of the project site and its surroundings:** The project site is vacant land. There is vacant land to the north and east with single family residential to the west and south.

### II. APPLICABLE GENERAL PLAN AND ZONING REGULATIONS

#### A. General Plan Elements/Policies:

**1. Land Use:** This project includes a General Plan Amendment and Change of Zone 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, the General Plan land use designation, and the underlying Zone in order to support future development. As a result, this project is consistent with the provisions of the Land Use Element.

**2. Circulation:** This project is consistent with the provisions of the Circulation Element.

3. **Multipurpose Open Space:** This project is consistent with the policies of the Open Space Element.
  4. **Safety:** This project is consistent with the policies of the Safety Element.
  5. **Noise:** This project is consistent with the policies of the Noise Element.
  6. **Housing:** This project is consistent with the policies of the Housing Element.
  7. **Air Quality:** This project is consistent with the policies of the Air Quality Element.
- B. General Plan Area Plan:** Western Coachella Valley Area Plan
- C. General Plan Foundation Component (Existing):** Rural (R) and Open Space (OS)
- D. General Plan Land Use Designation (Existing):** Rural Residential (RR) (5-acre minimum) & Rural (RUR) (20-acre minimum)
- E. General Plan Foundation Component (Proposed):** Rural Community (RC)
- F. General Plan Land Use Designation (Proposed):** Estate Density Residential (EDR) (2-acre minimum)
- G. Overlay(s), if any:** None
- H. Policy Area(s), if any:** None
- I. Adjacent and Surrounding:**
1. **Area Plan(s):** Western Coachella Valley Area Plan
  2. **Land Use Designation(s):** Rural Residential (RR) (5-acre minimum) to the west and south, and Conservation Habitat (CH) to the north and east.
  3. **Overlay(s), if any:** None
  4. **Policy Area(s), if any:** None
- 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):** W-2-40 and W-2-140 (Controlled Development)
- L. Zoning (Proposed):** R-A-2 (Residential Agriculture, 2-acre minimum) and R-R (Rural Residential)
- M. Adjacent and Surrounding Zoning:** W-2-10 to the west and south, NA (Natural Assets) to the north and east.

### 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:

<b>A PREVIOUS ENVIRONMENTAL IMPACT REPORT/NEGATIVE DECLARATION WAS NOT PREPARED</b>
<input checked="" type="checkbox"/> I find that the proposed project <b>COULD NOT</b> have a significant effect on the environment, and a <b>NEGATIVE DECLARATION</b> 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. <b>A MITIGATED NEGATIVE DECLARATION</b> will be prepared.
<input type="checkbox"/> I find that the proposed project <b>MAY</b> have a significant effect on the environment, and an <b>ENVIRONMENTAL IMPACT REPORT</b> is required.

<b>A PREVIOUS ENVIRONMENTAL IMPACT REPORT/NEGATIVE DECLARATION WAS PREPARED</b>
<input type="checkbox"/> I find that although the proposed project could have a significant effect on the environment, <b>NO NEW ENVIRONMENTAL DOCUMENTATION IS REQUIRED</b> 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 <b>ADDENDUM</b> to a previously-certified EIR or Negative Declaration has been prepared and will be considered by the approving body or bodies.
<input type="checkbox"/> 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 <b>SUPPLEMENT TO THE ENVIRONMENTAL IMPACT REPORT</b> is required that need only contain the information necessary to make the previous EIR adequate for the project as revised.
<input type="checkbox"/> I find that at least one of the following conditions described in California Code of Regulations, Section 15162, exist and a <b>SUBSEQUENT ENVIRONMENTAL IMPACT REPORT</b> 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
<b>AESTHETICS</b> Would the project				
<b>1. Scenic Resources</b>				
a) Have a substantial effect upon a scenic highway corridor within which it is located?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input type="checkbox"/>

Source: Riverside County General Plan Figure 9 in Western Coachella Valley Area Plan – “Scenic Highways”

Findings of Fact:

a-b) Pursuant to the Riverside County General Plan Figure 9 in Western Coachella Valley Area Plan – “Scenic Highways” exhibit, the project site is located adjacent to Dillan Road, which is a “County Eligible” designated Scenic Highway. All implementing projects will be required to conform to the Western Coachella Valley Area Plan and the Circulation element policies, relating to scenic highway criteria. In addition the change from 5-acre minimum lot sizes to 2-acre minimum will result in a higher density development. Consideration to open space, vehicle circulation, and landscaping to mitigate potential aesthetic impacts, will be made in conjunction with 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, General Plan Land Use Designation, and Zoning Classification only, which could lead to future development of the site. Should a development proposal or land use application to subdivide, grade, or construct 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

**2. Mt. Palomar Observatory**

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), Riverside County General Plan Figure 6 in Western Coachella Valley Area Plan – “Mt. Palomar Nighttime Lighting Policy”

Findings of Fact:

a) Pursuant to the Riverside County General Plan Figure 6 in Western Coachella Valley Area Plan – “Mt. Palomar Nighttime Lighting Policy” exhibit, the project site is not located within the policy area. As a result, there will be no impacts. However, all new lighting will be required to adhere to Riverside County lighting standards to avoid potential lighting impacts. This will be analyzed in conjunction with a future implementing project.

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 5-acre minimum to 2-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, General Plan Land Use Designation, and Zoning Classification only, which could lead to future development of the site. Should a development proposal or land use application to subdivide, grade, or construct 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.

**AGRICULTURE & FOREST RESOURCES** Would the project

**4. Agriculture**

a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland) as shown on

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?				
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 "Other Lands". The California State Department of Conservation makes these designations based on soil types and land use designations. Although the current Zoning designation is W-2-40 and W-2-140, which allows for commercial farming, the project site is not conducive to support crop farming, due to the extreme temperatures in the area and high water demand. 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, 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.

Mitigation: No mitigation is required

Monitoring: No monitoring is required

<b>5. Forest</b>	<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))?				
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"/>



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 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 a net increase in population and/or vehicle trips at the time of build out, based upon the proposed higher residential density change. However, the amount of the increase is too speculative to provide a detailed analysis at this time. Additionally, there are no point source 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, General Plan Land Use Designation, and Zoning Classification only, which could lead to future development of the site. Should a development proposal or land use application to subdivide, grade, or construct be submitted,

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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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"/>
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b) Have a substantial adverse effect, either directly or through habitat modifications, on any endangered, or threatened species, as listed in Title 14 of the California Code of Regulations (Sections 670.2 or 670.5) or in Title 50, Code of Federal Regulations (Sections 17.11 or 17.12)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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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"/>
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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"/>
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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"/>
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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"/>
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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"/>
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Source: GIS database, WRCMSHCP and/or CVMSHCP, On-site Inspection

Findings of Fact:

a-g) The project site is located within the Coachella Valley MSHCP extent, but not within a specific criteria cell or proposed biological reserve area. As a result, the HANS process is not required.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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However, at the time of an implementing project, a biological study will be required to determine existing habitats, as well as any required conservation areas.

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, General Plan Land Use Designation, and Zoning Classification only, which could lead to future development of the site. Should a development proposal or land use application to subdivide, grade, or construct 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) There are no known historic features located on the project site. However, during the time of an implementing project review, the necessity for a Historic Resource Study will be determined.

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, General Plan Land Use Designation, and Zoning Classification only, which could lead to future development of the site. Should a development proposal or land use application to subdivide, grade, or construct 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 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"/>

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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 Native American Tribes whose historical extent includes the project site. Consultation request notices were sent to each of the Tribes on the list on May 21, 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.

AB 52 became effective on July 1, 2015. In compliance with AB 52, separate notices regarding this project were mailed to all requesting Tribes on September 10, 2015. AB 52 provides for a 30-day review period in which all noticed Tribes may request consultation regarding the proposed project. Although County staff received no specific requests for consultation within the 30-day period, the Pechanga Tribe has requested in general, they be notified for potential consultation. The project site is located outside of the historical Pechanga Tribal extent and as a result from a conference call with the Pechanga tribe, no further consultation is required at this time. This project includes a General Plan Amendment and Change of Zone only. There will be no ground disturbance resulting from project approval. Furthermore, in accordance with AB 52, County staff will again notice the Pechanga Tribe, as well as all other requesting Tribes, at the time an implementing project is submitted.

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, General Plan Land Use Designation, and Zoning Classification only, which could lead to future development of the site. Should a development proposal or land use application to subdivide, grade, or construct 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

**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:

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 OS-8 "Paleontological Sensitivity" exhibit, the project site is primarily located within an area designated as "Low Sensitivity". Prior to any 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, General Plan Land Use Designation, and Zoning Classification only, which could lead to future development of the site. Should a development proposal or land use application to subdivide, grade, or construct 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

	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<b>11. Alquist-Priolo Earthquake Fault Zone or County Fault Hazard Zones</b>				
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, the "San Andres Fault Zone" is located in close proximity to the project site, at the southwest. However, at this time, this project includes a General Plan Amendment and Zone Change only. As a result, no people or structures will be exposed to adverse effects associated with the fault zone. 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, General Plan Land Use Designation, and Zoning Classification only, which could lead to future development of the site. Should a development proposal or land use application to subdivide, grade, or construct be submitted, a subsequent Environmental Assessment shall be prepared to determine potential impacts. In addition, the implementing project will be subject for review by the County Geologist, and will be

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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designed according to any geotechnical or related studies. 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**

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 project site is located within an area identified as having "Moderate" liquefaction potential. This project includes a General Plan Amendment and Zone Change only. As a result, no people or structures will be exposed to adverse effects associated with the liquefaction 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 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 project will result in amending the site's General Plan Foundation Component, General Plan Land Use Designation, and Zoning Classification only, which could lead to future development of the site. Should a development proposal or land use application to subdivide, grade, or construct 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

**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) Nearly every location 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, General Plan Land Use Designation, and Zoning Classification only, which could lead to future development of the site.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Should a development proposal or land use application to subdivide, grade, or construct be submitted, a subsequent Environmental Assessment shall be prepared to determine 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, impacts associated with this project are considered less than significant.

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, the project site is primarily flat with a gradual incline towards the east. As a result, the project site will not be affected by any "Steep Slope" issues at time of an implementing project. There are 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, the project site is located within an area identified as "Susceptible" subsidence potential. This project includes a General Plan Amendment and Change of Zone only. As a result, no people or structures will be exposed to adverse effects associated with potential subsidence. 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.

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, General Plan Land Use Designation, and Zoning Classification only, which could lead to future development of the site. Should a development proposal or land use application to subdivide, grade, or construct 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

**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) The project site is not located within close proximity to any other geological hazards or risk 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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**Source:** Riverside County General Plan Figure S-5 "Regions Underlain by Steep Slope", Project Application Materials

a-c) Pursuant to the Riverside County General Plan Figure S-5 "Regions Underlain by Steep Slope" exhibit, the project site is primarily flat with a gradual incline towards the east. As a result, the project site will not be affected by any "Steep Slope" issues. There will be no impacts.

**Mitigation:** No mitigation is required

**Monitoring:** No monitoring is required



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<b>18. Soils</b>				
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) During the time of an implementing project, a geotechnical study and soils analysis may be required to be prepared. However, 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, General Plan Land Use Designation, and Zoning Classification only, which could lead to future development of the site. Should a development proposal or land use application to subdivide, grade, or construct be submitted, a subsequent Environmental Assessment shall be prepared to determine potential impacts. As a result, there are no impacts.

Mitigation: No mitigation is required

Monitoring: No monitoring is required

<b>19. Erosion</b>				
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:

a-b) During the time of an implementing project, a geotechnical study and soils analysis may be required to be prepared. However, 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, General Plan Land Use Designation, and Zoning Classification only, which could lead to future development of the site. Should a development proposal or land use application to subdivide, grade, or construct be submitted, a subsequent Environmental Assessment shall be prepared to determine potential impacts. As a result, 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

<b>20. Wind Erosion and Blowsand from project either on or off site.</b>	<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" and "High" wind erosion. However, at this time, this project includes a General Plan Amendment and Zone Change only. As a result, no people or structures will be exposed to adverse effects associated with winds. Additionally, any future development will be required to comply with the California Building Code and Riverside County Building Code requirements, as it relates to development within a high wind area.

**Mitigation:** No mitigation is required

**Monitoring:** No monitoring is required

**GREENHOUSE GAS EMISSIONS** Would the project

<b>21. Greenhouse Gas Emissions</b>	<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:** County of Riverside General Plan

**Findings of Fact:**

a-b) This project will result in a General Plan Land Use amendment from 5-acre minimum residential lots to 2-acre minimum residential lots. This will result in the generation of additional vehicle trips to and from the project site and the area as a whole. 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, General Plan Land Use Designation, and Zoning Classification only, which could lead to future development of the site.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Should a development proposal or land use application to subdivide, grade, or construct be submitted, a subsequent Environmental Assessment shall be prepared to determine 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 Foundation Component, General Plan Land Use Designation, and Zoning Classification only, which could lead to future development of the site. Should a development proposal or land use application to subdivide, grade, or construct 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

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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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 a designated Airport Influence Area ("AIA"). 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 checked="" type="checkbox"/>	<input 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 located within a "Low" Wildfire Susceptibility Area.

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, General Plan Land Use Designation, and Zoning Classification only, which could lead to future development of the site. Should a development proposal or land use application to subdivide, grade, or construct 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

**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 checked="" type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input 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 General Plan Figure S-9 "100- and 500-Year Flood Hazard Zones", 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 located within a 100-year floodplain zone. Approval of this project will result in a General Plan Amendment and change of the underlying Zone 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.

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, General Plan Land Use Designation, and Zoning Classification only, which could lead to future development of the site. Should a development proposal or land use application to subdivide, grade, or construct be submitted, a subsequent Environmental Assessment shall be prepared to assess the potential impacts from flooding and water needs. Additionally, at the time of the implementing project review, a water supply assessment may be required to be prepared. As a result, impacts associated with this project are considered less than significant.

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-site 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 located within a 100-year floodplain zone. Approval of this project will

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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result in a General Plan Amendment and change of the underlying Zone 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.

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.

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, General Plan Land Use Designation, and Zoning Classification only, which could lead to future development of the site. Should a development proposal or land use application to subdivide, grade, or construct be submitted, a subsequent Environmental Assessment shall be prepared to assess the potential impacts from flooding. 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 type="checkbox"/>	<input checked="" type="checkbox"/>

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

Findings of Fact:

a) 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 Estate Density Residential (2-acre lot size minimum). The proposed Land Use amendment will result in a reasonable integration of smaller residential lot sizes, providing a variety of residential product types for the area. All potential impacts associated with this higher density land use will be analyzed in conjunction with an implementing future project. As a result, impacts associated with this project are considered less than significant.

b) The project site is not located within a designated sphere of influence. As a result, there will be no impacts.

Mitigation: No mitigation is required

Monitoring: No monitoring is required

**28. Planning**

<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
a) Be consistent with the site's existing or proposed zoning?				
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) 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 Estate Density Residential (2-acre lot size minimum). The proposed Land Use amendment will result in a reasonable integration of smaller residential lot sizes, providing a variety of residential product types for the area.

The existing Zoning for the project site is W-2-40 and W-2-140 (Controlled Development) and is proposed to be changed to R-A-2 (Residential Agriculture, 2-acre minimum) and R-R (Rural Residential). This General Plan Amendment and accompanying Zone Change will allow the implementation of the smaller lots through a future 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, General Plan Land Use Designation, and Zoning Classification only, which could lead to future development of the site. Should a development proposal or land use application to subdivide, grade, or construct 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

**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"/>



	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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 is located within the "MRZ-3" Mineral Resource Area. Due to the other existing residential uses in the surrounding area, extracting minerals from the project site would be unfeasible. Also, the project site currently has a Controlled Development Zoning designation, which precludes the establishment of any mineral extraction operations. 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" exhibit, the project site is not located within the an Airport Influence Area. As a result, there will be no impacts from airport related sources.

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

**31. Railroad Noise**

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. As a result, there will be no impacts.

**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 located adjacent to Dillon Road, which has a 128-foot Right-of-Way. Noise impacts associated with this road will be analyzed further, 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, General Plan Land Use Designation, and Zoning Classification only, which could lead to future development of the site. Should a development proposal or land use application to subdivide, grade, or construct 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

**33. Other Noise**

NA     A     B     C     D                

**Source:** Project Application Materials, GIS database

**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 not located near any other source of significant potential noise. As a result, 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 noise levels in the project vicinity above levels existing without the project?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input checked="" 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 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 Amendment will result in changing the land use to a denser residential designation, which could result in the generation of more noise. A noise study may be required at the time of an implementing project. However, residential use in general, is compatible with the area.

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, General Plan Land Use Designation, and Zoning Classification only, which could lead to future development of the site. Should a development proposal or land use application to subdivide, grade, or construct 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

<b>35. Housing</b>				
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"/>

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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"/>

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 the 631.8-acre project site, 126 lots could potentially be established. This General Plan Amendment will result in a General Plan Land Use change to Estate Density Residential (EDR), which allows for development at a minimum of 1 dwelling unit per 2-acres. At build-out, this would result in a potential maximum development of 315 dwelling units over the same 631.8-acre site.

Appendix E, of the 2003 Riverside County General Plan, provides assumptions for residential build-out densities and population projections. For the Coachella Valley area, the General Plan assumes 2.97 residents per single-family detached dwelling unit. Under the existing Land Use of Rural Residential, with the maximum number of potential dwelling units (2.97\*126 units), there would be approximately 374 persons residing within the project site, at time of complete build-out. Under the proposed Land Use of Estate Density Residential, with the maximum number of potential dwelling units (2.97\*315 units), there would be approximately 935 persons residing within the project site, at time of complete build-out. As a result of the Land Use Amendment, there would be a potential population net increase of 561 persons (2.97\*315 units)-(2.97\*126 units), within the project site. However, this is a generalized average, which has been calculated using the standard values codified in the Riverside County General Plan.

Currently, the site is vacant land; therefore, this 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 561 persons; however, this change is a negligible increase to the overall population projections for Riverside County.

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, General Plan Land Use Designation, and Zoning Classification only, which could lead to future development of the site. Should a development proposal or land use application to subdivide, grade, or construct be submitted,

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

**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. The increase in residential density from 5-acre minimum lots to 2-acre minimum lots will create a net increase in the need for services. However, all development projects, once implemented, create the need for at least some public services. At the time of future construction, resulting from an implementing project, costs associated with the potential increased need for fire services will be assessed and those services will be established.

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, General Plan Land Use Designation, and Zoning Classification only, which could lead to future development of the site. Should a development proposal or land use application to subdivide, grade, or construct 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

**37. Sheriff Services**

Source: Riverside County General Plan

Findings of Fact:

The project site is currently vacant land. The increase in residential density from 5-acre minimum lots to 2-acre minimum lots will create a net increase in the need for services. However, all development projects, once implemented, create the need for at least some public services. At the time of future construction, resulting from an implementing project, costs associated with the potential increased need for sheriff services will be assessed and those services will be established.

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, General Plan Land Use Designation, and Zoning Classification only, which could lead to future development of the site. Should a development proposal or land use application to subdivide, grade, or construct 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

**38. Schools**

Source: Moreno Valley Unified School District, GIS database

Findings of Fact:

The project site is currently vacant land. The increase in residential density from 5-acre minimum lots to 2-acre minimum lots will create a net increase in the need for services. However, all development projects, once implemented, create the need for at least some public services. At the time of future construction, resulting from an implementing project, costs associated with the potential increased need for school services will be assessed and those services will be established.

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, General Plan Land Use Designation, and Zoning Classification only, which could lead to future development of the site. Should a development proposal or land use application to subdivide, grade, or construct 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

**39. Libraries**

Source: Riverside County General Plan

Findings of Fact:

The project site is currently vacant land. The increase in residential density from 5-acre minimum lots to 2-acre minimum lots will create a net increase in the need for services. However, all development projects, once implemented, create the need for at least some public services. At the time of future

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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construction, resulting from an implementing project, costs associated with the potential increased need for library services will be assessed and those services will be established.

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, General Plan Land Use Designation, and Zoning Classification only, which could lead to future development of the site. Should a development proposal or land use application to subdivide, grade, or construct 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

**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. The increase in residential density from 5-acre minimum lots to 2-acre minimum lots will create a net increase in the need for services. However, all development projects, once implemented, create the need for at least some public services. At the time of future construction, resulting from an implementing project, costs associated with the potential increased need for health services will be assessed and those services will be established.

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, General Plan Land Use Designation, and Zoning Classification only, which could lead to future development of the site. Should a development proposal or land use application to subdivide, grade, or construct 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

**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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	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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 checked="" type="checkbox"/>	<input checked="" type="checkbox"/>

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 trails or parks proposed or required near the project site at this time. Quimby fees will be assessed once a development proposal or land use application to subsequently subdivide, grade, or build on the property is submitted. The need for new public parks will be analyzed in conjunction with a future implementing project and the appropriate size and location of any required public parks will be integrated into the project.

Pursuant to the Riverside County GIS database, the project site is not located within a Community Service Area (“CSA”). However, CSA “Indio Hills” (#105) is adjacent to the project site to the west and to the south. Annexation into this existing CSA may be a requirement imposed in conjunction with a future implementing 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, General Plan Land Use Designation, and Zoning Classification only, which could lead to future development of the site. Should a development proposal or land use application to subdivide, grade, or construct 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

<b>42. Recreational Trails</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Source: Riv. Co. 800-Scale Equestrian Trail Maps, Open Space and Conservation Map for Western County trail alignments

Findings of Fact:

There are no trails or parks proposed or required near the site. Quimby fees will be assessed once a development proposal or land use application to subsequently subdivide, grade, or build on the property is submitted. Recreation trails may be integrated into the project as part of an overall amenity for the community. Specifics of any potential trails will be analyzed in conjunction with a future implementing project. 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

**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?	<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

Findings of Fact:

a) The project site is located within the Western Coachella Valley Area Plan of the Riverside County General Plan. Details of any future implementing project will be reviewed in conjunction with all applicable circulation plans. New roads and circulation infrastructure will be necessary to support the new residential development and will be analyzed in conjunction with a future project. Additionally, this General Plan Land Use Amendment and Change of Zone are consistent with the existing circulation plans for the area. As a result, 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) 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 and a 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. 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) 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. 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 at this time. Dillon Road has an Arterial Road classification and is designated for a Combination Trail (Regional Trail / Class 1 Bike Path). Any necessary modifications to Dillon Road and upgrades to establish the Class 1 Bike Path, will be included as part of the future implementing project. 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 transportation-related 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:

Dillon Road has an Arterial Road classification and is designated for a Combination Trail (Regional Trail / Class 1 Bike Path). Any future implementing project will be required to address all transportation related upgrades and how to integrate the bike path into the development, if not already established.

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, General Plan Land Use Designation, and Zoning Classification only, which could lead to future development of the site. Should a development proposal or land use application to subdivide, grade, or construct 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

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

Findings of Fact:

a-b) A change in residential density from 5-acre lot minimums to 2-acre lot minimums will have a greater impact on water requirements. An assessment of the availability of water to service the area and demand needs, 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) and a Water Supply Assessment Study. 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, General Plan Land Use Designation, and Zoning Classification only, which could lead to future development of the site. Should a development proposal or land use application to subdivide, grade, or construct 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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Source: Department of Environmental Health Review

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

a-b) A change in residential density from 5-acre lot minimums to 2-acre lot minimums will have a greater impact on sewer capacity needs. The future implementing project may be required to connect to and construct a new sewer system. However, at this stage, the specific size and need of any new sewer infrastructure in 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, General Plan Land Use Designation, and Zoning Classification only, which could lead to future development of the site. Should a development proposal or land use application to subdivide, grade, or construct 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)?

a-b) A change in residential density from 5-acre lot minimums to 2-acre lot minimums will have a greater impact on solid waste service needs. The type and scale of the future implementing project will determine the specific solid waste needs of the overall development. At this stage, 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, General Plan Land Use Designation, and Zoning Classification only, which could lead to future development of the site. Should a development proposal or land use application to subdivide, grade, or construct 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
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**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 change in residential density from 5-acre lot minimums to 2-acre lot minimums will have a greater impact on general infrastructure needs and utility requirements. The scope of any future implementing project will determine the specific size, quantity, and design of additional utility services needed at the project site. At this stage, the general utility requirements are 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, General Plan Land Use Designation, and Zoning Classification only, which could lead to future development of the site. Should a development proposal or land use application to subdivide, grade, or construct 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?	<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.

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, General Plan Land Use Designation, and Zoning Classification only, which could lead to future development of the site. Should a development proposal or land use application to subdivide, grade, or construct 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 populations to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of rare or endangered plants or animals, 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 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, General Plan Land Use Designation,

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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and Zoning Classification only, which could lead to future development of the site. Should a development proposal or land use application to subdivide, grade, or construct be submitted. As a result, impacts associated with this project are considered less than significant.

<b>52.</b> 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, General Plan Land Use Designation, and Zoning Classification only, which could lead to future development of the site. Should a development proposal or land use application to subdivide, grade, or construct 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).

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.

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

907B



FROM: TLMA – Planning Department

SUBMITTAL DATE:  
January 5, 2009


**SUBJECT: GENERAL PLAN AMENDMENT NO. 955** – Foundation-Regular – Applicant: Happy Valley, LLC – Engineer/Representative: Coachella Valley Engineers - Fourth Supervisorial District - Chuckawalla Zoning Area - Western Coachella Valley Area Plan: Open Space: Rural (OS-RUR) (20 Ac. Min.) and Rural: Rural Residential (RUR: RR) (5 Ac. Min) – Location: Northerly of 30th Ave., easterly of Happy Valley Drive, southerly of 28th Avenue, and westerly of Sunny Rock Road – 591.55 Gross Acres - Zoning: Controlled Development Areas - 40 Ac. Min. (W-2-40) and Controlled Development Areas - 140 Ac. Min. (W-2-140) - **REQUEST:** This General Plan Amendment proposes to amend the General Plan Foundation Component of the subject site from Open Space to Rural Community and to amend the General Plan land use designation from Rural (OS:RUR) (20 Ac Min.) to Estate Density Residential (RC:EDR) (2 Ac. Min.) - APN(s): 750-130-001, 750-130-002, 750-130-003, 750-130-004, 750-130-006, 750-130-007, 750-130-008, 750-130-009, 750-130-010, 750-130-011, 750-130-012, 750-130-013

**RECOMMENDED MOTION:**

The Planning Director recommends that the Board of Supervisors adopt an order initiating 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 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 1/20/09  
The Grants Departmental Concurrence

Policy  
 Policy

Consent  
 Consent

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

Prev. Agn. Ref.

District: Fourth

Agenda Number:

15.3



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.: 6.7**  
**Area Plan: Western Coachella Valley**  
**Zoning District: Chuckwalla**  
**Supervisorial District: Fourth**  
**Project Planner: Tamara Harrison**  
**Planning Commission: September 17, 2008**

**General Plan Amendment No. 955**  
**Applicant: Happy Valley, LLC**  
**Engineer/Representative: Coachella Valley**  
**Engineers**

## **COUNTY OF RIVERSIDE PLANNING DIRECTOR'S REPORT AND RECOMMENDATIONS**

### **RECOMMENDATIONS:**

The Planning Director recommended that adoption of an order initiating proceedings for General Plan Amendment No. 955 from Open Space: Rural (OS:RUR) to Rural Community: Estate Density Residential (RC:EDR) would be appropriate and the Planning Commission made the comments below. The Planning Director continues to recommend that initiation from OS:RUR to RC:EDR would be appropriate. 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:** Commissioner Porras indicated that the community is enthusiastic about this proposal and he agreed with staff that initiation would be appropriate.

**Commissioner Jim Porras:** No Comments

**Commissioner Jan Zuppardo:** No Comments

**Agenda Item No.: 6.7**  
**Area Plan: Western Coachella Valley**  
**Zoning District: Chuckawalla Zoning**  
**Supervisorial District: Fourth**  
**Project Planner: Tamara Harrison**  
**Planning Commission: September 17, 2008**  
**Continued from: August 12, 2008**

**General Plan Amendment No. 955**  
**E.A. Number 41783**  
**Applicant: Happy Valley, LLC**  
**Engineer/Rep.: Coachella Valley Eng.**

## **COUNTY OF RIVERSIDE PLANNING DEPARTMENT STAFF REPORT**

### **PROJECT DESCRIPTION AND LOCATION:**

The applicant proposes to amend the General Plan Foundation and Land Use designations from "Open Space: Rural" (OS:RUR) (20 acre min.) to Rural Community: Estate Density Residential (RC:EDR) (2 acre min.) for an approximately 591.55-acre parcel. The project is located southerly of 28<sup>th</sup> Avenue, northerly of 30<sup>th</sup> Avenue, easterly of Happy Valley Drive and westerly of Sunny Rock Road

### **FURTHER PLANNING CONSIDERATIONS:**

**August 26, 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 August 21, 2008 between the applicant and the Planning Department to discuss the proposal further.

The proposal of Rural Community: Estate Density Residential as opposed to Rural Community: Low Density Residential, the applicant's initial proposal, maintains the larger lots that the area has been characterized by and sustains the overall vision for the area.

The applicant has agreed that the portion of the site that is within ½ mile of the Indio Hills and San Andreas Faults will be left with the current designation with no changes proposed.

The applicant addressed the lack of infrastructure in the following ways: 1). Water is available up both Dillon Road and Happy Valley Drive. 2). Once the project is in the design phase, the proposed lots will contain septic tanks, however, dry sewer will be put in so that once sewer services are available in the area the project will be able to connect.

### **RECOMMENDATION:**

Comment that adoption of an order initiating proceedings for General Plan Amendment No. 955 from Open Space: Rural to Rural Community Estate Density Residential **would be appropriate**. The adoption of such an order does not imply that the proposed GPA will be approved.

**Agenda Item No.: 5.9**  
**Area Plan: Western Coachella Valley**  
**Zoning District: Chuckawalla Zoning**  
**Supervisorial District: Fourth**  
**Project Planner: Tamara Harrison**  
**Planning Commission: August 12, 2008**

**General Plan Amendment No. 955**  
**E.A. Number 41783**  
**Applicant: Happy Valley, LLC**  
**Engineer/Rep.: Coachella Valley**

**COUNTY OF RIVERSIDE PLANNING DEPARTMENT**  
**STAFF REPORT**

**PROJECT DESCRIPTION AND LOCATION:**

The applicant proposes to amend the General Plan Foundation and Land Use designations from "Open Space: Rural" (OS:RUR) (20 acre min.) and "Rural: Rural Residential" (RUR:RR) (5 acre min.) to Rural Community: Low Density Residential (RC:LDR) (1/2 acre min.) for an approximately 591.55-acre parcel. The project is located southerly of 28<sup>th</sup> Avenue, northerly of 30th Avenue, easterly of Happy Valley Drive and westerly of Sunny Rock Road

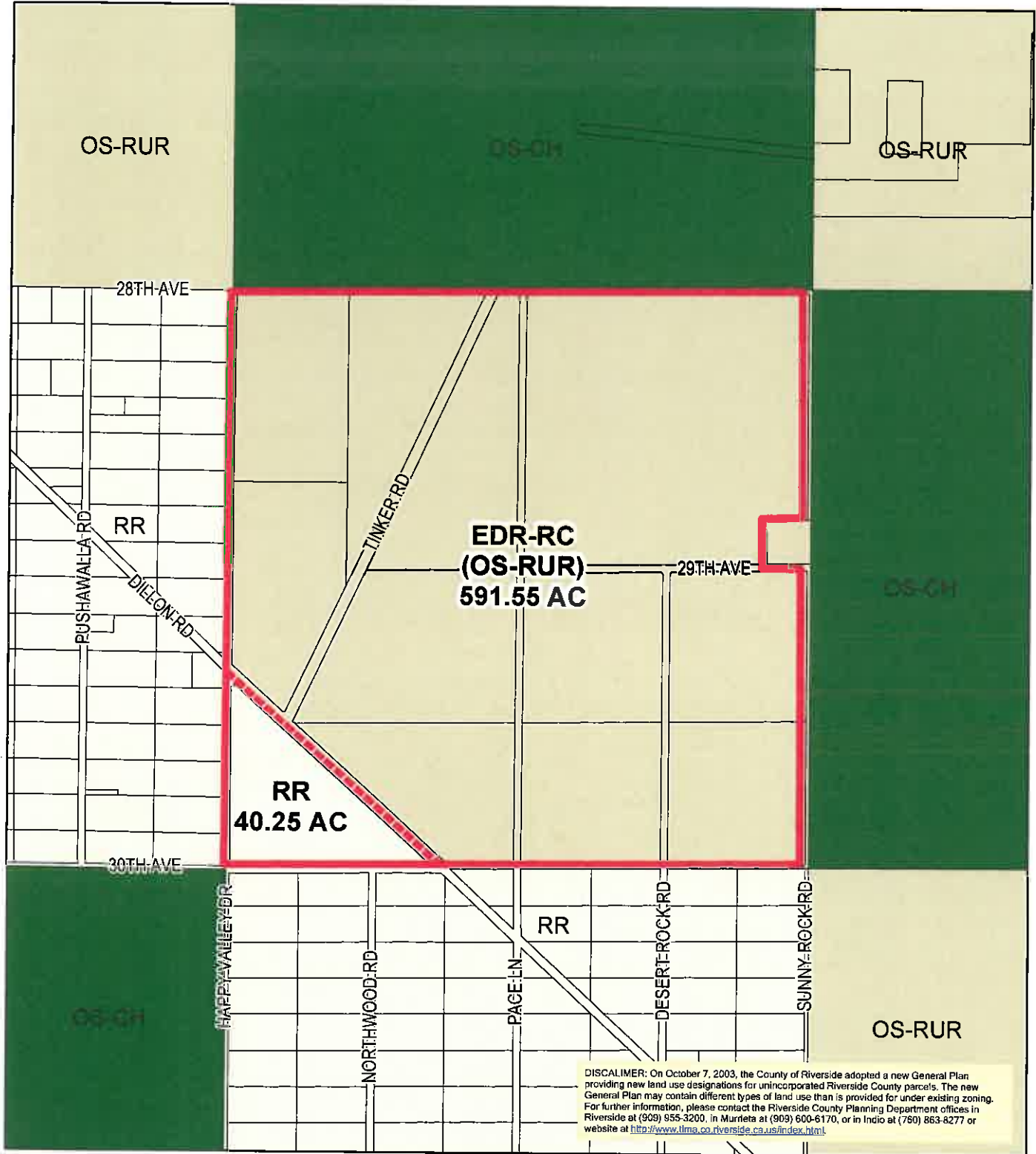
**POTENTIAL ISSUES:**

The proposed site is located within the "Indio Hills" community of the Western Coachella Valley" area plan. This area serves as a major sand source for the "Coachella Valley Fringe-toed Lizard Preserve Dunes." The area is characterized per the General Plan as a "sparsely developed" rural residential area. The surrounding land use designations include Open Space: Rural and Conservation Habitat designations as well as Rural: Rural: Rural Residential designations. The proposed change would create a pocket of Rural Community: Low Density Residential in an area that is characterized by larger lot open space and rural designations; therefore, proposing a designation that is inconsistent with the existing land use pattern and the overall vision for the area.

Portions of the site are within 1/2 mile of the Indio Hills and San Andreas Faults, thus, creating the increased potential for seismic hazards and fault rupture. According to the General Plan's Safety Element, the primary technique used to mitigate said hazards is to setback from, and avoid, active faults. If an active fault is present, any structure used for human occupancy shall be setback a minimum of 50 ft. unless otherwise determined by the County Engineering Geologist. Increasing the intensity of the land use at the subject site would create an inconsistency between the land use map/element and the safety element of the General plan, potentially increasing the possibility of hazardous activities. The Land Use element of the General Plan requires that an appropriate level of services and infrastructure are available to meet the demands of the proposed land use. No substantial evidence has been provided to show that new conditions or circumstances are present in the area to justify the proposed change; sewer is not available at the site and according to the application is approximately 5 miles away.

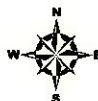
**RECOMMENDATION:**

Comment that adoption of an order initiating proceedings for General Plan Amendment No. 955 from Open Space: Rural and Rural: Rural Residential to Rural Community Low Density Residential **would not be appropriate.**



Zone  
 Area: Chuckawalla  
 Township/Range: T4SR7E  
 Section: 11

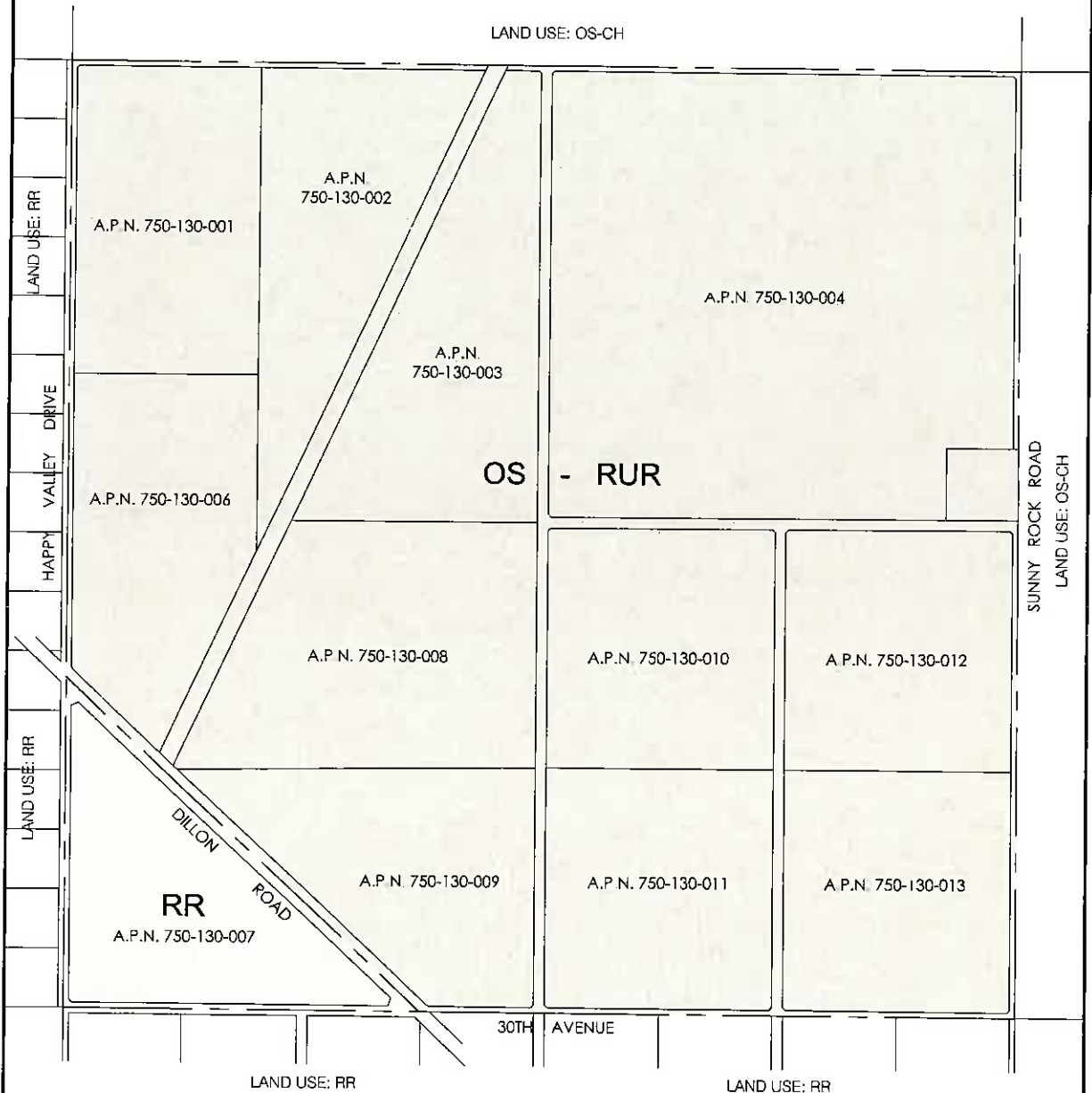
**RIVERSIDE COUNTY PLANNING DEPARTMENT**



**Assessors**  
 Bk. Pg. 750-13  
 Thomas  
 Bros. Pg. 390 D7

# EXISTING GENERAL PLAN

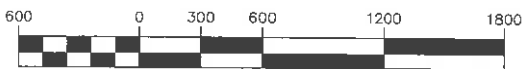
SEC. 11, T.4S., R.7E. S.B.B. & M.



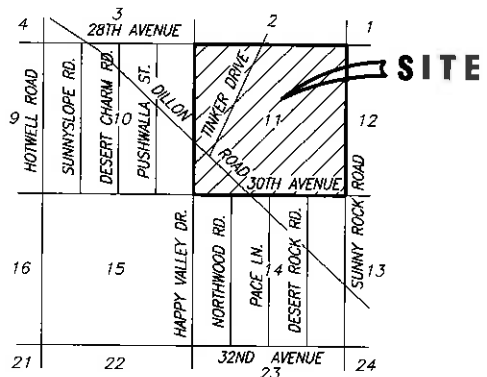
### LEGEND

- OS-RUR OPEN SPACE, RURAL
- RR RURAL RESIDENTIAL

### GRAPHIC SCALE

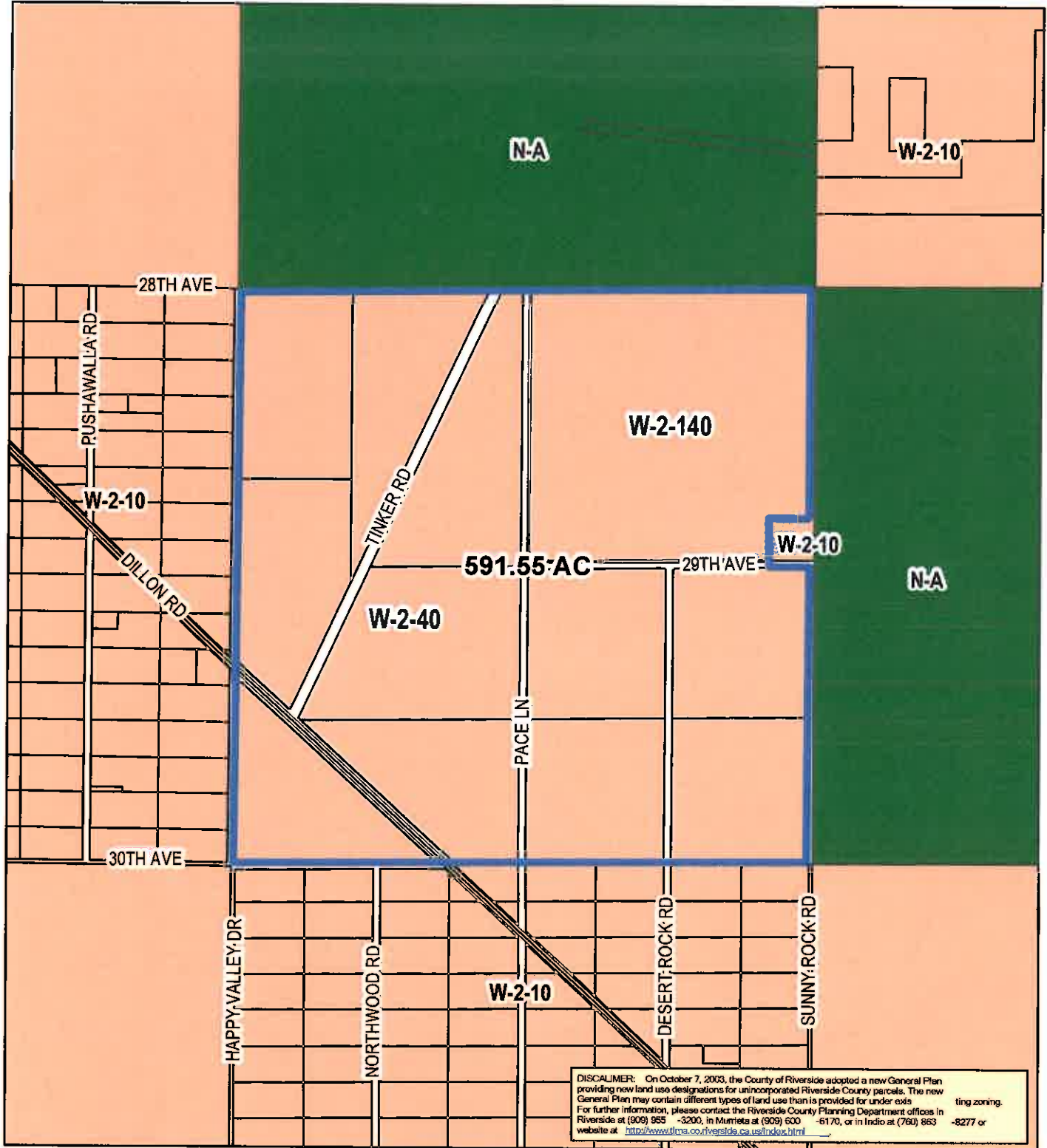


( IN FEET )  
1 inch = 600 ft.



### VICINITY MAP

NTS



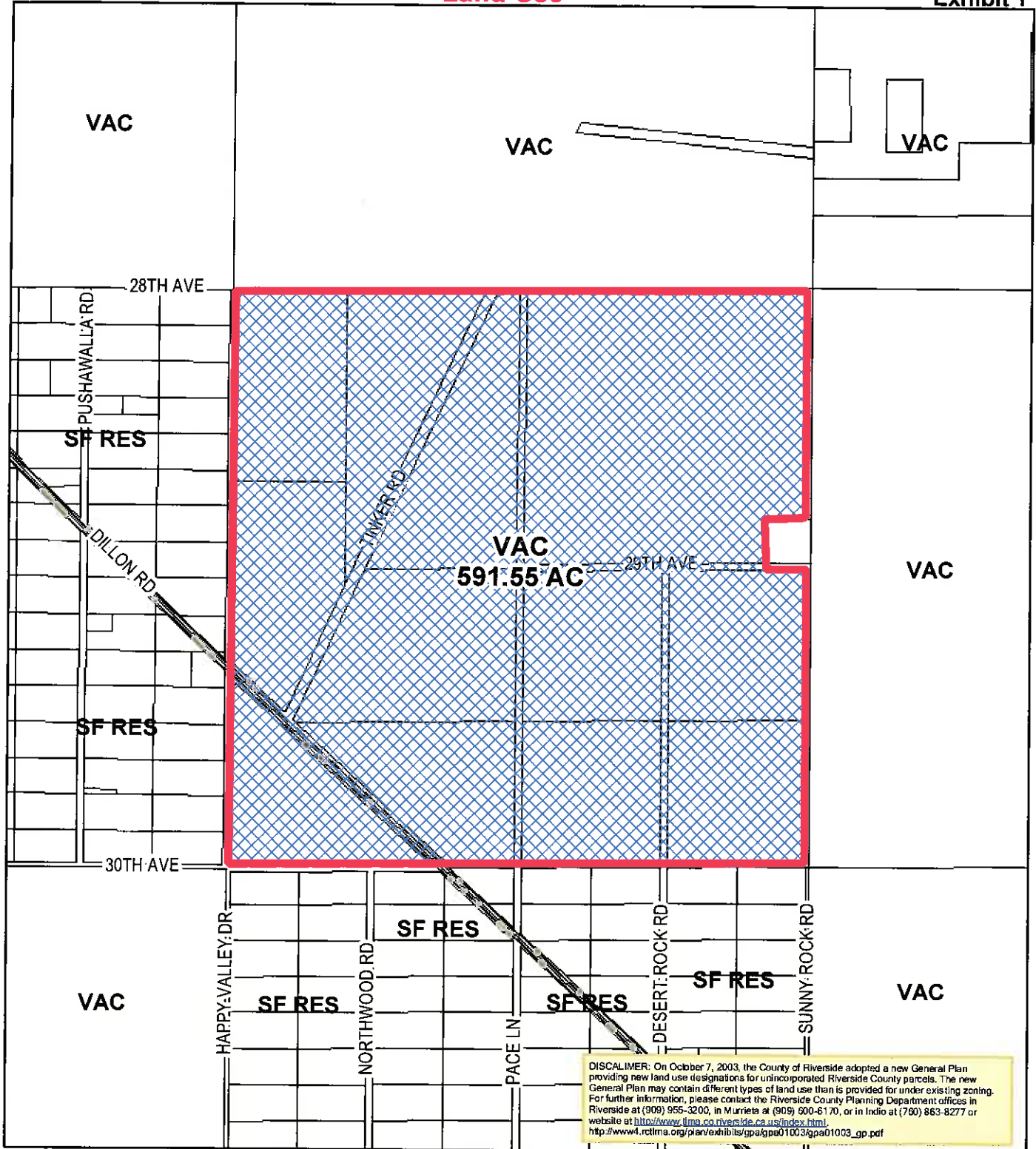
DISCALIMER: On October 7, 2003, the County of Riverside adopted a new General Plan providing new land use designations for unincorporated Riverside County parcels. The new General Plan may contain different types of land use than is provided for under existing zoning. For further information, please contact the Riverside County Planning Department offices in Riverside at (909) 955-3200, in Murrieta at (909) 600-6170, or in Indio at (760) 963-8277 or website at <http://www.trca.co.riverside.ca.us/index.html>

Zone  
 Area: Chuckawalla  
 Township/Range: T4SR7E  
 Section: 11

**RIVERSIDE COUNTY PLANNING DEPARTMENT**

Assessors  
 Bk. Pg. 750-13  
 Thomas  
 Bros. Pg. 390 D7





Zone  
Area: Chuckawalla  
Township/Range: T4SR7E  
Section: 11

**RIVERSIDE COUNTY PLANNING DEPARTMENT**

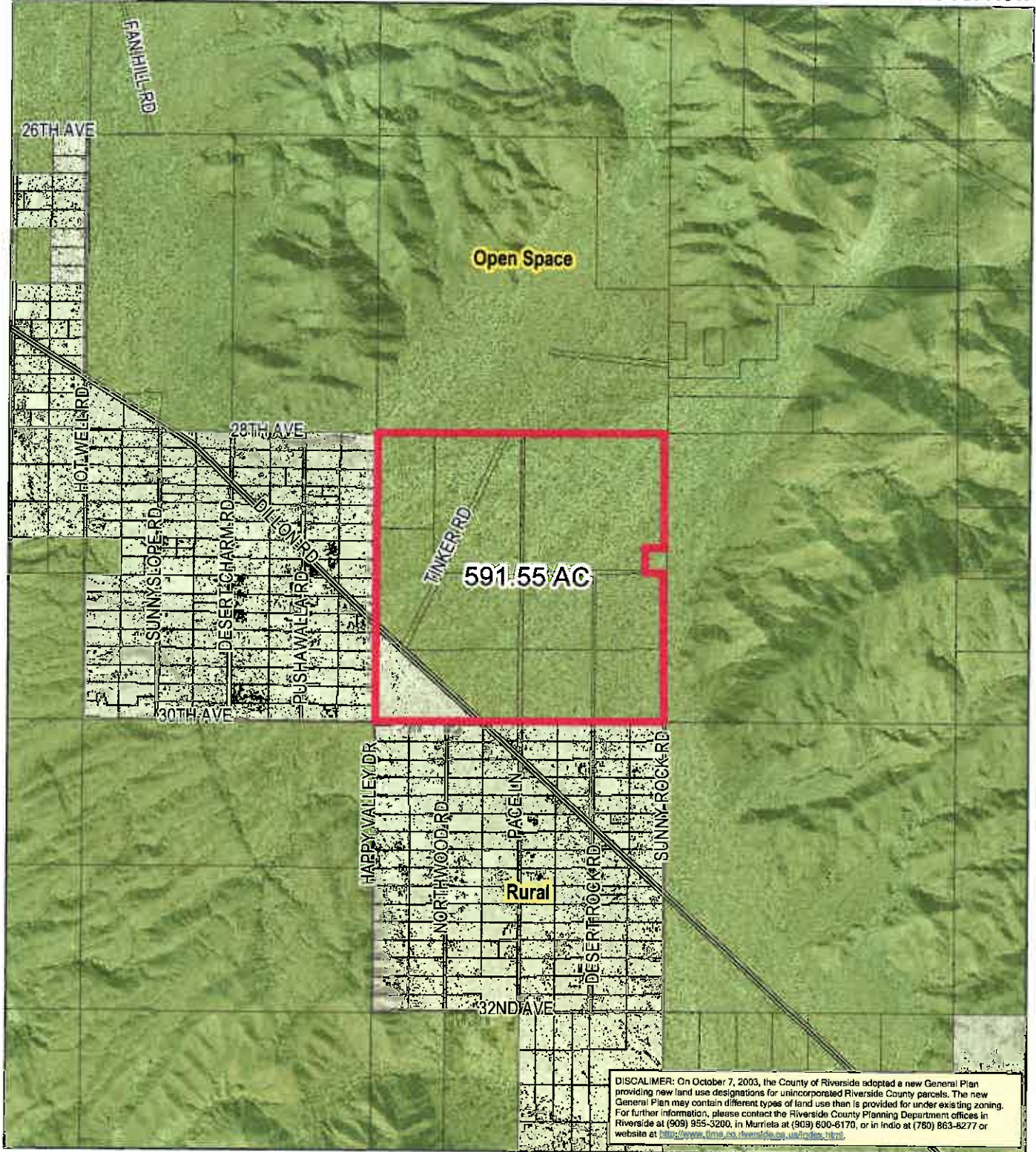


Assessors  
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Bros. Pg. 390 D7





**DEVELOPMENT OPPORTUNITY**



**RIVERSIDE COUNTY PLANNING DEPARTMENT**

Area  
Plan: Chuckawalla  
Township/Range: T4SR7E  
Section: 11



Assessors  
Bk. Pg. 750-13  
Thomas  
Bros. Pg. 390 D7

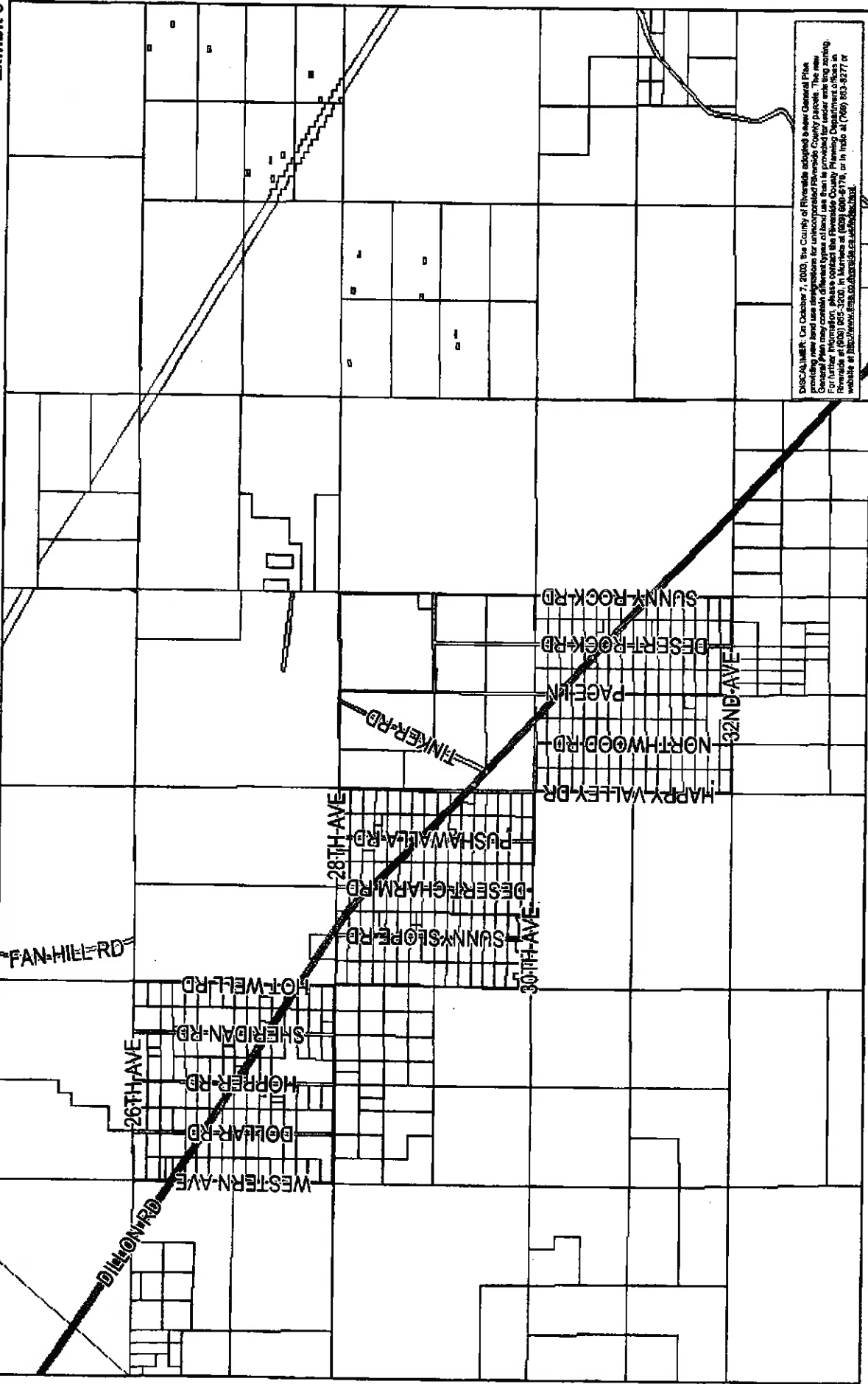
Supervisor Wilson  
District 4

Date Drawn: 4/17/08

GPA00955

POLICY AREAS

Planner: Amy Aidana  
Date: 3/17/08  
Exhibit 8



DISCLAIMER: On October 7, 2003, the County of Riverside adopted a new General Plan providing more land use designations for unincorporated Riverside County lands. The 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) 953-5200. In Inverness at (951) 669-6776, or in Indio at (760) 893-9277 or visit us at <http://www.riversideplanning.com>.

Zone  
Area: Chuckawalla  
Township/Range: T4SR7E  
Section: 11

RIVERSIDE COUNTY PLANNING DEPARTMENT



Assessor's  
Bk. Pg. 750-13  
Thomas  
Bros. Pg. 390 D7

Supervisor Wilson  
District 4

Date Drawn: 4/17/08

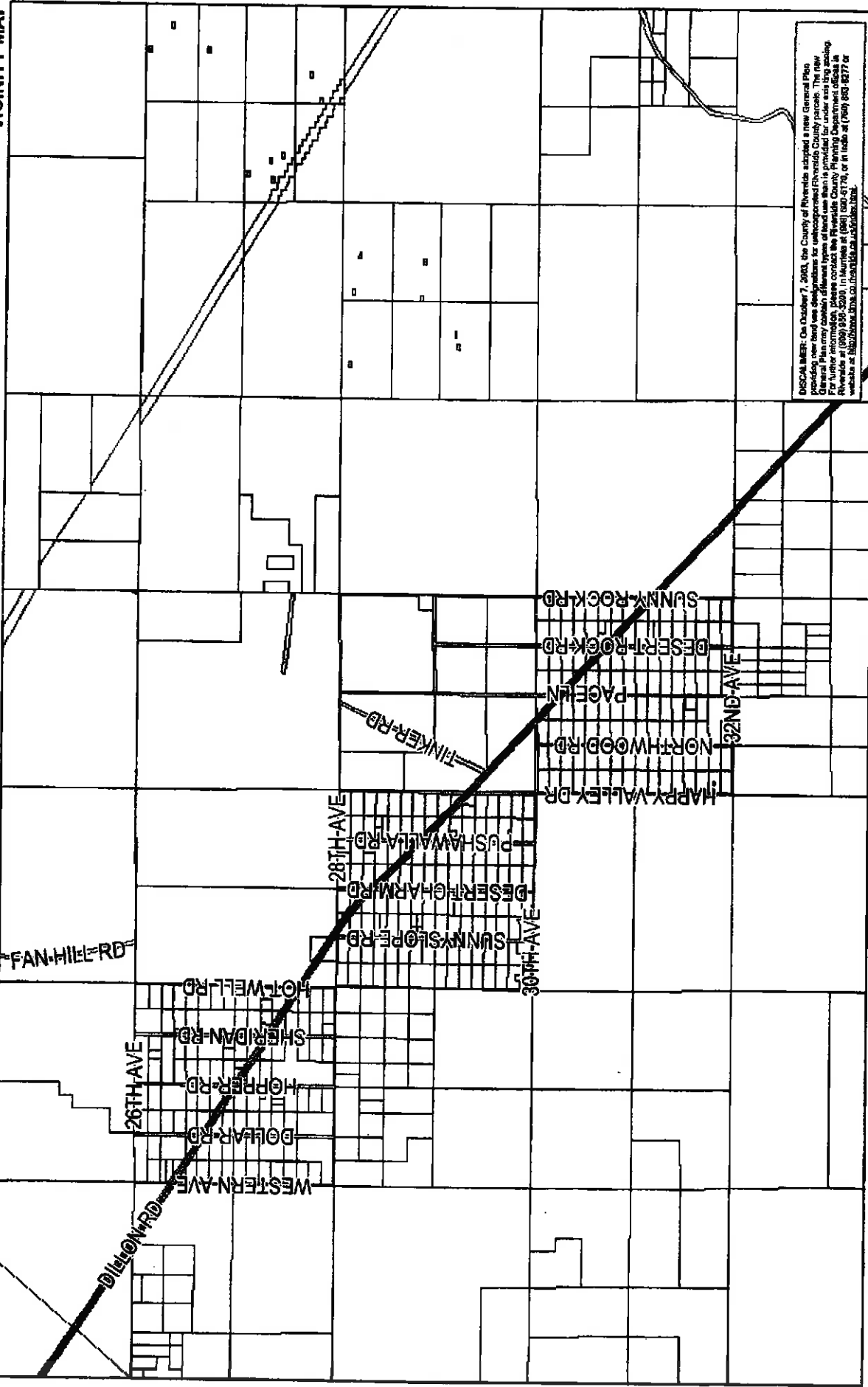
GPA00955

VICINITY MAP

Planner: Amy Aldana

Date: 3/17/08

VICINITY MAP



**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 future information, please contact the Riverside County Planning Department Office in the Planning Division at (951) 960-5170, or in text at (951) 960-4277 or website at <http://www.cotr.com>.

RIVERSIDE COUNTY PLANNING DEPARTMENT

Zone  
Area: Chuckawalla  
Township/Range: T4SR7E  
Section: 11

Assessors  
Blk. Pg. 750-13  
Thomas  
Bros. Pg. 390 D7



## INDEMNIFICATION AGREEMENT

This INDEMNIFICATION AGREEMENT (“Agreement”), made by and between the COUNTY OF RIVERSIDE, a political subdivision of the State of California (“COUNTY”), and Coachella Valley Properties, LLC, a California Limited Liability Company, Happy Valley, LLC, a California Limited Liability Company and Dakota Dunes, Inc., a California Corporation (“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 750-130-001, 750-130-002, 750-130-003, 750-130-004, 750-130-006, 750-130-007, 750-130-008, 750-130-009, 750-130-010, 750-130-011, 750-130-012 and 750-130-013 (“PROPERTY”); and,

**WHEREAS**, on February 13, 2008, PROPERTY OWNER filed an application for General Plan Amendment No. 955 and on June 5, 2009 filed an application for Change of Zone No. 7714 (“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 PROPERTY OWNER 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 PROPERTY OWNER'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 :  
Coachella Valley Properties, LLC  
Attn: Susan Harvey  
77-933 Las Montanas Road, Suite 101  
Palm Desert, CA 92211

Happy Valley, LLC  
Attn: Rob Mc Adams  
77-933 Las Montanas Road, Suite 101  
Palm Desert, CA 92211

Dakota Dunes, Inc.  
Attn: David Turner  
77-933 Las Montanas Road, Suite 101  
Palm Desert, CA 92211

With a copy to:  
Coachella Valley Engineers  
Attn: David Turner  
77-933 Las Montanas Road, Suite 101  
Palm Desert, CA 92211

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 OWNER 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:   
Steven Weiss  
Riverside County Planning Director

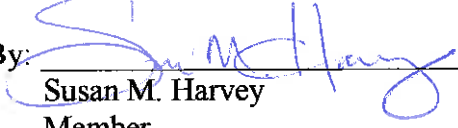
Dated: 0/31/15

FORM APPROVED COUNTY COUNSEL  
BY:  9/3/15  
MELISSA R. CUSHMAN DATE




**PROPERTY OWNER:**

Coachella Valley Properties, LLC, a California Limited Liability Company

By:   
Susan M. Harvey  
Member


Dated: 8/24/15

By:   
Robert A. Harvey  
Member

Dated: 8-24-15


Happy Valley, LLC, a California Limited Liability Company

By: Pacific Beach Desert, Inc., its member

By:   
Rob Mc Adams  
President and Secretary

Dated: Aug 24/2015

Dakota Dunes, Inc., a California Corporation

By:   
David Turner  
President and Chief Financial Officer

Dated: 8/24/15

**ACKNOWLEDGMENT**

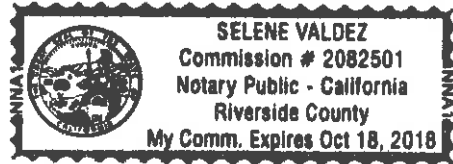
A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California  
County of Riverside )

On Aug. 24, 2015 before me, Selene Valdez, notary public personally appeared Susan M. Harvey and Robert Anthony Harvey, 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 [Handwritten Signature]

(Seal)

**ACKNOWLEDGMENT**

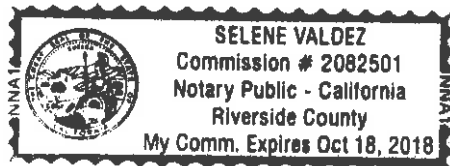
A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California  
County of Riverside )

On Aug. 24, 2015 before me, Selene Valdez, notary public personally appeared Robert McAdams, 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 [Handwritten Signature]

(Seal)

**ACKNOWLEDGMENT**

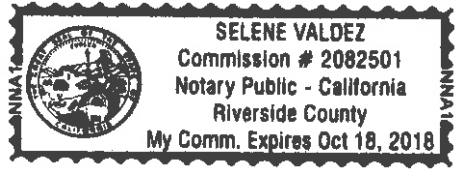
A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California  
County of Riverside )

On Aug. 24, 2015 before me, Selene Valdez, notary public personally appeared David Turner, 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 [Handwritten Signature]

(Seal)

**ACKNOWLEDGMENT**

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 \_\_\_\_\_ )

On \_\_\_\_\_ before me, Selene Valdez, notary public personally appeared \_\_\_\_\_, 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 \_\_\_\_\_

(Seal)

**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. 955 (Foundation and Entitlement/Policy) and CHANGE of ZONE NO. 7714** – Intent to Adopt a Negative Declaration – Applicant: Happy Valley, LLC – Engineer/Representative: Coachella Valley Engineers – Fourth Supervisorial District – Area Plan: Western Coachella Valley Area Plan – Zone Region: Chuckawalla – Zone: W-2-40 and W-2-140 (Controlled Development) – Location: South of 28<sup>th</sup> Avenue, west of Sunny Rock Road, East of Happy Valley Road, North of 30<sup>th</sup> Avenue – Project Size: 631.8 acres – **REQUEST:** Proposal to amend the project site's General Plan Foundation Component from Rural (R) and Open Space (OS) to Rural Community (RC), amend its Land Use Designation from Rural Residential (RR) (5-acre minimum) and Rural (OS:R) (20-acre minimum) to Estate Density Residential (EDR) (2-acre minimum) and change the site's zoning classification from W-2-40 and W-2-140 (Controlled Development) to R-A-2 (Residential Agriculture, 2-acre minimum) and R-R (Rural Residential) on 12 parcels, totaling 631.8 acres.

**GPIP:** The County of Riverside Board of Supervisors adopted an order initiating proceedings for General Plan Amendment No. 955 on January 27, 2009.

**TIME OF HEARING:**                   **9:00 am** or as soon as possible thereafter  
**NOVEMBER 4, 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](mailto: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

**NOTICE OF PUBLIC HEARING**  
**SCHEDULING REQUEST FORM**

DATE SUBMITTED: 10/05/2015

TO: Planning Commission Secretary

FROM: John Hildebrand (Riverside)

PHONE No.: (951) 955-1888

E-Mail: jhildebr@rctlma.org

SCHEDULE FOR: Planning Commission on 11/04/2015

20-Day Advertisement: Advertisement Adopt Negative Declaration

GENERAL PLAN AMENDMENT NO. 955 (Foundation and Entitlement/Policy) and CHANGE of ZONE NO. 7714 – Intent to adopt a Negative Declaration – APPLICANT: Happy Valley, LLC – ENGINEER/REPRESENTATIVE: Coachella Valley Engineers – SUPERVISORIAL DISTRICT: Fourth – AREA PLAN: Western Coachella Valley Area Plan – ZONE AREA: Chuckawalla – ZONE: W-2-40 and W-2-140 (Controlled Development) – LOCATION: South of 28th Avenue, west of Sunny Rock Road, East of Happy Valley Road, North of 30th Avenue – PROJECT SIZE: 631.8 acres – REQUEST: Proposal to amend the project site's General Plan Foundation Component from Rural (R) and Open Space (OS) to Rural Community (RC), amend its Land Use Designation from Rural Residential (RR) (5-acre minimum) and Rural (R) (20-acre minimum) to Estate Density Residential (EDR) (2-acre minimum) and change the site's zoning classification from W-2-40 and W-2-140 (Controlled Development) to R-A-2 (Residential Agriculture, 2-acre minimum) and R-R (Rural Residential) on 12 parcels, totaling 631.8 acres – PROJECT PLANNER: John Hildebrand at (951) 955-1888 or email [jhildebr@rctlma.org](mailto:jhildebr@rctlma.org). (Legislative) – APNs: 750-130-001 through 750-130-004 and 750-130-006 through 750-130-013.

**STAFF RECOMMENDATION:**

- APPROVAL (CONSENT CALENDAR)
- APPROVAL
- APPROVAL WITHOUT DISCUSSION
- CONTINUE WITH DISCUSSION TO \_\_\_\_\_.
- CONTINUE WITHOUT DISCUSSION TO \_\_\_\_\_.
- CONTINUE WITHOUT DISCUSSION OFF CALENDAR
- DENIAL
- SCOPING SESSION
- INITIATION OF THE GENERAL PLAN AMENDMENT
- DECLINE TO INITIATE THE GENERAL PLAN AMENDMENT
- \_\_\_\_\_

Provide one set of mailing labels, including surrounding property owners, Non-County Agency and Interested Parties and, owner, applicant, and engineer/representative *(Confirmed to be less than 6 months old from date of preparation to hearing date)*

Provide one set of labels for owner, applicant, and engineer/representative.

Fee Balance: \$-3,022.91, as of 10/05/2015.

CFG Case # CFG05132 - Fee Balance: \$ 0

Estimated amount of time needed for Public Hearing: 10 Minutes (Min 5 minutes)

Controversial: YES  NO

*Provide a very brief explanation of controversy (1 short sentence)*

Principal's signature/initials: \_\_\_\_\_

Date: \_\_\_\_\_

**PROPERTY OWNERS CERTIFICATION FORM**

I, VINNIE NGUYEN, certify that on 8/19/2015

The attached property owners list was prepared by Riverside County GIS

APN (s) or case numbers CZ07714 / GPA00955 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

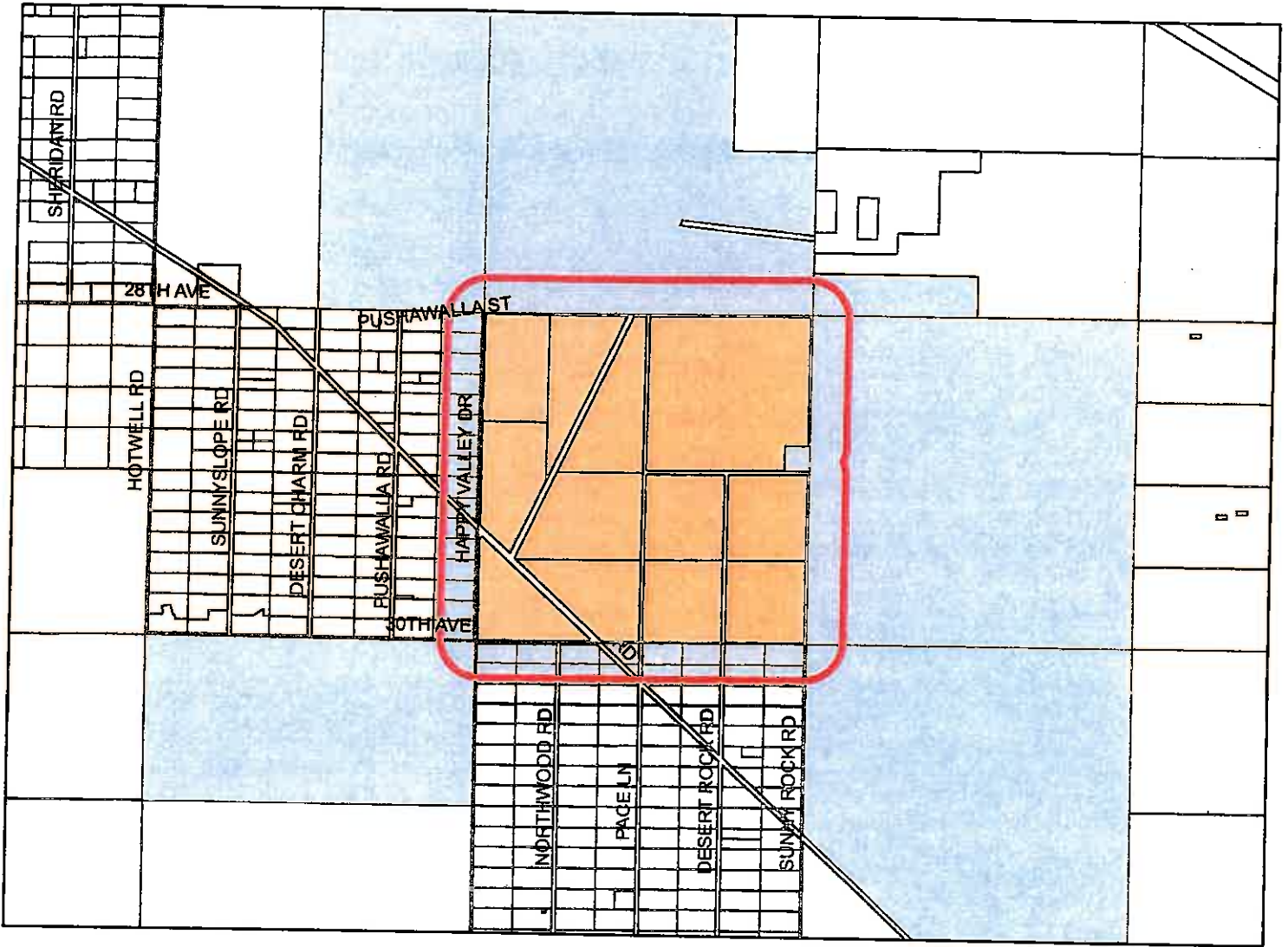
TITLE GIS Analyst

ADDRESS: 4080 Lemon Street 2<sup>nd</sup> Floor

Riverside, Ca. 92502

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

**CZ07714 GPA00955 (600 Feet buffer)**



**Selected Parcels**

750-110-075	750-120-066	750-160-058	750-120-071	750-110-073	750-160-002	750-130-001	750-130-002	750-130-003	750-130-004
750-130-006	750-130-007	750-130-008	750-130-009	750-130-010	750-130-011	750-130-012	750-130-013	750-130-005	750-160-020
750-160-037	750-160-057	750-160-021	750-160-056	750-070-004	750-160-003	750-110-077	750-110-067	750-120-055	750-160-055
750-160-035	750-160-022	750-160-004	750-160-017	750-120-056	750-160-038	750-160-036	750-120-068	750-160-001	750-180-001
750-120-059	750-120-063	750-120-064	750-110-080	750-160-018	750-120-062	750-120-060	750-120-073	750-110-063	750-050-006
750-050-008	750-110-065	750-110-071	750-130-014	750-150-006	750-120-075	750-160-019			



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: 750050006, APN: 750050006  
STATE OF CALIF  
C/O CALIFORNIA DEPT FISH & GAME  
1807 13TH ST STE 103  
SACRAMENTO CA 95814

ASMT: 750110080, APN: 750110080  
MARCI WOOD  
70130 MIRAGE COVE  
RANCHO MIRAGE CA 92270

ASMT: 750070004, APN: 750070004  
GARY BENVENUTO  
HILDA BENVENUTO  
23977 BALSAM CT  
AUBURN CA 95603

ASMT: 750120055, APN: 750120055  
ANTONIA REID, ETAL  
PO BOX 19065  
SAN DIEGO CA 92159

ASMT: 750110063, APN: 750110063  
NEAL GREGG  
2050 SPRINGFIELD DR 206  
CHICO CA 95928

ASMT: 750120056, APN: 750120056  
MARIO PEREZ, ETAL  
29181 HAPPY VALLEY RD  
DSRT HOT SPG, CA. 92241

ASMT: 750110067, APN: 750110067  
JANET MATKIN  
28305 HAPPY VALLEY RD  
DSRT HOT SPG, CA. 92241

ASMT: 750120059, APN: 750120059  
LUIS HUERTA  
28900 PUSHAWALLA RD  
DSRT HOT SPG CA 92240

ASMT: 750110073, APN: 750110073  
BLANCA ACOSTA  
28575 HAPPY VALLEY RD  
DSRT HOT SPG, CA. 92241

ASMT: 750120060, APN: 750120060  
MICKY GOGLAS  
49375 SHERMAN ST  
INDIO CA 92201

ASMT: 750110075, APN: 750110075  
LOUISE SMITH, ETAL  
P O BOX 1920  
INDIO CA 92202

ASMT: 750120062, APN: 750120062  
MARSHALL MATHISEN  
81975 DILLON RD  
DSRT HOT SPG, CA. 92241

ASMT: 750110077, APN: 750110077  
JAIME NAVARRO  
28875 HAPPY VALLEY RD  
DSRT HOT SPG, CA. 92241

ASMT: 750120064, APN: 750120064  
LUIS HUERTA  
28900 PUCHAWALLA RD  
DSRT HOT SPG CA 92241

ASMT: 750120066, APN: 750120066  
SERAFIN LEON, ETAL  
31020 VIA LAS PALMAS  
THOUSAND PALMS CA 92276

ASMT: 750130014, APN: 750130014  
USA 747  
US DEPT OF THE INTERIOR  
WASHINGTON DC 21401

ASMT: 750120068, APN: 750120068  
LEON HOLIDAY  
29591 HAPPY VALLEY RD  
DSRT HOT SPG, CA. 92241

ASMT: 750150006, APN: 750150006  
USA 747  
UNKNOWN 060192

ASMT: 750120071, APN: 750120071  
DONNA BLUEMM, ETAL  
29705 HAPPY VALLEY RD  
DSRT HOT SPG, CA. 92241

ASMT: 750160001, APN: 750160001  
LINDA PETERSEN  
43690 LOUISIANA ST  
PALM DESERT CA 92211

ASMT: 750120073, APN: 750120073  
MARITZA MARTINEZ, ETAL  
29825 HAPPY VALLEY RD  
DSRT HOT SPGS CA 92241

ASMT: 750160002, APN: 750160002  
BESSIE RIGGS, ETAL  
30111 NORTHWOOD RD  
DSRT HOT SPG, CA. 92240

ASMT: 750120075, APN: 750120075  
VISTA MIRAGE HOMES  
31520 AVE EL PUEBLO  
CATHEDRAL CY CA 92234

ASMT: 750160003, APN: 750160003  
GEORGANN CUNNEY  
P O BOX 905  
THOUSAND PLMS CA 92276

ASMT: 750130005, APN: 750130005  
CVWD  
P O BOX 1058  
COACHELLA CA 92236

ASMT: 750160004, APN: 750160004  
MARTHA ARISTA, ETAL  
30311 NORTHWOOD RD  
DSRT HOT SPG CA 92241

ASMT: 750130013, APN: 750130013  
HAPPY VALLEY, ETAL  
C/O DAKOTA DUNES INC  
77933 LAS MONTANAS NO 101  
PALM DESERT CA 92211

ASMT: 750160017, APN: 750160017  
MARIA ZEPEDA, ETAL  
30100 NORTHWOOD RD  
DSRT HOT SPG CA 92241

ASMT: 750160018, APN: 750160018  
MARIA RODRIGUEZ  
P O BOX 253  
PALM SPRINGS CA 92262

ASMT: 750160037, APN: 750160037  
DAVID WITT  
82520 DILLON RD  
DSRT HOT SPGS CA 92241

ASMT: 750160019, APN: 750160019  
SUE MEYERS, ETAL  
82410 DILLON HWY  
DSRT HOT SPG, CA. 92241

ASMT: 750160038, APN: 750160038  
PABLO CASTILLO, ETAL  
30195 DESERT ROCK RD  
DSRT HOT SPG, CA. 92240

ASMT: 750160020, APN: 750160020  
DAGOBERTO VAZQUEZ  
34640 EAGLE CANYON RD  
CATHEDRAL CY CA 92234

ASMT: 750160055, APN: 750160055  
JERONIMO CONTRERAS  
P O BOX 1010  
INDIO CA 92202

ASMT: 750160021, APN: 750160021  
ROSA GALLEGOS, ETAL  
P O BOX 1152  
INDIO CA 92202

ASMT: 750160056, APN: 750160056  
GABINO SAENZ  
47432 HALF MOON CT  
INDIO CA 92201

ASMT: 750160022, APN: 750160022  
JOHN STEINBACH  
42569 RANCHO MIRAGE  
RANCHO MIRAGE CA 92270

ASMT: 750160057, APN: 750160057  
CYNTHIA MOSES, ETAL  
30200 DESERT ROCK RD  
DSRT HOT SPG, CA. 92241

ASMT: 750160035, APN: 750160035  
JIN KIM  
30080 PACE LN  
DSRT HOT SPG, CA. 92241

ASMT: 750160058, APN: 750160058  
BANK OF AMERICA  
C/O OCWEN LOAN SERVICING  
1661 WORTHINGTON RD  
WEST PALM BEACH FL 33409

ASMT: 750160036, APN: 750160036  
LEO CLOSE  
C/O LINDA DEANE  
2940 PENNINGTON DR  
MEDFORD OR 97504

ASMT: 750180001, APN: 750180001  
LOST HORSE MOUNTAIN  
C/O MATTHEW V JOHNSON  
45445 PORTOLA AVE STE 5  
PALM DESERT CA 92260

**GPA00955 – Applicant**

Coachella Valley Engineers  
c/o David Turner  
77933 Las Montanas Road, Suite 101  
Palm Desert, CA 92211

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**GPA00955 – Representative**

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RIVERSIDE COUNTY  
PLANNING DEPARTMENT

Steven Weiss, AICP  
Planning Director

NEGATIVE DECLARATION

Project/Case Number: General Plan Amendment No. 955 & Zone Change No. 7714

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 Earle Hildebrand III Title: Project Planner Date: September 1, 2015

Applicant/Project Sponsor: Happy Valley, LLC 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#: ZEA41783 ZCFG05132

FOR COUNTY CLERK'S USE ONLY

Empty rectangular box for County Clerk's use.

COUNTY OF RIVERSIDE  
SPECIALIZED DEPARTMENT RECEIPT  
Permit Assistance Center

O\* REPRINTED \* I0800464

4080 Lemon Street  
Second Floor  
Riverside, CA 92502  
(951) 955-3200

39493 Los Alamos Road  
Suite A  
Murrieta, CA 92563  
(951) 694-5242

38686 El Cerrito Rd  
Indio, CA 92211  
(760) 863-8271

\*\*\*\*\*  
\*\*\*\*\*

Received from: MADISON 58 PARTNERS LLC \$64.00  
paid by: CK 1109  
CFG FOR EA GPA 955  
paid towards: CFG05132 CALIF FISH & GAME: DOC FEE  
at parcel:  
appl type: CFG3

By \_\_\_\_\_ Feb 13, 2008 16:29  
KHAFLIGE posting date Feb 13, 2008

\*\*\*\*\*  
\*\*\*\*\*

Account Code	Description	Amount
658353120100208100	CF&G TRUST: RECORD FEES	\$64.00

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

COUNTY OF RIVERSIDE  
SPECIALIZED DEPARTMENT RECEIPT  
Permit Assistance Center

\* REPRINTED \* I1502578

4080 Lemon Street  
Second Floor  
Riverside, CA 92502  
(951) 955-3200

39493 Los Alamos Road  
Suite A  
Murrieta, CA 92563  
(951) 600-6100

38686 El Cerrito Road  
Palm Desert, CA 92211  
(760) 863-8277

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Received from: MADISON 58 PARTNERS LLC \$2,210.00  
paid by: CK 1188  
paid towards: CFG05132 CALIF FISH & GAME: DOC FEE  
CFG FOR EA GPA 955  
at parcel #:  
appl type: CFG3

By \_\_\_\_\_ Oct 01, 2015 11:14  
JCMITCHE posting date Oct 01, 2015

\*\*\*\*\*  
\*\*\*\*\*

Account Code	Description	Amount
658353120100208100	CF&G TRUST	\$2,210.00


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

Additional info at [www.rctlma.org](http://www.rctlma.org)



**Agenda Item No.:** 4.5  
**Area Plan:** San Jacinto Valley  
**Zoning District:** Valle Vista  
**Supervisory District:** Third  
**Project Planner:** John Earle Hildebrand III  
**Planning Commission:** November 4, 2015

**General Plan Amendment No.** 983  
**Change of Zone No.** 7875  
**Environmental Assessment No.** 41810  
**Applicant:** David Jeffers Consulting, Inc.  
**Engineer/Representative:** David Jeffers Consulting, Inc.

  
Steve Weiss, AICP  
Planning Director

## COUNTY OF RIVERSIDE PLANNING DEPARTMENT STAFF REPORT

### PROJECT DESCRIPTION AND LOCATION:

**General Plan Amendment No. 983 (Foundation and Entitlement/Policy Amendment) and Change of Zone No. 7875** – Proposal to amend the project site’s General Plan Foundation Component from Open Space (OS) to Community Development (CD), amend its Land Use Designation from Conservation (C) to Commercial Retail (CR) (0.20-0.35 Floor Area Ratio), and change the site’s Zoning Classification from A-1-5 (Light Agriculture, 5-Acre Minimum) to C-1/C-P (General Commercial) on three parcels, totaling 3.34 acres, located northeast of Ramona Expressway, south of Mountain Avenue, and west of Cedar Avenue, within the San Jacinto Valley 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 January 13, 2009, the Riverside County Board of Supervisors adopted an order initiating proceedings for General Plan Amendment No. 983. The GPIP report package is included with this report. GPA No. 983 and Change of Zone No. 7875 (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 Native American Tribes whose historical extent includes the project site. Consultation request notices were sent to each of the Tribes on the list on May 27, 2010. 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.

AB 52 became effective on July 1, 2015. In compliance with AB 52, separate notices regarding this project were mailed to all requesting Tribes on September 10, 2015. AB 52 provides for a 30-day review period in which all noticed Tribes may request consultation regarding the proposed project. County staff received notification from the Pechanga Tribe within the 30-day period, requesting to initiate consultation on this project. County staff discussed this project with the Pechanga Tribe on October 10, 2015, explaining that the project scope includes a legislative action only. There is no accompanying implementing project and it will result in no physical disturbance of the site. The Pechanga Tribe concluded that this project could move forward with no additional consultation, provided they are again noticed during the time of any future implementing project. In accordance with this request and in

compliance with AB 52, County staff will notice the Pechanga tribe, as well as all other requesting Tribes, at the time a project is submitted.

#### *MSHCP*

A small portion of the project site to the east, is located within Criteria Cell No. 3414 of the Multiple Species Habitat Conservation Plan ("MSHCP") boundary and as a result, is subject to the Western Riverside county Regional Conservation Authority ("RCA") review. A Habitat Acquisition and Negotiation Strategy ("HANS") application (No. HANS02246) was submitted to the County on June 29, 2015, in accordance with Resolution No. 2013-111 and reviewed by the RCA. The RCA has confirmed that no portion of the project site is required to be conserved. The project site is located adjacent to existing residential development to the north, west, and south, with a flood control channel to the east. The project site has been determined to have no value for conservation as it does not connect to any established conservation corridor nor contain any remaining natural habitat conducive for supporting wildlife or vegetation. Additionally, the site has been previously disturbed, as there is a single family home on the site.

#### *Sphere of Influence*

The project site is located within the City of Hemet's sphere of influence and was previously submitted to them for their review. Currently, the City has no plans for annexation of the project site, nor its immediate surroundings. Comments by the City of Hemet related to this General Plan Amendment have been addressed through previous correspondence. Specifically, the City of Hemet's primary concerns were related to a potential inconsistency with their General Plan and the site's proposed Commercial Land Use designation, traffic resulting from a future Commercial use, and general access to the site. Although, the project site's size of 3.34-acres is relatively negligible, Hemet's previous General Plan update accounted for a land use of Agriculture, rather than Commercial. During the time of an implementing project, a traffic analysis will be required to be prepared and submitted to the City of Hemet for their review, which will analyze vehicle counts and site access. Traffic mitigation related to any impacts resulting from the analysis will be imposed on the implementing project.

#### *GPIP Provision*

The project was originally submitted for a land use change on one parcel (APN: 551-200-061). During the GPIP hearing process, it was requested by the Planning Commission that the applicant pursue acquiring the adjacent two parcels to the northeast (APNs: 551-200-062 and 551-200-058) for inclusion into the project. After further review, it was determined that Riverside County's Economic Development Agency ("EDA") owned the two parcels. The applicant was eventually able to acquire the two additional parcels from the EDA and has included them with this project for consideration. Additionally, the application was originally submitted with a request to amend the land use to Medium Density Residential. It was also suggested by the Planning Commission during the GPIP process, that a commercial land use designation would be more appropriate for all three parcels, due to the uncommon configuration of the parcels and potential access issues. As a result, all three parcels which total 3.34 acres, are being requested for a land use amendment to a Commercial Retail designation.

### **ISSUES OF POTENTIAL CONCERN:**

#### *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 for a Regular Foundation Amendment. Additionally, five (5) findings must be made for 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 adjacent to Ramona Expressway with existing residential development to the north, west, and south and a flood control channel to the east. The project site contains a single family home, but the site is not conducive to support further residential development due to potential access issues from Ramona Expressway and the uncommon configuration of the lots. Furthermore, the site does not support any native habitat nor contribute to any corridor linkages, pursuant to the HANS determination. The property has no value as conservation or habitat, as it has been previously substantially disturbed. The County of Riverside's Economic Development Agency ("EDA") previously owned two of the three lots associated with this project, which have now been acquired by the applicant, pursuant to the original GPIP recommendation. The applicant was able to consolidate an additional acre of property into the overall site, resulting in a slightly larger project area. The fact that the site has been previously disturbed and has no value for conservation or a Land Use Designation of Open Space, a Foundation Component Amendment is appropriate.

*Riverside County Vision*

The Riverside County General Plan Vision Statement discusses many concepts, which are distinguished by categories such as housing, population growth, healthy communities, conservation, and transportation. This project has been reviewed in conjunction with the Vision Statement and staff has determined that the project is consistent with it. Specifically, the Jobs and the Economy portion of the General Plan Vision Statement says, "Economic development coalitions at several levels are active partners in implementing the County Plan through their involvement in stimulating new business development. This has resulted in new and expanded clusters of business activities, aided in part through cooperation with university and college research and development programs." Disposition of County owned land for purpose of infill development, will create an opportunity for a potential future commercial activity and possible creation of new jobs on the project site, benefitting the community as a whole. Additionally, the Financial Realities portion of the Vision Statement says, "The County has a reputation for being unusually creative in gaining leverage out of limited funds by using them as seed money to attract larger investments in community facilities and programs, to obtain public and private grants, and stimulate investment participation by the private sector." As a result of establishing a partnership with the private sector through land disposition, the County was able to work towards achieving a consolidated development footprint, which otherwise would have resulted in remainder parcels, which would be difficult to develop. For these reasons, this project is

consistent with the Riverside County Vision Statement and this General Plan Foundation Component change is justified.

*Internal Consistency*

The project site is not located within any policy area or special overlay that would result in an inconsistency from a Foundation Component Amendment of Open Space to Community Development. Furthermore, staff has reviewed this project in conjunction with each of the ten (10) Riverside County General Plan Elements, which includes 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 with the policies and objectives of each element. This is supported through the Jobs and Economy section of the Vision Statement, which states the following:

- Jobs/housing balance is significantly improved overall, as well as within subregions of the County.

This proposed General Plan Foundation Component Amendment will provide an opportunity to establish a neighborhood serving commercial use under a future implementing project, further balancing the jobs/housing ratio. This project will not create an inconsistency with any of the General Plan elements and as a result, a General Plan Foundation Component Amendment is justified.

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

a) The Riverside County Vision:

This proposed General Plan Foundation Component Amendment is consistent with the Vision element of the Riverside County General Plan through the creation of a public/private relationship for the purpose of property disposition. Furthermore, 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." The shift from a small Open Space designated property, which is already partially developed with a single family home, to a Commercial designation, supports this vision through providing a more appropriate balance of land uses in the community, which could result in the creation of jobs from a new commercial use.

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, the following principle:

This 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.

- Each of the following should be considered, in no order of priority, as appropriate types of urban form and development:
  - Infill development and redevelopment

This project will result in a land use change from Open Space to a 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.

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.

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 Open Space to a more appropriate commercial designation. The location of the project site, adjacent to a major vehicular corridor, is better suited to support commercial uses. As a result, this Amendment will further the General Plan's goals though enabling infill commercial development of an underutilized property.

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." The project site has a land use designation of Open Space; however, there is an existing single family home onsite. The site is underutilized and additional homes could be constructed; however, a residential use is not appropriate due to access issues and the uncommon configuration of the site. As a result, the project site is more appropriate for use as commercial.

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

As discussed in the above findings, the project site is unsuitable for conservation due it being previously disturbed and its general location with existing development on three sides. Additionally, the site contains an existing single family home, but long term use of the site would be more appropriate for commercial. As a result, this General Plan Amendment is a reasonable change based upon these circumstances.

**SUMMARY OF FINDINGS:**

- |   |   |
|---|---|
| 1. Existing Foundation General Plan Land Use (Ex #6): | Open Space (OS)                         |
| 2. Proposed Foundation General Plan Land Use (Ex #6): | Community Development (CD)              |
| 3. Existing General Plan Land Use (Ex #6):            | Conservation (C)                        |
| 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):	City of Hemet to the west, Medium Density Residential (MDR) to the south, Open Space (OS) to the east, and Medium High Density Residential (MHDR) to the north
6. Existing Zoning (Ex #3):	Light Agriculture (A-1-5)
7. Proposed Zoning (Ex #3):	C-1/C-P (General Commercial)
8. Surrounding Zoning (Ex #3):	City of Hemet to the west, One Family Dwellings (R-1) to the south, Light Agriculture (A-1-5) to the east, and Mobile Home Subdivision (R-T) to the north
9. Existing Land Use (Ex #1):	Vacant Land & Single Family Home
10. Surrounding Land Use (Ex #1):	Single-Family Residential, Mobile Home Park, Flood Control Channel
11. Project Size (Ex #1):	Total Acreage: 3.34 Acres
12. Environmental Concerns:	See Environmental Assessment No. 41810

**RECOMMENDATIONS:**

**ADOPT PLANNING COMMISSION RESOLUTION No. 2015-017** recommending adoption of General Plan Amendment No. 983 to the Riverside County Board of Supervisors;

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

**ADOPT** a **NEGATIVE DECLARATION** for **ENVIRONMENTAL ASSESSMENT NO. 41810**, 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. 983** amending the project site's General Plan Foundation Component from Open Space (OS) to Community Development (CD) and amending its Land Use Designation from Conservation (C) to Commercial Retail (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; and,

**TENTATIVELY APPROVE CHANGE OF ZONE NO. 7875** changing the zoning classification from A-1-5 (Light Agriculture, 5-acre minimum) to C-1/C-P (General Commercial) 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 Open Space: Conservation (OS:C) and is located within the San Jacinto Area Plan.

2. The project site is surrounded by properties which have a General Plan Land Use Designation of Medium Density Residential (MDR) to the south, Open Space (OS) to the east, Medium High Density Residential (MHDR) to the north, with the City of Hemet to the west.
3. This Regular Foundation Amendment and Entitlement/Policy Amendment will result in a Land Use change to Community Development: Commercial Retail (CD:CR) (0.20-0.35 Floor Area Ratio).
4. As provided in this staff report, this project is consistent with both the Administrative Element of the Riverside County General Plan and Sections 2.4 and 2.5 of Ordinance No. 348.
5. As provided in this staff report, this project is in conformance with each of the Riverside County General Plan Elements and will not create an internal inconsistency with them.
6. As provided in this staff report, this project does not conflict with nor does it require any changes to the Riverside County Vision Statement.
7. As provided in this staff report, this project is consistent with the planning principles in Appendix B of the Riverside County General Plan.
8. Special circumstances or conditions have emerged that were unanticipated in preparing the General Plan. Specifically, the project site is unsuitable for conservation due it being previously disturbed and its general location with existing development on three sides. Additionally, the site contains an existing single family home, but long term use of the site would be more appropriate for commercial.
9. 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 Open Space to a more appropriate commercial designation. The location of the project site, adjacent to a major vehicular corridor, is better suited to support commercial uses. As a result, this Amendment will further the General Plan's goals though enabling infill commercial development of an underutilized property.
10. 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." The project site has a land use designation of Open Space; however, there is an existing single family home onsite. The site is underutilized and additional homes could be constructed; however, a residential use is not appropriate due to access issues and the uncommon configuration of the site. As a result, the project site is more appropriate for use as commercial.
11. The project site has an existing Zoning Classification of Light Agriculture (A-1-5).
12. The project site is surrounded by properties which have a Zoning Classification of One Family Dwellings (R-1) to the south, Light Agriculture (A-1-5) (5-Acre Minimum) to the east, Mobile Home Subdivision (R-T) to the north, with the city of Hemet to the west.
13. A small portion of the project site to the east, is located within Criteria Cell No. 3414 of the Multiple Species Habitat Conservation Plan ("MSHCP") Boundary. A Habitat Acquisition and Negotiation Strategy ("HANS") application (No. HANS02246) was submitted on June 29, 2015, in

accordance with Resolution No. 2013-111 and was reviewed by the RCA. The RCA has confirmed that no portion of the project site is required to be conserved.

14. Environmental Assessment No. 41810 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. The boundaries of a City; or
  - b. An Airport Influence Area ("AIA"); or
  - c. A Community Service Area ("CSA"); or
  - d. A 100-year flood plain, an area drainage plan, or dam inundation area; or
  - e. A "High" wildfire hazard zone; or
  - f. A State Responsibility area.
3. The project site **is** located within:
  - a. A the City of Hemet's sphere of influence; and
  - b. Criteria Cell No. 3414 of the Multi-Species Habitat Conservation Plan ("MSHCP"); and
  - c. A "Moderate" liquefaction area.
4. The project site is currently designated as Assessor's Parcel Number: 551-200-058, 551-200-061, & 551-200-062.



**RESOLUTION NO. 2015-017**  
**RECOMMENDING ADOPTION OF**  
**GENERAL PLAN AMENDMENT NO. 983**

**WHEREAS**, pursuant to the provisions of Government Code Section(s) 65350/65450 et. seq., public hearings were held before the Riverside County Planning Commission in Riverside, California on November 4, 2015, to consider the above-referenced matter; and,

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

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

**BE IT RESOLVED, FOUND, DETERMINED, AND ORDERED** by the Planning Commission of the County of Riverside, in regular session assembled on November 4, 2015, that it has reviewed and considered the environmental document prepared or relied on and recommends the following based on the staff report and the findings and conclusions stated therein:

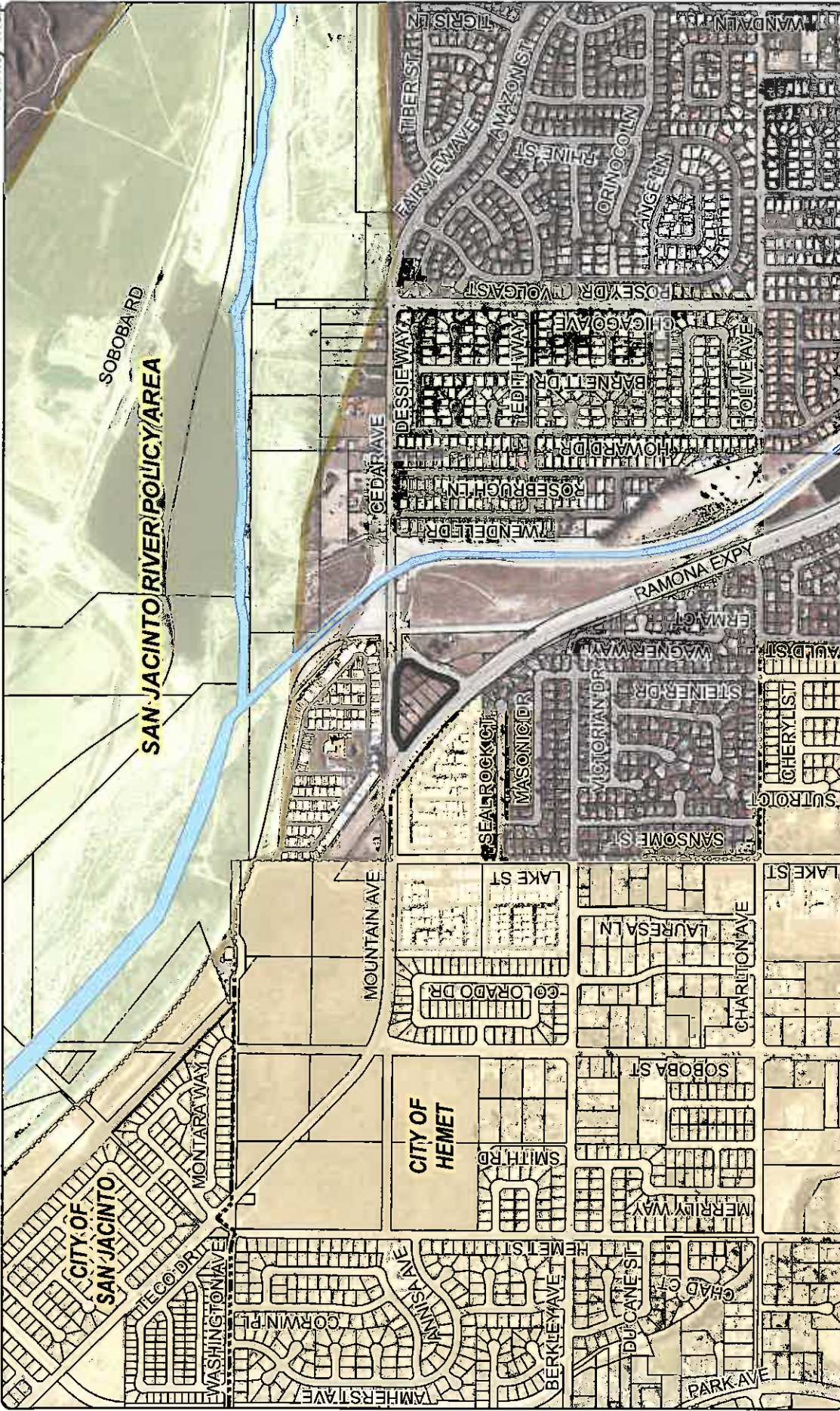
**ADOPTION** of the Negative Declaration environmental document, Environmental Assessment File No. 41810; and

**ADOPTION** of General Plan Amendment No. 983

**RIVERSIDE COUNTY PLANNING DEPARTMENT**  
**CZ07875 GPA00983**  
**VICINITY/POLICY AREAS**

Supervisor Washington  
 District 3

Date Drawn: 06/19/2015  
 Vicinity Map



Zoning District: Valle Vista

Author: Vinnie Nguyen

DISCLAIMER: On October 7, 2014, the County of Riverside adopted a new General Plan. Planning and land use designations for unincorporated Riverside County are subject to change. For further information please visit the Riverside County Planning Department website at (951) 955-5200 (Western County) or at (951) 955-5277 (Eastern County) or Website: <http://planning.cotriverside.ca.gov>

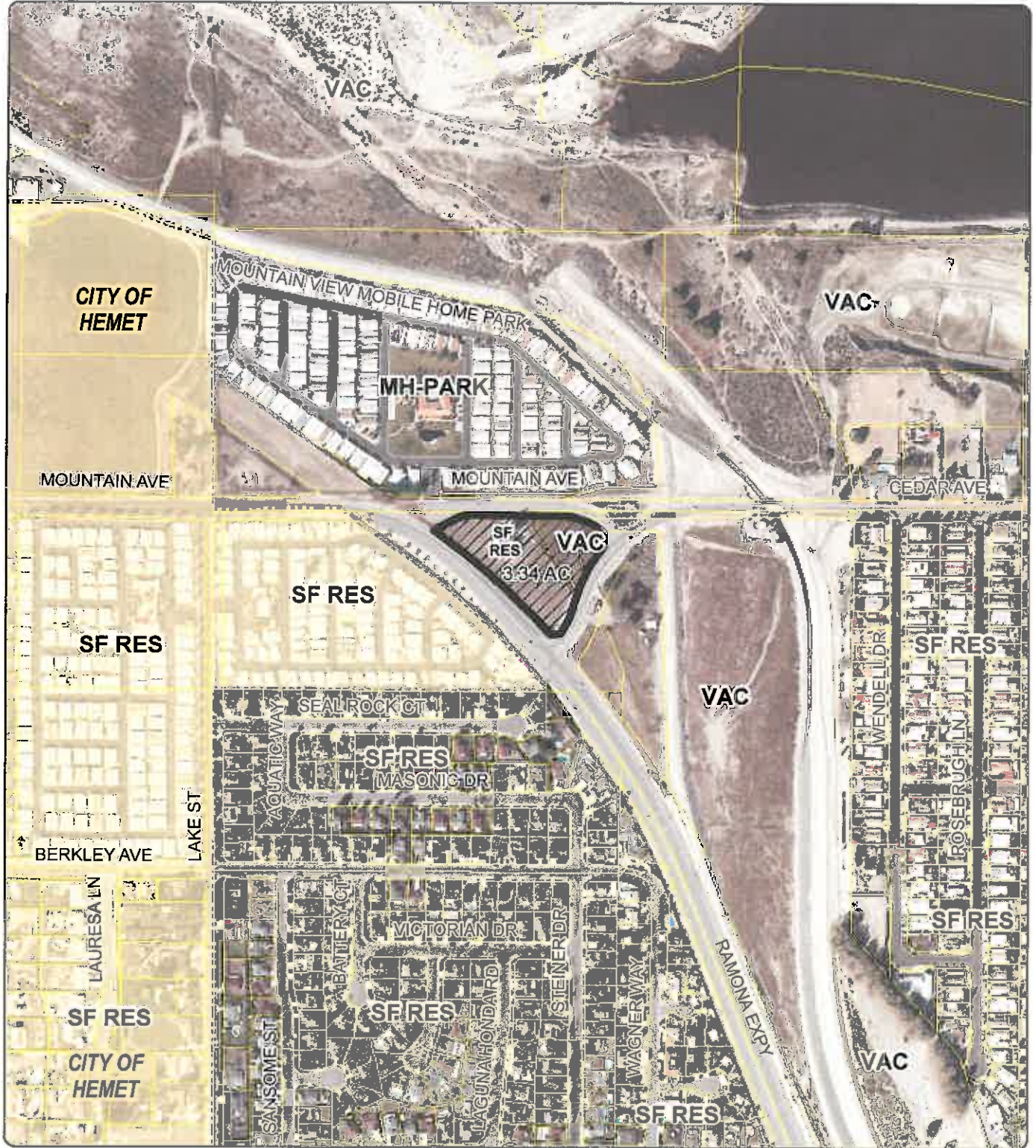
RIVERSIDE COUNTY PLANNING DEPARTMENT

CZ07875 GPA00983

Supervisor Washington  
District 3

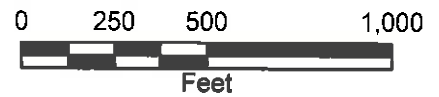
Date Drawn: 06/19/2015  
Exhibit 1

LAND USE



Zoning District: Valle Vista

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.rcdmia.org>

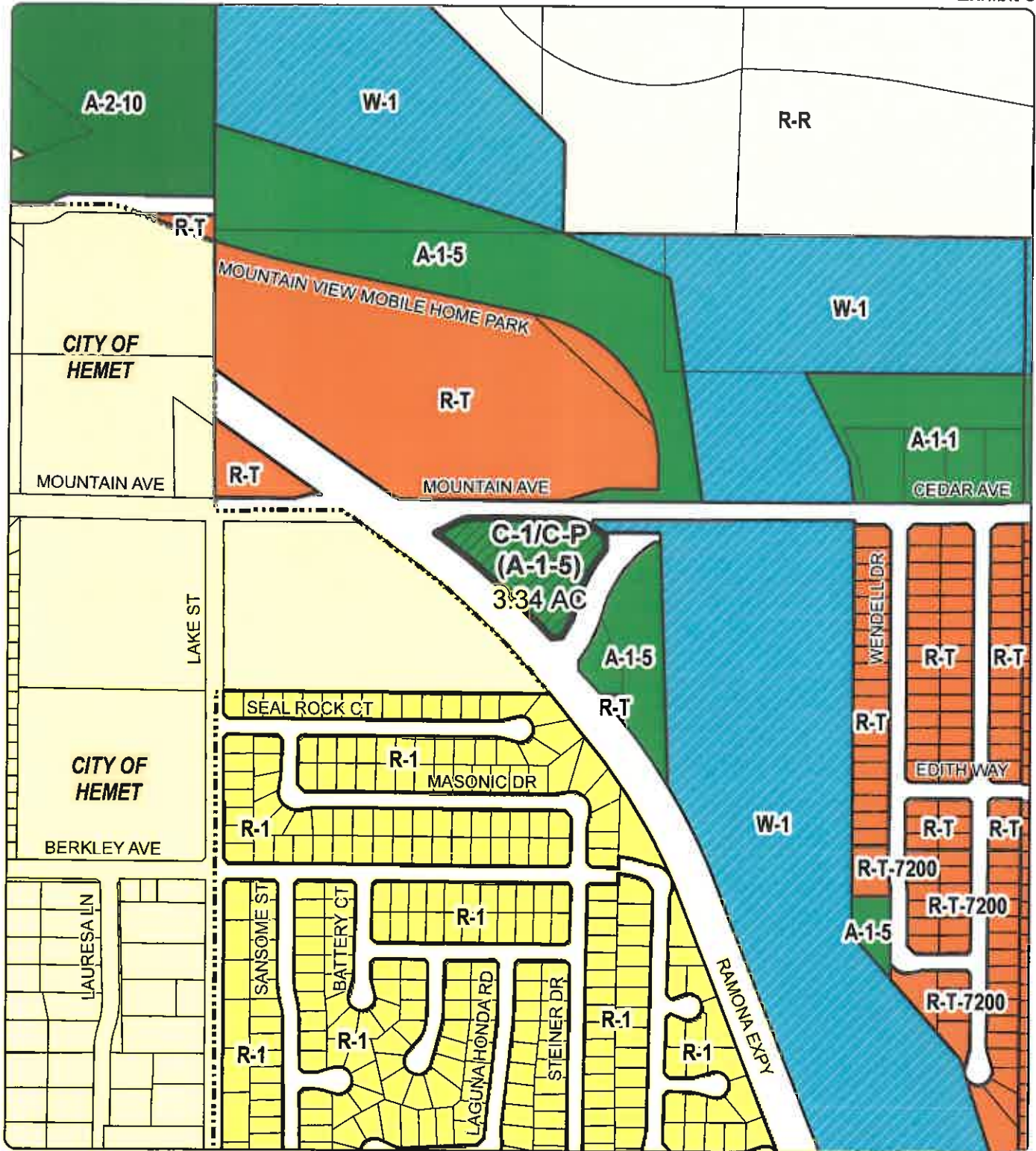
RIVERSIDE COUNTY PLANNING DEPARTMENT

CZ07875 GPA00983

PROPOSED ZONING

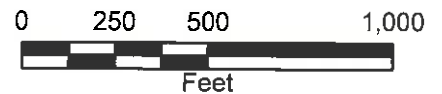
Supervisor Washington  
District 3

Date Drawn: 06/19/2015  
Exhibit 3



Zoning District: Valle Vista

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>

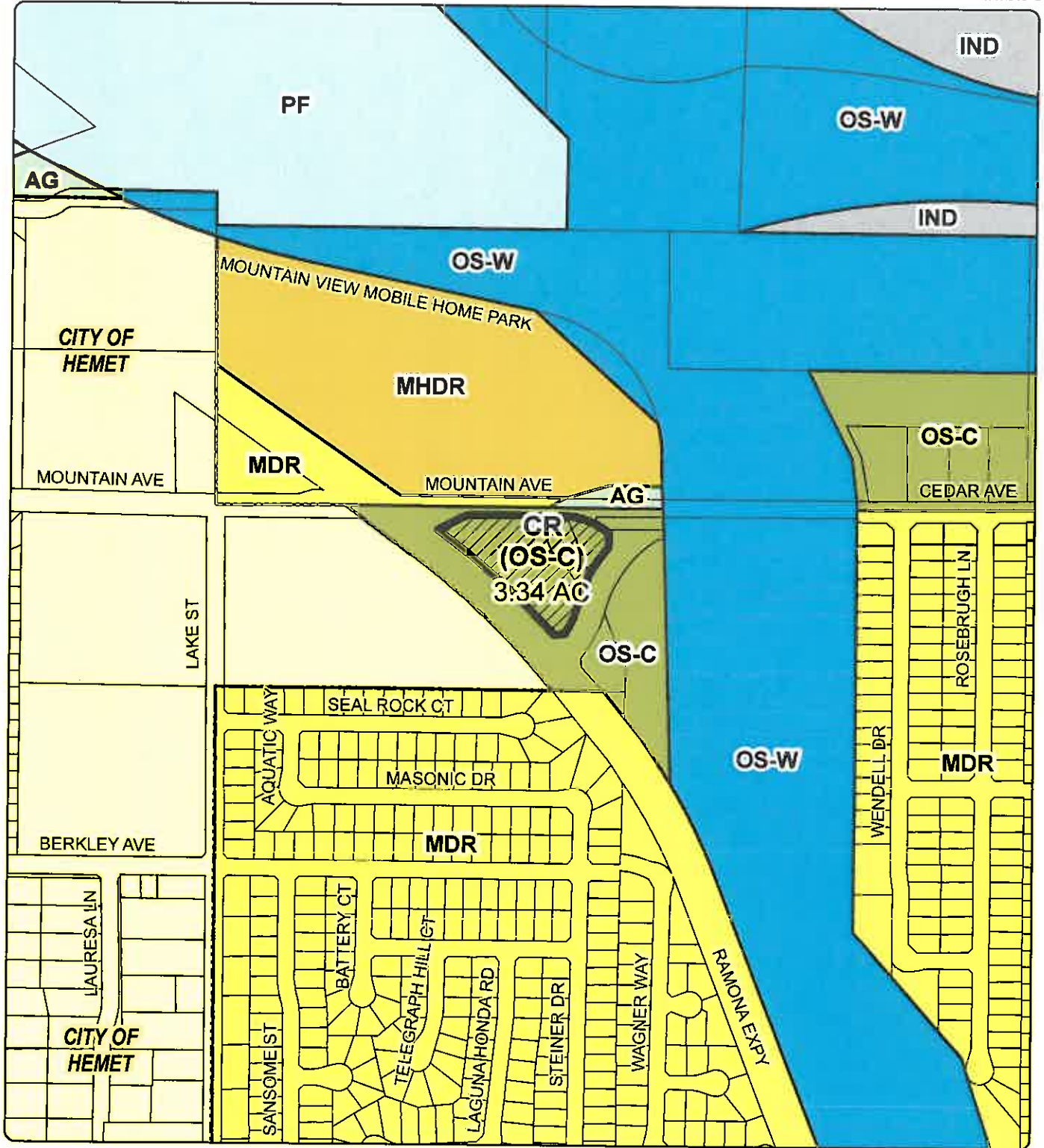
RIVERSIDE COUNTY PLANNING DEPARTMENT

CZ07875 GPA00983

PROPOSED GENERAL PLAN

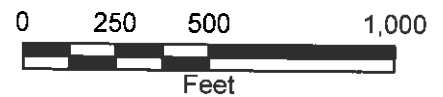
Supervisor Washington  
District 3

Date Drawn: 06/19/2015  
Exhibit 6



Zoning District: Valle Vista

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.rctdms.org>

# COUNTY OF RIVERSIDE

## ENVIRONMENTAL ASSESSMENT FORM: INITIAL STUDY

**Environmental Assessment Number:** 41810

**Project Cases:** General Plan Amendment No. 983 & Change of Zone No. 7875

**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 Jeffers Consulting, Inc.

**Applicant's Address:** 19 Spectrum Pointe Drive, Suite 609, Lake Forest, CA 92630

**Applicant's Telephone Number:** (949) 586-5778

### I. PROJECT INFORMATION

#### A. Project Description:

General Plan Amendment No. 983, to amend the General Plan Foundation Component from Open Space (OS) to Community Development (CD) and to amend the General Plan Land Use Designation from Conservation (C) to Commercial Retail (CR) (0.20-0.35 Floor Area Ratio) and Change of Zone No. 7875 to change the Zoning Classification from A-1-5 (Light Agriculture, 5-acre minimum) to C-1/C-P (General Commercial) on three parcels, totaling 3.34 acres.

