



RIVERSIDE COUNTY PLANNING COMMISSION

RIVERSIDE COUNTY
PLANNING DEPARTMENT

9:00 A.M.

DECEMBER 2, 2015

**PLANNING
COMMISSIONERS
2015**

1st District

Charissa Leach
Vice Chairman

2nd District

Aaron Hake

3rd District

Ruthanne Taylor
Berger

4th District

Bill Sanchez

5th District

Mickey Valdivia
Chairman

**Planning
Director**

Steve Weiss, AICP

Legal Counsel

Michelle Clack
Deputy
County Counsel

Phone

951 955-7436

Fax

951 955-1811

AGENDA

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

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

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

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

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

CALL TO ORDER - ROLL CALL SALUTE TO THE FLAG

1.0 CONSENT CALENDAR

1.1 ADOPTION OF THE NEW 2016 PLANNING COMMISSION CALENDAR

1.2 ELECTION OF THE 2016 PLANNING COMMISSION CHAIRMAN AND VICE-CHAIRMAN

- ##### **1.3 FIRST EXTENSION OF TIME FOR TENTATIVE TRACT MAP NO. 33427 -**
- Applicant: Wesley Hlyen - Fifth Supervisorial District – Nuevo Zoning District - Lakeview/Nuevo Area Plan: Community Development: Medium Density Residential (CD:MDR) (2-5 dwelling units per acre) - Location: Northerly of Nuevo Road, southerly of Citrus Avenue, easterly of Foothill Avenue, and westerly of Antelope – 93.66 Acres - Zoning: Specific Plan (SP246A1) – Approved Project Description: Schedule A subdivision of 93.66 acres into 291 single family residential lots comprised of (95) 5,000 sq. ft. lots; (131) 4,500 sq. ft. lots, (65) 4,000 sq. ft. lots, two (2) water

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

quality basins, and 21 open space lots. - **REQUEST:** Extension of Time to October 26, 2016 - First Extension. Project Planner: Roger Arroyo at (951) 955-1195 or email roarroyo@rctlma.org.

- 1.4 **FIRST EXTENSION OF TIME FOR TENTATIVE TRACT MAP NO. 33020** - Applicant: Jonathan Skeith - Fifth Supervisorial District – Lakeview Zoning Area - Lakeview/Nuevo Area Plan: Rural Community - Low Density Residential (RC-LDR) - Location: North of 10th Street, east of Lakeview Avenue, south of Mountain View Lane and west of Yucca Avenue – 5.0 Acres - Zoning: Residential Agricultural (R-A) – Approved Project Description: Schedule B subdivision of five (5) acres into three (3) one-acre minimum residential lots and three (3) one-half acre minimum residential lots. - **REQUEST:** Extension of Time to May 25, 2016 - First Extension. Project Planner: Roger Arroyo at (951) 955-1195 or email roarroyo@rctlma.org.
- 1.5 **SECOND EXTENSION OF TIME for TENTATIVE TRACT MAP NO. 30806** - Applicant: ST Conestoga, LLC. – Third Supervisorial District – Winchester Zoning Area - Harvest Valley/Winchester Area Plan: Community Development: Medium Density Residential (2-5 du/acre) - Location: Southerly of Patton Avenue, westerly of Beeler Avenue, easterly of Leon Road and northerly of Crest Road. – 84.8 Acres - Zoning: Specific Plan (S-P 293) - Approved Project Description: Schedule A subdivision of 84.8 acres into 192 single family residential lots and 3 open space lots for Planning Areas 46, 47A and 47B of Specific Plan (S-P) 293. Planning Areas 46, 47A and 47B allow for a combined total of 192 residential lots. - **REQUEST:** Extension of Time to September 22, 2016 - Second Extension. Project Planner: Roger Arroyo at (951) 955-1195 or email roarroyo@rctlma.org.
- 1.6 **SECOND EXTENSION OF TIME FOR TENTATIVE TRACT MAP NO. 31817** - Applicant: Dave Jeffers Consulting - Fifth Supervisorial District – Nuevo Area Zoning District - Lakeview/Nuevo Area Plan: Rural Community: Low Density Residential (RC:LDR) (2 dwelling units per acre) - Location: The project site is located northerly of Central Avenue and easterly of Menifee Road. – 17.2 Acres - Zoning: Residential Agricultural (R-A) – Approved Project Description: The project is a Schedule B tract map proposing to subdivide 17.2 gross acres into 28 residential lots with a minimum lot size of 20,000 sq. ft. and one detention basin - **REQUEST:** Extension of Time to August 25, 2016 - Second Extension. Project Planner: Roger Arroyo at (951) 955-1195 or email roarroyo@rctlma.org.