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

**C. Total Project Area:** 3.34 acres

**D. Assessor's Parcel Nos.:** 551-200-058, 551-200-061, & 551-200-062

**E. Street References:** The project site is located northeast of Ramona Expressway, south of Mountain Avenue, and west of Cedar Avenue.

**F. Section, Township, and Range Description:** Section 6, Township 5 South, Range 1 East

**G. Brief description of the existing environmental setting of the project site and its surroundings:** A portion of the project site includes a single family detached dwelling unit, but is primarily vacant land. It is surrounded by a combination of other vacant land, single-family detached dwelling units, and a mobile home park.

### II. APPLICABLE GENERAL PLAN AND ZONING REGULATIONS

#### A. General Plan Elements/Policies:

**1. Land Use:** This project includes a General Plan Amendment and Change of Zone 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, the General Plan Land Use, and the underlying Zoning 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 Air Quality Element.
- B. General Plan Area Plan(s):** San Jacinto Valley
- C. General Plan Foundation Component (Existing):** Open Space (OS)
- D. General Plan Land Use Designation (Existing):** Conservation (C)
- E. General Plan Foundation Component (Proposed):** Community Development (CD)
- F. General Plan Land Use Designation (Proposed):** Commercial Retail (CR) (0.20-0.35 Floor Area Ratio)
- G. Overlays:** None
- H. Policy Area:** None
- I. Adjacent and Surrounding:**
1. **Area Plan:** San Jacinto Valley 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):** City of Hemet to the west, Medium High Density Residential (MHDR) (5-8 du/ac) to the north, Open Space-Water to the east, and Medium Density Residential (MDR) (2-5 du/ac) to the south.
  4. **Overlay(s), if any:** N/A
  5. **Policy Area(s), if any:** San Jacinto River Policy Area to the north.
- 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): General Commercial (C-1/C-P)

M. Adjacent and Surrounding Zoning: City of Hemet to the west, Mobile Home Subdivisions & Mobile Home Parks (R-T) to the north, Watercourse, Watershed and Conservation Area to the east, and One-Family Dwelling (R-1) to the south.

### 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**

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**

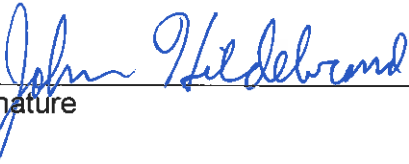
I find that although the proposed project could have a significant effect on the environment, **NO NEW ENVIRONMENTAL DOCUMENTATION IS REQUIRED** because (a) all potentially significant effects of the proposed project have been adequately analyzed in an earlier EIR or Negative Declaration pursuant to 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,   
he 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



Signature

08/31/2015

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
<b>AESTHETICS</b> Would the project				
<b>1. Scenic Resources</b>				
a) Have a substantial effect upon a scenic highway corridor within which it is located?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input type="checkbox"/>

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

Findings of Fact:

a-b) Pursuant to the Riverside County General Plan Figure 9 in The San Jacinto Valley Area Plan – “Scenic Highways” exhibit, the project site is located adjacent to the Ramona Expressway, which is designated as a “County Eligible Scenic Highway”. All implementing projects will be required to conform to the San Jacinto Valley Area Plan and the Circulation element policies, relating to scenic highway criteria.

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 Designation and the Zoning Classification only, which could lead to future development of 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.

<b>2. Mt. Palomar Observatory</b>				
a) Interfere with the nighttime use of the Mt. Palomar	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Observatory, as protected through Riverside County Ordinance No. 655?

Source: GIS database, Ord. No. 655 (Regulating Light Pollution), Riverside County General Plan Figure 6 in The San Jacinto Valley Area Plan – “Mt. Palomar Nighttime Lighting Policy”

Findings of Fact:

a) Pursuant to the Riverside County General Plan Figure 6 in The San Jacinto Valley 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 Land Use Designation and the Zoning Classification only, which could lead to future development of 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 Land Use change from Open-Space Conservation to Commercial Retail 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 Designation and the Zoning Classification only, which could lead to future development of 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 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 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 "Urban Built-Up Land". The California State Department of Conservation makes these designations based on soil types and land use designations. Although the current Zoning would allow light agricultural uses, the project site is too small to feasibly support commercial agricultural uses. In addition, this project includes a Change of Zone application, to change the Zoning designation from A-1-5 (Light Agriculture, 5-acre minimum) to C-1/C-P (General Commercial), which does not allow agricultural uses. Therefore, there is no impact.

b) There are no Williamson Act contracts on the site, and neither the Zoning nor the Land Use designations will be Agriculture upon approval of this project. There are no impacts.

c-d) The properties surrounding the project site are Zoned 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	<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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forest land to non-forest use?

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"/>
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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 type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input checked="" 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 could result in a net increase in population and/or vehicle trips at build out, based upon the proposed change. However, the amount of the increase is too speculative to provide a detailed analysis at this time. Given the relatively small size of the project site (3.34 acres), development of the site would not substantially contribute to negative air quality impacts in the region. Additionally, there are no point source emitters within one mile of the project site.

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 Designation and the Zoning Classification only, which could lead to future development of 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 checked="" type="checkbox"/>	<input 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, and 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

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

a-g) A portion of the project site on the west side, is located within Multi-Species Habitat Conservation Plan ("MSHCP") Criteria Area Cell 3414 of the Western Riverside County Multiple Species Habitat Conservation Plan. As a result, this project is subject to the Regional Conservation Authority ("RCA") review. This project went through the RCA review process and it was determined that no portion of the project site is required to be conserved. The project site is located adjacent to existing residential development to the north, west, and south, with a flood control channel to the east. The project site has been determined to have no value for conservation as it does not connect to any established conservation corridor and the site has been previously disturbed.

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 Designation and the Zoning Classification only, which could lead to future development of 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 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) There are no known historic features located on the project site. Furthermore, portions of the project site have been previously disturbed. The necessity for additional historic resource studies will be determined 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 Designation and the Zoning Classification only, which could lead to future development of 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.

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

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>9. Archaeological Resources</b>				
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:**

a-e) Pursuant to SB 18 requirements, Riverside County staff previously requested a list from the Native American Heritage Commission (“NAHC”) of Native American Tribes whose historical extent includes the project site. Consultation request notices were sent to each of the Tribes on the list on May 27, 2010. 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.

AB 52 became effective on July 1, 2015. In compliance with AB 52, separate notices regarding this project were mailed to all requesting Tribes on September 10, 2015. AB 52 provides for a 30-day review period in which all noticed Tribes may request consultation regarding the proposed project. County staff received notification from the Pechanga Tribe within the 30-day period, requesting to initiate consultation on this project. County staff discussed this project with the Pechanga Tribe on October 10, 2015, explaining that the project scope includes a legislative action only. There is no accompanying implementing project and it will result in no physical disturbance of the site. The Pechanga Tribe concluded that this project could move forward with no additional consultation, provided they are again noticed during the time of any future implementing project. In accordance with this request and in compliance with AB 52, County staff will notice the Pechanga tribe, as well as all other requesting Tribes, at the time a project is submitted.

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 Designation and the Zoning Classification only, which could lead to future development of 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.



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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 "High B (Hb) 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 Designation and the Zoning Classification only, which could lead to future development of 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**

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:

a-b) Pursuant to the Riverside County General Plan Figure S-2 "Earthquake Fault Study Zones" map, there is a fault zone located approximately 200-feet to the east of the project site, identified as "San Jacinto Fault Zone". At this time, this project includes a General Plan Amendment and Change of

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Zone only. As a result, no people or structures will be exposed to adverse effects associated with the fault zone. Additionally, any future development will be required to comply with the California Building Code, as it relates to development with 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 Land Use Designation and the Zoning Classification only, which could lead to future development of 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.

**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", the project site is located within an area identified as having "Moderate" liquefaction potential. At this time, this project includes a General Plan Amendment and Change of Zone only. As a result, no people or structures will be exposed to adverse effects associated with the fault zone. Additionally, any future development will be required to comply with the California Building Code, as it relates to development with proximity of a fault zone potential for liquefaction.

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 Designation and the Zoning Classification only, which could lead to future development of 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.

**13. Ground-shaking Zone**

a) Be subject to strong seismic ground shaking?

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-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 Land Use and underlying 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. 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, impacts associated with this project are considered less than significant.

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.

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, the project site is located within an area identified as having "Susceptible" subsidence potential. At this time, this project includes a General Plan Amendment and Change of Zone only. As a result, no people or structures will be exposed to adverse effects associated with the fault 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.

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 Designation and the Zoning Classification only, which could lead to future development of 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.

**16. Other Geologic Hazards**

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

Source: On-site Inspection, Project Application Materials

Findings of Fact:

a) The project site is not located within any other geological hazards or risks. 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?

b) Create cut or fill slopes greater than 2:1 or higher than 10 feet?

c) Result in grading that affects or negates subsurface sewage disposal systems?

Source: Riverside County General Plan Figure S-5 "Regions Underlain by Steep Slope", 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-c) The project site is generally flat and pursuant to 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.

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 Land Use Designation and the Zoning Classification only, which could lead to future development of 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. 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) 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 Designation and the Zoning Classification only, which could lead to future development of 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. There will be no impacts.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

<b>20. Wind Erosion and Blowsand from project either on or off site.</b>	<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 Land Use Designation and the Zoning Classification only, which could lead to future development of 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. There will be no impacts.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

**GREENHOUSE GAS EMISSIONS** Would the project

<b>21. Greenhouse Gas Emissions</b>	<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: County of Riverside General Plan

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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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 and zoning, 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 Designation and the Zoning Classification only, which could lead to future development of the property. Should a development

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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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	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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"). As a result, there are no impacts.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

24. Hazardous Fire Area	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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"/>



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-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. As a result, there are 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 Review.

Findings of Fact:

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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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 Land Use Designation and the Zoning Classification only, which could lead to future development of 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 are 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"/>	<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 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". As a result, 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.

**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?

b) Affect land use within a city sphere of influence and/or within adjacent city or county boundaries?

**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 to the site. The project site has a current land use of Open Space. However, the proposed land use change is a reasonable integration of a small commercial site to the area, which could provide general service commercial uses to the surrounding residents. This project includes an accompanying Change of Zone for the purpose of creating consistency between the proposed General Plan Land Use Amendment and underlying Zone. Although the project site has a current Land Use Designation of Open Space-Conservation, the property has no value as conserved land as it's nearly surrounded by existing developments. Furthermore, the project site has been previously disturbed and there is an existing single family home on site. The property does not contribute to any MSHCP corridor, nor does it contain any habitat in support of native species of plants or animal. As a result, impacts associated with this project are considered less than significant.

b) The project site is located within the City of Hemet's sphere of influence. Currently, the City has no plans for annexation of the project site, nor its immediate surroundings. However, this General Plan Amendment was previously submitted for review by Riverside County to the City of Hemet. Concerns by the City of Hemet related to the General Plan Amendment have been previously resolved. Additionally, any future implementing project will also be subject for review by the City of Hemet. 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?

b) Be compatible with existing surrounding zoning?

c) Be compatible with existing and planned surrounding land uses?

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

Findings of Fact:

a-e) This project will result in changes to the General Plan Land Use pattern of the site. The project site is currently designated Open Space. However, the proposed land use change is a reasonable integration of a small commercial site to the area, which could provide general service commercial uses to the surrounding residents. This proposed land use amendment will result in a change to the existing land use, but will the change will be compatible with the surrounding community. This project includes an accompanying Change of Zone for the purpose of establishing consistency between the proposed General Plan land use amendment and underlying Zoning.

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 Designation and the Zoning Classification only, which could lead to future development of 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.

**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:

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

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 Designation and the Zoning Classification only, which could lead to future development of 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. 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.

	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 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. As a result, there will be no impacts.

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 located adjacent to Ramona Expressway, which has the potential to generate highway noise. However, this project will result in a land use change to commercial which typically does not include sensitive receptors. As a result, any noise generated from Ramona Expressway will not negatively impact the future use of the site. 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. As a result, there will be no impacts.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

**34. Noise Effects on or by the Project**

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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 existing without the project?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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 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) Development of the project site under a future implementing project could lead to a greater level noise at build-out. Any future use will be subject to Riverside County's noise requirements.

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 Designation and the Zoning Classification only, which could lead to future development of 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 checked="" type="checkbox"/>	<input 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 type="checkbox"/>	<input checked="" 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 project will result in a land use change from open space conservation to commercial. Although there is one single family home on site, removal of the home in place of a commercial use, will not create a substantial displacement of existing residents. Furthermore, the location of this existing home is not conducive to support residential long-term, due its proximity to Ramona Expressway. Commercial is a more appropriate land use for the 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 Land Use Designation and the Zoning Classification only, which could lead to future development of 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.

**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:

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

Findings of Fact:

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 potential increased need for Fire Services will be assessed. 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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<b>37. Sheriff Services</b>	<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:

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 potential increased need for Sheriff Services will be assessed. As a result, there will be no impacts.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

<b>38. Schools</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Source: Hemet Unified School District, GIS database

Findings of Fact:

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 potential increased need for School Services will be assessed. As a result, there will be no impacts.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

<b>39. Libraries</b>	<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:

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 potential increased need for Library Services will be assessed. As a result, there will be no impacts.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

<b>40. Health Services</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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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:**

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 potential increased need for Health Services will be assessed. As a result, there will be 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"/>
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"/>
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 checked="" type="checkbox"/>	<input type="checkbox"/>

**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) This project will result in a land use change to commercial. As a result, Quimby fees are not applicable and will not be assessed.

Pursuant to the Riverside County GIS database, the project site is located within close proximity to the Valle Vista Community Service Area (“CSA”) (No. 91). Upon implementation of a future development project, the site may be required to be annexed into 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 Designation and the Zoning Classification only, which could lead to future development of 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.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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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 several trails within close proximity to the project site. Although this project will result in a land use change to commercial, open space and trail connection requirements will be analyzed during the time of a future implementing development project, to ascertain potential contribution. 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?	<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	<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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otherwise substantially decrease the performance or safety of such facilities?

Source: Riverside County General Plan, San Jacinto Valley Area Plan

Findings of Fact:

a) The project site is located within the San Jacinto Valley Area Plan of the Riverside County General Plan. Details of any future implementing project will be reviewed in conjunction with all applicable circulation plans. Additionally, the Land Use Amendment and Zone Change by itself are 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 and zoning, 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) There is no accompanying development associated with this proposed General Plan Amendment and Change of Zone; therefore, there are no design changes to the streets or roads that may increase hazards. 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:

There are several trails within close proximity to the project site. Although this project will result in a land use change to commercial, open space and trail connection requirements will be analyzed during the time of a future implementing development project, to ascertain potential contribution.

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 Designation and the Zoning Classification only, which could lead to future development of 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) 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.

**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

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

a-b) The future implementing project may be required to connect to and construct a sewer system, which could result in impacts. However, at this stage, the specific size and need of any new sewer infrastructure in the area, is too speculative to analyze as there is no implementing project. 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?	<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 type and scale of the future implementing project will determine the solid waste needs of the site's development. At this stage, specific solid waste needs are too speculative to analyze. 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

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

a-g) The scope of any 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, as there is no implementing project. 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 Land Use Designation and the Zoning Classification only, which could lead to future development of 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.

**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?

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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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 populations to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of rare or endangered plants or animals, 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"/> |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|

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 Designation and the Zoning Classification only, which could lead to future development of 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"/> |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|

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 and zoning, 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**



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

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.



# City of Hemet

445 E. FLORIDA AVENUE • HEMET, CALIFORNIA 92543 • (951)765-2375

PLANNING DEPARTMENT

May 13, 2013

Tamara Harrison  
County of Riverside  
Transportation Land Management Agency  
Planning Department  
4080 Lemon Street, 12<sup>th</sup> Floor  
Riverside, California 92501  
Via email: tharriso@rctlma.org

**RE: GENERAL PLAN AMENDMENT NO. 00983**

Dear Ms. Harrison:

Thank you for the opportunity to comment on General Plan Amendment No. 00983. City staff is concerned about processing a standalone General Plan Amendment and its associated environmental impacts when no development project has been submitted. It would appear as though the proposed GPA is for the benefit of one property and one property owner. Absent a development proposal, the request and processing of a GPA at this time seems premature. At a minimum, any environmental review documents prepared for the proposed GPA must consider the potential outcome of the proposed GPA, and evaluate the potential impacts of changing the Land Use designation from Open Space-Conservation to Commercial use. In addition, the City has the following comments:

1. The EIR for the City of Hemet 2030 General Plan evaluated the impacts of this site as Agricultural, not Commercial. The proposed Land Use is not consistent with the City of Hemet General Plan Land Use map, or the final environmental impact report prepared for the City of Hemet 2030 General Plan;
2. The City recommends that a traffic study is prepared for the project;
3. The City is concerned with circulation and access for the project, as it is located on a curve;
4. The project site is located within an area having a moderate seismic hazard and is in close proximity to, but not in a fault zone;
5. The project site is located in an area identified as having a potentially high probability as a cultural resource site;
6. Has the County begun an SB18 Tribal Consultation? If so, to whom were consultation letters sent, and what were the responses, if any?;
7. How many, if any, General Plan Amendments have been processed by Riverside County in the last year? Is this project being included in an update Cycle, or will this project use one of four updates permitted each year?

8. Has a Negative Declaration or a Mitigated Negative Declaration for the proposed project been prepared? If so, City staff requests the opportunity to review the draft document. If not, please notify the City of Hemet when the appropriate document is available for peer review.

Should you have any questions or comments, please feel free to contact me at (951) 765-2456, Monday through Thursday between the hours of 7:30 AM to 5:30.

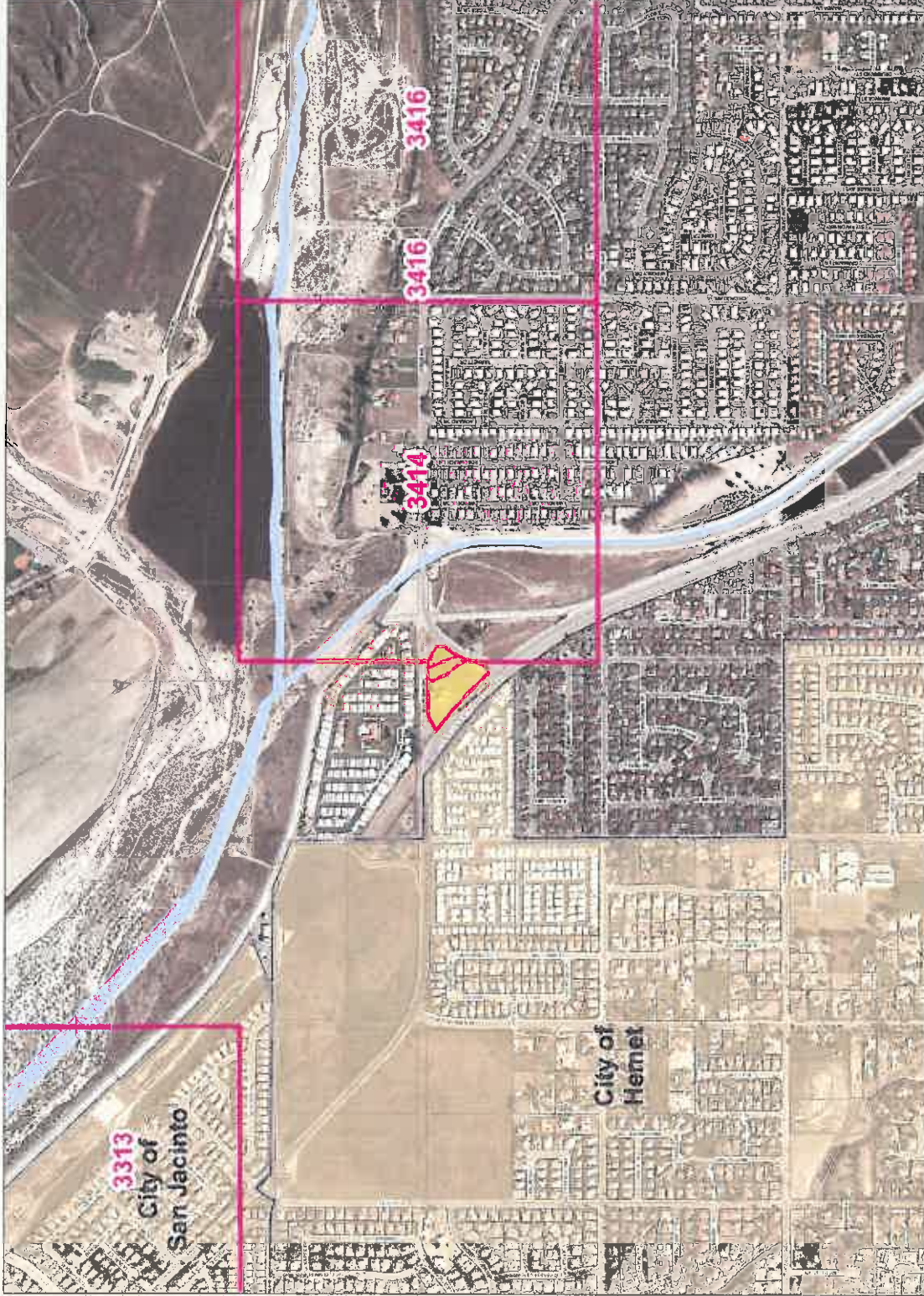
Sincerely,

A handwritten signature in black ink, appearing to read "Emery J. Papp". The signature is stylized and cursive.

Emery J. Papp  
Principal Planner

# CZ07875 & GPA00983

## MSHCP - Criteria Cells Map



- Legend**
- Display Parcels
  - Airports
  - Criteria Cells
  - City Boundaries
  - Cities
  - roads
  - highways
  - HWY
  - INTERCHANGE
  - INTERSTATE
  - OFFRAMP
  - ONRAMP
  - USHWY
  - counties
  - cities
  - hydrographylines
  - waterbodies
  - Lakes
  - Rivers

**Notes**

\*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... 8/31/2015 10:13:30 AM

© Riverside County TLMA GIS

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

815B



FROM: TLMA - Planning Department

SUBMITTAL DATE:  
December 22, 2008

**SUBJECT: GENERAL PLAN AMENDMENT NO. 983** (Foundation – Regular) – Applicant: David Jeffers Consulting, Inc. – Engineer / Representative: Dave Jeffers - Third Supervisorial District – Valle Vista Zoning District – San Jacinto Valley Area Plan: Open Space: Conservation (OS:C) – Location: Northeasterly of the Ramona Expressway, southerly of Mountain Avenue, and westerly of Cedar Avenue – 3.34 Gross Acres - Zoning: Light Agriculture - 5 Acre Minimum (A-1-5) - **REQUEST:** Propose to amend General Plan foundation component of the subject site from Open Space (OS) to **COMMUNITY DEVELOPMENT (CD)** and to amend General Plan land use designation of the subject site from Conservation (C) to Commercial Retail (CR) (0.20 - 0.35 Floor Area Ratio)

**RECOMMENDED MOTION:**

The Planning Director recommends that the Board of Supervisors adopt an order initiating 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 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

Ron Goldman  
Planning Director

RG:aja

REVIEWED BY EXECUTIVE OFFICE

DATE 11/10/08  
Tina Grand  
Departmental Conference

Dept't Recomm.:  Consent  Policy  
Per Exec. Ofc.:  Consent  Policy

Prev. Agn. Ref.

District: Third

Agenda Number:

15.4

The Honorable Board of Supervisors  
RE: **GENERAL PLAN AMENDMENT NO. 983**  
December 22, 2008  
Page 2 of 2

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.:**  
**Area Plan: San Jacinto Valley**  
**Zoning District: Valle Vista**  
**Supervisory District: Third**  
**Project Planner: Amy Aldana**  
**Planning Commission: October 1, 2008**  
**Continued from: August 12, 2008**

**General Plan Amendment No. 983**  
**(Foundation – Regular)**  
**Applicant: David Jeffers Consulting, Inc.**  
**Engineer/Rep.: Dave Jeffers**

## **COUNTY OF RIVERSIDE PLANNING DIRECTOR'S REPORT AND RECOMMENDATIONS**

### **RECOMMENDATIONS:**

The Planning Director recommended General Plan Amendment No. 983 which proposes to change the foundation component from Open Space (OS) to Community Development (CD) and the General Plan land use designation from Conservation (C) to Commercial Retail (CR) for an approximately 3.34-acre property. The site is not suited for medium high density residential purposes as originally proposed due to the parcels size, shape, and location. Including two parcels to the northeast of the subject site (APNs 551-200-058 and 551-200-062) and continuing the recommendation to a commercial retail designation for all three parcels is more appropriate. The Planning Commission made the comments below. The Planning Director continues to recommend the initiation of General Plan Amendment No. 983 from OS:C to CD:CR. For additional information regarding this case, see the attached Planning Department Staff Report.

### **PLANNING COMMISSION COMMENTS TO THE PLANNING DIRECTOR:**

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

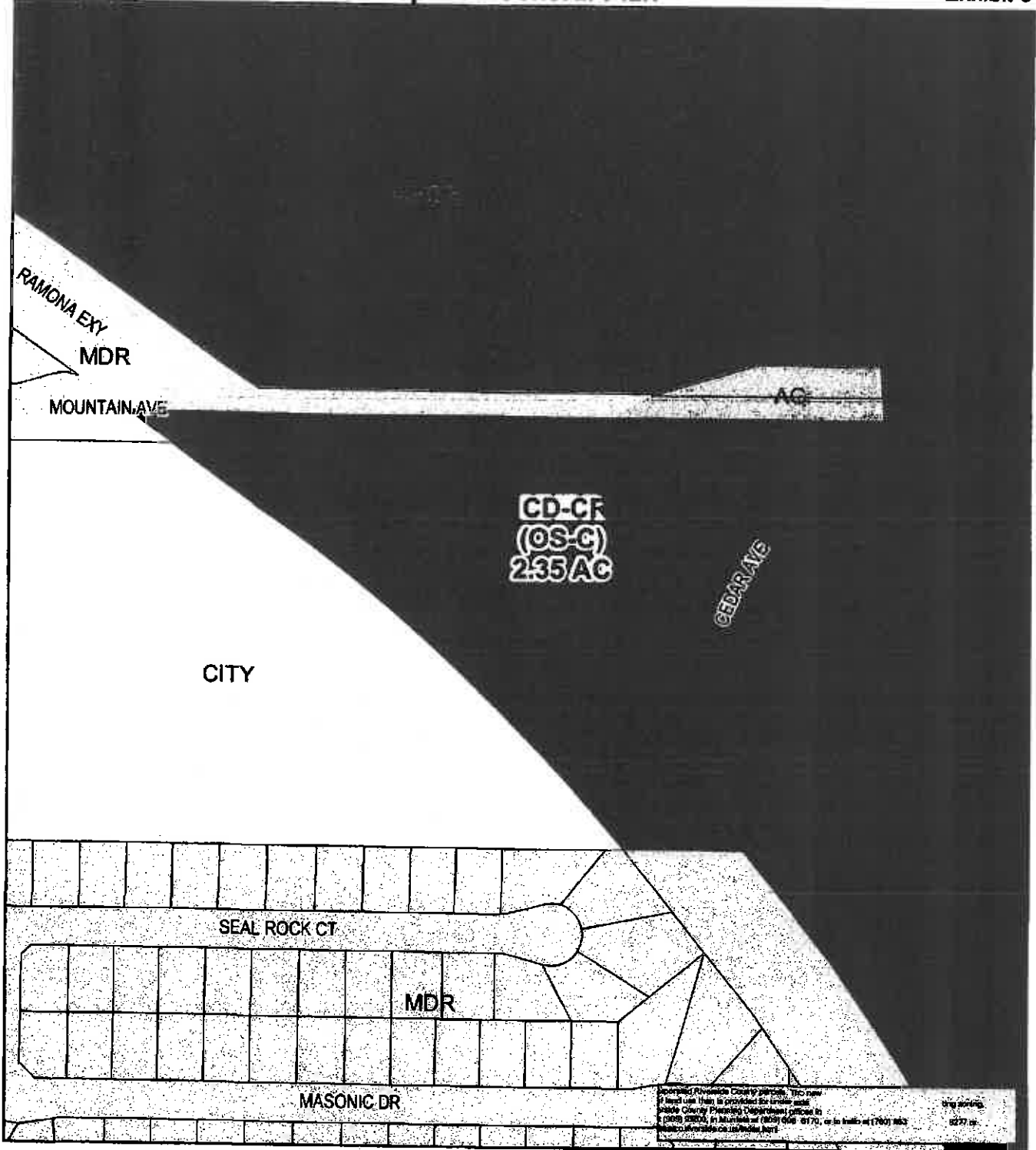
- Commissioner John Roth:** No comments.
- Commissioner John Snell:** No comments.
- Commissioner John Petty:** Not in favor of accessibility to the site from the Ramona Expressway. Concur with the recommendation to initiate the change to Community Development: Commercial Retail and include the lots to the northeast (Assessor's Parcel Numbers 551-200-058 and 551-200-062).
- Commissioner Jim Porras:** No comments.
- Commissioner Jan Zuppardo:** No comments.

Supervisor Stone  
District 3  
Date: 3/07/08

# GPA00983

## Proposed General Plan

Planner: Amy Aldana  
Date: 3/11/08  
Exhibit 6



### RIVERSIDE COUNTY PLANNING DEPARTMENT

District  
Plan: Valle Vista  
Township/Range: T5SR1E  
Section: 6

Assessors  
Bk. Pg. 551-20  
Thomas  
Bros. Pg. 811 H5

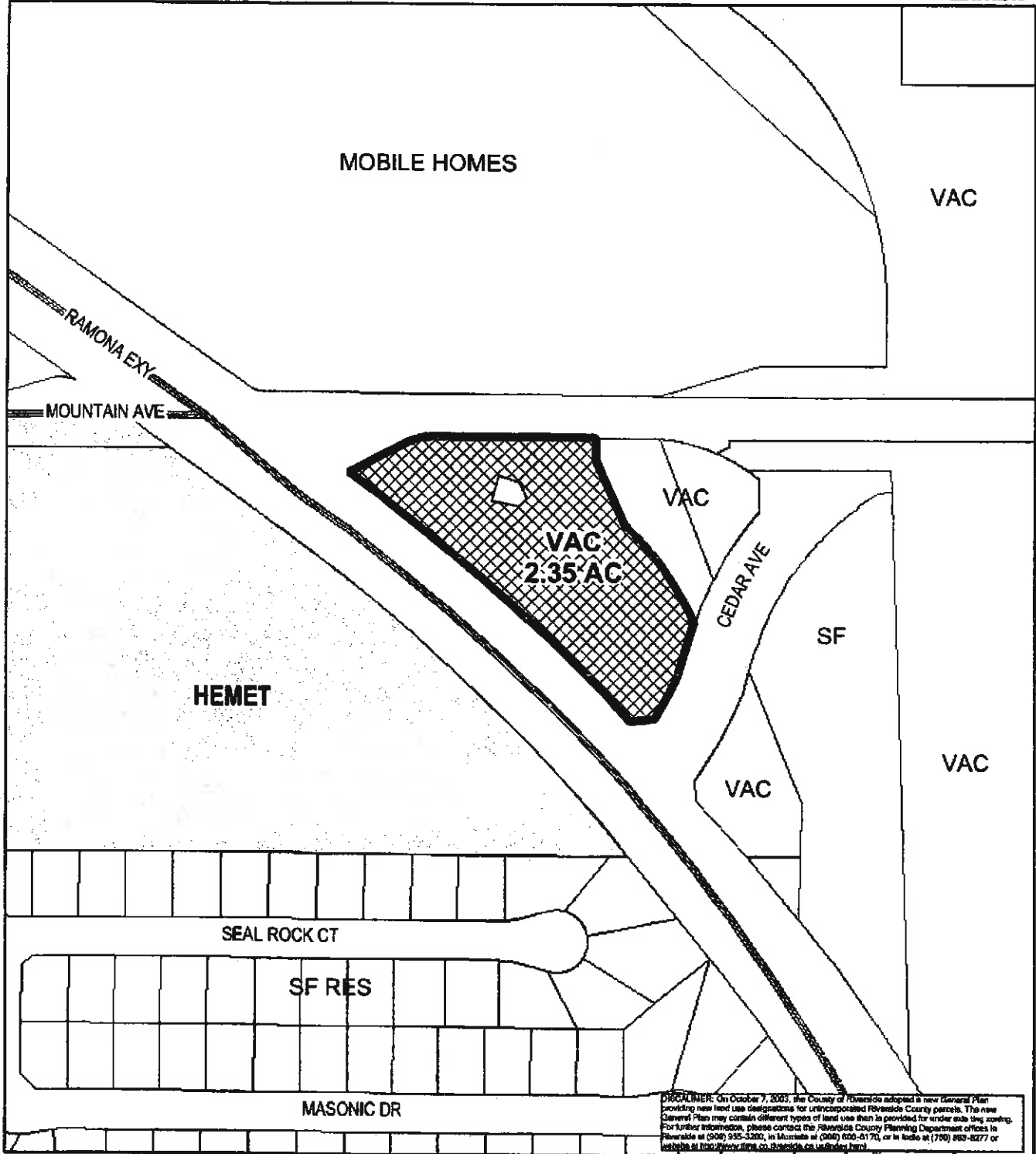




Supervisor Stone  
District 3  
Date Drawn: 3/07/08

**GPA00983**  
Land Use

Planner: Amy Aldana  
Date: 3/11/08  
Exhibit 1



**RIVERSIDE COUNTY PLANNING DEPARTMENT**

Zone  
District: Valle Vista  
Township/Range: T5SR1E  
Section : 6



Assessors  
Bk. Pg. 551-20  
Thomas  
Bros. Pg. 811 H5





On October 1, 2005, 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 designations for lands and may contain other information. For further information, please contact the Riverside County Planning Department office in Riverside at (951) 955-1200, in Anaheim at (951) 840-5170, or in Irwin at (760) 862-4377 or Riverside at (951) 955-1200.

**RIVERSIDE COUNTY PLANNING DEPARTMENT**

District  
 Plan: Valle Vista  
 Township/Range: T5SR1E  
 Section: 6



Assessors  
 Bk. Pg. 551-20  
 Thomas  
 Bros. Pg. 811 H5

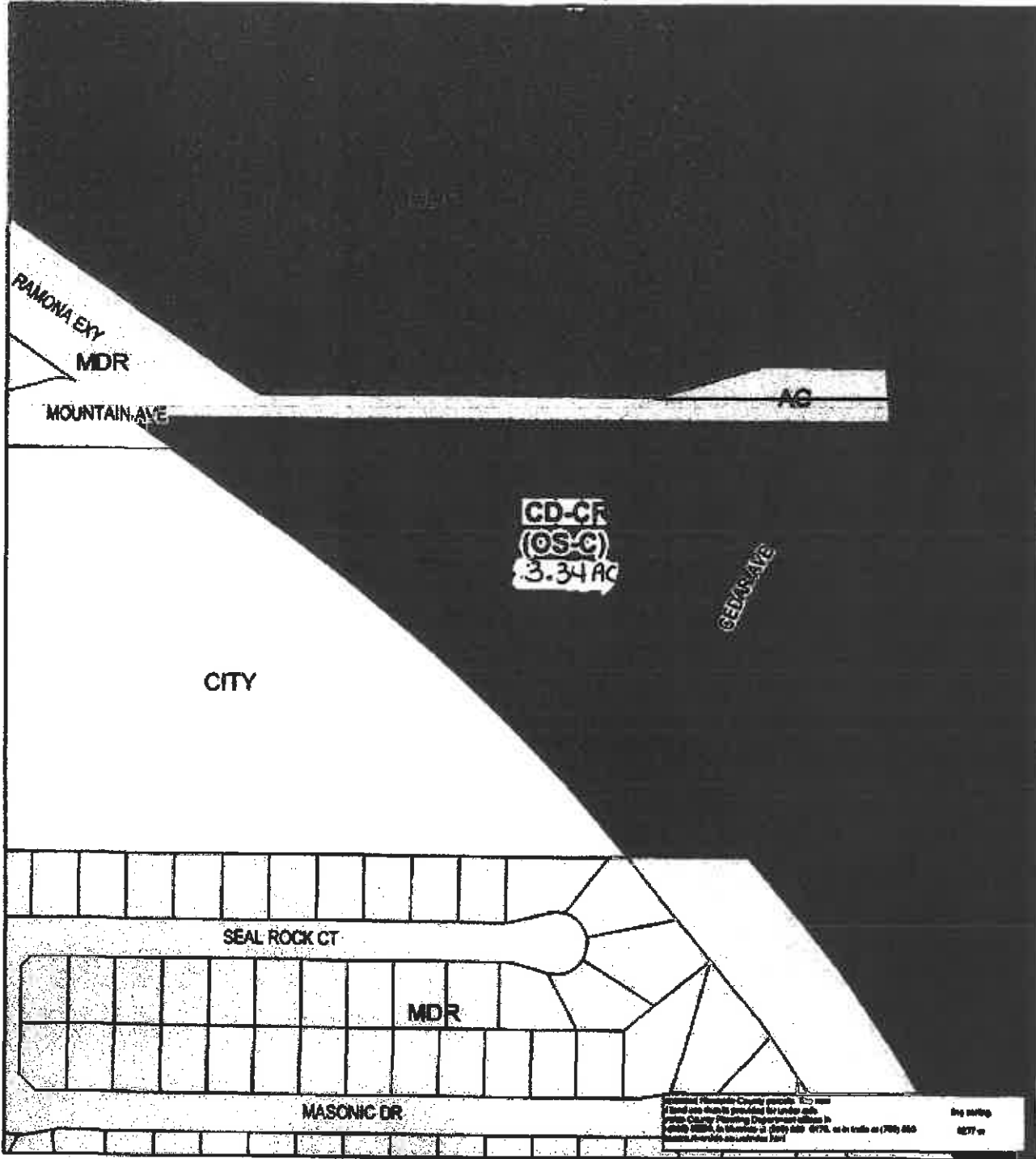


Supervisor Stone  
District 3  
Date: 3/07/08

# GPA00983

## RECOMMENDED GENERAL PLAN

Planner: Amy Aldana  
Date: 3/11/08  
Exhibit 6



District  
Plan: Valle Vista  
Township/Range: T5SR1E  
Section: 6

### RIVERSIDE COUNTY PLANNING DEPARTMENT

Assessors  
Bk. Pg. 551-20  
Thomas  
Bros. Pg. 811 H5



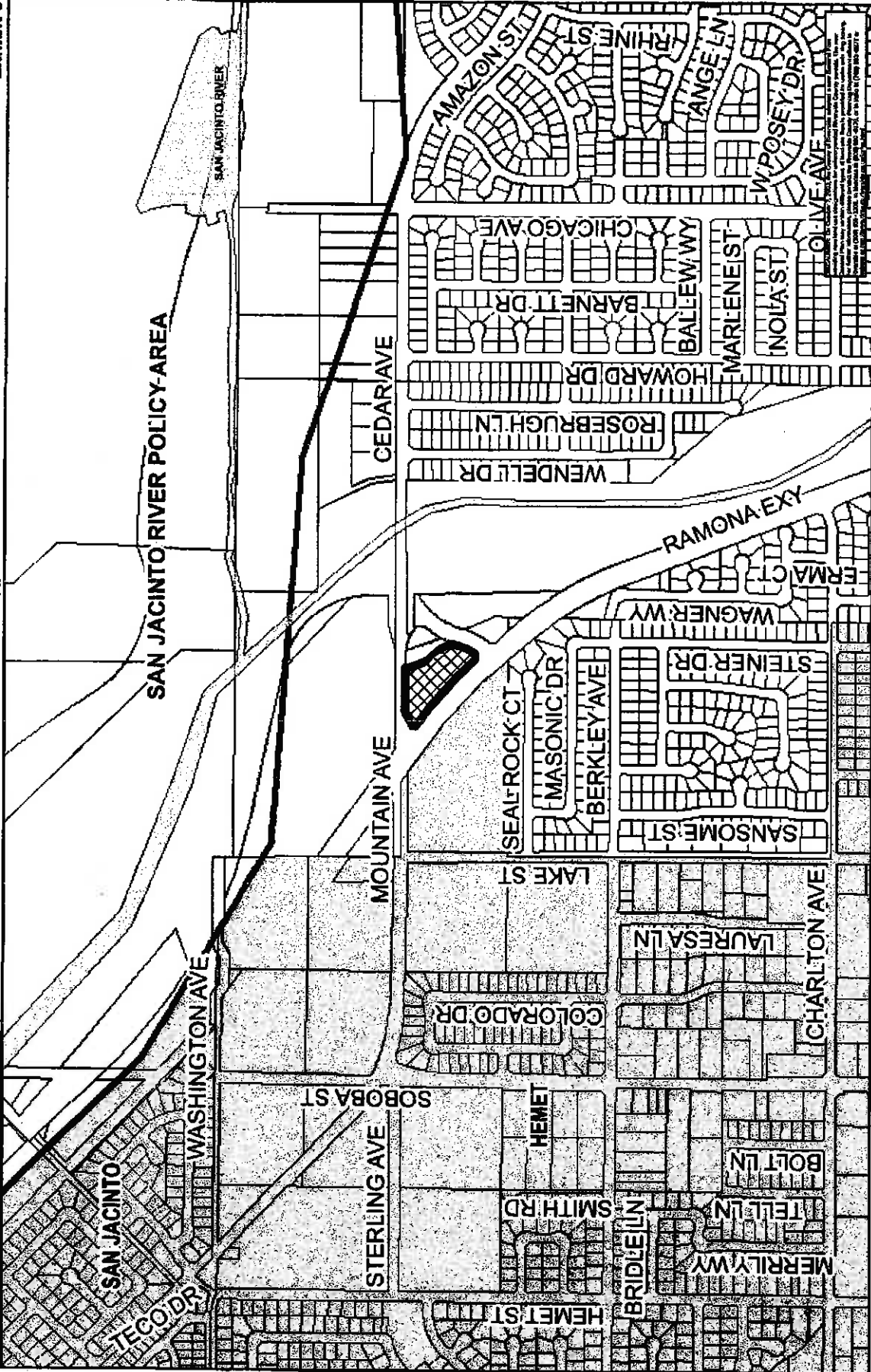
Supervisor Stone  
District 3

Date Drawn: 3/07/08

GPA00983

POLICY AREAS

Planner: Amy Aldana  
Date: 3/11/08  
Exhibit 8



Zone  
District: Valle Vista

Township/Range: T5SR1E

Section : 6

RIVERSIDE COUNTY PLANNING DEPARTMENT

Assessors

Bk. Pg. 551-20

Thomas

Bros. Pg. 811 H5

5,700

3,800

1,900

950

0

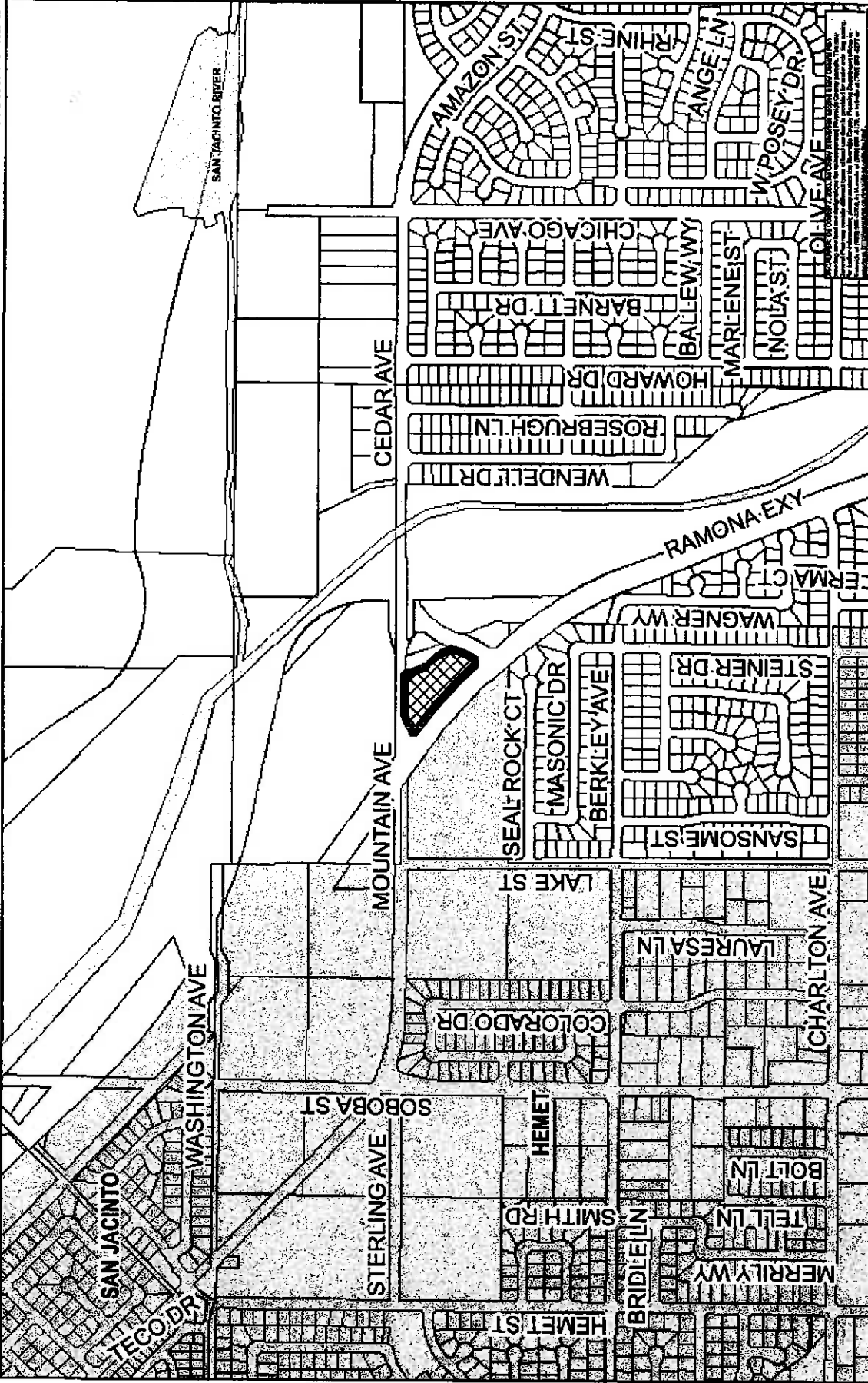
Feet

Supervisor Stone  
District 3

Date Drawn: 3/07/08

# GPA00983 VICINITY MAP

Planner: Amy Aldana  
Date: 3/11/08  
VICINITY MAP



Zone  
District: Valle Vista  
Township/Range: T5SR1E  
Section : 6

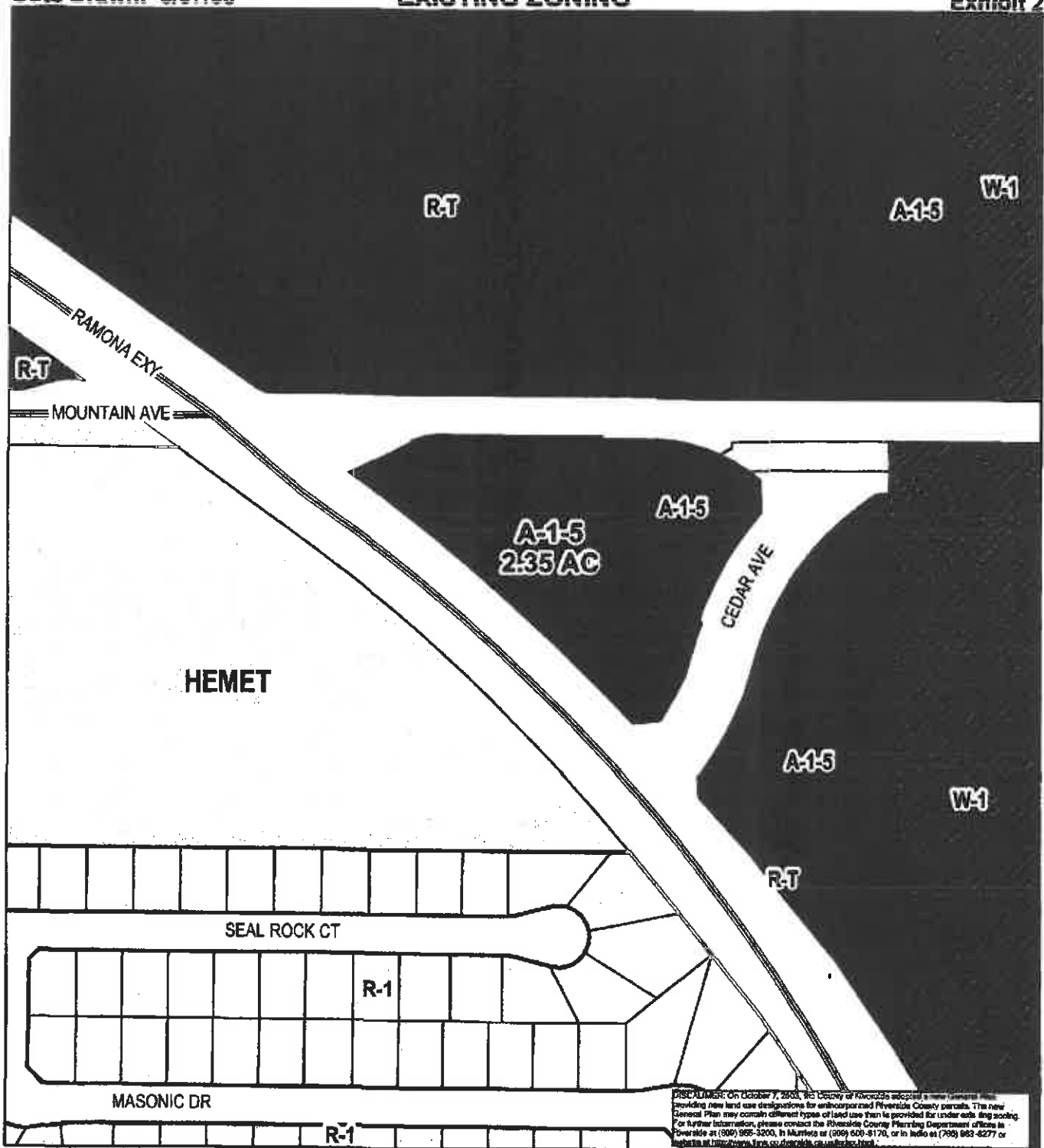
## RIVERSIDE COUNTY PLANNING DEPARTMENT

Assessors  
Bk. Pg. 551-20  
Thomas  
Bros. Pg. 811 H5

Supervisor Stone  
District 3  
Date Drawn: 3/07/08

**GPA00983**  
**EXISTING ZONING**

Planner: Amy Aidana  
Date: 3/11/08  
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 (951) 965-3200, in Murietta at (909) 600-8170, or in Indio at (760) 963-6277 or by e-mail at [planning@riverside.ca.gov](mailto:planning@riverside.ca.gov) or <http://www.riverside.ca.gov/planning/plan.htm>.

**RIVERSIDE COUNTY PLANNING DEPARTMENT**

**Zone**  
**District: Valle Vista**  
**Township/Range: T5SR1E**  
**Section : 6**



**Assessors**  
**Bk. Pg. 551-20**  
**Thomas**  
**Bros. Pg. 811 H5**



# ENDANGERED HABITATS LEAGUE

DEDICATED TO ECOSYSTEM PROTECTION AND SUSTAINABLE LAND USE



January 11, 2009

*VIA ELECTRONIC MAIL AND FACSIMILE*

The Hon. Roy Wilson  
Riverside County Board of Supervisors  
4080 Lemon St. 5<sup>th</sup> Floor  
Riverside, CA 92501

**RE: Item 15, General Plan Amendment Initiation Proceedings (January 13, 2009)**

Dear Chairman Wilson and Members of the Board:

The Endangered Habitats League (EHL) wishes to express some general concerns about the landowner-initiated GPA process and then comment about specific items on the January 13 agenda.

As you know, the Five-Year Update Cycle is the time to take stock of the County's future. Over the last five years, your Board has exerted commendable discipline over proposed Foundation amendments. In our view, it is imperative that this discipline now be extended to both the landowner-initiated and County-initiated GPAs. A list of suggested guiding principles is as follows:

- The Foundation map should not be eroded unless to correct errors or in the event of *compelling* planning reasons. The vision of the 2003 General Plan is not broken.
- The Board should provide stability for land use and transportation planning, and focus on making better use of the large amount of land already designated for Community Development.
- The Board should protect intact Rural and Agriculture lands from both urban and estate lot (Rural Community) development. The latter is inefficient and thus costly in terms of infrastructure and services.
- Land within MSHCP Criteria Cells should not be up-planned except in carefully selected instances where, consistent with the MSHCP, it provides an incentive for a site design that better implements the MSHCP.
- Finally, the Board should fully implement a key recommendation of the Riverside County Fire Hazard Reduction Task Force to reduce future loss of life and property and save the taxpayer money:

*Update the Riverside County General Plan and complete consistency zoning actions to limit residential growth within or adjacent to high fire hazard areas.*

We have the following concerns with the process to date, and request that the next Five-Year Update Cycle be improved to address these concerns:

- Given the importance of the Five-Year Update Cycle, there should have been more outreach to interested stakeholders for both the landowner-initiated GPAs and the County-initiated GPA 960 process.
- There is insufficient coordination between GPA 960 and landowner-initiated GPAs. For example, in the Coachella Valley, 13,000 acres of urban conversion is being initiated through the landowner process, with thousands more acres of such conversion being considered in GPA 960. Landowner initiation is proceeding absent an understanding of the "big picture" of what amount of additional Community Development land is actually needed or a meaningful discussion of where, from an infrastructure and services standpoint, it might best be sited. This non-comprehensive approach defeats the purpose of the Five-Year Cycle.
- The 140 landowner-initiated GPAs are not being presented to the public in a holistic manner, for example in workshops, even though they have the potential to erode the Foundation system. Instead of a "user friendly" approach, members of the public must track multiple Commission and Board agendas.
- Some decisions to date reflect a lack of planning discipline, such as GPA 996 (600 acres of remote Rural land in the Pass/National Forest area, of high fire hazard, initiated as a conversion to Rural Community estates).

Comments on specific items on the January 13, 2009 agenda are as follows:

Item 15.1, GPA 963 (Lake Mathews)

*Concur* with the staff recommendation for non-initiation, as the proposal would introduce a "spot zone" of Community Development in generally rural area. The result would not be orderly development in the context of a larger urban plan. Furthermore, the proposed change would undermine MSHCP planning in a Criteria Cell.

Item 6.4, GPA 994 (Jurupa)

*Concur* with the staff recommendation to change Rural Community to Community Development Overlay. The property borders substantial urban development and is surrounded by golf course and Rural Community. If developed, the site should be used efficiently rather than subdivided into estate lots. However, staff correctly notes that there is as yet no comprehensive plan for urbanization of the area, and it is thus appropriate to use the Overlay pending such planning. We are troubled, though that no information has been provided as to whether there is an overall shortage of land already designated as Community Development, and if more is actually needed.

Item 6.5, GPA 1024 (Mira Loma)

*No position.*

Item 6.7, GPA 983 (San Jacinto Valley)



*Insufficient information.* This property is currently designated Open Space: Conservation, which is defined as follows:

***Open Space-Conservation (OS-C)*** - The Open Space-Conservation land use designation is applied to land designated for preservation of non-MSHCP habitat lands, protection from natural hazards, and preservation of scenic and other natural resources. Ancillary structures or uses may be permitted provided that they further the intent of this designation and do not substantially alter the character of the area. Actual building or structure size, siting, and design will be determined on a case by case basis.

No information has been provided in the staff report as to why the land was so-designated in 2003, what has changed since then, or why the original designation is in error. *If* in error due to surrounding highways and development, and *if* the site does not represent scenic, natural resources, or natural hazards, then a change may be appropriate.

Thank you for considering our views, and we look forward to working with you on a successful Fire-Year Update Cycle.

With best wishes for the New Year,



Dan Silver, MD  
Executive Director

Electronic cc: Ron Goldman  
Mike Harrod  
Katherine Lind  
Interested parties

**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. 983 (Foundation and Entitlement/Policy) and CHANGE of ZONE NO. 7875** – Intent to Adopt a Negative Declaration – Applicant: David Jeffers Consulting, Inc. – Engineer/Representative: David Jeffers Consulting, Inc. – Third Supervisorial District – Area Plan: San Jacinto Valley – Zone District: Valle Vista – Zone: Light Agriculture (A-1-5) – Location: Northeast of Ramona Expressway, south of Mountain Avenue, and west of Cedar Avenue – Project Size: 3.34 acres – **REQUEST:** Proposal to amend the project site's General Plan Foundation Component from Open Space (OS) to Community Development (CD), amend its Land Use Designation from Conservation (C) to Commercial Retail (CR) (0.20-0.35 Floor Area Ratio), and change the site's zoning classification from A-1-5 (Light Agriculture, 5-acre minimum) to C-1/C-P (General Commercial) on three parcels, totaling 3.34 acres.

TIME OF HEARING: **9:00 am** or as soon as possible thereafter  
**NOVEMBER 4, 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](mailto: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

**NOTICE OF PUBLIC HEARING**  
**SCHEDULING REQUEST FORM**

DATE SUBMITTED: 09/25/2015

TO: Planning Commission Secretary

FROM: John Hildebrand

(Riverside)

PHONE No.: (951) 955-1888

E-Mail: jhildebr@rctlma.org

SCHEDULE FOR: Planning Commission on 11/04/2015

20-Day Advertisement: Advertisement Adopt Negative Declaration

GENERAL PLAN AMENDMENT NO. 983 (Foundation and Entitlement/Policy) and CHANGE of ZONE NO. 7875 – Intent to adopt a Negative Declaration – APPLICANT: David Jeffers Consulting, Inc. – ENGINEER/REPRESENTATIVE: David Jeffers Consulting, Inc. – SUPERVISORIAL DISTRICT: Third – AREA PLAN: San Jacinto Valley – ZONE DISTRICT: Valle Vista – ZONE: Light Agriculture (A-1-5) – LOCATION: Northeast of Ramona Expressway, south of Mountain Avenue, and west of Cedar Avenue – PROJECT SIZE: 3.34 acres – REQUEST: Proposal to amend the project site's General Plan Foundation Component from Open Space (OS) to Community Development (CD), amend its Land Use Designation from Conservation (C) to Commercial Retail (CR) (0.20-0.35 Floor Area Ratio), and change the site's zoning classification from A-1-5 (Light Agriculture, 5-acre minimum) to C-1/C-P (General Commercial) on three parcels, totaling 3.34 acres – APNs: 551-200-058, 551-200-061, & 551-200-062.

**STAFF RECOMMENDATION:**

- APPROVAL (CONSENT CALENDAR)
- APPROVAL
- APPROVAL WITHOUT DISCUSSION
- CONTINUE WITH DISCUSSION TO \_\_\_\_\_
- CONTINUE WITHOUT DISCUSSION TO \_\_\_\_\_
- CONTINUE WITHOUT DISCUSSION OFF CALENDAR
- DENIAL
- SCOPING SESSION
- INITIATION OF THE GENERAL PLAN AMENDMENT
- DECLINE TO INITIATE THE GENERAL PLAN AMENDMENT
- \_\_\_\_\_

Provide one set of mailing labels, including surrounding property owners, Non-County Agency and Interested Parties and, owner, applicant, and engineer/representative (Confirmed to be less than 6 months old from date of preparation to hearing date)

Provide one set of labels for owner, applicant, and engineer/representative.

Fee Balance: \$2,789.65, as of 09/25/2015.

CFG Case # CFG05157 - Fee Balance: \$ 2,274.00

Estimated amount of time needed for Public Hearing: 10 Minutes (Min 5 minutes)

Controversial: YES  NO

Provide a very brief explanation of controversy (1 short sentence)

Principal's signature/initials: \_\_\_\_\_

Date: \_\_\_\_\_

PROPERTY OWNERS CERTIFICATION FORM

I, VINNIE NGUYEN, certify that on 9/1/2015

The attached property owners list was prepared by Riverside County GIS

APN (s) or case numbers C307875/GPA00983 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

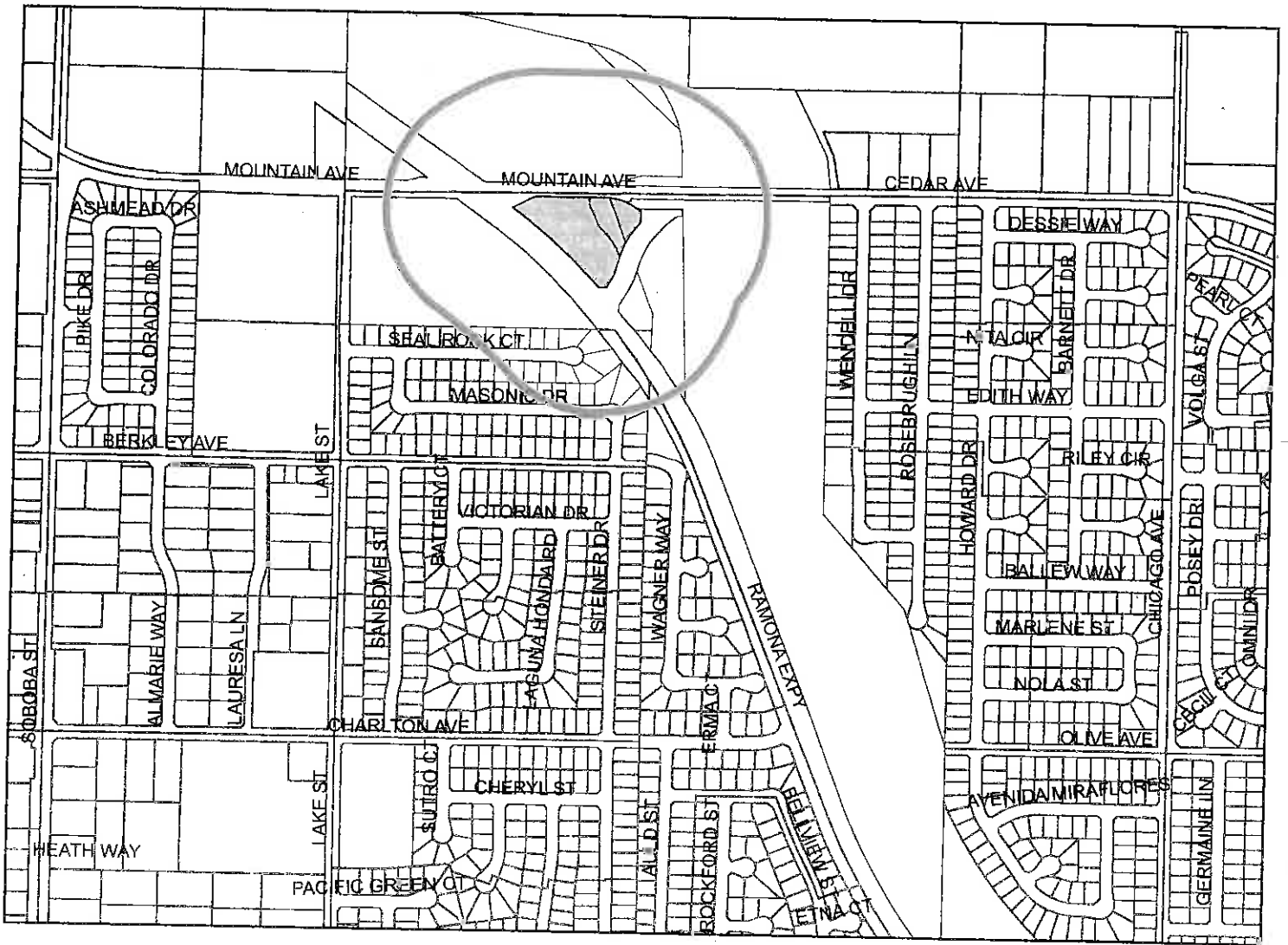
TITLE GIS Analyst

ADDRESS: 4080 Lemon Street 2<sup>nd</sup> Floor

Riverside, Ca. 92502

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

**CZ07875 GPA00983 (600 feet buffer)**



**Selected Parcels**

- |             |             |             |             |             |             |             |             |             |             |
|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|
| 551-451-015 | 551-451-019 | 551-451-008 | 551-200-001 | 551-451-010 | 551-451-026 | 551-451-011 | 551-451-014 | 551-451-020 | 551-451-044 |
| 551-451-029 | 551-451-009 | 551-451-018 | 551-070-014 | 551-200-058 | 551-200-061 | 551-200-062 | 551-451-030 | 551-451-016 | 551-200-055 |
| 551-200-056 | 551-200-057 | 551-451-045 | 551-070-015 | 551-451-048 | 551-372-003 | 551-451-021 | 551-070-011 | 551-070-013 | 551-200-034 |
| 551-451-027 | 551-451-012 | 551-451-022 | 551-451-028 | 551-451-046 | 551-451-013 | 551-451-047 | 551-451-017 |             |             |



560 280 0 560 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: 551070014, APN: 551070014  
LAKE HEMET MUNICIPAL WATER DIST  
26385 FAIRVIEW AVE  
HEMET CA 92544

ASMT: 551372003, APN: 551372003  
ESPERANZA ESPINOZA, ETAL  
43052 BERKLEY AVE  
HEMET, CA. 92544

ASMT: 551070015, APN: 551070015  
MOUNTAIN VIEW PARK INC  
4110 DUDLEY ST  
DEARBORN HEIGHTS MI 48125

ASMT: 551451008, APN: 551451008  
CAH 2014 1 BORROWER  
9305 E VIA DE VENTURA 201  
SCOTTSDALE AZ 85258

ASMT: 551200001, APN: 551200001  
CASA DEL REY ESTATES  
C/O PATTI HASBROUCK  
1045 E MORTON PL  
HEMET CA 92543

ASMT: 551451009, APN: 551451009  
MARY CAMERON, ETAL  
42866 SEAL ROCK CT  
HEMET, CA. 92544

ASMT: 551200034, APN: 551200034  
RIVERSIDE COUNTY FLOOD CONT  
1995 MARKET ST  
RIVERSIDE CA 92501

ASMT: 551451010, APN: 551451010  
CRAIG KING  
42888 SEAL ROCK CT  
HEMET, CA. 92544

ASMT: 551200057, APN: 551200057  
ROSALIE BLACKBURN, ETAL  
20197 NANDINA AVE  
PERRIS CA 92570

ASMT: 551451011, APN: 551451011  
DANIEL FLORES  
25036 STEINER DR  
HEMET CA 92544

ASMT: 551200058, APN: 551200058  
BETTY WESSELINK, ETAL  
43175 CEDAR AVE  
HEMET, CA. 92544

ASMT: 551451012, APN: 551451012  
STEVEN TEPPER  
P O BOX 80291  
RANCHO SANTA MARGARITA CA 92688

ASMT: 551200061, APN: 551200061  
BETTY WESSELINK, ETAL  
P O BOX 92  
HEMET CA 92546

ASMT: 551451013, APN: 551451013  
ALICE RAINES, ETAL  
42922 SEAL ROCK CT  
HEMET, CA. 92544



ASMT: 551451014, APN: 551451014  
DAVID STEINER  
42936 SEAL ROCK CT  
HEMET, CA. 92544

ASMT: 551451021, APN: 551451021  
RAUL DAMIANPEREZ  
43002 MASONIC DR  
HEMET, CA. 92544

ASMT: 551451015, APN: 551451015  
AMY HIGGINSON  
26141 ADRIENNE WAY  
HEMET CA 92544

ASMT: 551451022, APN: 551451022  
JANINE JORDAN, ETAL  
24952 STEINER DR  
HEMET, CA. 92544

ASMT: 551451016, APN: 551451016  
MARIA URIAS  
42964 SEAL ROCK CT  
HEMET, CA. 92544

ASMT: 551451026, APN: 551451026  
CARMEN CORTEZ, ETAL  
42960 MASONIC DR  
HEMET, CA. 92544

ASMT: 551451017, APN: 551451017  
GLENDA MOYER, ETAL  
42975 SEAL ROCK CT  
HEMET, CA. 92544

ASMT: 551451027, APN: 551451027  
EMILY GUTIERREZ, ETAL  
42946 MASONIC DR  
HEMET, CA. 92544

ASMT: 551451018, APN: 551451018  
DESIREE DEEMER, ETAL  
27345 TIERRA VERDE  
HEMET CA 92544

ASMT: 551451028, APN: 551451028  
BARBARA MILLER, ETAL  
42932 MASONIC DR  
HEMET, CA. 92544

ASMT: 551451019, APN: 551451019  
SOCORRO ROSAS, ETAL  
42974 MASONIC DR  
HEMET, CA. 92544

ASMT: 551451029, APN: 551451029  
OLGA ELLIOTT, ETAL  
42918 MASONIC DR  
HEMET, CA. 92544

ASMT: 551451020, APN: 551451020  
FOSTER HURTADO  
42988 MASONIC DR  
HEMET, CA. 92544

ASMT: 551451030, APN: 551451030  
LUKE TABOR  
42904 MASONIC DR  
HEMET, CA. 92544



ASMT: 551451044, APN: 551451044  
GAIL HANSEN  
42891 SEAL ROCK CT  
HEMET, CA. 92544

ASMT: 551451045, APN: 551451045  
MARY GARDNER, ETAL  
42905 SEAL ROCK CT  
HEMET, CA. 92544

ASMT: 551451046, APN: 551451046  
BENJAMIN MELO, ETAL  
42919 SEAL ROCK CT  
HEMET, CA. 92544

ASMT: 551451047, APN: 551451047  
WILLIAM KIFER  
42933 SEAL ROCK CT  
HEMET, CA. 92544

ASMT: 551451048, APN: 551451048  
KEITH BRAJEVICH, ETAL  
C/O KEITH BRAJEVICH  
42947 SEAL ROCK CT  
HEMET CA 92544







# RIVERSIDE COUNTY PLANNING DEPARTMENT

**Steve 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. 983  
*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)*

Dave Jeffers  
*Project Applicant*

19 Spectrum Pointe Drive, Suite 609, Lake Forest, CA 92630  
*Address*

The project site is located northeast of Ramona Expressway, south of Mountain Avenue, and west of Cedar Avenue.  
APNs: 551-200-058, 551-200-061, & 551-200-062  
*Project Location*

General Plan Amendment, No. 983, to amend the General Plan Foundation Component from Open Space (OS) to Community Development (CD) and to amend the General Plan Land Use from Conservation (C) to Commercial Retail (CR) (0.20-0.35 Floor Area Ratio) and Change of Zone No. 7875 to change the Zoning designation from A-1-5 (Light Agriculture, 5-acre minimum) to C-1/C-P (General Commercial) on three parcels, totaling 3.34 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. A 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.

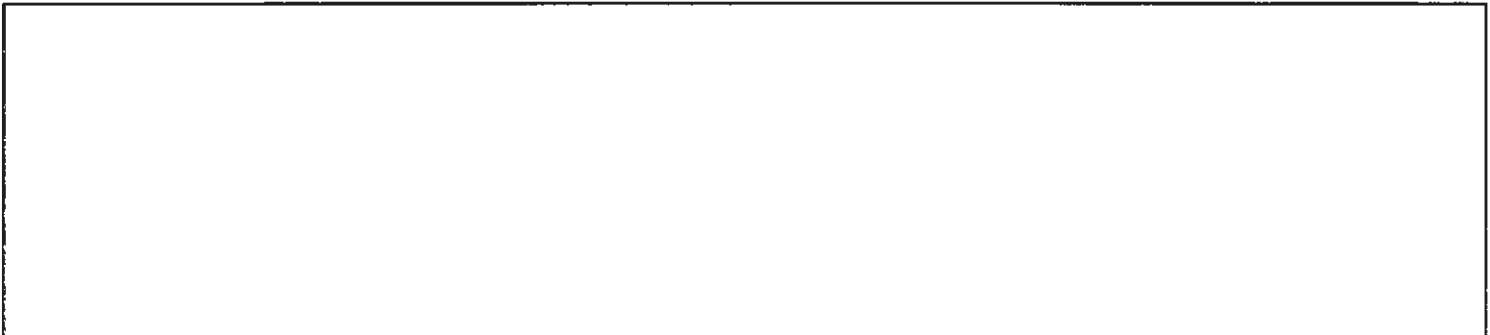
This is to certify that the earlier EA, with comments, responses, and record of project approval is available to the general public at: Riverside County Planning Department, 4080 Lemon Street, 12th Floor, Riverside, CA 92501.

John Hildebrand  
*Signature*

John Hildebrand  
*Title*

08/31/2015  
*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. 983

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: August 31, 2015

Applicant/Project Sponsor: Dave Jeffers Date Submitted: February 14, 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#: ZEA41810 ZCFG05157

**FOR COUNTY CLERK'S USE ONLY**

COUNTY OF RIVERSIDE  
SPECIALIZED DEPARTMENT RECEIPT  
Permit Assistance Center

\* REPRINTED \* R0801612

4080 Lemon Street  
Second Floor  
Riverside, CA 92502  
(951) 955-3200

39493 Los Alamos Road  
Suite A  
Murrieta, CA 92563  
(951) 600-6100

38686 El Cerrito Road  
Palm Desert, CA 92211  
(760) 863-8277

\*\*\*\*\*  
\*\*\*\*\*

Received from: WESSELINK LEO AND BETTY \$64.00  
paid by: CK 3354  
paid towards: CFG05157 CALIF FISH & GAME: DOC FEE  
CALIFORNIA FISH AND GAME FOR EA41810  
at parcel #:  
appl type: CFG3

By \_\_\_\_\_ Feb 15, 2008 09:07  
MBRASWEL posting date Feb 15, 2008

\*\*\*\*\*  
\*\*\*\*\*

Account Code	Description	Amount
658353120100208100	CF&G TRUST: RECORD FEES	\$64.00

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

Additional info at [www.rctlma.org](http://www.rctlma.org)

COUNTY OF RIVERSIDE  
SPECIALIZED DEPARTMENT RECEIPT  
Permit Assistance Center

R1510486

4080 Lemon Street  
Second Floor  
Riverside, CA 92502  
(951) 955-3200

39493 Los Alamos Road  
Suite A  
Murrieta, CA 92563  
(951) 600-6100

38686 El Cerrito Road  
Palm Desert, CA 92211  
(760) 863-8277

\*\*\*\*\*  
\*\*\*\*\*

Received from: WESSELINK LEO AND BETTY \$2,210.00  
paid by: CK 5225  
paid towards: CFG05157 CALIF FISH & GAME: DOC FEE  
CALIFORNIA FISH AND GAME FOR EA41810  
at parcel #:  
appl type: CFG3

By \_\_\_\_\_ Sep 17, 2015 14:23  
MGARDNER posting date Sep 17, 2015

\*\*\*\*\*  
\*\*\*\*\*


Account Code	Description	Amount
658353120100208100	CF&G TRUST	\$2,210.00

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

Additional info at [www.rctlma.org](http://www.rctlma.org)

Agenda Item No.: 4.6  
Area Plan: Mead Valley  
Zoning Area: Good Hope  
Supervisory District: First  
Project Planner: John Earle Hildebrand III  
Planning Commission: November 4, 2015

General Plan Amendment No. 1036  
Environmental Assessment No. 41870  
Applicant: Miguel Sandoval  
Engineer/Representative: Miguel Sandoval

  
Steve Weiss, AICP  
Planning Director

## COUNTY OF RIVERSIDE PLANNING DEPARTMENT STAFF REPORT

### PROJECT DESCRIPTION AND LOCATION:

**General Plan Amendment No. 1036 (Foundation and Entitlement/Policy Amendment)** – Proposal to amend the project site's General Plan Foundation Component from Rural (R) to Rural Community (RC) and to amend its General Plan Land Use Designation from Rural Residential (RR) (5-Acre Minimum) to Very Low Density Residential (VLDR) (1-Acre Minimum) on one parcel, totaling 4.19 acres, located north of Steele Peak Drive, east of Belita Drive, south of Mountain Avenue, and West of Read Street, within the Mead Valley Area Plan (APN: 343-180-002)

### BACKGROUND:

#### *General Plan Initiation Proceedings ("GPIP")*

This project was submitted on February 15, 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 September 1, 2009, the Riverside County Board of Supervisors adopted an order initiating proceedings for General Plan Amendment No. 1036. The GPIP Board of Supervisors report package is included with this report. GPA No. 1036 (the "project") is now being taken forward for consideration.

#### *Project Site Configuration*

This General Plan Amendment is a proposal to change the Land Use Designation on a single 4.19-acre parcel located midblock. The entire block, which includes 10 parcels, currently has an existing Land Use Designation of RR (5-acre minimum). Eight of the 10 parcels are 1-acre in area and the remaining 2 parcels are just over 4-acres in area, most of which contain existing single-family homes.



GPA01036 Aerial Location Map

*Airport Influence Area ("AIA")*

The project site is located within March Air Reserve Base Airport Influence Area. As a result, this project is required to be reviewed by the Airport Land Use Commission ("ALUC"). File No. ZAP1145MA15 was submitted to the ALUC for review in July 2015. The ALUC made a determination that the site is located within Airport Compatibility Zone E of the March Air Reserve Base Airport and based upon the location of the project site and its relative distance to the airport, no restrictions are imposed upon the site or the sites ultimate use as residential. ALUC Resolution No. 2015-01 was adopted on August 13, 2015, which codified this determination.

*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 Native American Tribes whose historical extent includes the project site. Consultation request notices were sent to each of the Tribes on the list on May 26, 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.

AB 52 became effective on July 1, 2015. In compliance with AB 52, separate notices regarding this project were mailed to all requesting Tribes on September 10, 2015. AB 52 provides for a 30-day review period in which all noticed Tribes may request consultation regarding the proposed project. County staff received notification from the Pechanga Tribe within the 30-day period, requesting to initiate consultation on this project. County staff discussed this project with the Pechanga Tribe on October 10, 2015, explaining that the project scope includes a legislative action only. There is no accompanying implementing project and it will result in no physical disturbance of the site. The Pechanga Tribe concluded that this project could move forward with no additional consultation, provided they are again noticed during the time of any future implementing project. In accordance with this request and in compliance with AB 52, County staff will notice the Pechanga tribe, as well as all other requesting Tribes, at the time a project is submitted.

**ISSUES OF POTENTIAL CONCERN:**

*GPIP – Planning Commission Comments*

Although there is no implementing project associated with this General Plan Amendment, the Planning Commission provided comments regarding future development of the project. The project site is 4.19-acres in area and it was suggested that rather than a change to VLDR, which allows one-acre lots, the property should be changed to require a two-acre lot minimum when subdivided, for the purpose of preserving the rural nature of the area. However, when looking at the residential block that the project site is located within, as well as the adjacent residential block to the east, there are multiple existing one-acre parcels with single family homes. A future subdivision of one-acre minimum lots is consistent with the other existing properties in the area. Therefore, the Board of Supervisors felt that VLDR would be a logical land use, and adopted the order to initiate General Plan Amendment proceedings.

*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 15, 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 existing General Plan Land Use Designation for the project site is Rural Residential, which requires development at one residential dwelling unit per five-acres. The adjacent block to the east has a General Plan Land Use of Very Low Density Residential, which allows for the subdivision of one-acre lots per dwelling unit. The project site is located on a residential block that has been previously subdivided into eight one-acre lots, with two, four-acre lots remaining, many of which contain single family homes. The existing 1-acre minimum lot size residential development to the east, coupled with the existing 1-acre lots surrounding the project site, represent a newer and ongoing change of circumstance. This proposed General Plan Foundation Component Amendment will result in creating a consistency with the existing development pattern for the site, as well as the surrounding area. As a result, a Foundation Component modification is justified because of these new circumstances.

*Riverside County Vision*

The Riverside County General Plan Vision Statement discusses many concepts, which are distinguished by categories and include housing, population growth, healthy communities, conservation, transportation, and several others. 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 says, "Population growth continues and is focused where it can best be accommodated." Furthermore, the Population Growth section states, "New growth patterns no longer reflect a pattern of random sprawl. Rather, they follow a framework of transportation and open space corridors, with concentrations of development that fit into that framework. In other words, important open space and transportation corridors define growth areas." Changing the project site's General Plan Foundation Component to Rural Community will enable the site to be developed with new residential, consistent with the density and lot sizes of the existing development to the east. Pursuant to the Vision Statement, this consolidates future growth into an area than can accommodate it and will reduce further residential sprawl.

Additionally, the Housing portion of the Vision Statement says, "Regional forecasts of housing needs 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 Statement and this General Plan Foundation Component modification is justified.

*Internal Consistency*

The project site is not located within any policy area or special overlay that would result in an inconsistency from a General Plan Foundation Component Amendment from Rural to Rural Community. Furthermore, staff has reviewed this project in conjunction with each of the ten (10) Riverside County General Plan Elements, which includes 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 with the policies and objectives of each element. This is supported through the Fundamental Housing Value of the Vision Statement, which states the following:

- We acknowledge shelter as one of the most basic community needs and value the willingness of our communities and their leaders to accept housing for our growing population in our communities, particularly with respect to the ongoing shortage of affordable housing and its negative impacts on our communities.

This proposed General Plan Foundation Component Amendment will provide an opportunity for a residential development under a future implementing project, addressing the need for new housing as a result of ongoing population growth in the area. This project will not create an inconsistency with any of the General Plan Elements and as a result, a General Plan Foundation Component Amendment is justified.

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 Statement of the Riverside County General Plan. In addition, this Entitlement/Policy Amendment is also consistent with the Vision Statement for the same reasons. This General Plan Land Use Amendment will change the site from RR (5-acre minimum) to VLDR (1-acre minimum), which will enable additional residential development to occur in a logical, consolidated area, reducing sprawl. As a result, this project is consistent with the Riverside County Vision Statement.

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.

The community in which the project site is located has been maturing over the years and has experienced a change to relatively smaller residential lot sizes. The five-acre minimum requirement has given way to one-acre subdivisions to not only within the project site's residential block, but adjacent blocks as well.

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 Designation shift from Rural Residential to Very Low 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. Also, as previously stated, development at a Very Low Density Residential (1 acre minimum) range is compatible with the existing residential tract to the east, which was also constructed within the Very Low Density Residential range. This proposed General Plan Amendment is a logical expansion of the existing land use pattern, in the area, 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.

As demonstrated in the above findings, this proposed Foundation Component Amendment in conjunction with the Entitlement/Policy Amendment, does not conflict with the Riverside County Vision element or any of the General Plan principles. This Amendment will result in a logical extension of the existing and future development patterns of one-acre residential lots, which supports the County's goals and vision through bringing the existing development into conformance.

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. This is achieved through adherence to the General Plan's established policies, which enable implementation of the goals. The following two General Plan policies will be achieved through this Amendment:

- Policy LU 22.1 – Accommodate the development of single- and multi-family residential units in areas appropriately designated by the General Plan and area plan land use maps.

The project site is designated for residential use. As a result of this General Plan Amendment, the project site will be changed to allow development at one dwelling unit per acre, consistent with the other existing developments and parcel sizes in the area.

- Policy LU 22.4 – 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 General Plan Amendment will result in allowing for a mixture of residential property sizes, consistent with the other existing properties, while still retaining the rural nature of the area as a whole. This Amendment will enable the development of the project site at one-acre minimum, per dwelling unit, through a future implementing project. The other existing larger parcels in the area will not be affected and they further the General Plan policy by providing a mixture of residential parcel sizes.

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

As stated in the above finding, the residentially designated block in which the project site is located, contains a mixture of eight, one-acre, developed parcels and two, four-acre parcels. Over time, new homes have been constructed on one-acre parcels within the project site block, as well as the adjacent block to the east. There has been a general development trend to establish smaller one-acre lots in the area. This General Plan Amendment will result in changing the project site's land use from a five-acre development minimum to a one-acre minimum, which is a reasonable change based upon the ongoing circumstance of smaller lot development 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): | Rural Community (RC)   |
| 3. Existing General Plan Land Use (Ex #6):            | Rural Residential (RR) (5-Acre Minimum)  |
| 4. Proposed General Plan Land Use (Ex #6):            | Very Low Density Residential (VLDR) (1-Acre Minimum)   |
| 5. Surrounding General Plan Land Use (Ex #6):         | Rural Residential (RR) (5-Acre Minimum) & Very Low Density Residential (VLDR) (1-Acre Minimum) |
| 6. Existing Zoning (Ex #2):                           | Rural Residential (R-R)  |
| 7. Surrounding Zoning (Ex #2):                        | Rural Residential (R-R)  |
| 8. Existing Land Use (Ex #1):                         | Mobile Home & Vacant Land  |
| 9. Surrounding Land Use (Ex #1):                      | Single-Family Residential & Vacant Land  |
| 10. Project Size:                                     | Total Acreage: 4.19 Acres  |
| 11. Environmental Concerns:                           | See Environmental Assessment File No. EA41870  |

**RECOMMENDATIONS:**

**ADOPT PLANNING COMMISSION RESOLUTION No. 2015-013** recommending adoption of General Plan Amendment No. 1036 to the Riverside County Board of Supervisors;

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

**ADOPT a NEGATIVE DECLARATION for ENVIRONMENTAL ASSESSMENT NO. 41870**, 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. 1036** amending the project site's General Plan Foundation Component from Rural (R) to Rural Community (RC) and amending its General Plan Land Use Designation from Rural Residential (RR) (5 acre minimum) to Very Low Density Residential (VLDR) (1 acre minimum) on one parcel, totaling 4.19 acres 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 an existing General Plan Land Use of Rural: Rural Residential (R:RR) (5-Acre Minimum) and is located within the Mead Valley Area Plan.
2. The project site is surrounded by properties which have a General Plan Land Use Designation of Rural Residential (RR) and Very Low Density Residential (VLDR).
3. This Regular Foundation Component Amendment and an Entitlement/Policy Amendment will result in a land use change to Rural Community: Very Low Density Residential (RC:VLDR) (1-acre minimum).
4. As provided in this staff report, this project is consistent with both the Administrative Element of the Riverside County General Plan and Sections 2.4 and 2.5 of Ordinance No. 348.
5. As provided in this staff report, this project is in conformance with each of the Riverside County General Plan Elements and will not create an internal inconsistency with them.
6. As provided in this staff report, this project does not conflict with nor does it require any changes to the Riverside County Vision Statement.
7. As provided in this staff report, this project is consistent with the planning principles in Appendix B of the Riverside County General Plan.
8. Special circumstances or conditions have emerged that were unanticipated in preparing the General Plan. Specifically, several of the properties immediately adjacent to the project site have been previously subdivided into one-acre lots. Furthermore, the existing residential development to the east has been previously subdivided into one-acre lots as well. This General Plan Amendment will result in a land use change that is consistent with the existing one-acre residential developments in the area
9. Policy LU 22.1 of the General Plan Land Use element states, "Accommodate the development of single- and multi-family residential units in areas appropriately designated by the General Plan and area plan land use maps." The project site's land use will be changed to allow development

at one dwelling unit per acre, consistent with the other existing developments and parcel sizes in the area.

10. Policy LU 22.4 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 General Plan Amendment will result in allowing for a mixture of residential property sizes, consistent with the other existing properties, while still retaining the rural nature of the area as a whole.
11. The project site has an existing Zoning Classification of Rural Residential (RR).
12. The project site is surrounded by properties which have a Zoning Classification of Rural Residential (RR).
13. Environmental Assessment No. 41870 identified no potentially significant impacts, and resulted in a Negative Declaration of environmental effects.

**CONCLUSIONS:**

1. The proposed project is in conformance with the Rural Community: Very Low Density Residential (RC:VLDR) (1-acre minimum) Land Use Designation, and with all other elements of the Riverside County General Plan.
2. The proposed project is consistent with the Rural Residential (R-R) 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 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. The boundaries of a City; or
  - b. A Criteria Cell of the Multi-Species Habitat Conservation Plan ("MSHCP"); or
  - c. A County Service Area ("CSA"); or
  - d. A fault zone; or
  - e. A "High" wildfire hazard zone.
3. The project site **is** located within:
  - a. The City of Perris Sphere of Influence; and
  - b. "Low" liquefaction area; and
  - c. An Airport Influence Area ("AIA") – March Air Reserve; and

- d. A State Responsibility Area.
4. The project site is currently designated as Assessor's Parcel Number: 343-180-002.

2  
3 **RESOLUTION NO. 2015-013**  
4 **RECOMMENDING ADOPTION OF**  
5 **GENERAL PLAN AMENDMENT NO. 1036**  
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 November 4, 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 November 4, 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 No. 41870; and  
24

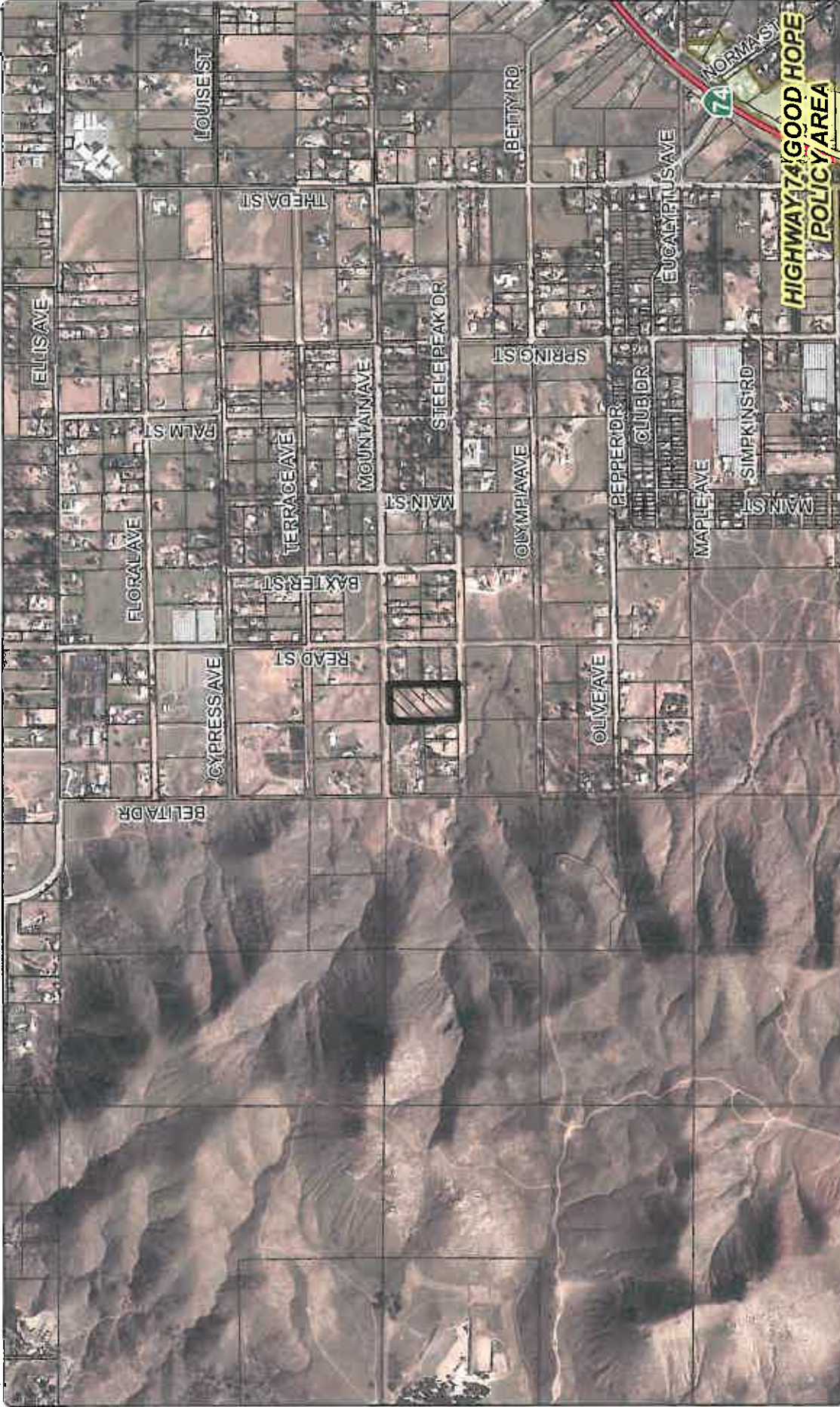
25 **ADOPTION** of General Plan Amendment No. 1036  
26  
27  
28



**RIVERSIDE COUNTY PLANNING DEPARTMENT**  
**GPA01036**  
**VICINITY/POLICY AREAS**

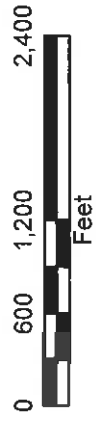
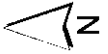
Supervisor Jeffries  
 District 1

Date Drawn: 10/24/13  
 Vicinity Map



Zoning Area: Good Hope

Author: Vinnie Nguyen



DISCLAIMER: On October 7, 2013, the County of Riverside adopted a new General Plan providing for land use designations for unincorporated Riverside County. The new General Plan is available at <http://www.riversideca.gov/CommunityDevelopment/PlanningDepartment/PlanningDepartment.cfm>. For further information, please contact the Riverside County Planning Department office at Riverside at (951) 955-2500 (Workers' Compensation or in the event of (951) 955-2577 (Economic Community or Welfare). <http://www.riversideca.gov>

RIVERSIDE COUNTY PLANNING DEPARTMENT

GPA01036

LAND USE

Supervisor Jeffries  
District 1

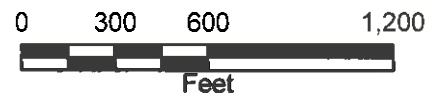
Date Drawn: 08/07/2015

Exhibit 1



Zoning Area: Good Hope

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.netrus.org>

RIVERSIDE COUNTY PLANNING DEPARTMENT

GPA01036

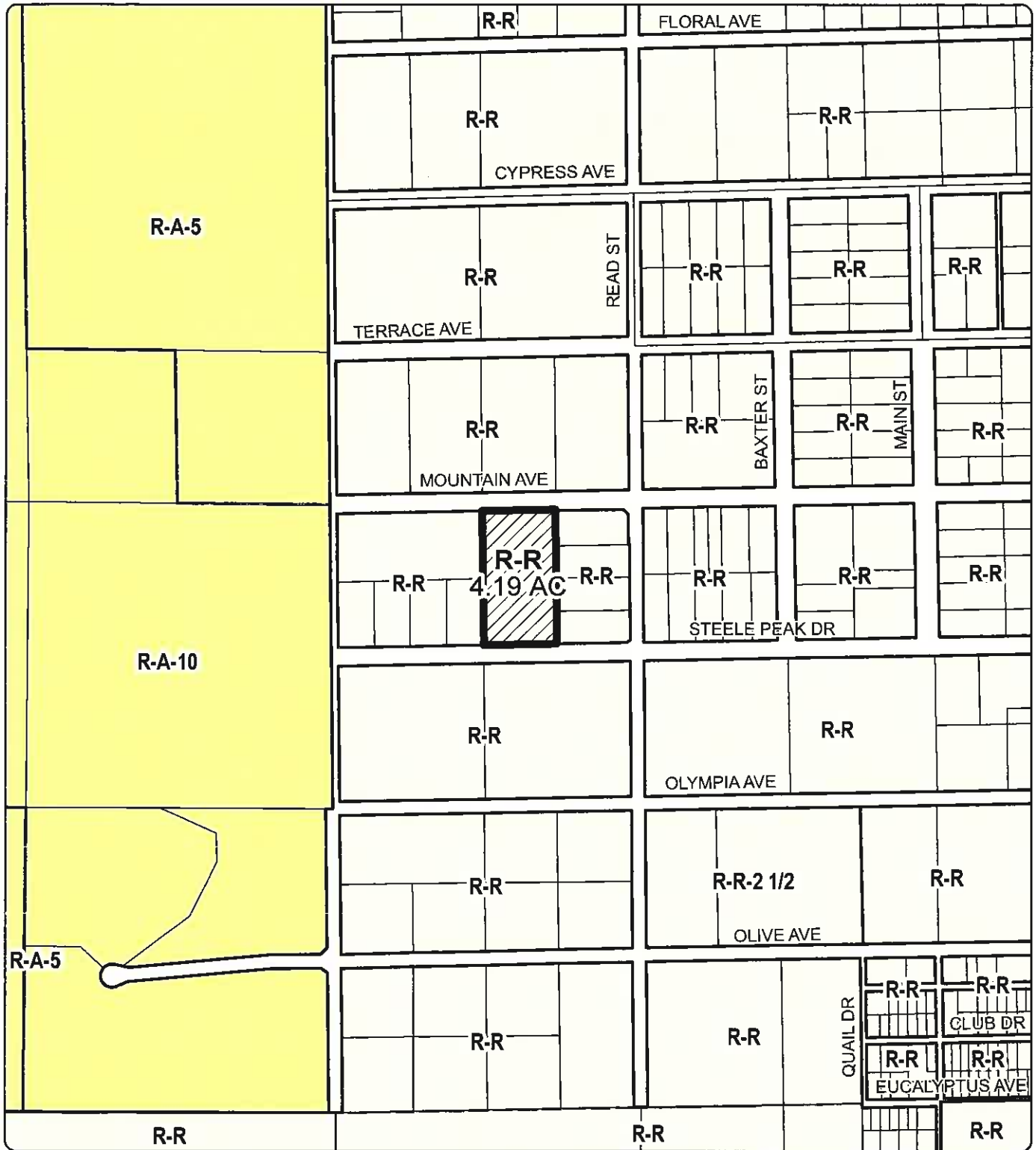
Date Drawn: 08/07/2015

Supervisor Jeffries

District 1

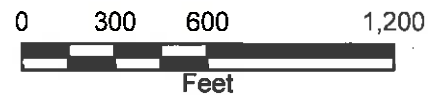
EXISTING ZONING

Exhibit 2



Zoning Area: Good Hope

Author: Vinnie Nguyen



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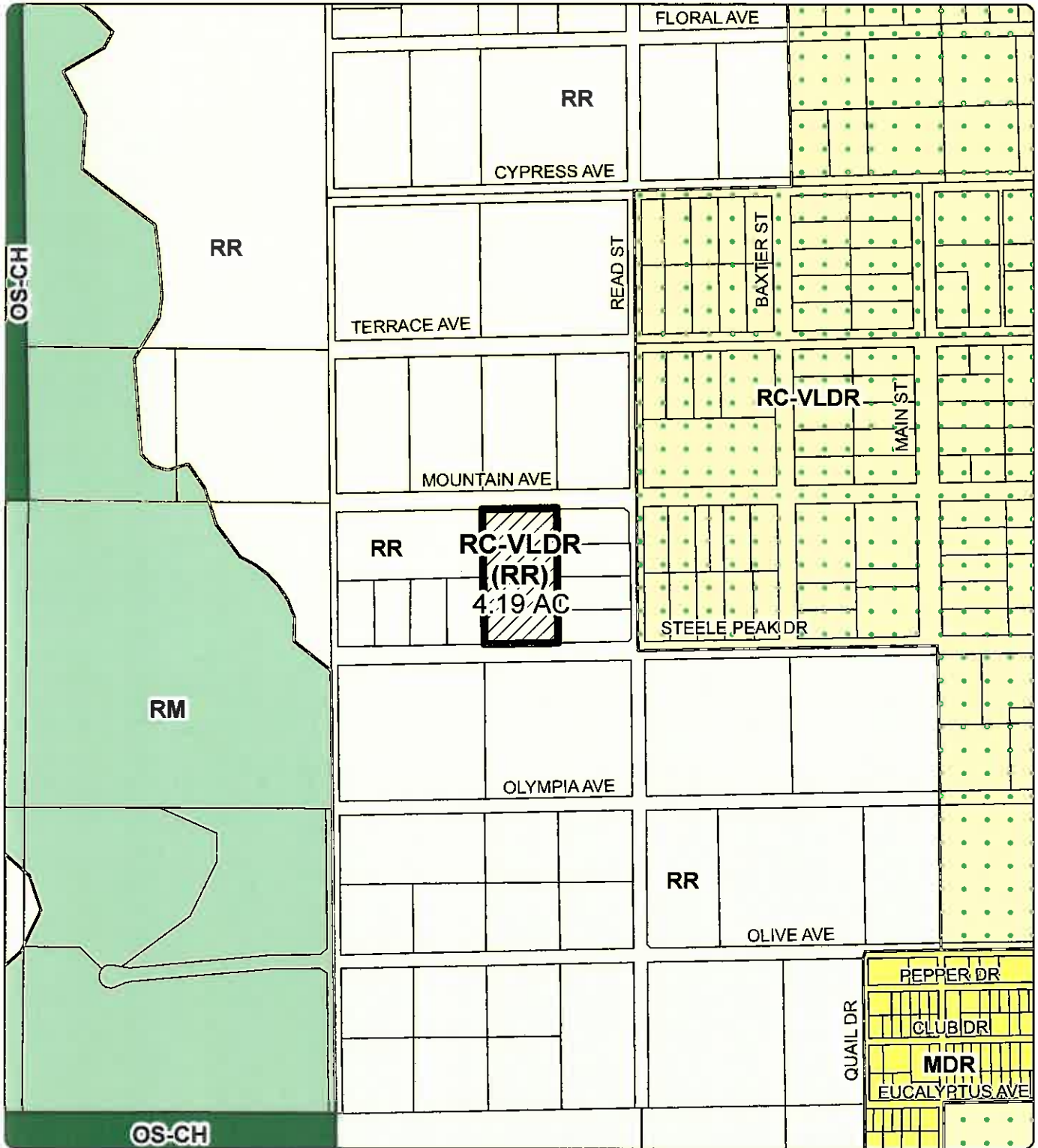
RIVERSIDE COUNTY PLANNING DEPARTMENT

GPA01036

PROPOSED GENERAL PLAN

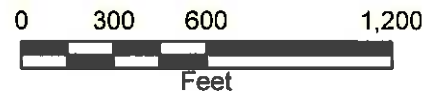
Supervisor Jeffries  
District 1

Date Drawn: 08/07/2015  
Exhibit 6



Zoning Area: Good Hope

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.rcti.ca.gov>

# COUNTY OF RIVERSIDE

## ENVIRONMENTAL ASSESSMENT FORM: INITIAL STUDY

**Environmental Assessment No.:** 41870

**Project Case:** General Plan Amendment No. 1036

**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:** Miguel Sandoval

**Applicant's Address:** 11543 East Buell Street, Santa Fe Springs, CA 90670

**Applicant's Telephone Number:** (562) 279-5663

### I. PROJECT INFORMATION

#### A. Project Description:

General Plan Amendment No. 1036 to amend the project site's General Plan Foundation Component from Rural (R) to Rural Community (RC) and to amend its Land Use Designation from Rural Residential (R:RR) (5-acre minimum) to Very Low Density Residential (RC:VLDR) (1-acre minimum) on one parcel, totaling 4.19 acres.

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

**C. Total Project Area:** 4.19 Net Acres

**D. Assessor's Parcel No.:** 343-180-002

**E. Street References:** The project site is located north of Steele Peak Drive, east of Belita Drive, south of Mountain Avenue, and west of Read Street.

**F. Section, Township, and Range Description:** Section 3, Township 5 South, Range 4 West

**G. Brief description of the existing environmental setting of the project site and its surroundings:** The project site is primarily vacant land with a mobile home located in the middle. The project site is surrounded by a combination of other vacant land and single-family detached dwelling units.

### 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 site's General Plan Foundation Component and its 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:** Mead 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):** Rural Community (RC)

**F. General Plan Land Use Designation (Proposed):** Very Low Density Residential (RC:VLDR) (1-acre minimum)

**G. Overlays:** City of Perris Sphere of Influence

**H. Policy Areas:** None

**I. Adjacent and Surrounding:**

1. **Area Plan:** Mead Valley to the north, south, east, and west.
2. **Foundation Component(s):** Rural to the north, west, and south. Rural and Rural Community to the east.
3. **Land Use Designation(s):** Rural Residential (5-acre minimum) to the north, west, and south. Rural Residential (5-acre minimum) and Very Low Density Residential (1-acre minimum) to the east.
4. **Overlay(s), if any:** City of Perris Sphere of Influence
5. **Policy Area(s), if any:** None

**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):** Rural Residential

**L. Zoning (Proposed):** N/A

**M. Adjacent and Surrounding Zoning:** Rural Residential to the north, east, south, and east.

**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               |   |

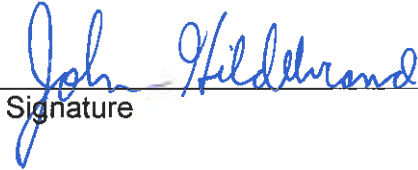
**IV. DETERMINATION**

On the basis of this initial evaluation:

<b>A PREVIOUS ENVIRONMENTAL IMPACT REPORT/NEGATIVE DECLARATION WAS NOT PREPARED</b>
<input checked="" type="checkbox"/> I find that the proposed project <b>COULD NOT</b> have a significant effect on the environment, and a <b>NEGATIVE DECLARATION</b> 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. <b>A MITIGATED NEGATIVE DECLARATION</b> will be prepared.
<input type="checkbox"/> I find that the proposed project <b>MAY</b> have a significant effect on the environment, and an <b>ENVIRONMENTAL IMPACT REPORT</b> is required.

<b>A PREVIOUS ENVIRONMENTAL IMPACT REPORT/NEGATIVE DECLARATION WAS PREPARED</b>
<input type="checkbox"/> I find that although the proposed project could have a significant effect on the environment, <b>NO NEW ENVIRONMENTAL DOCUMENTATION IS REQUIRED</b> 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 <b>ADDENDUM</b> to a previously-certified EIR or Negative Declaration has been prepared and will be considered by the approving body or bodies.
<input type="checkbox"/> 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 <b>SUPPLEMENT TO THE ENVIRONMENTAL IMPACT REPORT</b> is required that need only contain the information necessary to make the previous EIR adequate for the project as revised.
<input type="checkbox"/> I find that at least one of the following conditions described in California Code of Regulations, Section 15162, exist and a <b>SUBSEQUENT ENVIRONMENTAL IMPACT REPORT</b> 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
<b>AESTHETICS</b> Would the project				
<b>1. Scenic Resources</b>				
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 Mead Valley Area Plan – “Scenic Highways”

Findings of Fact:

a-b) Pursuant to the Riverside County General Plan Figure 9 in Mead Valley Area Plan – “Scenic Highways” exhibit, the project site is not located along any scenic highway corridors within the Mead Valley Area Plan. The closest designated Scenic Highway Corridor is along Highway 74, over one mile away from the project site. This project will not impact any scenic highway corridors.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

<b>2. Mt. Palomar Observatory</b>				
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 in Mead Valley Area Plan – “Mt. Palomar Nighttime Lighting Policy”

Findings of Fact:

a) Pursuant to the Riverside County General Plan Figure 6 in Mead Valley Area Plan – “Mt. Palomar Nighttime Lighting Policy” exhibit, the project site is located within Zone b. Any implementing project

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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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, 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 type="checkbox"/>	<input checked="" type="checkbox"/>
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b) Expose residential property to unacceptable light levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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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 1 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, 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.

**AGRICULTURE & FOREST RESOURCES** Would the project

**4. Agriculture**

a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland) as shown on	<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
the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?				
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) 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 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 residential zoning. There is not Zoned for commercial agricultural uses and there are no commercial farms in the area. As a result, there are no impacts.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

<b>5. Forest</b>	<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))?				
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.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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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 lands. As a result, 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 type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input checked="" 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 could result in a net increase in population and/or vehicle trips at build out, based upon the proposed change. However, the amount of the increase is too speculative to provide a detailed analysis at this time. Given the relatively small size of the project site (4.19 acres), development of the site would not substantially contribute to negative air quality impacts in the region. Additionally, there are no point source 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, 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.

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.

**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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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"/>
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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"/>
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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"/>
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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"/>
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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"/>
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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"/>
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**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.

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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, there will be no impacts.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

**CULTURAL RESOURCES** Would the project

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>8. Historic Resources</b>				
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) There are no known historic features located on the project site. Furthermore, the project site has been previously disturbed and there is currently a mobile home on site. The necessity for additional historic resource studies will be determined 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. As a result, impacts associated with this project are considered less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

<b>9. Archaeological Resources</b>				
a) Alter or destroy an archaeological site.	<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
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:

a-e) Pursuant to SB 18 requirements, Riverside County staff previously requested a list from the Native American Heritage Commission ("NAHC") of Native American Tribes whose historical extent includes the project site. Consultation request notices were sent to each of the Tribes on the list on May 26, 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.

AB 52 became effective on July 1, 2015. In compliance with AB 52, separate notices regarding this project were mailed to all requesting Tribes on September 10, 2015. AB 52 provides for a 30-day review period in which all noticed Tribes may request consultation regarding the proposed project. County staff received notification from the Pechanga Tribe within the 30-day period, requesting to initiate consultation on this project. County staff discussed this project with the Pechanga Tribe on October 10, 2015, explaining that the project scope includes a legislative action only. There is no accompanying implementing project and it will result in no physical disturbance of the site. The Pechanga Tribe concluded that this project could move forward with no additional consultation, provided they are again noticed during the time of any future implementing project. In accordance with this request and in compliance with AB 52, County staff will notice the Pechanga tribe, as well as all other requesting Tribes, at the time a project is submitted.

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.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

**10. Paleontological Resources**

a) Directly or indirectly destroy a unique paleonto-

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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logical 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 "Low" 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, 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

<b>11. Alquist-Priolo Earthquake Fault Zone or County Fault Hazard Zones</b>	<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 line located approximately 1,400-feet to the east, described as "Fault in Basement Rocks". At this time, the project includes a General Plan Amendment only. As a result, no people or structures will be exposed to any 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 with 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



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

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", the southern half of the project site is mapped as an area of "Low" liquefaction potential and the northern half is not located within a liquefaction 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.

**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

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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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, impacts associated with this project are considered less than significant.

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, there are no steep slopes on the project site that could potentially result in landslides. 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, the southern half of the project site is mapped as an area of "Susceptible" subsidence and the northern half is not located within a subsidence 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.

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.

**16. Other Geologic Hazards**

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

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

**Findings of Fact:**

a) A small portion of the southwest corner of the project site lies within a 100-year flood plain. However, the project site is not located within a dam inundation area, volcanic hazard area, and any other significant geologic hazard.

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.

**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:** 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 pursuant to 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.

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.

**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**

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) 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.

<b>20. Wind Erosion and Blowsand from project either on or off site.</b>	<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, 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

<b>21. Greenhouse Gas Emissions</b>	<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?

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 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

**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 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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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 located within the Airport Influence Area ("AIA") of March Airforce and therefore, requires review by the Airport Land Use Commission ("ALUC"). File No. ZAP1145MA15 was submitted to the ALUC for review in July 2015. The ALUC made a determination that the site is located within Airport Compatibility Zone E of the March Airforce airport and based upon the location of the project site and its relative distance to the airport, no restrictions are imposed upon the site or the sites ultimate use as residential. ALUC Resolution No. 2015-01 was adopted on August 13, 2015, which codified this determination. 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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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-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 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?	<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 checked="" type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input 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 Review.

Findings of Fact:



Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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a-h) A small portion of the southwestern corner of the project site is located within a 100-year flood zone area. This project does not include any grading or construction as it's a General Plan Amendment only; 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, impacts will be less than significant.

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

Findings of Fact:

a-d) Pursuant to the Riverside County General Plan Figure S-9 "100- and 500-Year Flood Hazard Zones" exhibit, a small portion within the southwest corner of the project site is located within the 100-year flood plain. This project does not include any grading or construction as it's a General Plan Amendment only; 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

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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were conducted because there is no accompanying development project. 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".

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.

**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 checked="" type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

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

Findings of Fact:

a) Approval of the project will result in changes to the General Plan Land Use pattern for the project site. The area is currently designated for lower density residential use with 5 acre minimum lot sizes although some of the actual existing developed land in the area is subdivided for 1 acre residential lots. This General Plan Amendment will enable a future lot subdivision into 1 acre similar lots sizes; however, the area as a whole will retain its rural character. As a result, impacts associated with this project are considered less than significant.

b) The project site is located within the designated City of Perris, sphere of influence area. The City of Perris was provided an opportunity to consult with the County, as they received information regarding the proposed General Plan Amendment. The City's review resulted in no comments or concerns regarding 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.

**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) This project does not include a Zone Change. The project site currently has a Zoning designation of Rural Residential, which is flexible and consistent with both the existing land use and proposed land use amendment. The proposed amendment from 5-acre minimum to 1-acre minimum lot sizes is consistent with the other existing subdivided lots in the area.

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, nor is the site Zoned for mineral extraction. 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" exhibit, the project site is located within the March Airforce Airport Influence Area. However, the project site is physically located more than 6 miles away, south of the airport. As a result, there will be no impacts.

**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

**Findings of Fact:**

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

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. The closest is Highway 74, located over a mile away to the east. 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 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?

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

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
other agencies?				
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) 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 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.

<b>POPULATION AND HOUSING</b> Would the project				
<b>35. Housing</b>				
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 type="checkbox"/>	<input checked="" type="checkbox"/>

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

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

a-f) This General Plan Amendment will result in allowing residential development to occur at a rate of one unit per acre, rather than one unit per five acres, which the current land use allows. The project site has a relatively small area of 4.19 acres; whereby, the site could potentially increase from one dwelling unit to four dwelling units, at maximum build-out, which is a negligible increase for the area.

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**

**Source:** Riverside County General Plan Safety Element

**Findings of Fact:**

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 for fire services will be addressed through the County's Development Impact Fee schedule and any assessment districts.

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 are no impacts.

**Mitigation:** No mitigation is required.

**Monitoring:** No monitoring is required.

**37. Sheriff Services**

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:

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 for sheriff services will be addressed through the County's Development Impact Fee schedule and any assessment districts.

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 are no impacts.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

**38. Schools**

Source: School District, GIS Database

Findings of Fact:

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 for school services will be addressed through the County's Development Impact Fee schedule and any assessment districts.

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 are no impacts.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

**39. Libraries**

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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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 for library services will be addressed through the County's Development Impact Fee schedule and any assessment districts.

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 are no impacts.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

<b>40. Health Services</b>	<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:

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 for health services will be addressed through the County's Development Impact Fee schedule and any assessment districts.

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 are no impacts.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

**RECREATION**

<b>41. Parks and Recreation</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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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 facilities such that substantial physical deterioration of the facility would occur or be accelerated?

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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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. Any required park fees will be assessed in the future when an implementing project is submitted. There will be no impacts.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

<b>42. Recreational Trails</b>	<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. Any required park and/or trail fees will be assessed in the future when an implementing project is submitted. There will be no impacts.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

**TRANSPORTATION/TRAFFIC** Would the project

<b>43. Circulation</b>	<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	<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
either an increase in traffic levels or a change in location that results in substantial safety risks?				
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, Mead Valley Policy

Findings of Fact:

a) The project site is located within the Mead Valley Policy Area of the Riverside County General Plan. This is General Plan Amendment application only and will result in changing the land use from 5-acre minimum lots to 1-acre minimum lots. 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) 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. 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.

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.

<b>44. Bike Trails</b>	<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:

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.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

**UTILITY AND SERVICE SYSTEMS** Would the project

<b>45. Water</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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) 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.

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 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

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

a-b) 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.

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) 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.

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

**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, 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**

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?

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 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.

51. Does the project have impacts which are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental

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

effects of a project are considerable when viewed in connection with the effects of past projects, other current projects and probable future projects)?

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, 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?

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,



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

# AIRPORT LAND USE COMMISSION RIVERSIDE COUNTY



September 24, 2015

**CHAIR**  
Simon Housman  
Rancho Mirage

**VICE CHAIRMAN**  
Rod Ballance  
Riverside

**COMMISSIONERS**

Arthur Butler  
Riverside

Glen Holmes  
Hemet

John Lyon  
Riverside

Greg Pettis  
Cathedral City

Steve Manos  
Lake Elsinore

**STAFF**

Director  
Ed Cooper

John Guerin  
Russell Brady  
Barbara Santos

County Administrative Center  
4080 Lemon St., 14th Floor  
Riverside, CA 92501  
(951) 955-5132

[www.rcaluc.org](http://www.rcaluc.org)

Mr. John Hildebrand, Contract Planner  
County of Riverside Planning Department  
4080 Lemon Street, 12<sup>th</sup> Floor  
Riverside, CA 92501  
[Via Hand Delivery]

**RE: AIRPORT LAND USE COMMISSION (ALUC) DEVELOPMENT REVIEW**

File No.: ZAP1145MA15  
Related File No.: GPA01036 (General Plan Amendment)  
APN: 343-180-002

Dear Mr. Hildebrand:

Under the delegation of the Riverside County Airport Land Use Commission (ALUC) pursuant to ALUC Resolution No. 2015-01 (as adopted on August 13, 2015), staff reviewed General Plan Amendment No. 1036 (GPA01036), a proposal to amend the General Plan (Mead Valley Area Plan) land use designation of the 4.19-acre parcel referenced above located at 21136 Steele Peak Drive (westerly of Read Street and extending northerly to Mountain Avenue) in the community of Good Hope from Rural: Rural Residential (R:RR) (5 acre minimum lot size) to Rural Community: Very Low Density Residential (RC:VLDR) (maximum one dwelling unit per acre).

The site is located within Airport Compatibility Zone E of the March Air Reserve Base/Inland Port Airport Influence Area (AIA). Within Compatibility Zone E, residential density is not restricted.

The elevation of Runway 14-32 at its southerly terminus is approximately 1,488 feet above mean sea level (1488 feet AMSL). The existing maximum site elevation is approximately 1752 feet AMSL. The existing R-R (Rural Residential) zone allows a maximum building height of 40 feet for single-family residences, for a total maximum elevation of 1792 feet AMSL. However, the site is located 38,600 feet from the runway at March Air Reserve Base/Inland Port Airport. The site is actually closer to Perris Valley Airport, but is just beyond the 20,000 foot radius from the runway at that airport. Therefore, Federal Aviation Administration (FAA) obstruction evaluation review for height/elevation reasons would not be required.

**AIRPORT LAND USE COMMISSION**

**September 24, 2015**

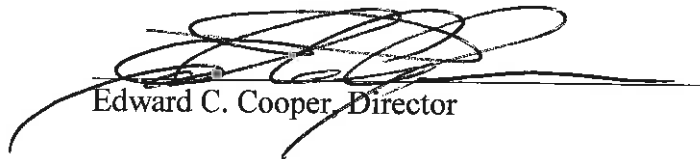
As ALUC Director, I hereby find the above-referenced General Plan Amendment **CONSISTENT** with the 2014 March Air Reserve Base/Inland Port Airport Land Use Compatibility Plan.

This finding of consistency relates to airport compatibility issues and does not necessarily constitute an endorsement of the proposed general plan amendment. As the site is located within Airport Compatibility Zone E, both the existing and the proposed general plan land use designations are consistent with the March ALUCP.

If you have any questions, please contact Russell Brady, Contract Planner, at (951) 955-0549 or John Guerin, Principal Planner, at (951) 955-0982.

Sincerely,

RIVERSIDE COUNTY AIRPORT LAND USE COMMISSION



Edward C. Cooper, Director

Attachment: Notice of Airport in Vicinity

cc: Miguel Sandoval (applicant/landowner) (Santa Fe Springs address)  
Miguel and Heriberta Sandoval/Martin and Mario Perez (additional landowners)  
Gary Gosliga, Airport Manager, March Inland Port Airport Authority  
Denise Hauser or Sonia Pierce, March Air Reserve Base  
ALUC Case File

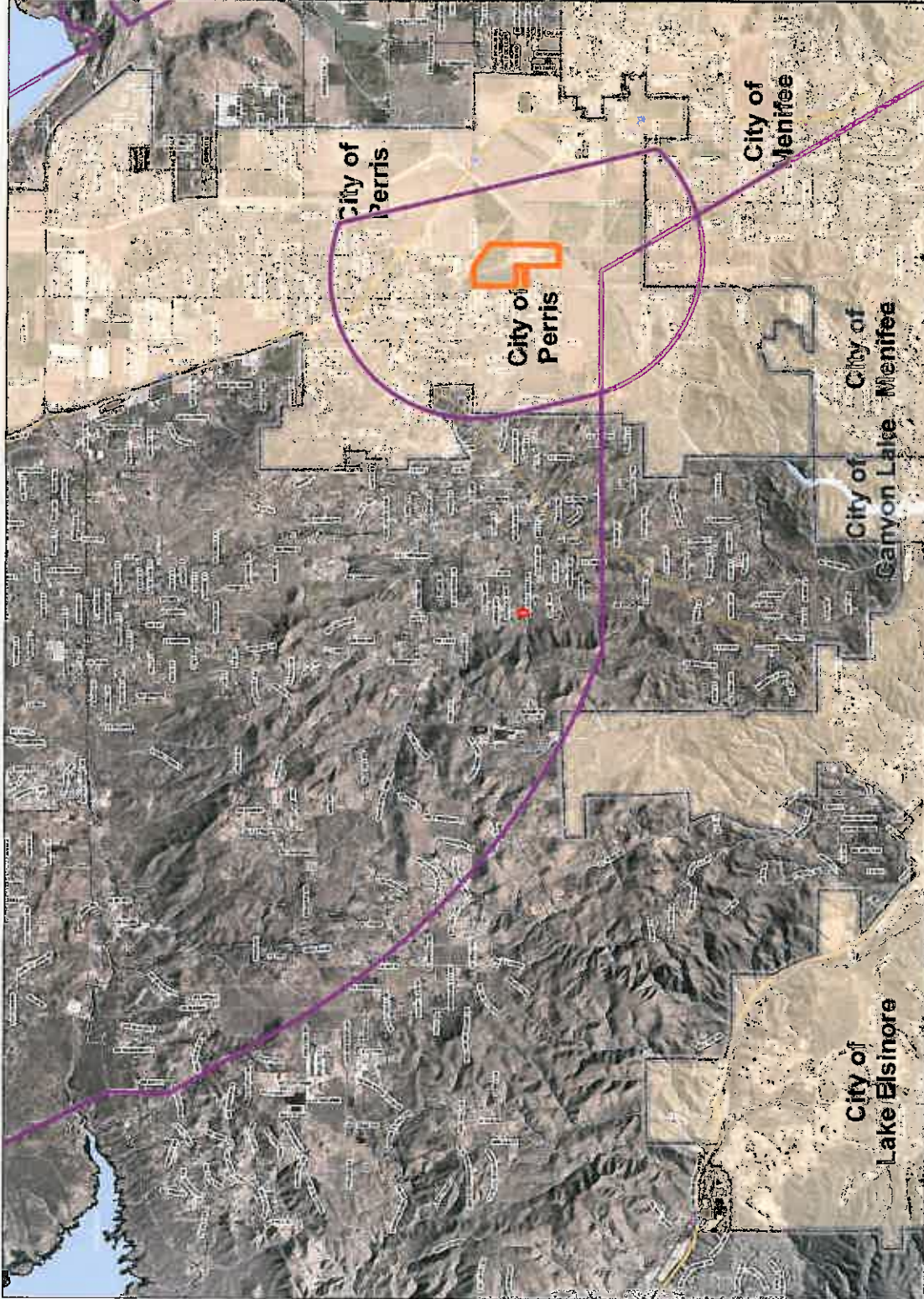
Y:\AIRPORT CASE FILES\March\ZAP1145MA15\ZAP1145MA15.LTR.doc

# **NOTICE OF AIRPORT IN VICINITY**

This property is presently located in the vicinity of an airport, within what is known as an airport influence area. For that reason, the property may be subject to some of the annoyances or inconveniences associated with proximity to airport operations (for example: noise, vibration, or odors). Individual sensitivities to those annoyances can vary from person to person. You may wish to consider what airport annoyances, if any, are associated with the property before you complete your purchase and determine whether they are acceptable to you. Business & Professions Code Section 11010 (b) (13)(A)

# GPA01036 - AIA Map

Within: March Air Reserve Base



## Legend

- Airports
- AIA
- City Boundaries
- Cities
- adjacent\_highways
- Interstate
- Interstate 3
- State Highways; 60
- State Highways 3
- US HWY
- OUT
- highways\_large
- HWY
- INTERCHANGE
- INTERSTATE
- USHWY
- counties
- cities

## Notes

APN: 343-180-002

\*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.



0 11,575 23,150 Feet



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# COUNTY OF RIVERSIDE

## TRANSPORTATION AND LAND MANAGEMENT AGENCY

George A. Johnson · Agency Director

### Planning Department

Ron Goldman · Planning Director

July 27, 2009

**SUBJECT:** Initiation Proceedings for General Plan Amendment No. 1036  
(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:** Press Enterprise

Please include this item on the 09/21/09 agenda.

### Clerk Of The Board

Please charge your time to case number(s): GPA01036

**FILE COPY**

BOS sent  
8/18/09  
*[Signature]*

Y:\Advanced Planning\2008 FOUNDATION COMPONENT REVIEW\GPA Cases\GPA 1036\GPA 1036 BOS Package\GPA 1036 11 coversheet.doc

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

*[Signature]*  
8.17.09

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



**FROM:** TLMA – Planning Department

**SUBMITTAL DATE:**  
July 30, 2009

**SUBJECT: GENRAL PLAN AMENDMENT NO. 1036** – Foundation-Regular – Applicant: Miguel Sandoval – Engineer/Representative: Miguel Sandoval - Fifth Supervisorial District - Good Hope Zoning Area - Mead Valley Area Plan: Rural: Rural Residential (RUR: RR) (5 Acre Minimum) – Location: Northerly of Stelle Peak Drive, easterly of Belita Drive, southerly of Mountain Avenue, and westerly of Read Street. - 4.19 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 to Rural Community and to amend the land use designation of the subject site from Rural Residential (RUR:RR) (5 Acre Minimum) Very Low Density Residential (RC:VLDR) (1 AC. Min.) - APN: 343-180-002

**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 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

Ron Goldman  
Planning Director

RG:th

**(CONTINUED ON ATTACHED PAGE)**

REVIEWED BY EXECUTIVE OFFICE

DATE

Tina Grande  
Departmental Concurrence

Policy

Policy

Consent

Consent

Dept's Recomm.:

Per Exec. Ofc.:

Prev. Agn. Ref.

District: Fifth

Agenda Number:

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 JULY 22, 2009  
RIVERSIDE COUNTY ADMINISTRATIVE CENTER**

**I. AGENDA ITEM 7.3: GENERAL PLAN AMENDMENT NO. 1036** – Foundation-Regular – Applicant: Miguel Sandoval – Engineer/Representative: Miguel Sandoval - Fifth Supervisorial District - Good Hope Zoning Area - Mead Valley Area Plan: Rural: Rural Residential (RUR: RR) (5 Acre Minimum) – Location: Northerly of Stelle Peak Drive, easterly of Belita Drive, southerly of Mountain Avenue, and westerly of Read Street. - 4.19 Gross Acres - Zoning: Rural Residential (R-R) - APN: 343-180-002.

**II. PROJECT DESCRIPTION**

This General Plan Amendment proposes to amend the General Plan Foundation Component of the subject site from Rural to Rural Community and to amend the land use designation of the subject site from Rural Residential (RUR:RR) (5 Acre Minimum) Very Low Density Residential (RC:VLDR) (1 Acre Minimum).

**III. MEETING SUMMARY**

The following staff presented the subject proposal:

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

The following spoke in favor of the subject proposal:

Mike Dunn, Applicant, 3520 Cadillac Ave. Ste. B., Costa Mesa, California 92626

No one spoke in favor, neutral 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](mailto:cgriffin@rctlma.org).

**Agenda Item No.: 7.3**  
**Area Plan: Mead Valley**  
**Zoning District: Good Hope Area**  
**Supervisory District: Fifth**  
**Project Planner: Tamara Harrison**  
**Planning Commission: July 22, 2009**

**General Plan Amendment No. 1036**  
**Applicant: Miguel Sandoval**  
**Engineer/Representative: Same As Applicant**

## **COUNTY OF RIVERSIDE PLANNING DIRECTOR'S REPORT AND RECOMMENDATIONS**

### **RECOMMENDATIONS:**

The Planning Director recommends the adoption of an order initiating proceedings for General Plan Amendment No. 1036 from Rural: Rural Residential to Rural Community: Very Low Density Residential and the Planning Commission made the comments below. The Planning Director continues to recommend the adoption of an order to initiate proceedings from RUR-RR to RC-VLDR. 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 commented that according to the applicant's justification for the amendment that was provided with the General Plan Amendment application, the applicant ultimately only wants to accommodate 2 homes for the subject site. Commissioner Roth felt that the applicant's proposal of Rural Community: Very Low Density Residential would be too dense of a designation for the applicant's ultimate goals and that a designation of Rural Community: Estate Density Residential would be a more realistic designation.

**Commissioner John Snell:** No Comments

**Commissioner John Petty:** No Comments

**Commissioner Jim Porras:** No Comments

**Commissioner Jan Zuppardo:** Commissioner Zuppardo inquired about the number of utility stub-outs that are available at the site. It was explained that per the applicant's justification letter there are 2 stub-outs at the site. Commissioner Zuppardo then commented to recommend initiation to Rural Community: Estate Density Residential.

**Agenda Item No.: 7.3**  
**Area Plan: Mead Valley**  
**Zoning District: Good Hope Area**  
**Supervisorial District: Fifth**  
**Project Planner: Tamara Harrison**  
**Planning Commission: July 22, 2009**

**General Plan Amendment No. 1036**  
**Applicant: Miguel Sandoval**  
**Engineer/Representative: Same as Applicant**

## **COUNTY OF RIVERSIDE PLANNING STAFF REPORT**

### **PROJECT DESCRIPTION AND LOCATION:**

The applicant proposes to amend the General Plan Foundation Component and land use designation from "Rural: Rural Residential" (RUR: RR) to "Rural Community: Very Low Density Residential" (RC: VLDR) for an approximately 4.19-acre property. The project is located northerly of Steele Peak Drive, easterly of Belita Drive, southerly of Mountain Avenue and westerly of Read Street.

### **POTENTIAL ISSUES OF CONCERN:**

The subject site is located in the "Good Hope" community within the "Mead Valley" area plan. The site is also located within the City of Perris's Sphere of Influence. "Good Hope" is characterized as a remote community with scattered commercial and industrial developments. A number of land use designations within the Rural, Rural Community and Community Development Foundation Components can be found within the community. The Rural Community: Very Low Density Residential (1-acre minimum) designation can be found to the east of the subject site across Read Street as well as in other areas to the northeast and the southeast of the site. The subject site is directly adjacent to 1-acre lots to the east and the southwest. The applicant's proposal for RC: VLDR would continue the pattern of 1-acre lots that has already been established in the site's immediate vicinity.

The site has been identified as being within a State responsibility high fire area. In addition to the avoidance of building, the General Plan Safety Element identifies other methods to mitigate potential fire hazards including setbacks, fuel treatment, low fuel landscaping and fire retardant building techniques. Unless otherwise determined by the County Fire Chief, the Safety Element requires secondary public access for the areas that are proposing developments. The subject site currently has 2 access points, Mountain Avenue provides access from the north of the site and Steele Peak Drive provides access from the south of the site. The site has not been identified as having any other potential hazards such as flooding, faulting or landslides; therefore, the proposal does not create any inconsistencies amongst the elements of the General Plan.

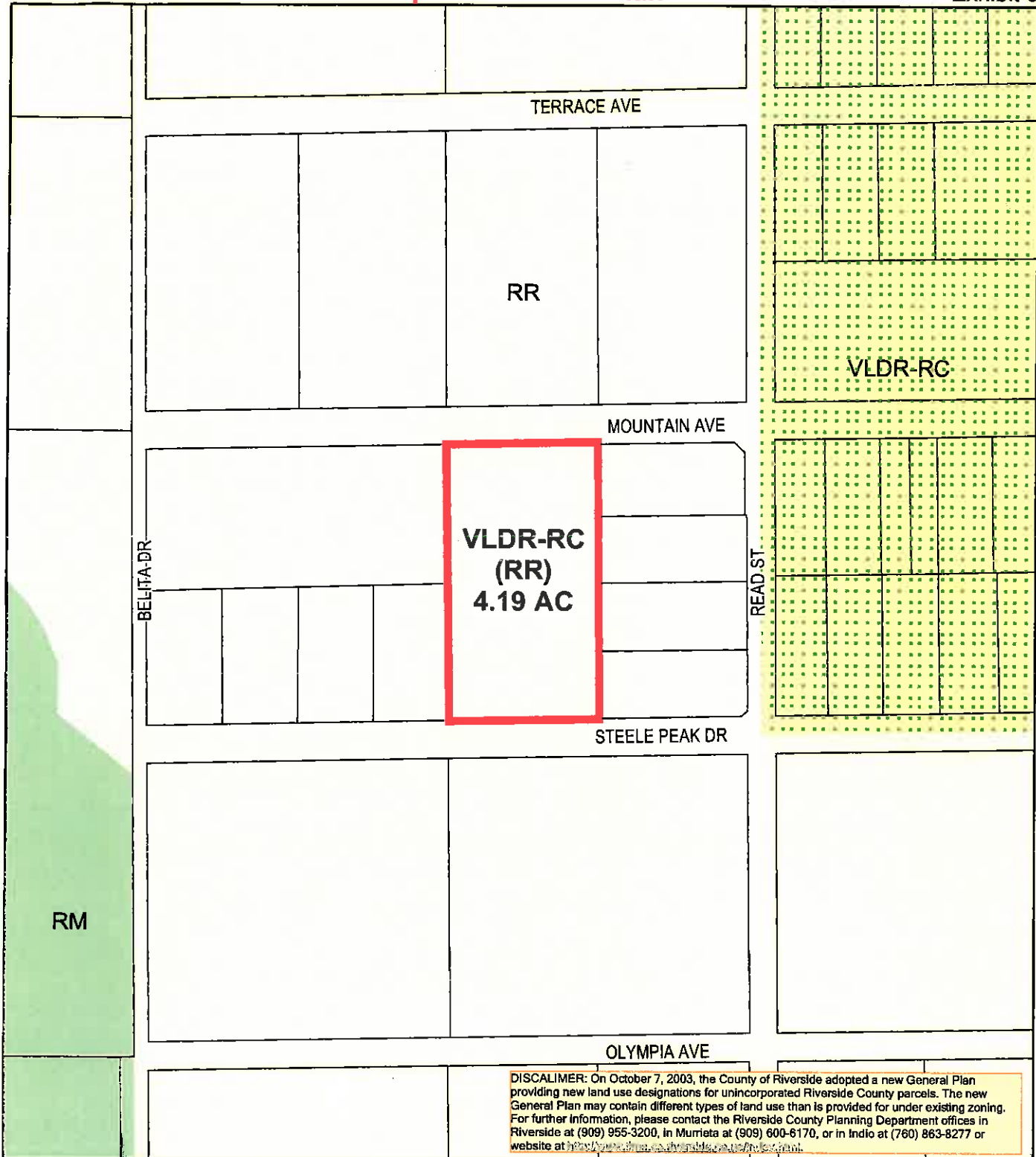
The applicant intends to use subsurface sewage disposal systems given the size of the desired lots and water is available at the corner of Mountain Avenue and Read Street as well as in Steele Peak Drive.

### **RECOMMENDATIONS:**

The Planning Director recommends adoption of an order initiating proceedings for General Plan Amendment No. 1036 from Rural: Rural Residential to Rural Community: Very Low Density Residential. The adoption of such an order does not imply that the proposed General Plan Amendment will be approved.

**INFORMATIONAL ITEMS:**

1. This project was filed with the Planning Department on February 15, 2008.
2. Deposit Based Fees charged for this project as of the time of staff report preparation, total \$2141.36.
3. The project site is currently designated as Assessor's Parcel Number 343-180-002.

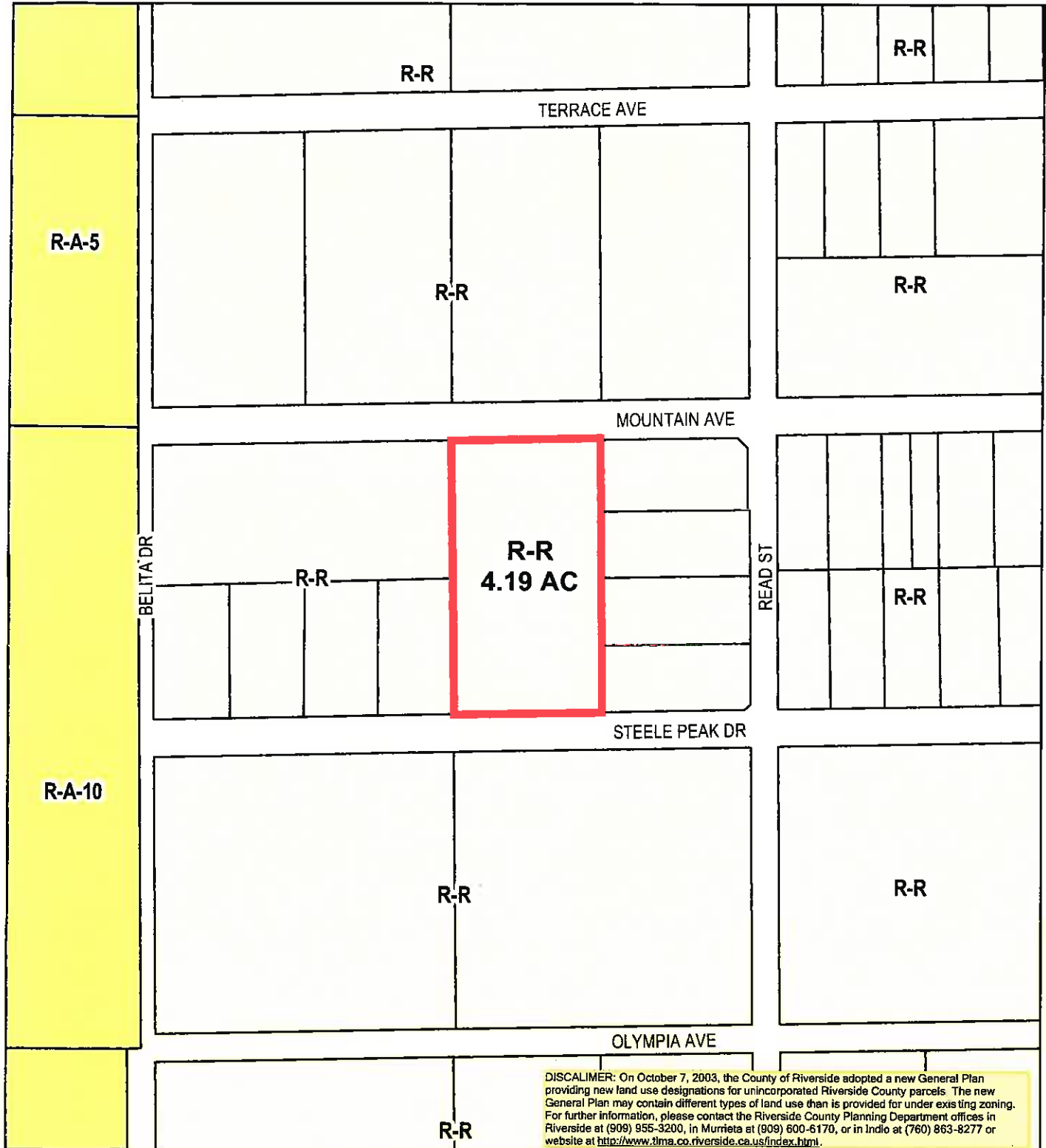


**RIVERSIDE COUNTY PLANNING DEPARTMENT**

**Zone**  
**Area:** Good Hope  
**Township/Range:** T5SR4W  
**Section:** 3



**Assessors**  
**Bk.Pg.** 343-18  
**Thomas**  
**Bros. Pg.** 806 J6



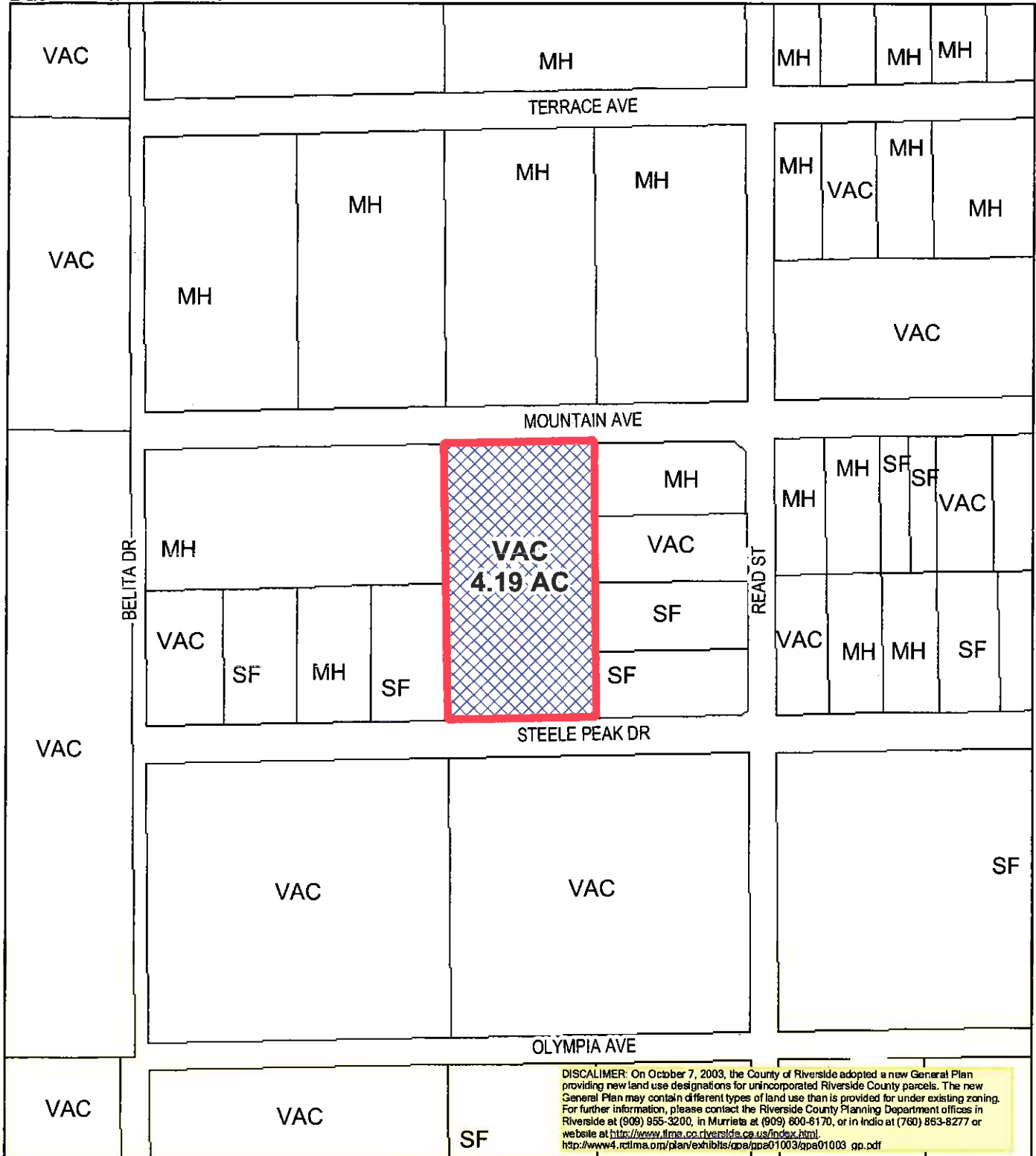
**RIVERSIDE COUNTY PLANNING DEPARTMENT**

**Zone**  
**Area:** Good Hope  
**Township/Range:** T5SR4W  
**Section :** 3



**Assessors**  
**Bk. Pg.** 343-18  
**Thomas**  
**Bros. Pg.** 806 J6





DISCALIMER: 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 Murrieta at (909) 800-6170, or in Indio at (760) 863-8277 or website at <http://www.rctima.co.riverside.ca.us/index.html>.  
[http://www4.rctima.org/plan/exhibits/gpa/gpa01003/gpa01003\\_gp.pdf](http://www4.rctima.org/plan/exhibits/gpa/gpa01003/gpa01003_gp.pdf)

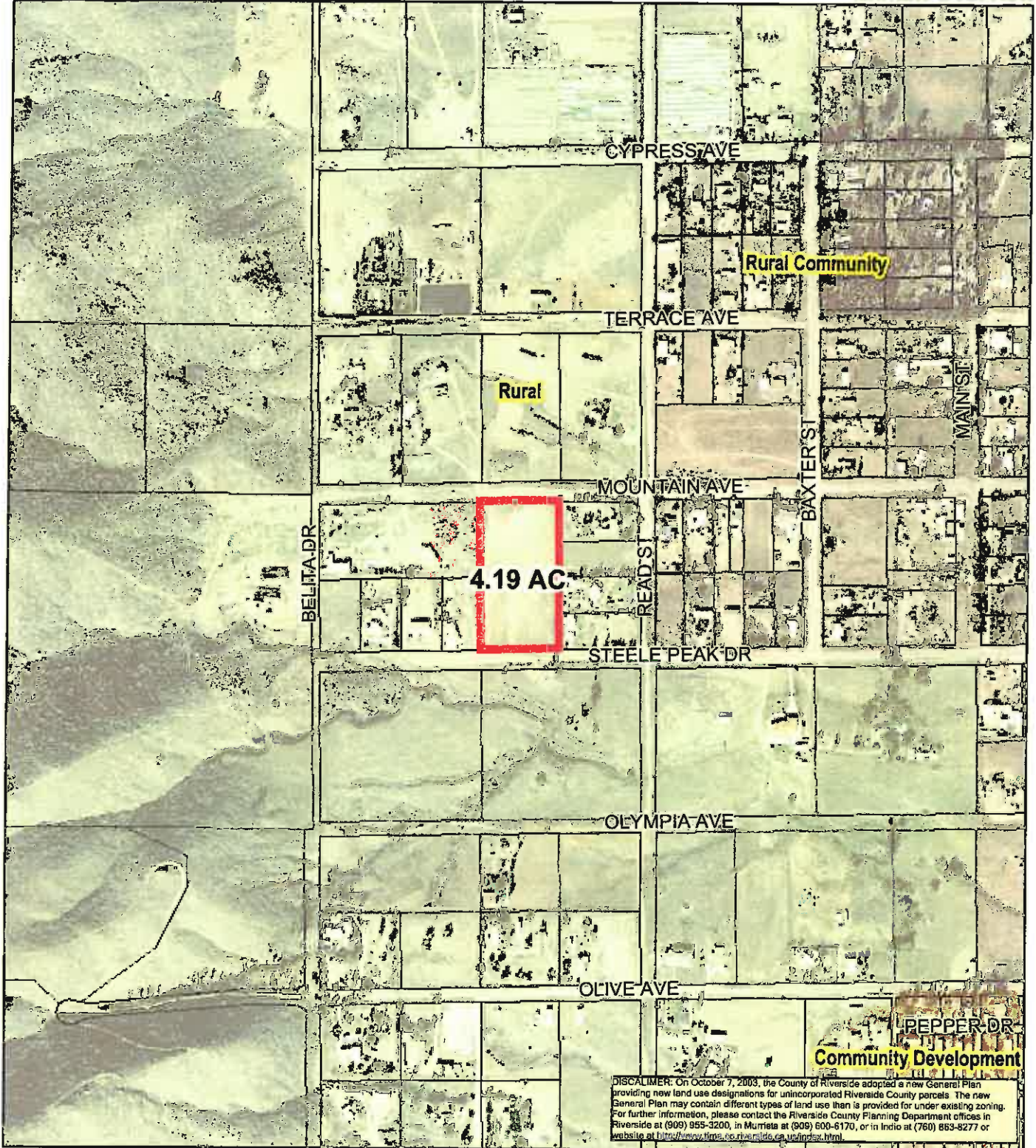
**RIVERSIDE COUNTY PLANNING DEPARTMENT**

**Zone**  
**Area: Good Hope**  
**Township/Range: T5SR4W**  
**Section : 3**



**Assessors**  
**Bk. Pg. 343-18**  
**Thomas**  
**Bros. Pg. 806 J6**

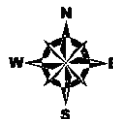




DISCLAIMER: On October 7, 2003, the County of Riverside adopted a new General Plan providing new land use designations for unincorporated Riverside County parcels. The new General Plan may contain different types of land use than is provided for under existing zoning. For further information, please contact the Riverside County Planning Department offices in Riverside at (909) 955-3200, in Murrieta at (909) 600-6170, or in Indio at (760) 863-8277 or website at <http://www.plans.co.riverside.ca.us/gplan.htm>.

RIVERSIDE COUNTY PLANNING DEPARTMENT

Area  
Plan: Good Hope  
Township/Range: T5SR4W  
Section: 3



Assessors  
Bk. Pg. 343-18  
Thomas  
Bros. Pg. 806 J6



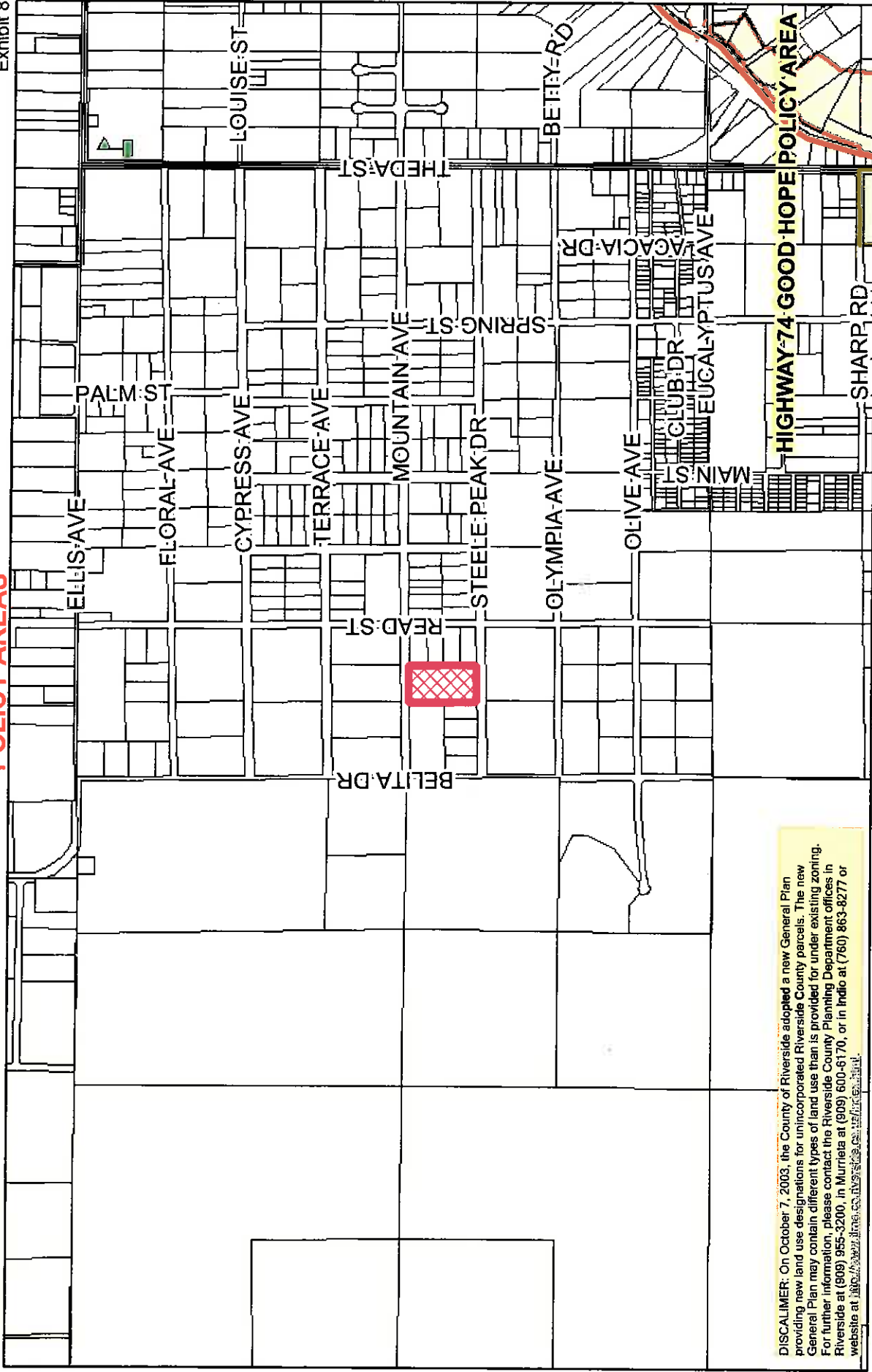


# GPA01036

## POLICY AREAS

Supervisor: Ashley  
District 5  
Date Drawn: 4/01/08

Planner: Amy Aldana  
Date: 3/13/08  
Exhibit 8



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 Murrieta at (909) 600-6170, or in Indio at (760) 863-8277 or website at <http://www.co.riverside.ca.gov/planning.html>.

Assessors  
Bk. Pg. 343-18  
Thomas  
Bros. Pg. 806 J6

### RIVERSIDE COUNTY PLANNING DEPARTMENT

Zone: Good Hope  
Area: T5SR4W  
Township/Range: T5SR4W  
Section: 3

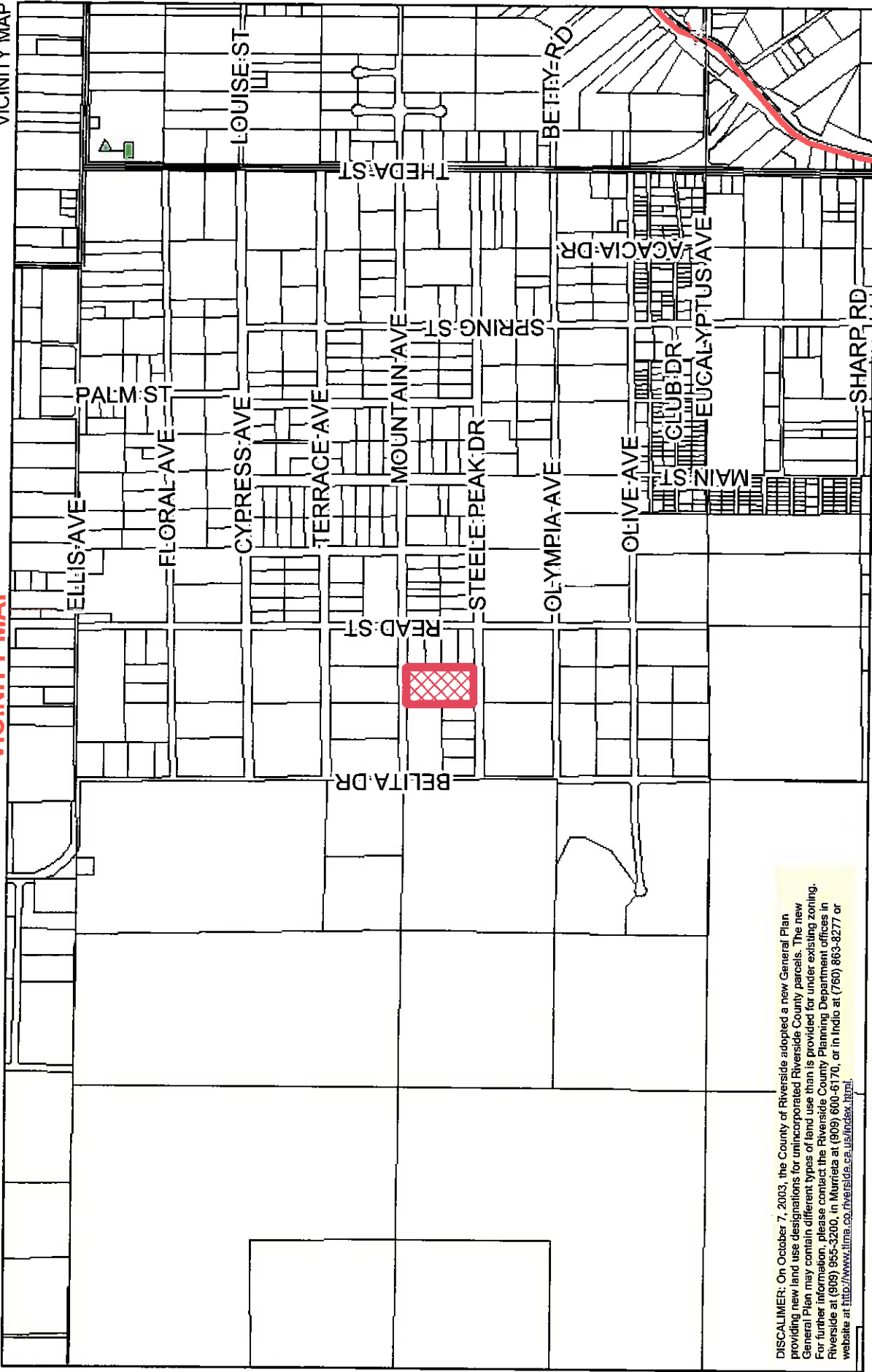


Supervisor Ashley  
District 5  
Date Drawn: 4/01/08

# GPA01036

## VICINITY MAP

Planner: Amy Aldana  
Date: 3/13/08  
VICINITY MAP



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 Murrieta at (909) 600-6170, or in Indio at (760) 863-8277 or website at <http://www.alpha.co.riverside.ca.us/index.html>.

Zone: Good Hope  
Area: T5SR4W  
Township/Range: T5SR4W  
Section: 3

### RIVERSIDE COUNTY PLANNING DEPARTMENT



Assessors  
Bk. Pg. 343-18  
Thomas  
Bros. Pg. 806 J6

**APPLICATION FOR AMENDMENT TO THE RIVERSIDE COUNTY GENERAL PLAN**

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

I Miguel Sandoval and my wife Heriberta joined my cousin Mario and my uncle Martin and Maria Perez to purchase this parcel in July 2005.

We want to split this lot into 2 one for them and one for us one facing Mountain Ave and one facing Stelle Peak Dr.

In order to do that we have to apply to change the land use designation from RR to RC Rural community.

We plan to retire on this lot. We plan to build 2 Manufacture homes one on each lot.

Thank you.

One Manufactured home is in process. Site prep is done.

**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: n/a Area Plan: \_\_\_\_\_

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

C. PROPOSED POLICY (Attach more pages if needed): n/a

**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. 1036 (Foundation and Entitlement/Policy)** – Intent to Adopt a Negative Declaration – Applicant: Miguel Sandoval – Engineer/Representative: Miguel Sandoval – Fifth Supervisorial District – Area Plan: Mead Valley – Zone Area: Good Hope – Zone: Rural Residential – Location: North of Steele Peak Drive, east of Belita Drive, south of Mountain Avenue, and West of Read Street – Project Size: 4.19 acres – **REQUEST:** Proposal to amend the project site's General Plan Foundation Component from Rural (R) to Rural Community (RC) and to amend its Land Use Designation from Rural Residential (RR) (5-acre minimum) to Very Low Density Residential (VLDR) (1-acre minimum) on one parcel, totaling 4.19 acres.

TIME OF HEARING: **9:00 am** or as soon as possible thereafter  
**NOVEMBER 4, 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](mailto: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

**NOTICE OF PUBLIC HEARING**  
**SCHEDULING REQUEST FORM**

DATE SUBMITTED: 09/21/2015

TO: Planning Commission Secretary

FROM: John Hildebrand

(Riverside)

PHONE No.: (951) 955-1888

E-Mail: jhildebr@rctlma.org

SCHEDULE FOR: Planning Commission on 11/04/2015

20-Day Advertisement: Advertisement Adopt Negative Declaration

GENERAL PLAN AMENDMENT NO. 1036 (Foundation and Entitlement/Policy) – Intent to adopt a Negative Declaration – APPLICANT: Miguel Sandoval – ENGINEER/REPRESENTATIVE: Miguel Sandoval – SUPERVISORIAL DISTRICT: Fifth – AREA PLAN: Mead Valley – ZONE AREA: Good Hope – ZONE: Rural Residential – LOCATION: North of Steele Peak Drive, east of Belita Drive, south of Mountain Avenue, and West of Read Street – PROJECT SIZE: 4.19 acres – REQUEST: Proposal to amend the project site's General Plan Foundation Component from Rural (R) to Rural Community (RC) and to amend its Land Use Designation from Rural Residential (RR) (5-acre minimum) to Very Low Density Residential (VLDR) (1-acre minimum) on one parcel, totaling 4.19 acres – APN: 343-180-002.

**STAFF RECOMMENDATION:**

- APPROVAL (CONSENT CALENDAR)
- APPROVAL
- APPROVAL WITHOUT DISCUSSION
- CONTINUE WITH DISCUSSION TO \_\_\_\_\_
- CONTINUE WITHOUT DISCUSSION TO \_\_\_\_\_
- CONTINUE WITHOUT DISCUSSION OFF CALENDAR
- DENIAL
- SCOPING SESSION
- INITIATION OF THE GENERAL PLAN AMENDMENT
- DECLINE TO INITIATE THE GENERAL PLAN AMENDMENT
- \_\_\_\_\_

Provide one set of mailing labels, including surrounding property owners, Non-County Agency and Interested Parties and, owner, applicant, and engineer/representative (Confirmed to be less than 6 months old from date of preparation to hearing date)

Provide one set of labels for owner, applicant, and engineer/representative.

Fee Balance: \$-494.13, as of 09/21/2015.

CFG Case # CFG05218 - Fee Balance: \$ 64.00

Estimated amount of time needed for Public Hearing: 10 Minutes (Min 5 minutes)

Controversial: YES  NO

Provide a very brief explanation of controversy (1 short sentence)

Principal's signature/initials: \_\_\_\_\_

Date: \_\_\_\_\_

**PROPERTY OWNERS CERTIFICATION FORM**

I, VINNIE NGUYEN, certify that on 8/6/2015,

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

APN (s) or case numbers GPA01036 For

Company or Individual's Name Planning Department,

Distance buffered 800'

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

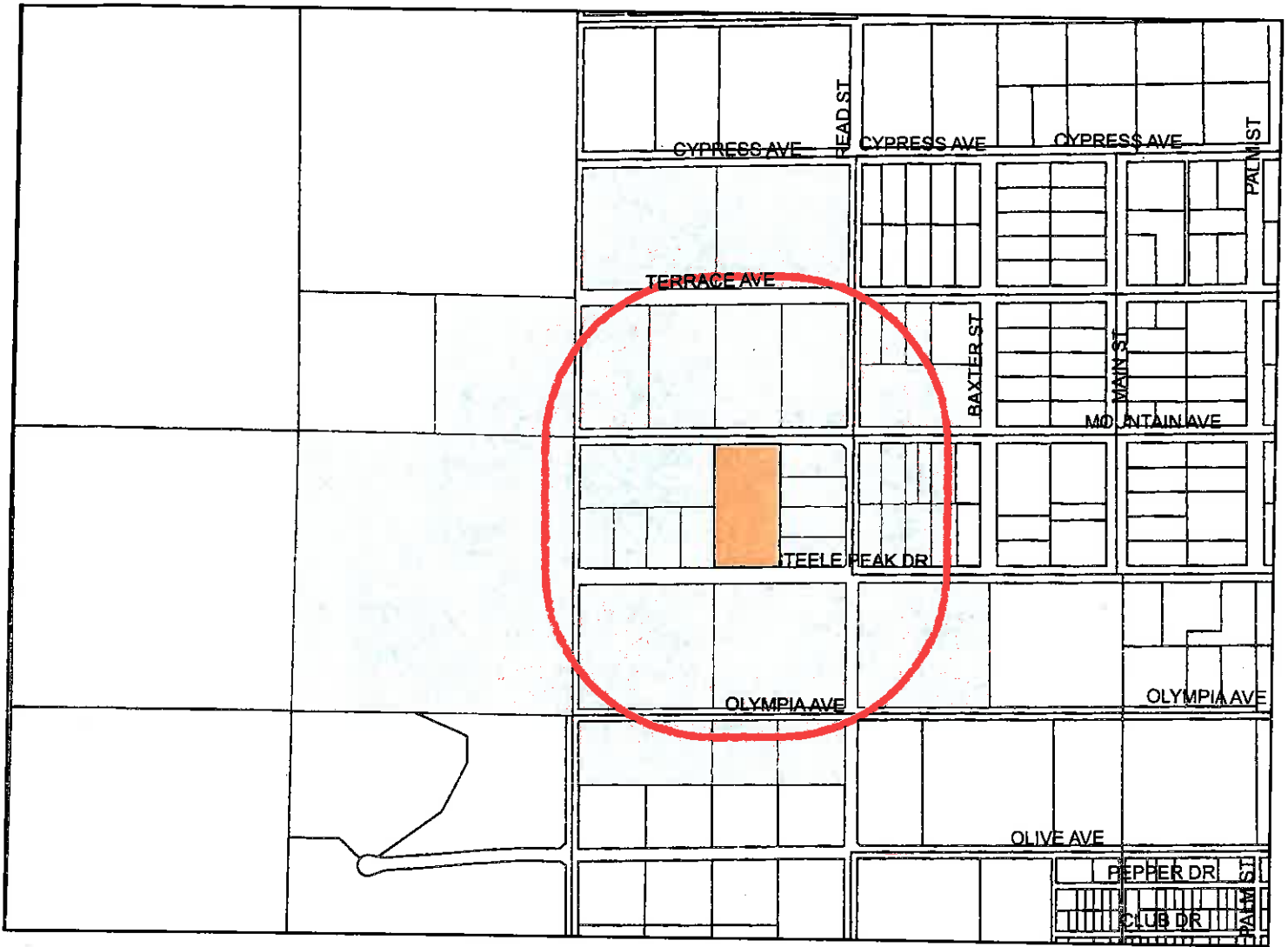
TITLE GIS Analyst

ADDRESS: 4080 Lemon Street 2<sup>nd</sup> Floor

Riverside, Ca. 92502

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

**GPA01036 (800 feet buffer)**



**Selected Parcels**

- |             |             |             |             |             |             |             |             |             |             |
|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|
| 343-180-006 | 343-180-013 | 343-100-003 | 343-100-006 | 343-171-022 | 343-100-002 | 343-060-007 | 343-180-010 | 343-171-011 | 343-190-004 |
| 343-171-020 | 343-121-008 | 343-171-012 | 343-180-012 | 343-180-005 | 343-180-015 | 343-190-007 | 343-180-008 | 343-180-009 | 343-171-017 |
| 343-180-014 | 343-171-021 | 343-171-010 | 343-180-002 | 343-180-003 | 343-180-004 | 343-100-004 | 343-070-004 | 343-100-005 | 343-121-009 |
| 343-180-007 | 343-171-018 | 343-100-001 | 343-190-013 | 343-171-023 | 343-121-007 | 343-121-010 |             |             |             |



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: 343060007, APN: 343060007  
EUGENE HILL  
208 S CHAMBERS ST  
PORT ANGELES WA 98362

ASMT: 343100006, APN: 343100006  
LETICIA GARCIA, ETAL  
1005 S ELLIOTT PL  
SANTA ANA CA 92704

ASMT: 343070004, APN: 343070004  
RANCHO HERNANDEZ INC  
C/O LETICIA HERNANDES  
1910 W PALMYRA NO 76  
ORANGE CA 92868

ASMT: 343121007, APN: 343121007  
EVA BERARDINI, ETAL  
20820 TOMAS LN  
PERRIS CA 92570

ASMT: 343100001, APN: 343100001  
TERRACE LAND  
C/O SONIA ORONA  
842 ALMOND DR  
BREA CA 92821

ASMT: 343121008, APN: 343121008  
GRACE KING  
P O BOX 2383  
CYPRESS CA 90630

ASMT: 343100002, APN: 343100002  
DANNY VU  
136 S CHANTILLY ST  
ANAHEIM CA 92806

ASMT: 343121009, APN: 343121009  
MANUELA FLETES, ETAL  
21255 TERRACE AVE  
PERRIS, CA. 92570

ASMT: 343100003, APN: 343100003  
SALUD GARCIA, ETAL  
21050 MOUNTAIN AVE  
PERRIS, CA. 92570

ASMT: 343121010, APN: 343121010  
WILBUR SCOTT  
PO BOX 3994  
RANCHO CUCAMONGA CA 91729

ASMT: 343100004, APN: 343100004  
MARIA LODEVICO, ETAL  
1607 PLEASANT AVE  
LOS ANGELES CA 90033

ASMT: 343171010, APN: 343171010  
MICHELLE HUTCHINSON, ETAL  
18102 CHAMPION WAY  
LAKE ELSINORE CA 92530

ASMT: 343100005, APN: 343100005  
RICHARD APOSTOLOS  
21155 TERRACE AVE  
PERRIS, CA. 92570

ASMT: 343171012, APN: 343171012  
JESUS NUNEZ, ETAL  
21340 STEEL PEAK DR  
PERRIS, CA. 92570



ASMT: 343171017, APN: 343171017  
ROSINA ESPARZA, ETAL  
21327 MOUNTAIN AVE  
PERRIS, CA. 92570

ASMT: 343180004, APN: 343180004  
OSCAR GOMEZ  
16304 HUNSAKER AVE  
PARAMOUNT CA 90723

ASMT: 343171018, APN: 343171018  
TERESA CASEY  
9425 MIRAGE AVE  
WESTMINSTER CA 92683

ASMT: 343180005, APN: 343180005  
MATILDA RAMIREZ, ETAL  
P O BOX 1429  
PERRIS CA 92572

ASMT: 343171020, APN: 343171020  
GERMAN MARTINEZ  
21313 MOUNTAIN AVE  
PERRIS, CA. 92570

ASMT: 343180006, APN: 343180006  
ROSALIA GARCIA, ETAL  
21084 STEEL PEAK DR  
PERRIS, CA. 92570

ASMT: 343171021, APN: 343171021  
AIDEE ALVAREZ, ETAL  
21285 MOUNTAIN AVE  
PERRIS, CA. 92570

ASMT: 343180007, APN: 343180007  
MANUELA FLETES, ETAL  
21110 STEEL PEAK DR  
PERRIS, CA. 92570

ASMT: 343171022, APN: 343171022  
LETICIA GARCIA, ETAL  
24562 READ ST  
PERRIS, CA. 92570

ASMT: 343180009, APN: 343180009  
MARIA RIOS, ETAL  
21143 STEEL PEAK DR  
PERRIS, CA. 92570

ASMT: 343171023, APN: 343171023  
TOBIAS VILLALOBOS  
21290 STEELE PEAK DR  
PERRIS, CA. 92570

ASMT: 343180010, APN: 343180010  
MARIISA SOTO, ETAL  
21261 STEEL PEAK DR  
PERRIS, CA. 92570

ASMT: 343180002, APN: 343180002  
HERIBERTA SANDOVAL, ETAL  
6925 COMPTON AVE  
LOS ANGELES CA 90001

ASMT: 343180012, APN: 343180012  
JESSIE ALAMOS  
9136 ARTESIA BLV SPC 6  
BELLFLOWER CA 90760



ASMT: 343180013, APN: 343180013  
ARMOUR JAMES ESTATE OF  
C/O JEFFERY ARMOUR  
11423 SPRUCE ST  
LYNWOOD CA 90262

ASMT: 343180014, APN: 343180014  
GRACIELA BARRAGAN, ETAL  
22640 MOUNTAIN AVE  
PERRIS CA 92570

ASMT: 343180015, APN: 343180015  
JUDY SALCEDO, ETAL  
24609 READ ST  
PERRIS, CA. 92570

ASMT: 343190004, APN: 343190004  
GEORGE AGUILERA  
9061 ALGUZOMA ST  
BELLFLOWER CA 90706

ASMT: 343190007, APN: 343190007  
JOSE DENIZ  
22921 BETTY RD  
PERRIS CA 92570

ASMT: 343190013, APN: 343190013  
CLAUDIA NICOLosi, ETAL  
21135 OLYMPIA AVE  
PERRIS, CA. 92570



**GPA01036 – Applicant**  
Miguel Sandoval  
11543 East Buell Street  
Santa Fe Springs, CA 90670

**GPA01036 – Owner**  
Miguel Sandoval  
11543 East Buell Street  
Santa Fe Springs, CA 90670

**GPA01036 – Representative**  
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Santa Fe Springs, CA 90670



# 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. 1036  
*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)*

Miguel Sandoval  
*Project Applicant*

11543 East Bue!! Street, Santa Fe Springs, CA 90670  
*Address*

The project site is located orth of Steele Peak Drive, east of Belita Drive, south of Mountain Avenue, and west of Read Street  
*Project Location*

Proposal to amend the project site's General Plan Foundation Component from Rural (R) to Rural Community (RC) and to amend its General Plan Land Use Designation from Rural Residential (R:RR) (5-acre minimum) to Very Low Density Residential (RC:VLDR) (1-acre minimum) on one parcel, totaling 4.19 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. A 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.

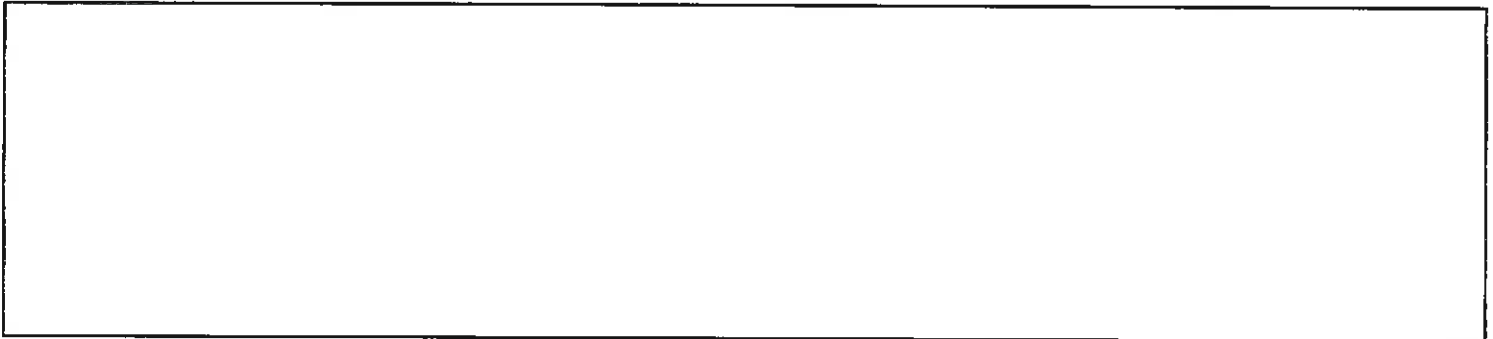
This is to certify that the earlier EA, with comments, responses, and record of project approval is available to the general public at: Riverside County Planning Department, 4080 Lemon Street, 12th Floor, Riverside, CA 92501.

John Hildebrand  
*Signature*

Project Planner  
*Title*

7-30-15  
*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. 1036

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: Miguel Sandoval Date Submitted: February 15, 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#: ZEA41870 ZCFG05218

**FOR COUNTY CLERK'S USE ONLY**

COUNTY OF RIVERSIDE  
SPECIALIZED DEPARTMENT RECEIPT  
Permit Assistance Center

\* REPRINTED \* R0801681

4080 Lemon Street  
Second Floor  
Riverside, CA 92502  
(951) 955-3200

39493 Los Alamos Road  
Suite A  
Murrieta, CA 92563  
(951) 600-6100

38686 El Cerrito Road  
Palm Desert, CA 92211  
(760) 863-8277

\*\*\*\*\*  
\*\*\*\*\*

Received from: SANDOVAL MIGUEL \$64.00  
paid by: CK 1043 & 300  
paid towards: CFG05218 CALIF FISH & GAME: DOC FEE  
CALIFORNIA FISH AND GAME FOR EA41870  
at parcel #: 21136 STEELE PEAK DR PERR  
appl type: CFG3

By \_\_\_\_\_ Feb 15, 2008 16:29  
MBRASWEL posting date Feb 15, 2008

\*\*\*\*\*  
\*\*\*\*\*


Account Code	Description	Amount
658353120100208100	CF&G TRUST: RECORD FEES	\$64.00

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

Additional info at [www.rctlma.org](http://www.rctlma.org)

Agenda Item No.:  
 Area Plan: Southwest Area Plan  
 Zoning District: Rancho California  
 Supervisorial District: Third  
 Project Planner: Phayvanh Nanthavongdouangsy  
 Planning Commission: November 4, 2015

GENERAL PLAN AMENDMENT NO. 1039  
 TENTATIVE PARCEL MAP NO. 36860  
 Environmental Assessment No. 41872  
 Applicant: Henry Azarioon  
 Engineer/Representative: Reza James



Steve Weiss, AICP  
 Planning Director

## COUNTY OF RIVERSIDE PLANNING DEPARTMENT STAFF REPORT

### PROJECT DESCRIPTION AND LOCATION:

**General Plan Amendment No. 1039:** The project proposes to amend the General Plan Foundation Component from Rural to Rural Community and the Land Use Designation from Rural Residential (R:RR) (5 Acre min. lot size) to Estate Density Residential (RC:EDR) (2 Acre minimum lot size) on the project site.

**Parcel Map No. 36860:** Proposes to divide the subject parcel of approximately 7.5 gross acres into two parcels. Parcel 1 will be approximately 4.77 gross acres and Parcel 2 will be 2.73 gross acres.

**Location:** The property is located on the southwest corner of the Parado Del Sol Dr. and Delgado Way intersection at 41485 Parado Del Sol Drive, Temecula, CA 92592

### BACKGROUND:

The project is requesting a Foundation Level change. The application was submitted February 13, 2008. The application for the change was submitted during the permitted window in 2008 and is therefore consistent with the 'Certainty System' as outlined in the General Plan.

The proposed General Plan Amendment was before the Planning Commission on August 18, 2010 and before the Board of Supervisors on April 26, 2011 as part of the General Plan Initiation process (GPIP).

The subject site is located in the "Rancho California" community within the Southwest Area Plan. The site is surrounded by parcels designated Rural: Rural Residential, in all directions with parcel sizes ranging from 2.6 acres to 5.6 acres. The applicant's proposed RC: EDR and parcel size 4.77 and 2.73 is similar in character with the surrounding parcels. It is also consistent with the area's existing zoning of Residential Agricultural, 2 ½ acre minimum lot size (R-A-2 ½).

On February 18, 1970, Tentative Tract No. 3944 was recorded. This map is 175 residential lots with a minimum lot size of 2 ½ gross acres, but vary in size up to a maximum of 27.43 net acres, and have a median acreage of about 4 acres. The zoning was established to be Residential Agriculture 2 ½ acre minimum, and the CC&Rs for the home owners association established a 2 ½ minimum lot size as part of their regulations.

In 2003, when the map for the General Plan was established all the lots in this subdivision were given the designation Rural Residential, which has a 5 acre minimum. The logic behind this was that the median acreage appeared to be about 4 acres, and there was no 2 ½ acre general plan designation, so





the designation of Rural Residential 5 acre minimum appear to be the best fit. If the designation of RC-EDR which has a two acre minimum would have been used, then the expectation would have been that the land could be divided into two acre lots, which would have been contrary to the established community standards of 2 ½ acre minimums.

**SUMMARY OF FINDINGS:**

- |  |   |
|--|---|
| 1. Existing General Plan Land Use (Ex. #5):    | Rural: Rural Residential (R:RR) (5 Acre Min.)   |
| 2. Surrounding General Plan Land Use (Ex. #5): | Rural: Rural Residential (R: RR) (5 Acre Min.)  |
| 3. Existing Zoning (Ex. #2):                   | Residential Agricultural, 2 ½ acre min. (R-A-2 ½)   |
| 4. Surrounding Zoning (Ex. #2):                | Residential Agricultural, 2 ½ acre min. (R-A-2 ½)   |
| 5. Existing Land Use (Ex. #1):                 | Single Family Residential, Horse Corral, Barn   |
| 6. Surrounding Land Use (Ex. #1):              | Single Family Residential, Citrus Groves  |
| 7. Project Data:                               | Total Acreage: 6.96 Net Acres<br>Total Proposed Lots: 2<br>Proposed Min. Lot Size: 2.5<br>Schedule: H |
| 8. Environmental Concerns:                     | See attached environmental assessment   |

**RECOMMENDATIONS:**

**APPROVE PLANNING COMMISSION RESOLUTION NO. 2015-026** recommending adoption of General Plan Amendment No. 1039 to the Riverside County Board of Supervisors;

**THE PLANNING COMMISSION RECOMMENDS THAT THE BOARD OF SUPERVISORS TAKE THE FOLLOWING ACTIONS:**

**ADOPT** a **NEGATIVE DECLARATION** for **ENVIRONMENTAL ASSESSMENT NO. 41872**, 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. 1039**, amending the Land Use Designation for the subject property from "Rural: Rural Residential" to "Rural Community: Estate Density Residential"; in accordance with Exhibit #6, and based on the findings and conclusions incorporated in the staff report; and,

**APPROVE PARCEL MAP NO. 36860**, subject to the attached conditions of approval, and based upon the findings and conclusions incorporated in the staff report.

**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 is designated Rural: Rural Residential on the Southwest Area Plan.
2. The proposed use, residential parcels with a minimum lot size of 2.73 acres, is permitted use in the proposed General Plan land use designation of Rural Community: Estate Density Residential designation which has a minimum lot size requirement of 2 acres.

3. This Foundation Component General Plan Amendment was applied for during the regular General Plan review cycle on February 15, 2008.
4. As the required findings for a Foundation Change – Regular and Entitlement/Policy Change are substantially the same in both the Administrative Element of the General Plan and Sections 2.4 and 2.5 of Ordinance No. 348, the required findings for the both demonstrate that the project is consistent with both the General Plan and Zoning Ordinance No. 348.
5. Based upon staff analysis the proposed change does not involve a change in or conflict with the Riverside County Vision. The project furthers the Riverside County Vision for Housing by increasing the potential number of units on the project site and thus bring the County closer to the State required number of housing units and therefore bringing the County more into line with the regional forecasts. The project also furthers the Riverside County Vision for Population Growth by providing an area where growth could be accommodated without causing random sprawl and also maintain the existing community vision as expressed in the previously recorded tract subdivision No. 3944.
6. Based upon staff analysis the proposed change does not involve a change in or conflict with the Principals in General Plan Appendix B. The project furthers the Riverside County General Plan principals for Maturing Communities by allowing the community established by Tract No. 3944 mature at its own pace and with its own context by allowing a 2 ½ minimum acre submission. The principal in its entirety:

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 project also furthers the Riverside County General Plan principals for Community Variety, Choice and Balance by allowing a density that is constant with the community vision for the area. The principal in its entirety:

It is the intent of the General Plan to foster variety and choice in community development, particularly in the choice and opportunity for housing in various styles, of various densities, of a wide range of prices and accommodating a range of life styles in equally diverse community settings, emphasizing compact and higher density choices.

Therefore, based upon the above there is no conflict with General Plan Principals in General Plan Appendix B.

7. The proposed change does not involve a change in or conflict with any Foundation Component Designation in the General Plan. Upon changing the Foundation from Rural to Rural Community the designation change from Rural Residential to Estate Density Residential is consistent with Rural Community Foundation. Once foundation change to Community Development has been changed, no further changes will be needed.

The proposed amendment would either contribute to the achievement of the purposes of the General Plan or, at a minimum would not be detrimental to them. The project will contribute to the purposes of the General Plan by implementing LU 22.4 of the General Plan, which states that one of its goals is to “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.” Therefore based upon the above the project would contribute to the achievement of the purposes of the General Plan.

8. The proposed project change would not create an internal inconsistency among the elements of the General Plan. The County General Plan consists of nine elements; these elements include Vision, Land Use, Circulation, Multipurpose Open Space, etc. The project has been reviewed against these elements and staff has determined that the project is consistent with them and that the project causes no internal inconsistency among the elements. Therefore, the project will not create an internal inconsistency among the elements of the General Plan.
9. There are new conditions or special circumstances that were disclosed during the review process that were unanticipated in preparing the General Plan and subsequently justify modifying the General Plan. The special circumstance is that this project is consistent with Tract No. 3944 and the local community vision for the area, however this vision of minimum 2 21/2 acre lots does not fit perfectly into the categories for land use designations, and some accommodation needs to be made to allow this community vision to continue. Therefore a case by case analysis for land divisions in this unique community is warranted. This change justifies modifying the General Plan in this special circumstance.
10. The proposed designation of Rural Community: Estate Density Residential (RC: EDR) (2 acre min.) is consistent with the surrounding area's development pattern. Recorded tract no. 3944 which was recorded February 16, 1970, which this project is lot 80 of 175 lots, required a 2.5 gross acre minimum lot size. This tract created a home owners association which is very active today, and it maintains as part of the HOA's requirements that subdivisions may not go below 2.5 acres. The lots within the tract have the minimum of 2.5 gross acres, but vary in size up to a maximum of 27.43 acres.
11. The project site is surrounded by properties which are designated Rural: Rural Residential (R:RR).
12. The zoning for the subject site is R-A-2 1/2.
13. The proposed residential use is consistent with the proposed RC: EDR designation and permitted in the R-A 2 1/2 zoning classification, since the project's minimum lot size of 2.73 acres does not exceed the minimum of lot size of 2 acres for RC:EDR designation.
14. The proposed residential use, is consistent with the development standards set forth in the R-A 2 1/2 zone by both proposed lots exceeding the minimum lot size and dimensions required by the R-A—2 1/2 zone.
15. The project site is surrounded by properties which are zoned R-A- 2 1/2.
16. Single Family Residential units and Citrus Groves have been constructed and are operating in the project vicinity.
17. This project is located within Criteria Area 6694 Group “C” of the Western Riverside County Multiple Species Habitat Conservation Plan. The property has completed the Habitat Acquisition and Negotiation Strategy Process through HANS 2103. The Project has fulfilled its requirement towards the MSHCP by delineating the Spineflower Habitat on the Environmental Constraint

Sheet (ECS). The ECS shall also note the following on the exhibit "No disturbances may occur within the boundaries of the constraint areas. Brush management to reduce the fuel loads to protect urban uses (fuel loads to protect urban uses (fuel modification zones) will not encroach into the constraint areas. And night lighting shall be directed away from the constraint area. Shielding shall be incorporated in project designs to ensure ambient lighting in the constraint areas is not increased." The project is also conditioned to conduct a Migratory Bird Treaty Act (MBTA) Survey if habitat clearance for migratory birds occur during nesting season.

18. This project is not within a City Sphere of Influence.
19. The proposed project meets the improvement requirements of a Schedule H map and all the other lot requirements as stated in section 3.8 of Ordinance No. 460.
20. This land division is located within a CAL FIRE state responsibility area. The site currently maintains three access points, Delgado Way to the north of the site and two access points from Parado Del Sol Drive located to the east of the site. The nearest fire station is located approximately three miles from the site and a fire hydrant is located at the southeast corner of the property.
21. This land division has been designed so that each lot, and the subdivision as a whole, is in compliance sections 4290 and 4291 of the Public Resources Code by provide blue dot reflectors and Schedule H fire protection approved standard fire hydrants with no portion of any lot frontage more than 600 feet from a hydrant. Minimum fire flow shall be 1,000 GMP for 2 hour duration at 20 PSI.
22. Fire protection and suppression services will be available for the subdivision through County Fire Department.
23. The project meets the regulations regarding road standards for fire equipment access adopted pursuant to **Section 4290 of the Public Resources Code** and Riverside County Ordinance No. 787 by road standards for fire equipment access – ECS sheet should not that driveway exceeding 150' in length, but less than 800'in length, shall provide a turnout near the midpoint of the driveway. Where the driveway exceeds 800', turnouts shall be provided no more than 400' apart. Turnouts shall be provided no more than 400' apart. Turnouts shall be a minimum of 10' wide and 30' in length, with a minimum 25' taper on each end. An approved turnaround shall be provided at all buildings sites on driveways over 150 feet in length, and shall be within 50' of the building. Access will be designed to withstand the weight of 70 thousand pounds. Access will have a turning radius of 38 feet capable of accommodating fire apparatus. - standards for signs identifying streets, roads and buildings – blue dot reflectors shall be mounted on private streets, public streets and driveways to indicate location of fire hydrants, minimum private water supply reserves for emergency fire use –Schedule H fire protection approved standard fire hydrants minimum fire flow shall be 1,000 GPM for 2 hour duration at 20 PSI, Gate entrance shall be at least two feet wider than the width of the traffic lanes serving that gate- Gates shall be automatic minimum 20 feet in width and shall be equipped with a rapid entry system.
24. This Foundation Component General Plan Amendment was applied for during the regular General Plan review cycle on February 15, 2008.

25. The additional parcel will be provided water by Rancho California Water District, the site has sufficient circulation that will support an additional one-family dwelling unit, the watercourse that traverse the project site shall be kept free from obstructions, the Spineflower Habitat shall not be disturbed, a Migratory Bird Survey shall be conducted if habitat clearance is proposed during nesting season, and the project has been conditioned to address fire safety and soil suitability for seepage pits. If future development requires ground disturbance, the project is conditioned to address protection of cultural and paleontological resources.
26. The project has complied with the provisions of both SB-18 and AB-52.
27. Environmental Assessment No. 41872 identified the following potentially significant impacts:
  - a. Biology
  - b. Utility and Service Systems

These listed impacts will be fully mitigated by the measures indicated in the environmental assessment, conditions of approval, and attached letters. No other significant impacts were identified.

#### **CONCLUSIONS:**

1. The proposed project is in conformance with the RC: EDR Land Use Designation, and with all other elements of the Riverside County General Plan.
2. The proposed project is consistent with the Residential Agricultural 2 ½ acre min (R-A 2 ½) zoning classification of Ordinance No. 348, and with all other applicable provisions of Ordinance No. 348.
3. The proposed project is consistent with the Schedule H map requirements of Ordinance No. 460, and with other applicable provisions of Ordinance No. 460.
4. The public's health, safety, and general welfare are protected through project design.
5. The proposed project is clearly compatible with the present and future logical development of the area.
6. The proposed project will not have a significant effect on the environment.
7. 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 beyond the two opposition letters received during the General Plan Initiation Process. A letter was received from Dan Silver of Endangered Habitats League, and also a letter from Ms. Terilee Hammett, a local resident. Both letters are attached to the staff report for reference.
2. The project site is not located within:
  - a. The City of Temecula sphere of influence;
  - b. A 100-year flood plain, an area drainage plan, or dam inundation area;

- c. The Stephens Kangaroo Rat Fee Area or Core Reserve Area;
  - d. Liquefaction potential area;
  - e. Subsidence area;
  - f. High Fire Area;
  - g. A Parks and Recreation District or a CSA
3. The project site is located within:
- a. Low paleontological sensitivity area; and,
  - b. A half mile of an unnamed fault in Elsinore Fault Zone.
4. The subject site is currently designated as Assessor's Parcel Number: 927-260-015.

Y:\Planning Case Files-Riverside office\PM36860\DH-PC-BOS Hearings\DH-PC\Staff Report GPA 1039 PP36860 from email version revised further.docx

Date Prepared: 01/01/01

Date Revised: 10/20/15

2  
3 **RESOLUTION 2015-026**  
4 **RECOMMENDING ADOPTION OF**  
5 **GENERAL PLAN AMENDMENT NO. 1039**  
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 November 4, 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 November 4, 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

23 **CERTIFICATION** of the environmental document, Environmental Assessment No. 41872; and  
24 **ADOPTION** of General Plan Amendment No. 1039  
25  
26  
27  
28

RIVERSIDE COUNTY PLANNING DEPARTMENT

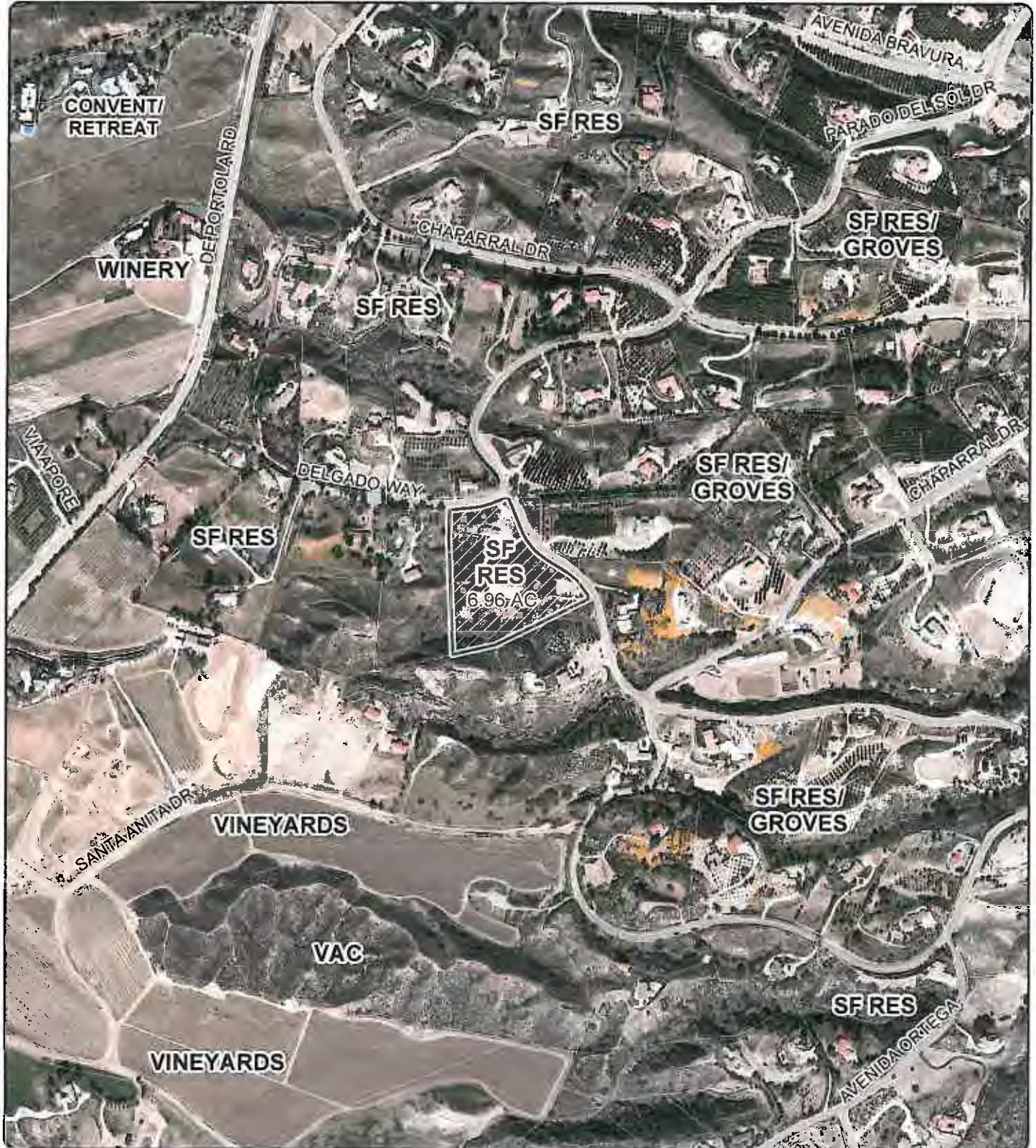
GPA01039 / PM36860

Chuck Washington  
District 3

Date Drawn: 10/20/2015

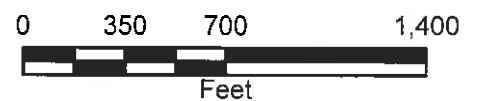
Exhibit 1

LAND USE



Zoning Area: Rancho California

Author: Stella Spadafora



**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)863-9277 (Eastern County) or Website <http://planning.rcplma.org>



RIVERSIDE COUNTY PLANNING DEPARTMENT

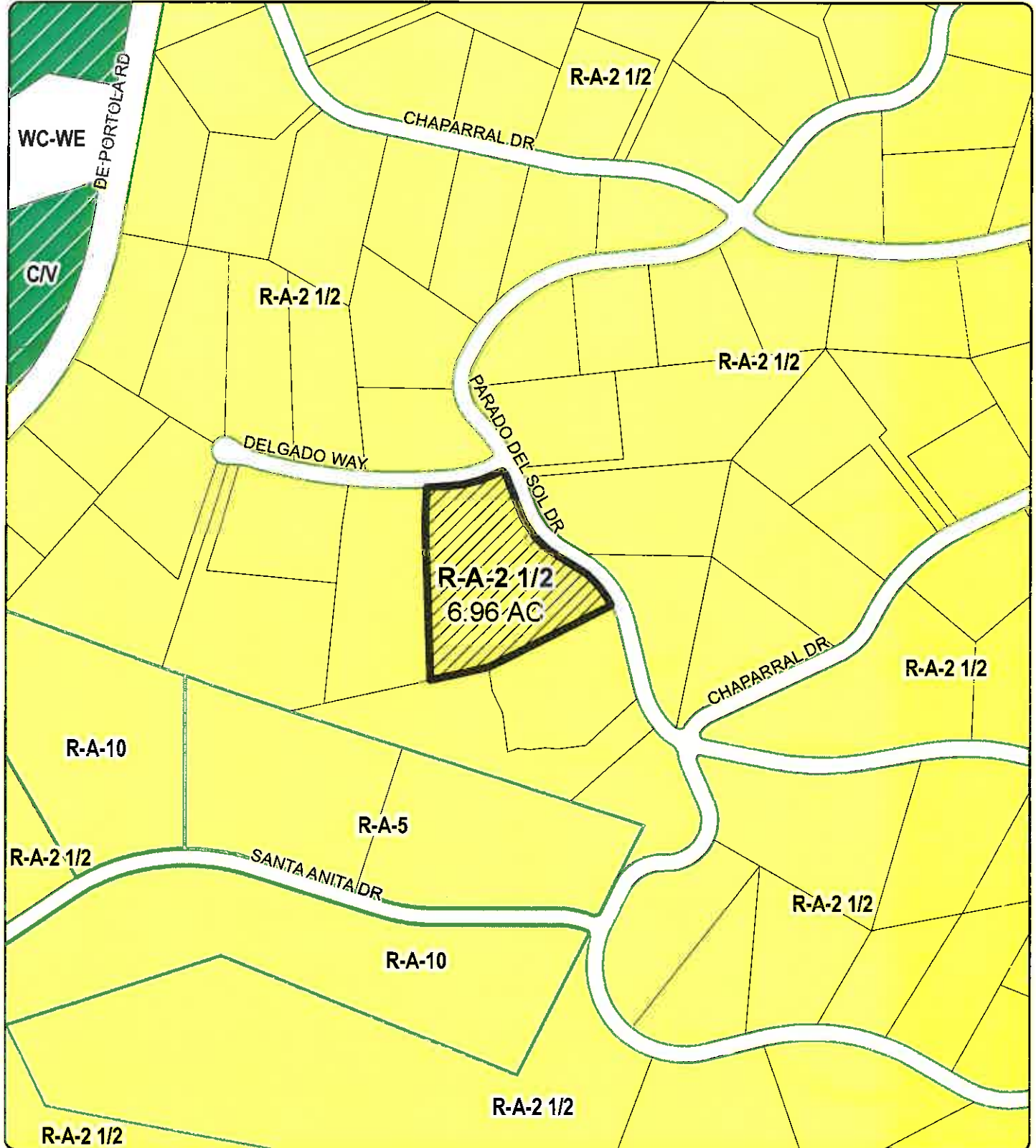
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Chuck Washington  
District 3

Date Drawn: 10/20/2015

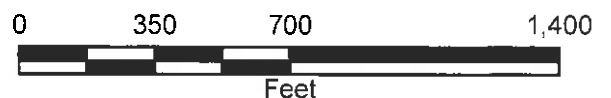
Exhibit 2

EXISTING ZONING



Zoning Area: Rancho California

Author: Stella Spadafora



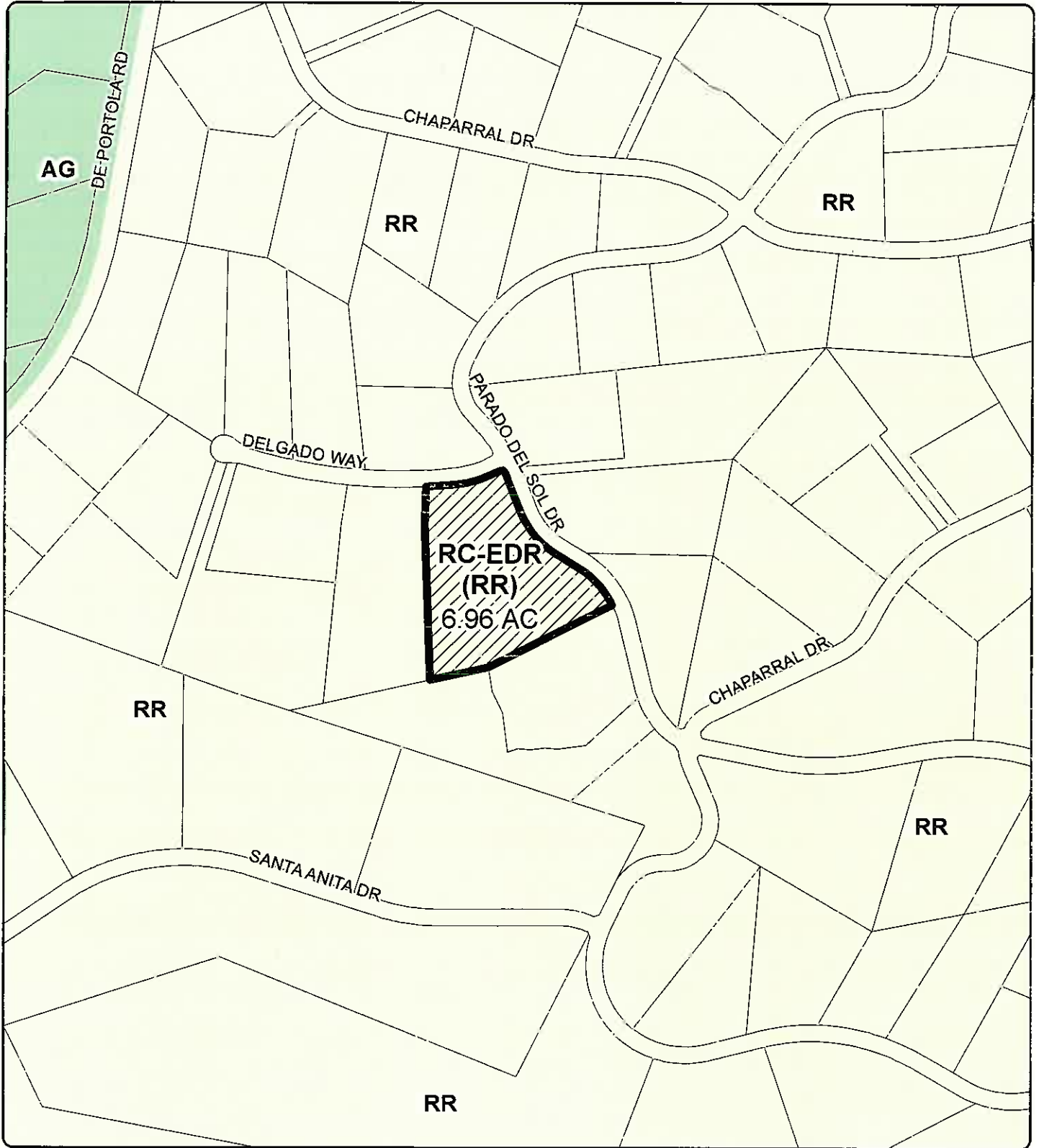
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RIVERSIDE COUNTY PLANNING DEPARTMENT

GPA01039 / PM36860  
**PROPOSED GENERAL PLAN**

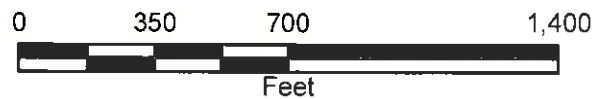
Chuck Washington  
District 3

Date Drawn: 10/20/2015  
Exhibit 6



Zoning Area: Rancho California

Author: Stella Spadafora

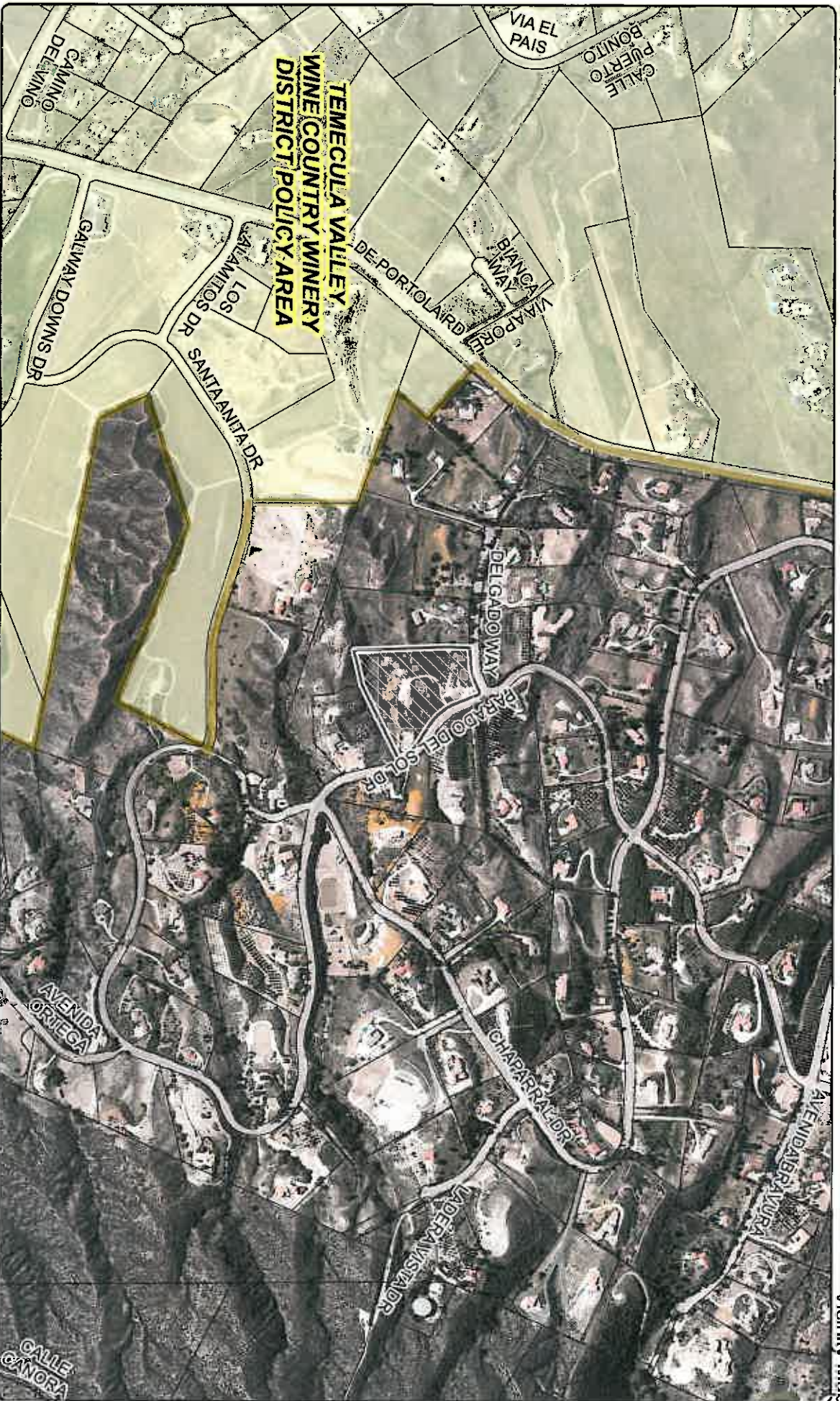


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Chuck Washington  
District 3

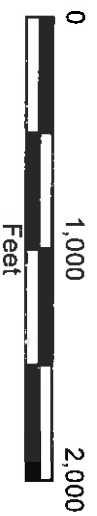
**RIVERSIDE COUNTY PLANNING DEPARTMENT**  
**GPA01039 / PM36860**  
**VICINITY/POLICY AREAS**

Date Drawn: 10/20/2015  
Vicinity Map



Zoning Area: Rancho California

Author: Stella Spadafora



DISCLAIMER: On November 7, 2008, the County of Riverside adopted a new General Plan providing new data and information for unincorporated Riverside County parcels. The new General Plan may contain different types of land use than is provided on the existing General Plan. For further information, please contact the Riverside County Planning Department at (951)881-5877 (Business Days) or Website: <http://www.riverside.ca.gov>

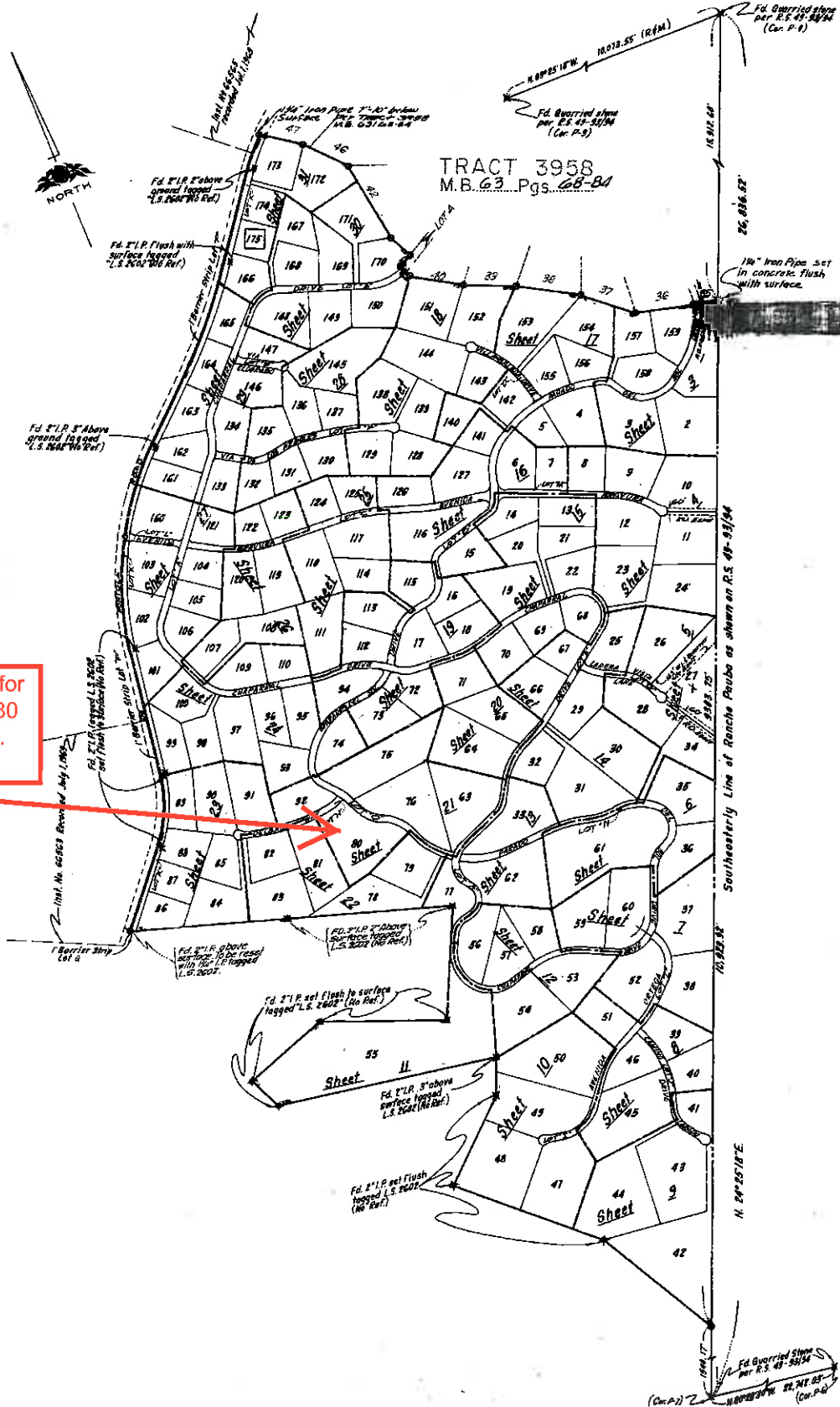


SCALE: 1" = 600'

# TRACT No. 3944

Being a Subdivision of a portion of the Rancho Pauba

64/63



The project site for PM36860 is lot 80 of Tract Map No. 3944.



# ENDANGERED HABITATS LEAGUE

DEDICATED TO ECOSYSTEM PROTECTION AND SUSTAINABLE LAND USE



July 12, 2010

*VL ELECTRONIC MAIL AND FACSIMILE*

Riverside County Planning Commission  
 ATTN: Mike Harrod  
 County of Riverside  
 4080 Lemon St., 9<sup>th</sup> Floor  
 Riverside, CA 92501

**RE: Item 6.0, General Plan Amendment Initiation Proceedings  
 (July 14, 2010)**

Dear Chair and Commission Members:

The Endangered Habitats League (EHL) appreciates the opportunity to comment on these landowner-initiated GPA proposals, which once again call for planning rigor and retaining the integrity of the Foundation system. We find serious problems with many of the staff recommendations.

Item 6.1, GPA 981 (Coachella Valley)

**Concur with staff recommendation to decline to initiate.** The property lies in two hazard zones. As noted, "Employment and service opportunities are limited in the vicinity and commuting outside of the area for these opportunities would be likely." Thus, rather than new circumstances supporting conversion from Rural Desert to Community Development, there are strong planning reasons to maintain this rural demarcation.

Item 6.2, GPA 964 (Elsinore)

**Disagree with staff recommendation to initiate.** This 84-acre site may require a technical amendment to correct for portions without slopes so steep as to trigger the Rural Mountainous designation. However, as the property is within the sphere of influence of the City of Lake Elsinore, any urban development should occur through an orderly process of annexation. There is also no evidence that the existing General Plans (County and City) do not have ample capacity to absorb population growth, or that infill within Lake Elsinore would not be a better alternative.

Item 6.3, GPA 1030 (Temescal)

**Disagree with staff recommendation to initiate.** The proposal is to change 446 acres within MSHCP Criteria Cells from the relatively restrictive designations of Open Space-Rural and Rural to a mixture of high and low density residential and commercial retail and open space. This land is highly important wildlife habitat, with Temescal Wash

as an outstanding feature. While nearby urbanization exists, this does not *in and of itself* constitute justification to convert all surrounding land to the same use. No planning need for additional urban land has been provided in the form of an absorption study.

We appreciate the new information in the staff report on MSHCP assembly, specifically that the recommended land use plan would be consistent with a HANS determination. However, Exhibit 7 is troubling in that lands labeled Open Space Conservation Habitat (OS-CH) are *co-labeled* as Open Space Rural (OS-RUR). OS-RUR is 1 du per 20 acres and *not* conserved habitat. This apparent conflict should be clarified in favor of OS-CH.

#### Item 6.4, GPA 1039 (Rancho California)

***Disagree with staff recommendation to initiate.*** The proposal is to triple the effective density of a 7 acre Rural parcel to allow 2-acre estate lots under Rural Community. The parcel map and the designator map do *not* show that the current Rural designator is wrong. Rather, they show that 2-acre lots would be out of character with the surrounding larger-parcel agricultural uses and, indeed, would constitute a *spot zone* within surrounding Rural. It should be noted that due to the parcel size of 7 acres, the proposal would produce 3 total units instead of the current 1 total unit.

This merit-less proposal would maximize greenhouse gas emissions due to a highly automobile dependent, dispersed pattern of development, ruin the agricultural potential of the site due to estate lot conversion, and subject more residences to fire risk. The substantial density increase may also prejudice MSHCP assembly. Finally, approval would incentivize others to request similar, unjustified up-planning.

#### Item 6.5, GPA 1098 (Coachella Valley)

***Disagree with staff recommendation to initiate.*** This proposal would convert 40 acres of Agriculture to Community Development MDR. It is a *piecemeal tract map* without any tie to a Community Center or other relatively sustainable pattern of greenfield development, and promises high vehicle miles traveled and greenhouse gas emissions.

Furthermore, the site is part of the Vista Santa Rosa *unapproved* conceptual plan. Vista Santa Rosa proposes massive development in the Coachella Valley that is an anachronism in the age of climate change. No absorption study for the Coachella Valley shows a need for the project. Community separation between municipalities would be eroded. At a minimum, approval of Vista Santa Rosa via GPA 960 should *precede* piecemeal tract maps.

The pattern of development of Vista Santa Rosa would consume large amounts of land – and agriculture – to house relatively few people. Indeed, in its predominance of low density (2 du/ac) and estate density (0.5-1 du/ac) housing, it is far more *inefficient* than the medium-density (2-5 du/ac) sprawl common elsewhere. The token inclusion of a village center and “lifestyle corridors” cannot disguise the unsustainability of the concept as a whole.

In conclusion, the outdated Vista Santa Rosa Policy Area is bankrupt from a planning perspective and negates any progressive trends, such as Community Centers, that were inherent in the 2003 General Plan Update. It – and this piecemeal GPA – need to go back to the drawing board.

Item 6.6. GPA 1101 (Coachella Valley)

*No position.*

Thank you for considering our views, and we look forward to working with you as the Five-Year Update proceeds.

Sincerely,

Dan Silver, MD  
Executive Director

Electronic cc: Board Offices  
George Johnson, TLMA  
Ron Goldman, Planning Dept.  
Katherine Lind, County Counsel



5 October 2010

Ms. Tamara Harrison  
Riverside Co. Planning Dept.  
4080 Lemon St., 12<sup>th</sup> Fl.  
Riverside, CA 92501

**RE: GPA 1039, Agenda Item 3.1**  
Planning Commission 10-6-10

Dear Ms. Harrison:

After two conversations with you and the applicants, I still feel the need to voice my concerns about this application. The application requests to change from the Rural foundation to Rural Community and RR land use to EDR. My reasons are as follows:

- 1) This parcel is one in the 307-parcel **GlenOak Hills Community Association**, which is not mentioned anywhere in the staff report or applicant's information.
- 2) The GP's definition of RR includes the sentence: "For multi-lot developments, the minimum lot size per residential unit is 2.5 acres, though the overall density of the development must not exceed 0.2 dwelling units per acre." The GlenOak Hills Community would seem to fit this definition as a "multi-lot development," so why is the GPA necessary?
- 3) This application, as it stands, constitutes "**spot zoning**" and should not be allowed, due to the direct effect on the other 306 parcels in this community. This property does not "stand alone" in Rancho California, but is tied to a legal community of 307 parcels.
- 4) Mr. Dan Silver also correctly views this application as **spot zoning**, per the case file.
- 5) This application will **set a precedent** in the community.
- 6) The applicant's statement in the memo dated 6-3-10, item 12 states "GlenOak Hills is well developed community of some 298 lots, almost all are 2.5 ac." The accuracy of this statement is questionable.
- 7) All 307 parcels are on **septic systems**. There is concern for the viability of these systems, in addition to the **availability of water** in the years to come, if numerous parcels divide and develop our community of 307 into 400 parcels. Water and septic systems must be seriously considered for the benefit of all GlenOak Hills property owners.

Thank you for your consideration.

Sincerely,  
Terilee Hammett  
40540 Chaparral Drive  
Temecula, CA

# COUNTY OF RIVERSIDE

## ENVIRONMENTAL ASSESSMENT FORM: INITIAL STUDY

Environmental Assessment (E.A.) Number: EA 41872

**Project Case Type(s) and Number(s):** General Plan No. 1039 and Tentative Parcel Map No. 36860

**Lead Agency Name:** County of Riverside Planning Department

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

**Contact Person:** Phayvanh Nanthavongdouangsy, Urban Regional Planner IV

**Telephone Number:** 951.955.6573

**Applicant's Name:** Henry Azarioon

**Applicant's Address:** 41485 Parado Del Sol Drive, Temecula, CA 92592

### I. PROJECT INFORMATION

#### A. Project Description:

The project includes General Plan Amendment No. 1039 (GPA No. 1039) and Tentative Parcel Map No. 36860 (PM No. 36860).

GPA No. 1039 proposes to amend the parcel's existing General Plan land use designation of Rural: Residential (R:RR) to Rural Community: Estate Density Residential (RC:EDR). The land use designation RC: EDR permits a minimum lot size of 2 acres.

PM No. 36860 proposes a Schedule H Subdivision to divide a 7.5 gross acres parcel into two parcels, Parcel 1 will be approximately 4.77 gross acres and Parcel 2 will be 2.73 gross acres. The subdivision is consistent with the proposed general plan land use designation, surrounding parcel size, and existing Residential Agricultural – 2.5-acre min (R-A-2.5) Zone.

The project is located at 41485 Parado Del Sol Drive and is approximately 7.5 gross acres.

Figure 1, Vicinity Map

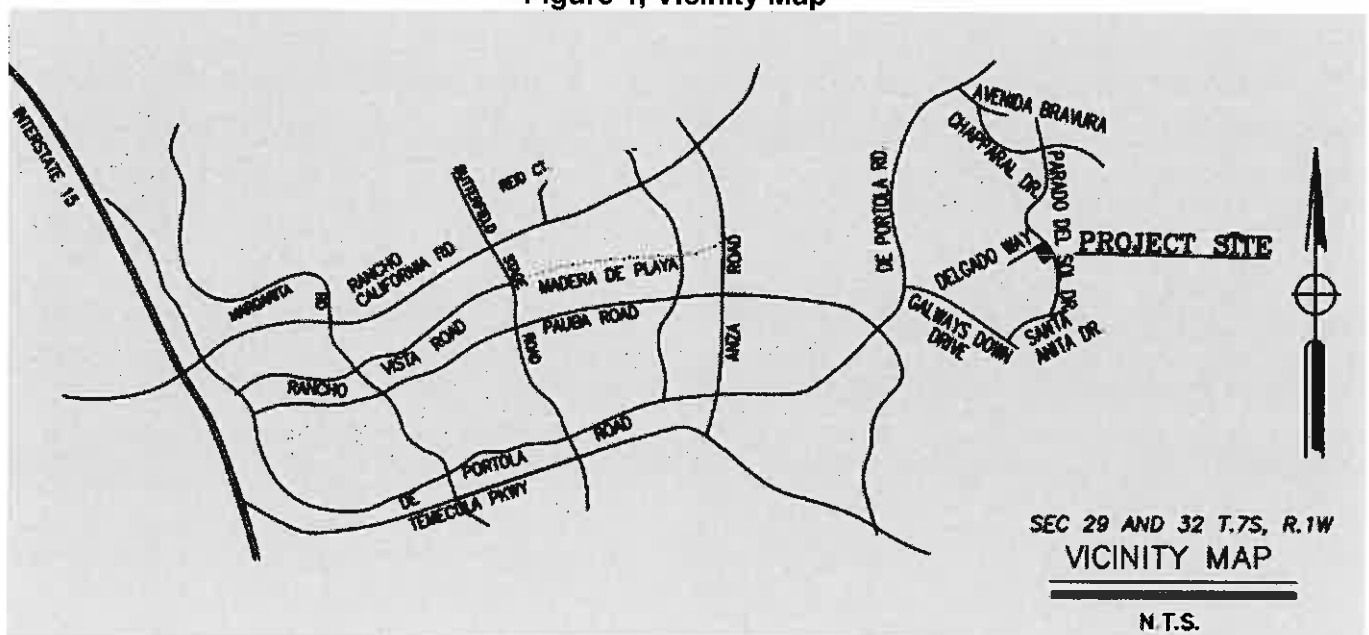
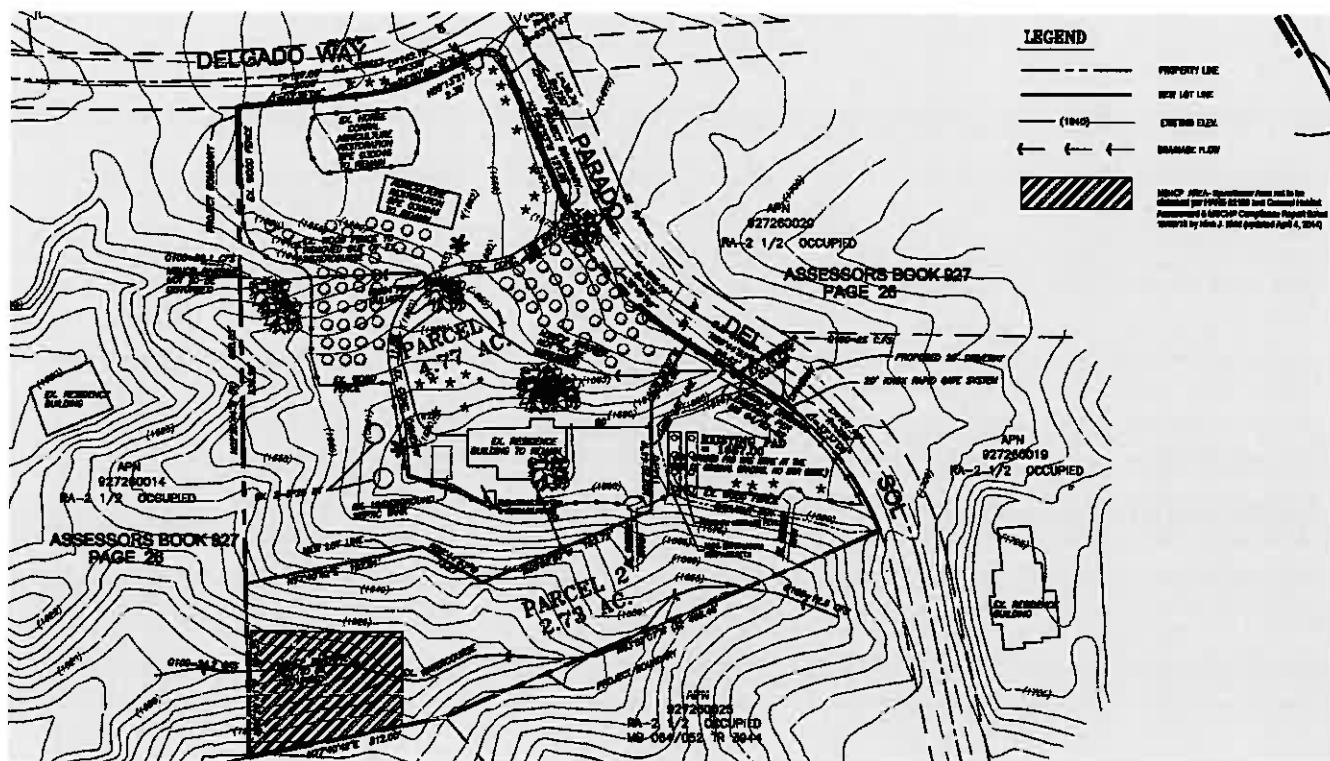


Figure 2, Tentative Parcel Map No. 36860



**Utilities**

All utilities and public services are currently available on, or adjacent to, the proposed Project site. Utility and Service providers are as follows:

- Electricity: Southern California Edison
- Water: Rancho California Water District
- Sewer: Septic and seepage tanks
- Cable: Inland Valley Cablevision
- Gas: Southern California Gas
- Telephone: Verizon

**Construction Scenario**

N/A

**A. Type of Project:** Site Specific ; Countywide ; Community ; Policy .

**B. Total Project Area:** 7.5 acres (gross)/6.96 acres (net)

Residential Acres: 7.5	Lots: 2	Units: 1 existing	Projected No. of Residents: 5
Commercial Acres: N/A	Lots: N/A		Sq. Ft. of Bldg. Area:
Est. No. of Employees: N/A			
Open Space Acres: N/A			
Open Space – Recreation Acres: N/A			
Open Space – Conservation Acres: N/A			
Public Facilities Acres (K-8 School): N/A			

Major Circulation Acres: N/A  
Industrial Acres: N/A

**C. Assessor's Parcel No(s):** 927260015

**Street References:** southwest corner of the Parado Del Sol Dr. and Delgado Way intersection at 41485 Parado Del Sol Drive, Temecula, CA 92592

**D. Section, Township & Range Description:**

Township 7 South, Range 1 West, Sections 29 and 32

**E. Brief description of the existing environmental setting of the Project site and its surroundings:**

The Project site is comprised of 7.5 gross acres with an existing one-family dwelling unit and agricultural structures. The area near other one-family dwelling units and citrus groves.

**II. APPLICABLE GENERAL PLAN AND ZONING REGULATIONS**

**A. General Plan Elements/Policies (General Plan 12/09/14):**

- 1. Land Use:** The Project is consistent with the policies of the Land Use Elements of the General Plan and the Southwest Area Plan. The Project promotes development and preservation of unique communities (Policy LU 3.3). The General Plan Amendment would permit residential development that is consistent with surrounding land development and parcel sizes.
- 2. Circulation:** The Project is consistent with the policies of the Circulation Elements of the General Plan and the Southwest Area Plan. Adequate circulation facilities exist and will serve the proposed Project (Policy C 2.2, SWAP Figure 7). No additional on-site right-of-way shall be required on Delgado Way or Parado Del Sol since adequate right-of-way exists, per MB 64/52-82.
- 3. Safety:** The Project is consistent with the policies of the Safety Elements of the General Plan and the Southwest Area Plan. The existing buildings are located outside of the natural watercourses which traverse the property southern boundary. The natural watercourse will be kept free of buildings and obstructions and all grading for sites and roads shall perpetuate the natural drainage patterns of the area. (Policies S 3.3, S 5.1). The Environmental Constraints Sheet (ECS) map shall note the following as conditioned by the Fire Department to address fire safety: the minimum driveway width and length, provide appropriate turn outs and turning radius, appropriate access slope and capacity for fire apparatus, gate width, appropriate gate access, water system for fire protection, and where appropriate blue dot reflectors.
- 4. Multipurpose Open-Space:** The Project is consistent with the policies of the Multipurpose Elements of the General Plan and the Southwest Area Plan. A Habitat Assessment and Negotiation Strategy No. 2103 (HANS No. 2103) and General Habitat Assessment and MSHCP Compliance Report was prepared for this project. It was determined that the project area contains constrained areas of sensitive habitat. The Environmental Constraint Sheet shall delineate the Spineflower Habitat as areas not to be disturbed sensitive. The existing one-dwelling residential home is located outside of the

watercourse and the Spineflower Habitat, the proposed development area on the second parcel is also outside of the watercourse and the Spineflower Habitat.

5. **Noise:** The Project is consistent with the policies of the Noise Element of the General Plan and the Southwest Area Plan. The Project proposes to subdivide the parcel into two parcels for residential development similar to the residential development surrounding this parcel. The Project will not introduce any new noise sources that are incompatible with existing development.
6. **Air Quality:** The Project is consistent with the Policies of the Air Quality Element of the General Plan. The Project would not conflict with or obstruct implementation of SCAQMD air quality plan (AQ 1.4), would not expose sensitive receptors to air pollution (AQ 2.2), and would not result in a cumulatively considerable net increase of a criteria pollutant (AQ 4.6, AQ 4.7, AQ 4.9).
7. **Housing:** The Project does not impact housing.
8. **Healthy Communities Element:** The Project is consistent with the policies of the Healthy Communities Element. The Project preserves rural open space areas and scenic resources that is appropriate for this Community (HC 4.1).

**B. General Plan Area Plan(s):**

The Project is located within the Southwest Area Plan (SWAP).

**C. Foundation Component(s):**

Existing: Rural (R)

Proposed: Rural Community (RC)

**D. Land Use Designation(s):**

Existing: Rural Residential (RR)

Proposed: Estate Density Residential (EDR)

**E. Overlay(s), if any:**

N/A

**F. Policy Area(s), if any:**

N/A

**G. Adjacent and Surrounding:**

1. **Area Plan(s):** SWAP
2. **Foundation Component(s):** Rural to the north, south, east, and west.
3. **Land Use Designation(s):** Rural Residential to the north, south, east, and west.
4. **Overlay(s), if any:** N/A
5. **Policy Area(s), if any:** N/A

**H. Adopted Specific Plan Information:**

1. **Name and Number of Specific Plan, if any:** N/A

**2. Specific Plan Planning Area, and Policies, if any: N/A**

**I. Existing Zoning:** Residential Agricultural 2.5-acre min. (R-A-2.5) Zone

**J. Proposed Zoning, if any:** N/A

**K. Adjacent and Surrounding Zoning:** R-A-2.5

**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 Resources           | <input type="checkbox"/> Hydrology/Water Quality       | <input type="checkbox"/> Transportation/Traffic               |
| <input type="checkbox"/> Air Quality                     | <input type="checkbox"/> Land Use/Planning             | <input checked="" type="checkbox"/> Utilities/Service Systems |
| <input checked="" 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**

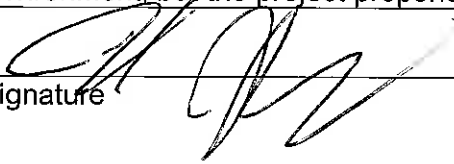
I find that although the proposed project could have a significant effect on the environment, **NO NEW ENVIRONMENTAL DOCUMENTATION IS REQUIRED** because (a) all potentially significant effects of the proposed project have been adequately analyzed in an earlier EIR or Negative Declaration pursuant to 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

9.21.15

Phaywanh Nanthavongdouangsy  
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 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
<b>AESTHETICS</b> Would the project				
<b>1. Scenic Resources</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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 C-9, *Scenic Highways*.

The proposed Project is to amend the land use designation to Rural Community: Estate Density Residential in order to divide the existing parcel of 7.50 gross acres into two parcels. Parcel 1 is approximately 4.77 gross acres and Parcel 2 is 2.73 Gross Acres. The project is not located adjacent to a Scenic Highway. Therefore, implementation of the proposed Project will not have a substantial effect upon a scenic highway corridor within which it is located. No impacts are anticipated. No mitigation is required.

The Project site is located in an unincorporated area of Riverside County. The existing character of the Project site is a large lot with a one-family dwelling unit and agricultural structures, similar large lot estates with one-family dwelling and agricultural uses are located in the project vicinity. The Project site does not contain scenic resources, including, but not limited to, trees, rock outcroppings and unique or landmark features, as these features do not exist on the Project site. Due to the location of the proposed Project site, the proposed Project will not obstruct any prominent vistas or result in the creation of an aesthetically offensive site open to public view.

Therefore, implementation of the proposed Project will not 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. No impacts are anticipated. No additional mitigation is required.

Mitigation: No mitigation measures are required.

Monitoring: No mitigation monitoring is required.

<b>2. Mt. Palomar Observatory</b>	<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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Sources: Riverside County Land Information System (RCLIS), Figure 6, *Mt. Palomar Nighttime Lighting Policy*, and Ordinance No. 655 (Regulating Light Pollution).

a) According to the RCIP and Figure 6 "Mt. Palomar Nighttime Lighting Policy" of the SWAP, the Project site and the location of potential off-site improvements are located within the designated Special Lighting Area that surrounds the Mt. Palomar Observatory. The intent of Ordinance No.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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655 is to restrict the permitted use of certain light fixtures emitting into the night sky undesirable light rays which have a detrimental effect on astronomical observation and research. Ordinance No. 655 contains approved materials and methods of installation, definitions, general requirements for lamp source and shielding, prohibitions and exceptions.

Since the Project site is approximately 14.40 miles from the Observatory, within Zone A of the Special Lighting Area that surrounds the Mt. Palomar Observatory, all Project components must comply with the mandatory requirements of Riverside County Ordinance No. 655. All development will be required to comply with the provisions of Ordinance No. 655, to include but not be limited to: shielding, down lighting and the use of low-pressure sodium lights. Any and all future projects will also include conditions of approval to comply with Ordinance No. 655. The project has also been conditioned to note on the Environmental Constraint Sheet that the property is subject to lighting restriction per. Ordinance No. 655. These are typically standard conditions of approval and are not considered unique mitigation pursuant to CEQA. With conformance with Ordinance No. 655, any impacts are expected to be less than significant from implementation of the Project. No other mitigation would be required.

Mitigation: No mitigation measures are required.

Monitoring: No mitigation monitoring is required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>3. Other Lighting Issues</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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"/>

Sources: Onsite Inspection, Project Application Description, Riverside County General Plan, Southwest Area Plan, Figure 6, *Mt. Palomar Nighttime Lighting Policy*, Ordinance No. 655 (Regulating Light Pollution), and Ordinance No. 915 (Regulating Outdoor Lighting).

Findings of Fact:

a,b) The additional pad located on the southern portion of the lot will result in a new source of light and glare from the addition of a one-family dwelling unit. Resulting residential development will be required to comply with County Ordinance Nos. 655 and 915, which restricts lighting hours, types, and techniques of lighting. Ordinance No. 655 requires the use of low-pressure sodium fixtures and requires hooded fixtures to prevent spillover light or glare. Ordinance No. 915 requires all outdoor luminaires to be located, adequately shielded, and directed such that no direct light falls outside the parcel of origin, onto the public right-of-way. Ordinance No. 915 also prohibits blinking, flashing and rotating outdoor luminaires, with a few exceptions.

Potential Project-specific impacts that could create a new source of substantial light or glare which would adversely affect day or nighttime views in the area; or, expose residential property to unacceptable light levels related to new sources; however, compliance with Ordinance Nos. 655 and 915 will ensure that the potential impacts to the surrounding uses will remain less than significant. No additional mitigation is required.

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

Monitoring: No mitigation monitoring is required.

**AGRICULTURE RESOURCES** Would the project

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>4. Agriculture</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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 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"/>

Sources: Riverside County General Plan Figure OS-2 "Agricultural Resources," RCLIS, and Project Application Materials.

Findings of Fact:

- a) According to the RCLIS the proposed Project site is not designated as either: Prime Farmland, Unique Farmland, or Farmland of Local Importance. Implementation of the proposed Project will not 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. No impacts are anticipated. No additional mitigation is required.
- b) According to the RCLIS, the proposed Project site is not subject to a Williamson Act contract and is not within a Riverside County Agriculture Preserve. No impacts are anticipated. No additional mitigation is required.
- c,d) Implementation of the proposed Project will not cause development of non-agricultural uses within 300 feet of agriculturally zoned property (Ordinance No. 625 "Right-to-Farm"); or, involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use. Any impacts are considered to be less than significant. No additional mitigation is required.

Mitigation: No mitigation measures are required.

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

<b>5. Forest</b>	<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 122220(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"/>

Sources: Riverside County General Plan Figure OS-3, *Parks, Forest and Recreation Areas*, and Project Application Materials.

Findings of Fact:

a-c) The proposed Project site does not contain forest land or timberland. The Project site and its adjacent and surrounding properties are not zoned for forest land or timberland, nor timberland zoned for Timberland Production. Additionally, the Riverside County General Plan does not include the Project site or its surrounding properties in Figure OS-3, "Parks, Forests and Recreation Areas." Therefore, no zoning conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 122220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Govt. Code section 51104(g)) will occur. Lastly, implementation of the proposed Project will not result in the loss of forest land or conversion of forest land to non-forest use; or, 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. No impacts will occur. No mitigation will be required.

Mitigation: No mitigation measures are required.

Monitoring: No mitigation monitoring is required.

**AIR QUALITY** Would the project:

<b>6. Air Quality Impacts</b>	<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	<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
thresholds for ozone precursors)?				
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"/>

Sources: Project Description.

Findings of Fact:

a-c) The Project site is located in the South Coast Air Basin (SCAB) within the jurisdiction of South Coast Air Quality Management District (SCAQMD). Implementation of the Project would result in a less than significant impact that would not conflict with or obstruct implementation of the applicable air quality plan; violate any air quality standard or contribute substantially to an existing or projected air quality violation; or, 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). The Project would result in residential development consistent with the area's existing development pattern.

d,e) Implementation of the Project would result in a less than significant impact that would expose sensitive receptors which are located within 1 mile of the Project site to Project substantial point source emissions; or, involve the construction of a sensitive receptor located within one mile of an existing substantial point source emitter.

A sensitive receptor is a person in the population who is particularly susceptible to health effects due to exposure to an air contaminant than is the regular population at large. Sensitive receptors, and the facilities that house them, in proximity to localized CO sources, toxic air contaminants or odors are of particular concern. High levels of CO are associated with major traffic sources, such as freeways and major intersections, and toxic air contaminants are normally associated with manufacturing and commercial operations. Land uses considered to be sensitive receptors include long-term health care facilities, rehabilitation centers, convalescent centers, retirement homes, residences, schools, playgrounds, child care centers, and athletic facilities. Surrounding uses include vacant, residential and agricultural uses. The residential uses are considered sensitive receptors; however, due to the nature of the proposed Project, it is not anticipated to generate substantial point source emissions. Therefore, implementation of the proposed Project will not expose sensitive receptors which are located within 1 mile of the Project site to project substantial point source emissions. Any impacts are considered less than significant. No mitigation is required.

Implementation of the Project will not involve the construction of a sensitive receptor located within one mile of an existing substantial point source emitter. No impacts are anticipated. No mitigation is required.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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f) The Project will not have construction odors as the construction has already occurred. No other sources of objectionable odors have been identified for the proposed Project. No impacts are anticipated. No mitigation is required.

Mitigation: No mitigation measures are required.

Monitoring: No mitigation 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?

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)?

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?

d. Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident migratory wildlife corridors, or impede the use of native wildlife nursery sites?

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?

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?

g. Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Sources: RCLIS, WRCMSHCP, Project Application Materials, Onsite Inspection, General Habitat Assessment & MSCHP Compliance Report Dated 12/05/13 by Nina J. Kidd (updated April 4, 2014)

Findings of Fact:

- a-f) Implementation of the proposed Project will not conflict with the provisions of an adopted Habitat Conservation Plan, Natural Conservation Community Plan, or other approved local, regional, or state conservation plan; 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); 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; interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident migratory wildlife corridors, or impede the use of native wildlife nursery sites; 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; 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; or, conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance.

The Project area is within a Multi-Species Conservation Habitat Criteria Area 6694 Group "C". The property owner has completed the Habitat Acquisition and Negotiation Strategy No. 2103. Based on the General Habitat Assessment and MSHCP Compliance Report, the project site contains constrained areas of sensitive habitat. The project condition of approval (COA 50.EPD 001) requires the delineation of the habitat area on the Environmental Constraint Sheet. The constrained areas will conform to the areas mapped as "Upland Swales," or "Spineflower Habitat" on Exhibit 7 of the document entitled "General Habitat Assessment & MSHCP Compliance Report" Dated December 5, 2013 updated April 4, 2014 and prepared by Kidd Biological Inc. The Upland Swales shall be mapped and labeled as "Delineated Constraint Area (MSHCP Riverine)" on the Environmental Constraints Sheet to the satisfaction of the Environmental Programs Division. The Spineflower Habitat Area shall be mapped and delineated as "Delineated Constraint Area (MSHP Spineflower)" on the Environmental Constraints Sheet to the satisfaction the Environmental Programs Division. The ECS map must contain the following notes:

"No disturbances may occur within the boundaries of the of the constraint areas."

"Brush management to reduce fuel loads to protect urban uses (fuel modification zones) will not encroach into the constraint areas."

"Night lighting shall be directed away from the constraint area. Shielding shall be incorporated in project designs to ensure ambient lighting in the constraint areas is not increased."

Based on this information, no impacts are anticipated.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Compliance with the Migratory Bird Treaty Act (MBTA)– the project area supports suitable nesting bird habitat. If habitat must be cleared during the nesting season, a preconstruction nesting bird survey shall be conducted and MBTA clearance survey must be conducted and a final MBTA Clearance Report to EPD for review and approval per conditions of approval 60. EPD. 1 and 70. EPD.1.

Based the information provided impacts to Biological Resources will be less than significant with mitigation incorporated.

Mitigation: Conditions of Approval 50. EPD 0001, 60. EPD. 1, 70.EPD.1

Monitoring: TLMA - Environmental Programs Department and Riverside County Survey.

**CULTURAL RESOURCES** Would the project

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>8. Historic Resources</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
a. Alter or destroy an historic site?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input checked="" type="checkbox"/>

Sources: RCLIS, Project Application Materials

Findings of Fact:

a,b) Implementation of the proposed Project will not alter or destroy an historic site; or, cause a substantial adverse change in the significance of a historical resource as defined in California Code of Regulations, Section 15064.5. No ground disturbance is proposed with this project. However, if in the future ground disturbances are conducted the standard conditions for unanticipated discovery of resources shall apply (Condition of Approval 10.PLANNING 016). This is a standard condition of approval and is not considered mitigation. Based on this information, no impacts are anticipated. No mitigation is required.

Mitigation: No mitigation measures are required.

Monitoring: No mitigation monitoring is required.

<b>9. Archaeological Resources</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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 type="checkbox"/>	<input checked="" 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 resources as defined	<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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in Public Resources Code 21074?

Sources: RCLIS, Project Application Materials, Onsite Inspection

Findings of Fact:

a-e) Implementation of the proposed Project will not alter or destroy an archaeological site; cause a substantial adverse change in the significance of an archaeological resource pursuant to California Code of Regulations, Section 15064.5; disturb any human remains, including those interred outside of formal cemeteries; restrict existing religious or sacred uses within the potential impact area; or, cause a substantial adverse change in the significance of a tribal cultural resources as defined in Public Resources Code 21074.

The Project does not propose any ground disturbances. However, if future development requires a ground disturbance the standard conditions of approval for archaeological resources protection shall apply (COA 10.PLANNING 015 and 10. PLANNING 016).

Consultation per AB-52 was completed for the proposed Project. Staff received one consultation request from the Pechanga Band of Luiseno Indians Tribal Representative and met with the Tribal representatives on August 4, 2015. Staff noted that there are no grading proposed with the project. Tribal representatives shall be notified if future development of the implementing project requires a grading permit.

No ground disturbance that could affect these resources is proposed as part of the Project. Based on this information, no impacts are anticipated. No mitigation is required.

Mitigation: No mitigation measures are required.

Monitoring: No mitigation monitoring is required.

**10. Paleontological Resources**

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

Sources: RCLIS, Project Application Materials, Onsite Inspection, General Plan

Findings of Fact:

a) Implementation of the proposed Project will not directly or indirectly destroy a unique paleontological resource, or site, or unique geologic features.

The Project does not propose any ground disturbance. However, according to the County's General Plan, this site has been mapped as having a "Low Potential" for paleontological resources thus, if future development requires a ground disturbance the standard conditions of approval for paleontological resources protection shall apply (COA 10. PLANNING 014). This is a standard condition of approval and is not considered mitigation.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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No additional ground disturbance that could affect these resources is proposed as part of the Project. Based on this information, no impacts are anticipated. No mitigation is required.

Mitigation: No mitigation measures are required.

Monitoring: No mitigation monitoring is required.

**GEOLOGY AND SOILS** Would the project

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>11. Alquist-Priolo Earthquake Fault Zone or County Fault Hazard Zones</b>	<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?				
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"/>

Sources: Riverside County General Plan Figure S-2, RCLIS.

Findings of Fact:

- a) The Project site is not located within an Alquist-Priolo Earthquake Fault Zone. The proposed Project will not expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death. California Building Code (CBC) requirements pertaining to new development and construction will minimize the potential for structural failure or loss of life during earthquakes by ensuring that structures are constructed pursuant to applicable seismic design criteria for the region. As CBC requirements are applicable to all development; therefore, they are not considered mitigation for CEQA implementation purposes. Therefore, the impact is considered less than significant. No additional mitigation is required.
- b) The Project site is not located within an Alquist-Priolo Earthquake Fault Zone and no known fault lines are present on or adjacent to the Project site. Therefore, there is no potential for rupture of a known fault. No impact will occur. No mitigation is required.

Mitigation: No mitigation measures are required.

Monitoring: No mitigation monitoring is required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>12. Liquefaction Potential Zone</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
a. Be subject to seismic-related ground failure, including liquefaction?				

Sources: Riverside County General Plan Figure S-3, *Generalized Liquefaction*, RCLIS

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 not located within a liquefaction potential area. Based on this information, no impacts are anticipated. No mitigation is required.

Mitigation: No mitigation measures are required.

Monitoring: No mitigation monitoring is required.

**13. Ground-shaking Zone**

a. Be subject to strong seismic ground shaking?

Sources: 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:

According to the Riverside County General Plan, the Project area is subject to low to locally moderate susceptible to seismically induced landslides and rockfalls. There are no known active or potentially active faults that traverse the site and the site is not located within an Alquist-Priolo Earthquake Fault Zone (see discussion in 11, above). The principal seismic hazard that could affect the site is ground shaking resulting from an earthquake occurring along several major active or potentially active faults in Southern California. California Building Code (CBC) requirements pertaining to development has already mitigated the potential impact to a less than significant level. CBC requirements are applicable to all development; therefore, they are not considered mitigation for CEQA implementation purposes. Impacts from seismic ground shaking will be less than significant and no mitigation measures are necessary.

Mitigation: No mitigation measures are required.

Monitoring: No mitigation 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?

Sources: Onsite Inspection, Riverside County General Plan Figure S-5, *Regions Underlain by Steep Slope*

Findings of Fact:

a) The Project site will have low potential for risk of landslides. Potential for lateral spreading, collapse, and rockfall hazards are also low. Therefore, impacts will be less than significant. No additional mitigation is required.

Mitigation: No mitigation measures are required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Monitoring: No mitigation 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?

Sources: Riverside County General Plan Figure S-7, *Documented Subsidence Areas Map*

Findings of Fact:

- a) The Project site is not within an area susceptible to subsidence. California Building Code (CBC) requirements pertaining to development has already mitigated the potential impact to a less than significant level. CBC requirements are applicable to all development, they are not considered mitigation for CEQA implementation purposes. Impacts from ground subsidence will be less than significant and no mitigation measures are necessary.

Mitigation: No mitigation measures are required.

Monitoring: No mitigation monitoring is required.

**16. Other Geologic Hazards**

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

Sources:

Findings of Fact:

- a) The Project site is not located near any large bodies of water or in a known volcanic area; therefore, the Project site is not subject to geologic hazards, such as seiche, mudflow, or volcanic hazard. No impacts are anticipated. No mitigation is required.

Mitigation: No mitigation measures are required.

Monitoring: No mitigation monitoring is required.

**17. Slopes**

- a. Change topography or ground surface relief features?
- b. Create cut or fill slopes greater than 2:1 or higher than 10 feet?
- c. Result in grading that affects or negates subsurface sewage disposal systems?

Sources: 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-c) The Project does not propose changes to the topography or ground surface relief features, nor does it create cut or fill slopes greater than 2:1 or higher than 10 feet. No additional ground disturbance that could affect these resources is proposed as part of the Project. Based on this information, no impacts are anticipated. No mitigation is required.

Mitigation: No mitigation measures are required.

Monitoring: No mitigation monitoring is required.

18. Soils	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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"/>

Sources: USDA Soil Conservation Service Soil Surveys, Project Application Materials

Findings of Fact:

a-b) The Property has an existing one-dwelling family unit and does not propose any ground disturbances. No additional ground disturbance that could affect these resources is proposed as part of the Project. Based on this information, no impacts are anticipated. No mitigation is required.

Mitigation: No mitigation measures are required.

Monitoring: No mitigation monitoring is required.

19. Erosion	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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 checked="" type="checkbox"/>	<input type="checkbox"/>

Sources: USDA Soil Conservation Service Soil Surveys

Findings of Fact:

a) The Project does not propose modification to a river channel or stream bed of a lake. No ground disturbance that could affect these resources is proposed as part of the Project. Therefore, implementation of the proposed Project will not result in any deposition, siltation, or erosion that may modify the channel of a river or stream or the bed of a lake. No impacts are anticipated and no mitigation is required.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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b) The project has a standard condition of approval for erosion control that requires erosion control planning or any drainage facility deemed necessary to control or prevent erosion (COA 10. BS GRADE 006). Any potential impacts from water erosion either on-, or off-site are considered less than significant. No mitigation is required.

Mitigation: No mitigation measures are required.

Monitoring: No mitigation monitoring is required.

<b>20. Wind Erosion and Blowsand from project either on or off site.</b>	<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?				

Sources: Riverside County General Plan Figure S-8, *Wind Erosion Susceptibility Map*, Ordinance No. 460, Article XV and Ordinance No. 484.

Findings of Fact:

a) No ground disturbance that could affect these resources is proposed as part of the Project. Therefore, implementation of the proposed Project will not result in an increase in wind erosion and blowsand, either on or off site. If in the event that ground disturbance are necessary for an implementing project, all necessary measures to control dust shall be implemented by the developer during grading. A PM10 plan may be required at the time a grading permit is issued (COA 10. BS GRADE 007). No impacts are anticipated. No additional mitigation is required.

Mitigation: No mitigation measures are required.

Monitoring: No mitigation monitoring is required.

<b>GREENHOUSE GAS EMISSIONS</b> Would the project				
<b>21. Greenhouse Gas Emissions</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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"/>

Sources: Project Description

Findings of Fact:

a) The project proposes to amend the parcel's existing General Plan land use designation of Rural: Residential (R:RR) to Rural Community: Estate Density Residential (RC:EDR). The land use designation RC: EDR permits a minimum lot size of 2 acres. Additionally, the Tentative Parcel Map proposes a Schedule H Subdivision to divide a 7.5 gross acres parcel into two parcels, Parcel 1 will be approximately 4.77 gross acres and Parcel 2 will be 2.73 gross acres. The subdivision is

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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consistent with the proposed general plan land use designation, surrounding parcel size, and existing Residential Agricultural – 2.5-acre min (R-A-2.5) Zone.

Approval of this tentative parcel map does not expressly authorize the construction of any buildings; however, construction of single family residences is likely to occur thereafter. The type of small-scale residential development authorized by this project would not generate enough GHG emissions from its construction or operation to be deemed cumulatively significant sufficient to warrant quantitative or qualitative GHG analysis. More specifically, the California Air Pollution Control Officers Association (CAPCOA) proposed a very aggressive 900 metric tons per year of GHG emissions threshold for residential and commercial projects. The intent of the 900-ton threshold is to capture 90% of all new residential and commercial development projects. CAPCOA's threshold was based on the amount of GHG emissions associated with 50 single-family residential units, which accounts for 84% of the projects in California. The 900-ton threshold would also correspond to apartments/condominiums of 70 units, office projects of approximately 35,000 square feet, retail projects of 11,000 square feet, and supermarkets of 6,300 square feet, but would exclude smaller residential developments, offices and retail stores from having to quantify and mitigate GHG emissions under CEQA. The type of residential development proposed by this project would not exceed 2 units, and thus their contribution to GHG emissions is far below the 900-ton threshold that might otherwise trigger GHG analysis according to CAPCOA's model. The impact is considered less than significant.

b) The project does not conflict with a plan, policy or regulation adopted for the purpose of reducing greenhouse gases. This project does not conflict with the requirements of AB 32. The impact is considered less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**HAZARDS AND HAZARDOUS MATERIALS** Would the project

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>22. Hazards and Hazardous Materials</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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 type="checkbox"/>	<input checked="" 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	<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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Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?

Sources: Project Application Materials, Department of Toxic Substances Control "Envirostor" website

Findings of Fact:

- a,b)The proposed Project will consist of with the development of the area and would not create uses that involve significant potential for routine transport or use of substantial volumes of hazardous materials or routine generation of hazardous waste. The project would permit one additional single family residential unit to be built in the future, it would not create a significant risk of accidental release of hazardous materials or accidental explosion. There are no impacts associated with transportation of hazards or creation of a hazard to the public resulting from the proposed project. No additional mitigation is required.
- c) The Project is surrounded by parcels that are developed as single family residential units on 2 to 5 acres lot sizes. The project would not impair implementation of or physically interfere with an emergency evacuation plan. No mitigation is required.
- d) No phases of implementation of the proposed Project will emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school. No existing or proposed schools are located within ¼-mile of the proposed Project site. No impacts are anticipated. No mitigation is required.
- e) The Project site is not a hazardous material site compiled pursuant to Government Code Section 65962.5. No impacts anticipated impacts and no mitigation is required.

Mitigation: No mitigation measures are required.

Monitoring: No mitigation monitoring is required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>23. Airports</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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"/>



Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Sources: Riverside County General Plan Figure S-19, *Airport Locations*, RCLIS, and Google Maps.

Findings of Fact:

- a) The proposed Project is not located within an Airport Master Plan. No impacts are anticipated and no mitigation is required.
- b) Implementation of the proposed Project will not require review by the Airport Land Use Commission. No impacts are anticipated and no mitigation is required.
- c) The proposed Project site is not 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. Therefore, implementation of the proposed Project would not result in a safety hazard for people residing or working in the proposed Project area. No impacts are anticipated and no mitigation is required.
- d) Based on a review of an aerial photo of the proposed Project site and its immediate environs, the proposed Project is not located within the vicinity of a private airstrip, or heliport. Therefore, implementation of the proposed Project would not result in a safety hazard for people residing or working in the proposed Project area. No impacts are anticipated and no mitigation is required.

Mitigation: No mitigation measures are required.

Monitoring: No mitigation 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?

Sources: Riverside County General Plan Figure S-11, *Wildlife Susceptibility*, and RCLIS.

Findings of Fact:

- a) According to the RCLIS, the proposed Project site is not located within a high fire area. The proposed Project site is identified to be within a State Fire Responsibility Area.

According to the SWAP: Due to the rural and mountainous nature and some of the flora, such as the oak woodlands and chaparral habitat, much of the Southwest planning area is subject to a high risk of fire hazards. These risks are greatest in rural areas and along urban edges. Methods to address this hazard include techniques such as avoidance of building in high-risk areas, creating setbacks that buffer development from hazard areas, maintaining brush clearance to reduce potential fuel, establishing low fuel landscaping, and applying special building techniques. In still other cases, safety-oriented organizations such as Fire Safe can provide assistance in educating the public and promoting practices that contribute to improved public safety.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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The proposed Project has been reviewed and conditions of approval have been placed on the proposed Project to address any potential impacts to Fire Resources, consistent with the Fire Hazards section of the Safety Element of the General Plan. Any impacts from the proposed Project that would 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 are considered less than significant and no additional mitigation is required.

Mitigation: No mitigation measures are required.

Monitoring: No mitigation monitoring is required.

**HYDROLOGY AND WATER QUALITY** Would the project

**25. Water Quality Impacts**

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>25. Water Quality Impacts</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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 checked="" type="checkbox"/>	<input type="checkbox"/>
b. Violate any water quality standards or waste discharge requirements?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input 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 and odors)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Sources: RCLIS, Project material

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

a,b,d,g,h)

The proposed Project has been reviewed and conditioned by the Riverside County Flood Control and Water Conservation District (RCFC&WCD), County Building Department, and County Transportation Department.

The project has been conditioned to develop a Storm Water Pollution Prevention Plan in the event that grading and construction of one acre or larger (COA BS GRADE 014).

These are standards condition for the County of Riverside and are not considered unique mitigation under CEQA. With the inclusion of these standard conditions, any impacts from implementation of the proposed Project related to 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; violate any water quality standards or waste discharge requirements; 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; otherwise substantially degrade water quality; or, 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 and odors), are considered less than significant. No additional mitigation is required.

c) Implementation of the proposed Project will not substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted). No component of the proposed Project will deplete groundwater supplies. Any impacts are considered less than significant. No additional mitigation is required.

e,f) According to the RCLIS, only the southwesterly corner of the proposed Project site is not located within a 100-year flood hazard area.

The topography of the area consists of well-defined ridges and natural watercourses which traverse the property. An 18-inch culvert conveys flows from an approximately 8-acre drainage area east of the site under Parado Del Sol into a watercourse which conveys storm runoff northwesterly through the site, primarily Parcel 1. In case the existing 18-inch culvert across Parado Del Sol Drive gets clogged, the water will flow northerly along the street and then it will follow the natural low across Parcel 1. The watercourse is well-incised and should pose no flooding threat to the existing house or other structures but does cross the driveway. The existing pad on Parcel 2 is located on high ground and safe from another smaller but well-defined watercourse which conveys flows through the southerly portion of Parcel 2. Both parcels have adequate building sites free from ordinary flood hazard. However, a storm of unusual magnitude could cause some damage. The natural watercourse should be kept free of buildings and

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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obstructions and all grading for sites and roads should perpetuate the natural drainage patterns of the area. New construction should comply with all applicable ordinances (COA 10.FLOOD RI 001).

No impacts are anticipated. No mitigation is required.

Mitigation: No mitigation measures are required.

Monitoring: No mitigation 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  U - Generally Unsuitable  R - Restricted

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 checked="" type="checkbox"/>	<input type="checkbox"/>

Sources: Riverside County General Plan Figure S-9, 100- and 500-Year Flood Hazard Zones, Figure S-10, Dam Failure Inundation Zone, and RCLIS.

Findings of Fact:

- a,b) Implementation of the proposed Project Substantially will not 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; or, Changes in absorption rates or the rate and amount of surface runoff. No impacts are anticipated. No additional mitigation is required.
- c) The closest dams to the Project site are located at Vail Lake and Lake Skinner. The General Plan (Figure S-10) designates the Project site is outside an area subject to dam inundation. There are no levees in vicinity of the Project. Therefore, implementation of the proposed Project will not 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). No impacts are anticipated. No mitigation is required.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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d) Implementation of the proposed Project will result in a less than significant impact that would change the amount of surface water in any water body. The watercourse is conditioned to remain free of obstruction. Impacts to the watercourse is less than significant. No mitigation is required.

Mitigation: No mitigation measures are required.

Monitoring: No mitigation monitoring is required.

**LAND USE/PLANNING** Would the project

<b>27. Land Use</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
a. Result in a substantial alteration of the present or planned land use of an area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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"/>

Sources: Riverside County General Plan, Ordinance No. 348, RCLIS, and Project Application Materials.

Findings of Fact:

- a) The proposed Project will amend the General Plan Foundation Component and Land Use Designation of Rural Community: Estate Density Residential (RC:EDR) is consistent with the parcels zone of Residential Agricultural- 2.5 acre min (R-A-2.5), along with the proposed parcel map would create an opportunity to establish an addition of a one-family dwelling unit. This is consistent with the surrounding land development with parcel size varied from 2 acres to 5 acres. Therefore, the proposed Project will not result in a substantial alteration of the present or planned land use of an area. No impacts are anticipated. No mitigation is required.
- b) According to the RCLIS, the proposed Project site is not located in an area that would affect land use within a city sphere of influence and/or within adjacent city or county boundaries. No impacts are anticipated. No mitigation is required.

Mitigation: No mitigation measures are required.

Monitoring: No mitigation monitoring is required.

<b>28. Planning</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
a. Be consistent with the site's existing or proposed zoning?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. Be compatible with existing surrounding zoning?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c. Be compatible with existing and planned surrounding land uses?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d. Be consistent with the land use designations and policies of the Comprehensive General Plan (including those of any applicable Specific Plan)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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"/>

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Sources: Riverside County General Plan Land Use Element, Staff review, RCLIS, and Ordinance No. 348.4729.

Findings of Fact:

- a) The proposed land use designation of RC:EDR and parcel map to subdivide the parcel into two lots are consistent with the parcel's existing zone classification of R-A-2.5.
- b) The surrounding zoning classification is also R-A-2.5. The proposed Project, as designed and with the proposed conditions of approvals will be compatible with existing surrounding zoning. No impacts are anticipated and no mitigation is required.
- c) The proposed Project, as designed and with the proposed conditions of approval will compatible with existing and planned surrounding land uses. No impacts are anticipated and no mitigation is required.
- d) The proposed Project will be consistent with the land use designations and policies of the Comprehensive General Plan. The proposed Project is not located within any applicable Specific Plan. No impacts are anticipated and no mitigation is required.
- e) Implementation of the proposed Project will not disrupt or divide the physical arrangement of an established community (including a low-income or minority community). No low-income or minority community exists in proximity to the proposed Project site. In addition, the proposed Project is consistent with the existing and proposed physical arrangement of the established community. No impacts are anticipated. No mitigation is required.

Mitigation: No mitigation measures are required.

Monitoring: No mitigation monitoring is required.

<b>MINERAL RESOURCES</b> Would the project				
<b>29. Mineral Resources</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
a. Result in the loss of availability of a known mineral resource in an area classified or designated by the State 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"/>

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 OS-5, *Mineral Resources Area*.

- a) The Project site is in area that is unstudied and has no Mineral Resources Zones (MRZ) designation. The Project is not expected to result in the loss of availability of a known mineral resource in an area classified or designated by the State that would be of value to the region or the residents of the State. No impacts are expected from the Project and no mitigation is required.
- b) The Project site has not been used for mining. Implementation of the proposed Project will not 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. No impacts are expected from the Project and no mitigation is required.
- c) The Project site is not adjacent to an existing surfaces mine. No impacts are expected from the Project and no mitigation is required.
- d) The Project is not located adjacent to an existing surface mine and will not expose people or property to hazards from proposed, existing or abandoned quarries or mines. No impacts are expected from the Project and no mitigation is required.

Mitigation: No mitigation measures are required.

Monitoring: No mitigation 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

Sources: Riverside County General Plan Figure S-19, *Airport Locations*, County of Riverside Airport Facilities Map, and Aerial Photo (Google Maps).

Findings of Fact:

- a) The proposed Project site is not 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. Therefore,

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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implementation of the proposed Project would not result in a safety hazard for people residing or working in the proposed Project area. No impacts are anticipated and no mitigation is required.

- b) Based on a review of an aerial photo of the proposed Project site and its immediate environs, the proposed Project is not located within the vicinity of a private airstrip, or heliport. Therefore, implementation of the proposed Project would not result in a safety hazard for people residing or working in the proposed Project area. No impacts are anticipated and no mitigation is required.

Mitigation: No mitigation measures are required.

Monitoring: No mitigation monitoring is required.

**31. Railroad Noise**

NA  A  B  C  D

Sources: Riverside County General Plan Figure C-1 "Circulation Plan," RCLIS, Onsite Inspection, and Google Maps.

Findings of Fact:

There are no railroad lines in proximity to the Project. No impacts are anticipated; therefore, no mitigation is required.

Mitigation: No mitigation measures are required.

Monitoring: No mitigation monitoring is required.

**32. Highway Noise**

NA  A  B  C  D

Sources: Onsite Inspection, Project Application Materials, and General Plan EIR No. 441.

Findings of Fact:

The proposed Project site is not located adjacent to a major highway. No impacts associated with highway way noise are anticipated. No mitigation is required.

Mitigation: No mitigation measures are required.

Monitoring: No mitigation monitoring is required.

**33. Other Noise**

NA  A  B  C  D

Sources: Project Application Materials, and RCLIS.

Findings of Fact:



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The proposed Project is not anticipated to be affected by other types of noise not listed above. No impacts are expected from the Project; therefore, no mitigation is required.

Mitigation: No mitigation measures are required.

Monitoring: No mitigation monitoring is required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>34. Noise Effects on or by the Project</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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 type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input checked="" 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 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"/>

Sources: Project Application Materials, Ordinance No. 847 Regulating Noise in Riverside County

a-d) The Project will result in the potential to establish an additional one-family dwelling unit. Construction noise and noise emitting from the project site shall comply with Ordinance No. 847. No impacts concerning noise effect from or on the Project is anticipated. No mitigation is required.

Mitigation: No mitigation measures are required.

Monitoring: No mitigation monitoring is required.

<b>POPULATION AND HOUSING</b> Would the project	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>35. Housing</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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 type="checkbox"/>	<input checked="" type="checkbox"/>
f. Induce substantial population growth in an area, either directly (for example, by proposing new	<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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homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?

Sources: Project Application Materials, RCLIS, and Riverside County General Plan Housing Element.

Findings of Fact:

- a) The Project site is currently a one-family dwelling unit with agricultural buildings. The Project would result in an additional one-family dwelling unit. Therefore, implementation of the proposed Project will not displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere. No impacts are anticipated. No mitigation is required.
- b) Implementation of the proposed Project will not create a demand for additional housing. The Project would result in an additional parcel for a one-family residential unit.
- c) Implementation of the proposed Project will not displace substantial numbers of people, necessitating the construction of replacement housing elsewhere. No impacts are anticipated. No mitigation is required.
- d) There are no longer any County Redevelopment Project Areas. Therefore, implementation of the proposed Project cannot create any impacts. No mitigation is required.
- e) The proposed Project will not result in an increase in population in the area. Therefore, implementation of the proposed Project will not cumulatively exceed official regional or local population projections. No impacts are anticipated. No mitigation is required.
- f) Due to the nature and scale of the proposed Project, it will not induce substantial population growth in an area, either directly or indirectly. No impacts are anticipated. No mitigation is required.

Mitigation: No mitigation measures are required.

Monitoring: No mitigation 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**

Sources: Riverside County General Plan Safety Element, and Ordinance No. 659 (As Amended through 659.12, an Ordinance of the County Of Riverside Amending Ordinance No. 659 Establishing a Development Impact Fee Program).

Findings of Fact:

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Standard conditions were placed on the proposed Project to reduce impacts from the proposed Project to fire services. In addition, prior to the issuance of a certificate of occupancy, the Project applicant shall comply with the provisions of Ordinance No. 659, which requires payment of the appropriate fees set forth on the Ordinance. Ordinance No. 659 sets forth policies, regulations, and fees related to the funding and construction of facilities necessary to address direct and cumulative environmental effects generated by new development.

With the inclusion of these standard conditions, and payment of the DIF, any impacts from implementation of the proposed Project that would 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 fire services, are considered less than significant. No additional mitigation is required.

Mitigation: No mitigation measures are required.

Monitoring: No mitigation monitoring is required.

**37. Sheriff Services**

Sources: Riverside County General Plan, and Ordinance No. 659 (As Amended through 659.12, an Ordinance of the County Of Riverside Amending Ordinance No. 659 Establishing a Development Impact Fee Program).

Implementation of the Project will result in an incremental impact on the demand for sheriff services. Prior to the issuance of a certificate of occupancy, the Project applicant shall comply with the provisions of Ordinance No. 659 (As Amended through 659.12, an Ordinance of the County Of Riverside Amending Ordinance No. 659 Establishing a Development Impact Fee Program), which requires payment of the appropriate fees set forth on the Ordinance. Ordinance No. 659 sets forth policies, regulations, and fees related to the funding and construction of facilities necessary to address direct and cumulative environmental effects generated by new development.

With payment of the DIF, any impacts from implementation of the proposed Project that would 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 sheriff services, are considered less than significant. No additional mitigation is required.

Mitigation: No mitigation measures are required.

Monitoring: No mitigation monitoring is required.

**38. Schools**

Sources: Temecula Valley Unified School District website: <http://www.tvusd.k12.ca.us>, and RCLIS.

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

The Project is located with the Temecula Valley Unified School District (TVUSD). The Project does not propose any new building or structures; therefore, the Project will not physically alter existing school facilities or result in the construction of new school facilities. No impacts are anticipated. No mitigation is required.

**Mitigation:** No mitigation measures are required.

**Monitoring:** No mitigation monitoring is required.

**39. Libraries**

<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 will not result in the need to alter any existing library facilities or result in the need to construct new facilities. Due to the nature of the Project, no impacts are expected from the Project. No mitigation will be required.

**Mitigation:** No mitigation measures are required.

**Monitoring:** No mitigation 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 will not result in the need to alter any existing health service facilities or result in the need to construct new facilities. No impacts are anticipated. No mitigation will be required.

**Mitigation:** No mitigation measures are required.

**Monitoring:** No mitigation monitoring is required.

**RECREATION**

**41. Parks and Recreation**

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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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?

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
c. Is the project located within a C.S.A. 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"/>

Sources: GIS database, Ordinance No. 460, Section 10.35 (Regulating the Division of Land – Park and Recreation Fees and Dedications), Ordinance No. 659 (Establishing Development Impact Fees), and Parks and Open Space Department Review.

Findings of Fact:

- a) The Project does not include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment. Due to the nature of the proposed Project, no impacts are expected from the proposed Project. No mitigation will be required.
- b) The Project does not 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. Due to the nature of the proposed Project, no impacts are expected from the proposed Project. No mitigation will be required.
- c) Due to the nature of the Project, no impacts to a C.S.A. or recreation and park district with a Community Parks and Recreation Plan (Quimby fees) are expected from the Project. No mitigation will be required.

Mitigation: No mitigation measures are required.

Monitoring: No mitigation monitoring is required.

<b>42. Recreational Trails</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Source: General Plan Circulation Element

Findings of Fact:

The Project is not located to a proposed General Plan Trail. No mitigation will be required.

Mitigation: No mitigation measures are required.

Monitoring: No mitigation monitoring is required.

<b>TRANSPORTATION/TRAFFIC</b> Would the project	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>43. Circulation</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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				

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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 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 type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input checked="" type="checkbox"/>
g. Cause an effect upon circulation during the project's construction?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
h. Result in inadequate emergency access or access to nearby uses?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input checked="" type="checkbox"/>

Sources: Riverside County General Plan, Project application materials

Findings of Fact:

a,b) Adequate circulation facilities exist and will serve the proposed Project (Policy C 2.2, SWAP Figure 7). No additional on-site right-of-way shall be required on Delgado Way or Parado Del Sol since adequate right-of-way exists, per MB 64/52-82.

Mitigation: No mitigation measures are required.

Monitoring: No mitigation monitoring is required.

<b>44. Bike Trails</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Source: General Plan Circulation Element

Findings of Fact:

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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The General Plan Circulation Element does not propose a Bike Trail adjacent to the Project area. Therefore, impacts to Bike Trails is less than significant. No additional mitigation will be required.

Mitigation: No mitigation measures are required.

Monitoring: No mitigation 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 checked="" type="checkbox"/> | <input 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 checked="" type="checkbox"/> | <input type="checkbox"/> |

Sources: Project Materials, Department of Environmental Health Review, Fire Department Review

Findings of Fact:

a,b)The Project is within the service boundaries of the Rancho California Water District. The Project fronts an existing 8-inch diameter water pipeline (1880 Pressure Zone) within Delgado Way and Parado Del Sol Drive. Water service to the Project area exists under an existing account. Additions or modifications to water service arrangements are subject to Rules and Regulations (governing) Water System Facilities and Services, as well as the completion of financial arrangements between RCWD and the property owner. Individual lots will require the extension of water facilities within dedicated public and/or private right-of-ways. Individual water meters will be required for each lot, including separate water meters for landscape irrigation, if applicable. The Project does not propose any buildings; however, for future development the Project has been conditioned to note the following on the ECS sheet: "Prior to the issuance of a building permit, a water system for fire protection must be provided: a domestic water system with an approved fire hydrant within 600' of the lot frontage." With the conditions stated above, the potential impact to water resources is less than significant. No additional impacts are anticipated by the proposed Project. No mitigation is required.

Mitigation: No mitigation measures are required.

Monitoring: No mitigation 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? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            |
| b. Result in a determination by the wastewater treatment provider that serves or may service the   | <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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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 area has an existing one-family dwelling unit with agricultural buildings. The one-family dwelling unit is serviced by septic tank with seepage pits. Parcel 2 will also be serviced in the same manner. In order to establish a single family residential unit and build a septic system or seepage pit on Parcel 2 a soils percolation report is required as set of details must be submitted to Department of Environmental Health for review, Environmental Health Clearance and site evaluation is required.

Based on the information provided above the impacts associated with sewer will be less than significant with mitigation incorporated.

Mitigation: Conditions of Approval 80. E Health. 2, 80. E Health. 5, 80 E Health 6, and 80 E Health 7.

Monitoring: Department of Environmental Health

**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)?

Sources: Riverside County General Plan, and Riverside County Waste Management District.

Findings of Fact:

a,b)The main disposal site in the vicinity of the proposed Project site is the El Sobrante Landfill in Corona. The El Sobrante Landfill is projected to reach capacity in 2030. Development on the proposed Project site would be served by a landfill with sufficient permitted capacity to accommodate the proposed Project's solid waste disposal needs. Impacts are considered incremental, yet less than significant. No additional mitigation is required.

The proposed Project would not substantially alter existing or future solid waste generation patterns and disposal services.

The proposed Project would be consistent with the County Integrated Waste Management Plan. All development would be required to comply with the recommendations of the Riverside County Waste Management Department and be consistent with the County Integrated Waste Management Plan. Future development resulting from the Project has been conditioned to provide



Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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a Waste Recycling Plan for the Riverside County Waste Management Department for approval. These requirements are standard conditions, and are not considered unique mitigation pursuant to CEQA. Any impacts would be less than significant. No additional mitigation is required.

Mitigation: No mitigation measures are required.

Monitoring: No mitigation 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 checked="" type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input type="checkbox"/>
d) Storm water drainage?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input 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"/>
h) Conflict with adopted energy conservation plans?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Project application materials.

Findings of Fact:

- a) Implementation of the proposed Project will have an incremental effect on electricity facilities. Since the proposed Project is consistent with the Zoning for the proposed Project site, electricity planning needs have been taken into consideration in the short- and long-term planning by Southern California Edison. Therefore, implementation of the proposed Project will not impact electricity 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. Any impacts are considered less than significant. No mitigation is required.
- b) The proposed Project will be using propane, not natural gas. Therefore, implementation of the proposed Project will not impact natural gas 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. No impacts are anticipated. No mitigation is required.
- c) Implementation of the proposed Project will have an incremental effect on communication facilities. Since the proposed Project is consistent with the Zoning for the proposed Project site, communication facilities planning needs have been taken into consideration in the short- and long-term planning by Verizon. Therefore, implementation of the proposed Project will not impact communication 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. Any impacts are considered less than significant. No mitigation is required.
- d) Please reference the discussion above in Section 25, Hydrology and Water Quality. The proposed Project will be required to comply with standard conditions that will ensure that all

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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impacts will remain less than significant. Therefore, implementation of the proposed Project will not impact storm water drainage 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. Any impacts are considered less than significant. No mitigation is required.

- e) No street lighting is proposed. Therefore, implementation of the proposed Project will not impact the street lighting 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. No impacts are anticipated. No mitigation is required.
- f) The proposed Project will have a less than significant impact on public facilities (see Response 43.f for maintenance of public facilities, including roads). No mitigation is required.
- g) The proposed Project will not have an impact on other governmental services. No mitigation will be required.
- h) Please reference the discussion below in Section 49, Energy Conservation. Implementation of the proposed Project will serve to implement energy conservation plans. No impacts are anticipated. No mitigation is required.

Mitigation: No mitigation measures are required.

Monitoring: No mitigation monitoring is required.

**49. Energy Conservation**

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

Source: Project application materials.

Findings of Fact:

- a) The proposed Project would not conflict with any adopted energy plan. No additional impacts are anticipated by the proposed Project. No mitigation is required.

Mitigation: No mitigation measures are required.

Monitoring: No mitigation monitoring is required.

**OTHER**

**50. Other**

Sources: Staff review.

Findings of Fact: N/A

Mitigation: N/A

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Monitoring: N/A

**MANDATORY FINDINGS OF SIGNIFICANCE**

**51.** 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?

Sources: Staff review, and Project Application Materials.

Findings of Fact:

Implementation of the proposed Project does not 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. No impacts are anticipated. No mitigation will be required.

**52.** 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 other current projects)?

Sources: Staff review, and Project Application Materials.

Findings of Fact:

As demonstrated in Sections 1-33 35-42, and 44-49 of this Environmental Assessment Form: Initial Study, the proposed Project will not have impacts which are individually limited, but cumulatively considerable. These impacts are considered less than significant.

**53.** Does the project have environmental effects that will cause substantial adverse effects on human beings, either directly or indirectly?

Sources: Staff review, and Project Application Materials.

Findings of Fact:

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Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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As demonstrated in Sections 1-33 35-42, and 44-49 of this Environmental Assessment Form: Initial Study, the proposed Project will not have environmental effects that will cause substantial adverse effects on human beings, either directly or indirectly. These impacts are considered less than significant. The proposed Project will not have environmental effects that will 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 \(c\) \(3\) \(D\)](#). In this case, a brief discussion should identify the following:

Earlier Analyses Used, if any: Riverside County General Plan (12/14/15) and General Plan EIR No. 441.

Location Where Earlier and Project-Specific Analysis, if used, are available for review:

County of Riverside Planning Department  
4080 Lemon Street, 9th Floor  
Riverside, CA 92505

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Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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**Appendix A, References**

"General Habitat Assessment & MSHCP Compliance Report" Dated December 5, 2013 updated April 4, 2014 and prepared by Kidd Biological Inc.

SANS-53 Water Availability Letter from Rancho California dated December 16, 2014

Earth Strata, INC. "Geotechnical Observation for Onsite Leach Field Sewage Disposal System, Proposed Single Family Residence, Assessor's Parcel Number 927-015-015, Located on the Southwest Corner of Delgado Way and Parado Del Sol Drive, City of Temecula, Riverside County, California" dated December 17, 2014.

PARCEL MAP Parcel Map #: PM36860

Parcel: 927-260-015

10. GENERAL CONDITIONS

EVERY DEPARTMENT

10. EVERY. 1 MAP - PROJECT DESCRIPTION RECOMMND

The land division hereby permitted is a Schedule H subdivision of 7.5 gross acres into two parcels with a minimum size of 2.5 acres; Parcel 1 is 4.77 gross acres and Parcel 2 is 2.73 gross acres.

10. EVERY. 2 MAP - HOLD HARMLESS RECOMMND

The applicant/permittee or any successor-in-interest shall defend, indemnify, and hold harmless the County of Riverside or its agents, officers, and employees (COUNTY) from the following:

(a) any claim, action, or proceeding against the COUNTY to attack, set aside, void, or annul an approval of the COUNTY, its advisory agencies, appeal boards, or legislative body concerning the TENTATIVE MAP, which action is brought within the time period provided for in California Government Code, Section 66499.37; and,

(b) any claim, action or proceeding against the COUNTY to attack, set aside, void or annul any other decision made by the COUNTY concerning the TENTATIVE MAP, including, but not limited to, decisions made in response to California Public Records Act requests.

The COUNTY shall promptly notify the applicant/permittee of any such claim, action, or proceeding and shall cooperate fully in the defense. If the COUNTY fails to promptly notify the applicant/permittee of any such claim, action, or proceeding or fails to cooperate fully in the defense, the applicant/permittee shall not, thereafter, be responsible to defend, indemnify or hold harmless the COUNTY.

The obligations imposed by this condition include, but are not limited to, the following: the applicant/permittee shall pay all legal services expenses the COUNTY incurs in connection with any such claim, action or proceeding, whether it incurs such expenses directly, whether it is ordered by a court to pay such expenses, or whether it incurs such expenses by providing legal services through its Office of County Counsel.

PARCEL MAP Parcel Map #: PM36860

Parcel: 927-260-015

10. GENERAL CONDITIONS

10. EVERY. 3 MAP - DEFINITIONS RECOMMND

The words identified in the following list that appear in all capitals in the attached conditions of Tentative Parcel Map No. 36860 shall be henceforth defined as follows:

TENTATIVE MAP = Tentative Parcel Map No. 36860, dated OCTOBER 7, 2015.

FINAL MAP = Final Map or Parcel Map for the TENTATIVE MAP whether recorded in whole or in phases.

10. EVERY. 4 MAP - 90 DAYS TO PROTEST RECOMMND

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

BS GRADE DEPARTMENT

10.BS GRADE. 1 MAP - GENERAL INTRODUCTION RECOMMND

Improvements such as grading, filling, stockpiling, over excavation and recompaction, and base or paving which require a grading permit are subject to the included Building and Safety Department conditions of approval.

10.BS GRADE. 3 MAP - OBEY ALL GDG REGS RECOMMND

All grading shall conform to the California Building Code, Ordinance 457, and all other relevant laws, rules, and regulations governing grading in Riverside County and prior to commencing any grading which includes 50 or more cubic yards, the applicant shall obtain a grading permit from the Building and Safety Department.

10.BS GRADE. 4 MAP - DISTURBS NEED G/PMT RECOMMND

Ordinance 457 requires a grading permit prior to clearing, grubbing, or any top soil disturbances related to construction grading.

PARCEL MAP Parcel Map #: PM36860

Parcel: 927-260-015

10. GENERAL CONDITIONS

10.BS GRADE. 6                   MAP - EROS CNTRL PROTECT                   RECOMMND

Graded but undeveloped land shall provide, in addition to erosion control planting, any drainage facility deemed necessary to control or prevent erosion. Additional erosion protection may be required during the rainy season from October 1, to May 31.

10.BS GRADE. 7                   MAP - DUST CONTROL                   RECOMMND

All necessary measures to control dust shall be implemented by the developer during grading. A PM10 plan may be required at the time a grading permit is issued.

10.BS GRADE. 8                   MAP - 2:1 MAX SLOPE RATIO                   RECOMMND

Graded slopes shall be limited to a maximum steepness ratio of 2:1 (horizontal to vertical) unless otherwise approved.

10.BS GRADE. 9                   MAP - MINIMUM DRNAGE GRADE                   RECOMMND

Minimum drainage grade shall be 1% except on portland cement concrete where .35% shall be the minimum.

10.BS GRADE. 16                  MAP - DR WAY XING NMC                   RECOMMND

Lots whose access is or will be affected by natural or constructed drainage facilities shall provide drive way drainage facilities which are adequate to allow access from the street to the house during 100 year storms.

10.BS GRADE. 19                  MAP - MANUFACTURED SLOPES                  RECOMMND

Plant and irrigate all manufactured slopes equal to or greater than 3 feet in vertical height with drought tolerant grass or ground cover; slopes 15 feet or greater in vertical height shall also be planted with drought tolerant shrubs or trees in accordance with the requirements of Ordinance 457.

10.BS GRADE. 20                  MAP - FINISH GRADE                   RECOMMND

Finish grade shall be sloped to provide proper drainage away from all exterior foundation walls in accordance with the California Building Code and Ordinance 457.



PARCEL MAP Parcel Map #: PM36860

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10. GENERAL CONDITIONS

E HEALTH DEPARTMENT

10.E HEALTH. 1                   MAP - ECP COMMENTS                   RECOMMND

If previously unidentified contamination or the presence of a naturally occurring hazardous material is discovered at the site, assessment, investigation, and/or cleanup may be required. Contact Riverside County Environmental Health - Environmental Cleanup Programs at (951) 955-8980, for further information.

FIRE DEPARTMENT

10.FIRE. 1                   MAP-#50-BLUE DOT REFLECTORS                   RECOMMND

Blue retroreflective pavement markers shall be mounted on private streets, public streets and driveways to indicate location of fire hydrants. Prior to installation, placement of markers must be approved by the Riverside County Fire Department.

10.FIRE. 2                   MAP-#16-HYDRANT/SPACING                   RECOMMND

Schedule H fire protection approved standard fire hydrants, (6"x4"x2 1/2") with no portion of any lot frontage more than 600 feet from a hydrant.

Minimum fire flow shall be 1,000 GPM for 2 hour duration at 20 PSI.

FLOOD RI DEPARTMENT

10.FLOOD RI. 1                   MAP FLOOD HAZARD REPORT                   RECOMMND

Parcel Map 36860 is a proposal to subdivide an approximately 7-acre site into 2 parcels. The site is located in the eastern Rancho California area at the southwest corner of Parado Del Sol and Delgado Way. There is an existing house, barn, corral and other amenities located on Parcel 1. It appears a building pad has been graded on Parcel 2.

The District has reviewed the submitted amended exhibit for Parcel Map 36860. The topography of the area consists of well-defined ridges and natural watercourses which traverse the property. An 18-inch culvert conveys flows from an approximately 8-acre drainage area east of the site under Parado Del Sol into a watercourse which conveys storm

PARCEL MAP Parcel Map #: PM36860

Parcel: 927-260-015

10. GENERAL CONDITIONS

10.FLOOD RI. 1 MAP FLOOD HAZARD REPORT (cont.) RECOMMND

runoff northwesterly through the site, primarily Parcel 1. In case the existing 18-inch culvert across Parado Del Sol Drive gets clogged, the water will flow northerly along the street and then it will follow the natural low across Parcel 1. The watercourse is well-incised and should pose no flooding threat to the existing house or other structures but does cross the driveway. The existing pad on Parcel 2 is located on high ground and safe from another smaller but well-defined watercourse which conveys flows through the southerly portion of Parcel 2. Both parcels have adequate building sites free from ordinary flood hazard. However, a storm of unusual magnitude could cause some damage. The natural watercourse should be kept free of buildings and obstructions and all grading for sites and roads should perpetuate the natural drainage patterns of the area. New construction should comply with all applicable ordinances.

PLANNING DEPARTMENT

10.PLANNING. 1 MAP - MAP ACT COMPLIANCE RECOMMND

This land division shall comply with the State of California Subdivision Map Act and to all requirements of County Ordinance No. 460, Schedule H, unless modified by the conditions listed herein.

10.PLANNING. 2 MAP - FEES FOR REVIEW RECOMMND

Any subsequent review/approvals required by the conditions of approval, including but not limited to grading or building plan review or review of any mitigation monitoring requirement, shall be reviewed on an hourly basis, or other appropriate fee, as listed in county Ordinance No. 671. Each submittal shall be accompanied with a letter clearly indicating which condition or conditions the submittal is intended to comply with.

10.PLANNING. 7 MAP - ZONING STANDARDS RECOMMND

Lots created by this TENTATIVE MAP shall be in conformance with the development standards of the Residential Agricultural 2 1/2 acre minimum (R-A-2.5) zone.

PARCEL MAP Parcel Map #: PM36860

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10. GENERAL CONDITIONS

10.PLANNING. 8 MAP - NO OFFSITE SIGNAGE RECOMMND

There shall be no offsite signage associated with this land division, except as otherwise provided by Ordinance No. 679.3 (Kiosk Program).

10.PLANNING. 9 MAP - OFFSITE SIGNS ORD 679.4 RECOMMND

No offsite subdivision signs advertising this land

Division/development are permitted, other than those allowed under Ordinance No. 679.4. Violation of this condition of approval may result in no further permits of any type being issued for this subdivision until the unpermitted signage is removed.

10.PLANNING. 10 MAP - ORD 810 OPN SPACE FEE RECOMMND

Prior to the issuance of either a certificate of occupancy or prior to building permit final inspection, the applicant shall comply with the provisions of Riverside County Ordinance No. 810, which requires payment of the appropriate fee set forth in the Ordinance. Riverside County Ordinance No. 810 has been established to set forth policies, regulations and fees related to the funding and acquisition of open space and habitat necessary to address the direct and cumulative environmental effects generated by new development projects described and defined in this Ordinance.

The fee shall be paid for each residential unit to be constructed within this land division.

In the event Riverside County Ordinance No. 810 is rescinded, this condition will no longer be applicable. However, should Riverside County Ordinance No. 810 be rescinded and superseded by a subsequent mitigation fee ordinance, payment of the appropriate fee set forth in that ordinance shall be required.

10.PLANNING. 11 MAP - ORD NO. 659 (DIF) RECOMMND

Prior to the issuance of either a certificate of occupancy or prior to building permit final inspection, the applicant shall comply with the provisions of Riverside County Ordinance No. 659, which requires the payment of the appropriate fee set forth in the Ordinance. Riverside County Ordinance No. 659 has been established to set forth

PARCEL MAP Parcel Map #: PM36860

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10. GENERAL CONDITIONS

10.PLANNING. 11                   MAP - ORD NO. 659 (DIF) (cont.)                   RECOMMND

policies, regulations and fees related to the funding and construction of facilities necessary to address the direct and cumulative environmental effects generated by new development projects described and defined in this Ordinance, and it establishes the authorized uses of the fees collected.

The fee shall be paid for each residential unit to be constructed within this land division. In the event Riverside County Ordinance No. 659 is rescinded, this condition will no longer be applicable. However, should Riverside County Ordinance No. 659 be rescinded and superseded by a subsequent mitigation fee ordinance, payment of the appropriate fee set forth in that ordinance shall be required.

10.PLANNING. 13                   MAP - SUBMIT BUILDING PLANS                   RECOMMND

The developer shall cause building plans to be submitted to the TLMA- Land Use Section for review by the Department of Building and Safety - Plan Check Division. Said plans shall be in conformance with the approved TENTATIVE MAP.

10.PLANNING. 14                   MAP - LOW PALEO                   RECOMMND

According to the County's General Plan, this site has been mapped as having a "Low Potential" for paleontological resources. This category encompasses lands for which previous field surveys and documentation demonstrates a low potential for containing significant paleontological resources subject to adverse impacts. As such, this project is not anticipated to require any direct mitigation for paleontological resources. However, should fossil remains be encountered during site development:

1.All site earthmoving shall be ceased in the area of where the fossil remains are encountered. Earthmoving activities may be diverted to other areas of the site.

2.The owner of the property shall be immediately notified of the fossil discovery who will in turn immediately notify the County Geologist of the discovery.

3.The applicant shall retain a qualified paleontologist approved by the County of Riverside.

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10. GENERAL CONDITIONS

10.PLANNING. 14

MAP - LOW PALEO (cont.)

RECOMMND

4.The paleontologist shall determine the significance of the encountered fossil remains.

5.Paleontological monitoring of earthmoving activities will continue thereafter on an as-needed basis by the paleontologist during all earthmoving activities that may expose sensitive strata. Earthmoving activities in areas of the project area where previously undisturbed strata will be buried but not otherwise disturbed will not be monitored. The supervising paleontologist will have the authority to reduce monitoring once he/she determines the probability of encountering any additional fossils has dropped below an acceptable level.

6.If fossil remains are encountered by earthmoving activities when the paleontologist is not onsite, these activities will be diverted around the fossil site and the paleontologist called to the site immediately to recover the remains.

7.Any recovered fossil remains will be prepared to the point of identification and identified to the lowest taxonomic level possible by knowledgeable paleontologists. The remains then will be curated (assigned and labeled with museum\* repository fossil specimen numbers and corresponding fossil site numbers, as appropriate; places in specimen trays and, if necessary, vials with completed specimen data cards) and catalogued, an associated specimen data and corresponding geologic and geographic site data will be archived (specimen and site numbers and corresponding data entered into appropriate museum repository catalogs and computerized data bases) at the museum repository by a laboratory technician. The remains will then be accessioned into the museum repository fossil collection, where they will be permanently stored, maintained, and, along with associated specimen and site data, made available for future study by qualified scientific investigators. \* Per the County of Riverside "SABER Policy", paleontological fossils found in the County of Riverside should, by preference, be directed to the Western Science Center in the City of Hemet.

8.The property owner and/or applicant on whose land the paleontological fossils are discovered shall provide appropriate funding for monitoring, reporting, delivery and curating the fossils at the institution where the fossils

PARCEL MAP Parcel Map #: PM36860

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10. GENERAL CONDITIONS

10.PLANNING. 14            MAP - LOW PALEO (cont.) (cont.)            RECOMMND

will be placed, and will provide confirmation to the County that such funding has been paid to the institution.

10.PLANNING. 15            MAP - HUMAN REMAINS            RECOMMND

IF HUMAN REMAINS ARE FOUND ON THIS SITE:

The developer/permit holder or any successor in interest shall comply with the following codes:

Pursuant to State Health and Safety Code Section 7050.5, if human remains are encountered, no further disturbance shall occur until the County Coroner has made the necessary findings as to origin. Further, pursuant to Public Resources Code Section 5097.98 (b), remains shall be left in place and free from disturbance until a final decision as to the treatment and their disposition has been made. If the Riverside County Coroner determines the remains to be Native American, the Native American Heritage Commission shall be contacted by the Coroner within the period specified by law (24 hours). Subsequently, the Native American Heritage Commission shall identify the "Most Likely Descendant". The Most Likely Descendant shall then make recommendations and engage in consultation with the property owner and the County Archaeologist concerning the treatment of the remains as provided in Public Resources Code Section 5097.98. Human remains from other ethnic/cultural groups with recognized historical associations to the project area shall also be subject to consultation between appropriate representatives from that group and the County Archaeologist.

10.PLANNING. 16            MAP - UNANTICIPATED RESOURCES            RECOMMND

UNANTICIPATED RESOURCES:

"The developer/permit holder or any successor in interest shall comply with the following for the life of this permit:

If during ground disturbance activities, unanticipated cultural resources\* are discovered, the following procedures shall be followed:

1)All ground disturbance activities within 100 feet of the discovered cultural resource shall be halted until a

PARCEL MAP Parcel Map #: PM36860

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10. GENERAL CONDITIONS

10.PLANNING. 16 MAP - UNANTICIPATED RESOURCES (cont.) RECOMMND

meeting is convened between the developer, the project archaeologist\*\*, the Native American tribal representative (or other appropriate ethnic/cultural group representative), and the County Archaeologist to discuss the significance of the find.

2)The developer shall call the County Archaeologist immediately upon discovery of the cultural resource to convene the meeting.

3)At the meeting with the aforementioned parties, the significance of the discoveries shall be discussed and a decision is to be made, with the concurrence of the County Archaeologist, as to the appropriate mitigation (documentation, recovery, avoidance, etc) for the cultural resource.

4)Further ground disturbance shall not resume within the area of the discovery until a meeting has been convened with the aforementioned parties and a decision is made, with the concurrence of the County Archaeologist, as to the appropriate mitigation measures.

\* A cultural resource site is defined, for this condition, as being a feature and/or three or more artifacts in close association with each other, but may include fewer artifacts if the area of the find is determined to be of significance due to sacred or cultural importance.

\*\* If not already employed by the project developer, a County approved archaeologist shall be employed by the project developer to assess the value/importance of the cultural resource, attend the meeting described above, and continue monitoring of all future site grading activities as necessary."

TRANS DEPARTMENT

10.TRANS. 1 MAP - STD INTRO 3(ORD 460/461) RECOMMND

With respect to the conditions of approval for the referenced tentative exhibit, the land divider shall provide all street improvements, street improvement plans and/or road dedications set forth herein in accordance with Ordinance 460 and Riverside County Road Improvement Standards (Ordinance 461). It is understood that the

PARCEL MAP Parcel Map #: PM36860

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10. GENERAL CONDITIONS

10.TRANS. 1                    MAP - STD INTRO 3(ORD 460/461) (cont.)                    RECOMMND

tentative map correctly shows acceptable centerline elevations, all existing easements, traveled ways, and drainage courses with appropriate Q's, and that their omission or unacceptability may require the map to be resubmitted for further consideration. These Ordinances and all conditions of approval are essential parts and a requirement occurring in ONE is as binding as though occurring in all. All questions regarding the true meaning of the conditions shall be referred to the Transportation Department.

10.TRANS. 2                    MAP - COUNTY WEB SITE                    RECOMMND

Additional information, standards, ordinances, policies, and design guidelines can be obtained from the Transportation Department Web site:  
<http://rctlma.org/trans/>. If you have questions, please call the Plan Check Section at (951) 955-6527.

10.TRANS. 3                    MAP - TS/EXEMPT                    RECOMMND

The Transportation Department has not required a traffic study for the subject project. It has been determined that the project is exempt from traffic study requirements.

10.TRANS. 4                    MAP - DRAINAGE 1                    RECOMMND

The land divider shall protect downstream properties from damages caused by alteration of the drainage patterns, i.e., concentration or diversion of flow. Protection shall be provided by constructing adequate drainage facilities including enlarging existing facilities and/or by securing a drainage easement. All drainage easements shall be shown on the final map and noted as follows: "Drainage Easement - no building, obstructions, or encroachments by landfills are allowed". The protection shall be as approved by the Transportation Department.

10.TRANS. 5                    MAP - DRAINAGE 2                    RECOMMND

The land divider shall accept and properly dispose of all off-site drainage flowing onto or through the site. In the event the Transportation Department permits the use of streets for drainage purposes, the provisions of Article XI of Ordinance No. 460 will apply. Should the quantities exceed the street capacity or the use of streets be



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10. GENERAL CONDITIONS

10.TRANS. 5                      MAP - DRAINAGE 2 (cont.)                      RECOMMND

prohibited for drainage purposes, the subdivider shall provide adequate drainage facilities and/or appropriate easements as approved by the Transportation Department.

10.TRANS. 6                      MAP - NO ADD'L ON-SITE R-O-W                      RECOMMND

No additional on-site right-of-way shall be required on Delgado Way or Parado Del Sol since adequate right-of-way exists, per MB 64/52-82.

10.TRANS. 7                      MAP - NO ADD'L ROAD IMPRVMENTS                      RECOMMND

No additional road improvements will be required at this time along Delgado Way or Parado Del Sol due to existing improvements, except that the project proponent shall obtain an encroachment permit for the driveway for parcel 2.

20. PRIOR TO A CERTAIN DATE

PLANNING DEPARTMENT

20.PLANNING. 2                      MAP - EXPIRATION DATE                      RECOMMND

The conditionally approved TENTATIVE MAP shall expire three years after the County of Riverside Board of Supervisors' original approval date, unless extended as provided by County Ordinance No. 460. Action on a minor change and/or revised map request shall not extend the time limits of the originally approved TENTATIVE MAP. If the TENTATIVE MAP expires before the recordation of the FINAL MAP, or any phase thereof, no recordation of the FINAL MAP, or any phase thereof, shall be permitted.

50. PRIOR TO MAP RECORDATION

EPD DEPARTMENT

50.EPD. 1                      MAP - MSHCP ECS                      RECOMMND

The constrained areas will conform to the areas mapped as "Upland Swales," or "Spineflower Habitat" on Exhibit 7 of the document entitled "General Habitat Assessment & MSHCP Compliance Report" Dated December 5, 2013 updated April 4, 2014 and prepared by Kidd Biological Inc. The Upland Swales shall be mapped and labeled as "Delineated

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50. PRIOR TO MAP RECORDATION

50.EPD. 1

MAP - MSHCP ECS (cont.)

RECOMMND

Constraint Area (MSHCP Riverine)" on the Environmental Constraints Sheet to the satisfaction of the Environmental Programs Division. The Spineflower Habitat Area shall be mapped and delineated as "Delineated Constraint Area (MSHP Spineflower)" on the Environmental Constraints Sheet to the satisfaction the Environmental Programs Division. The ECS map must be stamped by the Riverside County Surveyor with the following notes:  
"No disturbances may occur within the boundaries of the of the constraint areas."

"Brush management to reduce fuel loads to protect urban uses (fuel modification zones) will not encroach into the constraint areas."

"Night lighting shall be directed away from the constraint area. Shielding shall be incorporated in project designs to ensure ambient lighting in the constraint areas is not increased."

FIRE DEPARTMENT

50.FIRE. 2

MAP-#64-ECS-DRIVEWAY ACCESS

RECOMMND

Ecs map must be stamped by the Riverside County Surveyor with the following note: Driveways exceeding 150' in length, but less than 800' in length, shall provide a turnout near the midpoint of the driveway. Where the driveway exceeds 800', turnouts shall be provided no more than 400' apart. Turnouts shall be a minimum of 10' wide and 30' in length, with a minimum 25' taper on each end.

A approved turnaround shall be provided at all building sites on driveways over 150 feet in length, and shall be within 50' of the building.

50.FIRE. 3

MAP-#73-ECS-DRIVEWAY REQUIR

RECOMMND

Ecs map must be stamped by the Riverside County Surveyor with the following note: Access will not have an up, or downgrade of more than 15%.access will not be less than 20 feet in width per the 2013 CFC. and will have a vertical clearance of 13'6".

Access will be designed to withstand the weight of 70 thousand pounds

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50. PRIOR TO MAP RECORDATION

50.FIRE. 3                      MAP-#73-ECS-DRIVEWAY REQUIR (cont.)                      RECOMMND

Access will have a turning radius of 38 feet capable of accommodating fire apparatus.

50.FIRE. 4                      MAP-#67-ECS-GATE ENTRANCES                      RECOMMND

Ecs map must be stamped by the Riverside County Surveyor with the following note: Gate entrances shall be at least two feet wider than the width of the traffic lanes) serving that gate. Any gate providing access from a road to a driveway shall be located at least 35 feet setback from the roadway and shall open to allow a vehicle to stop without obstructing traffic on the road. here a one-way road with a single traffic lane provides access to a gate entrance, a 38 feet turning radius shall be used.

50.FIRE. 5                      MAP-#88-ECS-AUTO/MAN GATES                      RECOMMND

Ecs map must be stamped by the Riverside County Surveyor with the following note: Gate(s) shall be automatic minimum 20 feet in width. Gate access shall be equipped with a rapid entry system. Plans shall be submitted to the Fire Department for approval prior to installation. Automatic/manual gate pins shall be rated with shear pin force, not to exceed 30' pounds. Automatic gates shall be equipped with emergency backup power. Gates activated by the rapid entry system shall remain open until closed by the rapid entry system.

50.FIRE. 6                      MAP-#53-ECS-WTR PRIOR/COMBUS                      RECOMMND

Ecs map must be stamped by the Riverside County Surveyor with the following note: The required water system, including fire hydrants, shall be installed and accepted by the appropriate water agency prior to any combustible building material placed on an individual lot.

50.FIRE. 7                      MAP-#98-ECS-HYDRANT                      RECOMMND

Ecs map must be stamped by the Riverside County Surveyor with the following note: Prior to the issuance of a building permit, a water system for fire protection must be provided: a domestic water system with an approved fire hydrant within 600' of the lot frontage

\*Original letter from the water district shall be provided

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50. PRIOR TO MAP RECORDATION

PLANNING DEPARTMENT

50.PLANNING. 1 MAP - PREPARE A FINAL MAP

RECOMMND

After the approval of the TENTATIVE MAP and prior to the expiration of said map, the land divider shall cause the real property included within the TENTATIVE MAP, or any part thereof, to be surveyed and a FINAL MAP thereof prepared in accordance with the current County Transportation Department - Survey Division requirements, the conditionally approved TENTATIVE MAP, and in accordance with Article IX of County Ordinance No. 460.

50.PLANNING. 2 MAP - SURVEYOR CHECK LIST

RECOMMND

The County Transportation Department - Survey Division shall review any FINAL MAP and ensure compliance with the following:

A. All lots on the FINAL MAP shall be in substantial conformance with the approved TENTATIVE MAP relative to size and configuration.

B. All lots on the FINAL MAP shall have a minimum lot size of 2.5 gross acres.

C. All lot sizes and dimensions on the FINAL MAP shall be in conformance with the development standards of the Residential Agricultural 2 1/2 acre min. (R-A-2 1/2) zone, and with the Riverside County General Plan.

D. All lots on the FINAL MAP shall comply with the length to width ratios, as established by Section 3.8.C. of County Ordinance No. 460.

50.PLANNING. 3 MAP - REQUIRED APPLICATIONS

RECOMMND

No FINAL MAP shall record until General Plan Amendment No. 1039 have been approved and adopted by the Board of Supervisors and made effective. This land division shall conform with the development standards of the designation and/or zone ultimately applied to the property.

50.PLANNING. 7 MAP - QUIMBY FEES (1)

DRAFT

The land divider shall submit to the County Planning Department - Development Review Division a duly and completely executed agreement with the Riverside County

PARCEL MAP Parcel Map #: PM36860

Parcel: 927-260-015

50. PRIOR TO MAP RECORDATION

50.PLANNING. 7                   MAP - QUIMBY FEES (1) (cont.)                   DRAFT

CSA 152 which demonstrates to the satisfaction of the County that the land divider has provided for the payment of parks and recreation fees and/or dedication of land for the TENTATIVE MAP in accordance with Section 10.35 of County Ordinance No. 460.

50.PLANNING. 13                  MAP - FINAL MAP PREPARER                   RECOMMND

The FINAL MAP shall be prepared by a licensed land surveyor or registered civil engineer.

50.PLANNING. 14                  MAP - ECS SHALL BE PREPARED                RECOMMND

The land divider shall prepare an Environmental Constraints Sheet (ECS) in accordance with Section 2.2. E. & F. of County Ordinance No. 460, which shall be submitted as part of the plan check review of the FINAL MAP.

50.PLANNING. 18                  MAP - COMPLY WITH ORD 457                 RECOMMND

The land divider shall provide proof to the County Planning Department - Land Use Division that all structures or human occupancy presently existing and proposed for retention comply with Ordinance No. 457.

50.PLANNING. 20                  MAP - FEE BALANCE                         RECOMMND

Prior to recordation, the Planning Department shall determine if the deposit based fees for the TENTATIVE MAP are in a negative balance. If so, any unpaid fees shall be paid by the land divider and/or the land divider's successor-in-interest.

50.PLANNING. 23                  MAP - ECS NOTE MT PALOMAR LIGH            RECOMMND

The following Environmental Constraint Note shall be placed on the ECS:

"This property is subject to lighting restrictions as required by County Ordinance No. 655, which are intended to reduce the effects of night lighting on the Mount Palomar Observatory. All proposed outdoor lighting systems shall be in conformance with County Ordinance No. 655."

PARCEL MAP Parcel Map #: PM36860

Parcel: 927-260-015

50. PRIOR TO MAP RECORDATION

50.PLANNING. 24                    MAP - ECS AFFECTED LOTS                    RECOMMND

In accordance with Section 9.5. 12. of Ordinance No. 460,  
the following note shall be placed on the FINAL MAP:

"ENVIRONMENTAL CONSTRAINT NOTE:  
Environmental Constraint Sheet affecting this map  
is on file in the Office of the Riverside County Surveyor  
in E.C.S. Book \_\_\_\_, Page \_\_\_\_. This affects Parcel No. 2  
"

SURVEY DEPARTMENT

50.SURVEY. 1                    MAP - EASEMENT                    RECOMMND

Any easement not owned by a public utility, public entity  
or subsidiary, not relocated or eliminated prior to final  
map approval, shall be delineated on the final map in  
addition to having the name of the easement holder, and the  
nature of their interests, shown on the map.

TRANS DEPARTMENT

50.TRANS. 1                    MAP - ENCROACHMENT PERMIT                    RECOMMND

Any work performed within the County right-of-way shall  
have an encroachment permit.

50.TRANS. 2                    MAP - CORNER CUT-BACK I                    RECOMMND

All corner cutbacks shall be applied per Standard 805,  
Ordinance 461, except for corners at Entry streets  
intersecting with General Plan roads, they shall be applied  
per Exhibit 'C' of the Countywide Design Guidelines.

60. PRIOR TO GRADING PRMT ISSUANCE

BS GRADE DEPARTMENT

60.BS GRADE. 1                    MAP - NPDES/SWPPP                    RECOMMND

Prior to issuance of any grading or construction permits -  
whichever comes first - the applicant shall provide the  
Building and Safety Department evidence of compliance with  
the following: "Effective March 10, 2003 owner operators  
of grading or construction projects are required to comply  
with the N.P.D.E.S. (National Pollutant Discharge  
Elimination System) requirement to obtain a construction

PARCEL MAP Parcel Map #: PM36860

Parcel: 927-260-015

60. PRIOR TO GRADING PRMT ISSUANCE

60.BS GRADE. 1 MAP - NPDES/SWPPP (cont.)

RECOMMND

permit from the State Water Resource Control Board (SWRCB). The permit requirement applies to grading and construction sites of "ONE" acre or larger. The owner operator can comply by submitting a "Notice of Intent" (NOI), develop and implement a STORM WATER POLLUTION PREVENTION PLAN (SWPPP) and a monitoring program and reporting plan for the construction site. For additional information and to obtain a copy of the NPDES State Construction Permit contact the SWRCB at [www.swrcb.ca.gov](http://www.swrcb.ca.gov).

Additionally, at the time the county adopts, as part of any ordinance, regulations specific to the N.P.D.E.S., this project (or subdivision) shall comply with them.

60.BS GRADE. 2 MAP - GRADING SECURITY

RECOMMND

Grading in excess of 199 cubic yards will require a performance security to be posted with the Building and Safety Department. Single Family Dwelling units graded one lot per permit and proposing to grade less than 5,000 cubic yards are exempt.

60.BS GRADE. 3 MAP - IMPORT/EXPORT

RECOMMND

In instances where a grading plan involves import or export, prior to obtaining a grading permit, the applicant shall have obtained approval for the import/export location from the Building and Safety Department.

A separate stockpile permit is required for the import site. It shall be authorized in conjunction with an approved construction project and shall comply with the requirements of Ordinance 457.

If an Environmental Assessment, prior to issuing a grading permit, did not previously approve either location, a Grading Environmental Assessment shall be submitted to the Planning Director for review and comment and to the Building and Safety Department Director for approval.

Additionally, if the movement of import / export occurs using county roads, review and approval of the haul routes by the Transportation Department may be required.

PARCEL MAP Parcel Map #: PM36860

Parcel: 927-260-015

60. PRIOR TO GRADING PRMT ISSUANCE

60.BS GRADE. 4                    MAP - GEOTECH/SOILS RPTS                    RECOMMND

Geotechnical soils reports, required in order to obtain a grading permit, shall be submitted to the Building and Safety Department's Grading Division for review and approval prior to issuance of a grading permit. All grading shall be in conformance with the recommendations of the geotechnical/soils reports as approved by Riverside County.\* \*The geotechnical/soils, compaction and inspection reports will be reviewed in accordance with the RIVERSIDE COUNTY GEOTECHNICAL GUIDELINES FOR REVIEW OF GEOTECHNICAL AND GEOLOGIC REPORTS.

60.BS GRADE. 6                    MAP - DRNAGE DESIGN Q100                    RECOMMND

All drainage facilities shall be designed in accordance with the Riverside County Flood Control & Water District's or Coachella Valley Water District's conditions of approval regarding this application. If not specifically addressed in their conditions, drainage shall be designed to accommodate 100 year storm flows.

60.BS GRADE. 11                    MAP - PRE-CONSTRUCTION MTG                    RECOMMND

Upon receiving grading plan approval and prior to the issuance of a grading permit, the applicant is required to schedule a pre-construction meeting with the Building and Safety Department Environmental Compliance Division.

60.BS GRADE. 13                    MAP- BMP CONST NPDES PERMIT                    RECOMMND

Prior to the issuance of a grading permit, the owner / applicant shall obtain a BMP (Best Management Practices) Permit for the monitoring of the erosion and sediment control BMPs for the site. The Department of Building and Safety will conduct NPDES (National Pollutant Discharge Elimination System) inspections of the site based on Risk Level to verify compliance with the Construction General Permit, Stormwater ordinances and regulations until completion of the construction activities, permanent stabilization of the site and permit final.

60.BS GRADE. 14                    MAP - SWPPP REVIEW                    RECOMMND

Grading and construction sites of "ONE" acre or larger required to develop a STORM WATER POLLUTION PREVENTION PLAN (SWPPP) - the owner/applicant shall submit the SWPPP to the Building and Safety Department Environmental Compliance







PARCEL MAP Parcel Map #: PM36860

Parcel: 927-260-015

60. PRIOR TO GRADING PRMT ISSUANCE

60.PLANNING. 16

MAP - SKR FEE CONDITION

RECOMMND

Prior to the issuance of a grading permit, the land divider/permit holder shall comply with the provisions of Riverside County Ordinance No. 663, which generally requires the payment of the appropriate fee set forth in that ordinance. The amount of the fee required to be paid may vary depending upon a variety of factors, including the type of development application submitted and the applicability of any fee reduction or exemption provisions contained in Riverside County Ordinance No. 663. Said fee shall be calculated on the approved development project which is anticipated to be 7.5 acres (gross) in accordance with the TENTATIVE MAP. If the development is subsequently revised, this acreage amount may be modified in order to reflect the revised development project acreage amount. In the event Riverside County Ordinance No. 663 is rescinded, this condition will no longer be applicable. However, should Riverside County Ordinance No. 663 be rescinded and superseded by a subsequent mitigation fee ordinance, payment of the appropriate fee set forth in that ordinance shall be required.

60.PLANNING. 17

MAP - FEE BALANCE

RECOMMND

Prior to issuance of grading permits, the Planning Department shall determine if the deposit based fees are in a negative balance. If so, any outstanding fees shall be paid by the applicant/developer.

60.PLANNING. 18

MAP - GRADING PLAN REVIEW

RECOMMND

The land divider/permit holder shall cause a plan check application for a grading plan to be submitted to the county T.L.M.A - Land Use Division for review by the County Department of Building and Safety - Grading Division. Said grading plan shall be in conformance with the approved tentative map, in Compliance with County Ordinance No. 457, and the conditions of approval for the tentative map.

70. PRIOR TO GRADING FINAL INSPECT

EPD DEPARTMENT

70.EPD. 1

MAP - MBTA REPORT

RECOMMND

Prior to the finalization of the grading permit the biologist that conducted the MBTA clearance survey must

PARCEL MAP Parcel Map #: PM36860

Parcel: 927-260-015

70. PRIOR TO GRADING FINAL INSPECT

70.EPD. 1                      MAP - MBTA REPORT (cont.)                      RECOMMND

submit a final MBTA Clearance Report to EPD for review and approval.

80. PRIOR TO BLDG PRMT ISSUANCE

BS GRADE DEPARTMENT

80.BS GRADE. 1                      MAP - NO B/PMT W/O G/PMT                      RECOMMND

Prior to the issuance of any building permit, the property owner shall obtain a grading permit and/or approval to construct from the Building and Safety Department.

80.BS GRADE. 2                      MAP - ROUGH GRADE APPROVAL                      RECOMMND

Prior to the issuance of any building permit, the applicant shall obtain rough grade approval and/or approval to construct from the Building and Safety Department. The Building and Safety Department must approve the completed grading of your project before a building permit can be issued. Rough Grade approval can be accomplished by complying with the following:

1.Submitting a "Wet Signed" copy of the Soils Compaction Report containing substantiating data from the Soils Engineer (registered geologist or certified geologist, civil engineer or geotechnical engineer as appropriate) for his/her certification of the project.

2.Submitting a "Wet Signed" copy of the Rough Grade certification from a Registered Civil Engineer certifying that the grading was completed in conformance with the approved grading plan.

3.Requesting a Rough Grade Inspection and obtaining rough grade approval from a Riverside County inspector.

4.Rough Grade Only Permits: In addition to obtaining all required inspections and approval of all final reports, all sites permitted for rough grade only shall provide 100 percent vegetative coverage to stabilize the site prior to receiving a rough grade permit final.

Prior to release for building permit, the applicant shall have met all rough grade requirements to obtain Building and Safety Department clearance.

PARCEL MAP Parcel Map #: PM36860

Parcel: 927-260-015

80. PRIOR TO BLDG PRMT ISSUANCE

80.BS GRADE. 3                    MAP - EXISTING GRDG TO CODE                    RECOMMND

Prior to issuance of a building permit, the applicant/owner shall have brought the existing grading to code and received approval to construct from the Building and Safety Department.

E HEALTH DEPARTMENT

80.E HEALTH. 2                    USE - PERC TEST REQD                    RECOMMND

A satisfactory detailed soils percolation report performed in accordance with the procedures outlined in the County of Riverside, Department of Environmental Health Technical Guidance Manual shall be required.

80.E HEALTH. 5                    USE - SEPTIC PLANS                    RECOMMND

A set of three detailed plan drawn to scale (1"=20') showing the proposed subsurface sewage disposal system and floor plan/plumbing schedule to ensure proper septic tank sizing is required to be submitted to the Department of Environmental Health.

80.E HEALTH. 6                    USE - E.HEALTH CLEARANCE REQ.                    RECOMMND

ENVIRONMENTAL HEALTH CLEARANCE IS REQUIRED PRIOR TO THE ISSUANCE OF THIS BUILDING PERMIT.

80.E HEALTH. 7                    USE - DEH SITE EVALUATION                    RECOMMND

DEH Site evaluation is required. The applicant must ensure that the groundwater detection boring (4 inch perforated pipe installed at adepth that extends at least 10 feet below the proposed system's trench bottom) is installed for DEH staff to evaluate.

FIRE DEPARTMENT

80.FIRE. 1                    MAP-#50B-HYDRANT SYSTEM                    RECOMMND

Prior to the release of your installation, site prep and/or building permits from Building and Safety. Written certification from the appropriate water district that the required fire hydrant(s) are either existing or that financial arrangements have been made to provide them.

Also a map or APN page showing the location of the fire

PARCEL MAP Parcel Map #: PM36860

Parcel: 927-260-015

80. PRIOR TO BLDG PRMT ISSUANCE

80.FIRE. 1                    MAP-#50B-HYDRANT SYSTEM (cont.)                    RECOMMND  
                                 hydrant and access to the property.

80.FIRE. 2                    MAP -REVIEW & APPROVAL                    RECOMMND  
                                 Fire department shall review and approve, water and access for all single family dwellings, additions and projections.

80.FIRE. 3                    MAP-RESIDENTIAL FIRE SPRINKLER                    RECOMMND  
                                 Residential fire sprinklers are required in all one and two family dwellings per the California Residential Code, California Building Code and the California Fire Code. Contact the Riverside County Fire Department for the Residential Fire Sprinkler standard.

West County- Riverside Office 951-955-4777

PLANNING DEPARTMENT

80.PLANNING. 1                MAP - UNDERGROUND UTILITIES                    RECOMMND  
                                 All utility extensions within a lot shall be placed underground.

80.PLANNING. 7                MAP - SCHOOL MITIGATION                    RECOMMND  
                                 Impacts to the Temecula Valley Unified School District shall be mitigated in accordance with California State law.

80.PLANNING. 8                MAP - WASTE MGMT. CLEARANCE                    RECOMMND  
                                 A clearance letter from Riverside County Waste Management Department shall be provided to the Riverside County Planning Department verifying compliance with the conditions contained in their letter dated January 26, 2015, summarized as follows:

1) A Waste Recycling Plan (WRP) shall be submitted to the Riverside County Waste Management Department for approval.

80.PLANNING. 9                MAP - FEE BALANCE                    RECOMMND  
                                 Prior to issuance of building permits, the Planning Department shall determine if the deposit based fees are

PARCEL MAP Parcel Map #: PM36860

Parcel: 927-260-015

80. PRIOR TO BLDG PRMT ISSUANCE

80.PLANNING. 9 MAP - FEE BALANCE (cont.)

RECOMMND

in a negative balance. If so, any outstanding fees shall be paid by the applicant/developer.

90. PRIOR TO BLDG FINAL INSPECTION

BS GRADE DEPARTMENT

90.BS GRADE. 1 MAP - PRECISE GRADE INSP

RECOMMND

The developer / applicant shall be responsible for obtaining the following inspections required by Ordinance 457.

1.Precise grade inspection.

i.Precise Grade Inspection can include but is not limited to the following:

1.Installation of slope planting and permanent irrigation on required slopes

2.Completion of drainage swales, berms, onsite drainage facilities and required drainage away from foundation.

90.BS GRADE. 2 MAP - PRECISE GRD'G APRVL

RECOMMND

Prior to final building inspection, the applicant shall obtain precise grade approval and/or clearance from the Building and Safety Department. The Building and Safety Department must approve the precise grading of your project before a building final can be obtained. Precise Grade approval can be accomplished by complying with the following:

1.Requesting a Precise Grade Inspection and obtaining precise grade approval from a Riverside County inspector.

2.Submitting a "Wet Signed" copy of the Precise Grade Certification from a Registered Civil Engineer certifying that the precise grading was completed in conformance with the approved grading plan.

Prior to release for building final, the applicant shall have met all precise grade requirements to obtain Building and Safety Department clearance.

PARCEL MAP Parcel Map #: PM36860

Parcel: 927-260-015

90. PRIOR TO BLDG FINAL INSPECTION

90.BS GRADE. 7

MAP - IF WQMP REQUIRED

RECOMMND

Prior to final building inspection, the applicant shall comply with the following:

1. Obtain inspection of all treatment control BMPs and/or clearance from the Building and Safety Department. All structural BMPs described in the project - specific WQMP and indicated on the approved grading plan shall be constructed and installed in conformance with the approved plans and specifications.
2. The applicant/owner shall submit a "Wet Signed" copy of the Water Quality Management Plan (WQMP) Certification from a Registered Civil Engineer certifying that the project - specific WQMP treatment control BMPs have been installed in accordance with the approved WQMP.
3. The applicant/owner shall provide the Department of Building Safety with GPS coordinates for the location of the project - specific WQMP treatment control BMPs.
4. The applicant/owner shall register the project - specific WQMP treatment control BMPs with the Department of Building Safety Business Registration Division. Any person or entity that owns or operates a commercial and/or industrial facility shall register such facility for annual inspections.
5. The applicant shall make payment to the Building and Safety Department for the Water Quality Management Plan (WQMP) Annual Inspection.

E HEALTH DEPARTMENT

90.E HEALTH. 1

USE- E.HEALTH CLEARANCE REQ

RECOMMND

Environmental Health Clearance prior to final inspection.

FIRE DEPARTMENT

90.FIRE. 1

MAP - VERIFICATION INSPECTION

RECOMMND

PRIOR TO MOVING INTO THE RESIDENCE YOU SHALL CONTACT THE RIVERSIDE COUNTY FIRE DEPARTMENT TO SCHEDULE AN INSPECTION FOR THE ITEMS THAT WERE SHOWN AT THE BUILDING PERMIT ISSUANCE IE: ACCESS, ADDRESSING, WATER SYSTEM AND/OR FUEL MODIFICATION.



PARCEL MAP Parcel Map #: PM36860

Parcel: 927-260-015

90. PRIOR TO BLDG FINAL INSPECTION

90.FIRE. 1                      MAP - VERIFICATION INSPECTION (cont.)                      RECOMMND

Riverside office      (951)955-4777  
Indio office            (760)863-8886

PLANNING DEPARTMENT

90.PLANNING. 4                      MAP - QUIMBY FEES (2)                      DRAFT

The land divider/permit holder shall present certification to the Riverside County Planning Department that payment of parks and recreation fees and/or dedication of land for park use in accordance with Section 10.35 of County Ordinance No. 460 has taken place. Paid certification shall be obtained from the CSA 152.

90.PLANNING. 5                      MAP - AGENCY CLEARANCE                      RECOMMND

A clearance letter from Riverside County Waste Management Department shall be provided to the Riverside County Planning Department verifying compliance with the conditions of their letter dated January 26, 2015, summarized as follows:

1) Provide evidence (i.e., receipts or other type of verification) to demonstrate project compliance with the approved Waste Recycling Plan (WRP) to the Planning Division of the Riverside County Waste Department.

90.PLANNING. 6                      MAP - SKR FEE CONDITION                      RECOMMND

Prior to the issuance of a certificate of occupancy, or upon building permit final inspection, whichever comes first, the land divider/permit holder shall comply with the provisions of Riverside County Ordinance No. 663, which generally requires the payment of the appropriate fee set forth in that ordinance. The amount of the fee required to be paid may vary, depending upon a variety of factors, including the type of development application submitted and the applicability of any fee reduction or exemption provisions contained in Riverside County Ordinance No. 663. Said fee shall be calculated on the approved development project which is anticipated to be 7.5 acres (gross) in accordance with TENTATIVE MAP. If the development is subsequently revised, this acreage amount may be modified in order to reflect the revised development project acreage amount. In the event Riverside

10/19/15  
09:28

Riverside County LMS  
CONDITIONS OF APPROVAL

Page: 29

PARCEL MAP Parcel Map #: PM36860

Parcel: 927-260-015

90. PRIOR TO BLDG FINAL INSPECTION

90.PLANNING. 6

MAP - SKR FEE CONDITION (cont.)

RECOMMND

County Ordinance No. 663 is rescinded, this condition will no longer be applicable. However, should Riverside County Ordinance No. 663 be rescinded and superseded by a subsequent mitigation fee ordinance, payment of the appropriate fee set forth in that ordinance shall be required.

**LAND DEVELOPMENT COMMITTEE**  
**INITIAL CASE TRANSMITTAL**  
**RIVERSIDE COUNTY PLANNING DEPARTMENT - RIVERSIDE**  
**P.O. Box 1409**  
**Riverside, CA 92502-1409**

DATE: January 7, 2015

**TO:**

Riv. Co. Transportation Dept.  
Riv. Co. Environmental Health Dept.  
Riv. Co. Public Health – M. Osur  
Riv. Co. Fire Department  
Riv. Co. Building & Safety – Grading  
Riv. Co. Environmental Programs Dept.

P.D. Geology Section-D. Jones  
Riv. Co. Surveyor – B. Robinson  
Riv. Co. Sheriff's Dept.  
Riv. Co. Waste Management Dept.  
County Service Area No. 152 c/o EDA  
3rd District Supervisor

3rd District Planning Commissioner  
Eastern Municipal Water Dist.  
Rancho California Water Dist.  
Southern California Edison  
Southern California Gas Co.  
Air Qlty. Mgt. South Coast

**TENTATIVE PARCEL MAP NO. 36860 - EA41872 - Applicant: Henry P. Azarioon - Engineer/Representative: Reza James - Rancho California Zoning Area - Third Supervisorial District - Southwest Area Plan: Rural: Rural Residential (R:RR) (5 acres minimum) - Location: Southwest corner of Delgado Way and Pardo Del Sol intersection- 6.96 Gross Acres - Zoning: Residential Agricultural - 2 ½ Acre Minimum (R-A-2 ½) Zone - **REQUEST:** Schedule H subdivision of 6.96 gross acres into two parcels with a minimum size of 2 ½ acres. - APN: 927-260-015 (Related Cases: GPA No. 1039 and HANS02103)**

Please review the attached map(s) and/or exhibit(s) for the above-described project. This case is scheduled for a **LDC meeting on January 29, 2015** All LDC Members please have draft conditions in the Land Management System on or before the above date. If it is determined that the attached map(s) and/or exhibit(s) are not acceptable, please have corrections in the system and DENY the routing on or before the above date. Once the route is complete, and the approval screen is approved with or without corrections, the case can be scheduled for a public hearing.

All other transmitted entities, please have your comments, questions and recommendations to the Planning Department on or before the above date. Your comments/recommendations/conditions are requested so that they may be incorporated in the staff report for this particular case.

Should you have any questions regarding this project, please do not hesitate to contact **Phayvanh Nanthavongdouangsy**, Project Planner, at **(951) 955-6573** or email at [pnanthav@rctlma.org](mailto:pnanthav@rctlma.org) / **MAILSTOP# 1070**.

COMMENTS:

DATE: \_\_\_\_\_

SIGNATURE: \_\_\_\_\_

PLEASE PRINT NAME AND TITLE: \_\_\_\_\_

TELEPHONE: \_\_\_\_\_

*If you do not include this transmittal in your response, please include a reference to the case number and project planner's name. Thank you.*



December 16, 2014

Case Planner  
County of Riverside  
Department of Environmental Health  
3880 Lemon Street, 2<sup>nd</sup> Floor  
Post Office Box 1206  
Riverside, CA 92502

**SUBJECT: WATER AVAILABILITY  
41485 PARADO DEL SOL DRIVE; PARCEL NO. 80 OF  
PARCEL MAP NO. 3944; APN 927-260-015  
[HENRY AZARIOON]**

Dear Case Planner:

Please be advised that the above-referenced project/property is located within the service boundaries of Rancho California Water District (RCWD/District). The subject project/property fronts an existing 8-inch diameter water pipeline (1880 Pressure Zone) within Delgado Way and Parado Del Sol Drive.

Water service to the subject project/property exists (under Account No. 3046972). Additions or modifications to water service arrangements are subject to the Rules and Regulations (governing) Water System Facilities and Service, as well as the completion of financial arrangements between RCWD and the property owner.

Water service to individual lots will require the extension of water facilities within dedicated public and/or private right-of-ways. Individual water meters will be required for each lot and/or project unit, including separate water meters for landscape irrigation, as applicable.

Water availability is contingent upon the property owner(s) destroying all on-site wells and signing an Agency Agreement that assigns water management rights, if any, to RCWD. **In addition, water availability is subject to water supply shortage contingency measures in effect (pursuant to RCWD's Water Shortage Contingency Plan or other applicable ordinances and policy), and/or the adoption of a required Water Supply Assessment for the development, as determined by the Lead Agency.**

There is no recycled water currently available within the limits established by Resolution 2007-10-5. Should recycled water become available in the future, the project/property may be required to retrofit its facilities to make use of this availability in accordance with Resolution 2007-10-5. Recycled water service, therefore, would be available upon construction of any required on-site and/or off-site recycled water facilities and the completion of financial arrangements between RCWD and the property owner. Requirements for the use of recycled water are available from RCWD.

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Maintenance

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Chief Engineer

Kelli E. Garcia  
District Secretary

James B. Gilpin  
Best Best & Krieger LLP  
General Counsel

As soon as feasible, and prior to the preparation of California Environmental Quality Act (CEQA) documents, the project proponent should contact RCWD for a determination of existing water system capability, based upon project-specific demands and/or fire flow requirements, as well as a determination of proposed water facilities configuration. If new facilities are required for service, fire protection, or other purposes, the project proponent should contact RCWD for an assessment of project-specific fees and requirements. Please note that separate water meters will be required for all landscape irrigation.

Sewer service to the subject project/property, if available, would be provided by Eastern Municipal Water District. If no sewer service is currently available to the subject project/property, all proposed waste discharge systems must comply with the State Water Resources Control Board and/or health department requirements.

If you should have any questions or need additional information, please contact an Engineering Services Representative at the District office at (951) 296-6900.

Sincerely,

**RANCHO CALIFORNIA WATER DISTRICT**



Krisma Crowell  
Engineering Services Representative

cc: Corey Wallace, Engineering Manager-Design  
Warren Back, Engineering Manager-Planning  
Heath McMahon, Construction Contracts Manager  
Corry Smith, Engineering Services Supervisor  
Phillip Dauben, Associate Engineer  
Henry Azarioon



January 26, 2015

Phayvahn Nanthavongdouangsy , Project Planner  
Riverside County Planning Department  
P.O. Box 1409  
Riverside, CA 92502-1409

**RE: Tentative Parcel Map No. 36860 – Schedule H subdivision of 6.96 acres into two parcels**  
**APN: 927-260-015**

Dear Ms. Nanthavongdouangsy:

The Riverside County Waste Management Department (RCWMD) has reviewed the proposed project, located on the southwest corner of Delgado Way and Pardo Del Sol intersection in the Southwest Area Plan. In order to mitigate the project's potential solid waste impacts and help the County comply with AB 939 (Integrated Waste Management Act), AB 1327 (California Solid Waste Reuse and Recycling Access Act), the California Green Building Standards, AB 341 (Mandatory Commercial Recycling), and AB 1826 (Organic Waste Recycling) through diverting solid waste from landfill disposal, the RCWMD recommends that the following conditions be made a part of any Conditions of Approval for the project:

1. **Prior to issuance of building permit**, A Waste Recycling Plan (WRP) shall be submitted to the Riverside County Waste Management Department for approval. At a minimum, the WRP must identify the materials (i.e., cardboard, concrete, asphalt, wood, etc.) that will be generated by construction and development, the projected amounts, the measures/methods that will be taken to recycle, reuse, and/or reduce the amount of materials, the facilities and/or haulers that will be utilized, and the targeted recycling or reduction rate. During project construction, the project site shall have, at a minimum, two (2) bins: one for waste disposal and the other for the recycling of Construction and Demolition (C&D) materials. Additional bins are encouraged to be used for further source separation of C&D recyclable materials. Accurate record keeping (receipts) for recycling of C&D recyclable materials and solid waste disposal must be kept. Arrangements can be made through the franchise hauler.
2. **Prior to issuance of an occupancy permit**, evidence (i.e., receipts or other type of verification) to demonstrate project compliance with the approved WRP shall be presented by the project proponent to the Planning Division of the Riverside County Waste Management Department in order to clear the project for occupancy permits. Receipts must clearly identify the amount of waste disposed and Construction and Demolition (C&D) materials recycled.
3. Hazardous materials are not accepted at Riverside County landfills. In compliance with federal, state, and local regulations and ordinances, any hazardous waste generated in association with the project shall be disposed of at a permitted Hazardous Waste disposal facility. Hazardous waste materials include, but are not limited to, paint, batteries, oil, asbestos, and solvents. For further information regarding the determination, transport, and disposal of hazardous waste, please contact the Riverside County Department of Environmental Health, Environmental Protection and Oversight Division, at 1.888.722.4234.

Phayvahn Nanthavongdouangsy, Project Planner

PM No. 36860

January 26, 2015

Page 2

4. Use mulch and/or compost in the development and maintenance of landscaped areas within the project boundaries. Recycle green waste through either onsite composting of grass, i.e., leaving the grass clippings on the lawn, or sending separated green waste to a composting facility.
5. Consider xeriscaping and using drought tolerant/low maintenance vegetation in all landscaped areas of the project.

Thank you for the opportunity to review this proposal. If you have any questions, please call me at (951) 486-3200.

Sincerely,



Jose L. Merlan

Urban/Regional Planner II

PD# 168601

JM

P960  
G2

OK JM  
no landfills  
dist to site

**LAND DEVELOPMENT COMMITTEE**  
**INITIAL CASE TRANSMITTAL**  
**RIVERSIDE COUNTY PLANNING DEPARTMENT - RIVERSIDE**  
**P.O. Box 1409**  
**Riverside, CA 92502-1409**

DATE: January 7, 2015

**TO:**

Riv. Co. Transportation Dept.  
Riv. Co. Environmental Health Dept.  
Riv. Co. Public Health – M. Osur  
Riv. Co. Fire Department  
Riv. Co. Building & Safety – Grading  
Riv. Co. Environmental Programs Dept.

P.D. Geology Section-D. Jones  
Riv. Co. Surveyor – B. Robinson  
Riv. Co. Sheriff's Dept.  
Riv. Co. Waste Management Dept.  
County Service Area No. 152 c/o EDA  
3rd District Supervisor

3rd District Planning Commissioner  
Eastern Municipal Water Dist.  
Rancho California Water Dist.  
Southern California Edison  
Southern California Gas Co.  
Air Qlty. Mgt. South Coast

**TENTATIVE PARCEL MAP NO. 36860** - EA41872 - Applicant: Henry P. Azarioon - Engineer/Representative: Reza James - Rancho California Zoning Area - Third Supervisorial District - Southwest Area Plan: Rural: Rural Residential (R:RR) (5 acres minimum) - Location: Southwest corner of Delgado Way and Pardo Del Sol intersection- 6.96 Gross Acres - Zoning: Residential Agricultural - 2 ½ Acre Minimum (R-A-2 ½) Zone - **REQUEST:** Schedule H subdivision of 6.96 gross acres into two parcels with a minimum size of 2 ½ acres. - APN: 927-260-015 (Related Cases: GPA No. 1039 and HANS02103)

Please review the attached map(s) and/or exhibit(s) for the above-described project. This case is scheduled for a **LDC meeting on January 29, 2015** All LDC Members please have draft conditions in the Land Management System on or before the above date. If it is determined that the attached map(s) and/or exhibit(s) are not acceptable, please have corrections in the system and DENY the routing on or before the above date. Once the route is complete, and the approval screen is approved with or without corrections, the case can be scheduled for a public hearing.

All other transmitted entities, please have your comments, questions and recommendations to the Planning Department on or before the above date. Your comments/recommendations/conditions are requested so that they may be incorporated in the staff report for this particular case.

Should you have any questions regarding this project, please do not hesitate to contact **Phayvanh Nanthavongdouangsy**, Project Planner, at (951) 955-6573 or email at [pnanthav@rctlma.org](mailto:pnanthav@rctlma.org) / **MAILSTOP# 1070.**

**COMMENTS:**

COUNTY OF RIVERSIDE  
WASTE MANAGEMENT  
15 JAN 13 PM 12:58

DATE: 1-23-15 SIGNATURE: Jose V. Merlan  
PLEASE PRINT NAME AND TITLE: Jose Merlan Urban/Regional Planner II  
TELEPHONE: 951-486-3351

If you do not include this transmittal in your response, please include a reference to the case number and project planner's name. Thank you.





***Board of Directors***

***President***

Randy A. Record

***Directors***

Joseph J. Kuebler, CPA

Philip E. Paule

David J. Slawson

Ronald W. Sullivan

***General Manager***

Paul D. Jones II, P.E.

***Treasurer***

Joseph J. Kuebler, CPA

***Chairman of the Board,  
The Metropolitan Water  
District of So. Calif.***

Randy A. Record

***Legal Counsel***

Lemieux & O'Neill

January 28, 2015

Phayvanh Nanthavongdouangsy  
Riverside County Planning Department - Riverside  
P.O Box 1409  
Riverside, CA 92502-1409

**Re: Tentative Parcel Map No. 36860 Schedule H subdivision of 6.96 gross acres into two parcels with a minimum size of 2 ½ Acre Minimum (R-A-2 ½) acres. APN: 927-260-015 (Related Cases: GPA No. 1039 and HANS02103).**

**Dear Phayvanh Nanthavongdouangsy:**

Upon review of the referenced project location, we determined that the project is located within RCWD's water service area and EMWD sewer service area. However there are no EMWD sewer facilities in the vicinity of this project. Please forward public notifications relating water to RCWD, the appropriate agency having jurisdiction in the project area.

If you have questions or concerns, please do not hesitate to contact me.

Sincerely,

Maroun El-Hage, M.S., P.E.  
Senior Civil Engineer  
New Business Development  
(951) 928-3777 x4468  
[El-hagem@emwd.org](mailto:El-hagem@emwd.org)

Set ID 0004767

# COUNTY OF RIVERSIDE

## TRANSPORTATION AND LAND MANAGEMENT AGENCY

### Planning Department

Ron Goldman - Planning Director

## APPLICATION FOR AMENDMENT TO THE RIVERSIDE COUNTY GENERAL PLAN

SECTIONS I, II, AND VI BELOW MUST BE COMPLETED FOR ANY AMENDMENT TO THE AREA PLAN MAPS OF THE GENERAL PLAN.

FOR OTHER TYPES OF AMENDMENTS, PLEASE CONSULT PLANNING DEPARTMENT STAFF FOR ASSISTANCE PRIOR TO COMPLETING THE APPLICATION.

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED.

CASE NUMBER: GPA 01039 DATE SUBMITTED: 2-15-08

### I. GENERAL INFORMATION

#### APPLICATION INFORMATION

Applicant's Name: HENRY AZARIDON E-Mail: HPAZARIDON@YAHOO.COM

Mailing Address: 41485 PARADO DEL SOL  
TEMECULA, CA 92592  
City State ZIP

Daytime Phone No: (951) 302-9406 Fax No: ( )

TO BE DETERMINED Engineer/Representative's Name: \_\_\_\_\_ E-Mail: \_\_\_\_\_  
Mailing Address: \_\_\_\_\_  
Street City State ZIP

Daytime Phone No: ( ) Fax No: ( )

Property Owner's Name: HENRY AZARIDON E-Mail: ~~STATE~~ HP.AZARIDON@YAHOO.COM  
NIMI GHOFRANIAN NIMI@GHOFRANIAN.COM

Mailing Address: ~~STATE AS ABOVE~~ 41485 PARADO  
Street City State ZIP

Daytime Phone No: ( ) Fax No: ( )

If the property is owned by more than one person, attach a separate page that reference the application case number and lists the names, mailing addresses, and phone numbers of all persons having an interest in the real property or properties involved in this application.

Ea 41872

CFG 05219

**APPLICATION FOR AMENDMENT TO THE RIVERSIDE COUNTY GENERAL PLAN**

The Planning Department will primarily direct communications regarding this application to the person identified above as the Applicant. The Applicant may be the property owner, representative, or other assigned agent.

**AUTHORIZATION FOR CONCURRENT FEE TRANSFER**

The signature below authorizes the Planning Department and TLMA to expedite the refund and billing process by transferring monies among concurrent applications to cover processing costs as necessary. Fees collected in excess of the actual cost of providing specific services will be refunded. If additional funds are needed to complete the processing of your application, you will be billed, and processing of the application will cease until the outstanding balance is paid and sufficient funds are available to continue the processing of the application. The applicant understands the deposit fee process as described above, and that there will be NO refund of fees which have been expended as part of the application review or other related activities or services, even if the application is withdrawn or the application is ultimately denied.

All signatures must be originals ("wet-signed"). Photocopies of signatures are **not** acceptable.

Henry Hazardon      [Signature]  
PRINTED NAME OF APPLICANT      SIGNATURE OF APPLICANT

**AUTHORITY FOR THIS APPLICATION IS HEREBY GIVEN:**

I certify that I am/we are the record owner(s) or authorized agent and that the information filed is true and correct to the best of my knowledge. An authorized agent must submit a letter from the owner(s) indicating authority to sign the application on the owner's behalf.

All signatures must be originals ("wet-signed"). Photocopies of signatures are **not** acceptable.

Henry Hazardon      [Signature]  
PRINTED NAME OF PROPERTY OWNER(S)      SIGNATURE OF PROPERTY OWNER(S)

\_\_\_\_\_  
PRINTED NAME OF PROPERTY OWNER(S)      SIGNATURE OF PROPERTY OWNER(S)

If the subject property is owned by persons who have not signed as owners above, attach a separate sheet that references the application case number and lists the printed names and signatures of all persons having an interest in the property.

**PROPERTY INFORMATION:**

Assessor's Parcel Number(s): 927-260-015

Section: 29/32      Township: 7S      Range: 1W

Approximate Gross Acreage: 6.96

General location (nearby or cross streets): North of Avenida Ortega, South of Chaparral DR, East of Via Apore, West of Ancho Rd.

**APPLICATION FOR AMENDMENT TO THE RIVERSIDE COUNTY GENERAL PLAN**

Thomas Brothers map, edition year, page number, and coordinates: 960- F2/F3/G2

Existing Zoning Classification(s): RB-2.5

Existing Land Use Designation(s): RR-

Proposal (describe the details of the proposed general plan amendment):  
CHANGE RR LAND USE TO FDR

Related cases filed in conjunction with this request:  
NONE

Has there been previous development applications (parcel maps, zone changes, plot plans, etc.) filed on the project site? Yes  No

Case Nos. \_\_\_\_\_

E.A. Nos. (if known) \_\_\_\_\_ E.I.R. Nos. (if applicable): \_\_\_\_\_

Name of Company or District serving the area the project site is located (if none, write "none.")	Are facilities/services available at the project site?	
	Yes	No
Electric Company		
Gas Company		
Telephone Company		
Water Company/District		
Sewer District		

Is water service available at the project site: Yes  No

If "No," how far away are the nearest available water line(s)? (No of feet/miles) \_\_\_\_\_

Is sewer service available at the site? Yes  No

If "No," how far away are the nearest available sewer line(s)? (No. of feet/miles) NA. (SEPTIC SYSTEM)

Is the project site located in a Recreation and Park District or County Service Area authorized to collect fees for park and recreational services? Yes  No

Is the project site located within 8.5 miles of March Air Reserve Base? Yes  No

**APPLICATION FOR AMENDMENT TO THE RIVERSIDE COUNTY GENERAL PLAN**

Which one of the following watersheds is the project site located within (refer to Riverside County GIS for watershed location)? (Check answer):

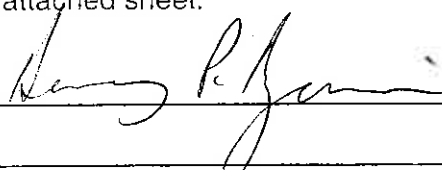
- Santa Ana River
- Santa Margarita River
- San Jacinto River
- Colorado River

**HAZARDOUS WASTE SITE DISCLOSURE STATEMENT**

Government Code Section 65962.5 requires the applicant for any development project to consult specified state-prepared lists of hazardous waste sites and submit a signed statement to the local agency indicating whether the project is located on or near an identified site. Under the statute, no application shall be accepted as complete without this signed statement.

I (we) certify that I (we) have investigated our project with respect to its location on or near an identified hazardous waste site and that my (our) answers are true and correct to the best of my (our) knowledge. My (Our) investigation has shown that:

- The project is not located on or near an identified hazardous waste site.
- The project is located on or near an identified hazardous waste site. Please list the location of the hazardous waste site(s) on an attached sheet.

Owner/Representative (1)  Date 2/15/08

Owner/Representative (2) \_\_\_\_\_ Date \_\_\_\_\_

NOTE: An 8½" x 11" legible reduction of the proposal must accompany application.

**II. AMENDMENTS TO THE AREA PLAN MAPS OF THE GENERAL PLAN:**

AREA PLAN MAP PROPOSED FOR AMENDMENT (Please name):

EXISTING DESIGNATION(S): RR

PROPOSED DESIGNATION(S): EOR

APPLICATION FOR AMENDMENT TO THE RIVERSIDE COUNTY GENERAL PLAN

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

Change RR landuse to EDR to allow a smaller lot size.

**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): \_\_\_\_\_

**APPLICATION FOR AMENDMENT TO THE RIVERSIDE COUNTY GENERAL PLAN**

D. JUSTIFICATION FOR CHANGE (Please be specific. Attach more pages if needed): \_\_\_\_\_

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**IV. OTHER TYPES OF AMENDMENTS:**

*(Note: A conference with Planning Department and/or Transportation Department staff for amendments related to the circulation element is required before application can be filed. Additional information may be required.)*

A. AMENDMENTS TO BOUNDARIES OF OVERLAYS OR POLICY AREAS:

Policy Area: \_\_\_\_\_  
*(Please name)*

Proposed Boundary Adjustment (Please describe clearly): \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

B. AMENDMENTS TO CIRCULATION DESIGNATIONS:

Area Plan (if applicable): \_\_\_\_\_

Road Segment(s) \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Existing Designation: \_\_\_\_\_

Proposed Designation: \_\_\_\_\_

**COUNTY OF RIVERSIDE**  
**TRANSPORTATION AND LAND MANAGEMENT AGENCY**  
**Planning Department**  
Robert C. Johnson Planning Director

**APPLICATION FOR SUBDIVISION AND DEVELOPMENT**

CHECK ONE AS APPROPRIATE:

CC004707

- |  |   |   |
|--|---|---|
| <input type="checkbox"/> TRACT MAP             | <input type="checkbox"/> MINOR CHANGE           | <input type="checkbox"/> VESTING MAP            |
| <input type="checkbox"/> REVISED MAP           | <input type="checkbox"/> REVERSION TO ACREAGE   | <input type="checkbox"/> EXPIRED RECORDABLE MAP |
| <input checked="" type="checkbox"/> PARCEL MAP | <input type="checkbox"/> AMENDMENT TO FINAL MAP |   |

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED.

CASE NUMBER: PM 36860 DATE SUBMITTED: 12/22/14

**APPLICATION INFORMATION**

Applicant's Name: HENRY P. AZARI'OVN E-Mail: HPAZARI'OVN@YAHOO.COM

Mailing Address: 41485 PARADO DEL SOL DRIVE  
TEMECULA CA 92592  
City State ZIP

Daytime Phone No: (951) 296-7744 Fax No: ( ) \_\_\_\_\_

Engineer/Representative's Name: RETA JAMIE E-Mail: MAJESTICDESIGN3D@gmail

Mailing Address: P.O BOX 102  
TEMECULA CA 92543  
City State ZIP

Daytime Phone No: (951) 595-3839 Fax No: ( ) \_\_\_\_\_

Property Owner's Name: HENRY AZARI'OVN / MIMI GHOFRANIAN E-Mail: HPAZARI'OVN@YAHOO.COM

Mailing Address: 41485 PARADO DEL SOL DRIVE  
TEMECULA CA 92592  
City State ZIP

Daytime Phone No: (951) 296-7744 Fax No: ( ) \_\_\_\_\_

If additional persons have an ownership interest in the subject property in addition to that indicated above, attach a separate sheet that references the application case number and lists the names, mailing addresses, and phone numbers of those persons having an interest in the real property or properties involved in this application.

The Planning Department will primarily direct communications regarding this application to the person identified above as the Applicant. The Applicant may be the property owner, representative, or other assigned agent.



APPLICATION FOR SUBDIVISION AND DEVELOPMENT

AUTHORIZATION FOR CONCURRENT FEE TRANSFER

The signature below authorizes the Planning Department and TLMA to expedite the refund and billing process by transferring monies among concurrent applications to cover processing costs as necessary. Fees collected in excess of the actual cost of providing specific services will be refunded. If additional funds are needed to complete the processing of your application, you will be billed, and processing of the application will cease until the outstanding balance is paid and sufficient funds are available to continue the processing of the application. The applicant understands the deposit fee process as described above, and that there will be NO refund of fees which have been expended as part of the application review or other related activities or services, even if the application is withdrawn or the application is ultimately denied.

All signatures must be originals ("wet-signed"). Photocopies of signatures are not acceptable.

HENRY P. AZARIDON  
PRINTED NAME OF APPLICANT

[Signature]  
SIGNATURE OF APPLICANT

AUTHORITY FOR THIS APPLICATION IS HEREBY GIVEN:

I certify that I am/we are the record owner(s) or authorized agent and that the information filed is true and correct to the best of my knowledge. An authorized agent must submit a letter from the owner(s) indicating authority to sign the application on the owner's behalf.

All signatures must be originals ("wet-signed"). Photocopies of signatures are not acceptable.

HENRY P. AZARIDON  
PRINTED NAME OF PROPERTY OWNER(S)

[Signature]  
SIGNATURE OF PROPERTY OWNER(S)

MIMI G. HOFMANIAN  
PRINTED NAME OF PROPERTY OWNER(S)

[Signature]  
SIGNATURE OF PROPERTY OWNER(S)

If the subject property is owned by persons who have not signed as owners above, attach a separate sheet that references the application case number and lists the printed names and signatures of all persons having an interest in the property.

PROPERTY INFORMATION:

Assessor's Parcel Number(s): 927-260-015

Section: SEC 29 Township: T7S Range: R1W

Approximate Gross Acreage: 7.2 GROSS ACREAGE - 6.96 NET ACRES

General location (street address, cross streets, etc.): North of SANTA ANITA DR., South of DELENA DELGADO WY East of DE PORTOLA RD, West of PARADISO DEL SOL.

Thomas Brothers map, edition year, page number, and coordinates: 960 F2

**APPLICATION FOR SUBDIVISION AND DEVELOPMENT**

Proposal (describe project, indicate the number of proposed lots/parcels, units, and the schedule of the subdivision, whether the project is a Vesting Map or Planned Residential Development (PRD):

TWO LOT SUBDIVISION

Related cases filed in conjunction with this request:

GPA - HANS 2103 GPA

Is there a previous development application filed on the same site: Yes  No

If yes, provide Case No(s). \_\_\_\_\_ (Parcel Map, Zone Change, etc.)

E.A. No. (if known) \_\_\_\_\_ E.I.R. No. (if applicable): \_\_\_\_\_

Have any special studies or reports, such as a traffic study, biological report, archaeological report, geological or geotechnical reports, been prepared for the subject property? Yes  No

If yes, indicate the type of report(s) and provide a copy: HANS REPORT

Is water service available at the project site: Yes  No  RANCHO WATER DISTRICT

If "No," how far must the water line(s) be extended to provide service? (No. of feet/miles) \_\_\_\_\_

Is sewer service available at the site? Yes  No

If "No," how far must the sewer line(s) be extended to provide service? (No. of feet/miles) \_\_\_\_\_

Will the proposal result in cut or fill slopes steeper than 2:1 or higher than 10 feet? Yes  No

How much grading is proposed for the project site?

Estimated amount of cut = cubic yards: 0

Estimated amount of fill = cubic yards \_\_\_\_\_

Does the project need to import or export dirt? Yes  No

Import 0 Export 0 Neither \_\_\_\_\_

What is the anticipated source/destination of the import/export?

\_\_\_\_\_

**APPLICATION FOR SUBDIVISION AND DEVELOPMENT**

What is the anticipated route of travel for transport of the soil material?  
\_\_\_\_\_

How many anticipated truckloads? \_\_\_\_\_ truck loads.

What is the square footage of usable pad area? (area excluding all slopes)   0   sq. ft.

If this is a residential subdivision, is it located in a Recreation and Park District or County Service Area authorized to collect fees for park and recreational services? Yes  No

If yes, does the subdivision intend to dedicate land or pay Quimby fees, or a combination of both?

Dedicate land  Pay Quimby fees  Combination of both

Is the subdivision located within 8½ miles of March Air Reserve Base? Yes  No

If yes, will any structure exceed fifty-feet (50') in height (above ground level)? Yes  No

Does the subdivision exceed more than one acre in area? Yes  No

If yes, in which one of the following watersheds is it located (refer to Riverside County GIS for watershed location)?

Check answer:

Santa Ana River

Santa Margarita River

San Jacinto River

Colorado River

**HAZARDOUS WASTE SITE DISCLOSURE STATEMENT**

Government Code Section 65962.5 requires the applicant for any development project to consult specified state-prepared lists of hazardous waste sites and submit a signed statement to the local agency indicating whether the project is located on or near an identified site. Under the statute, no application shall be accepted as complete without this signed statement.

I (we) certify that I (we) have investigated our project with respect to its location on or near an identified hazardous waste site and that my (our) answers are true and correct to the best of my (our) knowledge. My (Our) investigation has shown that:

The project is not located on or near an identified hazardous waste site.

The project is located on or near an identified hazardous waste site. Please list the location of the hazardous waste site(s) on an attached sheet.

Owner/Representative (1) \_\_\_\_\_

Date

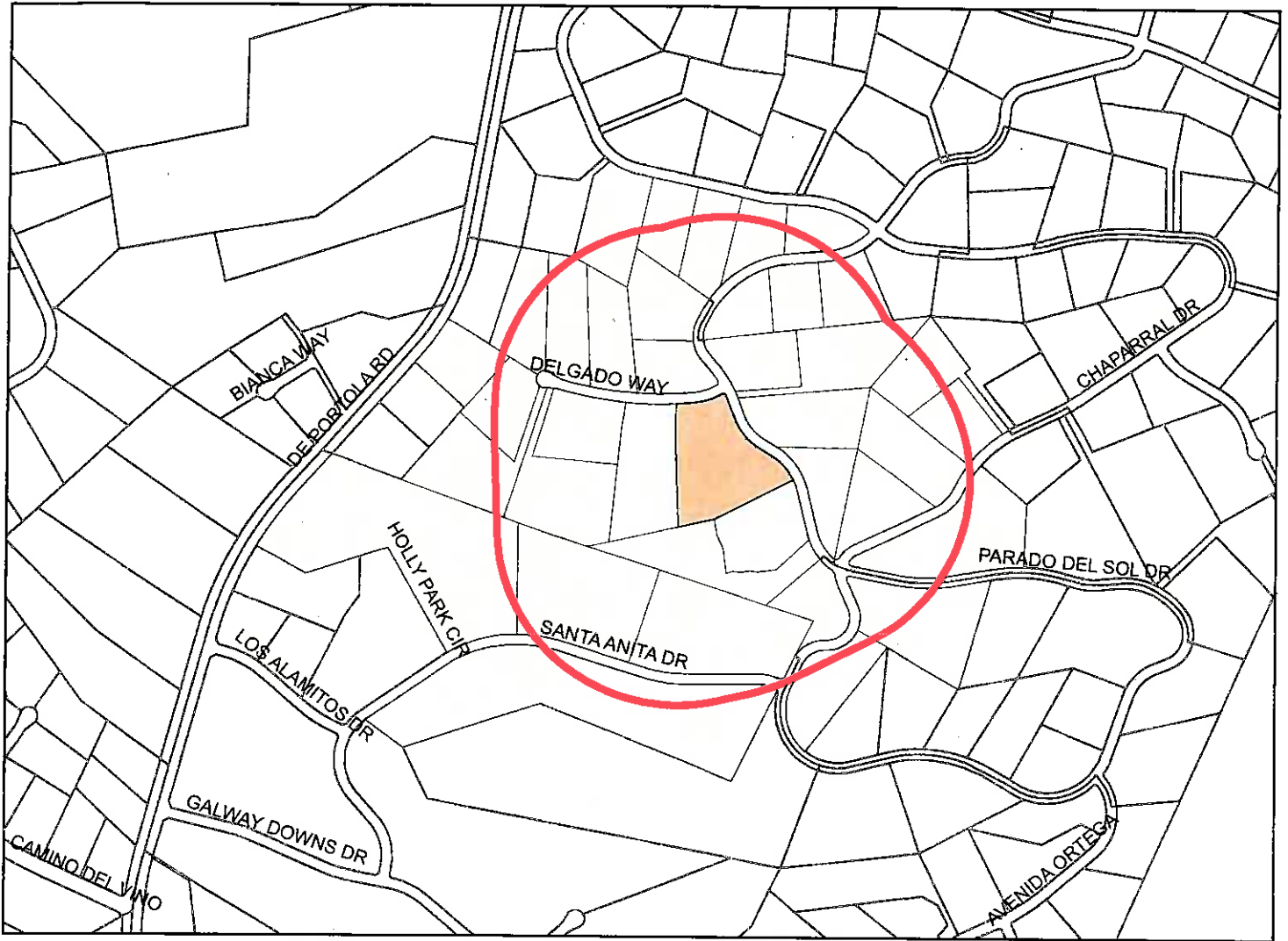
12/19/14

Owner/Representative (2) \_\_\_\_\_

Date

12/19/14

**GPA01039 (1000 feet buffer)**



**Selected Parcels**

927-260-011	927-240-028	927-270-001	927-260-022	927-260-002	927-240-020	927-290-012	927-240-012	927-290-001	927-260-015
927-260-001	927-260-030	927-240-018	927-270-003	927-260-021	927-260-004	927-260-005	927-240-026	927-270-011	927-240-013
927-260-013	927-260-019	927-260-014	927-620-012	927-260-010	927-260-031	927-620-011	927-270-004	927-260-012	927-260-020
927-260-007	927-620-010	927-290-002	927-240-014	927-260-003	927-620-008	927-270-002	927-240-017		



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.

PROPERTY OWNERS CERTIFICATION FORM

I, VINNIE NGUYEN, certify that on 10/7/2015.

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

APN (s) or case numbers GPA01039 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 2<sup>nd</sup> Floor

Riverside, Ca. 92502

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

*+ Checked by  
Phayvanh N  
RPN  
March 7, 2017*

ASMT: 927240012, APN: 927240012  
BARBARA DODD, ETAL  
40954 PARADO DEL SOL DR  
TEMECULA, CA. 92592

ASMT: 927240028, APN: 927240028  
BARBARA WALKER  
40875 PARADO DEL SOL  
TEMECULA, CA. 92592

ASMT: 927240013, APN: 927240013  
PAULA VANDINTER, ETAL  
40996 PRADO DEL SOL RD  
TEMECULA, CA. 92592

ASMT: 927260001, APN: 927260001  
STEVEN HSIEH, ETAL  
26702 BRIDLEWOOD DR  
LAGUNA HILLS CA 92653

ASMT: 927240014, APN: 927240014  
ALEXANDRA DECARLO, ETAL  
41208 PRADO DEL SOL  
TEMECULA, CA. 92592

ASMT: 927260002, APN: 927260002  
CLARA SCHROEDER  
37320 DELGADO WAY  
TEMECULA, CA. 92592

ASMT: 927240017, APN: 927240017  
RAMONA BOYCE, ETAL  
41161 PARADO DEL SOL DR  
TEMECULA, CA. 92592

ASMT: 927260003, APN: 927260003  
KATHLEEN LEIGHTON, ETAL  
37168 DELGADO WAY  
TEMECULA, CA. 92592

ASMT: 927240018, APN: 927240018  
JOAN CRAIG, ETAL  
40785 CHAPARRAL DR  
TEMECULA, CA. 92592

ASMT: 927260004, APN: 927260004  
JAYME MATHENY, ETAL  
37150 DELGADO WAY  
TEMECULA, CA. 92592

ASMT: 927240020, APN: 927240020  
MARYAN COMEAUX, ETAL  
40775 CHAPARRAL DR  
TEMECULA, CA. 92592

ASMT: 927260005, APN: 927260005  
LYSE BIRO, ETAL  
37120 DELGADO WAY  
TEMECULA CA 92592

ASMT: 927240026, APN: 927240026  
AUDREY JOHNSON, ETAL  
40951 PARADO DEL SOL DR  
TEMECULA, CA. 92592

ASMT: 927260007, APN: 927260007  
ROSALYN NICKELSON  
38901 DE PORTOLA RD  
TEMECULA, CA. 92592



ASMT: 927260010, APN: 927260010  
JOCELYN BAYLESS, ETAL  
37125 DELGADO WAY  
TEMECULA, CA. 92592

ASMT: 927260020, APN: 927260020  
KATHLEEN LETTS, ETAL  
41454 PARADO DEL SOL  
TEMECULA, CA. 92592

ASMT: 927260011, APN: 927260011  
JENNIFER HUMPHREYS, ETAL  
37133 DELGADO WAY  
TEMECULA, CA. 92592

ASMT: 927260021, APN: 927260021  
PANIDA THAMSOPIT, ETAL  
3157 EMERALD ISLE DR  
GLENDALE CA 91206

ASMT: 927260012, APN: 927260012  
SHARON WIGGINS, ETAL  
1706 VOORHEES AVE  
MANHATTAN BEACH CA 90266

ASMT: 927260022, APN: 927260022  
CANDICE FLOCK  
41308 PARADO DEL SOL  
TEMECULA, CA. 92592

ASMT: 927260013, APN: 927260013  
MARK WATTERS  
37165 DELGADO WAY  
TEMECULA, CA. 92592

ASMT: 927260030, APN: 927260030  
CARIE CLARK, ETAL  
29673 HAZEL GLEN RD  
MURRIETA CA 92563

ASMT: 927260014, APN: 927260014  
TAMI BOTELLO, ETAL  
37245 DELGADO WAY  
TEMECULA, CA. 92592

ASMT: 927260031, APN: 927260031  
CHRISTINE SHOUP, ETAL  
41595 PARADO DEL SOL RD  
TEMECULA, CA. 92592

ASMT: 927260015, APN: 927260015  
MIMI GHOFRIANIAN, ETAL  
41485 PRADO DEL SOL  
TEMECULA, CA. 92592

ASMT: 927270001, APN: 927270001  
BHUPENDRA KHATRI  
4145 NORTH LAKE DR  
SHOREWOOD WI 53211

ASMT: 927260019, APN: 927260019  
KAY WILSON, ETAL  
556 EVENING SONG CT  
ANAHEIM CA 92808

ASMT: 927270002, APN: 927270002  
MELISSA GUANG, ETAL  
41885 CHAPARRAL DR  
TEMECULA, CA. 92592



ASMT: 927270003, APN: 927270003  
JANICE KATCHKA, ETAL  
31805 HWY 79 S NO 286  
TEMECULA CA 92592

ASMT: 927620010, APN: 927620010  
SHARLYN SPATES  
37080 SANTA ANITA DR  
TEMECULA, CA. 92592

ASMT: 927270004, APN: 927270004  
ILENE RENTERIA, ETAL  
41905 CHAPARRAL DR  
TEMECULA, CA. 92592

ASMT: 927620011, APN: 927620011  
RAYES  
7060 CAMINITO MANRESA  
LA JOLLA CA 92037

ASMT: 927270011, APN: 927270011  
DIANE STEPHENS, ETAL  
41896 CHAPARRAL DR  
TEMECULA, CA. 92592

ASMT: 927620012, APN: 927620012  
GAIL FITZPATRICK, ETAL  
38685 DE PORTOLA RD  
TEMECULA, CA. 92592

ASMT: 927290001, APN: 927290001  
MARY WINTER, ETAL  
42111 CHAPARRAL DR  
TEMECULA, CA. 92592

ASMT: 927290002, APN: 927290002  
WALTER ALLEN, ETAL  
42200 CHAPARRAL DR DR  
TEMECULA, CA. 92592

ASMT: 927290012, APN: 927290012  
CHRISTY LESTER, ETAL  
41707 PARADO DEL SOL  
TEMECULA, CA. 92592

ASMT: 927620008, APN: 927620008  
VINEYARDS OF DEPORTOLA  
C/O KEN ZIGNORSKY  
35820 RANCHO CALIFORNIA  
TEMECULA CA 92591



ATTN: Planning Manager  
Planning Department, City of Temecula  
43200 Business Park Dr.  
P.O. Box 9033  
Perris, CA 92570

Attn: Anna Hoover ,Cultural Resources  
Committee, Pechanga Band of Luiseno  
Mission Indians  
P.O. Box 2183  
Temecula ,CA 92593

Temecula Valley Unified School District  
31350 Rancho Vista Rd.  
Temecula, CA 92592-6200

Palomar Observatory  
P.O. Box 2000  
Palomar Mountain, CA 92060

South Coast Air Quality Management  
District  
21865 E. Copley Dr.  
Diamond Bar, CA 91765

Rancho California Water District  
42135 Winchester Rd  
Temecula, CA 92590

Henry Azarioon  
41485 Parado Del Sol Drive  
Temecula CA 92592

Reza James  
PO Box 182  
Temecula CA 92593

Dan Silver  
EHL  
8424-A Santa Monica Blvd #592  
Los Angeles CA 90069-4267

Terilee Hammett  
40540 Chaparral Drive  
Temecula CA 92592

Southern California Edison  
2244 Walnut Grove Ave., Rm 312  
P.O. Box 600  
Rosemead CA 91770

The Gas Company  
7000 Indiana Ave. # 105  
Riverside, CA 92506



RIVERSIDE COUNTY  
PLANNING DEPARTMENT

Steven Weiss, AICP  
Planning Director

MITIGATED NEGATIVE DECLARATION

Project/Case Number: General Plan Amendment No. 1039/Tentative Parcel Map No. 36860/EA41872

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: Phayvanh Nanthavondouangsy Title: Project Planner Date: October 13, 2015

Applicant/Project Sponsor: Henry Azarioon Date Submitted: February 15, 2008

ADOPTED BY: Board of Supervisors

Person Verifying Adoption: Phayvanh Nanthavondouangsy Date: November 4, 2012

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 Phayvanh Nanthavondouangsy at (951) 955-6573.

Revised: 10/16/07  
Y:\Planning Case Files-Riverside office\PM36860\DH-PC-BOS Hearings\DH-PC\PM36860\_MND (1).docx

Please charge deposit fee case#: ZEA41872 ZCFG05219

FOR COUNTY CLERK'S USE ONLY

Empty rectangular box for County Clerk's use.



# RIVERSIDE COUNTY PLANNING DEPARTMENT

**Steve 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.**

EA41872 and GPA01039 and PM36860  
*Project Title/Case Numbers*

Phawan Nanthavongduangy  
*County Contact Person*

951-955-6573  
*Phone Number*

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

Henry Azarion  
*Project Applicant*

41485 Parado Del Sol Drive, Temecula, CA 92592  
*Address*

Southwest corner of the Parado Del Sol Dr. and Delgado Way intersection at 41485 Parado Del Sol Drive, Temecula, CA 92592  
*Project Location*

**General Plan Amendment No. 1039: The project proposes to amend the General Plan Foundation Component from Rural to Rural Community and the Land Use Designation from Rural Residential (R: RR) (5 Acre min. lot size) to Estate Density Residential (RC:EDR) (2 Acre minimum lot size) on the project site. Parcel Map No. 36860: Proposes to divide the subject parcel of approximately 7.5 gross acres into two parcels. Parcel 1 will be approximately 4.77 gross acres and Parcel 2 will be 2.73 gross 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. A Mitigated Negative Declaration was prepared and certified for the project pursuant to the provisions of the California Environmental Quality Act (\$2,210.00 + \$50.00) and reflect the independent judgment of the Lead Agency.
3. Mitigation measures WERE adopted as part of the project.
4. A Mitigation Monitoring and Reporting Plan/Program WAS adopted.
5. A statement of Overriding Considerations WAS NOT adopted for the project.
6. Findings were made pursuant to the provisions of CEQA.

This is to certify that the Mitigated Negative Declaration, 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.

\_\_\_\_\_  
*Signature*

\_\_\_\_\_  
*Title*

\_\_\_\_\_  
*Date*

Date Received for Filing and Posting at OPR: \_\_\_\_\_

DM/dm Revised 10/20/2015  
Y:\Planning Case Files-Riverside office\PM36860\DH-PC-BOS Hearings\DH-PC\NOD Form PM36860.docx

Please charge deposit fee case#: ZEA41872 ZCFG05219

**FOR COUNTY CLERK'S USE ONLY**

COUNTY OF RIVERSIDE  
SPECIALIZED DEPARTMENT RECEIPT  
Permit Assistance Center

\* REPRINTED \* R1511523

4080 Lemon Street  
Second Floor  
Riverside, CA 92502  
(951) 955-3200

39493 Los Alamos Road  
Suite A  
Murrieta, CA 92563  
(951) 600-6100

38686 El Cerrito Road  
Palm Desert, CA 92211  
(760) 863-8277

\*\*\*\*\*  
\*\*\*\*\*

Received from: AZARIOON HENRY \$2,210.00  
paid by: VI 08115D  
paid towards: CFG05219 CALIF FISH & GAME - NEG DECL  
CALIFORNIA FISH AND GAME FOR EA41872  
at parcel #: 41485 PARADO DEL SOL TEM  
appl type: CFG1

By \_\_\_\_\_ Oct 16, 2015 12:45  
MGARDNER posting date Oct 16, 2015

\*\*\*\*\*  
\*\*\*\*\*


Account Code	Description	Amount
658353120100208100	CF&G TRUST	\$2,146.00
658353120100208100	CF&G TRUST: RECORD FEES	\$64.00

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

Additional info at [www.rctlma.org](http://www.rctlma.org)

Agenda Item No.: 4.8  
Area Plan: REMAP  
Zoning Area: Anza and Cahuilla  
Supervisory District: Third  
Project Planner: Matt Straite  
Planning Commission: November 4, 2015

Tract Map No. 36327 Amendment to Final Map  
No. 1  
Applicant: Robert Burnett  
Engineer/Representative: Ron Moreno

  
Steve Weiss, AICP  
Planning Director

## COUNTY OF RIVERSIDE PLANNING DEPARTMENT STAFF REPORT

### PROJECT DESCRIPTION AND LOCATION:

Tract Map No. 36327 Amendment to Final Map No. 1 proposes to modify the final recorded Tract Map No. 36327 to allow a community water system for the project site.

The Project is located in the Anza area, northerly of Upper Valley Road, easterly of Bautista Road and westerly of Pollwog Road.

### ISSUES OF POTENTIAL CONCERN:

The original tentative tract map was approved as a Schedule "C" subdivision of 265.2 gross acres into 46 single-family residential lots arranged in a clustered development with a lot size ranging from two to four gross acres, and one approximately 180 gross acre common lot for open space with an overall density of 0.173 dwelling units per acre (or an average of 1 dwelling unit per 5.89 acres.) The tentative tract map was approved by the Board of Supervisors on January 31<sup>st</sup> 2012 (refer to attachment). The approved map reflects individual wells on each site. The applicant recorded the final map on December 26, 2013.

During the processing of the original tentative tract map Staff received several letters from the Ramona Band of Cahuilla Indians Tribe expressing concerns related to water rights. Their letters indicate that the Tribe has federally reserved rights to groundwater and the tentative tract map is premature given that the water rights for the proposed project and the individual parcels have yet to be determined.

The original final tract map was processed with a written statement (Land Division form SAN-53) from the health officer pursuant to the requirements of Ordinance No. 460 section 5.1 which indicated that individual wells would be used for the site. The applicant's proposed amendment would allow for a community water system which is inconsistent with the approved map's form SAN-53. Thus, the proposed change is inconsistent with the identified water system unless a revised SAN-53 is submitted indicating the community water system is acceptable.

### SUMMARY OF FINDINGS:

1. Existing General Plan Land Use (Ex. #5): Open Space: Rural (OS-RUR), Community Development: Rural Residential (RR)
2. Surrounding General Plan Land Use (Ex. #5): Open Space: Rural (OS-RUR), Community Development: Rural Residential (RR) to the north,

- |                                   |   |
|-----------------------------------|---|
| 3. Existing Zoning (Ex. #2):      | east and west, Rural Community: Estate Density Residential (RC-EDR), Rural Residential to the South (RR)<br>Open Area Combining Zone Residential Developments (R-5), Rural Residential – 4 acre minimum (R-R-4), Rural Residential – 2 acre minimum (R-R-2)   |
| 4. Surrounding Zoning (Ex. #2):   | Rural Residential – 20 acre minimum (R-R-20) to the north, Rural Residential – 5 acre minimum (R-R-5), Rural Residential – 10 acre minimum (R-R-10) to the west, Rural Residential- 20 acre minimum (R-R-20), Natural Assets-160 acre minimum (N-A-160) to the east, and Residential Agriculture – 2 acre minimum (R-A-2), Residential Agriculture – 4 acre minimum (R-A-4), Rural Residential – 5 acre minimum (R-R-5) |
| 5. Existing Land Use (Ex. #1):    | Vacant Land   |
| 6. Surrounding Land Use (Ex. #1): | Scattered single family residential, and vacant land  |
| 7. Project Data:                  | Total Acreage: 265.02   |
| 8. Environmental Concerns:        | Pursuant to State CEQA Guidelines Section 15270, CEQA does not apply to projects which a public agency rejects or disapproves   |

**RECOMMENDATIONS:**

**DENY AMENDMENT NO. 1 to FINAL TRACT MAP NO. 36327** based on the findings and conclusions set forth in this staff report.

**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 applicant is requesting to modify recorded Tract Map No. 36327 by allowing a community water system for the project site.
2. This modification requires a change to existing Condition of Approval 80. E. Health 003 which provides that each parcel shall require an individual domestic water well to provide a potable supply of water to the structure and each well shall meet requirements set forth in Ordinance No. 682 and the California Well Standards.
3. Pursuant to Section 9.15.D. of Ordinance No. 460, the public hearing shall be confined to consideration of and action on the proposed modification.
4. Section 9.15.C of Ordinance No. 460 provides that no Amended Map shall be approved unless it complies with the following standards:
  - a. There are changes in circumstances which make any or all of the conditions of such a map no longer appropriate or necessary.

- b. The modifications do not impose any additional burden on the present fee owner of the property;
  - c. The modifications do not alter any right, title, or interest in the real property reflected on the recorded map;
  - d. The County Surveyor finds that the map as modified conforms to the provision of Section 7.1 of this ordinance.
5. The proposed modification does not impose any additional burden on the present fee owner of the property, as the proposed modification is being requested by the present owner. The proposed modification, allowing a community water system, does not alter any right, title, or interest in the real property reflected on the recorded map. The County Surveyor finds that the map as modified conforms to the provisions of Section 7.1 of Ordinance No. 460.
  6. However, the application materials do not explain what circumstances or conditions have changed since the approval of the original map. Tract Map No. 36327 was approved with individual wells on each parcel because it could not meet the requirements at that time for a community water system. As a result, to the knowledge of Planning Staff and Environmental Health Staff, nothing has changed regarding the possibility of a community water system in the Anza area. Therefore, the proposed modification does not comply with Section 9.15.C. of Ordinance No. 460 because there are no changes in circumstances which make Condition of Approval 80. E. Health 003 no longer appropriate or necessary.
  7. Based on the above, the proposed modification fails to comply with the first standard set forth in Section 9.15.C. of Ordinance No. 460 and cannot be approved because an amended map can only be approved if it complies with all of the standards.
  8. Additionally, the amendment application is incomplete. The applicant has not provided a completed community water system application, which includes a technical, managerial and financial assessment form (TMF) pursuant to California Health and Safety Code section 116540(a).
  9. Also, the original map was processed with a written statement (Land Division form SAN-53) from the health officer pursuant to the requirements of Ordinance No. 460 section 5.1 which indicated that individual wells would be used for the site. The applicant's proposed amendment would allow for a community water system which is inconsistent with the approved map's SAN-53. Thus, the proposed change is inconsistent with the identified water system unless a revised SAN-53 is submitted indicating the community water system is acceptable
  10. An environmental assessment was not prepared as part of this amendment because CEQA does not apply to projects that are disapproved or recommended for denial.
  11. The applicant has a final recorded map for the project site. Denying this proposed modification does not prevent the applicant from developing the project site in accordance with the recorded final map.

**CONCLUSIONS:**

1. The application for Tract Map No. 36327 Amendment to Final Map No. 1 is incomplete.

2. The proposed modification does not meet the standards required by Section 9.15 of Ordinance No. 460 due to the applicant's failure to submit the required documentation and there are no changes in circumstances which make Condition of Approval 80. E. Health 003 no longer appropriate or necessary.

**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 city sphere of influence;
  - b. The boundaries of the a city;
  - c. The Stephens Kangaroo Rat Fee Area or Core Reserve Area; or,
  - d. California Gnatcatcher, Quino Checkerspot Butterfly habitat.
3. The project site is located within:
  - a. Open Space- Rural, and Rural Residential Land Use Designations;
  - b. Rural Residential- Two (2) and Four (4) Acre Minimum (R-R-2 and R-R-4), and Open Area Combining Zone- Residential (R-5) zoning classifications;
  - c. The Riverside County Recreation and Parks District;
  - d. A 100-year flood plain, an area drainage plan, or dam inundation area;
  - e. A high fire area; and,
  - f. A moderate liquefaction area
4. The subject site is currently designated as Assessor's Parcel Numbers 573040054, 573040015, 573040049, 573040050, 573040020, 573040019, 573040028, 573040029 573040034, 573040039, 573040053, 573040052, 573040047, 573040016, 573040051, 573040012, 573040032, 573040021, 573040036, 573040009, 573040045, 573040038, 573040026, 573040027, 573040022, 573040046, 573040044, 573040023, 573040043, 573040024, 573040031, 573040014, 573040010, 573040017, 573040048, 573040033, 573040041, 573040040, 573040013, 573040011, 573040018, 573040018, 573040037, 573040025, 573040042, 573040030, 573040035, and 573040055.



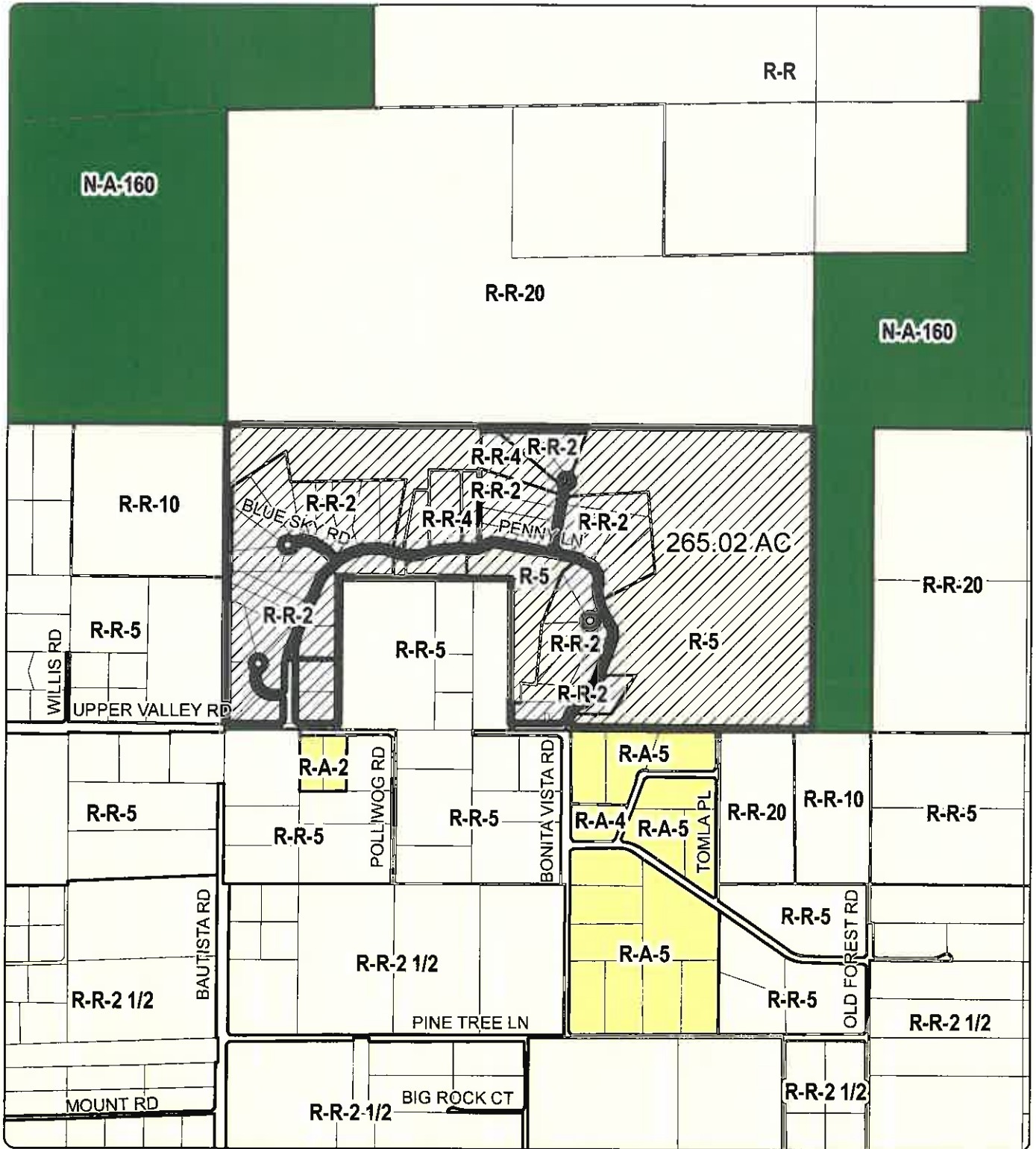
RIVERSIDE COUNTY PLANNING DEPARTMENT

TR36327A1

EXISTING ZONING

Supervisor Washington  
District 3

Date Drawn: 09/10/2015  
Exhibit 2



Zoning Area: Anza

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.rcplms.org>

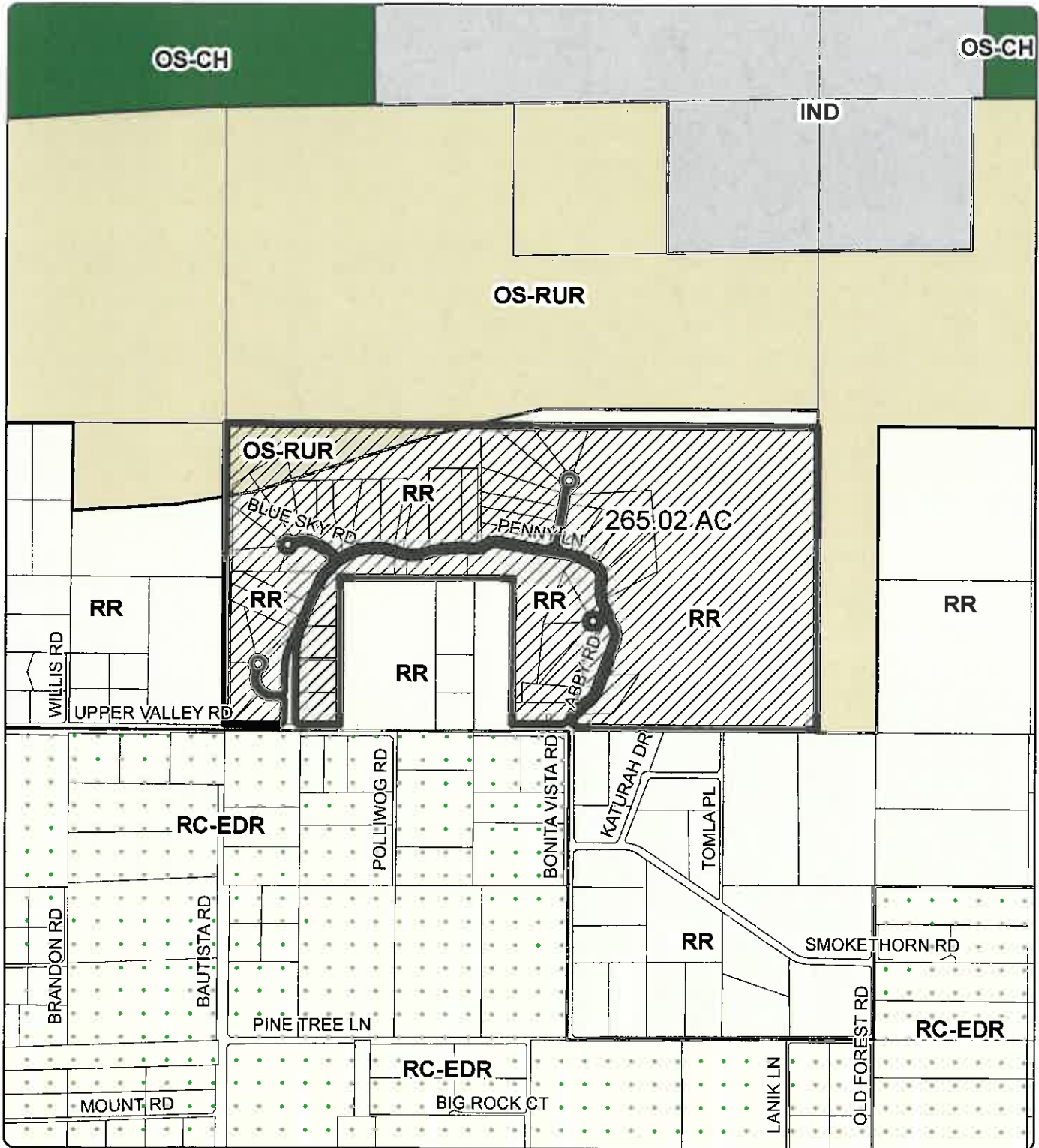
RIVERSIDE COUNTY PLANNING DEPARTMENT

TR36327A1

EXISTING GENERAL PLAN

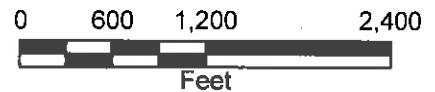
Supervisor Washington  
District 3

Date Drawn: 09/10/2015  
Exhibit 5



Zoning Area: Anza

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)863-9277 (Eastern County) or Website <http://planning.rcfma.org>



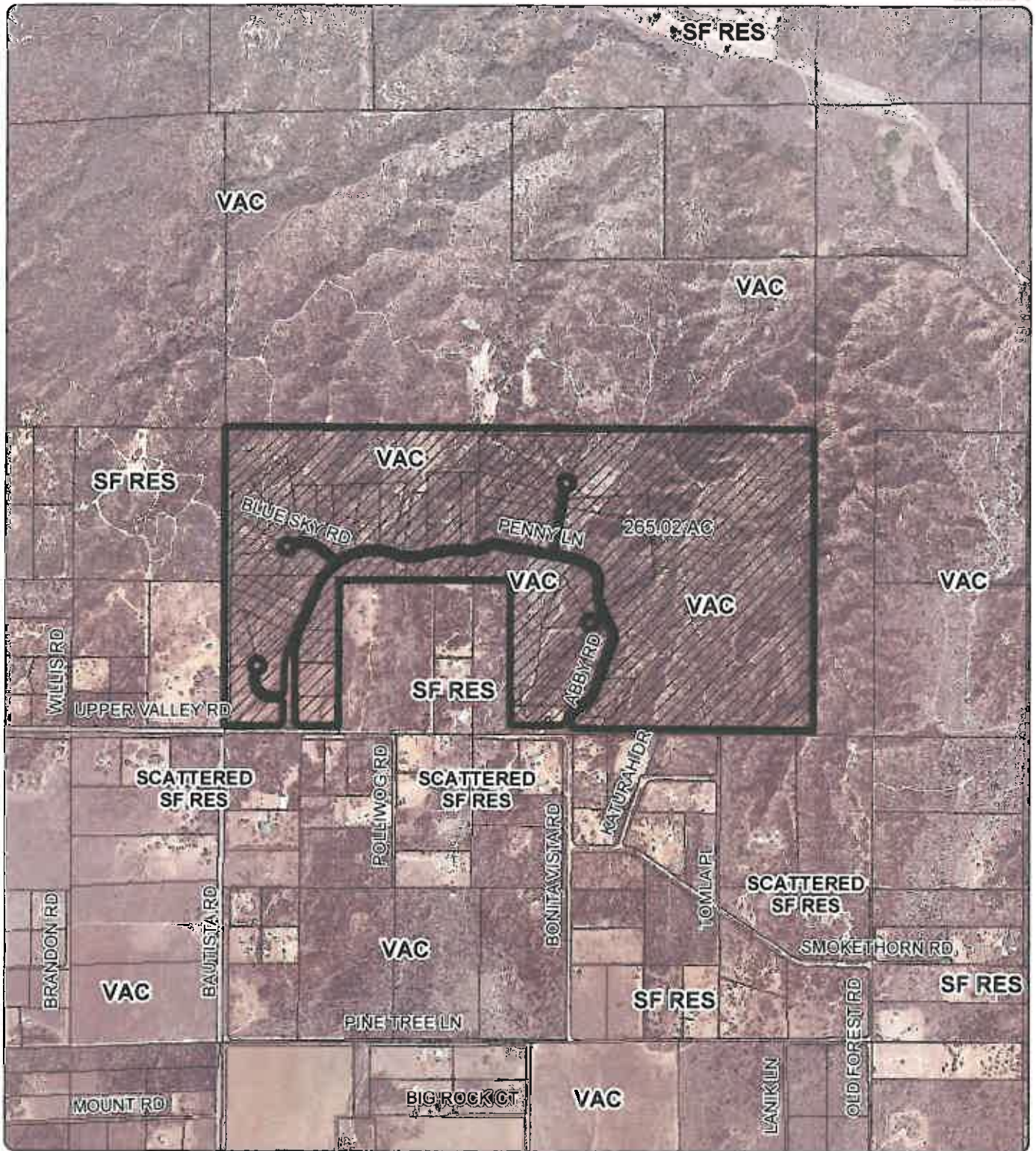
RIVERSIDE COUNTY PLANNING DEPARTMENT

TR36327A1

Supervisor Washington  
District 3

Date Drawn: 09/10/2015  
Exhibit 1

LAND USE



Zoning Area: Anza

Author: Vinnie Nguyen

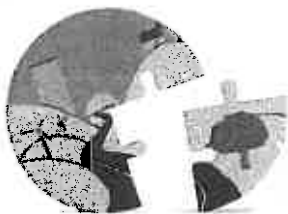


**DISCLAIMER:** On October 7, 2003, the County of Riverside adopted a new General Plan providing new land use designations for unincorporated Riverside County parcels. The new General Plan may contain different type of land use than is provided for under existing zoning. For further information, please 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>

Original Tentative Map as approved  
January 31, 2012







# RIVERSIDE COUNTY PLANNING DEPARTMENT

*Juan C. Perez*  
Interim Planning Director

## APPLICATION FOR SUBDIVISION AND DEVELOPMENT

CHECK ONE AS APPROPRIATE:

- TRACT MAP                       MINOR CHANGE                       VESTING MAP  
 REVISED MAP                       REVERSION TO ACREAGE                       EXPIRED RECORDABLE MAP  
 PARCEL MAP                       AMENDMENT TO FINAL MAP

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED.

CASE NUMBER: TR 36327 A 1                      DATE SUBMITTED: 8-3-15

### APPLICATION INFORMATION

Applicant's Name: Robert G. Burnett                      E-Mail: robert.tmrllc@gmail.com

Mailing Address: Po Box 391111  
Anza                      CA                      92539  
City                      State                      ZIP

Daytime Phone No: (951) 609-4726                      Fax No: ( )

Engineer/Representative's Name: Ron Moreno                      E-Mail: rmoreno@s-37.com

Mailing Address: 77-750 Springfield Lane, Suite M  
Palm Desert                      CA                      92211  
City                      State                      ZIP

Daytime Phone No: (760) 610-6754                      Fax No: ( )

Property Owner's Name: Thomas Mountain Ranch I                      E-Mail: triciatmrllc@gmail.com

Mailing Address: Po Box 391111  
Anza                      CA                      92539  
City                      State                      ZIP

Daytime Phone No: (818) 523-2086                      Fax No: ( )

If additional persons have an ownership interest in the subject property in addition to that indicated above, attach a separate sheet that references the application case number and lists the names, mailing

Riverside Office · 4080 Lemon Street, 12th Floor  
P.O. Box 1409, Riverside, California 92502-1409  
(951) 955-3200 · Fax (951) 955-1811

Desert Office · 77-588 El Duna Court, Suite H  
Palm Desert, California 92211  
(760) 863-8277 · Fax (760) 863-7040



**APPLICATION FOR SUBDIVISION AND DEVELOPMENT**

addresses, and phone numbers of those persons having an interest in the real property or properties involved in this application.

The Planning Department will primarily direct communications regarding this application to the person identified above as the Applicant. The Applicant may be the property owner, representative, or other assigned agent.

**AUTHORIZATION FOR CONCURRENT FEE TRANSFER**

The signature below authorizes the Planning Department and TLMA to expedite the refund and billing process by transferring monies among concurrent applications to cover processing costs as necessary. Fees collected in excess of the actual cost of providing specific services will be refunded. If additional funds are needed to complete the processing of your application, you will be billed, and processing of the application will cease until the outstanding balance is paid and sufficient funds are available to continue the processing of the application. The applicant understands the deposit fee process as described above, and that there will be **NO** refund of fees which have been expended as part of the application review or other related activities or services, even if the application is withdrawn or the application is ultimately denied.

All signatures must be originals ("wet-signed"). Photocopies of signatures are **not** acceptable.

Robert Burnett

\_\_\_\_\_  
*PRINTED NAME OF APPLICANT*

\_\_\_\_\_  
*SIGNATURE OF APPLICANT*

**AUTHORITY FOR THIS APPLICATION IS HEREBY GIVEN:**

I certify that I am/we are the record owner(s) or authorized agent and that the information filed is true and correct to the best of my knowledge. An authorized agent must submit a letter from the owner(s) indicating authority to sign the application on the owner's behalf.

All signatures must be originals ("wet-signed"). Photocopies of signatures are **not** acceptable.

Gregory Burnett- Sole Member

\_\_\_\_\_  
*PRINTED NAME OF PROPERTY OWNER(S)*

\_\_\_\_\_  
*SIGNATURE OF PROPERTY OWNER(S)*

\_\_\_\_\_  
*PRINTED NAME OF PROPERTY OWNER(S)*

\_\_\_\_\_  
*SIGNATURE OF PROPERTY OWNER(S)*

If the subject property is owned by persons who have not signed as owners above, attach a separate sheet that references the application case number and lists the printed names and signatures of all persons having an interest in the property.

See attached sheet(s) for other property owner's signatures.

**PROPERTY INFORMATION:**

Assessor's Parcel Number(s): FSM36327; APN: 573-040-009 through 573-040-055  
Section: South 1/2 of 5 Township: 7S Range: 3E  
Approximate Gross Acreage: 265.2

**APPLICATION FOR SUBDIVISION AND DEVELOPMENT**

General location (cross streets, etc.): North of Upper Valley Road, South of Ramona Reservation, East of Bautista, West of Barham

Thomas Brothers map, edition year, page number, and coordinates: 904, Grid F6, F7, G8, H6, H7

Proposal (describe project, indicate the number of proposed lots/parcels, units, and the schedule of the subdivision, whether the project is a Vesting Map or Planned Residential Development (PRD):

To ammend FSM36327 in such a manner to provide potable water to each home via a community water system. regarding 47 lots (28)

Related cases filed in conjunction with this request:  
\_\_\_\_\_  
\_\_\_\_\_

Is there a previous development application filed on the same site: Yes  No   
If yes, provide Case No(s). CZ7762, TR36327, FSM36327 (Parcel Map, Zone Change, etc.)  
EA No. (if known) EA42329 & Ea42558 EIR No. (if applicable): N/A

Have any special studies or reports, such as a traffic study, biological report, archaeological report, geological or geotechnical reports, been prepared for the subject property? Yes  No   
If yes, indicate the type of report(s) and provide a copy: archo & geo

Is water service available at the project site: Yes  No   
If "No," how far must the water line(s) be extended to provide service? (distance in feet/miles) N/A

Is sewer service available at the site? Yes  No   
If "No," how far must the sewer line(s) be extended to provide service? (distance in feet/miles) Septic

Will the proposal eventually require landscaping either on-site or as part of a road improvement or other common area improvements? Yes  No

Will the proposal result in cut or fill slopes steeper than 2.1 or higher than 10 feet? Yes  No

How much grading is proposed for the project site?  
Estimated amount of cut = cubic yards: None  
Estimated amount of fill = cubic yards None

**APPLICATION FOR SUBDIVISION AND DEVELOPMENT**

Does the project need to import or export dirt? Yes  No

Import N/A Export N/A Neither N/A

What is the anticipated source/destination of the import/export?

N/A

What is the anticipated route of travel for transport of the soil material?

N/A

How many anticipated truckloads? N/A truck loads.

What is the square footage of usable pad area? (area excluding all slopes) N/A sq. ft.

If this is a residential subdivision, is it located in a Recreation and Park District or County Service Area authorized to collect fees for park and recreational services? Yes  No

If yes, does the subdivision intend to dedicate land or pay Quimby fees, or a combination of both?

Dedicate land  Pay Quimby fees  Combination of both

Is the subdivision located within 8½ miles of March Air Reserve Base? Yes  No

If yes, will any structure exceed fifty-feet (50') in height (above ground level)? Yes  No

Does the subdivision exceed more than one acre in area? Yes  No

Is the development project located within any of the following watersheds (refer to Riverside County Land Information System (RCLIS) (<http://www3.tlma.co.riverside.ca.us/pa/rclis/index.html>) for watershed location)?

- Santa Ana River
- Santa Margarita River
- Whitewater River

**APPLICATION FOR SUBDIVISION AND DEVELOPMENT**

**HAZARDOUS WASTE SITE DISCLOSURE STATEMENT**

Government Code Section 65962.5 requires the applicant for any development project to consult specified state-prepared lists of hazardous waste sites and submit a signed statement to the local agency indicating whether the project is located on or near an identified site. Under the statute, no application shall be accepted as complete without this signed statement.

I (we) certify that I (we) have investigated our project with respect to its location on or near an identified hazardous waste site and that my (our) answers are true and correct to the best of my (our) knowledge. My (Our) investigation has shown that:

- The project is not located on or near an identified hazardous waste site.
- The project is located on or near an identified hazardous waste site. Please list the location of the hazardous waste site(s) on an attached sheet.

Owner/Representative (1) \_\_\_\_\_ Date \_\_\_\_\_

Owner/Representative (2) \_\_\_\_\_ Date \_\_\_\_\_

**APPLICATION FOR SUBDIVISION AND DEVELOPMENT**

**Checklist for Identifying Projects Requiring a Project-Specific Water Quality Management Plan (WQMP) within the Santa Ana River Region**

<b>Project File No.</b>	N/A
<b>Project Name:</b>	
<b>Project Location:</b>	
<b>Project Description:</b>	

<b>Proposed Project Consists of, or includes:</b>	<b>YES</b>	<b>NO</b>
Significant Redevelopment: The addition or replacement of 5,000 square feet or more of impervious surface on an already developed site. Does not include routine maintenance activities that are conducted to maintain original line and grade, hydraulic capacity, original purpose of the constructed facility or emergency redevelopment activity required to protect public health and safety.	<input type="checkbox"/>	<input type="checkbox"/>
Residential development that create 10,000 square feet or more of impervious surface (collectively over the entire project site), including residential housing subdivision requiring a Final Map (i.e. detached single family home subdivisions, multi-family attached subdivisions, condominiums, or apartments, etc.)	<input type="checkbox"/>	<input type="checkbox"/>
New Industrial and commercial development where the land area <sup>1</sup> represented by the proposed map or permit is 10,000 square feet or more.	<input type="checkbox"/>	<input type="checkbox"/>
Mixed use developments that create 10,000 square feet or more of impervious surface (collectively over the entire project site).	<input type="checkbox"/>	<input type="checkbox"/>
Automotive repair shops (Standard Industrial Classification (SIC) codes <sup>2</sup> 5013, 5014, 5541, 7532, 7533, 7534, 7536, 7537, 7538, 7539).	<input type="checkbox"/>	<input type="checkbox"/>
Restaurants (SIC code 5812) where the land area of development is 5,000 square feet or more.	<input type="checkbox"/>	<input type="checkbox"/>
Hillside developments disturbing 5,000 square feet or more which are located on areas with known erosive soil conditions or where natural slope is 25 percent or more.	<input type="checkbox"/>	<input type="checkbox"/>
Developments of 2,500 square feet of impervious surface or more adjacent to (within 200 feet) or discharging directly into ESA's. "Directly" means situated within 200 feet of the ESA; "discharging directly" means outflow from a drainage conveyance system that is composed entirely of flows from the subject development or redevelopment site, and not commingled with flows from adjacent lands.	<input type="checkbox"/>	<input type="checkbox"/>
Parking lots of 5,000 square feet or more exposed to stormwater, where "parking lot" is defined as a land area or facility for the temporary storage of motor vehicles.	<input type="checkbox"/>	<input type="checkbox"/>
Retail Gasoline Outlets that are either 5,000 square feet or more of impervious surface with a projected average daily traffic of 100 or more vehicles per day.	<input type="checkbox"/>	<input type="checkbox"/>
Public Projects, other than Transportation Projects, that are implemented by a permittee and similar in nature to the priority projects described above and meets the thresholds described herein.	<input type="checkbox"/>	<input type="checkbox"/>
Other Development Projects whose site conditions or activity pose the potential for significant adverse impacts to water quality.	<input type="checkbox"/>	<input type="checkbox"/>

<sup>1</sup>Land area is based on acreage disturbed

<sup>2</sup>Descriptions of SIC codes can be found at <http://www.osha.gov/pls/imis/sicsearch.html>.

**DETERMINATION: Circle appropriate determination.**

If **any** question answered "YES" Project requires a project-specific WQMP.

If **all** questions answered "NO" Project requires incorporation of Site Design and source control BMPs imposed through Conditions of Approval or permit conditions.

# APPLICATION FOR SUBDIVISION AND DEVELOPMENT

## Checklist for Identifying Projects Requiring a Project-Specific Standard Stormwater Mitigation Plan (SSMP) within the Santa Margarita River Region

<b>Project File No.</b>	TM 36327
<b>Project Name:</b>	Thomas Mountain Ranch
<b>Project Location:</b>	Northerly of Upper Valley Rd. and Easterly of Bautista Rd. Anza, CA.
<b>Project Description:</b>	Residential Development
<b>Project Applicant Information:</b>	Po Box 391111 Anza, CA 92539 (818) 426-0900

Final WQMP on file with RivCo Planning Dept on 5/13/2013

Proposed Project Consists of, or includes:	YES	NO
<b>Redevelopment.</b> The creation, addition or replacement of at least 5,000 square feet of impervious surfaces on an already developed site and the existing development and/or the redevelopment project falls under the project categories or locations listed below in this table. Where redevelopment results in an increase of less than 50% of the impervious surfaces of previously existing development, and the existing development was not subject to SSMP requirements, the numeric sizing criteria [MS4 Permit requirement F.1.d. (6)] applies only to the addition or replacement, and not to the entire development. [Note: Where redevelopment results in an increase of more than 50% of the impervious surfaces of a previously existing development, the numeric sizing criteria applies to the entire development.]	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<b>New Development.</b> The creation of 10,000 square feet or more of impervious surfaces (collectively over the entire project site) including commercial, industrial, residential, mixed-use, and public projects.	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<b>Automotive repair shops.</b> A facility that is categorized in any one of the following Standard Industrial Classification (SIC) Codes 5013–Motor vehicle supplies or parts, 5014–Tires & Tubes, 5541–Gasoline Service Stations, 7532–Top, Body & Upholstery Repair Shops and Paint Shops, 7533–Automotive Exhaust System Repair Shops, 7534–Tire Retreading and Repair Shops, 7536–Automotive Glass Replacement Shops, 7537–Automotive Transmission Repair Shops, 7538–General Automotive Repair Shops, 7539–Automotive Repair Shops, not elsewhere classified)	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<b>Restaurants.</b> (Standard Industrial Classification (SIC) Code 5812: Establishments primarily engaged in the retail sale of prepared food and drinks for on-premise or immediate consumption, including, but not limited to: Automats (eating places), Beaneries, Box lunch stands, Buffets (eating places), Cafes, Cafeterias, Carry-out restaurants, Caterers, Coffee shops, Commissary restaurants, Concession stands, prepared food (e.g., in airports and sports arenas), Contract feeding, Dairy bars, Diners (eating places), Dining rooms, Dinner theaters, Drive-in restaurants, Fast food restaurants, Food bars, Food service (institutional), Frozen custard stands, Grills, (eating places), Hamburger stands, Hot dog (frankfurter) stands, Ice cream stands, Industrial feeding, Lunch bars, Lunch counters, Luncheonettes, Lunchrooms, Oyster bars, Pizza parlors, Pizzerias, Refreshment stands, Restaurants, Sandwich bars or shops, Snack shops, Soda fountains, Soft drink stands, Submarine sandwich shops, and Tea rooms.) Where the land area for development is greater than 5,000 square feet. Restaurants where land development is less than 5,000 square feet shall meet all SSMP requirements except for structural treatment control BMPs [MS4 Permit requirement F.2.b(3)] and numeric sizing criteria requirement [MS4 Permit Requirement F.1.d.(6)] and hydro modification requirement [MS4 Permit requirement F.1.h].	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<b>All Hillside development greater than 5,000 square feet.</b> Any development that creates greater than 5,000 square feet of impervious surface which is located in an area with known erosive soil conditions, where the development will include grading on any natural slope that is 25% or greater.	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<b>Environmentally Sensitive Areas (ESAs)<sup>1</sup>.</b> All development located within or directly adjacent to or discharging directly to an ESA (where discharges from the development or redevelopment will enter receiving waters within the ESA), which either creates 2,500 square feet of impervious surface on a proposed project site or increases the area of imperviousness of a proposed project site to 10% or more of its naturally occurring condition. "Directly adjacent" means situated within 200 feet of the ESA. "Discharging directly to" means outflow from a drainage conveyance system that is composed entirely of flows from the subject development or redevelopment site, and not commingled with flows from adjacent lands.	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<b>Impervious parking lots of 5,000 sq. ft. or more.</b> A land area or facility for the temporary parking or storage of motor vehicles used personally for business or commerce.	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<b>Streets, roads, highways, and freeways.</b> Includes any paved impervious surface that is 5,000 square feet or greater used for the transportation of automobiles, trucks, motorcycles, and other vehicles.	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<b>Retail Gasoline Outlets (RGOs).</b> Includes RGOs that meet the following criteria: (a) 5,000 square feet or more, or (b) a projected Average Daily Traffic (ADT) of 100 or more vehicles per day.	<input type="checkbox"/>	<input checked="" type="checkbox"/>

<sup>1</sup>Areas that include but are not limited to all CWA Section 303(d) impaired water bodies; areas designated as Areas of Special biological Significance by the State Water Resources Control Board (Water Quality Control Plan for the San Diego Basin (1994) and amendments); State Water Quality Protected Areas; water bodies designated with the RARE beneficial use by the State Water Resources Control Board (Water Quality Control Plan for San Diego Basin (1994) and amendments); areas designated as preserves or their equivalent under the Natural Communities Conservation Program within the Cities and County of Orange; and any other equivalent environmentally sensitive areas which have been identified by the Co-permittees. The Basin Plan for the San Diego Basin (beneficial uses listed in Chapter 2) can be viewed or downloaded from [www.waterboards.ca.gov/sandiego/water\\_issues/programs/basin\\_plan/docs/update082812/Chpt\\_2\\_2012.pdf](http://www.waterboards.ca.gov/sandiego/water_issues/programs/basin_plan/docs/update082812/Chpt_2_2012.pdf). The most recent CWA Section 303(d) list can be found at [www.swrcb.ca.gov/rwqcb9/water\\_issues/programs/303d\\_list/index.shtml](http://www.swrcb.ca.gov/rwqcb9/water_issues/programs/303d_list/index.shtml).

### DETERMINATION: Circle appropriate determination.

<b>If <u>any</u> question answered "YES"</b>	Project requires a project-specific SSMP (also referred to as a WQMP).
<b>If <u>all</u> questions answered "NO"</b>	Project requires incorporation of Site Design Best Management Practices (BMPs) and Source Control BMPs imposed through Conditions of Approval or permit conditions.

**APPLICATION FOR SUBDIVISION AND DEVELOPMENT**

**Checklist for Identifying Projects Requiring a Project-Specific Water Quality Management Plan (WQMP) within the Whitewater River Region**

<b>Project File No.</b>	N/A
<b>Project Name:</b>	
<b>Project Location:</b>	
<b>Project Description:</b>	
<b>Project Applicant Information:</b>	

<b>Proposed Project Consists of New Construction on a Previously Disturbed or Undisturbed Parcel, and includes:</b>	<b>YES</b>	<b>NO</b>
Single-family hillside residences that create 10,000 square feet, or more, of impervious area where the natural slope is 25% or greater.	<input type="checkbox"/>	<input type="checkbox"/>
Single-family hillside residences that create 10,000 square feet of impervious area where the natural slope is 10% or greater where erosive soil conditions are known.	<input type="checkbox"/>	<input type="checkbox"/>
Commercial and Industrial developments of 100,000 square feet or more.	<input type="checkbox"/>	<input type="checkbox"/>
Automotive repair shops (Standard Industrial Classification (SIC) Codes 5013–Motor vehicle supplies or parts, 5014–Tires & Tubes, 5541–Gasoline Service Stations, 7532–Top, Body & Upholstery Repair Shops and Paint Shops, 7533–Automotive Exhaust System Repair Shops, 7534–Tire Retreading and Repair Shops, 7536–Automotive Glass Replacement Shops, 7537–Automotive Transmission Repair Shops, 7538–General Automotive Repair Shops, 7539–Automotive Repair Shops, not elsewhere classified)	<input type="checkbox"/>	<input type="checkbox"/>
Retail gasoline outlets disturbing greater than 5,000 square feet.	<input type="checkbox"/>	<input type="checkbox"/>
Restaurants disturbing greater than 5,000 square feet. (Standard Industrial Classification (SIC) Code 5812: Establishments primarily engaged in the retail sale of prepared food and drinks for on-premise or immediate consumption, including, but not limited to: Automats (eating places), Beaneries, Box lunch stands, Buffets (eating places), Cafes, Cafeterias, Carry-out restaurants, Caterers, Coffee shops, Commissary restaurants, Concession stands, prepared food (e.g., in airports and sports arenas), Contract feeding, Dairy bars, Diners (eating places), Dining rooms, Dinner theaters, Drive-in restaurants, Fast food restaurants, Food bars, Food service (institutional), Frozen custard stands, Grills, (eating places), Hamburger stands, Hot dog (frankfurter) stands, Ice cream stands, Industrial feeding, Lunch bars, Lunch counters, Luncheonettes, Lunchrooms, Oyster bars, Pizza parlors, Pizzerias, Refreshment stands, Restaurants, Sandwich bars or shops, Snack shops, Soda fountains, Soft drink stands, Submarine sandwich shops, and Tea rooms.)	<input type="checkbox"/>	<input type="checkbox"/>
Home subdivisions with 10 or more housing units.	<input type="checkbox"/>	<input type="checkbox"/>
Parking lots of 5,000 square feet or more, or with 25 or more parking spaces, and potentially exposed to Urban Runoff.	<input type="checkbox"/>	<input type="checkbox"/>

**DETERMINATION: Circle appropriate determination.**

If **any** question answered "YES" Project requires a project-specific WQMP.

If **all** questions answered "NO" Project requires incorporation of Site Design Best Management Practices (BMPs) and Source Control BMPs imposed through Conditions of Approval or permit conditions.

## APPLICATION FOR SUBDIVISION AND DEVELOPMENT

### **NATIONAL POLLUTION DISCHARGE ELIMINATION SYSTEM (NPDES) REQUIREMENTS**

In 1987, Congress amended the Clean Water Act to require the permitting of stormwater discharges from municipal storm drain systems. The Riverside County Board of Supervisors adopted Riverside County Ordinance No. 754.1 establishing stormwater/urban runoff management and discharge controls to protect and enhance the water quality of Riverside County watercourses, water bodies, groundwater, and wetlands in a manner pursuant to and consistent with the Federal Clean Water Act.

Preventing pollution is much easier, and less costly than cleaning up polluted stormwater. Runoff from construction and grading sites can carry sediments and other pollutants into storm drains. Also, a developed site can contribute damaging new pollutants to the surrounding environment. A variety of "best management practices" (BMPs) can be used to prevent different types of stormwater pollution. Construction-related water quality impacts shall be addressed in accordance with County Ordinances, and shall comply with the Regional Water Quality Control Board Construction Permit, where applicable. New developments and redevelopments within the Santa Ana Region Watershed of Riverside County must mitigate their post construction water quality impacts by complying with Section 6 of the Drainage Area Management Plan (DAMP). New developments and redevelopment projects within Santa Margarita Region Watershed must mitigate their post construction water quality impacts by complying with Section 6 of the individual Co-permittee Jurisdictional Runoff Management Plan (JRMP). Some development and redevelopment projects may be required to submit a project-specific WQMP/SSMP in compliance with Section 6 of the DAMP and with Section 6 of the individual Co-permittee JRMP. Projects within the Whitewater watershed may refer to Appendix H of the Whitewater River Region Stormwater Management Plan (SWMP). These documents are available on-line at:

<http://rcflood.org/NPDES/SantaAnaWS.aspx>,  
<http://rcflood.org/NPDES/SantaMargaritaWS.aspx>, and  
<http://rcflood.org/NPDES/WhitewaterWS.aspx>

Noncompliance with Riverside County Ordinance No. 754.1 may result in the imposition of substantial penalties by the local Regional Water Quality Control Board.



## APPLICATION FOR SUBDIVISION AND DEVELOPMENT

### FILING INSTRUCTIONS FOR SUBDIVISION APPLICATION

The following instructions are intended to provide the necessary information and procedures to facilitate the processing of a Subdivision application. Your cooperation with these instructions will insure that your application can be processed in the most expeditious manner possible.

#### THE SUBDIVISION AND DEVELOPMENT FILING PACKAGE MUST CONSIST OF THE FOLLOWING:

1. One completed and signed application form.
2. One copy of the current legal description for each property involved as recorded in the Office of the County Recorder. A copy of a grant deed of each property involved will suffice.
3. If any of the properties involved do not abut a public street, a copy of appropriate documentation of legal access (e.g. recorded easement) for said property shall be provided.
4. Thirty-five (35) copies (40 if submitted at the Palm Desert Planning Office) of the Tentative Map. The map must also include the information described in the applicable application type column of the Subdivision and Development Matrix. All exhibits must be folded no larger than 8½" x 14."
5. Six (6) copies (9 if submitted at the Palm Desert Planning Office) of building floor plans (Exhibit "C") and elevations (Exhibit "B") elevations if project is a vesting tract, planned residential development (condominium etc.) or is within a R-2, R-4, or R-6 Zone. The exhibits shall also include the information described in items 1 through 7 of the Land Use and Development Matrix. All exhibits must be folded no larger than 8½" x 14."
6. One (1) recent (less than one-year old) aerial photograph of the entire Project Site with the boundary of the site delineated.
7. Two 8½" x 11" photocopies of a U. S. Geological Survey Quadrangle Map delineating the Site boundaries (Note: each photocopy must not have been enlarged or reduced, have a North arrow, scale, quadrangle name, and Section/Township/Range location of the site.)
8. A minimum of three (3) ground-level panoramic photographs (color prints) clearly showing the whole project site. Include a locational map identifying the position from which the photo was taken and the approximate area of coverage of each photograph.
9. Digital images of the aerial photograph, Tentative Map, Exhibit B (Building Elevations) & Exhibit C (Building Floor Plans), if any, the U.S.G.S. Map, and the panoramic photographs of the site in a format acceptable to the Planning Department (e.g. TIFF, GIF, JPEG, PDF)
10. Two (2) completed copies of the Project Specific Preliminary WQMP for the applicable watershed, if required.
11. One (1) SAN 53 (Sewer & Water Availability) letter from the Riverside County Environmental Health Department.
12. One geological report or waiver thereof if the land division lies within an Alquist-Priolo Earthquake Fault Zone.
13. One program for soil erosion control and other pollutants if the land division lies within a desert blow sand area.
14. Request for waiver of final map, when applicable (Parcel Maps only).
15. Deposit-based fees for the applicable application type or types, and Environmental Assessment deposit-based fee.

## **APPLICATION FOR SUBDIVISION AND DEVELOPMENT**

The following is the minimum information required on the tentative map exhibit. The information below consists of detailed descriptions of information required on primary exhibits, as indicated in the Subdivision and Development Matrix.

### **SPOT ELEVATIONS**

Spot elevations (proposed finished elevations) sufficient to demonstrate that streets, driveways, parking lots, and drainage grades meet minimum requirements. Spot elevations may be necessary at street intersections, ends, and cul-de-sacs; beginning and end of all driveways, parking lot outer limits, entrance and end points, and at all grade breaks.

### **CONSTRAINED AREA**

Constrained areas include, but are not limited to, the following resources and hazards: Slopes in excess of 25%, biologically sensitive areas, archaeologically sensitive areas, flood hazard areas, ridgelines, hilltops, and geologically hazardous areas. Within constrained areas, proposed pad locations and driveways must be shown.

### **SITE GRADING, SUBSURFACE DISPOSAL REQUIREMENTS**

When subsurface disposal is proposed, include and identify the primary sewage disposal system and its 100% expansion area, proposed cuts and/or fills in the areas of the sewage disposal systems, the elevation of the individual building pads such that there will be gravity feed to the sewage disposal system, and statement signed and with seal, as to the appropriateness of the grading plan with regard to the soils percolation engineer's report. Said statement may be attached to the grading plan or placed upon a blue line copy of the grading plan.

### **DRAINAGE PLAN**

Tentative Maps/Primary Exhibits shall include a conceptual drainage plan showing how all on-site and off-site stormwater will be conveyed through the property. The exhibit shall clearly label points of concentration where flows enter or exit the site and indicate the amount of runoff (cubic feet per second - CFS) and the tributary drainage area (acres) at these points. The drainage plan shall acknowledge offsite construction required to collect flows and to discharge them to an adequate outlet. The exhibit shall also clearly label all watercourses, channels, culverts, brow ditches, or other flood control facilities passing through the site and indicate whether they are proposed or existing. Additionally, all facilities shall be labeled with name, owner, maintenance entity, capacity, grades, and dimensions. All easements or rights of way shall be shown and their widths indicated. Where calculated flow rates or hydraulic capacities are supplied or where flood control facilities are proposed, the exhibit shall be signed and sealed by a registered civil engineer.

In cases where it is not feasible to show the required detail on the exhibit or where offsite improvements or analysis are required, the applicant may submit two (2) copies of a drainage report as a supplement to the exhibit.

### **WATER QUALITY MANAGEMENT PLAN (WQMP) & Standard Stormwater Mitigation Plan (SSMP)**

The Santa Ana, San Diego, and Colorado River Regional Water Quality Control Boards have adopted Board Orders R8-2010-0033, R9-2010-0016, and R7-2013-0011, respectively, in compliance with the federal National Pollutant Discharge Elimination System (NPDES) Municipal Separate Storm Sewer

## **APPLICATION FOR SUBDIVISION AND DEVELOPMENT**

System (MS4) Clean Water Act requirements. These Board Orders regulate the discharge of pollutants from the County's MS4 permit, and require the County to implement measures to mitigate the water quality impacts of new developments within its jurisdiction. In compliance with these Board Orders, projects submitted within the certain portions of the unincorporated area of Riverside County for discretionary approval will be required to comply with the Water Quality Management Plan for Urban Runoff (WQMP) or with the Standard Stormwater Mitigation Plan (SSMP). The WQMP/SSMP addresses post-development water quality impacts from new development and redevelopment projects. The WQMP/SSMP requirements will vary depending on the project's geographic location (Santa Ana River, Santa Margarita River or Whitewater River watersheds). The WQMP/SSMP provides detailed guidelines and templates to assist the developer in completing the necessary studies. These documents are available on-line at:

<http://rcflood.org/NPDES/>

To comply with the WQMP/SSMP, a developer must submit a "Project-Specific", post construction WQMP/SSMP. This report is intended to, a). Identify potential post-project pollutants and hydrologic impacts associated with the development; b). Identify proposed mitigation measures (Best Management Practices - BMPs) for identified impacts including site design, source control and treatment control post-development BMPs; and c). identify sustainable funding and maintenance mechanisms for the aforementioned BMPs. A template for this report is included as an appendix to the WQMP/SSMP.

Projects requiring Project Specific WQMPs or Project Specific SSMPs will need to include a PRELIMINARY Project Specific WQMP/SSMP along with the subdivision application package. The format of the PRELIMINARY report would mimic the format/template of the final report but would be at a much lesser level of detail. For example, points a, b & c above would be covered, rough calculations supporting sizing would be included, and footprint/locations for the BMPs would be identified on the tentative exhibit. Detailed drawings will not be required.

### **FLOOR PLANS AND ELEVATIONS**

All floor plans and elevation exhibits shall include the information listed as indicated for items 1 through 7 of the Primary Exhibit Requirements (page 13) folded no larger than 8½" x 14". In addition, architectural elevations shall include scaled drawings of all sides of all buildings with dimensions indicating proposed height, and any wall signs, air conditioning equipment, solar equipment or other equipment mounted on exterior walls or roof. Conceptual sign program will be presented on the building architectural elevations or as a separate exhibit. No landscaping, figures, or other presentation decorations shall be illustrated on the building elevations.

### **DESIGN MANUAL**

As an alternative to showing footprints, elevations, and floor plans, eight (8) copies of a Design Manual may be prepared and submitted as part of the Vesting Map or Planned Residential/Commercial Development application package. If this alternative is utilized, the applicant shall be required to identify on the tentative map, or as an exhibit to the tentative map, the building envelope for each lot. The building envelope is the buildable portion of the lot excluding all side, front and rear yard requirements and any special easements, uses, or topographic constraints. The applicant must insure that there is adequate area outside of the setback requirements for each housing model to be built on each lot, or identify model types that cannot be built on specific lots. This includes fireplaces, with the exception of the one-foot that is allowed to encroach into the setback. The applicant must identify in the design manual whether or not fireplaces will extend one foot into the setback.

## APPLICATION FOR SUBDIVISION AND DEVELOPMENT

Design Manuals shall contain the following minimum information: Development Standards (ranges of minimum and maximum lot sizes, setbacks, height, frontage, depth, width, encroachments, lot coverage, parking, landscaping, size of dwelling units, location of two story structures, etc.), Design Guidelines (lighting concepts, grading criteria, siting criteria, fencing/walls, architectural features such as theme, form, mass, height, shade/shadow, building relief, materials, roof form and material, spaces, and accessory structures), Landscaping (coverage, plant selection, planting guidelines, special treatments), Lighting, and other information as required.

Projects with design manuals will receive a condition of approval, requiring plot plan approval prior to the issuance of a building permit, filed pursuant to Section 18.30 of Ordinance No. 348, finalizing footprint location and model type on each lot.

### ALTERNATIVE ACCESS

When alternative access is required and the alternative access is off-site, or when any other public improvement is required or proposed off-site, the land divider shall do each of the following as part of the tentative map review.

1. Provide any studies or information required to adequately evaluate the environmental impacts of constructing the off-site, improvement/alignment; and,
2. Show all proposed centerline, approximate gradients and radii on the tentative map in addition to other factors such as street widths, pavement surface, etc. for the off-site improvement/alignment; and,
3. Provide mailing labels showing the addresses of property owners that are adjacent to the off-site improvement/alignment for hearing notification purposes and,
4. Provide written assurance(s) from the owner(s) of the property underlying the off-site improvement/alignments that sufficient right-of-way to construct will be provided. A formal agreement or offer of dedication is not necessary to satisfy this requirement, but the owner's willingness to cooperate must be communicated as to a form acceptable to the Transportation Department; and, in the event that the land divider does not satisfy one or more of the requirements set forth in subsections J-1, J-2, or J-3 of Riverside County Ordinance No. 460, and no exception is granted, the tentative map shall be redesigned such that the off-site improvement/alignment is no longer required. If the land divider refuses or is unable to redesign project review staff shall recommend to the appropriate Advisory Agency or Appeal Board that the tentative map be denied. In the event that the land divider does not satisfy the requirement set forth in subsection J-4. of RCO No. 460, project review staff shall note in its report the potential need to institute eminent domain proceedings and the appropriate Advisory Agency or Appeal Board may, in its discretion, act on the tentative map as designed or require that the map be redesigned to eliminate the off-site improvement/alignment.

The following table lists the minimum information required on the tentative map exhibit. IF ANY REQUIRED INFORMATION IS NOT APPLICABLE TO A SPECIFIC PROJECT, AN EXPLANATORY NOTE MUST BE PLACED ON THE EXHIBIT NEXT TO THE AMENDMENT BLOCK, EXPLAINING WHY THE INFORMATION IS NOT NECESSARY. All map exhibits must be clearly drawn and legible. NOTE: Additional information may be required during review of the subdivision, including information not specifically required by this checklist.

# APPLICATION FOR SUBDIVISION AND DEVELOPMENT

SUBDIVISION AND DEVELOPMENT MATRIX					
PM	TR	PRD	PCD	VM	
					PM = Parcel Map TR = Tract Map PRD = Planned Residential Development PCD = Planned Community Development VM = Vesting Map
X	X	X	X	X	1. Name, address, and telephone number of applicant.
X	X	X	X	X	2. Name, address, and telephone number of landowner.
X	X	X	X	X	3. Name, address, and telephone number of exhibit preparer.
X	X	X	X	X	4. Assessor's Parcel Number(s) and, if applicable, address of the property.
X	X	X	X	X	5. Scale (number of feet per inch) use Engineer's Scale for all maps and exhibits. Architect's scale is only acceptable for the floor plans, elevations, and landscaping plans.
X	X	X	X	X	6. North arrow.
X	X	X	X	X	7. Date tentative map or exhibit prepared.
X	X	X	X	X	8. Map Number.
X	X	X	X	X	9. Title of Map (i.e. Map No., "Vesting Tentative Map", etc.).
X	X	X	X	X	10. Proposed improvement schedule (i.e. Schedule "A", "B", "C", etc.).
X	X	X	X	X	11. Map book and page numbers of adjoining recorded land divisions.
X	X	X	X	X	12. Complete legal description of property.
X	X	X	X	X	13. Overall dimensions and approximate total net and gross acreage of property.
X	X	X	X	X	14. Vicinity map, showing two access roads and site relationship to major highways and cities (Proposed and existing paved roads will be indicated by heavy dark lines or noted as paved).
X	X	X	X	X	15. Exhibit Amendment Block.
X	X	X	X	X	16. Thomas Brothers map page and coordinates (Indicate edition year used.).
X	X	X	X	X	17. Land division boundary line.
X	X	X	X	X	18. Proposed lot lines and dimensions of each parcel.
X	X	X	X	X	19. Net lot size, for each lot.
X	X	X	X	X	20. Gross lot size, for each lot 2 acre and larger in size.
X	X	X	X	X	21. Location of adjoining property and lot lines.
X	X	X	X	X	22. A statement indicating that the tentative map includes the entire contiguous ownership of the land divider or only a portion thereof.
X	X	X	X	X	23. Existing and proposed zoning and land use of property.
X	X	X	X	X	24. Existing use and zoning of property immediately surrounding subject property.
X	X	X	X	X	25. If project is within a Specific Plan, indicate the Specific Plan Planning Area number and the land use designation of subject property and all surrounding property.
X	X	X	X	X	26. Names of utility purveyors and school district(s), including providers of water, sewer, gas, electricity, telephone, and cable television.
X	X	X	X	X	27. Location, widths, and improvements of existing and proposed public utility easements, transmission lines, power and telephone poles, and underground utilities on or abutting the property.
X	X	X	X	X	28. Names, locations, right-of-way widths, and improvements of adjacent existing and proposed streets and the approximate grades of proposed and existing streets and approximate street centerline radii of curbs. If private streets are proposed, they shall be so noted on the tentative map.
				X	29. Proposed names of streets without current names.
X	X	X	X	X	30. List and accurately show all easements of record (by map or instrument number).
X	X	X	X	X	31. Streets, alleys, and rights-of-way providing legal access to the property.
X	X	X	X	X	32. Indicate whether or not property is within a County Service Area or Community Facilities District, identify the district or area.
X	X	X	X	X	33. Typical street improvement cross-section (not required on schedule "H" or "I" parcel maps).
X	X	X	X	X	34. Label and describe any land or rights-of-way to be dedicated to public or other uses.
X	X	X	X	X	35. Any known existing wells on the property or within 200 feet of the property boundary.

**APPLICATION FOR SUBDIVISION AND DEVELOPMENT**

SUBDIVISION AND DEVELOPMENT MATRIX					
PM	TR	PRD	PCD	VM	
					PM = Parcel Map TR = Tract Map PRD = Planned Residential Development PCD = Planned Community Development VM = Vesting Map
X	X	X	X	X	36. Existing topography of the property, with the source(s) of the contour lines identified. The contour lines shall extend 300 feet beyond the exterior boundaries of the subject property when adjacent property is unimproved or vacant. When adjacent property is improved or not vacant, contour lines shall extend beyond the exterior boundaries of the subject property a distance sufficient to determine compatibility with adjacent property. Maximum contour interval should be five feet. Flood Control District and Transportation Department base maps are acceptable sources of information. Topography from U.S.G.S. maps may be used only when more detailed information is not available. Additional topography map be required if deemed necessary.
	X	X			37. Preliminary grading including all cut/fill slopes to scale with slope ratios and slope setbacks from structures and property lines, the elevations of all individual building pads, the elevations at the perimeter of the subdivision, conceptual drainage facilities (including the location of terraces, terrace drains, brow ditches, V-ditches, and lot to lot drainage facilities), existing topography and the relationship to adjoining land and development, and any existing grading.
X					38. Preliminary grading as described above in item "37" for all existing and proposed road, and for all proposed pad and driveway locations within "contained" areas (See detailed description of "Constrained Area" on Page 11).
				X	39. Detailed grading plan to include all information required above in item "37" for preliminary grading plus a typical lot drainage design with a building envelope.
X	X	X	X	X	40. Spot elevations (See detailed description of "Spot Elevations" on Page 11).
X	X	X	X	X	41. When subsurface septic sewage disposal is intended, include the information described on Page 11 under, "Site Grading, Subsurface Disposal."
X	X	X	X	X	42. Note whether or not land is subject to liquefaction, or other geologic hazards, or is within a Special Studies Zone.
X	X	X	X	X	43. Note whether or not land is subject to overflow, inundation, or flood hazards.
X	X	X	X	X	44. FEMA mapped floodplains and floodways including zone designations.
X	X	X	X	X	45. Drainage plan. (See description of "Drainage Plan on Page 11).
X	X	X	X	X	46. Centerline curve radii and typical selections of all open channels.
		X	X		47. Table indicating area and density calculations with percentage breakdowns, including total area involved, total building area divided by uses, if applicable, total parking/paved area, total landscaped area, total recreation and/or open space area. Identify proposed parking spaces.
X	X	X	X	X	48. Numbered mobile home or recreational vehicle spaces, dwelling units, or lots, and the total number of each type of space, unit, or lot.
X	X	X	X	X	49. Labeled common areas, open space, and recreational areas with location, dimensions, acreage, and known proposed uses, and name of proposed owner(s) or entity(ies) who will maintain these areas.
	X	X	X	X	50. Location, dimensions, setbacks, and nature of any proposed and all existing fences, gates, walls, free-standing signs, driveways, turnouts and/or turnarounds, curbs, drainage structures, and above and below ground structures, including specific subsurface disposal systems.
		X			51. Location, dimensions, arrangement, and numbering of parking spaces for existing and/or proposed parking, loading and unloading facilities, identifying handicapped and compact parking spaces.
X	X	X		X	52. Location and dimensions of existing and proposed ingress and egress, and methods of vehicular circulation.
				X	53. Lighting system, both street and outdoor.
X	X	X		X	54. Location and dimensions of existing dwellings, buildings or other structures, labeled as

**APPLICATION FOR SUBDIVISION AND DEVELOPMENT**

<b>SUBDIVISION AND DEVELOPMENT MATRIX</b>					
<b>PM</b>	<b>TR</b>	<b>PRD</b>	<b>PCD</b>	<b>VM</b>	
					PM = Parcel Map TR = Tract Map PRD = Planned Residential Development PCD = Planned Community Development VM = Vesting Map
					existing and indicating whether they are to remain or be removed.
X	X	X		X	55. Location, dimensions, and height of proposed dwellings, buildings or other structures, labeled as proposed.
X	X	X		X	56. Setback dimensions of existing structures and paved areas.
X	X	X		X	57. Setback dimensions of proposed structures and paved areas.
		X			58. Location and amount of flammable/combustible liquids and waste of both above and belowground.
		X		X	59. Dimensioned elevations, including details of proposed materials for elevations, and type of construction and occupancy classification per the current County Adopted Uniform Building Code and floor plans for each building (Attach to Site Plan.)
		X		X	60. Square footage of each dwelling unit and every floor and the total for each building shown.
X	X	X	X	X	61. Conceptual Planting Plan prepared pursuant to Ord. No. 859 and the County of Riverside Guide to California Friendly Landscaping which may be found at <a href="http://www.rctlma.org/trans/land_dev_landscaping_guidelines.html">http://www.rctlma.org/trans/land_dev_landscaping_guidelines.html</a> . Projects that include off-street parking shall also conform to Ord. No. 348, Section 18.12 and provide shading plans in conjunction with the Conceptual Planting Plan. Tentative Parcel Maps that include common area landscaping (e.g. in ROW, etc.) are required to submit Conceptual Planting Plans.
		X		X	62. Design Manual (optional) (See detailed description of "Design Manual" on page 12).
	X			X	63. If R-2 Zone (Article VII, Sec. 7.1a (9)), Restricted Single-Family Residential Subdivision: building footprints, floor plan assignments, proposed setbacks, pad elevations, street grades, and all cut and fill slopes in excess of one foot in vertical height.
X	X	X	X	X	64. To show compliance with the County's Water Quality Management Plan, water quality features or a note describing the site's water quality features shall be shown.

Additional copies of this application may be obtained from the Planning Department's Web Page at <http://planning.rctlma.org/DevelopmentProcess/Applications.aspx>



# COUNTY OF RIVERSIDE TRANSPORTATION AND LAND MANAGEMENT AGENCY



Juan C. Perez  
Director of Transportation and Land Management Agency

Carolyn Syms Luna  
Director,  
Planning Department

Patricia Romo  
Assistant Director,  
Transportation Department

Mike Lara  
Building Official,  
Building & Safety Department

Greg Flannery  
Interim Code Enforcement Official,  
Code Enforcement Department

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## LAND USE and PERMIT APPLICATION PROCESSING AGREEMENT Agreement for Payment of Costs of Application Processing

### TO BE COMPLETED BY APPLICANT:

This agreement is by and between the County of Riverside, hereafter "County of Riverside",  
and Robert G. Burnett hereafter "Applicant" and Thomas Mountain Ranch, "Property Owner".

Description of application/permit use:

Map Amendment to provide potable water to homes via a community water system located  
on FSM36327.

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If your application is subject to Deposit-based Fee, the following applies

### Section 1. Deposit-based Fees

**Purpose:** The Riverside County Board of Supervisors has adopted ordinances to collect "Deposit-based Fees" for the costs of reviewing certain applications for land use review and permits. The Applicant is required to deposit funds to initiate staff review of an application. The initial deposit may be supplemented by additional fees, based upon actual and projected labor costs for the permit. County departments draw against these deposited funds at the staff hourly rates adopted by the Board of Supervisors. The Applicant and Property Owner are responsible for any supplemental fees necessary to cover any costs which were not covered by the initial deposit.

### Section 2. Applicant and Property Owner Responsibilities for Deposit-based Fee Applications

- A. Applicant agrees to make an initial deposit in the amount as indicated by County ordinance, at the time this Agreement is signed and submitted with a complete application to the County of Riverside. Applicant acknowledges that this is an initial deposit and additional funds may be needed to complete their case. The County of Riverside will not pay interest on deposits. Applicant understands that any delays in making a subsequent deposit from the date of written notice requesting such additional deposit by County of Riverside, may result in the stoppage of work.
- B. Within 15 days of the service by mail of the County of Riverside's written notice that the application permit deposit has been reduced to a balance of less than 20% of the initial deposit or that the deposit is otherwise insufficient to cover the expected costs to completion, the Applicant agrees to make an additional payment of an amount as determined by the County of Riverside to replenish the deposit. Please note that the processing of the application or permit may stop if the amount on deposit has been expended. The Applicant agrees to continue making such payments until the County of Riverside is reimbursed for all costs related to this application or permit. The County of Riverside is entitled to recover its costs, including attorney's fees, in collecting unpaid accounts that would have been drawn on the deposit were it not depleted.
- C. The Property Owner acknowledges that the Applicant is authorized to submit this agreement and related application(s) for land use review or permit on this property. The Property Owner also acknowledges that should the Applicant not reimburse the County of Riverside for all costs related to this application or permit, the Property Owner shall become immediately liable for these costs which shall be paid within 15 days of the service by mail of notice to said property Owner by the County.



- D. This Agreement shall only be executed by an authorized representative of the Applicant and the Property Owner. The person(s) executing this Agreement represents that he/she has the express authority to enter into this agreement on behalf of the Applicant and/or Property Owner.
- E. This Agreement is not assignable without written consent by the County of Riverside. The County of Riverside will not consent to assignment of this Agreement until all outstanding costs have been paid by Applicant.
- F. Deposit statements, requests for deposits or refunds shall be directed to Applicant at the address identified in Section 4.

**Section 3. To ensure quality service, Applicant is responsible to provide one-week written notice to the County of Riverside Transportation and Land Management Agency (TLMA) Permit Assistance Centers if any of the information below changes.**

**Section 4. Applicant and Owner Information**

**1. PROPERTY INFORMATION:**

Assessors Parcel Number(s): FSM36327; APN: 573-040-009 through 573-040-055

Property Location or Address:  
Northerly of Upper Valley Rd. and Easterly of Bautista Rd. Anza, CA.

**2. PROPERTY OWNER INFORMATION:**

Property Owner Name: Thomas Mountain Ranch LLC Phone No.: (818) 523-2086  
 Firm Name: \_\_\_\_\_ Email: triciatmrlc@gmail.com  
 Address: Po Box 391111  
Anza, CA 92539

**3. APPLICANT INFORMATION:**

Applicant Name: Robert G. Burnett Phone No.: (951) 609-4726  
 Firm Name: Thomas Mountain Ranch, LLC Email: robert.tmrlc@gmail.com  
 Address (if different from property owner)  
 \_\_\_\_\_  
 \_\_\_\_\_

**4. SIGNATURES:**

Signature of Applicant:  Date: 8/30/2015  
 Print Name and Title: Robert Burnett, Director of Development

Signature of Property Owner: \_\_\_\_\_ Date: \_\_\_\_\_  
 Print Name and Title: Greg Burnett, Founder

Signature of the County of Riverside, by \_\_\_\_\_ Date: \_\_\_\_\_  
 Print Name and Title: \_\_\_\_\_

<b>FOR COUNTY OF RIVERSIDE USE ONLY</b>	
Application or Permit (s)#: _____	
Set #: _____	Application Date: _____

**LAND DEVELOPMENT COMMITTEE (LDC)  
CASE TRANSMITTAL  
RIVERSIDE COUNTY PLANNING DEPARTMENT - RIVERSIDE  
P.O. Box 1409  
Riverside, CA 92502-1409**

DATE: October 20, 2015

TO

Riv. Co. Environmental Health Dept.

Riv. Co. Fire Dept.

**TENTATIVE TRACT MAP NO. 36327 AMEDEMMENT TO FINAL MAP** – EA42823 – Applicant: Robert Burnett– Engineer/Representative: Ron Moreno – Third Supervisorial District – Anza and Cahuilla Zoning Area – REMAP Area Plan: Open Space: Rural (OS-RUR), Community Development: Rural Residential (RR) – Location: Northerly of Upper Valley Road, southerly of Ramona Reservation, easterly of Bautista, and westerly of Barham – 265.02 Acres – Zoning: Open Area Combining Zone Residential Developments (R-5), Rural Residential – 4 acre minimum (R-R-4), Rural Residential – 2 acre minimum (R-R-2), **REQUEST:**. This project proposes to amend FSM36327 condition (80.E HEALTH.3) - APN: 573040054, 573040015, 573040049, 573040050, 573040020, 573040019, 573040028, 573040029 573040034, 573040039, 573040053, 573040052, 573040047, 573040016, 573040051, 573040012 573040032, 573040021, 573040036, 573040009, 573040045, 573040038, 573040026, 573040027, 573040022, 573040046, 573040044, 573040023, 573040043, 573040024, 573040031, 573040014, 573040010, 573040017, 573040048, 573040033, 573040041, 573040040, 573040013, 573040011, 573040018, 573040018, 573040037, 573040025, 573040042, 573040030, 573040035, and 573040055.

A Bluebeam invitation has been emailed to appropriate staff members so they can view and markup the **Amended** map(s) and/or exhibit(s) for the above-described project. Please have your markups completed and draft conditions in the Land Management System (LMS) on or before the indicated LDC date. If it is determined that the attached map(s) and/or exhibit(s) are not acceptable, please have corrections in the system and DENY the LMS routing on or before the above date. This project has been placed on the **Comment portion of the LDC Agenda scheduled on September 23, 2015**. Once the route is complete, and the approval screen is approved with or without corrections, the project can be scheduled for a public hearing.

Should you have any questions regarding this item, please do not hesitate to contact **Matt Straite, (951) 955-8631, Contract Planner**, or e-mail at [mstraite@rctlma.org](mailto:mstraite@rctlma.org) / MAILSTOP #: 1070

Public Hearing Path: Administrative Action:  DH:  PC:  BOS:

COMMENTS:

DATE: \_\_\_\_\_ SIGNATURE: \_\_\_\_\_

PLEASE PRINT NAME AND TITLE: \_\_\_\_\_

TELEPHONE: \_\_\_\_\_

*If you do not include this transmittal in your response, please include a reference to the case number and project planner's name. Thank you.*

# NOTICE OF PUBLIC HEARING

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:

**TRACT MAP NO. 36327 AMENDMENT TO FINAL MAP** – No New Environmental Document Required – Applicant: Robert Burnett – Engineer/Representative: Ron Moreno – Third Supervisorial District – Anza and Cahuilla Zoning Area – REMAP Area Plan: Open Space: Rural (OS-RUR), Community Development: Rural Residential (RR) – Location: Northerly of Upper Valley Road, southerly of Ramona Reservation, easterly of Bautista, and westerly of Barham – 265.02 Acres – Zoning: Open Area Combining Zone Residential Developments (R-5), Rural Residential – 4 acre minimum (R-R-4), Rural Residential – 2 acre minimum (R-R-2), **REQUEST:** This project proposes to amend FSM36327 condition (80.E HEALTH.3).

TIME OF HEARING: 9:00 AM or as soon as possible thereafter.  
DATE OF HEARING: **NOVEMBER 4, 2015**  
PLACE OF HEARING: County Administrative Center  
First Floor Board Chambers  
4080 Lemon Street  
Riverside, CA 92501

For further information regarding this project, please contact project planner, Matt Straite at (951) 955-8631 or e-mail [mstraite@rctlma.org](mailto:mstraite@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 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. The Planning Commission will consider the proposed application at the public hearing.

The case file for the proposed project may be viewed Monday through Friday, from 8:00 A.M. to 5:00 P.M. at the Planning Department office, located at 4080 Lemon St. 12th Floor, Riverside, CA 92501.

Any person wishing to comment on the proposed project may do so in writing between the date of this notice and the public hearing; or, may 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 this project is challenged in court, the issues may be limited to those 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: Matt Straite  
P.O. Box 1409, Riverside, CA 92502-1409

PROPERTY OWNERS CERTIFICATION FORM

I, VINNIE NGUYEN, certify that on 9/10/2015

The attached property owners list was prepared by Riverside County GIS

APN (s) or case numbers TR36327A1 For

Company or Individual's Name Planning Department

Distance buffered 1200'

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.

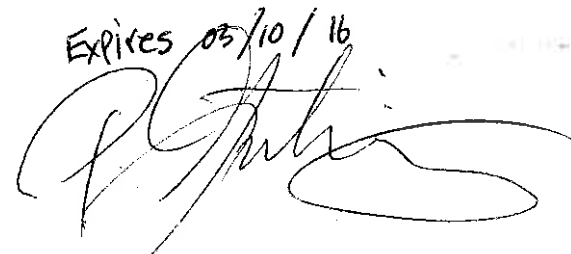
NAME: Vinnie Nguyen

TITLE GIS Analyst

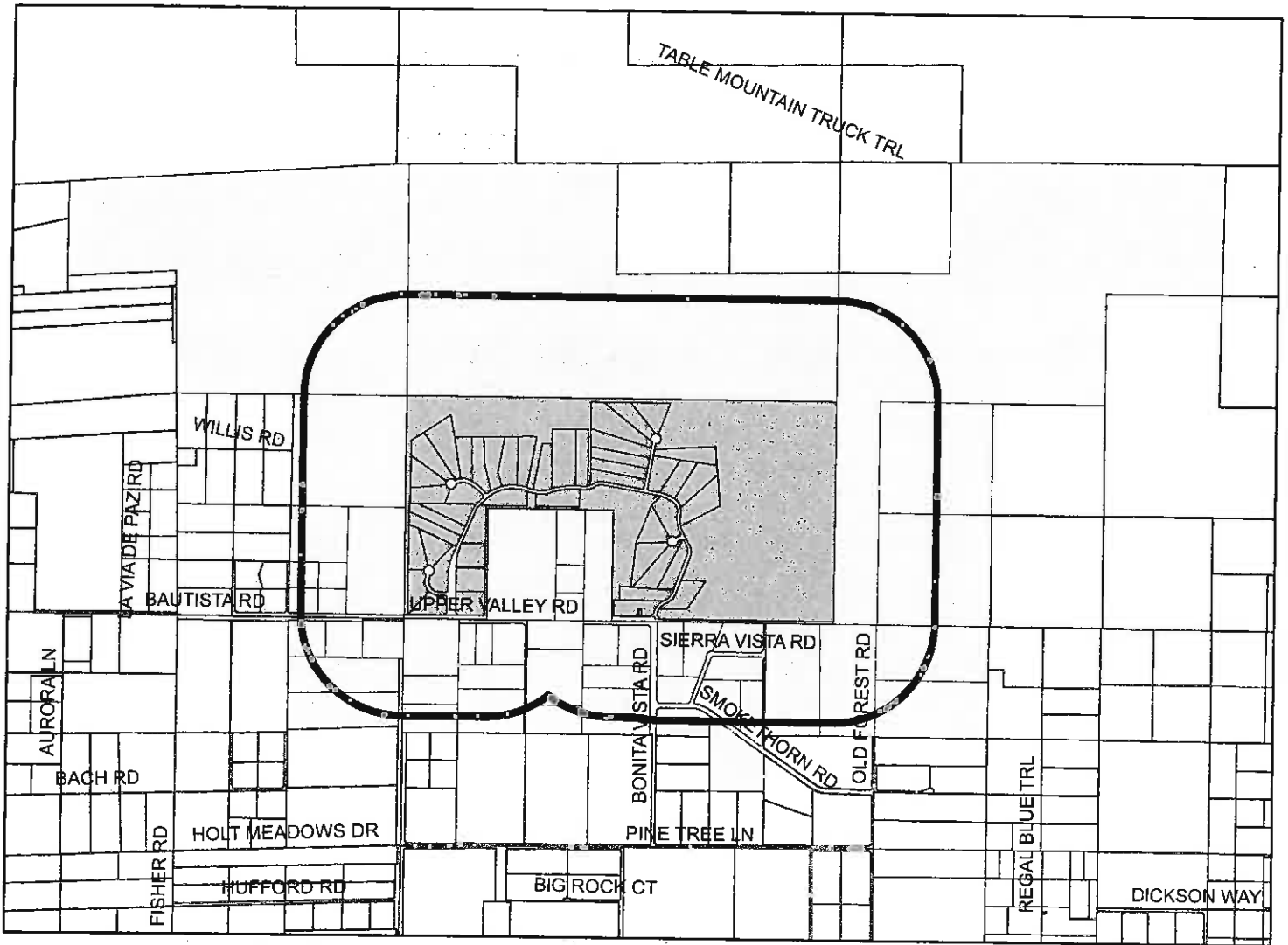
ADDRESS: 4080 Lemon Street 2<sup>nd</sup> Floor

Riverside, Ca. 92502

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

Expires 05/10/16  


**TR36327A1 (1200 feet buffer)**



**Selected Parcels**

573-110-025	573-080-059	573-030-050	573-060-051	573-080-063	573-080-013	573-080-006	573-080-049	573-030-041	573-030-042
573-040-003	573-080-062	573-080-005	573-060-052	573-050-001	573-040-005	573-060-049	573-060-053	573-080-057	573-080-072
573-080-071	573-080-050	573-080-001	573-080-003	573-040-007	573-030-049	573-030-051	573-030-052	573-080-051	573-110-026
573-080-007	573-050-015	573-050-016	573-080-055	573-080-056	573-080-032	573-030-044	573-060-050	573-080-012	573-080-004
573-040-004	573-080-053	573-080-061	573-040-006	573-080-058	573-080-054	573-080-060	573-040-009	573-040-010	573-040-011
573-040-012	573-040-013	573-040-014	573-040-015	573-040-016	573-040-017	573-040-018	573-040-019	573-040-020	573-040-021
573-040-022	573-040-023	573-040-024	573-040-025	573-040-026	573-040-027	573-040-028	573-040-029	573-040-030	573-040-031
573-040-032	573-040-033	573-040-034	573-040-035	573-040-036	573-040-037	573-040-038	573-040-039	573-040-040	573-040-041
573-040-042	573-040-043	573-040-044	573-040-045	573-040-046	573-040-047	573-040-048	573-040-049	573-040-050	573-040-051
573-040-052	573-040-053	573-040-054	573-040-055	573-040-056	573-080-046	573-020-015	573-050-010		



2,000 1,000 0 2,000 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: 573030042, APN: 573030042  
COMBS ART TRUST  
1824 RAILROAD ST  
CORONA CA 92880

ASMT: 573040005, APN: 573040005  
HOWARD BARRETT  
P O BOX 390777  
ANZA CA 92539

ASMT: 573030044, APN: 573030044  
PATRICK TRUXILLO  
36990 BAUTISTA RD  
ANZA, CA. 92539

ASMT: 573040006, APN: 573040006  
ZENaida GALLAGHER, ETAL  
P O BOX 391262  
ANZA CA 92539

ASMT: 573030049, APN: 573030049  
MARY BOEHME, ETAL  
1035 STONECREST LN  
ESCONDIDO CA 92027

ASMT: 573040007, APN: 573040007  
LONE SIMPSON, ETAL  
C/O LONE G SIMPSON  
P O BOX 211  
SAN ANDREAS CA 95249

ASMT: 573030050, APN: 573030050  
BRUCE HAYES  
2830 LYTTON ST  
SAN DIEGO CA 92110

ASMT: 573050001, APN: 573050001  
GREGORY BURNETT  
P O BOX 39111  
ANZA CA 92539

ASMT: 573030052, APN: 573030052  
MARILYN SHEEHAN, ETAL  
P O BOX 391267  
ANZA CA 92539

ASMT: 573050016, APN: 573050016  
KSY INV  
2736 RAINBOW VALLEY BLV  
FALLBROOK CA 92028

ASMT: 573040003, APN: 573040003  
DAWN SMITH  
870 BANGOR ST  
SAN DIEGO CA 92106

ASMT: 573060049, APN: 573060049  
JUDY DOEZIE, ETAL  
54755 BAUTISTA RD  
ANZA, CA. 92539

ASMT: 573040004, APN: 573040004  
PAULINA MARTINEZ, ETAL  
39146 LOS GATOS DR  
MURRIETA CA 92563

ASMT: 573060050, APN: 573060050  
PERRIE PATTERSON  
23 TAYLOR AVE  
PALM DESERT CA 92260

ASMT: 573060051, APN: 573060051  
JEAN LAYNE, ETAL  
2920 BAVARIA DR  
CORONA CA 92881

ASMT: 573080007, APN: 573080007  
JUAN OSUNA  
15418 BANDY CT  
MORENO VALLEY CA 92551

ASMT: 573060052, APN: 573060052  
DARCY SKINNER, ETAL  
P O BOX 390870  
ANZA CA 92539

ASMT: 573080012, APN: 573080012  
CHERI SZUTZ, ETAL  
72775 FRANK SINATRA STE B  
RANCHO MIRAGE CA 92270

ASMT: 573060053, APN: 573060053  
JAMES HILE  
9438 S PARISE DR  
WHITTIER CA 90603

ASMT: 573080013, APN: 573080013  
CHERYL THAISS  
48244 NORWEGIAN HOLLOW  
SOLDIERS GROVE WI 54655

ASMT: 573080003, APN: 573080003  
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P O BOX 390897  
ANZA CA 92539

ASMT: 573080032, APN: 573080032  
PAMELA BARTHOLOMEW  
P O BOX 391195  
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ASMT: 573080004, APN: 573080004  
SUSANA NAVARRO, ETAL  
31961 GROWELL ST  
WILDOMAR CA 92595

ASMT: 573080046, APN: 573080046  
RITA WHEAT, ETAL  
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BISHOP CA 93514

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ASMT: 573080051, APN: 573080051  
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ASMT: 573080006, APN: 573080006  
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ASMT: 573080053, APN: 573080053  
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ASMT: 573080062, APN: 573080062  
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ASMT: 573080056, APN: 573080056  
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JUAN CHAVEZ  
37200 OLD FOREST RD  
ANZA, CA. 92539





Agenda Item No.: 4 . 9  
Area Plan: Southwest  
Zoning Area: Rancho California  
Supervisorial District: Third  
Project Planner: Matt Straite  
Phayvanh Nanthavongdouangsy  
Planning Commission: November 4, 2015

CHANGE OF ZONE NO. 7879  
ORDINANCE NO. 348. 4817  
Applicant: TLMA – PLANNING DEPARTMENT

  
Steve Weiss, AICP  
Planning Director

**COUNTY OF RIVERSIDE PLANNING DEPARTMENT  
STAFF REPORT**

**PROJECT DESCRIPTION AND LOCATION:**

Ordinance No. 348.4817, is an amendment to Ordinance No. 348 that modifies provisions within the following zoning classifications: the Wine Country – Winery (WC-W) Zone, Wine Country – Winery Existing (WC – WE) Zone, Wine Country – Residential (WC-R) Zone and the Wine Country – Equestrian (WC-E) Zone, as well as, modification to other sections within Ordinance No. 348 for consistency purposes including Section 18.48 Alcoholic Beverage Sales and Section 21.3 Agricultural Zone.

In summary, the modifications to the zoning classifications clarify definitions, permit existing uses to continue under existing entitlements, ensure consistency between the WC Zones and the Temecula Valley Wine Country Policy Area, include additional development standards to allow flexibility in project design that would meet the objective of preserving the region’s characteristics, and ensure wine production utilize grapes grown in Riverside County and produce on the project site.

Change of Zone No. 7879 is a tracking tool used by the Planning Department to implement the text amendments to Ordinance No. 348 made by Ordinance No. 348.4817.

The Wine Country Zones are only applicable to development within the Temecula Valley Wine Country Policy Area boundary. The Policy Area is located in the Southwest Area Plan generally within the southwestern portion of the unincorporated Riverside County, approximately three miles north of the San Diego County’s border. The Policy Area covers approximately 17,910 acres of land located east of the City of Temecula, north of the Pechanga Band of Luiseno Indian Reservation, south of Lake Skinner, and northwest Vail Lake.

**BACKGROUND**

The Temecula Valley Wine Country Policy Area contains prime agricultural lands, rural residential estates, vineyards, wineries and ancillary uses, citrus groves, equestrian establishments, residential uses with equestrian amenities and vacant undeveloped properties. The existing wineries include ancillary uses such as wine tasting rooms, retail wine and gift sales, delicatessens, lodging facility accommodations, restaurants, and special occasion facilities. There are 39 existing wineries in operation, 6 approved wineries not yet constructed, and two winery related development application currently in the development review process.

On March 11, 2014, the Board of Supervisors approved the Temecula Valley Wine Country Community Plan (“Plan”) and certified EIR No. 524. At the time of its approval, the Board of Supervisors directed

staff to monitor the plan's implementation and report back after a year with recommendations on improvement if needed.

Over the past year, Planning received suggested improvements to the Plan specifically relating to the Wine Country Zones. A Majority of the suggestions focused on the entitlement process, clarify terms and uses unique to Wine Country, approaches to site design, winery development standards, and consistency between the Wine Country Zones as well as its consistency to the Policy Area. These targeted modifications would improve the implementation of the Plan and ensure the Plan maintains its objectives.

On September 15, 2015 per Staff's recommendation, Board initiated an amendment to Ordinance No. 348 to modify sections of the Wine Country Winery and Wine Country – Winery Existing Zones, with some possible minor revision in the other zones for consistency purposes. It is important to highlight that the changes to be considered would not fundamentally alter the vision of the Plan, which creates a balance between the needs of the wineries, residential, and equestrian uses by establishing specific districts for each use. The ordinance amendment initiated by the Board is limited to Ordinance No. 348 and does not include an amendment to the County's General Plan.

The suggested changes to Ordinance No. 348 were discussed at a Planning Commission Workshop on October 29, 2015. Community members and Planning Commission provided feedback concerning the project. The workshop open discussions concerning the term site vs. premise, the 75% planting requirement and impacts on residents. Feedback from the community members were either in support or opposition of the proposed changes. Ordinance No. 348.4817 include some of the minor changes suggested at the workshop, this includes updating the definition for Wine Country Resort and adding "at a minimum" in the development standard for the requirement of using local sourced grapes.

Ordinance No. 348.4817 will include the following amendments to Ordinance No. 348 to reinforce the Plan's vision and improve implementation:

- A. Permit Class V with a Plot Plan approval;
- B. Revise Section 14.94 to allow the 31 existing wineries that were previously approved to continue operating and expand under the WC-WE Zone;
- C. Adjust development standards to include flexible site design options to protect the regions' aesthetic characteristics;
- D. Clarify definitions unique to Wine Country;
- E. Ensure consistency between the Wine Country Zones and Temecula Valley Wine Country Policy Area;
- F. Institute minor modifications to the winery development standards to strengthen the fundamentals of a winery establishment; and,
- G. Modify Ordinance No. 348 Section 18.48 Alcoholic Beverage Sales and Section 21.3 Agricultural Zone to include the WC Zones.

**RECOMMENDATIONS:**

**STAFF RECOMMENDS THAT THE PLANNING COMMISSION RECOMMENDS THAT THE BOARD OF SUPERVISORS TAKE THE FOLLOWING ACTIONS:**

**CONSIDER** an **ADDENDUM** to **ENVIRONMENTAL ASSESSMENT NO. 524**, based on the findings incorporated in the initial study and the conclusion that the project will not have a significant effect on the environment in conformance with State CEQA Guidelines sections 15162 and 15164; and,

**ADOPT ORDINANCE No. 348.4817** modifying provisions within the following zoning classifications: the Wine Country – Winery (WC-W) Zone, Wine Country – Winery Existing (WC – WE) Zone, Wine Country – Residential (WC-R) Zone and the Wine Country – Equestrian (WC-E) Zone, as well as, modifications to other sections within Ordinance No. 348 for consistency purposes including Section 18.48 Alcoholic Beverage Sales and Section 21.3 Agricultural Zone, based on the findings and conclusions incorporated in the staff report.

**FINDINGS:**

1. The proposed ordinance amendment is specific to the Wine Country Zones that implements the policies of the Southwest Area Plan's Temecula Valley Wine Country Policy Area. The proposed changes to the Wine Country Zones definitions, uses and development standards, as well as, other sections of Ordinance No. 348, will ensure that the implementing zones will maintain distinctive characteristics of the Winery, Equestrian, and Residential Districts (SWAP 1.2). The proposed changes will permit the densities outlined in SWAP 1.5 which is 1 dwelling unit per 10 acres for the Winery and Equestrian Districts. The proposed changes do not eliminate or add uses in the Wine Country Zoning Classifications, it would permit the existing uses to operate and expand under its approved entitlements that were adopted prior to March 11, 2014 (SWAP 1.10). The proposed amendment to Ordinance No. 348 Section 18.48 "Alcoholic Beverage Sales" and Section 21.3 "Agricultural Zone" is a technical amendment to the Ordinance No. 348 to include the newly created WC Zones.
2. The ordinance amendment is consistent with the Temecula Valley Wine Country Policy Area and does not change the objectives of the Wine Country Community Plan because it will improve implementation of the Community Plan by the following:
  - a. Permit a Class V Winery with a Plot Plan Approval;
  - b. Revise Section 14.94 to allow the 31 existing wineries that were previously approved to continue operating or expand under the WC-WE Zone;
  - c. Adjust development standards to include flexible site design options to protect the regions' aesthetic characteristics;
  - d. Clarify definitions unique to Wine Country;
  - e. Ensure consistency between the Wine Country Zones and the Temecula Valley Wine Country Policy Area;

- f. Institute minor modifications to the winery development standards to strengthen the fundamentals of a winery establishment; and;
  - g. Modify Ordinance No. 348 Section 18.48 Alcoholic Beverage Sales and Section 21.3 Agricultural Zone to include the WC Zones.
3. Pursuant to State CEQA Guidelines section 15164, the proposed Project makes minor technical changes or additions to the Wine Country Zones of Ordinance No. 348 and none of the conditions described in State CEQA Guidelines section 15162 have occurred as further described below and in the Addendum attached hereto and incorporated herein by this reference:
- A) The proposed project includes minor changes and additions to the Wine Country Zoning Classification definitions, entitlement process, and development standards to improve implementation of the Wine Country Community Plan. These modifications are in line with what was considered and analyzed in EIR No. 524.

In terms of definitions, the modified definitions will clarify existing terms specifically developed for Wine Country and will not introduce any new uses or intensify any conditions that the Plan considered and analyzed in EIR No. 524. No new terms are being introduced with this project.

In terms of permitting a Class V Winery with a Plot Plan approval, a Class V Winery was assumed to occur and is encouraged to develop in the Winery District. The change to permit it with a plot plan is a procedural change. Similar to a CUP process, a PP will need a CEQA determination, public hearing process, and require public notification prior to approval of an implementing project. This change does not change the build out assumptions, introduce a new use, or intensify a use that was assumed for the Plan and analyzed in EIR No. 524.

In terms of revision to the WC-WE Zone to include existing uses previously entitled, the modification would allow the existing 31 existing wineries shown on Ordinance No. 348 Figure 4A to continue operating or expand under WC-WE Zone. This change will include an existing use to the WC-WE Zone, does not introduce a new use, or intensify a use that was assumed for the Plan and analyzed in EIR No. 524.

In terms of use adding provisions that would permit agricultural buildings and structures in WC-W, WC-WE, and WC-R, the change will make these zones consistent with the WC-E Zone and all other agricultural zones of Ordinance No. 348. The existing Wine Country Zones permits "the drying, processing and packing (other than canning) of fruits, nuts, vegetables and other horticultural products where such drying, processing or packing is in conjunction with an agricultural operation or an incidental commercial use as defined in this ordinance". This change would clarify that agricultural building and structures may establish to support these agricultural operations that were assumed to occur within the Plan area and analyzed in EIR No. 524. The agricultural buildings and structures shall be in compliance with the County's Ordinance No. 457 "Building Codes and Fees Ordinance". This change does not introduce a new use, or intensify a use that was assumed for the Plan and analyzed in EIR No. 524.

In terms of decreasing the minimum lot size to 10 gross acres for future subdivision within the WC-W and WC-WE development standards, this modification will make the WC-W and WC-WE Zone consistent with the Policy Area policy SWAP 1.10. SWAP 1.10 set the maximum density for the Winery District to 1 dwelling unit per 10 gross acres. The zones will be modified to reflect the prescribed density assumed for build out of the Plan and analyzed in EIR No. 524. This change does change the buildout projection of the Plan or introduce a new use or intensify a use beyond what was analyzed in EIR No. 524.

In terms of development standards for habitable stories and height restrictions, the maximum number of habitable stories and height are increased from what was considered under the approved Plan; however, they do not present a new use or intensification of uses already permitted in the WC Zones. The number of stories may increase to three stories only if the Wine Country Hotel or Wine Country Resort is adjacent to a major road and set back 500' or if only two stories are visible from that specified road. The number of habitable stories along all other roads within the Winery District will remain at two. The building height limit is increased from 30' to 40'. The scenic resources identified in EIR No. 524 included rolling hills, residential estates, vineyards, existing wineries and equestrian uses. The existing building height of these scenic resources ranges from 20' to 50'. The 40' limitation maintains a fairly low height restriction that is consistent to what occurs in the Plan area. The proposed changes to maximum number of habitable stories and building height limit will allow implementing projects greater flexibility in building and site design to maximize its buildout potential. The changes would not present a new use or intensification of uses already permitted through the WC Zones that would result in a new significant environmental effects.

In terms of the development standards for a winery, the change to the winery standards will emphasize the importance of utilizing local sourced grown grapes, specifically grown within Riverside County, in wine production and that 50% of wine sold shall be produced on a winery project's site. This modification does not introduce a new use or intensify a use considered to occur within the Plan area and analyzed in EIR No. 514.

In terms of updating other sections of Ordinance No. 348, specifically Section 18.48 "Alcoholic Beverage Sales" and Section 21.3 "Agricultural Zone" these changes are considered technical changes. The change will include the WC Zones in Section 18.48 in order to regulate the sales of wine for off-site consumption. The project will also add WC-E, WC-WE, and WC-W zones as agricultural zones defined in Ordinance No. 348. This is a technical change and does not introduce a new use or intensify a use already considered to occur in the Plan area and analyzed in EIR No. 524.

The project components outlined above are minor changes to the Ordinance No. 348, the changes do not include a new use or intensification of a use considered to occur in the Plan area and analyzed in EIR No. 524; therefore, the modification would not create a new significant environmental effects or a substantial increase in severity of previously identified significant effects;

- B) The proposed project will clarify definitions, permit existing uses to continue under existing entitlements, ensure consistency between the WC Zones and the Temecula Valley Wine Country Policy Area, include additional development standards to allow flexibility in project design, ensure the use of local sourced grapes and wine production on the winery site; as

well as, make technical changes to other sections of Ordinance No. 348. As mentioned above, these changes are minor changes to Ordinance No. 348 and will not result in new significant environmental effects or substantial increase in severity of previously identified significant effects.

- C) As mentioned above the project includes minor modifications to Ordinance No. 348 that was analyzed a part of the Plan through EIR No. 524. These minor modifications will not present new information of substantial importance which was not known at the time the previous EIR was certified. The Wine Country Community Plan included Ordinance 348.4729 that outlines the Wine Country Zone definitions, permitted uses, and development standards. The proposed project makes minor modifications to the Wine Country Zoning Classification and technical amendments to other sections of Ordinance No. 348.

1) The change does not introduce a new use or intensify a use considered to occur in Plan area and analyzed in EIR No. 524; nor do the modifications introduce a new impact that was not discussed and mitigated for in EIR No. 524; therefore, the modification will not preset a new significant effect that was not discussed in EIR No. 524.

2) The EIR No. 524 found that implementation of the Plan will have impacts to the environment and included mitigation measures or statement of overriding consideration for these impacts. The minor change to Ordinance No. 348 will not introduce a new use or intensify a use considered to occur in the Plan Area that would result in a more severe environmental effect than shown in the previous EIR.

3) The project will not make any of the mitigation measures or alternatives previously found not to be in EIR No. 524 feasible.

4) The project would not result in modifications of existing mitigation measures outlined in EIR No. 524.

**CONCLUSIONS:**

1. The proposed amendment to Ordinance No. 348 does not change the objectives of the Wine Country Community Plan.
2. The proposed amendment to Ordinance No. 348 definitions, uses, and development standards are consistent with the Temecula Valley Wine Country Policy Area.
3. The public's health, safety and general welfare are protected through the project design.
4. The proposed project will ensure implementing projects are compatible with the present and future development of the Policy Area.
5. The proposed project will not introduce a new use or increase the severity of a use considered to occur in the Plan Area and analyzed in EIR No. 524.



1                   “(12) Restaurant; drive-thru restaurants shall not be permitted.”

2                   Section 7.       Subsection bb. of Section 14.91. of Ordinance No 348 is deleted in its  
3 entirety and replaced with the following:

4                   “WINE COUNTRY HOTEL. A facility with more than 20 guest rooms or  
5 guest suites within a conventional hotel building(s) or in detached units,  
6 which provides lodging and meals for temporary overnight occupants, in  
7 return for compensation. Such facility may provide additional commercial  
8 uses such as spas, a professional culinary academy, conference rooms and  
9 banquet-halls in conjunction with the facility. Cooking provisions, such as  
10 a stove, oven or grill, are prohibited in guest rooms, guest suites, adjoining  
11 patios, balconies and decks.”

12                   Section 8.       Subsection cc. of Section 14.91. of Ordinance No. 348 is deleted in its  
13 entirety and replaced with the following:

14                   “WINE COUNTRY RESORT. A facility with more than 20 guest rooms  
15 or guest suites that provides food and lodging to transient visitors in which  
16 the guest rooms or guest suites are within a conventional hotel building(s)  
17 or in detached units. Such facility may provide additional commercial and  
18 recreational uses such as spas, a professional culinary academy,  
19 amphitheaters, conference rooms, golf courses, daytime driving ranges  
20 and banquet halls in conjunction with the facility.”

21                   Section 9.       Subsection a. (3) of Section 14.92. of Ordinance No. 348 is deleted in its  
22 entirety and replaced with the following:

23                   “(3) Vineyards; groves; equine lands; field crops; flower; vegetable,  
24 and herb gardening; orchards; apiaries, the drying, processing and  
25 packing (other than canning) of fruits, nuts, vegetables and other  
26 horticultural products where such drying, processing or packing is  
27 in conjunction with an agricultural operation or an incidental  
28 commercial use as defined in this ordinance and further provided



1 that the permanent buildings and structures used in conjunction  
2 with such processing operations are constructed in compliance  
3 with the requirements of Ordinance No. 457.”

4 Section 10. Subsection b. (4) of Section 14.92. of Ordinance No. 348 is deleted in its  
5 entirety and replaced with the following:

6 “(4) Class I, II and V Winery.”

7 Section 11. Subsection c. (2) of Section 14.92. of Ordinance No. 348 is deleted in its  
8 entirety and replaced with the following:

9 “(2) Class VI Winery.”

10 Section 12. Subsection a. of Section 14.93. of Ordinance No. 348 is deleted in its  
11 entirety and replaced with the following:

12 “a. General Standards. The following standards shall apply to all uses  
13 and development in the WC-W Zones, except for residential  
14 subdivisions tentatively approved prior to the effective date of  
15 Ordinance No. 348.4729. Such subdivisions shall comply with the  
16 development standards of their previous zoning classifications in  
17 Ordinance No. 348.”

18 Section 13. Subsection a. (1) of Section 14.93. of Ordinance No. 348 is deleted in its  
19 entirety and replaced with the following:

20 “(1) LOT SIZE. Except for Wine Country Clustered Subdivisions, the  
21 minimum lot size for subdivisions shall be 10 gross acres. On flag  
22 lots, the minimum lot size shall be determined by excluding that  
23 portion of a lot that is used solely for access to the portion of a lot  
24 used as a building site.”

25 Section 14. Subsection (5) of Section 14.93. of Ordinance No. 348 is deleted in its  
26 entirety and replaced with the following:

27 “(5) HABITABLE STORIES. The number of habitable stories above a  
28 building’s lowest above ground finished floor shall not exceed two

1 (2). One (1) additional habitable story for a total of three (3)  
2 habitable stories may be permitted for Wine Country Hotels and  
3 for the hotel building of Wine Country Resorts as long as the  
4 following criteria is met:

5 a. The Wine Country Hotel or Wine Country Resort is located  
6 along the following roads: Rancho California Road, Monte  
7 De Oro Road, Anza Road, Glen Oaks Road, Pauba Road,  
8 De Portola Road, Buck Road, Borel Road, Butterfield  
9 Stage Road, Calle Contento Road, Camino Del Vino Road  
10 and Highway 79 South; and,

11 b. The Wine Country Hotel or Wine Country Resort is set  
12 back a minimum of five hundred feet (500') from Rancho  
13 California Road, Monte De Oro Road, Anza Road, Glen  
14 Oaks Road, Pauba Road, De Portola Road, Buck Road,  
15 Borel Road, Butterfield Stage Road, Calle Contento Road,  
16 Camino Del Vino Road or Highway 79 South; or,

17 c. The Wine Country Hotel or Wine Country Resort is set  
18 back less than five hundred feet (500') from Rancho  
19 California Road, Monte De Oro Road, Anza Road, Glen  
20 Oaks Road, Pauba Road, De Portola Road, Buck Road,  
21 Borel Road, Butterfield Stage Road, Calle Contento Road,  
22 Camino Del Vino Road or Highway 79 South and only two  
23 (2) habitable stories are visible from such roads. Vineyards  
24 may be used to reduce visibility of the habitable stories.”

25 Section 15. Subsection a. (6) a. of Section 14.93 of Ordinance No. 348 is deleted in its  
26 entirety and replaced with the following:

27 “(6) HEIGHT.

28 a. The maximum height for a building shall not exceed forty

1 feet (40'). Architectural elements such as spires, minarets,  
2 chimneys or similar structures may exceed the prescribed  
3 height limits where such structures do not provide  
4 additional floor space.”

5 Section 16. Subsection e. (8) of Section 14.93. of Ordinance No. 348 is deleted in its  
6 entirety and replaced with the following:

7 “(8) A minimum of seventy-five percent (75%) of the grapes utilized in  
8 wine production and retail wine sales shall be grown in Riverside  
9 County, except during the following:

- 10 a. When the Board of Supervisors declares an Agricultural  
11 Emergency for the Temecula Valley Wine Country Area.  
12 The declaration shall be for a specific period of time and  
13 any winery within the Temecula Valley Wine Country Area  
14 Policy Area may take advantage of the exemption.  
15 b. The first year from the plot plan’s or conditional use  
16 permit’s effective date.”

17 Section 17. Subsection e. (9) of Section 14.93. of Ordinance No. 348 is deleted in its  
18 entirety and replaced with the following:

19 “(9) Of the wine sold by a winery, at least fifty (50%) of the wine shall  
20 be produced on the winery’s site.”

21 Section 18. Subsection a. (3) of Section 14.94. of Ordinance No. 348 is deleted in its  
22 entirety and replaced with the following:

23 “(3) Vineyards; groves; equine lands; field crops; flower; vegetable,  
24 and herb gardening; orchards; apiaries, the drying, processing and  
25 packing (other than canning) of fruits, nuts, vegetables and other  
26 horticultural products where such drying, processing or packing is  
27 in conjunction with an agricultural operation or an incidental  
28 commercial use as defined in this ordinance and further provided

1 that the permanent buildings and structures used in conjunction  
2 with such processing operations are constructed in compliance  
3 with the requirements of Ordinance No. 457.”

4 Section 19. Subsection b. (4) of Section 14.94. of Ordinance No. 348 is deleted in its  
5 entirety and replaced with the following:

6 “(4) The following appurtenant and limited incidental commercial uses,  
7 only in conjunction with an established on-site vineyard and a  
8 minimum parcel size of five (5) gross acres:

- 9 a. Wine tasting area;
- 10 b. Restaurant not to exceed three thousand two hundred  
11 (3,200) square feet;
- 12 c. An outdoor patio area and ancillary uses in conjunction  
13 with the restaurant;
- 14 d. Bed and Breakfast Inn;
- 15 e. Spa and cooking school only in conjunction with a Bed and  
16 Breakfast Inn.”

17 Section 20. Subsection a. of Section 14.95 of Ordinance No. 348 is deleted in its  
18 entirety and replaced with the following:

19 “a. General Standards. The following standards shall apply to all uses  
20 and development in the WC-WE Zones, except for residential  
21 subdivisions tentatively approved prior to the effective date of  
22 Ordinance No. 348.4729. Such subdivisions shall comply with the  
23 development standards of their previous zoning classifications in  
24 Ordinance No. 348.”

25 Section 21. Subsection a. (1) of Section 14.95. of Ordinance No. 348 is deleted in its  
26 entirety and replaced with the following:

27 “(1) LOT SIZE. The minimum lot size for subdivisions shall be ten  
28 (10) gross acres. On flag lots, the minimum lot size shall be

1 determined by excluding that portion of a lot that is used solely for  
2 access to the portion of a lot used as a building site.”

3 Section 22. Subsection a. (6) a. of Section 14.95. of Ordinance No. 348 is deleted in its  
4 entirety and replaced with the following:

5 “(6) HEIGHT.

- 6 a. The maximum height for a building shall not exceed forty  
7 feet (40’). Architectural elements such as spires, minarets,  
8 chimneys or similar structures may exceed the prescribed  
9 height limits where such structures do not provide  
10 additional floor space.”

11 Section 23. Subsection d. (8) of Section 14.95. of Ordinance No. 348 is deleted in its  
12 entirety and replaced with the following:

13 “(8) A minimum of seventy-five percent (75%) of the grapes utilized in  
14 wine production and retail wine sales shall be grown in Riverside  
15 County, except during the following:

- 16 a. When the Board of Supervisors declares an Agricultural  
17 Emergency for the Temecula Valley Wine Country Area.  
18 The declaration shall be for a specific period of time and  
19 any winery within the Temecula Valley Wine Country Area  
20 Policy Area may take advantage of the exemption.  
21 b. The first year from the plot plan’s or conditional use  
22 permit’s effective date.”

23 Section 24. Subsection d. (9) of Section 14.95. of Ordinance No. 348 is deleted in its  
24 entirety and replaced with the following:

25 “(9) Of the wine sold by a winery, at least fifty percent (50%) of the  
26 wine shall be produced on the winery’s site.”

27 Section 25. Subsection a. (4) of Section 14.96. of Ordinance No. 348 is deleted in its  
28 entirety and replaced with the following:

1                   “(4) Vineyards; equine lands; nurseries (wholesale only); greenhouses;  
2                   orchards; aviaries; apiaries; field crops; tree crops; berry and bush  
3                   crops; vegetable; flowered and herb gardening on a commercial  
4                   scale. The drying, packing (other than canning), freezing and other  
5                   accepted methods of processing the produce resulting from such  
6                   allowed uses, when such processing is primarily in conjunction  
7                   with a farming operation and further provided that the permanent  
8                   buildings and structures used in conjunction with such processing  
9                   operations are constructed in compliance with the requirements of  
10                  Ordinance No. 457.”

11                  Section 26.    Subsection a. (1) of Section 14.97. of Ordinance No. 348 is deleted in its  
12                  entirety and replaced with the following:

13                         “(1) LOT SIZE. The minimum lot size for subdivisions shall be ten  
14                         (10) gross acres. On flag lots, the minimum lot size shall be  
15                         determined by excluding that portion of a lot that is used solely for  
16                         access to the portion of a lot used as a building site.”

17                  Section 27.    Subsection a. (6) a. of Section 14.97 of Ordinance No. 348 is deleted in its  
18                  entirety and replaced with the following:

19                         “(6) HEIGHT.  
20                         a.     The maximum height for a building shall not exceed forty  
21                         feet (40’). Architectural elements such as spires, minarets,  
22                         chimneys or similar structures may exceed the prescribed  
23                         height limits where such structures do not provide  
24                         additional floor space.”

25                  Section 28.    Subsection d. (8) of Section 14.97. of Ordinance No. 348 is deleted in its  
26                  entirety and replaced with the following:

27                         “(8) A minimum of seventy-five percent (75%) of the grapes utilized in  
28                         wine production and retail wine sales shall be grown in Riverside

1 County, except during the following:

- 2 a. When the Board of Supervisors declares an Agricultural  
3 Emergency for the Temecula Valley Wine Country Area.  
4 The declaration shall be for a specific period of time and  
5 any winery within the Temecula Valley Wine Country Area  
6 Policy Area may take advantage of the exemption.  
7 b. The first year from the plot plan's or conditional use  
8 permit's effective date."

9 Section 29. Subsection d. (9) of Section 14.97. of Ordinance No. 348 is deleted in its  
10 entirety and replaced with the following:

11 "(9) Of the wine sold by a winery, at least fifty percent (50%) of the  
12 wine shall be produced on the winery's site."

13 Section 30. Subsection a. (3) of Section 14.98. of Ordinance No. 348 is deleted in its  
14 entirety and replaced with the following:

15 "(3) Vineyards; groves; equine lands; field crops; flower; vegetable,  
16 and herb gardening; orchards; apiaries, the drying, processing and  
17 packing (other than canning) of fruits, nuts, vegetables and other  
18 horticultural products where such drying, processing or packing is  
19 in conjunction with an agricultural operation or an incidental  
20 commercial use as defined in this ordinance and further provided  
21 that the permanent buildings and structures used in conjunction  
22 with such processing operations are constructed in compliance  
23 with the requirements of Ordinance No. 457."

24 Section 31. Subsection a. of Section 14.99. of Ordinance No. 348 is deleted in its  
25 entirety and replaced with the following:

26 "a. General Standards. The following standards shall apply to all uses  
27 and development in the WC-R Zone, except for residential  
28 subdivisions tentatively approved prior to the effective date of

1 Ordinance No. 348.4729. Such subdivisions shall comply with the  
2 development standards of their previous zoning classifications in  
3 Ordinance No. 348.”

4 Section 32. Subsection a. (1) of Section 14.99. of Ordinance No. 348 is deleted in its  
5 entirety and replaced with the following:

6 “(1) LOT SIZE. Except for Wine Country Clustered Subdivisions, the  
7 minimum lot size for subdivisions shall be five (5) gross acres. On  
8 flag lots, the minimum lot size shall be determined by excluding  
9 that portion of a lot that is used solely for access to the portion of a  
10 lot used as a building site.”

11 Section 33. Subsection a. (6) a. of Section 14.99. of Ordinance No. 348 is deleted in its  
12 entirety and replaced with the following:

13 “(6) HEIGHT.  
14 a. The maximum height for a building shall not exceed forty  
15 feet (40’). Architectural elements such as spires, minarets,  
16 chimneys or similar structures may exceed the prescribed  
17 height limits where such structures do not provide  
18 additional floor space.”

19 Section 34. Subsection c. (8) of Section 14.99. of Ordinance No. 348 is deleted in its  
20 entirety and replaced with the following:

21 “(8) A minimum of seventy-five percent (75%) of the grapes utilized in  
22 wine production and retail wines sale shall be grown in Riverside  
23 County, except during the following:

24 a. When the Board of Supervisors declares an Agricultural  
25 Emergency for the Temecula Valley Wine Country Area. The  
26 declaration shall be for a specific period of time and any  
27 winery within the Temecula Valley Wine Country Area Policy  
28 Area may take advantage of the exemption.



1                   b.     The first year from the plot plan's or conditional use  
2                             permit's effective date."

3                   Section 35.     Subsection c. (9) of Section 14.99. of Ordinance No. 348 is deleted in its  
4     entirety and replaced with the following:

5                             “(9)    Of the wine sold by a winery, at least fifty percent (50%) of the  
6                             wine shall be produced on the winery's site.”

7                   Section 36.     Section 21.3 of Ordinance No. 348 is deleted in its entirety and replaced  
8     with the following:

9                             “AGRICULTURAL ZONE.   Zones A-1, A-P, A-2, A-D, C/V, WC-W,  
10                            WC-WE, WC-E.”

11                   Section 37.     Subsection b. (2) of Section 18.48 of Ordinance No. 348 is deleted in its  
12     entirety and replaced with the following:

13                            “(2)    The sale of alcoholic beverages for off-premises consumption shall  
14                            only be allowed in the following zones provided a plot plan has  
15                            been approved pursuant to Section 18.30 of this ordinance: A-1,  
16                            C/V, WC-W, WC-WE, WC-R and WC-E.”

17                   Section 38.     If any provision, clause, sentence or paragraph of this ordinance of the  
18     application thereof to any person or circumstances shall be held invalid, such invalidity shall not affect the  
19     other provisions of this ordinance which can be given effect without the invalid provision or application,  
20     and to this end, the provisions of this ordinance are hereby declared to be severable.





1                   b.     CLASS I EQUESTRIAN ESTABLISHMENT.     An equestrian facility  
2                   where horses, donkeys, mules and ponies are kept, sheltered, trained,  
3                   nursed, or boarded.     Additionally, such facility may provide on-site  
4                   activities such as, but not limited to, horse training, guided trail rides, riding  
5                   lessons, schooling shows and horse day camps.     The limitation of the  
6                   number of animals allowed at a Class I Equestrian Establishment is the  
7                   same as the noncommercial keeping of animals standard in the Wine  
8                   Country-Equestrian Zone.

9                   c.     CLASS II EQUESTRIAN ESTABLISHMENT.     An equestrian facility  
10                  where horses, donkeys, mules and ponies are kept, sheltered, trained, nursed  
11                  or boarded.     In addition to the conditionally permitted uses set forth in the  
12                  Wine Country-Equestrian Zone, a Class II Equestrian Establishment may  
13                  provide on-site activities such as but not limited to, horse training, guided  
14                  trail rides, riding lessons, schooling shows and horse day camps.     A Class II  
15                  Equestrian Establishment may have a special occasion facility that is  
16                  appurtenant and incidental to the equestrian facility provided the facility is  
17                  located on a parcel one hundred (100) or more gross acres in size.     The  
18                  number of animals allowed at a Class II Equestrian Establishment is the  
19                  same as the noncommercial keeping of animals standard in the Wine  
20                  Country-Equestrian Zone.

21                  d.     CLASS I WINERY.     A winery with an established on-site vineyard that  
22                  only crushes, ferments, bottles and processes grapes into wine.     Such  
23                  winery shall be located on a minimum gross parcel size of five (5) acres  
24                  within the WC-W, WC-WE, WC-E and WC-R zones and on a minimum  
25                  gross parcel size of twenty-five (25) acres when in conjunction with a  
26                  clustered subdivision in the WC-W and WC-R zones.     No appurtenant or  
27                  incidental commercial uses are allowed with this winery.  
28

1 e. CLASS II WINERY. A winery with an established on-site vineyard  
2 located on a minimum gross parcel size of ten (10) acres that is allowed the  
3 following appurtenant and incidental commercial uses with an approved  
4 permit:

- 5 (1) Wine tasting area;
- 6 (2) Wine club activity;
- 7 (3) Wine club event;
- 8 (4) Retail wine sales;
- 9 (5) Eight (8) Winegrowers Trade Association Events per year;
- 10 (6) Gift sales within the tasting area only;
- 11 (7) Delicatessen not to exceed 500 square feet in size

12 f. CLASS III WINERY. A winery with an established on-site vineyard  
13 located on a minimum gross parcel size of ten (10) acres that is allowed the  
14 following appurtenant and incidental commercial uses with an approved  
15 permit:

- 16 (1) Wine tasting area;
- 17 (2) Wine club activity;
- 18 (3) Wine club event;
- 19 (4) Retail wine sales;
- 20 (5) Eight (8) Winegrowers Trade Association Events per year;
- 21 (6) Gift sales within the tasting area only;
- 22 (7) Special occasion facility;
- 23 (8) And one of the following: Bed and Breakfast Inn, delicatessen not to  
24 exceed 500 square feet, or restaurant. Drive - thru restaurants shall not be  
25 permitted.

26 g. CLASS IV WINERY. A winery with an established on-site vineyard  
27 located on a minimum gross parcel size of fifteen (15) acres that is allowed  
28

1 the following appurtenant and incidental commercial uses with an approved  
2 permit:

- 3 (1) Wine tasting area;
- 4 (2) Wine club activity;
- 5 (3) Wine club event;
- 6 (4) Retail wine sales;
- 7 (5) Eight (8) Winegrowers Trade Association Events per year;
- 8 (6) Gift sales within the wine tasting area only;
- 9 (7) Special occasion facility;
- 10 (8) And one of the following: Country-Inn, delicatessen not to exceed  
11 500 square feet, or restaurant. Drive-thru restaurants shall not be permitted.

12 h. CLASS V WINERY. A winery with an established on-site vineyard  
13 located on a minimum gross parcel size of twenty (20) acres that is allowed  
14 the following appurtenant and incidental commercial uses with an approved  
15 permit:

- 16 (1) Wine tasting area;
- 17 (2) Wine club activity;
- 18 (3) Wine club event;
- 19 (4) Retail wine sales;
- 20 (5) Eight (8) Winegrowers Trade Association Events per year;
- 21 (6) Gift sales within the wine tasting area only;
- 22 (7) Special occasion facility;
- 23 (8) Bed and Breakfast Inn;
- 24 (9) Country Inn;
- 25 (10) Wine Country Hotel;
- 26 (11) Spa or professional culinary academy in conjunction with Wine  
27 Country Hotel;
- 28

1 (12) Delicatessen not to exceed ~~to~~ 1,500 square feet; and  
2 ~~(12)~~(13) ~~or~~ Restaurant; ~~D~~drive-thru restaurants shall not be  
3 permitted.

4 i. CLASS VI WINERY. A winery with an established on-site vineyard  
5 located on a minimum gross parcel size of forty (40) acres that is allowed  
6 the following appurtenant and incidental commercial uses with an approved  
7 permit:

- 8 (1) Wine tasting area;
- 9 (2) Wine club activity;
- 10 (3) Wine club event;
- 11 (4) Retail wine sales;
- 12 (5) Eight (8) Winegrowers Trade Association Events per year
- 13 (6) Gift sales within the wine tasting area only;
- 14 (7) Special occasion facility;
- 15 (8) Wine Country Resort;
- 16 (9) Golf courses and daytime driving ranges in conjunction with Wine  
17 Country Resorts;
- 18 (10) Spa or professional culinary academy in conjunction with Wine  
19 Country Resorts; and

20 (11) Delicatessen not to exceed 1,500 square feet; and  
21 ~~(11)~~(12) ~~or~~ Restaurant; ~~D~~drive-thru restaurants shall not be  
22 permitted.

23 j. CLUSTERED SUBDIVISION. A development within the WC- W and  
24 WC- R Zones in which the allowed number of dwelling units (density yield)  
25 are placed in close proximity with the purpose of creating the largest  
26 potential development envelope for vineyards.  
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- 1 k. COTTAGE INDUSTRY. A home-based occupation or service carried  
2 on by a resident within the principle dwelling in return for compensation,  
3 provided such use, occupation or service is incidental and secondary to the  
4 principal use of the dwelling as a residence and is conducted in a manner  
5 not to give an outward appearance or manifest any characteristics of a  
6 business.
- 7 l. COTTAGE INN. A dwelling unit with five (5) or fewer guest rooms,  
8 which provides lodging and breakfast for temporary overnight occupants in  
9 return for compensation and is solely owned and operated by the property  
10 owner. Cooking provisions, such as a stove, oven or grill, are prohibited in  
11 the guest rooms, adjoining patios, balconies, and decks.
- 12 m. COUNTRY INN. A facility, which may be an extension of the main  
13 dwelling unit, with 11 to 20 guest rooms that provides lodging and meals  
14 for temporary overnight occupants in return for compensation. Cooking  
15 provisions, such as a stove, oven or grill, are prohibited in the guest rooms,  
16 adjoining patios, balconies, and decks.
- 17 n. EQUINE LAND. A fenced-in open area that is actively managed to  
18 control weeds and used for, but not limited to, grazing of equine or other  
19 livestock, equine holding areas, open corrals, exercise areas, riding area, or  
20 equestrian racing rings. Only buildings or structures related to the care of  
21 equine or other livestock shall be allowed in equine land, all other buildings  
22 or structures shall be prohibited.
- 23 o. GUEST ROOM. A room without cooking facilities rented to transient  
24 visitors for a period not to exceed 30 days.
- 25 p. GUEST SUITES. A series of attached rooms without cooking facilities  
26 rented to transient visitors for a period not to exceed 30 days.  
27  
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- 1 q. HABITABLE STORY. The portion of a building included between  
2 the upper surface of a floor and the upper surface of the floor or roof next  
3 above. It is measured as the vertical distance from top to top of two  
4 successive tiers of beams or finished floor surfaces and, for the topmost  
5 story, from the top of the floor finish to the top of the ceiling joists, or  
6 where there is not a ceiling, to the top of the roof rafters. Further, the space  
7 is designed for human occupancy and the space is equipped with means of  
8 egress and light and ventilation facilities.
- 9 r. HORSE SHOW FACILITY. A facility that holds a maximum of one  
10 hundred (100) people that provides a venue for judged equestrian exhibition  
11 events, training events, competitive horse or equestrian sport activities.
- 12 s. INCIDENTAL COMMERCIAL USE. A commercial use that is directly  
13 related and secondary to the principal agricultural or equestrian use located  
14 on the same parcel or project site.
- 15 t. LODGING FACILITIES. Bed and Breakfast Inns, Country-Inns, Wine  
16 Country Hotels and Wine Country Resorts.
- 17 u. NET PROJECT AREA. The portion of a site that can actually be built  
18 upon. The following are not included in the net project area: public or  
19 private road rights-of-way, riparian and riverine areas, conservation  
20 easements, waterways, bodies of water and flood ways.
- 21 v. PRODUCTION LOT. A legal lot that is set-aside for planting vineyards  
22 through a deed restriction or other conservation mechanism.
- 23 w. SET ASIDE AREA. An area that is restricted for the specific use of  
24 planting vineyards or equine lands.
- 25 x. SPECIAL OCCASION FACILITY. An indoor or outdoor facility or area  
26 which is used for special occasions such as weddings, parties, concerts,  
27  
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1 conferences, charity events, and fundraiser events for a specific period of  
2 time in return for compensation.

3 y. VINEYARD. A farm where grapevines are planted and cultivated for the  
4 purpose of producing grape wine.

5 z. WINE CLUB ACTIVITY. A social occasion in which wine club members  
6 come to pick up their membership wine bottles, at which time they may  
7 engage in wine tasting and further purchase of wine and wine products.  
8 Attendance is limited to wine club members and their guests.

9 aa. WINE CLUB EVENT. A social occasion held by Class II, Class III,  
10 Class IV, Class V and Class VI wineries for wine club members and their  
11 guests.

12 bb. WINE COUNTRY HOTEL. A facility with more than 20 guest rooms or  
13 guest suites within a conventional hotel building(s) or in detached units,  
14 which provides lodging and meals for temporary overnight occupants, in  
15 return for compensation. Such facility may provide additional commercial  
16 uses such as spas, a professional culinary academy, conference rooms and  
17 banquet-halls in conjunction with the facility. Cooking provisions, such as  
18 a stove, oven or grill, are prohibited in guest rooms, guest suites, adjoining  
19 patios, balconies, and decks.

20 cc. WINE COUNTRY RESORT. A facility with more than 20 guest rooms  
21 or guest suites that provides food and lodging to transient visitors in which  
22 the guest rooms or guest suites are within a conventional hotel building(s)  
23 or in detached units. Such facility may provide additional commercial and  
24 recreational uses such as spas, a professional culinary academy,  
25 amphitheatres, conference rooms, golf-courses, daytime driving ranges and  
26 banquet-halls in conjunction with the facility. ~~for the convenience of the~~  
27 ~~wine country resort guests.~~

- 1 dd. WINE TASTING AREA. A permanent area associated with a winery  
2 where visitors taste wine.
- 3 ee. WINEGROWERS TRADE ASSOCIATION EVENT. A fundraising  
4 effort conducted by one or several member wineries of a local winegrowers  
5 trade association, including but not limited to, region-wide barrel tastings,  
6 where food and wine samplings are provided to participants.
- 7 ff. WINERY. An agricultural facility designed and used to crush, ferment,  
8 distill and process grapes into wine or wine related product.

9 SECTION 14.92. AUTHORIZED USES. WINE COUNTRY – WINERY (WC-W)

10 ZONE. The following provisions shall apply to the WC-W Zone:

- 11 a. ALLOWED USES. The following uses are allowed:
- 12 (1) One-family dwelling.
- 13 (2) Cottage Industry provided activities are limited to knitting, basket  
14 making, sewing, quilting, pottery, scrap booking and cooking  
15 classes or services; no more than one full-time employee engages in  
16 cottage industry activities on site at any one time; no more than 10  
17 customers visit the site at any given time; no customer lodging  
18 occurs on site without an approved Cottage Inn, Bed and Breakfast  
19 Inn or Country Inn.
- 20 (3) Vineyards; groves; equine lands; field crops; flower, vegetable, and  
21 herb gardening; orchards; apiaries; the drying, processing and  
22 packing (other than canning) of fruits, nuts, vegetables and other  
23 horticultural products where such drying, processing or packing is in  
24 conjunction with an agricultural operation or an incidental  
25 commercial use as defined in this ordinance and further provided  
26 that the permanent buildings and structures used in conjunction with  
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1 such processing operations are constructed in compliance with the  
2 requirements of Ordinance No. 457.-

3 (4) The systematic rotation of animals for grazing is allowed so long as  
4 the total number of animals does not exceed the maximum allowed  
5 pursuant to Section 14.92.a.(5) herein. Notwithstanding the  
6 foregoing, there shall be no limit to the allowable number of sheep,  
7 goats or cattle which may be temporarily grazed on any premises  
8 when the grazing is for the purpose of cleaning up unharvested  
9 crops, provided that such grazing is not conducted for more than  
10 four weeks in any six month period and that the total number of  
11 sheep, goats or cattle permanently kept on the premises does not  
12 exceed the maximum allowed.

13 (5) The non-commercial keeping, raising or boarding of horses, cattle,  
14 sheep and goats on lots 20,000 square feet or larger and 100 feet in  
15 width, provided they are kept not less than 50 feet from any  
16 dwelling units other than a dwelling unit located on the same lot.  
17 The number of such animals is not to exceed five (5) animals per  
18 gross acre of all the land available. The provisions of this section  
19 apply to mature breeding stock, maintenance stock and similar farm  
20 stock, and shall not apply to the offspring thereof, if such offspring  
21 are being kept solely for sale, marketing or slaughtering prior to the  
22 age of maturity. In all cases the allowable number of animals per  
23 acre shall be rounded to the nearest whole number.

24 (6) Future Farmers of America or 4-H projects.

25 (7) Outside storage of materials, such as irrigation equipment and  
26 farming machinery, is allowed as an accessory use with no limit  
27 provided the materials are used in conjunction with a farm.  
28



1 is located or are produced on contiguous lots owned or leased by the  
2 owner or occupant of the premises. The temporary stand shall be  
3 operated by the producer of the agricultural products. The duration  
4 of sales from the temporary stand shall not exceed a period of three  
5 continuous months or a total of six months during any calendar year.  
6 The stand shall not exceed 300 square feet and shall not include any  
7 permanent building or structure. Off-street parking shall be  
8 provided as required in Section 18.12 of Ordinance No. 348, except  
9 that no paving shall be required.

10 (3) Cottage Inn provided the use is conducted within a one family  
11 dwelling unit, is secondary to the principal use of the one family  
12 dwelling as a residence and employs no more than two persons who  
13 are not residents of the one family dwelling.

14 (4) Class I, ~~and II~~ and V winery.

15 c. CONDITIONALLY PERMITTED USES WITH A CONDITIONAL USE  
16 PERMIT. The following uses are permitted provided a conditional use  
17 permit has been approved pursuant to Section 18.28 of this ordinance:

18 (1) Farm labor camp.

19 (2) ~~Class V and Class~~ VI winery.

20 d. Wine Country Clustered subdivision that complies with Ordinance No. 460  
21 and the development standards set forth in the WC-W zone.

22 SECTION 14.93. DEVELOPMENT STANDARDS.

23 a. General Standards. The following development standards shall apply to all  
24 uses and development in the WC-W Zone, except for residential subdivisions  
25 ~~tract and parcel maps~~ tentatively approved prior to the effective date of  
26 Ordinance No. 348.4729. Such subdivisions ~~maps~~ shall comply with the  
27  
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1 development standards of their previous zoning classifications in Ordinance  
2 No. 348.

3 (1) LOT SIZE. Except for Wine Country Clustered Subdivisions, the  
4 minimum lot size for subdivisions shall be ~~20-10~~ gross acres. On flag  
5 lots, the minimum lot size shall be determined by excluding that  
6 portion of a lot that is used solely for access to the portion of a lot used  
7 as a building site.

8 (2) LOT WIDTH. Except for Wine Country Clustered Subdivisions,  
9 lots shall have a minimum average width of two hundred feet (200').

10 (3) LOT DEPTH. Except for Wine Country Clustered Subdivisions, the  
11 minimum average lot depth shall be two hundred feet (200').

12 (4) SETBACKS. The following setback requirements shall apply.

13 a. The minimum front setback for buildings and structures shall  
14 be fifty feet (50') from the property line.

15 b. The minimum side setback for buildings and structures shall  
16 be thirty feet (30') from the property line.

17 c. The minimum rear setback for buildings and structures shall  
18 be thirty feet (30') from the property line.

19 d. The minimum road right of way setback for buildings and  
20 structures shall be fifty feet (50'), except when the site is  
21 located next to Rancho California Road, Monte De Oro  
22 Road, Anza Road, Glen Oaks Road, Pauba Road, De Portola  
23 Road, Buck Road, Borel Road, Butterfield Stage Road, Calle  
24 Contento Road, Camino Del Vino Road, and Highway 79  
25 South where the minimum road right of way setback shall be  
26 one hundred feet (100'). The minimum one hundred foot  
27 (100') setback requirement does not apply when it makes a  
28

1 single lot undevelopable for a one family dwelling. In such  
2 an event, the minimum fifty foot (50') setback requirement  
3 shall apply to the lot.

4 e. The minimum road right of way setback for permanent  
5 buildings and structures used in conjunction with drying,  
6 processing, and packing operations shall be fifty feet (50'),  
7 except when the site is located next to Rancho California  
8 Road, Monte De Oro Road, Anza Road, Glen Oaks Road,  
9 Pauba Road, De Portola Road, Buck Road, Borel Road,  
10 Butterfield Stage Road, Calle Contento Road, Camino Del  
11 Vino Road, and Highway 79 South where the minimum  
12 setback requirement shall be one hundred feet (100').

13 f. The minimum road right of way setback for all Special  
14 Occasion Facility buildings and structures shall be one  
15 hundred feet (100'), except when the site is located next to  
16 Rancho California Road, Monte De Oro Road, Anza Road,  
17 Glen Oaks Road, Pauba Road, De Portola Road, Buck Road,  
18 Borel Road, Butterfield Stage Road, Calle Contento Road,  
19 Camino Del Vino Road, and Highway 79 South where the  
20 minimum setback requirement shall be three hundred feet  
21 (300').

22 g. The minimum road right of way setback for all winery  
23 buildings and structures shall be fifty feet (50'), except when  
24 the site is located next to Rancho California Road, Monte De  
25 Oro Road, Anza Road, Glen Oaks Road, Pauba Road, De  
26 Portola Road, Buck Road, Borel Road, Butterfield Stage  
27 Road, Calle Contento Road, Camino Del Vino Road, and  
28



1 Highway 79 South where the minimum setback requirement  
2 shall be one hundred feet (100').

3 (5) HABITABLE STORIES. The number of habitable stories above a  
4 building's lowest above ground finished floor shall not exceed two  
5 (2). One (1) additional habitable story for a total of three (3)  
6 habitable stories may be permitted for Wine Country Hotels and for  
7 the hotel building of Wine Country Resorts as long as the following  
8 criteria is met:

9 a. The Wine Country Hotel or Wine Country Resort is located  
10 along the following roads: Rancho California Road, Monte  
11 De Oro Road, Anza Road, Glen Oaks Road, Pauba Road, De  
12 Portola Road, Buck Road, Borel Road, Butterfield Stage  
13 Road, Calle Contento Road, Camino Del Vino Road, and  
14 Highway 79 South; and,

15 b. The Wine Country Hotel or Wine Country Resort is set back  
16 a minimum of five hundred feet (500') from Rancho  
17 California Road, Monte De Oro Road, Anza Road, Glen  
18 Oaks Road, Pauba Road, De Portola Road, Buck Road, Borel  
19 Road, Butterfield Stage Road, Calle Contento Road, Camino  
20 Del Vino Road, and Highway 79 South; or,

21 a.c. The Wine Country Hotel or Wine Country Resort is set back  
22 less than five hundred feet (500') from Rancho California  
23 Road, Monte De Oro Road, Anza Road, Glen Oaks Road,  
24 Pauba Road, De Portola Road, Buck Road, Borel Road,  
25 Butterfield Stage Road, Calle Contento Road, Camino Del  
26 Vino Road, and Highway 79 South and only two (2)  
27 habitable stories are visible from such roads. Vineyards may  
28

1 be used to reduce visibility of the habitable stories.  
2 incorporates a split level or terraced design conforming to  
3 the natural topography with slopes of 10% or greater; and  
4 ~~b. No more than two (2) habitable stories are visible from any~~  
5 ~~road way.~~

6  
7  
8 (6) HEIGHT.

9 a. The maximum height for a building shall not exceed ~~thirty~~  
10 forty feet (~~340~~'), ~~except where the project design~~  
11 ~~incorporates terraced lots, then the maximum height of the~~  
12 ~~building shall not exceed forty feet (40') when measured~~  
13 ~~from the lowest finished graded pad.~~ Architectural elements  
14 such as spires, minarets, chimneys or similar structures may  
15 exceed the prescribed height limits where such structures do  
16 not provide additional floor space.

17 b. The maximum height for a structure shall not exceed fifty  
18 feet (50'), unless a greater height is approved pursuant to  
19 Section 18.34 of this ordinance. In no event, however, shall a  
20 structure exceed seventy-five feet (75') in height, unless a  
21 variance is approved pursuant to Section 18.27 of this  
22 ordinance.

23 (7) Site layouts and building designs shall minimize noise impacts on  
24 surrounding properties and comply with Ordinance No. 847.

25 (8) Drainage channels shall be constructed to avoid undermining or  
26 eroding the roadbed.  
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- (9) Curbs, gutters and streetlights shall be constructed in accordance with Temecula Valley Wine Country Design Guidelines.
- (10) Site layout and design shall be consistent with existing and planned recreational trails and bike paths set forth in the Riverside County General Plan and the Temecula Valley Wine Country Design Guidelines.
- (11) All utilities shall be installed underground except electrical lines rated at 33kV or greater which may be installed above ground.
- (12) All exterior lighting shall comply with applicable requirements of Ordinance Nos. 655 and 915.
- (13) All exterior lighting, including spotlights, floodlights, electric reflectors and other means of illumination for signs, structures, landscaping, parking, loading, unloading and similar areas, shall be focused, directed, and arranged to prevent glare and direct illumination of streets or adjoining properties.
- (14) On-site advertising signs shall be consistent with Temecula Valley Wine Country Design Guidelines and comply with all applicable County signage requirements.
- (15) All residential developments shall record a Right-to-Farm covenant, pursuant to Ordinance No. 625 to protect the vineyard uses from residential encroachment and conflicting land uses.

b. Wine Country Clustered Subdivision Development Standards

In addition to the General Standards, the following standards shall apply to wine country clustered subdivisions in the WC-W Zone:

- (1) Site layout and design shall be consistent with the Temecula Valley Wine Country Design Guidelines to maximize unique site

1 characteristics including, but not limited to, the natural topography,  
2 scenic vistas, soil quality and drainage patterns.

- 3 (2) The minimum residential lot size shall be one (1) gross acre.
- 4 (3) Prior to tentative approval of an applicable subdivision map, at least  
5 seventy five percent (75%) of net project area shall be set-aside for  
6 planting vineyards through production lots or deed restriction.
- 7 (4) Fifty percent (50%) of the set-aside area shall be planted prior to  
8 issuance of the building permit for the first dwelling unit and the  
9 remaining twenty five percent (25%) prior to final inspection for the  
10 first dwelling unit.
- 11 (5) A wine country clustered subdivision consisting of forty (40) gross  
12 acres or more shall provide at least one (1) production lot.
- 13 (6) A wine country clustered subdivision that includes a production lot  
14 of at least 25 gross acres may have a Class I winery.
- 15 (7) Set-aside areas shall be maintained for production of grapes in  
16 perpetuity by any of the following: property owner's association,  
17 home owner's association or County Service Area.
- 18 (8) On-site improvements for clustered lots including, but not limited to,  
19 roads, signage, parking, street furniture and exterior lighting shall be  
20 consistent with the Temecula Valley Wine Country Design  
21 Guidelines and comply with all applicable County signage  
22 requirements.
- 23 (9) On-site improvements for production lots and deed restricted areas  
24 including, but not limited to, lighting, ingress and egress shall be  
25 limited to improvements necessary to maintain the production lots  
26 and deed restricted areas.
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1 (10) Wine Country Clustered Subdivisions shall include an established  
2 on-site vineyard and comply with Ordinance No. 460.

3 c. Special Occasion Facility Standards. In addition to the General Standards,  
4 the following standards shall apply to all special occasion facilities in the  
5 WC-W zone:

6 (1) Buildings and structures shall be designed in a rural, equestrian or  
7 wine country theme consistent with the Temecula Valley Wine  
8 Country Design Guidelines.

9 (2) Loading, trash, and service areas shall be screened by structures or  
10 landscaping and shall be located and designed in such a manner as  
11 to minimize noise and odor impacts to adjacent properties.

12 (3) Automobile parking spaces shall comply with Section 18.12 of  
13 Ordinance No. 348 and shall be consistent with the rural standards  
14 of Temecula Valley Wine Country Policy Area of the Riverside  
15 County General Plan and the Temecula Valley Wine Country  
16 Design Guidelines.

17 (4) No amplified sound shall be permitted outdoors, unless an exception  
18 to Ordinance No. 847 has been applied for and approved.

19 (5) All special occasion facilities shall conduct a noise study or an  
20 acoustical analysis if an outdoor facility is proposed. Based on such  
21 study or analysis, the Planning Director may require as a condition  
22 of approval that the project applicant enter into a good neighbor  
23 agreement with the surrounding neighbors.

24 (6) Outside storage areas and the material therein shall be screened with  
25 structures or landscaping.  
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1 (7) All roof mounted mechanical equipment shall be screened from the  
2 ground elevation view to minimum sight distance of thirteen  
3 hundred twenty feet (1,320').

4 d. Lodging Facility Standards. In addition to the General Standards, the  
5 following standards shall apply to all lodging facilities in the WC-W zone:

6 (1) A maximum of two (2) guest rooms or guest suites per gross acre  
7 shall be permitted for a lodging facility.

8 (2) Buildings and structures shall be designed in a rural, equestrian or  
9 wine country theme consistent with the Temecula Valley Wine  
10 Country Design Guidelines.

11 (3) Loading, trash, and service areas shall be screened by structures or  
12 landscaping and shall be located and designed in such a manner as  
13 to minimize noise and odor impacts to adjacent properties.

14 (4) Automobile parking spaces shall comply with Section 18.12 of  
15 Ordinance No. 348 and shall be consistent with the rural standards  
16 of the Temecula Valley Wine Country Policy Area of the Riverside  
17 County General Plan and the Temecula Valley Wine Country  
18 Design Guidelines.

19 (5) Outside storage areas and the material therein shall be screened with  
20 structures or landscaping.

21 (6) All roof mounted mechanical equipment shall be screened from the  
22 ground elevation view to a minimum sight distance of thirteen  
23 hundred twenty feet (1,320').

24 e. Winery Standards. In addition to the General Standards, the following  
25 standards shall apply to all wineries in the WC-W zone:

26 (1) A total of seventy-five percent (75%) of the net project area shall be  
27 planted in vineyards prior to issuance of certificate of occupancy or  
28

1 final inspection, whichever occurs first. Fifty percent (50%) of the  
2 vineyard requirement shall be planted prior to issuance of building  
3 permit for the winery.

4 (2) To achieve the seventy-five (75%) percent requirement, fifteen  
5 percent (15%) of the net project area may include the planting of  
6 olive trees and the remaining sixty percent (60%) of the net project  
7 area shall be planted in vineyards.

8 (3) The seventy-five (75%) planting requirement shall not include water  
9 features, natural or manmade lakes or the planting of grapevines in  
10 parking lots, but may include planting in the road right of way as  
11 may be approved by the Director of Transportation or his designee.

12 (4) Vineyards used to meet the above planting requirement shall have a  
13 minimum average density of 450 vines per acre. Olive trees used to  
14 meet the above planting requirement shall have a minimum average  
15 density of 100 olive trees per acre.

16 (5) The seventy-five (75%) planting requirement shall be maintained for  
17 the life of the permit.

18 (6) No amplified sound shall be permitted outdoors, unless an exception  
19 to Ordinance No. 847 has been applied for and approved.

20 (7) Prior to obtaining a Certificate of Occupancy, a winery operator  
21 shall obtain all applicable permits or licenses required by the  
22 California Department of Beverage Control.

23 (8) A minimum of seventy-five percent (75%) of the ~~The~~ grapes utilized  
24 in wine production and retail wines sales shall ~~meet the following~~  
25 ~~minimum requirement: 75% shall~~ be grown in Riverside County,  
26 except during the ~~for the~~ following:  
27  
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1 a. When the Board of Supervisors declares an Agricultural Emergency  
2 for the Temecula Valley Wine Country Area. The declaration shall  
3 be for a specific period of time and any winery within the Temecula  
4 Valley Wine Country Area Policy Area may take advantage of the  
5 exemption.

6 b. ~~During the first three~~ years from the plot plan's or conditional use  
7 permit's effective date.

8 (9) Of the wine sold by a winery, at least fifty percent (50%) of the wine  
9 shall be produced on the winery's premissite.

10 (10) A Class I Winery shall be less than 1,501 square feet in size.

11 (11) A Class II Winery shall be at least fifteen hundred (1,500) square  
12 feet in size and shall produce at least three thousand five hundred  
13 (3,500) gallons of wine annually as determined by the County  
14 Agricultural Commission.

15 (12) A Class V Winery shall be at least three thousand (3,000) square  
16 feet and shall produce at least seven thousand (7,000) gallons of  
17 wine annually as determined by the County Agricultural  
18 Commissioner.

19 (13) A Class VI Winery shall be at least six thousand (6,000) square feet  
20 and shall produce at least fourteen thousand (14,000) gallons of  
21 wine annually as determined by the County Agricultural  
22 Commissioner.

23 (14) Prior to the issuance of a building permit for any incidental  
24 commercial use, the winery shall be constructed.

25 (15) Prior to the issuance of a certificate of occupancy for any incidental  
26 commercial use, the winery shall be operational.



- 1 (16) Buildings and structures shall be designed in a rural, equestrian or  
2 wine country theme consistent with the Temecula Valley Wine  
3 Country Design Guidelines.
- 4 (17) Automobile parking spaces shall comply with Section 18.12 of  
5 Ordinance No. 348 and shall be consistent with the rural standards  
6 of the Temecula Valley Wine Country Policy Area of the Riverside  
7 County General Plan and the Temecula Valley Wine Country  
8 Design Guidelines.
- 9 (18) Loading, trash, and service areas shall be screened by structures or  
10 landscaping and shall be located and designed in such a manner as  
11 to minimize noise and odor impacts to adjacent properties.
- 12 (19) Outside storage areas shall be screened from view by structures or  
13 landscaping.
- 14 (20) All roof mounted mechanical equipment shall be screened from the  
15 ground elevation view to a minimum sight distance of thirteen  
16 hundred twenty feet (1,320').

17 SECTION 14.94. AUTHORIZED USES. WINE COUNTRY – WINERY EXISTING  
18 (WC-WE) ZONE.

19 a. ALLOWED USES for the thirty one (31) existing wineries as set forth in  
20 Figure 4A of the Wine Country Policy Area attached hereto:

- 21 (1) One-family dwelling.
- 22 (2) Cottage Industry provided activities are limited to knitting, basket  
23 making, sewing, quilting, pottery, scrap booking and cooking  
24 classes or services; no more than one full-time employee engages in  
25 cottage industry activities on site at any one time; no more than 10  
26 customers visit the site at any given time; no customer lodging  
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1 occurs on site without an approved Cottage Inn, Bed and Breakfast  
2 Inn or Country Inn.

3 (3) Vineyards; groves; equine lands; field crops; flower, vegetable, and  
4 herb gardening; orchards; apiaries; the drying, processing and  
5 packing (other than canning) of fruits, nuts, vegetables and other  
6 horticultural products where such drying, processing or packing is in  
7 conjunction with an agricultural operation or an incidental  
8 commercial use as defined in this ordinance and further provided  
9 that the permanent buildings and structures used in conjunction with  
10 such processing operations are constructed in compliance with the  
11 requirements of Ordinance No. 457.

12 (4) The systematic rotation of animals for grazing is allowed so long as the  
13 total number of animals does not exceed the maximum allowed  
14 pursuant to Section 14.94.a.(5) herein. Notwithstanding the foregoing,  
15 there shall be no limit to the allowable number of sheep, goats or cattle  
16 which may be temporarily grazed on any premises when the grazing is  
17 for the purpose of cleaning up unharvested crops, provided that such  
18 grazing is not conducted for more than four weeks in any six month  
19 period and that the total number of sheep, goats or cattle permanently  
20 kept on the premises does not exceed the maximum allowed.

21 (5) The non-commercial keeping, raising or boarding of horses, cattle,  
22 sheep, and goats on lots 20,000 square feet or larger and 100 feet in  
23 width, provided they are kept not less than 50 feet from any  
24 dwelling units other than a dwelling unit located on the same lot.  
25 The number of such animals is not to exceed five (5) animals per  
26 gross acre of all the land available. The provisions of this subsection  
27 apply to mature breeding stock, maintenance stock and similar farm  
28

1 stock, and shall not apply to the offspring thereof, if such offspring  
2 are being kept solely for sale, marketing or slaughtering prior to the  
3 age of maturity. In all cases the allowable number of animals per  
4 acre shall be rounded to the nearest whole number.

5 (6) Future Farmers of America or 4-H projects.

6 (7) Outside storage of materials, such as irrigation equipment and  
7 farming machinery, is allowed as an accessory use with no limit  
8 provided the materials are used in conjunction with a farm.  
9 Otherwise, the outside storage of materials is allowed as an  
10 accessory use on lots smaller than one-half acre provided the  
11 amount is limited to 100 square feet with a maximum height of six  
12 feet and is allowed as an accessory use on lots one-half acre or  
13 larger provided the amount is limited to 200 square feet with a  
14 maximum height of six feet.

15 b. **CONDITIONALLY PERMITTED USES WITH A PLOT PLAN.** The  
16 following uses are permitted provided a plot plan has first been approved  
17 pursuant to Section 18.30 of this ordinance.

18 (1) In addition to the principal dwelling, an additional one family  
19 dwelling may be permitted for each ten acres of a farm. Any such  
20 additional dwelling shall be located on a lot being farmed and may  
21 be occupied by the owner, operator or employee of the farming  
22 operation as a one family dwelling provided that:

23 a. The dwelling is not rented or offered for lease.

24 b. The dwelling is located not less than 50 feet from any lot  
25 line.

26 c. The dwelling is screened from view from the front lot line by  
27 shrubs or trees.  
28

1 d. The arrangement of the dwelling, sanitary facilities and  
2 utilities conforms with all requirements of law including  
3 requirements of the County Public Health Department and  
4 the County Building and Safety Department.

5 e. The total number of such additional dwellings for any farm  
6 shall not exceed four.

7 (2) A temporary stand for the display and sale of agricultural products  
8 of any authorized use that are produced on the lot where such stand  
9 is located or are produced on contiguous lots owned or leased by the  
10 owner or occupant of the premises. The temporary stand shall be  
11 operated by the producer of the agricultural products. The duration  
12 of sales from the temporary stand shall not exceed a period of three  
13 continuous months or a total of six months during any calendar year.  
14 The stand shall not exceed 300 square feet and shall not include any  
15 permanent building or structure. Off-street parking shall be  
16 provided as required in Section 18.12 of Ordinance No. 348, except  
17 that no paving shall be required.

18 (3) Cottage Inn provided the use is conducted within a one family  
19 dwelling unit, is secondary to the principal use of the one family  
20 dwelling as a residence and employs no more than two persons who  
21 are not residents of the one family dwelling.

22 (4) The following appurtenant and limited incidental commercial uses,  
23 only in conjunction with an established on-site vineyard and a  
24 minimum parcel size of five (5) gross acres:

25 a. Wine tasting area;

26 b. Restaurant not to exceed three thousand two hundred (3,200)  
27 square feet;

1 c. An outdoor patio area and ancillary uses in conjunction with  
2 the restaurant;

3 ~~a.~~d. Bed and Breakfast Inn;

4 ~~b.~~e. Spa and cooking school only in conjunction with a Bed and  
5 Breakfast Inn.

6 (5) The following appurtenant and limited incidental commercial uses,  
7 only in conjunction with an established on-site vineyard and a  
8 minimum parcel size of ten (10) gross acres:

9 a. Special Occasion Facility or Country Inn;

10 b. Spa and cooking school in conjunction with a Country Inn

11 (6) Class I, II, III and IV winery.

12 c. CONDITIONALLY PERMITTED USES WITH A CONDITIONAL USE  
13 PERMIT. The following uses are permitted provided a conditional use  
14 permit has been approved pursuant to Section 18.28 of this ordinance:

15 (1) Farm Labor Camp

16 SECTION 14.95. DEVELOPMENT STANDARDS.

17 a. General Standards. The following standards shall apply to all uses and  
18 development in the WC-WE Zone, except for residential ~~subdivisions, tract~~  
19 ~~and parcel maps~~ tentatively approved prior to the effective date of  
20 Ordinance No. 348.4729. Such ~~subdivisions maps~~ shall comply with the  
21 development standards of their previous zoning classifications in Ordinance  
22 No. 348:

23 (1) LOT SIZE. The minimum lot size ~~for subdivisions~~ shall be ~~20-10~~ gross  
24 acres. On flag lots, the minimum lot size shall be determined by  
25 excluding that portion of a lot that is used solely for access to the  
26 portion of a lot used as a building site.  
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- 1 (2) LOT WIDTH. Lots shall have a minimum average width of two  
2 hundred feet (200').
- 3 (3) LOT DEPTH. The minimum average lot depth shall be 100 feet.
- 4 (4) SETBACKS. The following setback requirements shall apply.
- 5 a. The minimum front setback for buildings and structures shall  
6 be fifty feet (50') from the property line.
- 7 b. The minimum side setback for buildings and structures shall  
8 be thirty feet (30') from the property line.
- 9 c. The minimum rear setback for buildings and structures shall  
10 be thirty feet (30') from the property line.
- 11 d. The minimum road right of way setback for buildings and  
12 structures shall be fifty feet (50') from the road right of way,  
13 except when the site is located next to Rancho California  
14 Road, Monte De Oro Road, Anza Road, Glen Oaks Road,  
15 Pauba Road, De Portola Road, Buck Road, Borel Road,  
16 Butterfield Stage Road, Calle Contento Road, Camino Del  
17 Vino Road, and Highway 79 South where the minimum road  
18 right of way setback requirement shall be one hundred feet  
19 (100'). The minimum one hundred foot (100') setback  
20 requirement does not apply when it makes a single lot  
21 undevelopable for a one family dwelling. In such an event,  
22 the minimum fifty foot (50') setback requirement shall apply  
23 to the lot.
- 24 e. The minimum road right of way setback for permanent  
25 buildings and structures used in conjunction with drying,  
26 processing, and packing operations shall fifty feet (50'),  
27 except when the site is located next to Rancho California  
28

1 Road, Monte De Oro Road, Anza Road, Glen Oaks Road,  
2 Pauba Road, De Portola Road, Buck Road, Borel Road,  
3 Butterfield Stage Road, Calle Contento Road, Camino Del  
4 Vino Road, and Highway 79 South where the minimum  
5 setback requirement shall be one hundred feet (100').

6 f. The minimum road right of way setback for all Special  
7 Occasion Facility buildings and structures shall be one  
8 hundred feet (100'), except when the site is located next to  
9 Rancho California Road, Monte De Oro Road, Anza Road,  
10 Glen Oaks Road, Pauba Road, De Portola Road, Buck Road,  
11 Borel Road, Butterfield Stage Road, Calle Contento Road,  
12 Camino Del Vino Road, and Highway 79 South where the  
13 minimum setback requirement shall be three hundred feet  
14 (300').

15 g. The minimum road right of way setback for all winery  
16 buildings and structures shall be fifty feet (50'), except when  
17 the site is located next to Rancho California Road, Monte De  
18 Oro Road, Anza Road, Glen Oaks Road, Pauba Road, De  
19 Portola Road, Buck Road, Borel Road, Butterfield Stage  
20 Road, Calle Contento Road, Camino Del Vino Road, and  
21 Highway 79 South where the minimum setback requirement  
22 shall be one hundred feet (100').

23 (5) HABITABLE STORIES. The number of habitable stories above a  
24 building's lowest above ground finished floor shall not exceed two  
25 (2).

26 (6) HEIGHT.

1 a. The maximum height for a building shall not exceed forty  
2 thirty feet (30'~~40'~~); ~~except where the project design~~  
3 ~~incorporates terraced lots then the maximum height of the~~  
4 ~~building shall not exceed forty feet (40') when measured~~  
5 ~~from the lowest finished graded pad.~~ Architectural elements  
6 such as spires, minarets, chimneys or similar structures may  
7 exceed the prescribed height limits where such structures do  
8 not provide additional floor space.

9 b. The maximum height for a structure shall not exceed fifty  
10 feet (50'), unless a greater height is approved pursuant to  
11 Section 18.34 of this ordinance. In no event, however, shall a  
12 structure exceed seventy-five (75') in height, unless a  
13 variance is approved pursuant to Section 18.27 of this  
14 ordinance.

15 (7) Site layouts and building designs shall minimize noise impacts on  
16 surrounding properties and comply with Ordinance No. 847.

17 (8) Drainage channels shall be constructed to avoid undermining or  
18 eroding the roadbed.

19 (9) Curbs, gutters and streetlights shall be constructed in accordance  
20 with Temecula Valley Wine Country Design Guidelines.

21 (10) Site layout and design shall be consistent with existing and planned  
22 recreational trails and bike paths set forth in the General Plan and  
23 the Temecula Valley Wine Country Design Guidelines.

24 (11) All utilities shall be installed underground except electrical lines  
25 rated at 33kV or greater which may be installed above ground.

26 (12) All exterior lighting shall comply with applicable requirements of  
27 Ordinance Nos. 655 and 915.  
28



1 (13) All exterior lighting, including spotlights, floodlights, electric  
2 reflectors and other means of illumination for signs, structures,  
3 landscaping, parking, loading, unloading and similar areas, shall be  
4 focused, directed, and arranged to prevent glare and direct  
5 illumination of streets or adjoining property.

6 (14) On-site advertising signs shall be consistent with Temecula Valley  
7 Wine Country Design Guidelines and comply with all applicable  
8 County signage requirements.

9 (15) All residential developments shall record a Right-to-Farm covenant,  
10 pursuant to Ordinance No. 625 to protect the vineyard uses from  
11 residential encroachment and conflicting land uses.

12 b. Special Occasion Facility Standards. In addition to the General Standards,  
13 the following standards shall apply to all special occasion facilities in the  
14 WC-WE zone:

15 (1) Buildings and structures shall be designed in a rural, equestrian or  
16 wine country theme consistent with the Temecula Valley Wine  
17 Country Design Guidelines.

18 (2) Loading, trash, and service areas shall be screened by structures or  
19 landscaping and shall be located and designed in such a manner as  
20 to minimize noise and odor impacts to adjacent properties.

21 (3) Automobile parking spaces shall comply with Section 18.12 of  
22 Ordinance No. 348 and shall be consistent with the rural standards  
23 of Temecula Valley Wine Country Policy Area of the Riverside  
24 County General Plan and the Temecula Valley Wine Country  
25 Design Guidelines.

26 (4) No amplified sound shall be permitted, except when an exception to  
27 Ordinance No. 847 has been applied for and approved.  
28

- (5) All special occasion facilities shall conduct a noise study or an acoustical analysis if an outdoor facility is proposed. Based on such study or analysis, the Planning Director may require as a condition of approval that the project applicant enter into a good neighbor agreement with the surrounding neighbors.
- (6) Outside storage areas and the material therein shall be screened with structures or landscaping.
- (7) All roof mounted mechanical equipment shall be screened from the ground elevation view to minimum sight distance of thirteen hundred twenty feet (1,320').

c. Lodging Facility Standards. In addition to the General Standards, the following standards shall apply to all lodging facilities in the WC-WE zone:

- (1) A maximum of two (2) guest rooms or guest suites per gross acre shall be permitted for a lodging facility.
- (2) Buildings and structures shall be designed in a rural, equestrian or wine country theme consistent with the Temecula Valley Wine Country Design Guidelines.
- (3) Loading, trash, and service areas shall be screened by structures or landscaping and shall be located and designed in such a manner as to minimize noise and odor impacts to adjacent properties.
- (4) Automobile parking spaces shall comply with Section 18.12 of Ordinance No. 348 and shall be consistent with the rural standards of the Temecula Valley Wine Country Policy Area of the Riverside County General Plan and the Temecula Valley Wine Country Design Guidelines.
- (5) Outside storage areas and the material therein shall be screened with structures or landscaping.

1 (6) All roof mounted mechanical equipment shall be screened from the  
2 ground elevation view to a minimum sight distance of thirteen  
3 hundred twenty feet (1,320').

4 d. Winery Standards. In addition to the General Standards, the following  
5 standards shall apply to all wineries in the WC-WE zone:

6 (1) A total of seventy-five percent (75%) of the net project area shall be  
7 planted in vineyards prior to issuance of certificate of occupancy or  
8 final inspection, whichever occurs first. Fifty percent (50%) of the  
9 vineyard requirement shall be planted prior to issuance of building  
10 permit for the winery.

11 (2) To achieve the seventy-five (75%) percent requirement, fifteen  
12 percent (15%) of the net project area may include the planting of  
13 olive trees and the remaining sixty percent (60%) of the net project  
14 area shall be planted in vineyards.

15 (3) The seventy-five (75%) planting requirement shall not include water  
16 features, natural or manmade lakes or the planting of grapevines in  
17 parking lots, but may include planting in the road right of way as  
18 may be approved by the Director of Transportation or his designee.

19 (4) Vineyards used to meet the above planting requirement shall have a  
20 minimum average density of 450 vines per acre. Olive trees used to  
21 meet the above planting requirement shall have a minimum average  
22 density of 100 olive trees per acre.

23 (5) The seventy-five (75%) planting requirement shall be maintained for  
24 the life of the permit.

25 (6) No amplified sound shall be permitted outdoors, unless an exception  
26 to Ordinance No. 847 has been applied for and approved.  
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- (7) Prior to obtaining a Certificate of Occupancy, a winery operator shall obtain all applicable permits or licenses required by the California Department of Beverage Control.
  - (8) A minimum of seventy-five percent (75%) of the ~~The~~ grapes utilized in wine production and retail wines sales shall ~~meet the following minimum requirement: seventy-five percent (75%) shall~~ be grown in Riverside County, except during the ~~for the~~ following:
    - a. When the Board of Supervisors declares an Agricultural Emergency for the Temecula Valley Wine Country Area. The declaration shall be for a specific period of time and any winery within the Temecula Valley Wine Country Area Policy Area may take advantage of the exemption.
    - b. During ~~†~~ The first three years from the plot plan's or conditional use permit's effective date.
  - (9) Of the wine sold by a winery, at least fifty percent (50%) of the wine must be produced on the winery's premises ~~site~~.
  - (10) A Class I Winery shall be less than 1,501 square feet in size.
  - (11) Class II, III and IV Wineries shall be at least fifteen hundred (1,500) square feet in size and shall produce at least three thousand five hundred (3,500) gallons of wine annually as determined by the County Agricultural Commissioner.
  - (12) Prior to the issuance of a building permit for any incidental commercial uses, the winery shall be constructed.
  - (13) Prior to the issuance of a certificate of occupancy for any incidental commercial uses, the winery shall be operational.

- 1 (14) Buildings and structures shall be designed in a rural, equestrian or  
2 wine country theme consistent with the Temecula Valley Wine  
3 Country Design Guidelines.
- 4 (15) Automobile parking spaces shall comply with Section 18.12 of  
5 Ordinance No. 348 and shall be consistent with the rural standards  
6 of the Temecula Valley Wine Country Policy Area of the Riverside  
7 County General Plan and the Temecula Valley Wine Country  
8 Design Guidelines.
- 9 (16) Loading, trash, and service areas shall be screened by structures or  
10 landscaping and shall be located and designed in such a manner as  
11 to minimize noise and odor impacts to adjacent properties.
- 12 (17) Outside storage areas shall be screened from view by structures or  
13 landscaping.
- 14 (18) All roof mounted mechanical equipment shall be screened from the  
15 ground elevation view to a minimum sight distance of thirteen  
16 hundred twenty feet (1,320').

17 SECTION 14.96. AUTHORIZED USES. WINE COUNTRY -- EQUESTRIAN (WC-E)  
18 ZONE.

19 a. ALLOWED USES. The following uses are allowed:

- 20 (1) One-family dwelling.
- 21 (2) Cottage Industry provided activities are limited to knitting, basket  
22 making, sewing, quilting, pottery, scrap booking and cooking  
23 classes or services; no more than one full-time employee engages in  
24 cottage industry activities on site at any one time; no more than 10  
25 customers visit the site at any given time; no customer lodging  
26 occurs on site without an approved Cottage Inn.
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- 1 (3) Class I Equestrian Establishment provided the facility's average  
2 daily visitor trips do not exceed one hundred (100) per day.
- 3 (4) Vineyards, equine lands, nurseries (wholesale only), greenhouses,  
4 orchards, aviaries, apiaries, field crops, tree crops, berry and bush  
5 crops, vegetable, flower and herb gardening on a commercial scale. The  
6 drying, packing (other than canning), freezing and other accepted  
7 methods of processing the produce resulting from such allowed uses,  
8 when such processing is primarily in conjunction with a farming  
9 operation and further provided that the permanent buildings and  
10 structures used in conjunction with such processing operations are ~~set~~  
11 ~~back a minimum of fifty feet (50')~~ from any lot line are constructed in  
12 compliance with the requirements of Ordinance No. 457.
- 13 (5) The noncommercial keeping or raising of not more than 12 mature  
14 female crowing fowl on lots from 20,000 square feet to 40,000 square  
15 feet. The noncommercial keeping or raising of not more than 50 mature  
16 female crowing fowl and ten mature male crowing fowl on lots 40,000  
17 square feet or larger
- 18 (6) The noncommercial keeping or raising of cattle, horses, sheep, goats  
19 including the grazing and supplementary feeding of such animals,  
20 provided they are kept, fed and maintained a minimum of 50 feet from  
21 any property line. The maximum number of animals allowed, except  
22 for sheep and goats, shall be five (5) per acre of the total area of the  
23 premises. The maximum number of sheep or goats shall be 15 per acre  
24 of the total area of the premises. The provisions of this subsection apply  
25 to mature breeding stock, maintenance stock and similar farm stock,  
26 and shall not apply to the offspring thereof, if such offspring are being  
27 kept solely for sale, marketing or slaughtering prior to the age of  
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1 maturity. In all cases the allowable number of animals per acre shall be  
2 rounded to the nearest whole number.

3 (7) The systematic rotation of animals for grazing is allowed so long as the  
4 total number of animals does not exceed the maximum allowed  
5 pursuant to Section 14.96.a.(6) herein. Notwithstanding the foregoing,  
6 there shall be no limit to the allowable number of sheep which may be  
7 temporarily grazed on any premises when the grazing is for the purpose  
8 of cleaning up unharvested crops, provided that such grazing is not  
9 conducted for more than four weeks in any six month period and that  
10 the total number of sheep permanently kept on the premises does not  
11 exceed the maximum allowed.

12 (8) Poultry (excluding crowing fowl) and rabbits for the use of the  
13 occupants of the premises only. All poultry and rabbits shall be kept in  
14 an enclosed area located not less than 50 feet from any lot line.

15 (9) On lots 20,000 square feet or larger, the noncommercial keeping,  
16 raising or breeding of guinea pigs, parakeets, chinchillas, or other  
17 similar small fowl or animals (excluding crowing fowl and mink),  
18 provided that all such uses are kept and maintained in an enclosed area  
19 located not less than 50 feet from any lot line.

20 (10) On lots of not less than 20,000 square feet or larger, the noncommercial  
21 keeping or raising of not more than two (2) miniature pigs.

22 (11) Farms or facilities for the selective or experimental breeding and  
23 raising of horses, cattle, sheep, and goats subject to the limitations  
24 set forth in subsection a.(6) herein.

25 (12) Future Farmers of America or 4-H projects.

26 (13) Outside storage of materials, such as irrigation equipment and  
27 farming machinery, is allowed as an accessory use with no limit  
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1 provided the materials are used in conjunction with a farm.  
2 Otherwise, the outside storage of materials is allowed as an  
3 accessory use on lots smaller than one-half acre provided the  
4 amount is limited to 100 square feet with a maximum height of six  
5 feet and is allowed as an accessory use on lots one-half acre or  
6 larger provided the amount is limited to 200 square feet with a  
7 maximum height of six feet.

8 b. **CONDITIONALLY PERMITTED USES WITH A PLOT PLAN.** The  
9 following uses are permitted provided a plot plan has first been approved  
10 pursuant to Section 18.30 of this ordinance.

11 (1) In addition to the principal dwelling, an additional one family  
12 dwelling may be permitted for each ten acres of a farm. Any such  
13 additional dwelling shall be located on a lot being farmed and may  
14 be occupied by the owner, operator or employee of the farming  
15 operation as a one family dwelling provided that:

- 16 a) The dwelling is not rented or offered for lease.
  - 17 b) The dwelling is located not less than 50 feet from any lot  
18 line.
  - 19 c) The dwelling is screened from view from the front lot line by  
20 shrubs or trees.
  - 21 d) The arrangement of the dwelling, sanitary facilities and  
22 utilities conforms with all requirements of law including  
23 requirements of the County Public Health Department and  
24 the County Building and Safety Department.
  - 25 e) The total number of such additional dwellings for any farm  
26 shall not exceed four.
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- (2) A temporary stand for the display and sale of agricultural products of any authorized use that are produced on the lot where such stand is located or are produced on contiguous lots owned or leased by the owner or occupant of the premises. The temporary stand shall be operated by the producer of the agricultural products. The duration of sales from the temporary stand shall not exceed a period of three continuous months or a total of six months during any calendar year. The stand shall not exceed 300 square feet and shall not include any permanent building or structure. Off-street parking shall be provided as required in section 18.12 of Ordinance No. 348, except that no paving shall be required.
- (3) Cottage Inn provided the use is conducted within a one family dwelling unit, is secondary to the principal use of the one family dwelling as a residence and employs no more than two persons who are not residents of the one family dwelling.
- (4) Class I, II winery
- (5) A Class II Equestrian Establishment that includes one or more of the following appurtenant and incidental equestrian uses only in conjunction with an established onsite equine land and a minimum parcel size of ten (10) gross acres:
  - a. Petting Zoo;
  - b. Polo-grounds;
  - c. Horse show facility
- (6) A Class II Equestrian Establishment that includes one or more of the following appurtenant and incidental equestrian uses only in conjunction with an established onsite equine land and a minimum parcel size of twenty (20) gross acres:

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- a. Petting Zoo;
- b. Polo-grounds;
- c. Horse show facility;
- d. Western style store, such as but not limited to, saddle and harness shop, tack shop, feed and grain store, custom-crafted equestrian goods shop; and
- e. Delicatessen or restaurant; drive thru restaurants shall not be permitted.

c. **CONDITIONALLY PERMITTED USES WITH A CONDITIONAL USE PERMIT.** The following uses are permitted provided that a conditional use permit has first been approved pursuant to Section 18.28 of this ordinance.

- (1) Farm labor camp.
- (2) A Class II Equestrian Establishment that includes one or more of the following appurtenant and incidental equestrian uses only in conjunction with an established onsite equine land and a minimum parcel size of fifty (50) gross acres:
  - a. Petting Zoo;
  - b. Polo-grounds;
  - c. Horse show facility;
  - d. Western style store, such as but not limited to, saddle and harness shop, tack shop, feed and grain store, custom-crafted equestrian goods shop;
  - e. Delicatessen or restaurant; drive thru restaurants shall not be permitted;
  - f. Horse racing track or rodeo arena;

1 g. Animal hospital that provides temporary boarding facilities  
2 for the purposes of boarding sick or injured animals.

3 (3) A Class II Equestrian Establishment that includes one or more of the  
4 following appurtenant and incidental equestrian uses only in  
5 conjunction with an established onsite equine land and a minimum  
6 parcel size of hundred (100) gross acres:

7 a. Petting Zoo;

8 b. Polo-grounds;

9 c. Horse show facility;

10 d. Equine equipment, service and supply store, such as but not  
11 limited to, saddle and harness shop, tack shop, feed and grain  
12 store, custom-crafted equestrian goods shop;

13 e. Delicatessen or restaurant; drive thru restaurants shall not be  
14 permitted;

15 f. Horse racing track or rodeo arena;

16 g. Animal hospital that provides temporary boarding facilities  
17 for the purposes of boarding sick or injured animals;

18 h. Special Occasion Facility

19 SECTION 14.97. DEVELOPMENT STANDARDS.

20 a. General Standards. The following standards shall apply to all uses and  
21 development in the WC-E Zone:

22 (1) LOT SIZE. The minimum lot size for subdivisions shall be 10 gross  
23 acres. On flag lots, the minimum lot size shall be determined by  
24 excluding that portion of a lot that is used solely for access to the  
25 portion of a lot used as a building site.

26 (2) LOT WIDTH. Lots shall have a minimum average width of two  
27 hundred feet (200').  
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- 1 (3) LOT DEPTH. The minimum average lot depth shall be 100 feet.
- 2 (4) SETBACKS. The following setback requirements shall apply.
- 3 a. The minimum front setback for buildings and structures shall
- 4 be fifty feet (50') from the property line.
- 5 b. The minimum side setback for buildings and structures shall
- 6 be thirty feet (30') from the property line.
- 7 c. The minimum rear setback for buildings and structures shall
- 8 be thirty feet (30') from the property line.
- 9 d. The minimum road right of way setback for buildings and
- 10 structures shall be fifty feet (50'), except when the site is
- 11 located next to Rancho California Road, Monte De Oro
- 12 Road, Anza Road, Glen Oaks Road, Pauba Road, De Portola
- 13 Road, Buck Road, Borel Road, Butterfield Stage Road, Calle
- 14 Contento Road, Camino Del Vino Road, and Highway 79
- 15 South where the minimum road right of way setback shall be
- 16 one hundred feet (100'). The minimum one hundred foot
- 17 (100') setback requirement does not apply when it makes a
- 18 single lot undevelopable for a one family dwelling. In such
- 19 an event, the minimum fifty foot (50') setback requirement
- 20 shall apply to the lot.
- 21 e. The minimum road right of way setback for permanent
- 22 buildings and structures used in conjunction with drying,
- 23 processing, and packing operations shall be fifty feet (50'),
- 24 except when the site is located next to Rancho California
- 25 Road, Monte De Oro Road, Anza Road, Glen Oaks Road,
- 26 Pauba Road, De Portola Road, Buck Road, Borel Road,
- 27 Butterfield Stage Road, Calle Contento Road, Camino Del
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Vino Road, and Highway 79 South where the minimum setback requirement shall be one hundred feet (100').

f. The minimum road right of way setback for all Special Occasion Facility buildings and structures shall be one hundred feet (100'), except when the site is located next to Rancho California Road, Monte De Oro Road, Anza Road, Glen Oaks Road, Pauba Road, De Portola Road, Buck Road, Borel Road, Butterfield Stage Road, Calle Contento Road, Camino Del Vino Road, and Highway 79 South where the minimum setback requirement shall be three hundred feet (300').

g. The minimum road right of way setback for all winery buildings and structures shall be fifty feet (50'), except when the site is located next to Rancho California Road, Monte De Oro Road, Anza Road, Glen Oaks Road, Pauba Road, De Portola Road, Buck Road, Borel Road, Butterfield Stage Road, Calle Contento Road, Camino Del Vino Road, and Highway 79 South where the minimum setback requirement shall be one hundred feet (100').

(5) HABITABLE STORIES. The number of habitable stories above a building's lowest above ground finished floor shall not exceed two (2).

(6) HEIGHT.

a. The maximum height for a building shall not exceed forty ~~thirty~~ feet (340'), ~~except where the project design incorporates terraced lots, then the maximum height of a building shall not exceed forty feet (40') when measured~~

1 ~~from the lowest finished graded pad.~~ Architectural elements  
2 such as spires, minarets, chimneys or similar structures may  
3 exceed the prescribed height limits where such structures do  
4 not provide additional floor space

5 b. The maximum height for a structure shall exceed fifty feet  
6 (50') in height, unless a greater height is approved pursuant  
7 to Section 18.34 of this ordinance. In no event, however,  
8 shall a structure exceed seventy-five (75') feet in height,  
9 unless a variance is approved pursuant to Section 18.27 of  
10 this ordinance.

11 (7) Site layouts and building designs shall minimize noise impacts on  
12 surrounding properties and comply with Ordinance No. 847.

13 (8) Drainage channels shall be constructed to avoid undermining or  
14 eroding the roadbed.

15 (9) Site layout and design shall be consistent with existing and planned  
16 recreational trails and bike paths set forth in the General Plan and  
17 the Temecula Valley Wine Country Design Guidelines.

18 (10) All utilities shall be installed underground except electrical lines  
19 rated at 33kV or greater which may be installed above ground.

20 (11) All exterior lighting shall comply with applicable requirements of  
21 Ordinance Nos. 655 and 915.

22 (12) All exterior lighting, including spotlights, floodlights, electric  
23 reflectors and other means of illumination for signs, structures,  
24 landscaping, parking, loading, unloading and similar areas, shall be  
25 focused, directed, and arranged to prevent glare and direct  
26 illumination of streets or adjoining property.  
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1 (13) On-site advertising signs shall be consistent with Temecula Valley  
2 Wine Country Design Guidelines and comply with all applicable  
3 County signage requirements.

4 (14) All residential developments shall record a Right-to-Farm covenant,  
5 pursuant to Ordinance No. 625 to protect the vineyard and equine  
6 uses from residential encroachment and conflicting land uses.

7 b. Special Occasion Facility Standards. In addition to the General Standards,  
8 the following standards shall apply to all special occasion facilities in the  
9 WC-E zone:

10 (1) Buildings and structures shall be designed in a rural, equestrian or  
11 wine country theme consistent with the Temecula Valley Wine  
12 Country Design Guidelines.

13 (2) Loading, trash, and service areas shall be screened by structures or  
14 landscaping and shall be located and designed in such a manner as  
15 to minimize noise and odor impacts to adjacent properties.

16 (3) Automobile parking spaces shall comply with Section 18.12 of  
17 Ordinance No. 348 and shall be consistent with the rural standards  
18 of Temecula Valley Wine Country Policy Area of the Riverside  
19 County General Plan and the Temecula Valley Wine Country  
20 Design Guidelines.

21 (4) No amplified sound shall be permitted outdoors, except for the  
22 following:

23 a. Polo grounds;

24 b. Horse racing track;

25 c. Rodeo arena; or

26 d. An Exception to Ordinance No. 847 has been applied for and  
27 approved  
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1 (5) All special occasion facilities shall conduct a noise study or an  
2 acoustical analysis if an outdoor facility is proposed. Based on such  
3 study or analysis, the Planning Director may require as a condition  
4 of approval that the project applicant enter into a good neighbor  
5 agreement with the surrounding neighbors.

6 (6) Outside storage areas and the material therein shall be screened with  
7 structures or landscaping.

8 (7) All roof mounted mechanical equipment shall be screened from the  
9 ground elevation view to minimum sight distance of thirteen  
10 hundred twenty feet (1,320').

11 c. Class II Equestrian Establishment Standards. In addition to the General  
12 Standards, the following standards shall apply to all Class II Equestrian  
13 Establishments in the WC-E zone:

14 (1) At least seventy-five percent (75%) of the net project area shall be  
15 set-aside for permanent equine lands prior to issuance of certificate  
16 of occupancy or final inspection for the Class II Equestrian  
17 Establishment, whichever occurs first.

18 (2) Buildings and structures shall be designed in a rural, equestrian or  
19 wine country theme consistent with the Temecula Valley Wine  
20 Country Design Guidelines and in a manner that provides a sanitary  
21 and healthful environment for the horses.

22 (3) Automobile parking spaces shall comply with Section 18.12 of this  
23 ordinance and shall be consistent with the rural standards of the  
24 Temecula Valley Wine Country Policy Area of the Riverside  
25 County General Plan and the Temecula Valley Wine Country  
26 Design Guidelines.



- (4) Corrals, exercise rings, arenas, and any other disturbed soil area shall be regularly watered or otherwise treated to prevent the emanation of dust.
- (5) Manure disposal shall be managed to discourage breeding grounds for flies and pests.
- (6) If on-site composting can be achieved, the compost area shall be sited at least fifty feet (50') from waterways and hundred feet (100') from any property line.

d. Winery Standards. In addition to the General Standards, the following standards shall apply to all wineries in the WC-E zone:

- (1) A total of seventy-five percent (75%) of the net project area shall be planted in vineyards prior to issuance of certificate of occupancy or final inspection, whichever occurs first. Fifty percent (50%) of the vineyard requirement shall be planted prior to issuance of building permit for the winery.
- (2) To achieve the seventy-five (75%) percent requirement, fifteen percent (15%) of the net project area may include the planting of olive trees and the remaining sixty percent (60%) of the net project area shall be planted in vineyards.
- (3) The seventy-five (75%) planting requirement shall not include water features, natural or manmade lakes or the planting of grapevines in parking lots, but may include planting in the road right of way as may be approved by the Director of Transportation or his designee.
- (4) Vineyards used to meet the above planting requirement shall have a minimum average density of 450 vines per acre. Olive trees used to meet the above planting requirement shall have a minimum average density of 100 olive trees per acre.

- 1 (5) The seventy-five (75%) planting requirement shall be maintained for  
2 the life of the permit.
- 3 (6) No amplified sound shall be permitted outdoors, unless an exception  
4 to Ordinance No. 847 has been applied for and approved.
- 5 (7) Prior to obtaining a Certificate of Occupancy, a winery operator  
6 shall obtain all applicable permits or licenses required by the  
7 California Department of Beverage Control.
- 8 (8) A minimum of seventy-five percent (75%) of the ~~The~~ grapes utilized  
9 in wine production and retail wines sales shall ~~meet the following~~  
10 ~~minimum requirement: seventy five percent (75%) shall~~ be grown  
11 in Riverside County, except during for the following:
- 12 a. When the Board of Supervisors declares an Agricultural  
13 Emergency for the Temecula Valley Wine Country Area.  
14 The declaration shall be for a specific period of time and any  
15 winery within the Temecula Valley Wine Country Area  
16 Policy Area may take advantage of the exemption.
- 17 b. During t~~The first three~~ years from the plot plan's or  
18 conditional use permit's effective date.
- 19 (9) Of the wine sold by a winery, at least fifty percent (50%) of the wine  
20 must be produced on the winery's premises~~site~~.
- 21 (10) A Class I Winery shall be less than 1,501 square feet in size.
- 22 (11) A Class II Winery shall be at least fifteen hundred (1,500) square  
23 feet in size and shall produce at least three thousand five hundred  
24 (3,500) gallons of wine annually as determined by the County  
25 Agricultural Commissioner.
- 26 (12) Prior to the issuance of a building permit for any incidental  
27 commercial uses, the winery shall be constructed.
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- 1 (13) Prior to the issuance of a certificate of occupancy for any incidental  
2 commercial uses, the winery shall be operational.
- 3 (14) Buildings and structures shall be designed in a rural, equestrian or  
4 wine country theme consistent with the Temecula Valley Wine  
5 Country Design Guidelines.
- 6 (15) Automobile parking spaces shall comply with Section 18.12 of  
7 Ordinance No. 348 and shall be consistent with the rural standards  
8 of the Temecula Valley Wine Country Policy Area of the Riverside  
9 County General Plan and the Temecula Valley Wine Country  
10 Design Guidelines.
- 11 (16) Loading, trash, and service areas shall be screened by structures  
12 or landscaping and shall be located and designed in such a manner  
13 as to minimize noise and odor impacts to adjacent properties.
- 14 (17) Outside storage areas shall be screened from view by structures  
15 or landscaping.
- 16 (18) All roof mounted mechanical equipment shall be screened from the  
17 ground elevation view to a minimum sight distance of thirteen  
18 hundred twenty feet (1,320').

19 SECTION 14.98. AUTHORIZED USES. WINE COUNTRY – RESIDENTIAL (WC-R)  
20 ZONE.

21 a. ALLOWED USES. The following uses are allowed:

- 22 (1) One-family dwelling.
- 23 (2) Cottage Industry provided activities are limited to knitting, basket  
24 making, sewing, quilting, pottery, scrap booking and cooking  
25 classes or services; no more than one full-time employee engages in  
26 cottage industry activities on site at any one time; no more than 10  
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1 customers visit the site at any given time; no customer lodging  
2 occurs on site without an approved Cottage Inn.

3 (3) Vineyards; groves; equine lands; field crops; flower, vegetable, and  
4 herb gardening; orchards; apiaries; the drying, processing and  
5 packing (other than canning) of fruits, nuts, vegetables and other  
6 horticultural products where such drying, processing or packing is in  
7 conjunction with an agricultural operation or an incidental  
8 commercial use as defined in this ordinance and further provided that  
9 the permanent buildings and structures used in conjunction with such  
10 processing operations are constructed in compliance with the  
11 requirements of Ordinance No. 457. -

12 (4) The systematic rotation of animals for grazing is allowed so long as the  
13 total number of animals does not exceed the maximum allowed  
14 pursuant to Section 14.98.a.(5) herein. Notwithstanding the foregoing,  
15 there shall be no limit to the allowable number of sheep, goats or cattle  
16 which may be temporarily grazed on any premises when the grazing is  
17 for the purpose of cleaning up unharvested crops, provided that such  
18 grazing is not conducted for more than four weeks in any six month  
19 period and that the total number of sheep, goats or cattle permanently  
20 kept on the premises does not exceed the maximum allowed.

21 (5) The noncommercial keeping, raising or boarding of horses, cattle,  
22 sheep, and goats on lots 20,000 square feet or larger and 100 feet in  
23 width, provided they are kept not less than 50 feet from any  
24 dwelling unit other than a dwelling unit located on the same lot. The  
25 number of such animals is not to exceed five (5) animals per gross  
26 acre of all the land available. The provisions of this subsection apply  
27 to mature breeding stock, maintenance stock and similar farm stock,  
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1 and shall not apply to the offspring thereof, if such offspring are being  
2 kept solely for sale, marketing or slaughtering prior to the age of  
3 maturity. In all cases the allowable number of animals per acre shall be  
4 rounded to the nearest whole number.

5 (6) Farms or establishments for the selective or experimental breeding  
6 and raising of horses, cattle, sheep, and goats subject to the  
7 limitations set forth in section a.(5) herein.

8 (7) Future Farmers of America or 4-H projects.

9 (8) Outside storage of materials, such as irrigation equipment and  
10 farming machinery, is allowed as an accessory use with no limit  
11 provided the materials are used in conjunction with a farm.  
12 Otherwise, the outside storage of materials is allowed as an  
13 accessory use on lots smaller than one-half acre provided the  
14 amount is limited to 100 square feet with a maximum height of six  
15 feet and is allowed as an accessory use on lots one-half acre or  
16 larger provided the amount is limited to 200 square feet with a  
17 maximum height of six feet.

18 b. **CONDITIONALLY PERMITTED USES WITH A PLOT PLAN.** The  
19 following uses are permitted provided a plot plan has first been approved  
20 pursuant to Section 18.30 of this ordinance.

21 (1) In addition to the principal dwelling, an additional one family  
22 dwelling may be permitted for each ten acres of a farm. Any such  
23 additional dwelling shall be located on a lot being farmed and may  
24 be occupied by the owner, operator or employee of the farming  
25 operation as a one family dwelling provided that:

26 a. The dwelling is not rented or offered for lease.  
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- b. The dwelling is located not less than 50 feet from any lot line.
- c. The dwelling is screened from view from the front lot line by shrubs or trees.
- d. The arrangement of the dwelling, sanitary facilities and utilities conforms with all requirements of law including requirements of the County Public Health Department and the County Building and Safety Department.
- e. The total number of such additional dwellings for any farm shall not exceed four.

(2) A temporary stand for the display and sale of agricultural products of any authorized use that are produced on the lot where such stand is located or are produced on contiguous lots owned or leased by the owner or occupant of the premises. The temporary stand shall be operated by the producer of the agricultural products. The duration of sales from the temporary stand shall not exceed a period of three continuous months or a total of six months during any calendar year. The stand shall not exceed 300 square feet and shall not include any permanent building or structure. Off-street parking shall be provided as required in Section 18.12 of Ordinance No. 348, except that no paving shall be required.

(3) Cottage Inn provided the use is conducted within a one family dwelling unit, is secondary to the principal use of the one family dwelling as a residence and employs no more than two persons who are not residents of the one family dwelling

(4) Class I, II winery.

- 1 c. Wine Country Clustered subdivision that complies with Ordinance No. 460  
2 and the development standards set forth in the WC-R zone.  
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4 SECTION 14.99. DEVELOPMENT STANDARDS.

- 5 a. General Standards. The following standards shall apply to all uses and  
6 development in the WC-R Zone, except for residential subdivisions ~~tract~~  
7 ~~and parcel maps~~ tentatively approved prior to the effective date of  
8 Ordinance No. 348.4729. Such subdivisions ~~maps~~ shall comply with the  
9 development standards of their previous zoning classifications in Ordinance  
10 No. 348:

- 11 (1) LOT SIZE. Except for Wine Country Clustered Subdivisions, the  
12 minimum lot size for subdivisions shall be 5 gross acres. On flag lots,  
13 the minimum lot size shall be determined by excluding that portion of a  
14 lot that is used solely for access to the portion of a lot used as a building  
15 site.
- 16 (2) LOT WIDTH. Except for Wine Country Clustered Subdivisions, lots  
17 shall have a minimum average width of two hundred feet (200').
- 18 (3) LOT DEPTH. Except for Wine Country Clustered Subdivisions, the  
19 minimum average lot depth shall be 100 feet.
- 20 (4) SETBACKS. The following setback requirements shall apply.
- 21 a. The minimum front setback for buildings and structures shall  
22 be fifty feet (50') from the property line.
- 23 b. The minimum side setback for buildings and structures shall  
24 be thirty feet (30') from the property line.
- 25 c. The minimum rear setback for buildings and structures shall  
26 be thirty feet (30') from the property line.  
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- d. The minimum road right of way setback for all buildings and structures shall be fifty feet (50'), except when the site is located next to Rancho California Road, Monte De Oro Road, Anza Road, Glen Oaks Road, Pauba Road, De Portola Road, Buck Road, Borel Road, Butterfield Stage Road, Calle Contento Road, Camino Del Vino Road, and Highway 79 South where the minimum setback requirement shall be one hundred feet (100'). The minimum one hundred foot (100') setback requirement does not apply when it makes a single lot undevelopable for a one family dwelling. In such an event, the minimum fifty foot (50') setback requirement shall apply to the lot.
- e. The minimum road right of way setback for permanent buildings and structures used in conjunction with drying, processing, and packing operations shall be fifty feet (50'), except when the site is located next to Rancho California Road, Monte De Oro Road, Anza Road, Glen Oaks Road, Pauba Road, De Portola Road, Buck Road, Borel Road, Butterfield Stage Road, Calle Contento Road, Camino Del Vino Road, and Highway 79 South where the minimum setback requirement shall be one hundred feet (100').
- f. The minimum road right of way setback for all winery buildings and structures shall be fifty feet (50'), except when the site is located next to Rancho California Road, Monte De Oro Road, Anza Road, Glen Oaks Road, Pauba Road, De Portola Road, Buck Road, Borel Road, Butterfield Stage Road, Calle Contento Road, Camino Del Vino Road, and



1 Highway 79 South where the minimum setback requirement  
2 shall be one hundred feet (100').

3 (5) HABITABLE STORIES. The number of habitable stories above a  
4 building's lowest above ground finished floor shall not exceed two  
5 (2).

6  
7 (6) HEIGHT.

8 a. The maximum height for a building shall not exceed forty  
9 ~~thirty~~ feet (340'), ~~except when the project design~~  
10 ~~incorporates terraced lots, then the maximum height of the~~  
11 ~~building shall not exceed forty feet (40') when measured~~  
12 ~~from the lowest finished graded pad.~~ Architectural elements  
13 such as spires, minarets, chimneys or similar structures may  
14 exceed the prescribed height limits where such structures do  
15 not provide additional floor space.

16 b. The maximum height for a structure shall not exceed fifty  
17 feet (50') in height, unless a greater height is approved  
18 pursuant to Section 18.34 of this ordinance. In no event,  
19 however, shall a structure exceed seventy-five (75') feet in  
20 height, unless a variance is approved pursuant to Section  
21 18.27 of this ordinance.

22 (7) Site layouts and building designs shall minimize noise impacts on  
23 surrounding properties and comply with Ordinance No. 847.

24 (8) Drainage channels shall be constructed to avoid undermining or  
25 eroding the roadbed.

26 (9) Curbs, gutters and streetlights shall be constructed in accordance  
27 with Temecula Valley Wine Country Design Guidelines.  
28

- (10) Site layout and design shall be consistent with existing and planned recreational trails and bike paths set forth in the General Plan and the Temecula Valley Wine Country Design Guidelines.
- (11) All utilities shall be installed underground except electrical lines rated at 33kV or greater which may be installed above ground.
- (12) All exterior lighting shall comply with applicable requirements of Ordinance Nos. 655 and 915.
- (13) All exterior lighting, including spotlights, floodlights, electric reflectors and other means of illumination for signs, structures, landscaping, parking, loading, unloading and similar areas, shall be focused, directed, and arranged to prevent glare and direct illumination of streets or adjoining property.
- (14) On-site advertising signs shall be consistent with Temecula Valley Wine Country Design Guidelines and comply with all applicable County signage requirements.
- (15) All residential developments shall record a Right-to-Farm covenant, pursuant to Ordinance No. 625 to protect the vineyard uses from residential encroachment and conflicting land uses.

b. Wine Country Clustered Subdivision Development Standards.

In addition to the General Standards, the following standards shall apply to wine country clustered subdivision in the WC-R Zone:

- (1) Site layout and design shall be consistent with the Temecula Valley Wine Country Design Guidelines to maximize unique site characteristics including, but not limited to, the natural topography, scenic vistas, soil quality and drainage patterns.
- (2) The minimum residential lot size shall be one (1) gross acre.

- (3) Prior to tentative approval of an applicable subdivision map, at least seventy five percent (75%) of net project area shall be set-aside for planting vineyards through production lots or deed restriction.
- (4) Fifty percent (50%) of the set-aside area shall be planted prior to issuance of the building permit for the first dwelling unit and remaining twenty five percent (25%) prior to finalization of the building permit for the first dwelling unit.
- (5) A wine country clustered subdivision consisting of forty (40) gross acres or more shall provide at least one (1) production lot.
- (6) A wine country clustered subdivision that includes a production lot of at least 25 gross acres may have a Class I winery.
- (7) Set-aside areas shall be maintained for production of grapes in perpetuity by any of the following: property owner's association, home owner's association or County Service Area.
- (8) On-site improvements for production lots and deed restricted areas including, but not limited to, lighting, ingress and egress shall be limited to improvements necessary to maintain the production lots and deed restricted areas.
- (9) On-site improvements for clustered lots including, but not limited to, roads, signage, parking, street furniture and exterior lighting shall be consistent with the Temecula Valley Wine Country Design Guidelines and comply with all applicable County signage requirements.
- (10) Wine Country Clustered subdivisions shall include an established on-site vineyard and comply with Ordinance No. 460.

c. Winery Standards. In addition to the General Standards, the following standards shall apply to all wineries in the WC-R zone:

- (1) A total of seventy-five percent (75%) of the net project area shall be planted in vineyards prior to issuance of certificate of occupancy or final inspection, whichever occurs first. Fifty percent (50%) of the vineyard requirement shall be planted prior to issuance of building permit for the winery.
- (2) To achieve the seventy-five (75%) percent requirement, fifteen percent (15%) of the net project area may include the planting of olive trees and the remaining sixty percent (60%) of the net project area shall be planted in vineyards.
- (3) The seventy-five (75%) planting requirement shall not include water features, natural or manmade lakes or the planting of grapevines in parking lots, but may include planting in the road right of way as may be approved by the Director of Transportation or his designee.
- (4) Vineyards used to meet the above planting requirement shall have a minimum average density of 450 vines per acre. Olive trees used to meet the above planting requirement shall have a minimum average density of 100 olive trees per acre.
- (5) The seventy-five (75%) planting requirement shall be maintained for the life of the permit.
- (6) No amplified sound shall be permitted outdoors, unless an exception to Ordinance No. 847 has been applied for and approved.
- (7) Prior to obtaining a Certificate of Occupancy, a winery operator shall obtain all applicable permits or licenses required by the California Department of Beverage Control.
- (8) A minimum of seventy-five percent (75%) of the ~~The~~ grapes utilized in wine production and retail wines sales shall ~~meet the following~~

1 ~~minimum requirement: seventy five percent (75%) shall~~ be grown  
2 in Riverside County, except ~~during for~~ the following:

3 a. When the Board of Supervisors declares an Agricultural  
4 Emergency for the Temecula Valley Wine Country Area.  
5 The declaration shall be for a specific period of time and any  
6 winery within the Temecula Valley Wine Country Area  
7 Policy Area may take advantage of the exemption.

8 b. ~~During t~~The first ~~three~~ years from the plot plan's or  
9 conditional use permit's effective date.

10 (9) Of the wine sold by a winery, at least fifty percent (50%) of the wine  
11 must be produced on the winery's site premises.

12 (10) A Class I Winery shall be less than 1,501 square feet in size.

13 (11) A Class II Winery shall be at least fifteen hundred (1,500) square  
14 feet in size and shall produce at least three thousand five hundred  
15 (3,500) gallons of wine annually as determined by the County  
16 Agricultural Commissioner.

17 (12) Prior to the issuance of a building permit for any incidental  
18 commercial uses, the winery shall be constructed.

19 (13) Prior to the issuance of a certificate of occupancy for any incidental  
20 commercial uses, the winery shall be operational.

21 (14) Buildings and structures shall be designed in a rural, equestrian or  
22 wine country theme consistent with the Temecula Valley Wine  
23 Country Design Guidelines.

24 (15) Automobile parking spaces shall comply with Section 18.12 of  
25 Ordinance No. 348 and shall be consistent with the rural standards  
26 of the Temecula Valley Wine Country Policy Area of the Riverside  
27  
28

1 County General Plan and the Temecula Valley Wine Country  
2 Design Guidelines.

3 (16) Loading, trash, and service areas shall be screened by structures or  
4 landscaping and shall be located and designed in such a manner as  
5 to minimize noise and odor impacts to adjacent properties.

6 (17) Outside storage areas shall be screened from view by structures or  
7 landscaping.

8 (18) All roof mounted mechanical equipment shall be screened from the  
9 ground elevation view to a minimum sight distance of thirteen  
10 hundred twenty feet (1,320')."

11 Section 2. EFFECTIVE DATE. This ordinance shall take effect thirty (30) days  
12 after its adoption.

13  
14  
15 BOARD OF SUPERVISORS OF THE COUNTY  
16 OF RIVERSIDE, STATE OF CALIFORNIA

17 By: \_\_\_\_\_  
18 Chairman

19 ATTEST: Kecia Harper-Ihem  
20 CLERK OF THE BOARD

21 By: \_\_\_\_\_  
22 Deputy  
23 (SEAL)

24  
25 APPROVED AS TO FORM  
26 February \_\_\_\_\_, 2014

27 By: \_\_\_\_\_  
28 KARIN WATTS-BAZAN

Principal Deputy County Counsel

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G:\PROPERTY\MCLACK\PLANNING AND LAND USE\WINE COUNTRY COMMUNITY PLAN\CLEAN UP REVISIONS TO WCCP ZONING ORDINANCE APPROVED BY BOARD 1-25-14.DOC

**NOTICE OF PUBLIC HEARING**  
and  
**INTENT TO CONSIDER AN ADDENDUM TO AN  
ENVIRONMENTAL IMPACT REPORT (EIR)**

**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:

**CHANGE OF ZONE NO. 7879** – Intent to Consider an Addendum to EIR No. 524 – Applicant: Riverside County – Third Supervisorial District - Rancho California Zoning Area - Southwest Area Plan: Rural: Rural Residential (R:RR), Rural: Rural Mountainous (R:RM), Rural Community: Estate Density Residential (RC:EDR), Community Development: Commercial Tourist (CD:CT), Open Space: Rural (OS:RUR) and Agriculture: Agriculture (AG:AG)- Temecula Valley Wine Country Policy Area – Location: The Temecula Valley Wine Country Policy Area, approximately 17,910 acres east of the City of Temecula - Zoning: Residential Agricultural – 2 1/2, 5, 10 and 20 Acre Minimum (R-A-2 1/2, R-A-5, R-A-10, and R-A-20), Rural Residential (RR), Light Agricultural- 10 and 20 Acre Minimum) (A-1-10, A-1-20), Wine Country – Winery (WC-W), Wine Country – Winery Existing (WC – WE) and Citrus Vineyard (CV) **REQUEST:** The Project is an amendment to Ordinance No. 348 that modifies provisions within the following zoning classifications: the Wine Country – Winery (WC-W) Zone, Wine Country – Winery Existing (WC – WE) Zone, Wine Country – Residential (WC-R) Zone and the Wine Country – Equestrian(WC-E) Zone. In summary, the modifications to the zoning classifications clarify definitions, permit existing uses to continue under existing entitlements, ensure consistency between the WC Zones and the Temecula Valley Wine Country Policy Area, include additional development standards to allow flexibility in project design that would meet the objective of preserving the region's characteristics, and ensure wine production utilize grapes grown in Riverside County and produce on the project site. Project Planner: Phayvanh Nanthavongdouangsy at (951) 955-6573 or email [pnanthav@rctlma.org](mailto:pnanthav@rctlma.org).

TIME OF HEARING: 9:00 a.m. or as soon as possible thereafter.  
DATE OF HEARING: **NOVEMBER 4, 2015**  
PLACE OF HEARING: County Administrative Center  
1<sup>st</sup> Floor Board Chambers  
4080 Lemon Street  
Riverside, CA 92501

For further information regarding this project, please contact Project Planner, Phayvanh Nanthavongdouangsy at (951) 955-6573 or e-mail [pnanthav@rctlma.org](mailto:pnanthav@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-described project will not have a significant effect on the environment and has recommended certification of an addendum to an EIR. The Planning Commission will consider the proposed project, and the proposed addendum, at the public hearing.

The case file for the proposed project, and the final environmental impact report, may be viewed Monday through Friday, from 8:00 A.M. to 5:00 P.M. at the Planning Department office, located at 4080 Lemon St. 12th Floor, Riverside, CA 92501.

Any person wishing to comment on the proposed project may do so in writing between the date of this notice and the public hearing; or, may 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 this project is challenged in court, the issues may be limited to those 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: Phayvanh Nanthavongdouangsy

P.O. Box 1409, Riverside, CA 92502-1409

**COUNTY OF RIVERSIDE  
ENVIRONMENTAL ASSESSMENT FORM: INITIAL STUDY**

**First Addendum to Final Environmental Impact Report No. 524  
State Clearing House No. 2009121076 | EIR NO. 524 Certified on March 11, 2014**

**Project Case Type (s) and Number(s):** Zone Change NO. 7879 (Ordinance No. 348.4817)  
**Lead Agency Name:** County of Riverside Planning Department  
**Address:** P.O. Box 1409, Riverside, CA 92502-1409  
**Contact Person:** Phayvanh Nanthavongdouangsy  
**Telephone Number:** 951-955-6573  
**Applicant's Name:** County of Riverside Planning Department  
**Applicant's Address:** 4080 Lemon St. 12<sup>th</sup> Floor, Riverside CA 92507

**I. PROJECT INFORMATION**

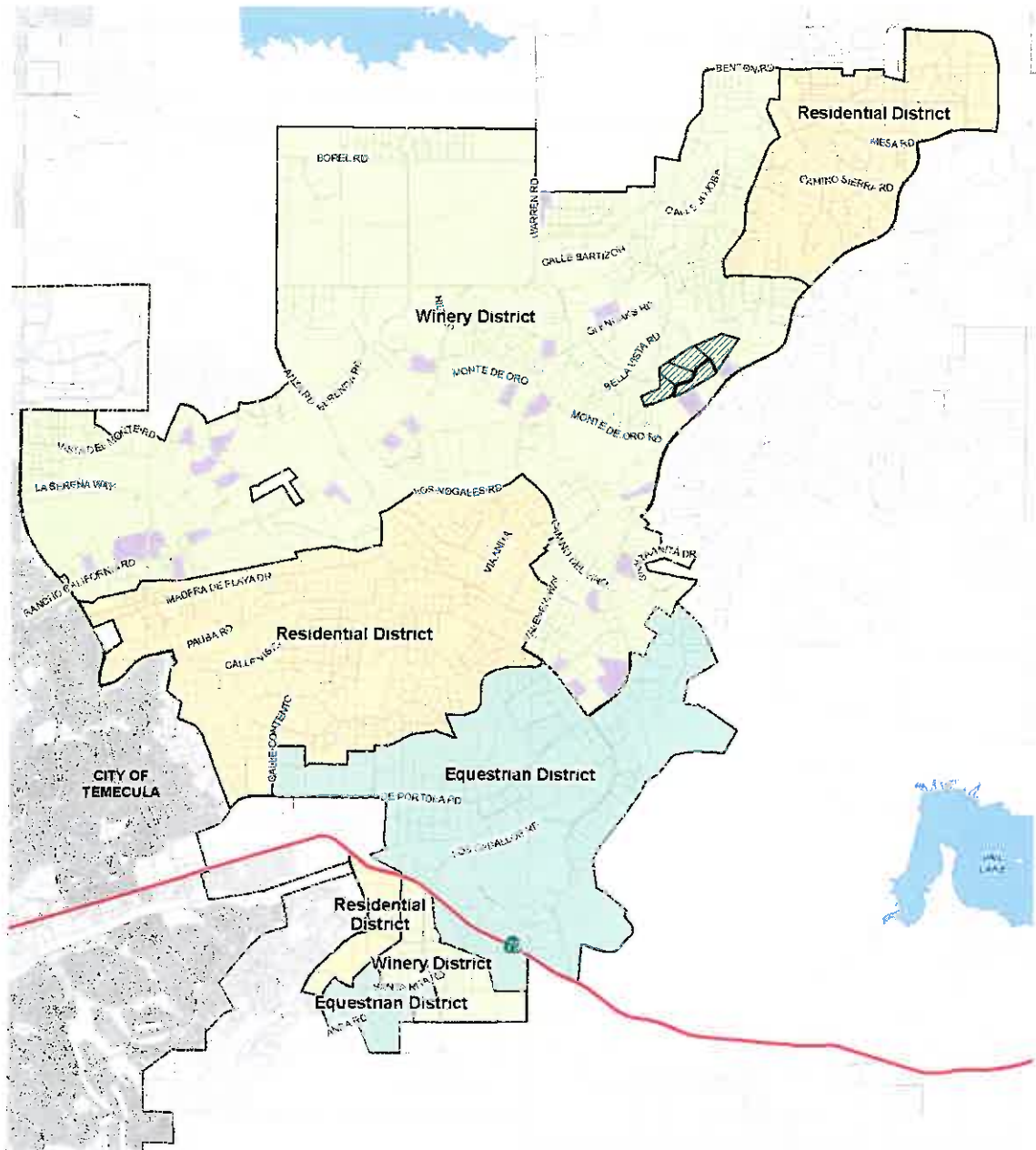
**A. Project Summary:**

The project, Change of Zone No. 7879, also called Ordinance No. 348.4817, is an amendment to Ordinance No. 348 that modifies provisions within the following zoning classifications: Wine Country – Winery (WC-W) Zone, the Wine Country – Winery Existing (WC-WE) Zone, Wine Country – Equestrian (WC-E) Zone and the Wine Country – Residential (WC-R) Zone; as well as, modification to other sections within Ordinance No. 348 for consistency purposes including Section 18.48 Alcoholic Beverage Sales and Section 21.3 Agricultural Zone.

The modifications to the zoning classifications clarify definitions, permit existing uses to continue under existing entitlements, ensure consistency between the WC Zones and the Temecula Valley Wine Country Policy Area, include additional development standards to allow flexibility in project design that would meet the objective of preserving the region's characteristics, and ensure wine production utilize grapes grown in Riverside County and produce on the project site.

The Wine Country Zones are only applicable to development within the Temecula Valley Wine Country Policy Area boundary shown in Figure 1 below. The Policy Area is located in the Southwest Area Plan generally within the southwestern portion of the unincorporated Riverside County, approximately three miles north of the San Diego County's border. The Policy Area covers approximately 17,910 acres of land located east of the City of Temecula, north of the Pechanga Band of Luiseno Indian Reservation, south of Lake Skinner, and northwest Vail Lake.

(Figure 1: Southwest Area Plan Figure 4B "Temecula Valley Wine Country Policy Area with Districts)



Date Source: Riverside County 2011

- Existing Wineries (Less than 20 acres gross)
- Highways
- Equestrian District
- Residential District
- Winery District
- Winery District Overlay
- City Boundary
- Waterbodies

Figure 4B

December 2, 2013  
 0 0.5 1 Miles

Disclaimer: 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. One source is cited (Riverside County, 2011). Accuracy, timeliness, or completeness of any of the data provided, and associated legal responsibility for the information contained on this map, are the sole responsibility of the user.



**PROPOSED TEMECULA VALLEY WINE COUNTRY POLICY AREA WITH DISTRICTS**

**Project Background**

The Wine Country Zones are a part of the Temecula Valley Wine Country Community Plan ("Plan") approved by the Board of Supervisors on March 11, 2014 to provide a blueprint for growth to ensure that future development activities will enhance, not impede, the quality of life for existing and future residents, while providing opportunity for continued development and expansion of winery operations within this region of Riverside County.

The Plan included General Plan Amendment No. 1077 to establish the Temecula Valley Wine Country Policy Area ("Policy Area") with four distinctive Districts (Winery, Equestrian and Residential Districts) along with guiding policies, Ordinance No. 348.4729 to establish the four Wine Country Zones, the Temecula Valley Wine Country Design Guidelines and the Temecula Valley Wine Country Greenhouse Gas Reduction Workbook. The Community Plan potential environmental impacts were analyzed and disclosed through Environmental Impact Report No. 524 which was certified along with the approval of the Plan.

The Wine Country Zones are designed to implement each of the Policy Area Districts and are included in Ordinance No. 348 Riverside County Land Use Ordinance. The purpose of the Wine Country Zones is "to encourage agricultural cultivation, vineyards, wineries, equestrian uses, preserve the wine-making atmosphere, estate living, equestrian life-style, and protect this area and its residents from incompatible uses which could result in reduced agricultural productivity and increased urbanization within the policy area. Incidental commercial uses, such as winery operations and equestrian establishments shall be authorized only when they are secondary, and directly related, to the agricultural or equestrian operations. The intent of allowing the incidental commercial uses is to provide economic viability to the principal agricultural or equestrian operations." The Wine Country Zones provides definitions unique to the Wine Country Zones (Ordinance No. 348 Section 14.91), and each WC Zones provides a list uses and development standards (Ordinance No. 348 Section 14.92 – 14.99).

### **Project Description**

At the time of the Plan's approval, the Board of Supervisors directed staff to monitor the Plan's implementation and report back after a year with recommendations on improvement if needed. Over the past year, Planning received several suggested improvements to the Plan specifically relating to the Wine Country - Winery (WC-W) and Wine Country – Existing (WC-E) Zones. The majority of the suggestions focused on entitlement process, request for clarification of terms and uses unique to Wine Country, flexible approaches to site design, winery development standards, and consistency between each Wine Country Zones and other sections of Ordinance No. 348, as well as, its consistency to the Policy Area. These targeted modifications would improve the implementation of the Plan and ensure the Plan maintains its objectives. As such, On September 15, 2015 per Staff recommendations, the Board initiated an amendment to Ordinance No. 348 to modify sections of the WC-W and WC-WE zones and include modifications to other sections of Ordinance 348 for consistency purposes.

The project will include the following suggested improvements to Ordinance No. 348 to reinforce the Plan's vision and improve implementation:

#### **a) Permit Class V Winery with a Plot Plan approval**

One of the Plan's objectives is "to preserve and enhance the Wine Country region's viticulture potential, rural life style and equestrian activities." The Plan was develop with recognition that the existing agricultural uses and wineries are the building blocks to region's agriculture and economic success. Therefore, the uses that were approved prior to the approval of the Wine Country Community Plan are encouraged to continue to operate as entitled or expand under the Wine Country – Winery and Wine Country – Winery Existing Zones. The Environmental Impact Report (EIR) No.

524 included an inventory of winery entitlements, which includes those that have been approved or under development review at the time the Notice of Preparation was issued, to establish the baseline conditions and to formulate buildout assumptions for impact analysis.

The existing wineries were all approved through the Plot Plan entitlement process. Many of the existing wineries on 20 gross acres or larger would be classified as a Class V Winery under the WC-W Zone. The existing WC-W Zone permits a Class V Winery through an approval of a Conditional Use Permit. Therefore, modifications to an existing winery operation would need to be processed through a new Conditional Use Permit instead of a revision to an existing Plot Plan.

This has created an inefficient review process for existing wineries that would like to modify or expand operations under the WC-W Zone. To ensure that modifications to existing entitlements can occur in an efficient manner, Ordinance No. 348.4817 proposes to permit Class V Wineries through an approval of a Plot Plan, just as they were processed in the past under the C/V Zone. A Class VI Winery will continue to be permitted through an approval of a Conditional Use Permit. This modification is a procedural amendment to the entitlement process. A Plot Plan and Conditional Use Permit both requires site specific analysis, an environmental determination under CEQA, public noticing, and public hearing process. This proposed change will modify Ordinance No. 348 Section 14.92 b (4) and c (2), as noted in Ordinance No. 348.4817 Sections 10 and 11.

This modification is a procedural change that does not change the impact analysis and conclusion of EIR No. 524. This project component does not add a new use or intensify uses that were considered to occur in the Plan area. The Plan permits Class V Wineries in the Winery District. All implementing projects, including a Class V Winery, will require a site specific analysis, and a CEQA determination, as well as, comply with the General Plan policies, development standards, and EIR No. 524 Mitigation Measures. This project component is a procedural change and would not present a significant environmental effect or substantial increase in the severity of previously identified significant effects. This project component will only modify the type of permit needed to establish a Class V Winery; therefore, this change does not create new information of substantial importance that was not known at the time the EIR No. 524 was certified.

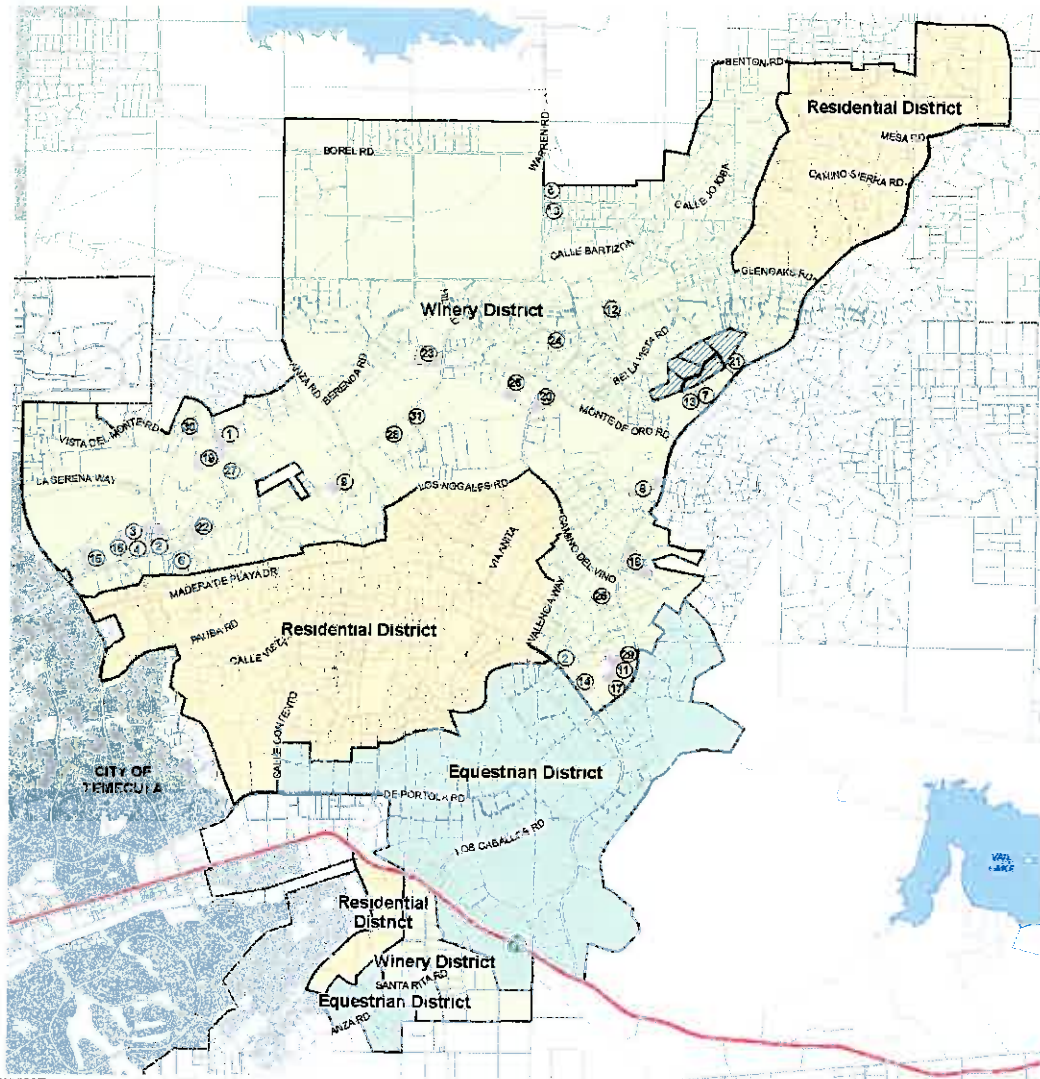
**b) Revise Section 14.94 to allow the 31 existing wineries that were previously approved to continue operating or expand under the WC-WE zone.**

Under the Plan, new wineries with a tasting room with additional incidental commercial uses such as a restaurant, lodging facility, and special occasion facility, must be on a minimum of 20 gross acres. The WC-WE Zone was created to allow 31 existing wineries that are on less than 20 gross acres that has one or more incidental commercial uses to continue their operations as approved, as well as, to expand uses per SWAP 1.10 which states:

“Allow the 31 existing wineries that were adopted prior to March 11, 2014 and are shown on Figure 4B to expand as described in the Wine Country–Winery Existing (WC-WE) Zone.”

These 31 existing wineries' locations and entitlements are shown on Ordinance No. 348 Figure 4A, please refer to Figure 2 below. The modification will include a wine tasting area and restaurant in conjunction with a vineyard on a minimum of five gross acres as permitted uses under the WC-WE Zone to allow these existing uses to continue under the Plan. Adding this use to the WC-WE Zone, will not encourage new tasting rooms or restaurant because the majority of these existing entitlements already include these uses as part of its winery entitlements. This use will actually only apply to a very small number of the 31 existing entitlements that are on 5 acre minimum which are built and operating. This proposed change will modify Ordinance No. 348 Section 14.94 b. (4) to include a wine tasting room and restaurant in conjunction with a vineyard on 5 gross acres, as noted on Ord. 348.4817 Section 19.

Figure 2: Ordinance No. 348 Figure 4A "Zoning Ordinance No. 348.4729 Wineries Under 20 Gross Acres"



NUMBER	WINERY NAME	CASE NUMBER	NUMBER	WINERY NAME	CASE NUMBER
1	Alex's Red Barn Winery	PP20549	17	Keyways Vineyard & Winery	PP14761
2	Bally Vineyard & Winery	PP15079	18	Leonesse Cellars	PP18776
3	Bolero (Europa Village)	PP23319	19	Longshadow Ranch Vineyard & Winery	PP19998
4	Cest La Vie (Europa Village)	PP23320	20	Lorenz Estates Wines	PP25060
5	Chaplin Family Vineyards	PP24279	21	Masia De Yabar Winery	PP23896
6	Churon Inn and Winery	PP15724	22	Miramonte Winery	PP23819
7	Cougar Vineyard & Winery	PP22372	23	Monte De Oro Winery	PP22515
8	Danza Del Sol Winery	PP05531	24	Oak Meadows Winery	PP23376
9	Destiny Vineyards	PP23385	25	Oak Mountain Winery	PP21447
10	Doffo Vineyard & Winery	PP23285	26	Palumbo Family Vineyard & Winery	PP21591
11	Fazzelli Vineyards	PP24771	27	Peitzer Winery	PP21375
12	Foot Path / Foot Print Winery	PP22217	28	Ponte Family Estate Winery	PP16891
13	Frangipani Estate Winery	PP21893	29	Robert Renzoni Vineyard	PP22263
14	Gary Gray	PP16610	30	Vindemia Vineyard & Estate Winery	PP22569
15	Hart Winery	PP14756	31	Wiens Family Cellars	PP18824
16	Il Poggio (Europa Village)	PP23318			

- Existing Wineries (Less than 20 acres gross)
- Equestrian District
- Residential District
- Winery District
- Winery District Overlay
- Highways
- City Boundary
- Waterbodies

Figure 4A

December 2, 2013

0 0.5 1 Miles

Disclaimer: Maps and data are to be used for informational purposes only. They do not constitute an endorsement, and are not necessarily accurate to planning or engineering standards. The County of Riverside makes no warranty of accuracy or fitness for any purpose. This notice is effective only if printed on the map. It is the responsibility of the user to verify the accuracy of any data provided, and to obtain any necessary permits for the information contained on the map. Any use of the provided map requires the user to obtain the necessary permits from the County of Riverside.

ZONING ORDINANCE NO. 348.4729 WINERIES UNDER 20 GROSS ACRES

It is important to note that this change would only permit the existing entitlements inventoried and shown on Ordinance 348.4729 Figure 4A to continue its use or expand under the WC-WE Zone. This project component does not introduce a new use or intensify a use analyzed in EIR No. 524, therefore no new significant effects or a substantial increase in the severity of previously identified significant

effects will result due this change. This project component applies to the 31 existing entitlements shown on Figure 4A and does not represent new information of substantial importance which was not known at the time the previous EIR was certified; therefore, this project component would not result in any new significant effects, or change a significant effect previously examined, or make a rejected a mitigation measure or alternative considered in EIR No. 524 feasible, or create new or change mitigation measures analyzed in EIR No. 524.

**c) Adjust development standards to include flexible site design options to protect the regions' aesthetic characteristics**

The development standards outlined in the Wine Country Zones protect and reinforce the Temecula Valley Wine Country area's rural and agricultural characteristics. The Plan's scenic resources, includes rolling hills, vineyards and other agricultural activities, wineries, equestrian stables, and large residential estates that occur throughout Wine Country. Another scenic resource includes State Route 79 South that is designated as County "Eligible Scenic Highways" and runs east to west, from Pauba Valley to Interstate 15 (I-15), pursuant to the General Plan Circulation Element Figure C-9.

The Plan regulates an implementing projects aesthetic value through implementation of the Wine Country Zones and the Temecula Valley Wine Country Guidelines. The development standards that ensures the implementing project preserves the areas characteristics includes: building and structure height standards; minimum lot size requirement; front, side and rear setback requirements; planting requirement for wineries; and, equestrian land for equestrian facilities.

The approved WC-W Zone limits the height of all buildings including resorts to 30' and 40' if terraced design is incorporated. The WC-W zone also limits the number of habitable stories to three stories for a Wine Country Hotel and two stories for a Wine Country Resort. These provisions pose a design challenge for implementing projects that want to maximize 2 rooms per gross acres and meet all of the development standards within the bounds of a site's environmental constraints (e.g. topography, Blueline stream, MSHCP compliance, flood zones and easement dedications).

To help implementing projects maximize the build out potential, as well as, enhance the Community's characteristics, the project proposes to modify the habitable stories development standards to allow three-story Wine Country Hotel and Wine Country Resort only if the following conditions are met: (1) the Wine Country Hotel or Wine Country Resort is located along following roads: Rancho California Road, Monte De Oro Road, Anza Road, Glen Oaks Road, Pauba Road, De Portola Road, Buck Road, Borel Road, Butterfield Stage Road, Calle Contento Road, Camino Del Vino Road and Highway 79 South; and (2) the hotel buildings are set back five hundred feet away from the specified roads; or 2) in the event that the 500 feet setback cannot be achieved, the setback may be reduced as long as only two habitable stories are visible from the specified roads. Vineyards or other design features may be used to reduce visibility of the habitable stories.

The 500' setback or the option of masking the first story will visually minimize the building's mass of a three-story Wine Country Hotel and Wine Country Resort along the specified roadways. The number of habitable stories along all other roads within the Winery District will remain at two. The proposed change modifies Ord. No. 348 Section 14.93 a. (5), as noted on Ordinance No. 348.4817 Section 14.

The existing development standards for all WC-W Zones set the maximum building height to 30' and 40' if the project includes terraced design. The project also proposes to amend the building height development standard to set the maximum height for all buildings to 40'. As mentioned above, the building height limit is one of many development standards that collectively ensure that an implementing project's visual impacts on existing scenic resources are minimized. The scenic resources include rolling hill sides, vineyards, wineries, large residential estates and equestrian and other agricultural uses. The building height of existing buildings associated with these scenic resources ranges from 20' to 50' as permitted through the existing zone classifications. The proposed

change will increase the building height limit from 30' to 40' to allow implementing projects greater flexibility in building and site design to maximize its buildout potential. The 40' limitation maintains a fairly low height restriction that is consistent to what occurs in the Plan area. Additionally, implementing projects are required to comply with the Temecula Valley Design Guidelines, which provides guidance on site design and architectural elements that will enhance the winemaking, equestrian, and residential characteristics of the Policy Area. The proposed change will modify Ordinance No. 348 Section 14.93 a (6) a, Section 14.95 a (6) a., Section 14.97 a (6) a, and Section 14.99 a (6); as noted on Ord. 348.4817 Sections 15, 22, 27 and 33.

The proposed modification introduces different development standards than were approved in the Plan; however, these standards achieve the same intent on preserving the Plan's existing scenic resources by minimizing building mass and keeping the height consistent with the area's built environment. The development standard modifications will not introduce a new use from what was considered to occur in the Plan and analyzed in EIR No. 524. The proposed change would not result in new, or substantially more severe, significant environmental impacts analyzed in EIR No. 524 because the proposed changes also minimizes impacts to the surrounding area to a level of less than significant. This change does not represent new information of substantial importance which was not known at the time the previous EIR was certified; therefore, this project component would not result in any new significant effects, or change a significant effect previously examined, or make a rejected a mitigation measure or alternative considered in EIR No. 524 feasible, or create new or change mitigation measures analyzed in EIR No. 524.

**d) Clarify definitions unique to Wine Country**

The project will include modifications to clarify Wine Country terminology. This modification will not add any definitions or new uses that were not considered in the Wine Country Community Plan and analyzed in EIR No. 524. The definition for Class III Winery, Class IV Winery, Class V Winery, Class VI Winery, Wine Country Hotel and Wine Country Resort will include minor modifications to clarify its meaning.

The Class III Winery and Class IV Winery definition will clarify that a winery project may include a delicatessen with a maximum of 1,500 square feet (SF) or establish a restaurant. The proposed change is to include a comma after the word feet to clarify that the square feet limitation only applies to a delicatessen and not to a restaurant. The proposed change is a technical amendment and does not add a new use that was not already considered to occur in the Plan. The proposed change will modify the Class III Winery and IV Winery definitions in Ordinance No. 348 Section 14.91 f. (8) and g. (8), as noted in Ord. 348.4817 Sections 1 and 2.

A Class V Winery and Class VI Winery definition will clarify that a winery may include both a delicatessen with a maximum 1,500 SF and also establish a restaurant. This is a minor modification that would not increase the intensity of the overall winery projects that are appropriate for this region. A delicatessen is a basic eatery that sells food already prepared or requiring little preparation for serving. The foods served at a delicatessen are limited to cooked meats, cheese, salads, fruits, etc. The items are very limited when compared to what a restaurant would offer. The service areas may attract the same number of visitors and will require the same amount parking spaces based on the square footage of the serving area. Therefore, providing the option of both a restaurant and a delicatessen would not increase the intensity of a winery project if it was to only include one of the uses or both. The winery project's ultimate development envelop would still be subject to the 75% planting requirement, setback requirements, parking requirements and other development standards set in Ordinance No.348. This is a minor modification to the definitions and does not introduce a new use or intensify a use that was already considered to occur in the Plan and analyzed in the Certified EIR No.524. The proposed change will modify the Class V and VI Winery definitions in Ord. 348 Section 14.91, as noted in Ord. 348.4817 Sections 3, 4, 5 and 6.



The proposed change will also modify the Wine Country Winery and Wine Country Resort Definitions to clarify that the only difference between the two terms is that a Wine Country Resort also includes an amphitheater, golf course and driving range. This is a minor modification of terminology and does not introduce a new use or intensify a use that was already considered to occur in the Plan and analyzed in the Certified EIR No. 524. The proposed change will modify the Wine Country Winery and Wine Country Resort definitions in Ord. 348 Section 14.91, as noted in Ord. 348.4817 Sections 7 and 8.

These minor modifications to the definitions clarify uses associated with a Winery and ensure that implementing projects carries forward the Community Plan's objectives. The clarification of definitions would not introduce a new use or increase an intensity of an existing use that was not already considered in to occur in the Plan and analyzed in the EIR No. 524. These are minor modification to existing terms that would not result in new or substantially more severe significant environmental impacts compared with the analysis of the Plan in the certified EIR. This change does not represent new information of substantial importance which was not known at the time the previous EIR was certified; therefore, this project component would not result in any new significant effects, or change a significant effect previously examined, or make a rejected a mitigation measure or alternative considered in EIR No. 524 feasible, or create new or change mitigation measures analyzed in EIR No. 524.

**e) Ensure consistency between the Wine Country Zones and the zones consistency with the General Plan policies.**

Similar to all agricultural zones in Ordinance No. 348, the Wine Country Zones permits the drying, processing and packing in conjunction with agricultural operation or an incidental commercial use by "right", meaning no planning case entitlement is needed to establish the use. However, it should be clarified that an agricultural building to support the drying, processing and packing are also permitted within the WC-W, WC-WE and WC-R Zones just as it is permitted in all other agricultural zones including the WC-E Zone. The project proposes to amend the permitted use section of the WC-W, WC-WE, and WC-R Zones to allow buildings and structures to support the agricultural uses. The WC-E Zone will also be modified to ensure that the proposed language for compliance with Ordinance No. 457 "County of Riverside Ordinance Relating to Building Requirements" and consistent with all other WC-Zones. The proposed change will modify Ordinance No. 348 Sections 14.92 a. (2) of the WC-W Zone, Section 14.94 a. (3) of the WC-WE Zone, Section 14.96 a. (4), and Section 14.98 a. (3) of the WC-R Zone, as noted in Ordinance No. 348.4817 Section 9, 18, 25, and 30.

The drying, processing and packing operations in conjunction to agricultural operations are permitted in all WC-W Zones. This change would clarify that buildings and structures for drying, processing, and packing may be built to support such operations in all Wine Country Zones; therefore, this change will not result in new or substantially more severe significant environmental impacts compared with the analysis of the Plan in the certified EIR. This is a minor clarification to the WC Zones and does not represent new information of substantial importance which was not known at the time the previous EIR was certified; therefore, this project component would not result in any new significant effects, or change a significant effect previously examined, or make a rejected a mitigation measure or alternative considered in EIR No. 524 feasible, or create new or change mitigation measures analyzed in EIR No. 524.

The project also proposes to amend the development standard section for the WC-W and WC-WE Zone to align the minimum lot size to the density requirements outlined in the Temecula Valley Wine Country Policy Area policy SWAP 1.5. EIR No. 524 used the densities outlined in SWAP 1.5 used for the Policy Area's buildout analysis. The proposed amendment will change the existing minimum lot size from 20 gross acres to 10 gross acres in the development standards for the WC-W and WC-WE Zones. The project will also clarify that the minimum lot size requirement only applies to future subdivision and not the minimum lot size to establish a use. This modification does not introduce a

new use in the Plan area and will not increase the projected buildout analyzed in the Certified EIR No. 524. The proposed change will modify Ordinance No. 348 Section 14.93 a. (1) of the WC-W Zone and Section 14.95 a. (1) of the WC-WE Zone, Section 14.97 a. (1) of the WC-E Zone and Section 14.99 a. (1) of the WC-R Zone, as noted in Ordinance No. 348.4817 Sections 12, 13, 20, 21, 31, and 32.

EIR No. 524 assumed the Plan will buildout with the uses outlined in the Policy Area and the WC Zones. The project amends the development standard section for the WC-W and WC-WE Zone to align the minimum lot size to the density requirements outlined in the Temecula Valley Wine Country Policy Area policy SWAP 1.5. SWAP 1.5 permits 1 dwelling per 10 gross acres within the Winery District. The WC-W and WC-WE zones will be modified to be consistent with this policy. This modification does not introduce a new use that was not already considered to occur in the Plan and will not increase the projected buildout analyzed in the EIR No. 524; therefore, this change would not result in new or substantially more severe significant environmental impacts compared with the analysis of the Plan in the certified EIR. This modification will align the WC-W and WC-WE Zones with the Policy area does not represent new information of substantial importance which was not known at the time the previous EIR was certified; therefore, this project component would not result in any new significant effects, or change a significant effect previously examined, or make a rejected a mitigation measure or alternative considered in EIR No. 524 feasible, or create new or change mitigation measures analyzed in EIR No. 524.

**f) Institute minor modifications to the winery development standards to strengthen the fundamentals of a winery establishment.**

Wineries are permitted throughout the Policy Area boundary. To ensure that the wineries promote and support the region's viticulture industry it is important that the winery source its grapes from local sources specifically within Riverside County and that at least 50% of the wine sold at a winery must be produced on a winery's site.

Current development standards for a winery permit two types of exemptions from using grapes grown in Riverside County. The first type provides an exemption if an Agricultural Emergency is declared for this region. The second type provides an exception during the first three-years from the date of a winery project's approval. The project proposes to change the number of years from three to one. This will ensure locally sourced grapes are used in production and that the vineyards remain the primary use for this region. The second change will make it clear that wine produced and sold by a winery must be produced on the winery's site. A winery may hold appropriate licensing from the state and federal government to produce wine on multiple premises. Using the word "site" in the WC Zones' development standard will ensure that at least 50% of the wine sold by a winery is produced on the winery's site. The proposed change will modify the development standards within all WC Zones Ordinance No. 348 Section 14.93 e (8) b and (9), Section 14.95 d (8) a, Section 14.97 d. (8) and (9), and Section 14.99 c. (8) and (9), as noted in Ordinance No. 348.4817 Sections 16, 17, 23, 24, 28, 29, 34, and 35.

Wineries are permitted throughout the Policy Area boundary. This change does not introduce a new use or intensify impacts associated with the uses considered to occur in the project area and analyzed in EIR No. 524. This change strengthens the development standards for a winery and does not result in a new or new or substantially more severe significant environmental impacts compared with the analysis of the Plan in the certified EIR. This change does not represent new information of substantial importance which was not known at the time the previous EIR was certified; therefore, this project component would not result in any new significant effects, or change a significant effect previously examined, or make a rejected a mitigation measure or alternative considered in EIR No. 524 feasible, or create new or change mitigation measures analyzed in EIR No. 524.

**g) Modify Ordinance No. 348 Section 18.48 Alcoholic Beverage Sales and Section 21.3 Agricultural Zone to include the WC Zones.**

The intent of Section 18.48 Alcoholic Beverage Sales is to provide minimum development standards for alcoholic beverage sales in the unincorporated areas of Riverside County. These standards are designed to provide for the appropriate development of alcoholic beverage sales and to protect the health, safety and welfare of County residents by furthering awareness of laws relative to drinking.

The Wine Country Zones permits the production and sales of alcoholic beverages for on-site and off-site consumption. Therefore, the project will amend Ordinance No. 348 Section 18.48 Alcoholic Beverage Sales to include the WC Zones in the list of zones that permits the sales of alcoholic beverages for off-premises consumption. At a minimum, a winery is permitted with Plot Plan approval within all Wine Country Zones. The proposed change will modify Ordinance No. 348 Section 14.48 to include the WC Zones, as noted on Ordinance No. 348.4817 Section 37.

The project includes a technical amendment to the Alcoholic Beverage Sales Section of Ordinance No. 348 to include the newly created WC Zones. It does not introduce a new use that was not considered and analyzed in the Plan and its Certified EIR No. 524. Therefore, this change would not result in new or substantially more severe significant environmental impacts to scenic resources compared with the analysis of the Plan in the certified EIR.

The project also includes an amendment to the definition section of Ordinance No. 348 Section 21.3 Agricultural Zones. Currently Ordinance No. 348 Agricultural Zone definition includes Zones A-1, A-P, A-D and C/V. The WC- W, WC-WE and WC-E Zones primarily encourages agricultural uses that supports and promotes the areas agricultural, vineyards, and equestrian uses and therefore should primarily be considered agricultural zones. The proposed change will modify Ordinance No. 348 Section 21.3 Agricultural Zone to include these zones, as noted in Ordinance No. 348.4817 Section 36.

This technical change will define these zones as agricultural zones and does not introduce a new use to the Plan area and analyzed in EIR No. 524. Therefore, this change would not result in new or substantially more severe significant environmental impacts compared with the analysis of the Plan in the certified EIR.

These technical changes do not represent new information of substantial importance which was not known at the time the previous EIR was certified; therefore, this project component would not result in any new significant effects, or change a significant effect previously examined, or make a rejected a mitigation measure or alternative considered in EIR No. 524 feasible, or create new or change mitigation measures analyzed in EIR No. 524.

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**A-1. Basis for an EIR Addendum determination for Ordinance No. 348.4817**

1. Pursuant to State CEQA Guidelines section 15164, overall, the project would make minor technical changes or additions to Ordinance No. 348 Wine Country Zones Sections 14.90 through 14.99 that was a component of the Temecula Valley Wine Country Community Plan analyzed in the certified EIR NO. 524. These changes are consistent with the objectives of the Community Plan.

Pursuant to Section 15164, the lead agency shall prepare an addendum to a previously certified EIR if changes or additions are necessary but none of the conditions that would trigger a subsequent environmental impact report is present pursuant to State CEQA Guidelines section 15162.

- A) The project includes minor changes and additions to the Wine Country Zoning Classification definitions, entitlement process, and development standards to improve implementation of the Wine Country Community Plan. These modifications are in line with what was considered and analyzed in EIR No. 524. The changes would not present a new use or intensification of uses already permitted in the WC Zones that would result in new significant environmental effects.
- B) The project will clarify definitions, permit existing uses to continue under existing entitlements, ensure consistency between the WC Zones and the Temecula Valley Wine Country Policy Area, include additional development standards to allow flexibility in project design that would meet the objective of preserving the region's characteristics, and ensure wine production utilize grapes grown in Riverside County and produce on the project site. These changes do not present a major change that would present a new significant environmental effect or a substantial increase in the severity of previously identified significant effects that were analyzed in EIR No. 524.
- C) The project does not create new information of substantial importance that was not known at the time the EIR No. 524 was certified. The Wine Country Community Plan included Ordinance 348.4729 that outlines the Wine Country Zone definitions, permitted uses, and development standards. The proposed project makes minor modifications to the Wine Country Zoning Classification that is in line with what was analyzed in EIR No. 524 and would not result in any new significant effects, or change a significant effect previously examined, or make a rejected a mitigation measure or alternative considered in EIR No. 524 feasible, or create new or change mitigation measures analyzed in EIR No. 524.

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

**C. Total Project Area:** effect development within an area of 17,990 acres.

<b>Residential Acres:</b> N/A	<b>Lots:</b> N/A	<b>Units:</b> N/A	<b>Projected No. of Residents:</b> N/A
<b>Commercial Acres:</b> N/A	<b>Lots:</b> N/A	<b>Sq. Ft. of Bldg. Area:</b> N/A	<b>Est. No. of Employees:</b> N/A
<b>Industrial Acres:</b> N/A	<b>Lots:</b> N/A	<b>Sq. Ft. of Bldg. Area:</b> N/A	<b>Est. No. of Employees:</b> N/A
<b>Other:</b> N/A			

**D. Assessor's Parcel No(s):** N/A

**E. Street References:** east of the City of Temecula, south of Lake Skinner, west of Vail Lake, roughly framed by Butterfield Stage Road, State Routh 79, De Portola Road and Borel Road.

**F. Section, Township & Range Description or reference/attach a Legal Description:** Sections 11-14, 22-28, 33-36 of Township 7 South Range 2 West; Sections 8-10, 15-21, 29-32 of Township 7 South Range 1 West; Sections 1-4, 10-14, 23-24 of Township 8 South Range 2 West; and Sections 5-8, 18 of Township 8 South Range 1 West.

**G. Brief description of the existing environmental setting of the project site and its surroundings:** large lot residential estates (2 to 20+ gross acres); equestrian establishments; vineyards, orchards and other agricultural uses; wineries with incidental uses, and commercial uses that supports tourism.

## **II. APPLICABLE GENERAL PLAN AND ZONING REGULATIONS**

### **A. General Plan Elements/Policies:**

- 1. Land Uses:** The proposed text amendment to Ordinance No. 348 will guide future development within the Temecula Valley Wine Country Policy Area, located within the Southwest Area Plan. The proposed text amendment to the Wine Country Zones of Ordinance No. 348 will further the implementation of the policy area by clarifying definitions, permitted uses and development standards. The proposed text change to the Wine Country Zones would not introduce any new uses that were not considered or inventoried in EIR No. 524, or conflict with the Policy Area policies. The project promotes development and preservation of unique communities (LU 3.3), is in accordance with the General Plan and Area Plans (LU 6.1), maintains and enhance the County's fiscal viability, economic diversity and environmental integrity (LU 7.1), improve implementation of the Wine Country Zones to maintain distinct characteristics of each Wine Country Districts (SWAP 1.2) and the maximum density outlined in SWAP 1.5.
- 2. Circulation:** The project is consistent with the policies of the Circulation Element of the General Plan and the Southwest Area Plan. The Community Plan included an updated circulation network to adequately serve development within the policy area (C 2.2, SWAP Figure 7). The proposed text amendment to the Wine Country Zone would not prevent the circulation network from developing or encourage new development that was not already considered and inventoried in the Certified EIR No. 524; therefore, the project will not result in any change to the existing General Plan circulation network.
- 3. Multipurpose Open Space:** The Community Plan addressed consistency with the Multi-species Habitat Conservation Plan. The proposed update to ORD. 348 would not prevent compliance with the MSHCP. The Community Plan EIR No 524 included mitigation measures for biological and cultural resources. The proposed text amendment to Ord 348 will provide flexibility in site design so that development may reach its full potential within the allowable development envelop and its environmental constraints.
- 4. Safety:** The project is consistent with the policies of the Safety Elements of the General Plan and the Southwest Area Plan. The proposed text amendment to Ordinance No. 348 does not include any additional standards or uses that would be detrimental to Community's safety. Buildings and Structures resulting from implementation of Ordinance No. 348 are subject to all County regulations including General Plan policies and ordinances. The Community Plan EIR No. 524 included mitigation measures to address potential safety impacts. The proposed text amendment to Ordinance No. 348 would not introduce any new development or intensify a use that was not already considered to occur within the Plan and analyzed in the Certified EIR No. 524. The implementing projects would still be subject to the Safety Mitigation Measures
- 5. Noise:** The Community Plan EIR No. 524 included mitigation measures to ensure that potential noise impacts are mitigated. The proposed text amendment to Ordinance No. 348 will not change development standard that will regulate and mitigate potential noise impacts. The project will not encourage new noise sources that were not already considered and analyzed as part of the Plan and its Certified EIR No. 524.

6. **Housing:** The Community Plan EIR No. 524 analyzed the density of 1 dwelling unit per 10 acres within the Winery and Equestrian Districts and 1 dwelling unit per 5 acres within the Residential District as projected through SWAP Policy 1.5. The proposed Ordinance No 348 will make the zones' development standards consistent with the Temecula Valley Wine Country Policy Area policy SWAP 1.5. The project will not introduce a new use or increase density that were projected for the Plan and analyzed in the Certified EIR No. 524.
  
7. **Air Quality:** The project is consistent with the Policies of the Air Quality Element of the General Plan. The Community Plan EIR No. 524 include mitigation measures for potential air quality impacts. The proposed Ordinance No. 348 does not introduce new uses or increase intensity of a use that was not already considered in the EIR No. 524 that may impact air quality.
  
8. **Healthy Communities:** The project is consistent with the policies of the Healthy Communities Element. The proposed amendment to Ordinance No. 348 will not hamper preservation of rural open space areas and scenic resources of Wine Country Region (HC 4.1). The project does not include a new use or intensify the build out scenario considered to occur through the implementation of the Plan and analyzed in its Certified EIR No. 524.
  - a. **General Plan Area Plan(s):** Southwest Area Plan
  
  - b. **Foundation Component(s):** Agriculture, Rural, Rural Community, and Community Development
  
  - c. **Land Use Designation(s):** Estate Density Residential, Agriculture, Rural Residential and Rural Mountainous
  
  - d. **Overlay(s), if any:** N/A
  
  - e. **Policy Area(s), if any:** Temecula Valley Wine Country Policy Area
  
  - f. **Adjacent and Surrounding:**
    - i. **Area Plan(s):** Southwest Area Plan
  
    - ii. **Foundation Component(s):** Community Development, Rural, Rural Community and Agriculture
  
    - iii. **Land Use Designation(s):** Estate Density Residential, Rural Residential, Agriculture, Commercial Tourist, and Medium Density Residential
  
    - iv. **Overlay(s), if any:** N/A
  
    - v. **Policy Area(s), if any:** Vail Lake Policy Area and Highway 79 Policy Area
  
  - g. **Adopted Specific Plan Information**
    - i. **Name and Number of Specific Plan, if any:** N/A
  
    - ii. **Specific Plan Planning Area, and Policies, if any:** N/A

- h. **Existing Zoning:** Rural Residential, Residential Agricultural, Light Agricultural,
- i. **Proposed Zoning, if any:** N/A
- j. **Adjacent and Surrounding Zoning:** Rural Residential (RR), Residential Agricultural (RA), Light Agricultural (A-1)

**9. 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               |   |

**10. DETERMINATION**

On the basis of this initial evaluation:

<b>A PREVIOUS ENVIRONMENTAL IMPACT REPORT/NEGATIVE DECLARATION WAS NOT PREPARED</b>
<input type="checkbox"/> I find that the proposed project <b>COULD NOT</b> have a significant effect on the environment, and a <b>NEGATIVE DECLARATION</b> 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. <b>A MITIGATED NEGATIVE DECLARATION</b> will be prepared.
<input type="checkbox"/> I find that the proposed project <b>MAY</b> have a significant effect on the environment, and an <b>ENVIRONMENTAL IMPACT REPORT</b> is required.

<b>A PREVIOUS ENVIRONMENTAL IMPACT REPORT/NEGATIVE DECLARATION WAS PREPARED</b>
<input type="checkbox"/> I find that although the proposed project could have a significant effect on the environment, <b>NO NEW ENVIRONMENTAL DOCUMENTATION IS REQUIRED</b> 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 checked="" 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 <b>ADDENDUM</b> 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

10-30-15

Printed Name

Phayvanh Nanthavongdangsy

For Steve Weiss, AICP, Director



## 11. 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
<b>Findings on AESTHETICS</b> Would the project				
<b>1. Scenic Resources</b>				
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 C-9 "Scenic Highways"; Temecula Valley Wine Country Community Plan, Certified Environmental Impact Report No. 524 RESOLUTION NO. 2014-044, Ordinance No. 348.4817

Findings of Fact: The project modifies the zoning classifications to clarify definitions, permit existing uses to continue under existing entitlements, ensure consistency between the WC Zones and the Temecula Valley Wine Country Policy Area, include additional development standards to allow flexibility in project design that would meet the objective of preserving the region's characteristics, and ensure wine production utilize grapes grown in Riverside County and produce on the project site. The EIR No. 524 Section 4.1 Aesthetics, Light and Glare describes the Plan's scenic resources to include rolling hills, vineyards and other agricultural activities, wineries, equestrian stables which occur throughout Wine Country. Another scenic resource includes State Route 79 South which is designated as "County Eligible Scenic Highways" and runs east to west, from Pauba Valley to Interstate 15 (I-15), per General Plan Circulation Element Figure C-9.

The EIR No. 524 concluded that the Plan's impacts to SR-79 and scenic resources would be less than significant with mitigation incorporated. The construction of buildings, fencing, signage, and lighting could detract from the scenic country feel for travelers using this highway. New projects and its operations will change the existing visual characteristics of vacant/agricultural lands or expansion of new uses. Construction activities will comply with applicable County policies and standard conditions, as well as the mitigation measures from General Plan EIR No. 441. Potential visual impacts from construction and implementation of future projects within the Project area could occur. The Certified EIR No. 524 included Mitigation Measures (MM) AES-1 and MM AES-2 to mitigate the potential visual impacts.

MM AES-1 requires the County to work with utility and infrastructure providers to make sure that all sewer, water, and storm drain infrastructure improvements located along the Highway 79 South corridor do not significantly detract from the scenic quality of this area, or affect the County's ability to designate this roadway as a County Scenic Highway at a later date.

MM AES-2 requires all implementing projects to provide signage plans to ensure that signage does not obstruct or degrade scenic vistas or views, or result in the creation of public views that are aesthetically offensive – thus preserving the existing visual character and quality of future development sites to the fullest extent feasible. The Wine Country Design Guidelines – which includes a signage plan – sets out performance standards and examples of acceptable and unacceptable signage for future implementing projects.

As discussed above under the project description, none of the project components presents a new use or intensify a use that was considered to occur under the Plan and analyzed in the Certified EIR No. 524. The project changes reflect the uses that were considered to occur under the plan and the updated development standards meets the intent and objectives of the WC Zones. All standard conditions related to Ordinance No. 655 would continue to be required for any future developments. Therefore, the project would not result in new or substantially more severe significant environmental impacts to Mt. Palomar Observatory compared with the analysis of the Plan in the certified EIR.

Mitigation: No new mitigation measures are required.

Monitoring: No monitoring is required.

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## 2. Mt. Palomar Observatory

a) Interfere with the nighttime use of the Mt. Palomar Observatory, as protected through Riverside County Ordinance No. 655?

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Source: GIS database, Ord. No. 655 (Regulating Light Pollution); Temecula Valley Wine Country Community Plan, Certified EIR No. 524 RESOLUTION NO. 2014-044;

Findings of Fact: Development resulting from implementation of the Wine Country Zone will be conditioned to adhere to Ordinance No. 655.

According to the RCIP and Figure 6 "Mt. Palomar Nighttime Lighting Policy" of the SWAP, the Plan boundary is located within the designated Special Lighting Area that surrounds the Mt. Palomar Observatory. Ordinance No. 655 was adopted by the County Board of Supervisors on June 7, 1988 and went into effect on July 7, 1988. The intent of Ordinance No. 655 is to restrict the permitted use of certain light fixtures emitting into the night sky undesirable light rays which have a detrimental effect on astronomical observation and research. Ordinance No. 655 contains approved materials and methods of installation, definitions, general requirements, requirements for lamp source and shielding, prohibitions and exceptions.

Since the Project site is within the Special Lighting Area that surrounds the Mt. Palomar Observatory all implementing projects must comply with the mandatory requirements of Riverside County Ordinance No. 655. All development will be required to comply with the provisions of Ordinance No. 655, to include but not be limited to: shielding, down lighting and the use of low-pressure sodium lights. Any and all future projects will also include conditions of approval to comply with Ordinance No. 655. These are typically standard conditions of approval and are not considered unique mitigation pursuant to CEQA. With conformance with Ordinance No. 655, any impacts are expected to be less than significant from implementation of the Project. No other mitigation would be required.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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The EIR No. 524 concluded that the Plan implementation would be compliance with compliance with existing regulatory programs, including General Plan policies (Policy LU 4.1), Southwest Area Plan policies (Policy 13.1), County ordinances (Riverside County Ordinance No. 460, Ordinance No. 655, and Ordinance No. 915), and standard conditions or requirements will reduce impacts to the operation of the Palomar Observatory to less than significant.

As discussed above under the project description none of the components of the proposed project present a new use or intensify a use that was considered to occur under the Plan and analyzed in the Certified EIR No. 524. All standard conditions related to Ordinance No. 655 and Ordinance No. 915 would continue to be required for any future developments. Therefore, the project would not result in new or substantially more severe significant environmental impacts to Mt. Palomar Observatory compared with the analysis of the Plan in the certified EIR.

Mitigation: No new mitigation measures are 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: Ordinance No. 655 (Regulating Light Pollution associated with Mt. Palomar Observatory) and Ordinance No. 915 (Regulating Outdoor Lighting); Temecula Valley Wine Country Community Plan, Certified Environmental Impact Report No. 524 RESOLUTION NO. 2014-044, Ordinance No. 348.4817

Findings of Fact: Development resulting from implementation of the Wine Country Zones will be required to comply with County Ordinance Nos. 655 and 915, which restricts lighting hours, types, and techniques of lighting. Ordinance No. 655 requires the use of low-pressure sodium fixtures and requires hooded fixtures to prevent spillover light or glare. Ordinance No. 915 requires all outdoor luminaires to be located, adequately shielded, and directed such that no direct light falls outside the parcel of origin, onto the public right-of-way. Ordinance No. 915 also prohibits blinking, flashing and rotating outdoor luminaires, with a few exceptions.

The EIR No. 524 found that the Plan implementation would increase the effects of light and glare upon existing day or nighttime views by introducing development into previously undeveloped areas. Construction and infrastructure-related lighting impacts will not be significant due to their short-term natures and underground locations, respectively, and the application of requirements already imposed under Riverside County's existing ordinances and policies. However, operational lighting impacts could be potentially significant unless limited by implementation of EIR No. 524 MM AES-3.

MM AES-3 requires all implementing projects to provide lighting plans to ensure that proposed lighting does not create new sources of substantial light or glare that would adversely affect day or nighttime views or expose residential properties to unacceptable light levels. The Wine Country

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Design Guidelines – which includes requirements for lighting – identifies and requires performance standards and examples of lighting requirements that must be met as part of any future lighting plan.

As discussed above under the Project Description, none of the project’s components will introduce a new use or intensify a use that has been considered to occur under the Plan and analyzed in the Certified EIR No. 524. The proposed project does not prevent implementation of MM AES-3 or require modifications to it. Therefore, the project would not result in new or substantially more severe significant environmental impacts relating to lighting issues compared with the analysis of the Plan in the certified EIR.

Mitigation: No new mitigation measures are 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 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, Temecula Valley Wine Country Community Plan, Certified Environmental Impact Report No. 524 RESOLUTION NO. 2014-044, Ordinance No. 348.4817

Findings of Fact:

a) The EIR No. 524 concluded that the Plan implementation would have the potential to result in Prime or Unique Farmland, or Farmland of Statewide Importance (Farmland) being taken out of agricultural production. Assuming all land anticipated to be designated for agricultural use is actively utilized as such at the time of buildout of the Plan, implementation of the Wine Country Zones and policies and other options proposed under the Plan would result in an increase of designated Agriculture land uses compared to existing agricultural uses presently existing in in the Plan area. In addition, compliance with County regulations would prevent or reduce significant impacts due to, or resulting in, the limited conversion of Farmlands to non-agricultural uses. The existing regulations and policies include Riverside County Ordinance No. 509 (Establishing Agricultural Preserve), Ordinance No. 625 (“Right to Farm”), and applicable General Plan policies. Refer to EIR No. 524 Section 4.5.3, “Regulatory Framework”, for an explanation of the use of these regulations. While the

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Wine Country zones and policies would increase the acreage of designated Agricultural land uses and may in turn increase the acreage of agricultural uses, it is possible that implementing project sites could be located on Prime Farmland (or another designation indicating agricultural suitability). Under the Plan, such development would allow development of only up to 25 percent of the total implementing project area based on Policy SWAP 1.4, which allows up to 25 percent of a subject site to be developed with winery and associated facilities (e.g., delicatessens, tasting rooms, special event facilities, etc.). Therefore, the Plan could convert agriculturally suitable farmland and active agricultural land to non-agricultural operational uses. Despite the potential for the Plan to result in an overall increase of land within agricultural production, land uses that do not involve agricultural production could, on a project-specific basis result in Prime or Unique Farmland, or Farmland of Statewide Importance (Farmland) being taken out of agricultural production. Even with the 75% planting requirement, impacts to Farmlands will remain significant and unavoidable.

As discussed in the project description, none of the project's components will introduce a new use or intensify a use that has been considered to occur under the Plan and analyzed in the Certified EIR No. 524. The changes will not allow additional development of Farmland, or result in additional impacts to Farmland, beyond what was considered in the prior EIR. Therefore, the project would not result in new or substantially more severe significant environmental impacts relating to Farmlands compared with the analysis of the Plan in the certified EIR.

b) The EIR No. 524 concluded that the Plan implementation may introduce uses that are not compatible with the Williamson Act and a land within the Riverside Country Preserve. The Plan established new General Plan policies for the 17,910-acre area to, in large part, preserve and protect the agricultural value of the Temecula Valley Wine Country. The Plan establishes 9,734 acres of Winery Districts, in addition to establishing 75% vineyard set-asides for Clustered Subdivisions and wineries within the Residential District and a 75% vineyard set-aside for wineries within the Equestrian Districts. Additionally, and although the Plan does not require the cancellation of any Williamson Act contracts, it is possible that future implementing projects may propose development inconsistent with existing Williams Act contracts. An implementing project's adherence to existing programs, ordinances and General Plan policies would ensure that impacts associated with the Project remain less than significant. The existing regulations and policies include Riverside County Ordinance No. 509 (Establishing Agricultural Preserve), Ordinance No. 625 ("Right to Farm"), and applicable General Plan policies. Implementing projects proposed within the Project area will also require individual site-specific CEQA analysis at a later date to evaluate potential project-specific impacts. In addition, in order ensure that conflicts do not occur with respect to Williamson Act Land Conservation Contract, Mitigation Measure AG-1 requires all implementing projects within an agricultural preserve to cancel the applicable contract where incidental commercial uses are proposed within the Equestrian or Winery Districts or where clustered lots are proposed in the Residential District, and further requires all implementing projects to diminish or disestablish the subject site from the boundaries of such agricultural preserve prior to issuance of a grading permit for any of these uses.

However, impacts to agricultural uses or Williamson Act contracts are less than significant with the implementation of MM AG-1. MM AG-1 requires that all Williamson Act conflicts be resolved before the development of a site-specific future project. Therefore, the prior EIR determined that less than significant impacts related to existing zoning for agricultural use, agricultural preserves, or Williamson Act contracts would occur.

As discussed in the project description, none of the project's components will introduce a new use or intensify a use that has been considered to occur under the Plan and analyzed in the Certified EIR

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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No. 524. The changes to the prior Plan will not create any additional impacts related to agricultural use, agricultural preserves, or Williamson Act contracts. Additionally, for any future projects, MM AG-1 will continue to apply. Therefore, the project would not result in new or substantially more severe significant environmental impacts relating to agricultural use, agricultural preserves, or Williamson Act contracts.

c) and d) The EIR No. 524 found that although the Plan would potentially result in the introduction of new development within 300 feet of agriculturally zoned property in portions of the Plan area, the objectives of the Plan are to ensure that the Temecula Valley Wine Country Policy Area develops in an orderly manner that minimizes conflicts between agricultural and urban uses and decreases the likelihood that conversions from Farmland would occur. The intent of the Plan is to prevent the diminishing effects of urbanization on the rural and agricultural character of the community by restricting incompatible uses. Therefore, less than significant impacts would occur.

As discussed prior, none of the project's components will introduce a new use or intensify a use that has been considered to occur under the Plan and analyzed in the Certified EIR No. 524. No changes to the prior Plan will increase any impacts to Farmlands, land zoned for agricultural use, agricultural preserves, or Williamson Act contracts and will not impact any of ongoing agricultural operations. Therefore, the project would not result in new or substantially more severe significant environmental impacts compared with the analysis of the Plan in the certified EIR.

Mitigation: No new mitigation measures are required.

Monitoring: No monitoring is required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>5. Forest</b>	<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," Temecula Valley Wine Country Community Plan, Certified Environmental Impact Report No. 524 RESOLUTION NO. 2014-044, Ordinance No. 348.4817

Findings of Fact: The EIR No. 524 found that there are no lands zoned as forest land or timberland within the Plan area. No timber resources or related activities would be affected by the implementation of the Plan. Therefore, similar to the prior analysis, the proposed project will have no impacts to Forest Resources.

Mitigation: No new mitigation measures are 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 type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input checked="" 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; Temecula Valley Wine Country Community Plan, Certified Environmental Impact Report No. 524 RESOLUTION NO. 2014-044, Ordinance No. 348.4817

Findings of Fact:

a-f) The EIR No. 524 found that implementation of the Plan would serve to accommodate anticipated growth within the County of Riverside and southern California. Specifically, the Plan contains land use planning policies and programs designed to comply with the implementation of all applicable air quality plans. In addition, the California Air Resources Board (CARB) has regulatory authority over motor vehicle emissions, and the South Coast Air Quality Management District (SCAQMD) has regulatory authority over stationary source emissions and is empowered to enact regulations toward implementing the South Coast Air Basin's Air Quality Management Plan. The prior EIR determined the Plan is consistent with overall land use density contained in the current County General Plan, and is therefore consistent with regional growth planning by CARB and SCAQMD. Therefore, the Plan will result in less than significant impact with mitigation with respect to clean air attainment plans. Although the Plan's accommodation of growth and provision of jobs is consistent with the applicable Air Quality Management Plan, the Plan's implementing projects will increase vehicle miles traveled as they will bring in more tourism, employment, and residential land uses to the area. The emissions resulting from this increase in VMT could be potentially significant, such that implementation of MM AQ-1 through AQ-7 is required to ensure consistency with the Air Quality Management Plan's requirements. Mitigation Measures AQ-1 through AQ-7 will reduce vehicle miles traveled and the resultant air emissions, as well as furthering compliance with the other applicable air quality management and attainment plans.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Construction of the Plan's implementing projects has the potential to create air quality impacts through the use of heavy-duty construction equipment and through vehicle trips generated from construction workers traveling to and from the implementing project site. In addition, fugitive dust emissions would result from demolition and construction activities. Additionally, it should be noted that the development allowable under the Plan is less intense than that which is allowed under current General Plan designations and zoning classifications. Nonetheless, the Plan would exceed the SCAQMD Regional Construction Thresholds for: Volatile Organic Compounds (VOC); Nitrogen Oxides (NOx); Carbon Monoxide (CO); particulate matter (PM)10 and PM2.5. EIR No. 524 outlines the following mitigations to address potential impact on air quality from construction of the Plan. MM AQ-8 through AQ-10 will apply SCAQMD dust control measures and construction equipment control measures to implementing projects. AQ-12 requires implementing projects to prepare site-specific air quality studies in order to document and avoid potential air quality impacts. AQ-13 identifies available SCAQMD "SOON" funds for NOx construction emission reduction and requires construction emission reduction and requires construction contractors to consider and apply for such funding as part of construction plans. EIR No. 524 found that even with implementation of the MM listed, the Plan would be potentially significant impacts to air quality from construction of implementing projects.

Air pollutant emissions associated with Plan's implementing projects' operations would be generated by the consumption of natural gas, electricity, water conveyance and agricultural operations and by the consumption of fossil fuels in vehicles. As shown in Table 4.3-3, *Project Operation Stationary and Mobile Source Emissions*, of the Final Program EIR No. 524, regional emissions associated with the Project would exceed the SCAQMD daily significance thresholds for:

VOC; NOx; CO; PM10 and PM2.5. Also, shown on Table 4.3-4, *Net Increase in San Diego County Regional Mobile Source Emissions*, of the Final Program EIR No. 524, mobile source emissions from vehicles traveling within San Diego County to and from the Project area will exceed SDAPCD daily significance thresholds for CO.

Additionally, as noted in Chapter 4.3 of the Final Program EIR No. 524, the growth allowed under the Project is less intensive than allowed under current zoning, and is therefore considered consistent with the assumptions of the current AQMP and with applicable air quality plans and policies. Thus, the Plan will not jeopardize attainment of clean air standards, although it will result in potentially significant operational emissions. Accordingly, implementation of MM AQ-1 through AQ-7, as well as MM11 and AQ-12 is required. However, even with imposition of these mitigation and Plan design features, the Plan would exceed the SCAQMD thresholds. A substantial proportion of the Projects operational emissions are generated by mobile sources. Regulation of mobile source tailpipe emissions is not within the authority of the County and is governed by state and federal regulations consistent with the interstate commerce clause. Therefore, providing additional emission reduction, including the amount of reductions needed to meet SCAQMD Regional Operational thresholds is not feasible.

EIR No. 524 also concluded that Plan's boundary is within the South Coast Air Basin, which exceeds the ambient air quality standards for ozone, PM10, and PM2.5. The Plan area has registered values above the ambient air quality standards for ozone, PM10, and PM2.5. VOCs and NOX are ozone precursors and are thus relevant to the ozone standards. An exceedance of the SCAQMD threshold levels means that a project could potentially cause or substantially contribute to an exceedance of the ambient air quality standards. Therefore, the Plan could potentially contribute to the adverse health effects of these pollutants (ozone, PM10, PM2.5, NOx, and VOCs), as described in the Final Program EIR No. 524 (Chapter 4.3 pages 4.3-4 through 4.3-6 under "Health Effects of Air Pollutants"), which are presumed to already occur in the Project area from existing Basinwide emissions. Accordingly,



Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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implementation of MM AQ-1 through AQ-13 is required. However, even with compliance with existing regulations and policies, and the implementation of Mitigation Measures AQ-1 through AQ-13, the Plan may result in potentially significant and unavoidable impacts.

EIR No. 524 concluded that potential sources that may emit odors during construction activities include the use of architectural coatings and solvents. SCAQMD Rule 1113 limits the amount of volatile organic compounds from architectural coatings and solvents. Via mandatory compliance with SCAQMD Rules, no construction activities or materials are proposed which would create objectionable odors. Therefore, no impact would occur with regards to odors.

Potential odors associated with the Plan would result from maintenance and cultivation of the vineyards and the wine-making process itself. Objectionable odors associated with the vineyards would result primarily from the use of fertilizers and the wine-making process itself; crushing and fermentation of grapes and decomposition of pomace (grape waste). However, vineyards are currently maintained and operated in the Plan area, so the implementing projects would not introduce any new types of odors beyond what currently exists today.

Another source of potential odors from the implementing projects would be equestrian uses in the area. Odors would result primarily from horses and their waste. As new equestrian facilities would be built in the Equestrian district which currently has equestrian uses, no new types of odors beyond what currently exists would be introduced by the implementing projects. Wastes would be disposed of in accordance with any applicable requirements.

Currently operating and future agricultural or equestrian facilities are required to comply with Rule 402, which limits the amount of nuisance odors. Agricultural operations, which are exempt from Rule 402, are nonetheless subject to applicable Best Management Practices, Southwest Area Plan policies (Policies 1.2, 1.9 and 1.18 ), and any site-specific conditions imposed by the County. Therefore, impacts from objectionable odors are less than significant.

As discussed in the project description, none of the project's components will introduce a new use or intensify a use that has been considered to occur under the Plan and analyzed in the EIR No. 524. All applicable mitigation measures will continue to apply to the implementing projects. Further, the project would not result in an increase in air quality emissions related to construction or operations of any future projects, since the proposed project would not alter the anticipated uses, introduce new uses, or increase the intensity of uses directly or indirectly as evaluated in the prior EIR. The project does not introduce new uses that would general unusual odors from what exists and occurs in the Plan area and considered in the EIR No. 524 analysis. Therefore, the project would not result in new or substantially more severe significant environmental impacts relating to Air Quality compared with the analysis of the Plan in the certified EIR.

Mitigation: No new mitigation measures are required.

Monitoring: No monitoring is required.

**BIOLOGICAL RESOURCES** Would the project

**7. Wildlife & Vegetation**

a) Conflict with the provisions of an adopted Habitat

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
Conservation Plan, Natural Conservation Community Plan, or other approved local, regional, or state conservation plan?				
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, Temecula Valley Wine Country Community Plan, Certified Environmental Impact Report No. 524 RESOLUTION NO. 2014-044, Ordinance No. 348.4817

Findings of Fact:

a) EIR No. 524 concluded that the Plan is located within the MSHCP and contains 34 criteria cells. Implementing projects within criteria cells must undergo the HANS process to determine if the development will be consistent with the conservation requirements of the MSHCP. Implementing projects outside criteria cells may still require habitat assessments and focused surveys to verify the biological resources within the area proposed for development and to ensure that these resources would not be impacted as a result of the proposed development. Absent confirmation that site-specific implementing projects comply with the MSHCP and other biological requirements, a potential conflict with plans that protect biological resources could occur. Implementation of MM LU-1 will reduce any potential significant impacts with regards to consistency with biology resource plans to less than significant levels. MM LU-1 requires a project specific CEQA analysis during the review process for an implementing project, which would include any necessary studies for biological resources and application of a restrictive zone to be placed on areas where sensitive resources require protection.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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b) EIR No. 524 concluded that the Plan contains areas designated by the MSHCP as proposed Core, proposed Extension of Existing Core, and proposed Constrained Linkage. Implementing projects within the Plan area, depending on their location, may be required to undergo the Habitat Acquisition and Negotiation Strategy (HANS) process, prepare habitat assessments and conduct focused surveys to verify the biological resources located within an implementing project site. The HANS process outlines a methodology for permittees to utilize in order to negotiate for, set-aside or purchase of areas needed for conservation. Existing General Plan policies (Policies OS 8.1, OS 17.1 through 17.5, and OS 18.1); and compliance with the MSHCP are intended to protect species and their habitats within Western Riverside County. Since implementing projects will be required to comply with these General Plan policies and MSHCP requirements as part of the development process, impacts associated with the adverse effects on threatened or endangered species are considered to be less than significant.

c and d) As noted in EIR No. 524, migratory birds are regulated and protected under the MSHCP and the Migratory Bird Treaty Act, among other regulations. The MSHCP has as a major focus the identification, preservation and protection of key wildlife corridors, referred to as "linkages" or "corridors" in the MSHCP. In addition, the Plan itself did not propose any specific development, and as such it would be speculative to provide a detailed assessment of potential site-specific effects on migratory birds or corridors. The Plan does provide for extensive wildlife mitigation and protect wildlife by requiring that 75% of every commercial equestrian, clustered subdivision or winery project be set aside for open space, as well as requires larger lot sizes. Implementing projects within the Project area, depending on their location, may be required to undergo the Habitat Acquisition and Negotiation Strategy (HANS) process, prepare habitat assessments and conduct focused surveys to verify the biological resources located within an implementing project site. The HANS process outlines a methodology for permittees to utilize in order to negotiate for, set-aside or purchase of areas needed for conservation. Therefore, less than significant impacts to wildlife and migratory species would occur.

e) As noted in EIR No. 524, the Plan area includes a variety of riparian and sensitive habitats, including streams, vernal pools, and riparian and riverine areas. Individual, site-specific implementing projects could have potential impacts with respect to riparian habitat or other sensitive natural communities. Implementation of MM LU-1 will reduce the impacts to riparian and sensitive habitats to less than significant levels by requiring implementing projects to change of zone to one of the implementing zones. An implementing project will require CEQA analysis during the review process, which would include any necessary studies for biological resources and application of a restrictive zone to be placed on areas where sensitive resources require protection.

f) The EIR No. 524 concluded that given the programmatic nature of the EIR, the size of the study area, and the long buildout timeframe for implementing projects, it is not practical to conduct site-specific jurisdictional delineations at this time. Exhibits 4.4-1 and 4.4-2a-c of EIR No. 524 (Pages 4.4-29 – 4.4-36 of the Final Program EIR No. 524) show "waterways" and "streams," which roughly correspond to potential jurisdictional drainages.

The Plan area contains a number of native creeks and streams. Prior to development of implementing projects within the Plan area, a habitat assessment and MSHCP Consistency Report would be prepared to demonstrate that there would be no indirect effect on conservation areas. All implementing projects proposed within the Plan area would be required to comply with the wetlands permitting process (Sections 401 and 404 of the Clean Water Act as administered by the Regional

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Water Quality Control Board and the U.S. Army Corps of Engineers, respectively, and Section 1600 of the State's Fish and Game Code, as administered by the California Department of Fish and Game) as well as meet the requirements of the MSHCP. These processes and plans prevent and reduce impacts to federally protected wetlands by requiring analysis of the affected resource and the creation of adequate mitigation over equal or greater biological/ hydrological value. Compliance with these existing laws and regulations, including the MSHCP and General Plan policies would reduce impacts to less than significant.

g) EIR No. 524 notes that the Plan is located within the MSHCP and contains 34 criteria cells. Implementing projects within criteria cells must undergo the HANS process to determine if the development will be consistent with the conservation requirements of the MSHCP. Implementing projects outside criteria cells may still require habitat assessments and focused surveys to verify the biological resources within the area proposed for development and to ensure that these resources would not be impacted as a result of the proposed development. Since future implementing projects allowed under the Plan would be required to be compliant with the MSHCP and General Plan, and these regulatory documents are intended to minimize conflicts with conservation plans, impacts associated with the Plan are considered to be less than significant. Therefore, the Plan would not conflict with the General Plan or MSHCP policies protecting biological resources.

As discussed, none of the project's components will introduce a new use or intensify a use that has been considered to occur under the Plan and analyzed in the Certified EIR No. 524. All implementing projects will be required to comply with existing laws and regulation, including the MSHCP and General Plan policies to reduce impacts to Biological resources. Therefore, the project would not result in new or substantially more severe significant environmental impacts relating to biological resources compared with the analysis of the Plan in the certified EIR.

Mitigation: No new mitigation measures are required.

Monitoring: No monitoring is required.

<b>CULTURAL RESOURCES</b> Would the project				
<b>8. Historic Resources</b>				
a) Alter or destroy an historic site?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Temecula Valley Wine Country Community Plan, Certified Environmental Impact Report No. 524 RESOLUTION NO. 2014-044, Ordinance No. 348.4817

Findings of Fact:

a-b) The EIR No. 524 concluded that while substantial historical resources exist in the vicinity of the Plan area, no known historical-era resources are identified within the Plan boundaries. The existing structures and facilities within the Plan area are less than 50 years of age and do not meet the established criteria for historical landmarks or historic resources pursuant to federal, State, or County criteria at this time. However, over the life of the Plan, original structures and features associated with winery and equestrian uses or other potentially significant structures and sites, may attain historic status, or become eligible for historic status. Portions of the original Wolf Ranch and Vail Ranch are

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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included in the Plan area, and there is potential for historic artifacts associated with these ranches, or the ranchos that preceded them, to be unearthed within the Plan area. Ground-disturbing activities associated with implementing projects within the Plan area could unearth previously unknown historic resources, including historic infrastructure or buried resources.

As discussed in the project description, none of the project's components will introduce a new use or intensify a use that has been considered to occur under the Plan and analyzed in the Certified EIR No. 524. The proposed project would not create the potential for additional risks to any historic resources. Therefore, the project would not result in new or substantially more severe significant environmental impacts relating to biological resources compared with the analysis of the Plan in the certified EIR.

**Mitigation:** No new mitigation measures are 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 type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input checked="" type="checkbox"/>

**Source:** Temecula Valley Wine Country Community Plan, Certified Environmental Impact Report No. 524 RESOLUTION NO. 2014-044, Ordinance No. 348.4817

**Findings of Fact:**

a-e) The EIR No. 524 concluded that adoption of the Plan could facilitate development that has the potential to disturb or destroy archaeological resources, and thus the Plan could indirectly result in impacts to these resources. Although the County has complied with Traditional Tribal Cultural Places Law ("Senate Bill 18") as defined in California Government Code 65352 and other analysis and notification requirements concerning the identification of archeological resources, there remains a possibility that unanticipated discoveries will be made during actual construction. Accordingly, mitigation is required. With implementation of MM CUL-1, CUL-2, and LU-1, the County's extensive development review process, mandatory CEQA statutes, compliance with "Senate Bill 18", and other regulation identified above, future implementing projects allowed pursuant to the Plan are anticipated to result in less than significant impact. The Plan area has a long history of occupation by Native American peoples and may include areas of prehistoric habitation where human remains may have been interred. Ground-disturbing activities in the Plan area such as grading, excavation, or tilling have the potential to disturb as yet unidentified human remains.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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As discussed in the project description, none of the project's components will introduce a new use or intensify a use that has been considered to occur under the Plan and analyzed in the Certified EIR No. 524. All implementing projects will be required to comply with MM CUL-1, MM CUL-2, and MM LU-1. As well as, conduct project specific tribal consultation per Senate Bill 18 and Assembly Bill 52. Therefore, the project would not result in new or substantially more severe significant environmental impacts relating to archeological resources compared with the analysis of the Plan in the certified EIR.

Mitigation: No new mitigation measures are 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", Temecula Valley Wine Country Community Plan, Certified Environmental Impact Report No. 524 RESOLUTION NO. 2014-044, Ordinance No. 348.4817

Findings of Fact:

a) The EIR No. 524 concluded that the County's General Plan identified the Plan area as an area with high sensitivity for the presence of paleontological resources. Additionally, significant resources have been uncovered within or abutting the Project area. Implementing projects facilitated by the Plan could indirectly result in ground-disturbing activities, including excavation for site development, grading, and trenching.

Given the underlying geology of the area, such excavation required for implementing projects could result in disturbance or destruction of paleontological resources. In addition, maintenance activities associated with future infrastructure installed to support implementing projects facilitated by the Plan could result in additional ground-disturbing activities such as additional excavation that could result in the disturbance or destruction of paleontological resources. The Plan is required to comply with existing policies and regulations intended to protect the integrity of paleontological resources. These policies and regulations correspond to policies contained in the County's General Plan and would be applied to all implementing projects, both public and private, that could arise out of the adoption of the Plan. Nonetheless, mitigation is required to ensure that any potentially significant impacts are reduced to a level of less than significant. Implementation of Mitigation Measures CUL-4 and CUL-5 would ensure impacts are reduced to a less than significant level.

Future implementing projects facilitated by the Plan within the Plan area boundaries would likely involve grading, tilling, subsurface excavation, and other ground-disturbing activities that may uncover paleontological resources. However, compliance with existing applicable federal, State, and local laws and regulations protecting paleontological resources basis, will help to ensure that significant resources, if encountered, would be preserved through avoidance or preservation in an appropriate repository or by other appropriate measures. Nonetheless, implementation of MM CUL-4 and CUL-5 is required to further reduce any potential cumulative impact. Implementation of Mitigation Measure CUL-4 requires all implementing projects to provide all necessary and

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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appropriate paleontological field surveys/studies/monitoring which would be required as part of the permitting approval process for individual projects. In addition, Mitigation Measure CUL-5, addresses the discovery during grading activities of previously unknown paleontological resources and specifies requirement and procedures for the evaluation, removal and disposition of such resources. Accordingly, implementing projects facilitated by the Plan are not anticipated to result in potential cumulative impacts to paleontological resources within the region.

As discussed, none of the project's components will introduce a new use or intensify a use that has been considered to occur under the Plan and analyzed in the Certified EIR No. 524. All applicable mitigation measures will continue to apply to the implementing projects, along with any site-specific analysis related to impacts to paleontological resources. Therefore, the project would not result in new or substantially more severe significant environmental impacts relating to paleontological resources compared with the analysis of the Plan in the certified EIR.

Mitigation: No new mitigation measures are 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
<b>11. Alquist-Priolo Earthquake Fault Zone or County Fault Hazard Zones</b>	<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; Temecula Valley Wine Country Community Plan, Certified Environmental Impact Report No. 524 RESOLUTION NO. 2014-044, Ordinance No. 348.4817

Findings of Fact:

a-b) The EIR No. 514 concluded that geologic hazards are generally localized in nature, as they are related to the soils and geologic character of a particular site. Cumulative impacts could occur related to an earthquake, depending on the magnitude of the earthquake and location of the fault(s) traversing the region. Impacts due to seismic activity would be cumulative if State and local building and development codes and regulations were not actively being implemented throughout the region.

All implementing projects within the Plan area, as well as all future development within surrounding areas, would be subject to applicable State and local building codes, ordinances, and policies, and site-specific design measures intended to reduce the potential for significant damage to occur as the result of seismic activity, landslides, and other such geologic hazards.

For the reasons stated above, the Plan is not considered to result in significant impacts relative to geology or soils. Impacts would be less than significant, and no additional mitigation measures are required or proposed. This analysis is consistent with the requirements of a program EIR and future

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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site-specific implementing projects proposed within the Plan area will require site-specific CEQA analysis at a later date.

As discussed, none of the project's components will introduce a new use or intensify a use that has been considered to occur under the Plan and analyzed in the Certified EIR No. 524. All implementing projects will be required to comply with all applicable codes, ordinances, and policies related to geologic hazards. The proposed project will not increase the number of developments or alter the design of implementing projects resulting in an increase in geologic hazards beyond what was already evaluated in the prior EIR. Therefore, the project would not result in new or substantially more severe significant environmental impacts relating to Fault Zones compared with the analysis of the Plan in the certified EIR.

Mitigation: No new mitigation measures are 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"; Temecula Valley Wine Country Community Plan, Certified Environmental Impact Report No. 524 RESOLUTION NO. 2014-044, Ordinance No. 348.4817

Findings of Fact:

a) The EIR No. 524 concluded that areas subject to liquefaction are found within the Plan area. Implementation of the proposed Plan would not result in any new or more severe impacts than was previously disclosed in EIR 524. Implementation of the Plan would potentially increase exposure of future development associated with implementing projects within the Plan area to damage caused by secondary seismic impacts such as ground failure, soil settlement, subsidence or liquefaction during an earthquake associated with an earthquake event.

As discussed prior, none of the project's components will introduce a new use or intensify a use that has been considered to occur under the Plan and analyzed in the Certified EIR No. 524. All implementing projects will be required to comply with all applicable codes, ordinances, and policies related to geologic hazards and site-specific evaluation of the potential for liquefaction impacts would continue to be required. Therefore, the project would not result in new or substantially more severe significant environmental impacts relating to Liquefaction Potential Zone compared with the analysis of the Plan in the certified EIR.

Mitigation: No new mitigation measures are required.

Monitoring: No monitoring is required.

**13. Ground-shaking Zone**

a) Be subject to strong seismic ground shaking?



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-4 "Earthquake-Induced Slope Instability Map," and Figures S-13 through S-21 (showing General Ground Shaking Risk); Temecula Valley Wine Country Community Plan, Certified Environmental Impact Report No. 524 RESOLUTION NO. 2014-044, Ordinance No. 348.4817

Findings of Fact:

a) The EIR No. 524 notes that Temecula Valley Wine Country region is approximately four miles from Elsinore Fault, which runs through the cities of Murrieta and Temecula, then south to San Diego County. The County also has zoned fault systems mapped in the area. Both fault types trigger similar special studies prior to development to ensure structures are not built upon active faults and that structures are engineered to appropriate seismic building standards. Existing County Fault Zones associated with potentially active faults occur within the Wine Country region; specifically the Buck Mesa Faults, Agua Tibia Mountains Faults and Elsinore Faults. Seismic activity along regional and local faults will produce ground-shaking effects and, during a seismic event, these faults could shift resulting in ground rupture. Development accommodated by the Plan has the potential for increasing the number of people and properties at risk for significant seismic impacts due to ground fault rupture, strong seismic shaking and other seismic-related hazards.

See discussion under Section 11 and 12. As discussed, none of the project's components will introduce a new use or intensify a use that has been considered to occur under the Plan and analyzed in the EIR No. 524. Therefore, the project would not result in new or substantially more severe significant environmental impacts relating to ground-shaking compared with the analysis of the Plan in the certified EIR.

Mitigation: No new mitigation measures are 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"; Temecula Valley Wine Country Community Plan, Certified Environmental Impact Report No. 524 RESOLUTION NO. 2014-044, Ordinance No. 348.4817

Findings of Fact:

a)

EIR No. 524 concluded that implementation of the Plan would potentially increase the risk of exposure of persons and property associated with future development within the Plan area due to damage caused by hazards such as landslide, lateral spreading, subsidence, liquefaction, or collapse during an earthquake. All implementing projects would be subject to the provisions of the California Building Standards Code in Title 24, which provides regulations for structural design and construction with regard to seismic safety, as well as local regulations, ordinances, General Plan policies, and standard

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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conditions or requirements. This would include compliance with General Plan Policies S 2.2 through S 2.8 to minimize potential effects of landslides and rockfalls on new development and/or infrastructure. Nonetheless, mitigation is required to ensure that impacts remain less than significant. Implementing projects compliance with MM GEO-1 and MM LU-1 and its geotechnical studies will reduce damage to structures and loss of life caused by an earthquake.

As discussed, none of the project's components will introduce a new use or intensify a use that has been considered to occur under the Plan and analyzed in the Certified EIR No. 524. All implementing projects will be required to comply with all applicable codes, ordinances, policies related and mitigation measures to geologic hazards. The proposed project will not increase the number of developments or alter the design of implementing projects resulting in an increase in geologic hazards, including landslides, lateral spreading, or rockfall hazards beyond what was already evaluated in the prior EIR. Therefore, the project would not result in new or substantially more severe significant environmental impacts relating to Landslide Rock compared with the analysis of the Plan in the certified EIR.

Mitigation: No new mitigation measures are 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"; Temecula Valley Wine Country Community Plan, Certified Environmental Impact Report No. 524 RESOLUTION NO. 2014-044, Ordinance No. 348.4817

Findings of Fact:

a) The EIR No. 524 concluded that areas subject to subsidence are found within the Plan area. All implementing projects would be subject to the provisions of the California Building Standards Code in Title 24, which provides regulations for structural design and construction with regard to seismic safety, as well as local regulations, ordinances, General Plan policies, and standard conditions or requirements. Nonetheless, implementation of MM GEO-1 and MM LU-1 is required to ensure that impacts remain less than significant.

See prior discussion under Section 14. As discussed, none of the project's components will introduce a new use or intensify a use that has been considered to occur under the Plan and analyzed in the Certified EIR No. 524 All implementing projects will be required to comply with all applicable codes, ordinances, policies related and mitigation measures to geologic hazards. Therefore, the project would not result in new or substantially more severe significant environmental impacts relating to Ground Subsidence compared with the analysis of the Plan in the certified EIR.

Mitigation: No new mitigation measures are 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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**16. Other Geologic Hazards**

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

Source: On-site Inspection, Project Application Materials; Temecula Valley Wine Country Community Plan, Certified Environmental Impact Report No. 524 RESOLUTION NO. 2014-044, Ordinance No. 348.4817

Findings of Fact:

a) The EIR No. 524 concluded that two lakes (Lake Skinner and Vail Lake) are located near the Plan area; however, it is not likely that the Plan would be inundated by seiche from either body of water due to intervening topography and distance from the site. The Plan area is located approximately 44 miles inland from the Pacific coast and protected by the Santa Margarita Mountains. It is unlikely that the Plan area would be inundated by a tsunami. Mudflow could occur in any area, especially with the mixture of wildfires and rain. There is a high potential for mudflows to occur in some areas of unincorporated Riverside County which contain areas with steep slopes.

All implementing projects within the Plan area would be required to comply with the requirements of the California Building Standards Code in Title 24. In areas where steep slopes occur that are susceptible to mudflow hazards, proponents for implementing projects would be required to prepare a site-specific geologic and geotechnical investigation to identify potential impacts and provide recommendations as to slope stability and design requirements to reduce potential hazards.

The Plan would not directly result in degradation of surface water quality, groundwater, drainage or erosion, or flooding impacts. Compliance with Federal, State, and local requirements on a project-by-project basis would reduce cumulative impacts to a less than significant level at the time of an implementing project is developed. In addition, impacts to surface water resources are also regulated and mitigated by regional plans, permits and programs managed by the Riverside County Flood Control and Water Conservation District and U.S. Army Corps of Engineers.

None of the project's components will introduce a new use or intensify a use that has been considered to occur under the Plan and analyzed in the Certified EIR No. 524. Therefore, the project would not result in new or substantially more severe significant environmental impacts relating to other geologic hazards compared with the analysis of the Plan in the certified EIR.

Mitigation: No new mitigation measures are required.

Monitoring: No monitoring is required.

**17. Slopes**

a) Change topography or ground surface relief features?

b) Create cut or fill slopes greater than 2:1 or higher than 10 feet?

c) Result in grading that affects or negates subsurface sewage disposal systems?

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Source: Riv. Co. 800-Scale Slope Maps, Project Application Materials; Temecula Valley Wine Country Community Plan, Certified Environmental Impact Report No. 524 RESOLUTION NO. 2014-044, Ordinance No. 348.4817

Findings of Fact:

a-c) The EIR No. 524 concluded that the Plan area includes slopes that are greater than 15%. Slope stability would be specific to the physical characteristics of a site, such as underlying soil and rock type, slope steepness, and water content of the soils.

All implementing projects within the Plan area would be required to comply with the requirements of the California Building Standards Code in Title 24. In areas where steep slopes occur that are susceptible to mudflow hazards, proponents for implementing projects would be required to prepare a site-specific geologic and geotechnical investigation to identify potential impacts and provide recommendations as to slope stability and design requirements to reduce potential hazards.

As discussed, none of the project's components will introduce a new use or intensify a use that has been considered to occur under the Plan and analyzed in the Certified EIR No. 524. The implementing project would still need to adhere to provisions of the General Plan policies and the Temecula Valley Wine Country Design Guidelines regarding site design. All implementing projects will be required to comply with all applicable codes, ordinances, and policies related to geologic hazards, which include hazards related to slopes. Therefore, the project would not result in new or substantially more severe significant environmental impacts relating to slopes compared with the analysis of the Plan in the certified EIR.

Mitigation: No new mitigation measures are required.

Monitoring: No monitoring is required.

18. Soils	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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; Temecula Valley Wine Country Community Plan, Certified Environmental Impact Report No. 524 RESOLUTION NO. 2014-044, Ordinance No. 348.4817

Findings of Fact:

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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a) EIR No. 524 concluded implementing projects in the Plan area are required to comply with County of Riverside General Plan Policies S 3.5 and S 3.6 to minimize the potential effects of soil erosion and loss of topsoil. These policies require the identification of design and/or other measures to address onsite and offsite slope instability, debris flow, and erosion hazards on properties where substantial land disturbance is required to allow for the proposed implementing project. As applicable, proposed implementing projects are required to comply with National Pollutant Discharge Elimination System (NPDES) requirements and Best Management Practices (BMPs) to reduce potential effects on downstream water bodies, as the result of erosion. Applicants of implementing projects within the Project area are required to include erosion and sediment control measures as part of the grading plan in order to minimize land modification and potential erosional effects. Specific design measures would be implemented on a project-specific basis, thereby reducing potential impacts caused by erosion and/or the loss of topsoil to less than significant.

b) The EIR No. 524 concluded that the potential exists for expansive soils, as defined in Section 1803.5.3 of the 2010 California Building Code (previously defined in Table 18-1-B of the Uniform Building Code), to occur sporadically throughout the Plan area. Currently, no comprehensive mapping of expansive soils exists for the Plan area. If not managed properly, implementing projects occurring on such soils within the Plan area could pose a significant risk to life and property, in particular structural damage and/or the disruption of utility facilities. Construction activities would also have the potential to create risk to existing structures by disturbing or altering underlying soils or geologic conditions.

All implementing projects within the Plan area would be required to comply with the requirements of the California Building Standards Code in Title 24 for construction occurring within areas subject to expansive soils. Prior to any construction in such areas, a site-specific geotechnical assessment would be required to identify potential adverse impacts and appropriate recommendations to ensure stability of a specific site if implementing projects are to occur. Prior to the issuance of a grading permit, applicants would be required to prepare grading plans consistent with recommendations of the geotechnical study to ensure that impacts relative to expansive soils remain less than significant.

Implementing projects within the Plan area would also remain subject to all applicable mitigation measures imposed through General Plan EIR No. 441, including Mitigation Measure 4.10.7A and other geology related measures, to reduce potential impacts with regard to expansive soils.

As discussed in the project description, none of the project's components will introduce a new use or intensify a use that has been considered to occur under the Plan and analyzed in the Certified EIR No. 524. Therefore, the project would not result in new or substantially more severe significant environmental impacts relating to expansive soil compared with the analysis of the Plan in the certified EIR.

c) The EIR No. 524 concluded that extensive areas of unincorporated territory within Temecula Valley Wine Country lie outside of existing special districts that provide sewer services. As a result, implementing projects on such lands would be required to rely on the use of septic tanks or alternative wastewater disposal systems. Within certain areas, soils have moderate to severe limitations that restrict the potential use of septic tanks or alternative wastewater disposal systems (refer to Exhibit 4.6-6, Wine Country NRCS Soils Mapping, Page 4.6-43 of the Final Program EIR No. 524). Therefore, to the extent that the Plan would accommodate future implementing projects in these areas, there is the potential for resulting effects on soils that cannot adequately support the use of septic tanks or alternative wastewater disposal systems.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Prior to approval of a grading permit, all future implementing project applicants would be required to demonstrate compliance with State and/or County requirements and prepare a site-specific geotechnical investigation to determine underlying soil type, permeability, structural loads, design and integrity, and to evaluate the properties of onsite soils and their potential to adequately accommodate septic tanks or alternative wastewater systems.

None of the project's components will introduce a new use or intensify a use that has been considered to occur under the Plan and analyzed in the Certified EIR No. 524. Therefore, the project would not result in new or substantially more severe significant environmental impacts relating to septic and sewer compared with the analysis of the Plan in the certified EIR.

**Mitigation:** No new mitigation measures are 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; Temecula Valley Wine Country Community Plan, Certified Environmental Impact Report No. 524 RESOLUTION NO. 2014-044, Ordinance No. 348.4817

**Findings of Fact:**

a-b) The EIR No. 524 concluded that temporary construction-related impacts associated with implementing projects are anticipated to involve grading to construct buildings, access roads, signage, lighting, landscaping, onsite utilities, trails and necessary infrastructure improvements to support implementing projects. Due to the rural nature of the area, the pre-existing drainage patterns will generally be maintained. Specifically, future implementing projects within the Winery, Equestrian, and Residential Districts will be required to avoid the alteration of existing drainages, whenever possible. Drainage modifications, if necessary, will be subject to County and Riverside County Flood Control Water Conservation District (RCFCWCD) discretionary review relative to flood control and water quality, and review by Rancho Water Quality Control Board (RWQCB), United States Army Corps of Engineers (ACOE), California Department of Fish and Wildlife (CDFW) and United States Fish and Wildlife Service (USFWS) relative to effects upon drainage courses and associated wildlife and water quality.

The construction of new infrastructure will avoid the alteration of existing drainages whenever possible. Any drainage modifications, if required, would be designed in accordance with County of Riverside (e.g., Environmental Programs Department, Planning Department, and RCFCWCD) and outside resource agency (e.g., ACOE, CDFG, RWQCB, USFWS) criteria, as appropriate.

Nonetheless, potential erosion and siltation impacts caused during construction are a potentially significant impact requiring mitigation measures MM HYD-7 and MMHYD-8.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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As discussed in the project description, none of the project's components will introduce a new use or intensify a use that has been considered to occur under the Plan and analyzed in the Certified EIR No. 524. All implementing projects will conform to required site-specific evaluations related to hydrology, and the potential for erosion impacts. Further, MM HYD-7 and MMHYD-8 would continue to apply. Therefore, the project would not result in new or substantially more severe significant environmental impacts relating to erosion compared with the analysis of the Plan in the certified EIR.

Mitigation: No new mitigation measures are required.

Monitoring: No monitoring is required.

- |   |                          |                          |                          |                                     |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|
| <b>20. Wind Erosion and Blowsand from project either on or off site.</b>                        | <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; Temecula Valley Wine Country Community Plan, Certified Environmental Impact Report No. 524 RESOLUTION NO. 2014-044, Ordinance No. 348.4817

Findings of Fact:

a) EIR No. 524 concludes that as lands within the Plan area develop over the next 25 years, an increase in the disturbance of existing land surfaces from grading, development, or removal of existing vegetation/topsoil would potentially occur. As a result, the potential for erosion caused by wind and/or water would increase. Implementing projects within the Plan area are required to comply with County of Riverside Ordinance No. 484, which provides requirements intended to reduce the potential for blowing sand within areas designated as Agricultural Dust Control Areas. Ordinance No. 484 identifies certain restrictions on land disturbance activities within these areas and identifies procedures necessary to obtain a valid permit. As needed, an erosion control plan would be prepared and submitted to the County to identify methods by which potential soil run-off during rain events and erosion hazards would be minimized to ensure that no adverse effects on water quality occur to downstream properties or water bodies.

As discussed in the project description, none of the project's components will introduce a new use or intensify a use that has been considered to occur under the Plan and analyzed in the Certified EIR No. 524. Therefore, the project would not result in new or substantially more severe significant environmental impacts relating to wind erosion and blowsand compared with the analysis of the Plan in the certified EIR.

Mitigation: No new mitigation measures are required.

Monitoring: No monitoring is required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>GREENHOUSE GAS EMISSIONS</b> Would the project				
<b>21. Greenhouse Gas Emissions</b>				
a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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 type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Temecula Valley Wine Country Community Plan, Certified Environmental Impact Report No. 524 RESOLUTION NO. 2014-044, Ordinance No. 348.4817

**Findings of Fact:**

a) The EIR No. 524 concluded that emissions of GHGs were calculated for the worst-case year of Plan construction in CalEEMod. Construction emissions were calculated in five-year increments to correspond with the expected rate of build-out. Emissions for each 5-year period take into account projected policies regarding construction waste diversion and anticipated advancement in equipment technology. Results of this analysis are presented in, *Year 2035 Construction Greenhouse Gas Emissions*. As shown on Table 4.7-2 of the Final Program EIR No. 524, the average annual emissions would not likely exceed the GHG interim threshold of 3,000 metric tons, if an equal number of implementing projects are assumed to be constructed in each of the five year spans. However, as the actual rate of construction cannot be accurately estimated, a plausible scenario of three times the average construction activity occurring in a single year was considered for determining potential worst-case mass emissions from construction under the Plan. The GHG emissions resulting from this worst-case construction activity would exceed the SCAQMD's threshold, and result in a potentially significant impact. Accordingly, applicable mitigation was required under the Final EIR, including MM GHG-1 and MM GHG-2. However, even with the implementation of MM GHG-1 and MM GHG-2 and the expected improvements in construction waste diversion and anticipated advancement in equipment technology over the long term, the Plan would fail to meet the SCAQMD interim threshold, largely due to level of development anticipate with the Plan's planning area. Therefore, the construction of the implementing projects would result in a potentially significant, adverse and unavoidable impact with regard to construction GHG emissions.

There are no feasible mitigation measures to further reduce or avoid this significant GHG impact, because emissions primarily come from construction equipment. As discussed above, the County has already imposed all feasible mitigation to reduce construction-related emissions and require the use of low-emission equipment wherever feasible. Accordingly, this impact will remain significant and unavoidable.

Plan operations would result in a change in land use from relatively vacant land to residential, commercial or agricultural use. As a result, the Plan would generate an increase in long-term GHG emissions from a number of sources as a result of development, including: mobile sources, residential and commercial building energy consumption, water consumption, waste generation, area sources, and wine production. The individual implementing projects built in accordance with the Plan would achieve reductions in GHG emissions consistent with the State's overall reduction goal compared to "Business as Usual" (BAU) through the implementation of MM AQ-1 and MM AQ-2 which provide a suite of measures that will reduce implementing projects' emissions.



Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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However, the construction and long-term operation of these new residences, wineries, and agricultural developments will result in an increase in total GHG emissions as compared to the existing condition, and will result in emissions, when averaged over the new residents and employees, which exceed the per capita threshold of 4.1 MT/yr (adopted from the SCAQMD efficient-based standard for Year 2035). MM GHG-2 includes the County's adoption of the Temecula Valley Wine Country Greenhouse Gas Reduction Workbook (DEIR Appendix E). MM GHG-2 and the GHG Workbook require future implementing projects to demonstrate compliance with minimum performance standards or better reduction in GHG emissions compared to Business as Usual (BAU). Existing General Plan policies, federal and state regulations, SCAQMD climate change policies, County regulations and MM GHG-1 and MM GHG-2 are intended to reduce GHG emissions and represent feasible mitigation. However, even with implementation of the feasible policies, regulations and mitigation measures, the Plan would still result in GHG emissions in excess of mass emission and per capita thresholds. There are no further feasible mitigation measures to reduce or avoid this impact. As discussed above, reducing mobile-source emissions from transportation is outside of the County's legal authority, and large proportion of GHG emissions arise from the transportation sector. Moreover, the Plan already includes a number of energy efficiency measures that will reduce the Plan's GHG emissions, and MM AQ-1 and MM AQ-2 require further measures to reduce overall emissions. Accordingly, even with all feasible mitigation, this impact will remain significant and unavoidable.

With implementation of Plan Design Features and MM GHG-1 and MM GHG-2, along with all applicable and feasible federal, state and local policies and regulations, the Plan would be consistent with and not conflict with the statewide goals of AB 32 and regional targets under SB375. However, because measures implementing AB 32 and the SB 375 require further action by other state and federal agencies and implementation and effectiveness is not assured, as well as the continuing effects of past human-induced GHG emissions, in an abundance of caution the County has determined that the Plan's incremental contribution to climate change would remain potentially significant and unavoidable. As discussed above, the County has already included as Plan features or imposed as mitigation all feasible measures to reduce the GHG impact. However, even with those measures, the impact will remain significant and unavoidable.

As discussed, none of the project's components will introduce a new use or intensify a use that has been considered to occur under the Plan and analyzed in the Certified EIR No. 524. Each implementing project will be required to ascertain whether or not a site-specific evaluation of greenhouse gasses is required, and MM GHG-1, MM GHG-2, MM AQ-1 and AQ-2 will continue to apply. Therefore, the project would not result in new or substantially more severe significant environmental impacts relating to greenhouse gas emissions compared with the analysis of the Plan in the certified EIR.

b) EIR No. 524 concluded that implementation of numerous policies of the Southwest Area Plan (SWAP) and proposed zoning, the implementing projects would comply with the goals and policies established by AB 32, and would meet or exceed CalGreen requirements for reducing emissions.

The Plan would result in a reduction from "business as usual" (BAU) forecasted emissions levels based on Plan build-out conditions, when considering Plan Design Features, existing General Plan policies, and EIR Mitigation Measures GHG-1 and GHG-2 and would therefore exceed the BAU threshold, which is 28.5 percent (See Table 4.7.4 of the DEIR). The Plan includes a Greenhouse Gas Emission Reduction Workbook to ensure future implementing projects achieve the desired GHG emission reduction targets. In addition, the CARB and SCAQMD are each empowered to regulate GHG emissions, with CARB playing a major role due to regulating motor vehicle emissions (which

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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account for over 70% of Project GHG emissions), and SCAQMD regulating the region's major stationary sources such as electricity generating stations. Utilities, such as Southern California Edison, are also regulated by CARB to achieve AB32 targets, including a 33% renewable energy portfolio for all electricity generation by 2020. Therefore, Plan GHG impacts would be reduced to a less than significant level with respect to GHG-reducing plans, policies, and regulations.

As discussed, none of the project's components will introduce a new use or intensify a use that has been considered to occur under the Plan and analyzed in the Certified EIR No. 524. Each implementing project will be required to ascertain whether or not a site-specific evaluation of greenhouse gasses is required, and MM GHG-1 and MM GHG-2 will continue to apply. Therefore, the project would not result in new or substantially more severe significant environmental impacts relating to greenhouse gas emissions compared with the analysis of the Plan in the certified EIR.

**Mitigation:** No new mitigation measures are 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 type="checkbox"/>	<input checked="" 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:** Temecula Valley Wine Country Community Plan, Certified Environmental Impact Report No. 524 RESOLUTION NO. 2014-044, Ordinance No. 348.4817

**Findings of Fact:**

a-e) The Certified EIR No. 524 concluded that the Plan includes a proposed change in land use policy intended to promote the expansion and co-existence of winery, residential, and equestrian uses within this part of the County. Implementing projects allowed pursuant to the Plan would require the use of hazardous materials during construction and operation of facilities. Typical hazardous materials on a construction site include concrete curing compounds, asphalt products, paints, petroleum products

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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from equipment operation and maintenance, and pesticides. Pesticides are substances or mixtures of substances intended for preventing, destroying, repelling or mitigating any pest.

The term pesticide also applies to herbicides, fungicides and various other substances used to control pests. Typical hazardous materials found on agricultural sites include Ammonium nitrate and Anhydrous Ammonia fertilizers, pesticides/ herbicides/fungicides, and fuels for farm equipment such as diesel fuel, gasoline, and propane. Typical hazards associated with equestrian uses include pesticides, fertilizers, manure, and fuels for machinery. The use of these materials, however, is not anticipated to result in potentially significant impacts regarding the transport of materials because such uses are subject to federal, State, and local regulations, ordinances, General Plan policies, and standard conditions.

Moreover, future agricultural, viticulture or winery-related uses would be subject to implementing project site-specific development review pursuant to the County's standard development review process, including detailed development review process as well as site specific CEQA review. Likewise, implementing projects would be subject to the same site-specific/CEQA review, including the potential impacts of proximate agricultural operations on the new implementing project. All implementing projects will be required to comply with federal, state, and local regulations regarding pesticide use for agricultural purposes. The California Environmental Protection Agency Department of Pesticide Regulation (DPR) is the agency responsible for a statewide pesticide regulatory program and has the authority to oversee, evaluate and improve local pesticide enforcement programs.

Impacts regarding pesticide use are anticipated to be less than significant because the DPR scientists perform continuous evaluation and reevaluation of registered pesticides or pesticides being considered for registration. Under California law (statutes of 1969, Chapter 1169) the DPR must eliminate from use any pesticide that endangers the agricultural or nonagricultural environment. The DPR conducts a human health risk assessment to estimate the nature and likelihood of adverse health effects in humans who may be exposed to pesticides now and in the future.

The DPR ensures safe pesticide use because of they perform the following actions:

- Scientific evaluation of products before they can be sold or used.
- Examination and licensing of individuals and businesses that recommend, perform, or supervise pest control. Surveillance of products sold in the marketplace to ensure they are registered and meet state health, environmental and safety standards.
- Site specific permitting for the use of certain hazardous pesticides.
- Full reporting of agricultural pesticide use.
- Sampling and residue testing of fresh produce.
- Strict laws, regulations and programs to protect workers and the environment, including field inspections and monitoring of air, soil and water.
- Grants and outreach promoting greater use of pest management strategies that lower risks associated with pesticides and reduce pesticide use where possible.
- Local enforcement agents in all 58 counties that conduct safety inspections and investigations.

The Riverside County Agricultural Commissioner's Office has 4 District offices in 4 different regions of Riverside County (Corona District, San Jacinto District, Coachella Valley District, and Palo Verde Valley District). The Riverside County Pesticide Use Enforcement Work Plan (years 2011 - 2013) has been developed using the California Department of Pesticide Regulation Enforcement Letter ENF 08-18, *Pesticide Use Enforcement Program Planning and Evaluation Guidance*. This document is used as guidance to target core program priorities and evaluate the County pesticide use enforcement program. This document is used by the Agricultural Commissioner to analyze resources available to

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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focus on core enforcement programs (restricted materials permitting, compliance monitoring and enforcement response) to assure high levels of compliance by the regulated community regarding pesticide laws and regulations. Riverside County pesticide enforcement program statistics can be found in the Pesticide Regulatory Activities Monthly Report and the DPR Regulation Pesticide Use Report Database. Pesticide use for agricultural purposes has been ongoing in the Wine Country Community Plan region and pesticides are anticipated to continue to be used in the future with implementing projects. The DPR has been and continues to monitor air, water and fresh produce to find out if there are residues of concern. The DPR also monitors pesticide exposure in the workplace and other settings, investigates and tracks pesticide illness and injury issues, and utilizes local enforcement to ensure laws and regulations are being obeyed. The DPR has a web-based database that is continually updated that includes enforcement actions and penalty actions on noncompliance pesticide use throughout the state. Other Plan features that will help reduce impacts in regards to pesticide use is the Wine Country Community Plan area large Lot size requirement of 10 acres per dwelling unit (1 acre minimum in clustered development) and the 50 foot minimum structural setback from the lot line requirements, which will create a buffer from pesticides used on an adjacent property. Furthermore, General Plan Land Use Element Policy 23.6 requires that commercial projects abutting residential properties are to protect the residential use from the impacts of noise, light, fumes, odors, vehicular traffic, parking, and operational hazards. Because pesticide use is strictly regulated in California (as noted above), direct, indirect, and cumulative impacts associated with pesticide usage are anticipated to be less than significant. The Environmental Impact Report prepared for the Plan is a "Program EIR", which evaluates broad-scale impacts of the Plan that can be expected to result from the revision of the General Plan, Zoning Ordinance No. 348, and Design Guidelines pursuant to the Plan. The EIR does not and cannot evaluate site specific impacts of each potential individual implementing project, because the location, extent, and timing of individual implementing projects is unknown. Any implementing project will be required to prepare appropriate CEQA compliance documentation in regards to hazards and hazardous materials. However, it is possible that - during construction - unanticipated hazardous materials (such as underground storage tanks) could be encountered. Such unanticipated discoveries could result in potentially significant impacts requiring implementation of MM HAZ-1. MM HAZ-1 specifies the protocols and requirements that must be met in the event of an unanticipated discovery of potentially hazardous materials, and provides the necessary information and guidance to effectively respond and address a release of hazardous materials ensuring limited impact to the environment. Such conformance would be adequate to ensure that potential impacts from the effects of a release of hazardous materials on any habitable structure, critical facility, or other infrastructure would be reduced to less than significant.

Crowne Hill Elementary School is located within a quarter mile of the Plan's Residential District and one existing private school is located within the Plan area. Given that the Plan approvals do not authorize any site-specific development, and given that the timing and nature of future implementing projects is unknown, it is possible that the Plan could generate construction-related impacts resulting from hazardous emissions or the handling of hazardous or acutely hazardous materials, substances or wastes within a quarter-mile of a school. Future agricultural, viticulture or winery-related uses would be subject to implementing project site-specific development review pursuant to the County's standard development review process, as modified and expanded through the Plan, including a detailed development review process and project-level CEQA review. Likewise implementing project proposals for school expansions or new schools would be subject to the same review process and procedure and would necessarily take into consideration potential impacts from existing proximate land uses, including agricultural operations. Additionally, existing federal, State, and local school district policies and procedures, including the Federal CERCLA Program, Federal RCRA Program, Federal HMT A, State HWCL, State Health and Safety Code, State CCR Titles 22 and 26, and County Ordinance Nos.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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615, 651, 718, and 348 (refer to Section 4.8.3 above for details regarding these regulations), would minimize risks to school facilities, students, faculty, as well as the general public related potential hazardous materials impacts. Nonetheless, mitigation for potential implementing projects is required. MM HAZ-1 would reduce the potential hazards impacts of unanticipated future discoveries to a less than significant level by specifying the procedures and requirements for the identification and removal of leaking underground storage tanks or other potential environmental concerns.

There is one hazardous material site within the Plan area (refer to Exhibit 4.8-1 *Hazards Material Site*). The Temecula Bomb Target # 107 is a 160 acre property acquired by the Navy before October 1945. There is no information available detailing history of the site as a bombing target for rocket firing. The State actively began cleaning the site and disposing of unexploded ordnance on February 15, 2007. Development on or near the site could result in a potentially significant hazardous materials impact to the public by exposing the public to unexploded ordnance and other hazards, such that mitigation is required.

Implementation of MM HAZ-2 through MM HAZ-3 will ensure that impacts are reduced. These measures require special surveys to be conducted within a one mile radius of the hazardous materials site and prevention of construction activities within the site until the cleanup is complete, and requirements in the event that an unexploded ordnance is encountered during construction activities. Adherence to MM HAZ-2 through MM HAZ-3 will ensure that impacts associated with development of a site identified on a list of hazardous materials sites are less than significant.

As discussed, none of the project's components will introduce a new use or intensify a use that has been considered to occur under the Plan and analyzed in the Certified EIR No. 524. Also as previously stated, all future implementing projects would be subject to site-specific development review and CEQA evaluations. All applicable mitigation and State, federal, and local policies related to hazardous materials would continue to be applicable to any future projects. Therefore, the project would not result in new or substantially more severe significant environmental impacts relating to hazards and hazardous materials compared with the analysis of the Plan in the certified EIR.

Mitigation: No new mitigation measures are required.

Monitoring: No monitoring is required.

<b>23. Airports</b>				
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"/>

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-19 "Airport Locations," GIS database; Temecula Valley Wine Country Community Plan, Certified Environmental Impact Report No. 524 RESOLUTION NO. 2014-044, Ordinance No. 348.4817

Findings of Fact:

a-d) The Certified EIR No. 524 concluded that the Plan is not located within an Airport Influence Area and would not result in an inconsistency with an Airport Master Plan, therefore it will not, require review by an Airport Land Use Commission. The Plan is not located within two miles of a public airport or public use airport. Activities authorized under the Project would not result in a safety hazard for people residing or working in the Plan area.

As discussed, none of the project's components will introduce a new use or intensify a use that has been considered to occur under the Plan and analyzed in the Certified EIR No. 524. The proposed project will not increase the number of developments or alter the design of implementing projects resulting in an increase in hazards related to any private or public airports. Therefore, the project would not result in new or substantially more severe significant environmental impacts relating to airports compared with the analysis of the Plan in the certified EIR.

Mitigation: No new mitigation measures are 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?

Source: Riverside County General Plan Figure S-11 "Wildfire Susceptibility," GIS database; Temecula Valley Wine Country Community Plan, Certified Environmental Impact Report No. 524 RESOLUTION NO. 2014-044, Ordinance No. 348.4817

Findings of Fact:

a) The EIR No. 524 concluded that, as shown in Exhibit 4.8-3 of EIR No. 524, wildfire susceptibility, the northeastern and southern portions of the Plan are located in areas with high fire hazard risk. Portions of the Plan's Residential and Equestrian Districts are located in high fire hazard areas. This will increase both the number of people and property potentially exposed to fire hazards. Additionally, there is the potential for an increase in the occurrence of fire, particularly in urban-wildland interface areas, due to increasing human encroachment. Accordingly, MM HAZ-4 is required to reduce these impacts to a less than significant level.

Implementation of existing laws and regulations in conjunction with MM HAZ-4 will help reduce potential fire safety impacts on land uses within the Plan area to less than significant levels. MM HAZ-4 requires the Fire Department to evaluate all implementing projects located within areas of wildfire susceptibility to determine whether the Department's Urban-Wildland Interface requirements should be implemented as part of the development. If the Department determines that either an interim or permanent condition of high fire risk would be present, a Fuel Modification Plan that meets the current

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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requirements of the Fire Department shall be prepared and shall be approved by the Fire Department prior to approval of the implementing project. This will ensure that conditions of high fire risk are abated, such that the risk of wildlands fires is reduced to a level of less than significant.

As discussed above, none of the project's components will introduce a new use or intensify a use that has been considered to occur under the Plan and analyzed in the Certified EIR No. 524. The proposed project will not introduce new uses into wildlands no already evaluated under the prior EIR and will not alter designs or intensify any uses that would increase any impact potential related to hazardous fire areas. Therefore, the project would not result in new or substantially more severe significant environmental impacts relating to Hazardous Fire Area compared with the analysis of the Plan in the certified EIR.

**Mitigation:** No new mitigation measures are 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"/>

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Source: Riverside County Flood Control District Flood Hazard Report/Condition.; Temecula Valley Wine Country Community Plan, Certified Environmental Impact Report No. 524 RESOLUTION NO. 2014-044, Ordinance No. 348.4817

Findings of Fact:

a-h) The EIR No. 524 concluded that the Plan will support new and existing rural residential, winery, and equestrian uses, as well as other commercial activities that encourage tourism. The goal of the Plan is to expand development opportunities and attract tourists to the area. The operation of wineries, equestrian uses, and an increase in residential development would generate additional wastewater which would require treatment. Table 4.9-1 of EIR No. 524, *Agricultural and Equestrian Impacts on Water Quality*, lists a number of potential surface and groundwater impacts which could result from agricultural and equestrian uses. For example, it is possible that some implementing projects may propose uses that, in the aggregate, exceed the wastewater flow standards established by the Regional Water Quality Control Boards. Collectively, these impacts require mitigation in order to assure that any impacts to water quality standards are reduced to below a level of significance.

The Plan will support new and existing rural residential, winery, and equestrian uses, as well as other commercial activities that encourage tourism. Implementing projects would cause an increase in impervious surfaces, but by minimizing the amount of grading and utilizing existing drainage patterns projects should be able to minimize their effect on runoff, as well as their impacts on local groundwater recharge. Nonetheless, the operation and maintenance of the equestrian and agricultural uses in addition to an increase in residential development could have the potential to deplete groundwater supplies. In order to ensure a reliable water supply in a water shortage situation, Rancho California Water District ("RCWD") has developed a five stage water shortage contingency plan for agricultural, commercial, and domestic customers that would take effect and provide adequate water supply to the area. RCWD has determined that it has adequate capacity to serve the Plan (refer to Section 4.13 of EIR No. 524, *Public Services & Utilities*).

Temporary construction-related impacts associated with implementing projects are anticipated to involve grading to construct buildings, access roads, signage, lighting, landscaping, onsite utilities, trails and necessary infrastructure improvements to support implementing projects. Due to the rural nature of the area, the pre-existing drainage patterns will generally be maintained. Specifically, future implementing projects within the Winery, Equestrian, and Residential Districts will be required to avoid the alteration of existing drainages, whenever possible. Drainage modifications, if necessary, will be subject to County and RCFCWCD discretionary review relative to flood control and water quality, and review by RWQCB, ACOE, CDFG and USFWS relative to effects upon drainage courses and associated wildlife and water quality. The construction of new infrastructure will avoid the alteration of existing drainages whenever possible. Any drainage modifications, if required, would be designed in accordance with County of Riverside (e.g., EPD, Planning Department, and RCFCWCD) and outside resource agency (e.g., ACOE, CDFG, RWQCB, USFWS) criteria, as appropriate. Nonetheless, potential erosion and siltation impacts caused during construction are a potentially significant impact requiring implementation of MM HYD-7 and MM HYD-8. Adherence to the existing General Plan policies, Plan design features, MM HYD-7 and MM HYD-8 would ensure that impacts associated with the Plan remain less than significant. It should be noted that the provided analysis is consistent with the requirements of a program EIR and future site-specific implementing projects proposed within the Project area will require individual site-specific CEQA analysis at a later date.

Implementing projects would cause an increase in impervious surfaces; however, by minimizing the amount of grading and utilizing existing drainage patterns projects should be able to minimize their



Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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effect on runoff, as well as their impacts on local groundwater recharge. Implementing projects that could be constructed pursuant to the implementation of the Plan could increase the amount of urban runoff due to an increase in impervious area (i.e. roof tops and paving). Mitigation of increased runoff can typically be handled onsite through the use of detention facilities, stormwater improvements, infiltration, and maximizing pervious area. Implementing project specific requirements would be evaluated on a project level during the County's entitlement and permitting process and are beyond the scope of this programmatic evaluation; however, it is reasonable to assume that implementing projects would be required to adhere to County standards for detention of incremental flows and management of storm water flows. Since the majority of the implementing projects proposed pursuant to the Plan would be rural in nature, pre-existing drainage patterns will be maintained wherever possible. Potential impacts to natural drainage courses would be regulated by State, federal, regional, and county agencies to reduce or eliminate adverse impacts. With appropriate drainage, stormwater, and surface runoff design features integrated into implementing projects and the implementation of mitigation measures, described below, impacts to downstream drainage facilities would not be anticipated. Existing regulations would require implementing projects to provide their own flood protection for structures and access and conformance to those regulations would protect downstream properties from adverse impacts. With implementation of on-site drainage control and appropriate mitigation measures, and given the overwhelmingly agricultural nature of anticipated implementing projects within the Plan area, implementation of the Plan would not be expected to result in significant impacts related to surface runoff provided that site-specific studies are completed, the Area Drainage Plan is supported, and implementing projects use appropriate flood control measures. Accordingly, to ensure that any such surface runoff impacts are reduced to a level of less than significant, mitigation imposing these requirements is necessary. Adherence to the existing General Plan policies, Plan design features, and mitigation measures HYD-1 through HYD-5, HYD-7 through HYD-8, and LU-1 would ensure that impacts associated with the Plan remain less than significant.

As discussed, none of the project's components will introduce a new use or intensify a use that has been considered to occur under the Plan and analyzed in the Certified EIR No. 524. The prior mitigation identified under the EIR No. 524 will be required for any implementing projects, along with site-specific analysis and the potential for additional mitigation to ensure any hydrologic impacts are reduced. Further, the project is not allowing additional development or increasing any intensity of uses beyond what was evaluated in the prior EIR. Therefore, the project would not result in new or substantially more severe significant environmental impacts relating to water quality compared with the analysis of the Plan in the certified EIR.

Mitigation: No new mitigation measures are 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                       U - Generally Unsuitable                       R - Restricted

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?

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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; Temecula Valley Wine Country Community Plan, Certified Environmental Impact Report No. 524 RESOLUTION NO. 2014-044, Ordinance No. 348.4817

Findings of Fact:

a-d) The certified EIR No. 524 concluded that the limits of each floodplain type is shown on Exhibit 4.9-3 of EIR No. 524, *FEMA Floodplain Areas*. Any project that requires fill to be placed within this area, which alters the limits of the floodplain will be required to process a Letter of Map Revision based on Fill (LOMR-F) with FEMA. Future implementing projects in this area would be subject to County and RCFCWCD review for drainage and flood control improvements necessary to accommodate the specific implementing project. Nonetheless, to ensure that all future implementing projects are subject to specific performance standards regarding flooding, mitigation is required.

As discussed prior, none of the project's components will introduce a new use or intensify a use that has been considered to occur under the Plan and analyzed in the Certified EIR No. 524. Therefore, the project would not result in new or substantially more severe significant environmental impacts relating to floodplains compared with the analysis of the Plan in the certified EIR.

Mitigation: No new mitigation measures are 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 type="checkbox"/>	<input checked="" 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, Temecula Valley Wine Country Community Plan, Certified Environmental Impact Report No. 524 RESOLUTION NO. 2014-044, Ordinance No. 348.4817

Findings of Fact:

a-b) The EIR No. 524 concluded that the Plan would not result in any adverse cumulative impacts to land use and planning within the Plan area. The Plan would help to guide development in a way that

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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preserves the existing land uses and rural feel while allowing for growth consistent with the established vision. The land use Districts proposed in the Plan includes Winery, Residential, and Equestrian. These Districts are part of the Plan to guide development and meet the goals of the Plan: to increase viticulture potential; protect rural lifestyle and equestrian activities; allow appropriate levels of commercial tourist activities; and so that future growth is coordinated to avoid land use conflicts and provide appropriate levels of public facilities, services, and infrastructure. Plan implementation would nonetheless increase development in the future; however, it would reduce the density of land uses currently permitted under the General Plan, SWAP, Citrus Vineyard Policy Area and Valle de los Caballos Policy Area.

Therefore the incremental impact of the Plan, when considered in combination with development within the sub region and within the Plan area (i.e., implementing projects), is not anticipated to result in cumulatively considerable land use impacts. If future implementing projects are consistent with the Community Plan (including the associated General Plan Amendment, Zoning Ordinance Amendment and revised design guidelines), their cumulative impacts would be consistent with the Plan-related land use impacts identified and evaluated in this EIR (Section 4.1 0) and would thus be less than significant. In addition, the land use changes anticipated under the Plan would comply with the growth projections, goals, and vision identified by SCAG (Southern California Association of Governments); thus significant Plan-related cumulative land use impacts are not anticipated. Therefore, Implementation of the Plan would not result in significant cumulative land use impacts.

As discussed in the project description, none of the project's components will introduce a new use or intensify a use that has been considered to occur under the Plan and analyzed in the Certified EIR No. 524. The modifications are consistent to the Temecula Valley Wine Country Policy Area. Therefore, the project would not result in new or substantially more severe significant environmental impacts relating to land use compared with the analysis of the Plan in the certified EIR.

Mitigation: No new mitigation measures are 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"/>
b) Be compatible with existing surrounding zoning?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Be compatible with existing and planned surrounding land uses?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input checked="" 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, GIS database Temecula Valley Wine Country Community Plan, Certified Environmental Impact Report No. 524 RESOLUTION NO. 2014-044, Ordinance No. 348.4817

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

a-e) The EIR No. 524 concluded that the Plan includes land use policies, zoning regulations, development standards, and design guidelines that apply to 17, 910-acres with the intent to promote land use and community cohesion. The associated General Plan Amendment, Zoning Ordinance Amendment, and Design Guidelines further integrate these uses and protect Wine Country from suburban development.

The purpose of the Plan is to provide for a compatible pattern of development. The goals and policies direct future growth and development, while minimizing existing and potential land use conflicts. Properties within the Plan's three Districts would be required to comply with the corresponding zone of their respective District at the time an implementing project approval is sought.

The implementing zones each contain similar development standards, including similar height requirements, setbacks, and open space requirements. In addition, the implementing zones and revised design guidelines contain standards to ensure compatible architectural themes throughout the Plan area. Implementation of the Plan would not create a physical divide in established communities, but rather implementation of the Plan would—as previously mentioned—consolidate and preserve the existing communities within the Plan area. Likewise, the proposed circulation improvements would also serve as a means of better connecting the unique communities and activity centers throughout the Plan area.

The Plan includes a General Plan Amendment and Change of Zone that will govern future land uses and implementing projects within the Project area. All implementing projects would be required to adhere to the policies and goals of the General Plan, as well as Ordinance No. 348 as amended by the Plan. These plans, policies, and regulations are intended to negate the adverse effects related to land use. Therefore, the Plan is itself “self-mitigating” meaning that it provides the necessary policies, land use control and design guidelines that are anticipated to result in substantial improvements in the physical connectivity and avoidance of physical division of land uses within the Plan area.

The Plan does not change the zoning classifications on individual parcels. The Plan only establishes land use development policies that implement the County's goals of preserving and enhancing the viticulture potential, rural lifestyle and equestrian activities within this unique area of the County. The Plan's policies will help coordinate growth in a manner that avoids land use conflicts and ensures the timely provision of public infrastructure to keep up with growth in the Plan area.

Although future implementing projects are anticipated to be consistent with the County's General Plan, zoning, and other applicable land use policies, there is always the possibility that future projects may propose particular uses that may be incompatible with existing uses in the surrounding area. Accordingly, implementation of MM LU-1 is required.

Each implementing project would be required to prepare site-specific, construction-level CEQA documentation. MM LU-1 requires future implementing projects to comply with the Plan policies and regulations and to complete all appropriate environmental analysis prior to any approval. Such analysis would identify any specific land use incompatibilities associated with the particular proposed uses and require the implementation of measures to reduce or avoid them. Accordingly, with the implementation of MM LU-1, impacts would be reduced to less than significant.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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As discussed, none of the project's components will introduce a new use or intensify a use that has been considered to occur under the Plan and analyzed in the Certified EIR No. 524. All implementing projects will be required to conduct a site-specific analysis and will need to comply with the MM LU-1. Therefore, the project would not result in new or substantially more severe significant environmental impacts relating to Planning compared with the analysis of the Plan in the certified EIR.

Mitigation: No new mitigation measures are 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"; Temecula Valley Wine Country Community Plan, Certified Environmental Impact Report No. 524 RESOLUTION NO. 2014-044, Ordinance No. 348.4817

Findings of Fact:

a-d) The EIR No. 524 concluded that according to the SWAP, the Plan area does not include any locally-important mineral resources recovery sites. The Plan does not propose to change this. Therefore, the Plan would not have the potential to result in the loss of availability of a locally-important mineral resource recovery site delineated in the General Plan, Specific Plans, or any other land use plan.

As discussed above, none of the project's components will introduce a new use or intensify a use that has been considered to occur under the Plan and analyzed in the Certified EIR No. 524. Therefore, the project would not result in new or substantially more severe significant environmental impacts relating to mineral resources compared with the analysis of the Plan in the certified EIR.

Mitigation: No new mitigation measures are 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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**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; Temecula Valley Wine Country Community Plan, Certified Environmental Impact Report No. 524 RESOLUTION NO. 2014-044, Ordinance No. 348.4817

Findings of Fact:

a) The EIR No. 524 concluded that the Plan area is not within two miles of a public airport or public use airport. Therefore, implementing project activities authorized pursuant to the Plan would not expose people to excessive airport-related noise sources.

b) The EIR No. 524 concluded that a private airstrip, historically known as Billy Joe Airport, is located in the western portion of the Plan area, within the proposed western Residential District. The airstrip is paved and is infrequently used. Permission must be granted by the owner of the airstrip prior to landing. Currently, this facility is not covered by the Riverside County Airport Land Use Compatibility Plan Policy Document. Due to the infrequent use of the airstrip and the lack of an existing airport land use plan governing this facility, impacts are considered to be less than significant.

In addition, a private-use heliport was approved by the Planning Commission in 2009 through Conditional Use Permit No. 3551. This site is located in the southerly portion of the Plan area in the proposed Equestrian District. The Conditions of Approval for the heliport specify that the helicopter pad may be operated a maximum of two round trips daily between the hours of 7:00 a.m. to 7:00p.m., and the project applicant will be required to demonstrate compliance to the Riverside County Planning Department that all conditions stated by the Federal Aviation Administration (FAA) in their formal 2007 letter will be met prior to and during operation, as appropriate. Similar to the private airstrip, permission must be granted by the owner of the airstrip prior to use. This facility is also not covered by the Riverside County Airport Land Use Compatibility Plan Policy Document. Due to the infrequent use of the airstrip and compliance with FAA's conditions of approval, impacts would be considered to be less than significant.

As discussed, none of the project's components will introduce a new use or intensify a use that has been considered to occur under the Plan and analyzed in the Certified EIR No. 524. The proposed project will not create any new impacts related to airport noise beyond those already evaluated under

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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the EIR. Therefore, the project would not result in new or substantially more severe significant environmental impacts relating to airport noise compared with the analysis of the Plan in the certified EIR.

Mitigation: No new mitigation measures are 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, Temecula Valley Wine Country Community Plan, Certified Environmental Impact Report No. 524 RESOLUTION NO. 2014-044, Ordinance No. 348.4817

Findings of Fact:

The EIR No. 524 concludes there are no impacts due to railroad noise.

As discussed above under the prior analysis, none of the project's components will introduce a new use or intensify a use that has been considered to occur under the Plan and analyzed in the Certified EIR No. 524. The proposed project will not create any new impacts related to railroad noise beyond those already evaluated under the EIR. Therefore, the project would not result in new or substantially more severe significant environmental impacts relating to railroad noise compared with the analysis of the Plan in the certified EIR.

Mitigation: No new mitigation measures are required.

Monitoring: No monitoring is required

**32. Highway Noise**

NA     A     B     C     D                

Source: On-site Inspection, Temecula Valley Wine Country Community Plan, Certified Environmental Impact Report No. 524 RESOLUTION NO. 2014-044, Ordinance No. 348.4817

Findings of Fact:

The EIR concluded that the buildout of the Project would result in potential cumulative noise level increases along major roadways due to increases in traffic. The Noise Section of the EIR identifies several roadway segments that would exceed noise thresholds as the result of implementation of the Plan. Thus, the EIR concluded implementation of the Plan would substantially contribute to cumulative mobile source noise impacts and mitigation would be required.

As discussed prior, none of the project's components will introduce a new use or intensify a use that has been considered to occur under the Plan and analyzed in the Certified EIR No. 524. The proposed project will not lead to increases in implementing projects within the Plan area nor lead to an intensification of uses that would correlate to additional noise impacts not previously evaluated in the

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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EIR. Therefore, the project would not result in new or substantially more severe significant environmental impacts relating to airport noise compared with the analysis of the Plan in the certified EIR.

Mitigation: No new mitigation measures are required.

Monitoring: No monitoring is required

**33. Other Noise**

NA  A  B  C  D

Source: GIS database; Temecula Valley Wine Country Community Plan, Certified Environmental Impact Report No. 524 RESOLUTION NO. 2014-044, Ordinance No. 348.4817

Findings of Fact:

The EIR No. 524 concluded that in terms of Mobile Source Impacts:

Buildout of the Plan would result in potential cumulative noise level increases along major roadways from increase in traffic noise. The Noise Section of the EIR identifies several roadway segments that would exceed noise thresholds as the result of Plan implementation. Thus, the Plan would substantially contribute to cumulative mobile source noise impacts and implementation of MM NOI-1 through MM NOI-7 would be required.

The EIR No. 524 concluded that in terms of Stationary Sources Impacts:

The Plan may result in significant stationary source impacts, even with implementation of Mitigation Measures NOI-3 through NOI-6 and applicable policies and ordinances. All future implementing projects within the Plan area and surrounding region would be subject to comply with County, State, and Federal guidelines regarding noise abatement and insulation standards. Cumulative stationary source impacts may be significant and unavoidable, depending on site specific operations for a given implementing project. It may also be possible for multiple stationary sources such as special events or wineries to operate concurrently and in close proximity, which could further add to cumulative noise impacts. These potential stationary noise impacts, including special events, are best mitigated on a policy level as set forth above, including the Noise Study/Acoustical Analysis, Noise Control Plan, and noise-attenuation measures as required in Mitigation Measures NOI-3 through NOI-6. The creation of special Districts for each major land use also reduces the potential for future cumulative noise impacts upon sensitive receptors by focusing future residential implementing projects in the Residential District. Due to the potentially significant nature of this impact, mitigation would be required. Adherence to the existing Ordinance No. 847, *General Plan* policies, and mitigation measures listed above would substantially reduce stationary source noise impacts associated with the Plan (such as special events). However, given that it is not possible to predict the specific nature, frequency or location of all of the wineries or all of the special events, some stationary source activity may still represent unacceptable noise exposure within the Wine Country, particularly for existing sensitive receptors. This unavoidable impact will be reduced, but cannot be entirely eliminated, through compliance with policies, ordinances and mitigation noted above, and will be implemented by the County on a project-by-project basis. Therefore, impacts would be potentially significant, adverse and unavoidable.



Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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As discussed, none of the project's components will introduce a new use or intensify a use that has been considered to occur under the Plan and analyzed in the Certified EIR No. 524. The identified mitigation under the prior EIR will continue to apply to any implementing projects. Further, the proposed project would not increase any of the stationary or mobile source noise impacts beyond what was already evaluated, as the project does not increase the intensity of the uses or the number of potential implementing projects beyond what was evaluated in the prior EIR. Therefore, the project would not result in new or substantially more severe significant environmental impacts relating to other noise impacts compared with the analysis of the Plan in the certified EIR.

Mitigation: No new mitigation measures are 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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input checked="" 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 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"); Temecula Valley Wine Country Community Plan, Certified Environmental Impact Report No. 524 RESOLUTION NO. 2014-044, Ordinance No. 348.4817

Findings of Fact:

a-d) The EIR No. 524 concluded that long-term development facilitated by the Plan would result in additional traffic on adjacent roadways, thereby increasing the vehicular noise in the vicinity of the existing and proposed land uses. Stationary noise sources within the Plan area would include special occasion facilities which are used for events such as parties, weddings, and other social gatherings.

Riverside County Ordinance No. 847 Section (c), Audio Equipment, prohibits the operation of audio equipment between the hours of 10:00 p.m. and 8:00 a.m. such that the equipment is audible inside an inhabited dwelling and at any other time such that the equipment is audible at a distance greater than 100 feet from the source. Additionally, Ordinance No. 847 Section (d), Sound Amplifying Equipment and Live Music, prohibits the operation of sound amplifying equipment or performance of live music between the hours of 10:00 p.m. and 8:00 a.m., and at any other time such that the equipment or live music is audible at a distance greater than 200 feet from the source. Ordinance No. 847 Section 7, Exceptions, allows for the application for single or continuous exceptions from the provisions of Ordinance No. 847 which are subject to a fee and the County Planning Director's approval.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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The Winery District would promote the establishment of additional commercial activities that support tourism while ensuring long-term viability of the wine industry. Plan implementation would facilitate construction of additional small, medium, and large wineries which may be located in the vicinity of existing and future rural residential uses and existing institutional uses. Therefore, the potential exists for the generation of long-term noise levels from future implementing projects which propose the development of wineries (in particular from special events, tasting rooms, and shipping facilities) to exceed noise and land use compatibility standards which could impact an adjoining sensitive land use, and potentially resulting in a significant, adverse and unavoidable impact with respect to stationary noise. Accordingly, implementation of MM NOI-3 through MM NOI-6 is required.

MM NOI-3 through MM NOI-6 in the EIR, specifically address operational noise associated with special occasion facilities of the implementing projects, including limitations on hours of operation. Mitigation Measure NOI-3 requires site-specific noise attenuation measures and will minimize noise impacts from shipping facilities. To ensure noise from special events held at winery facilities are further reduced, Mitigation Measure NOI-4 would require special occasion facilities to submit a Noise Study and NOI-3 and NOI-5 would require Noise Control Plans to be formulated prior to the issuance of building permits to reduce noise impacts to a less than significant level. Mitigation Measure NOI-5 prohibits amplified sound and special events at wineries after 10:00 p.m., restricts special event clean-up activities to no later than midnight, and identifies potential noise-attenuating features to be incorporated into future implementing projects (the County has modified Ordinance No. 348.4729 to prohibit outdoor amplified sound at Special Occasion Facilities, including winery events, unless such outdoor amplified sound is subject to a Noise Ordinance exemption approval pursuant to the existing County Noise Ordinance). NOI-6 ensures proper enforcement of County noise requirements and Plan conditions of approval.

Adherence to the existing Ordinance No. 847, *General Plan* policies, and Mitigation Measures NOI-3 through NOI-6 would substantially reduce stationary source noise impacts associated with the Plan (such as special events). However, given that it is not possible to predict the specific nature, frequency or location of all of the wineries or all of the special events, some stationary source activity may still represent unacceptable noise exposure within the Wine Country, particularly for existing sensitive receptors. This unavoidable impact will be reduced, but not eliminated, through compliance with policies, ordinances and mitigation noted above, and will be implemented by the County on a project-by-project basis. The only further means of reducing or avoiding this impact would be to limit stationary source noise emissions (such as those associated with special events) to the point where only one or two special events could occur at any one time. However, because the objective of the Plan is to encourage winery-related uses in the Plan area and to draw tourism into the area, it would be infeasible to impose such a limitations. Therefore, this impact will remain significant and unavoidable.

EIR No. 524 concluded that for cumulative noise impact relating to mobile sources the buildout of the Plan would result in potential cumulative noise level increases along major roadways from increase in traffic noise. Table 4-12-10 in the Noise Section of the Draft EIR (See pages 4.12-31 through 4.12.35) identifies several roadway segments that would exceed noise thresholds as the result of Plan implementation. Thus, the Plan would substantially contribute to cumulative mobile source noise impacts and MM NOI-1 through NOI-7 would be required.

Potential noise impacts related to exposure to traffic noise of future implementing projects involving residential or other noise-sensitive uses would be evaluated as part of the project-specific

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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environmental analysis that would be need for such implementing projects and, if necessary dependent upon project-specific conditions, project-level mitigation could be required to mitigate traffic noise from adjacent roadways. However, the Plan implementation would still result in significant adverse and unavoidable impacts due to the increase in ambient traffic noise as the result of project implementation. This impact is unavoidable since it is a direct result of increases traffic that would be created by the project.

EIR No. 524 concluded that for cumulative noise impact relating to stationary sources the Plan may result in significant stationary source impacts, even with implementation of MM NOI-3 through MM NOI-6 and applicable policies and ordinances. All future implementing projects within the Plan area and surrounding region would be subject to comply with County, State, and Federal guidelines regarding noise abatement and insulation standards. Cumulative stationary source impacts may be significant and unavoidable, depending on site-specific operations for a given implementing project. It may also be possible for multiple stationary sources such as special events or wineries to operate concurrently and in close proximity, which could further add to cumulative noise impacts. These potential stationary noise impacts, including special events, are best mitigated on a policy level as set forth above, including the Noise Study/Acoustical Analysis, Noise Control Plan, and noise-attenuation measures as required in MM NOI-3 through MM NOI-6. The Plan's creation of special Districts for each major land use also reduces the potential for future cumulative noise impacts upon sensitive receptors by focusing future residential implementing projects in the Residential District. Due to the potentially significant nature of this impact, mitigation would be required. Adherence to the existing Ordinance No. 847, *General Plan* policies, and MM NOI-1 through MM NOI-7 listed above would substantially reduce stationary source noise impacts associated with the Plan (such as special events). However, given that it is not possible to predict the specific nature, frequency or location of all of the wineries or all of the special events, some stationary source activity may still represent unacceptable noise exposure within the Wine Country, particularly for existing sensitive receptors. This unavoidable impact will be reduced, but cannot be entirely eliminated, through compliance with policies, ordinances and mitigation noted above, and will be implemented by the County on a project-by-project basis. Therefore, impacts would be potentially significant, adverse and unavoidable.

For temporary Noise increase EIR No. 524 concluded that during the future construction of implementing projects within the Plan area, sensitive receptors may be exposed to periodically high noise levels associated with construction activities, such as jack-hammering and large equipment. Implementing projects would be subject to compliance with Ordinance No. 847, Section 2, which exempts construction noise provided that construction of projects located within one-quarter mile from an inhabited dwelling does not occur between the hours of 6:00 p.m. and 6:00 a.m. from June through September, and between the hours of 6:00 p.m. and 7:00 a.m. from October through May. Additionally, Plan compliance with General Plan Policies N 12.1 through N 12.4 would minimize construction noise impacts by requiring the preparation of a construction noise mitigation plan and requiring construction equipment to utilize noise-reduction features. Nonetheless, noise impacts from construction could be significant from time to time throughout the Plan area, such that MM NOI-1 is required.

Implementation of Mitigation Measure NOI-1 would reduce construction noise associated with future implementing projects through the use of site-specific, noise-reduction features. Specifically, NOI-1 would require the use of the best available noise control techniques as well as requiring alternatives to pneumatic power tools. Mitigation Measure NOI-2 includes a list of measures to respond to and track complaints related to construction noise. With implementation of Mitigation Measure NOI-1 and NOI-

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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2, as well as compliance with Ordinance No. 847 and General Plan Policies, short-term construction noise impacts would be reduced to less than significant levels.

For groundborne noise and vibration, EIR No. 524 concluded that vibration from grading and earthwork activities would occur during the allowable daytime construction hours and would not interfere with daily activities occurring within Category 1 or 2 land uses described in Table 4.12-9 of EIR No. 524, Groundborne Vibration and Noise Impact Criteria. However, the Plan may result in potentially significant groundborne vibrations resulting from proximity between earthmoving equipment and sensitive receptors. Accordingly, MM NOI-7 is required.

MM NOI-7 would require alternatives or control techniques to reduce vibration. MM NOI-7 also requires that alternative methods be utilized should future pile driving activities take place within 50 feet of an occupied or historic structure. Compliance with MM NOI-7, which requires implementing projects to demonstrate that construction activities are controlled and minimized in order to reduce vibration impacts, would reduce the generation and/or exposure of persons or structures to excessive groundborne vibration to less than significant levels. Blasting, if required, would be subject to the County's standard practices and applicable conditions of approval related to site-specific geotechnical and noise studies. Accordingly, impacts associated with groundborne vibration will be less than significant with mitigation.

As discussed prior, none of the project's components will introduce a new use or intensify a use that has been considered to occur under the Plan and analyzed in the Certified EIR No. 524. The identified mitigation under the prior EIR will continue to apply to any implementing projects. Ordinance No. 847 would continue to apply to any implementing projects. Therefore, the project would not result in new or substantially more severe significant environmental impacts relating to noise effects on or by the project compared with the analysis of the Plan in the certified EIR.

Mitigation: No new mitigation measures are required.

Monitoring: No monitoring is required

POPULATION AND HOUSING	Would the project			
<b>35. Housing</b>				
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 type="checkbox"/>	<input checked="" type="checkbox"/>
f) Induce substantial population growth in an area, either directly (for example, by proposing new homes and	<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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businesses) or indirectly (for example, through extension of roads or other infrastructure)?

Source: GIS database, Riverside County General Plan Housing Element; Temecula Valley Wine Country Community Plan, Certified Environmental Impact Report No. 524 RESOLUTION NO. 2014-044, Ordinance No. 348.4817

Findings of Fact:

a) The EIR No. 524 concluded that the Plan is by definition growth inducing, in that it provides a plan for accommodating future increases in population, housing and employment. It also provides a plan for ensuring that adequate infrastructure, public services and other elements necessary to ensure quality of life are provided to serve that growth. The proposed Wine Country Community Plan will continue this process of inducement.

b) The EIR No. 524 concluded that while isolated residential structures may be located within areas designated for commercial uses, the Plan will not include changes that would result in the substantial displacement of housing.

c) The EIR No. 524 concluded that while isolated residential structures may be located within areas designated for commercial uses, the Plan would not include changes that would result in the substantial displacement of people or housing that would necessitate the construction of replacement housing.

d-f) The EIR No. 524 concluded that because the Plan will have no impact as to either of the Population and Housing thresholds discussed above, the Plan will likewise result in no cumulatively considerable impacts under either of these thresholds. Thus, cumulative impacts will be less than significant.

None of the project's components will introduce a new use or intensify a use that has been considered to occur under the Plan and analyzed in the Certified EIR No. 524. The proposed project will not lead to intensification in either the number of implementing projects or the intensity of uses that would lead to additional population and housing impacts beyond those already discussed under the prior EIR. Therefore, the project would not result in new or substantially more severe significant environmental impacts relating to population and housing compared with the analysis of the Plan in the certified EIR.

Mitigation: No new mitigation measures are 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**

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Source: Riverside County General Plan Safety Element; Temecula Valley Wine Country Community Plan, Certified Environmental Impact Report No. 524 RESOLUTION NO. 2014-044, Ordinance No. 348.4817

Findings of Fact:

The EIR No. 524 concluded that the County Fire Department estimated that, pursuant to the County's standard of one new fire station and/or engine company per 2,000 new dwelling units and/or 3.5 million square feet of commercial/industrial occupancy, as many as three additional fire stations may be needed to meet anticipated service demands; however, the availability of sufficient funding to equip and staff such new facilities may not be available over the long term and the ability of the Department to negotiate for adequate funding for either construction or long-term staffing with individual developers is uncertain. Accordingly, mitigation is required to reduce this impact.

MM FIRE-1 through MM FIRE-5 will reduce impacts by requiring that implementing projects analyze traffic impacts and effects on emergency response time, participate in a fire mitigation fee program, prepare a fire protection/vegetation monitoring program, ensure fire access to all lots, and provide for water lines and hydrants sufficient to meet fire service needs. Nonetheless, because of the uncertainties in future fire facility needs, the timing of construction of those facility, and the availability of funding, a potentially significant impact may result. It would be infeasible to construct all such facilities now, because the location of future residential and commercial development (and their attendant need for such services) is unknown. Additionally, the construction of a comprehensive network of fire facilities at this time would result in air quality, noise, GHG, traffic, and other impacts when there is not presently a need for an extensive network of such facilities. Accordingly, this impact will remain potentially significant and unavoidable.

As discussed, none of the project's components will introduce a new use or intensify a use that has been considered to occur under the Plan and analyzed in the Certified EIR No. 524. The proposed project will not increase the intensity of development in the area leading to greater impacts on fire services. Regardless, all prior mitigation will continue to be required for any future implementing projects. Therefore, the project would not result in new or substantially more severe significant environmental impacts relating to fire services compared with the analysis of the Plan in the certified EIR.

Mitigation: No new mitigation measures are required.

Monitoring: No monitoring is required

**37. Sheriff Services**

Source: Riverside County General Plan; Temecula Valley Wine Country Community Plan, Certified Environmental Impact Report No. 524 RESOLUTION NO. 2014-044, Ordinance No. 348.4817

Findings of Fact:

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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The EIR No. 524 concluded that the Plan would facilitate future implementing projects, and therefore, could indirectly increase the demand for law enforcement services within the Plan area. The County Sheriff's Department would provide law enforcement services to the Wine Country area as it does now. It currently meets the General Plan-stated goal (General Plan EIR No. 441, Mitigation Measure 4.15.2C) of 1.5 officers for each 1,000 residents. Additionally, the EIR determined that implementation of the Plan would result in an overall 33 percent reduction in the number of permanent residents within the Plan area as compared to what it is provided for in the current General Plan. Accordingly, the Sheriff's Department would not be required to increase staffing beyond previously anticipated levels to serve the resident population.

As discussed, none of the project's components will introduce a new use or intensify a use that has been considered to occur under the Plan and analyzed in the Certified EIR No. 524. The proposed project will not increase the intensity of development in the area leading to greater impacts on sheriff services, and would not alter the conclusions from the Sheriff's Department as it relates to a needed increase in staffing. Therefore, the project would not result in new or substantially more severe significant environmental impacts relating to sheriff services compared with the analysis of the Plan in the certified EIR.

Mitigation: No new mitigation measures are required.

Monitoring: No monitoring is required

**38. Schools**

Source: Temecula Valley Wine Country Community Plan, Certified Environmental Impact Report No. 524 RESOLUTION NO. 2014-044, Ordinance No. 348.4817

Findings of Fact:

The EIR No. 524 concluded that the Plan would result in a reduction in the number of residential units constructed within the Plan area as compared to the number anticipated pursuant to the current General Plan and anticipated by the Temecula Valley Unified School District, which would serve the Plan area. As shown in Table 4.13-9, Wine Country Student Generation (Page 4.13-21 of the Final Program EIR No. 524), residential implementing projects within the Plan area would not exceed 1,433 students at full build-out, spread between elementary, middle school, and high school.

As shown in Table 4.13-3 (Page 4.13-6 of the Final Program EIR No. 524), the Temecula Unified School District has school facilities available to serve the Plan area with unused capacity sufficient to accommodate 1,406 elementary students, 1,268 middle school students, and 868 high school students and, therefore, will have sufficient capacity to handle additional numbers of students generated by implementing projects facilitated by the Plan. Since all residential and non-residential implementing projects would be required to pay school impact fees in effect at the time of development, which are intended to fully mitigate project impacts on public schools, the Plan's impact on public school facilities would be less than significant.

As discussed prior, none of the project's components will introduce a new use or intensify a use that has been considered to occur under the Plan and analyzed in the Certified EIR No. 524. The proposed project will not increase the intensity of development in the area leading to greater impacts on school services and will not increase the potential number of residential units leading to an increase in student enrollment on existing schools. Therefore, the project would not result in new or

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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substantially more severe significant environmental impacts relating to schools compared with the analysis of the Plan in the certified EIR.

Mitigation: No new mitigation measures are required.

Monitoring: No monitoring is required

**39. Libraries**

Source: Riverside County General Plan; Temecula Valley Wine Country Community Plan, Certified Environmental Impact Report No. 524 RESOLUTION NO. 2014-044, Ordinance No. 348.4817

Findings of Fact:

The EIR No. 514 concluded that based on the current Riverside County standard; there are insufficient library facilities available to provide the targeted level of service to the Plan area and the balance of the service area of the two existing libraries in the Temecula area. The Plan would reduce the total anticipated population within the Plan area at buildout and would therefore reduce the Plan area's contribution to demand for library services and facilities. However, the increase in demand for the Plan compared to currently existing conditions would still exceed the capacity of library facilities.

Riverside County Ordinance No. 659 requires all new residential, industrial, and commercial development to pay development impact fees to offset impacts to existing and future public facilities. For library services these funds are collected and used to provide both library services and construction of new facilities pursuant to the Public Facilities Needs List. General Plan policy LU 5.1 ensures that Riverside County shall take action to ensure that development does not cause growth to exceed acceptable levels of service.

One mitigation measure prepared for the 2003 General Plan was adopted to set specific levels of services for libraries (i.e. Riverside County shall provide a minimum of approximately 0.5 square foot of library space and 2.5 volumes per County resident). Nonetheless, there is an existing deficiency in library facilities both locally and Countywide based on the County's current standard and, therefore, implementing projects within the Plan area would make an indirect but cumulatively considerable contribution to that existing deficiency, resulting in a potentially significant cumulative impact on library facilities and services.

Additionally, the EIR finds that, aside from the collection of DIF fees to fund future library improvements, there are no feasible mitigation measures to further reduce the impact on library services. It would be infeasible to construct additional libraries now, because the location of future residential and commercial development (and their attendant need for such services) is unknown. Additionally, the construction of additional libraries at this time would result in air quality, noise, GHG, traffic, and other impacts. Accordingly, this impact will remain potentially significant and unavoidable.

None of the project's components will introduce a new use or intensify a use that has been considered to occur under the Plan and analyzed in the Certified EIR No. 524. The proposed project will not increase the intensity of development in the area leading to a greater level of impact on libraries as compared to what was evaluated in the prior EIR. Therefore, the project would not result in new or



Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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substantially more severe significant environmental impacts relating to libraries compared with the analysis of the Plan in the certified EIR.

Mitigation: No new mitigation measures are 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; Temecula Valley Wine Country Community Plan, Certified Environmental Impact Report No. 524 RESOLUTION NO. 2014-044, Ordinance No. 348.4817

Findings of Fact:

EIR No. 524 concludes there are no impacts to Health Services.

As discussed above, none of the project's components will introduce a new use or intensify a use that has been considered to occur under the Plan and analyzed in the Certified EIR No. 524. Therefore, the project would not result in new or substantially more severe significant environmental impacts relating to health services compared with the analysis of the Plan in the certified EIR.

Mitigation: No new mitigation measures are 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: Temecula Valley Wine Country Community Plan, Certified Environmental Impact Report No. 524 RESOLUTION NO. 2014-044, Ordinance No. 348.4817

Findings of Fact:

a-c) The EIR No. 524 concluded that there is a County of Riverside established standard of five (5) acres of parkland for each 1,000 residents of the County for some areas and three (3) for others. At the present time that standard has not been met and a countywide deficiency exists. In the immediate vicinity of the Plan site, the County operates the Lake Skinner Park and recreational facilities. The

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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addition of nearly 44,000 tourists annually to the Plan area would significantly impact the surrounding region and place new burdens of use on existing and future regional and local recreational and park facilities in addition to those that can be anticipated through the build-out of the Temecula and Murrieta General Plans and the balance of the County General Plan and Southwest Area Plan. The Plan requires mitigation to lessen the impacts. All implementing projects within the Plan area shall participate in any future trails phasing and financing plan being developed by the County (MM PSU REC-1). Prior to the approval of any implementing project within the Plan area, a park and recreational facilities dedication plan or fee-in-lieu shall be submitted to the County Regional Recreation and Parks District for review and approval (MM PSU REC-2). MM PSU REC-3 requires the County Regional Recreation and Park District to negotiate, where feasible, joint use agreements with the Temecula Valley Unified School District for the joint use of school recreational facilities including playing fields, to contribute to the supply of public parks located within reach of residents of the Project area.

As discussed, none of the project's components will introduce a new use or intensify a use that has been considered to occur under the Plan and analyzed in the Certified EIR No. 524. The proposed project is not anticipated to increase the intensity of use of any of the existing or planned recreational opportunities in the area. In fact, as discussed below under Section 42, the original Plan actually helps create additional recreational trails for additional recreation and transportation options. Additionally, all implementing project will comply to MM PSU REC-1, MM PSU REC-2, and PSU REC-3 to mitigate impacts to relating to parks and recreational facilities. Therefore, the project would not result in new or substantially more severe significant environmental impacts relating to recreation compared with the analysis of the Plan in the certified EIR.

Mitigation: No new mitigation measures are required.

Monitoring: No monitoring is required

**42. Recreational Trails**

Source: Temecula Valley Wine Country Community Plan, Certified Environmental Impact Report No. 524 RESOLUTION NO. 2014-044, Ordinance No. 348.4817

Findings of Fact:

The EIR 524 concluded that there are no impacts to Recreational Trails. The Plan requires implementation of the existing trails network of the General Plan to encourage non-motorized mobility and connectivity to regional recreational areas.

See prior discussion under Section 41 above. As discussed, none of the project's components will introduce a new use or intensify a use that has been considered to occur under the Plan and analyzed in the Certified EIR No. 524. Therefore, the project would not result in new or substantially more severe significant environmental impacts relating recreational trails compared with the analysis of the Plan in the certified EIR.

Mitigation: No new mitigation measures are required.

Monitoring: No monitoring is required

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>TRANSPORTATION/TRAFFIC</b> Would the project				
<b>43. Circulation</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input checked="" type="checkbox"/>
g) Cause an effect upon circulation during the project's construction?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
h) Result in inadequate emergency access or access to nearby uses?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Riverside County General Plan; Temecula Valley Wine Country Community Plan, Certified Environmental Impact Report No. 524 RESOLUTION NO. 2014-044, Ordinance No. 348.4817

Findings of Fact:

a-i) The EIR No. 524 concluded that the long-term operational traffic resulting from the Plan would contribute to degradation to the performance of the circulation system in the Plan area in comparison to existing conditions. Although the Plan generally improves operations compared to the adopted General Plan, implementation of the Plan would still contribute to increases in traffic volumes and degradation of levels of service that would result in a significant and unavoidable impact with regard to performance of the circulation system.

Additionally, as discussed in Chapter 4.14 of the Final Program EIR No. 524, the Plan conflicts with an existing Congestion Management Plan by degrading operations from an acceptable LOS C or better to LOS D, E, or F at the following intersections:

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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- Winchester Road at Nicolas Road
- Margarita Road at Rancho California Road
- Rancho California Road at Ynez Road
- Los Caballos Road at Temecula Parkway
- Camino del Vino at Glen Oaks Road
- Camino del Vino at Monte De Oro
- De Portola Road at Pauba Road
- Pauba Road at Temecula Parkway

The Plan adds traffic to Anza Road south of Rancho California Road operating at an unacceptable LOS F.

Future implementing projects are subject to the EIR No. 524 mitigation measures. Additional site-specific conditions of approval will be developed during the development review process, as required by Mitigation Measure TRF-1. Specifically, TRF-1 requires future development within the Project to prepare a focused traffic study that will assess the following to ensure consistency with the assessment prepared for the Project:

- Trip generation comparison to estimates assumed in the EIR
- Parking assessment
- Site access and on-site circulation assessment
- Interaction of driveways with adjacent intersections (if appropriate)
- Additional assessment deemed appropriate by the County of Riverside Transportation Department

These supplemental traffic impact assessments for individual developments within the Plan will assist in assessing the phasing of development within the Plan area and will assist in identifying when improvements will need to be constructed to accommodate new development as it occurs over time in Plan area so that adequate LOS is maintained.

Adherence to the existing General Plan policies, Plan Design Features and mitigation measures TRF-1 through TRF-3 would substantially reduce impacts associated with the Plan. Mitigation Measure TRF-2 specifically indicates consideration of a shuttle for special events, pursuant to the required Traffic Management Plan. Future implementing projects will require separate discretionary review as described in measures TRF-1 through TRF-3, and as specifically set forth in measure LU-1. Further, TRF-3 requires that the County implementing a Traffic Impact Fee Program for the area in order to acquire sufficient funding to pay for traffic improvements.

Ultimately, however, the County lacks legal authority to guarantee implementation of mitigation measures and associated road improvements located within the jurisdiction and control of the City of Temecula and/or Caltrans, and, consequently, cannot assure that such improvements will be in place when needed to avoid unacceptable LOS levels. Therefore, because measures outside of the County's jurisdiction are legally infeasible for the County to enforce, these potential impacts must be considered significant and unavoidable.

In addition to EIR measures TRF-1 through TRF-3, the EIR also includes measures GHG-1 and GHG-2 which serve to reduce traffic impacts through trip reduction measures including encouraging transit and other non-vehicular travel. However, not all impacts will be reduced to a level that is less than significant. Therefore, a potentially significant impact with regard to conflicts with existing applicable

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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plans and performance of the circulation system, as well conflict with the County Congestion Management program, is still likely to occur.

EIR No. 524 concluded that in terms of cumulative impacts relating to traffic and circulation, the Project may, in combination with existing conditions and other future implementing projects, result in potentially unavoidable significant cumulative impacts in the areas of:

- conflict with an applicable plan, ordinance, or policy establishing measures of effectiveness for the performance of the circulation system
- level of service degradation to unacceptable levels

The Plan has incorporated various Plan Design Features to avoid or reduce these potential impacts, which are best addressed at a regional level through the County's General Plan and development review process. The Plan's traffic analysis compares General Plan buildout under the "Project" and "No Project" scenarios, both of which show unavoidable significant impacts. The Plan's impacts, although significant and unavoidable relative to existing conditions, represent less traffic and fewer associated impacts when compared to the current General Plan and policy areas. Adherence to the existing General Plan policies, Plan Design Features and mitigation measures TRF-1 through TRF-3 would substantially reduce impacts associated with the Plan. Mitigation Measure TRF-2 specifically indicates consideration of a shuttle for special events, pursuant to the required Traffic Management Plan. Future implementing projects will require separate discretionary review as described in measures TRF-1 through TRF-3, and as specifically set forth in measure LU-1, all future development within the Plan shall be required to prepare a focused traffic study.

These unavoidable impacts are due primarily either to intentionally "down-sizing" certain roadway segments to maintain the Plan area's rural nature (and therefore road widening is not feasible) or due to certain improvements being outside the jurisdiction of the County of Riverside (in Temecula, or in Caltrans jurisdiction, where the County cannot ensure the timeliness or nature of future improvements). In addition, the County cannot guarantee that right-of-way necessary to make needed road improvements can be obtained timely to make such improvements in order to avoid unacceptable LOS occurring as a result of new development.

The EIR No. 524 concluded that the closest municipal airport to the Plan is the French Valley Airport, located approximately three (3) miles northwest of the project boundary. The Plan is outside of the French Valley Airport's zone of influence, and would not result in a change in the air traffic patterns for French Valley Airport. The Plan area has one or more small private airstrips or heliports that would not be affected by the Plan, in terms of changing air traffic activity levels. Hot air balloon rides takes place within the Plan's area, however, the Plan will not increase the use of the balloons beyond what is currently contemplated in the County's General Plan.

The EIR No. 524 concluded that the Plan does not authorize the construction of specific roadway projects. Rather, it presents a process and basic framework within which priorities are established, and specific projects and action will be undertaken in the future within the Plan area. Nonetheless, to assure that any future traffic improvements do not introduce hazardous design features, implementation of EIR No. 524 MM TRF-4 will be required. All such future roadway projects would be required to comply with design standards set forth by the County and the Plan, and adherence to these standards would not permit any hazardous design features or incompatible uses on roadways in the Project area. MM TRF-4 requires all transportation related improvements in the Project area be

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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consistent with the County ordinances (i.e. Ordinance No. 348, 460, 461, 499, 512, 585 etc.) and the Plan; therefore, this impact is considered to be less than significant with implementation of MM TRF-4.

The EIR No. 524 concluded that the Plan includes a series of connectivity that will provide for servicing emergency personnel and the Plan is not anticipated to result in inadequate emergency access. Detailed emergency response time information is provided in Section 4.13, Public Services, Recreation and Utilities of EIR No. 524. Nonetheless, to assure that future implementing projects do not result in unanticipated significant impacts to emergency services, implementation of EIR No. 524 MM TRF-2 and MM TRF-5 will be required.

All implementing projects in the Plan area shall be reviewed by appropriate emergency services personnel to ensure adequate emergency access is provided, as part of the County's discretionary application review process. The Plan is not anticipated to result in inadequate emergency access or impacts to public transit because MM TR-2 requires site-specific traffic management plans (TMPs) for each individual implementing project at the time of project design to reduce traffic and circulation impacts resulting from construction. Additionally, MM TRF-5 would reduce programmatic impacts related to emergency service access by requiring that emergency services personal review each implementing project to ensure that proper emergency access is provided. Furthermore, operation of implementing projects requires review by appropriate emergency services personnel to ensure adequate emergency access is provided. Therefore, the Plan is not anticipated to result in inadequate emergency access with implementation of the above mitigation measures.

The EIR No. 524 concluded that the Plan would not conflict with adopted policies, plans, or programs regarding public transit, bicycle, or pedestrian facilities, and would comply with existing public transit, bicycle and pedestrian facility plans. Nonetheless, to assure that future implementing projects do not result in unanticipated significant impacts to traffic planning or public transit, implementation of EIR No. 524 Mitigation Measure TRF-1 through TRF-5 will be required.

The Plan would also include measures and policies that support use of alternative modes of travel, including provision for transit along key circulation corridors. SWAP Policy 1.7 reinforces the County's commitment to develop an integrated regional trails network. The County will also require special events, where appropriate, to utilize shuttle services and/or coordinated use of the City's old town parking structure. Therefore, this impact is considered less than significant.

The Traffic and Circulation mitigation measures addressed above reduce traffic impacts to less than significant levels because proposed implementing projects shall be required to comply with existing regulations, ordinances and the mitigation measures stated in the Mitigation Monitoring and Reporting Program (MMRP) TRF-1 through TRF-5. These measures require implementing projects to provide traffic impact studies and traffic management plans that will ensure compliance with existing regulations, ordinances, and will require County approval and approval by appropriate emergency services personnel, which will ensure adequate improvements are provided. These measures also require implementing projects to contribute to the payment of Traffic Impact Fees that will fund improvements to freeways, roadways and intersections that will ease traffic congestion potentially created by implementing projects.

None of the project's components will introduce a new use or intensify a use that has been considered to occur under the Plan and analyzed in the Certified EIR No. 524. All of the prior mitigation measures

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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identified under EIR No. 524 will continue to apply to any implementing projects. Further, site specific analysis including CEQA would be required for future projects, with additional mitigation as may be required. Regardless, the proposed project would not increase any of the traffic impacts already identified and evaluated in the prior EIR. Therefore, the project would not result in new or substantially more severe significant environmental impacts relating traffic compared with the analysis of the Plan in the certified EIR.

Mitigation: No new mitigation measures are required.

Monitoring: No monitoring is required

**44. Bike Trails**

Source: Riverside County General Plan; Temecula Valley Wine Country Community Plan, Certified Environmental Impact Report No. 524 RESOLUTION NO. 2014-044, Ordinance No. 348.4817

Findings of Fact:

EIR 524 Mitigation Measures AQ-2 requires compliance with the Trails and bikeway policies for the General Plan and AQ-3 to include bicycle parking and horse hitch posts (where applicable) to mitigate impacts to Air Quality . The Plan requires implementation of the existing trails and bikeway network of the General Plan to encourage non-motorized mobility and connectivity to regional recreational areas.

As discussed prior, none of the project’s components will introduce a new use or intensify a use that has been considered to occur under the Plan and analyzed in the Certified EIR No. 524. Therefore, the project would not result in new or substantially more severe significant environmental impacts relating bike trails compared with the analysis of the Plan in the certified EIR.

Mitigation: No new mitigation measures are 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: Temecula Valley Wine Country Community Plan, Certified Environmental Impact Report No. 524 RESOLUTION NO. 2014-044, Ordinance No. 348.4817

Findings of Fact:

a-b) The EIR No. 524 concludes that the water providers for the Temecula Valley Wine Country Region are the Rancho California Water District (RCWD) and the Eastern Municipal Water District.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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As a result of the planned changes in both the number of acres of active use included within the Plan area and the amount of agricultural activity and number of residential units anticipated within the Plan area, the RCWD projects a total net increase of approximately 38% of additional water demand based on the proposed uses of the Plan. Table 4.13-11, Existing/Proposed Land Use Designation Changes Impact on Water Demand, and Table 4.13-12, Summarized Water Demands Comparing Existing Proposed Land Use Changes in EIR No. 524 summarizes the net increase in water demand between the existing condition and proposed buildout of the Plan area. These tables indicate a potential water demand increase of 10,336 acre-feet/year as compared to the demand projection for the area used in the 2010 UWMP. Accordingly, implementation of EIR No 524 MM PSU Water-1 and PSU Water -2 is required to reduce potential impacts to water supply.

As discussed, none of the project's components will introduce a new use or intensify a use that has been considered to occur under the Plan and analyzed in the Certified EIR No. 524. For any implementing projects, site specific analysis related to water use and any potential physical environmental impacts would continue to be required, as well as compliance with MM PSU Water-1 and PSU Water-2. Further, the proposed project is not anticipated to result in an intensity of use that would translate to greater increases in potential water demand. Therefore, the project would not result in new or substantially more severe significant environmental impacts relating water supply compared with the analysis of the Plan in the certified EIR.

Mitigation: No new mitigation measures are 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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Source: Temecula Valley Wine Country Community Plan, Certified Environmental Impact Report No. 524 RESOLUTION NO. 2014-044, Ordinance No. 348.4817

Findings of Fact:

a-b) The EIR No. 524 concluded that the Plan area lies within the service area of the Eastern Municipal Water District, which has the ability to provide treatment for wastewater generated by implementing projects facilitated by the Plan at its Temecula Valley Regional Water Reclamation Facility (TVRWRF). The facility has capacity to receive and treat up to 18 million gallons per day (mgd) of wastewater inflow while currently receiving approximately 12 mgd of inflow. The TVRWRF has approximately 4 mgd of excess capacity available with its existing facilities based on current inflow. Accordingly, the facility does not have the capacity to receive and treat the projected 4.21 mgd of new inflow from the Plan area at full build-out, and implementation of the Plan would require the



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provision of additional capacity in the existing wastewater treatment facility. Nonetheless, to ensure that all impacts to wastewater and storm sewers are less than significant, implementation to EIR No. 524MM PSU Sewer -1 and MM PSU Sewer -2 is required.

As required by MMPSU SEWER-1, and interim to sewer services in this region, all implementing projects proposed for construction in the Plan area shall provide onsite wastewater treatment to meet compliance with the Basin Plan Groundwater Quality Objectives, as well as, additional conditions for salinity management to the satisfaction of the County Department of Environmental Health and the San Diego Regional Water Quality Control Board (SDRWQCB).

MM PSU SEWER-2 requires that all implementing projects make a fair share contribution toward proposed sewer improvements, as set forth in the phasing and financing plan being developed by EMWD. In addition, all implementing projects shall be responsible for extending sewer lines from available trunk lines as a condition of approval for the project, and/or otherwise ensuring adequate wastewater service consistent with County, Rancho California Water District and Regional Water Quality Control Board requirements, as deemed appropriate by the County during application review. This will ensure that all implementing projects meet water quality standards and comply with applicable policies and regulations adopted by the County, Rancho California Water District and the Regional Water Quality Control Board. Every future project in the Plan area shall have special sewer conditions as established by the County pursuant to the "Temecula Valley Wine Country (TVWC) Draft Conditions of Approval" adopted by the Board on April 24, 2012. With the implementation of these mitigation measures, potential impacts to wastewater and related infrastructure will be less than significant

As discussed, none of the project's components will introduce a new use or intensify a use that has been considered to occur under the Plan and analyzed in the Certified EIR No. 524. For any implementing projects, site specific analysis related to sewer infrastructure and any potential physical environmental impacts would continue to be required, as well as compliance with MM PSU Sewer-1 and PSU Sewer-2. Further, the proposed project is not anticipated to result in an intensity of use that would translate to greater increases in the generation of wastewater. Therefore, the project would not result in new or substantially more severe significant environmental impacts relating sewer compared with the analysis of the Plan in the certified EIR.

Mitigation: No new mitigation measures are 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, Temecula Valley Wine Country Community Plan, Certified Environmental Impact Report No. 524 RESOLUTION NO. 2014-044, Ordinance No. 348.4817

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

a-b)

EIR No. 524 concluded that the Southern California Association of Governments projects that Riverside County buildout would occur by the year 2040. While some of the currently active landfills have estimated closure dates that predate the build-out year of 2040, expansions of the Badlands and Lamb Canyon landfills are planned that may extend the life of these landfills. In addition, the County of Riverside has guaranteed disposal capacity of 2,000 tons of solid waste per day at the Eagle Mountain Landfill. The Eagle Mountain Landfill has an estimated closure date of 2085, with expansion capability that adds approximately 38 more years of life. As discussed in the Riverside County General Plan EIR No. 441, by the build-out of Riverside County, the County will need to dispose of 4,148,156 tons of solid waste in landfills each year (includes waste generated from the Project). The amount of landfill capacity needed to accommodate this solid waste is directly in line with the County's projected increased landfill need (4 percent per year). Hence, the build-out of the County, which includes waste generated from the Plan area, would not create demands for waste management services that exceed the capabilities of the County's waste management system. Nonetheless, to ensure that all impacts to solid waste are less than significant, mitigation is required.

As required by MM PSU WASTE-1, all implementing Plan proponents shall make every effort feasible to recycle, reuse, and/or reduce the amount of construction and demolition materials (i.e., concrete, asphalt, wood, etc.) generated by Plan's implementing projects that would otherwise be taken to a landfill. This diversion of waste must exceed a 50 percent reduction by weight. The project shall complete the Riverside County Waste Management Department Construction and Demolition Waste Diversion Program Form B or and Form C process as evidence to ensure compliance. Form B (Recycling Plan) must be submitted and approved by the Riverside County Waste Management Department and provided to the Department of Building and Safety prior to the issuance of building permits. Form C (Reporting Form) must be approved by the Riverside County Waste Management Department and submitted to the Department of Building and Safety prior to the issuance of certificate of occupancy/final inspection. This mitigation measure will substantially reduce the potential waste stream that might otherwise result from the Plan's implementation, thus reducing potential impacts to solid waste facilities.

Further, MM PSU WASTE-2 requires that all implementing Plan proponents shall dispose of any hazardous wastes, including paint, used during construction and grading at a licensed facility in accordance with local, state, and federal guidelines. This measure will help protect against any secondary effects that might otherwise occur from the improper disposal of hazardous wastes.

MM PSU WASTE-3 requires that all implementing projects with a residential Homeowners Association (HOA) establish green waste recycling through its yard maintenance or waste hauling contracts. Green waste recycling includes such things as grass recycling (where lawn clippings from a mulching-type mower are left on the lawn) and on- or off-site composting. This measure shall be implemented to reduce green waste going to landfills. If such services are not available through the yard maintenance or waste haulers in the area, the implementing project's HOA shall provide individual homeowners with information about ways to recycle green waste individually and collectively and provisions shall be included in the CC&R's. This measure will also help to divert a portion of the waste stream that might otherwise result from the Plan, by ensuring that green wastes area recycled and reused.

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MM PSU WASTE-4 requires that prior to issuance of Building Permits for any commercial or agricultural facilities, clearance from the Riverside County Waste Management Department is needed to verify compliance with California Solid Waste Reuse and Recycling Act of 1991 (AB 1327), which requires the local jurisdiction to require adequate areas for collecting and loading recyclable materials. This measure provides an enforcement mechanism to ensure that individual implementing projects are complying with waste reduction and diversion requirements imposed by the Plan.

MM PSU WASTE-5 requires that prior to implementing project approval, applicant(s) shall submit for review and approval landscape plans that provide for the use of xeriscape landscaping to the extent feasible and consistent with the Temecula Valley Wine Country Community Plan Design Guidelines and provide for the use of drought tolerant low maintenance vegetation in all landscaped areas of the Plan. This measure will ensure that landscaping is designed in such a manner as to reduce the amount of generated green waste that results from Plan implementation. With the implementation of these mitigation measures, potential impacts to solid waste will be less than significant

None of the project's components will introduce a new use or intensify a use that has been considered to occur under the Plan and analyzed in the Certified EIR No. 524. Any implementing projects will continue to adhere to applicable federal, State, local requirements and regulations, and EIR No. 524 mitigation related to solid waste. Further, the proposed project is not anticipated to result in an intensity of use that would translate to greater increases of solid waste during either construction or operations of any future implementing projects. Therefore, the project would not result in new or substantially more severe significant environmental impacts relating to solid waste compared with the analysis of the Plan in the certified EIR.

Mitigation: No new mitigation measures are 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: Temecula Valley Wine Country Community Plan, Certified Environmental Impact Report No. 524 RESOLUTION NO. 2014-044, Ordinance No. 348.4817

#### Findings of Fact:

a-g) The EIR No. 524 analyzed each utility individually and concluded that there is enough service capacity to provide all services to meet the increase of proposed uses in the Plan. No mitigation was required.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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As discussed, none of the project's components will introduce a new use or intensify a use that has been considered to occur under the Plan and analyzed in the Certified EIR No. 524. Therefore, the project would not result in new or substantially more severe significant environmental impacts relating utilities compared with the analysis of the Plan in the certified EIR.

Mitigation: No new mitigation measures are required.

Monitoring: No monitoring is required

**49. Energy Conservation**

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

Source: Temecula Valley Wine Country Community Plan, Certified Environmental Impact Report No. 524 RESOLUTION NO. 2014-044, Ordinance No. 348.4817

Findings of Fact:

The EIR No. 524 analyzed each utility individually and concluded that there is enough service capacity to provide all services to meet the increase of proposed uses in the Plan. No mitigation was required.

As discussed prior, none of the project's components will introduce a new use or intensify a use that has been considered to occur under the Plan and analyzed in the Certified EIR No. 524. Therefore, the project would not result in new or substantially more severe significant environmental impacts relating energy compared with the analysis of the Plan in the certified EIR.

Mitigation: No new mitigation measures are 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?

Source: Temecula Valley Wine Country Community Plan, Certified Environmental Impact Report No. 524 RESOLUTION NO. 2014-044, Ordinance No. 348.4817

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 populations to drop below self-sustaining levels, threaten to eliminate a plant or animal community, or

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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)?

Source: Temecula Valley Wine Country Community Plan, Certified Environmental Impact Report No. 524 RESOLUTION NO. 2014-044, Ordinance No. 348.4817

Findings of Fact: The project does not have impacts which are individually limited, but cumulatively considerable.

52. Does the project have environmental effects that will cause substantial adverse effects on human beings, either directly or indirectly?

Source: Temecula Valley Wine Country Community Plan, Certified Environmental Impact Report No. 524 RESOLUTION NO. 2014-044, Ordinance No. 348.4817

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.

## 12. 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: EIR No. 524, EIR No. 441

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

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

## 13. 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

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1109; *San Franciscans Upholding the Downtown Plan v. City and County of San Francisco* (2002)  
102 Cal.App.4th 656.

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