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**

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

- 4.1 **GENERAL PLAN AMENDMENT NO. 934, (Foundation and Entitlement/Policy)** – Intent to Adopt a Negative Declaration – Applicant: Wolfskill-Pedrorena Trust – Engineer/Representative: Greg Lowther – Fifth Supervisorial District – Area Plan: San Jacinto Valley – Zone District: Hemet – San Jacinto – Zone: Heavy Agriculture (A-2-10) (10-Acre Minimum) – Location: North of San Jacinto River, east of Davis Road, south of Bridge Street, and west of State Highway 79 – Project Size: 89.3 Acres – **REQUEST:** Proposal to amend portions of the project site’s General Plan Foundation Component from Agriculture (AG) and Open Space (OS) to Community Development (CD) and to amend its Land Use Designation from Rural (R) and Agriculture (AG) to Conservation (C) (35.45-Acres) and Commercial Retail (CR) on four parcels, totaling 89.3 Acres – Project Planner: John Hildebrand at (951) 955-1888 or email jhildebr@rctlma.org.

- 4.2 **GENERAL PLAN AMENDMENT NO. 943 (FOUNDATION AND ENTITLEMENT/POLICY) and CHANGE of ZONE NO. 7741** – Intent to Adopt a Mitigated Negative Declaration – Applicant: Carl Rheingans – Engineer/Representative: Cozad & Fox, Inc. – Third Supervisorial District – Area Plan: Harvest Valley/Winchester – Zone Area: Winchester – Zone: A-1-10 (Light Agriculture, 10-Acre Minimum) – Policy Area: Highway 79 – Location: East of Highway 79/Winchester Road, north of Stowe Road, west of Richmond Road, and south of Stetson Avenue – Project Size: 56.8 acres – **REQUEST:** Proposal to amend the project site's General Plan Foundation Component from Rural Community (RC) to Community Development (CD), amend its Land Use Designation from Estate Density Residential (EDR) (2-Acre Minimum) to Medium Density Residential (MDR) (2-5 D.U./Ac.) and Commercial Retail (CR) (0.20 – 0.35 Floor Area Ratio), and change the site's zoning classification from A-1-10 (Light Agriculture, 10-Acre Minimum) to R-1 (One-Family Dwellings) and C-1/C-P (General Commercial) on one parcel, totaling 56.8 acres. Project Planner: John Hildebrand at (951) 955-1888 or email jhildebr@rctlma.org.
- 4.3 **GENERAL PLAN AMENDMENT NO. 948 (FOUNDATION AND ENTITLEMENT/POLICY)** – Intent to Adopt a Negative Declaration – Applicant: David Rodriguez – Engineer/Representative: Ed Cepeda – Fifth Supervisorial District – Area Plan: The Pass – Zone District: Cherry Valley – Zone: General Commercial (C-1/C-P) – Policy Area: Cherry Valley – Location: Northerly of Cherry Valley Boulevard, westerly of Mountain View Avenue, southerly of Vineland Street, easterly of Nancy Avenue – Project Size: 10 Acres – **REQUEST:** Proposal to amend the project site's General Plan Foundation Component from Rural Community (RC) to Community Development (CD) and amend its Land Use Designation from Very Low Density Residential (VLDR) (1-Acre Minimum) to Commercial Retail (CR) (0.20-0.35 Floor Area Ratio) on two parcels, totaling 10 acres. Project Planner: John Hildebrand at (951) 955-1888 or email jhildebr@rctlma.org.
- 4.4 **GENERAL PLAN AMENDMENT NO. 968 (Foundation and Entitlement/Policy)** – Intent to Adopt a Negative Declaration – Applicant: Mohammad Harb – Engineer/Representative: Mike Ayaz – Fifth Supervisorial District – Area Plan: Mead Valley – Zone Area: Good Hope – Zone: Rural Residential (R-R) – Location: North of Lopez Street, east of Cowie Avenue, west of the City of Perris and south of San Jacinto Avenue – Project Size: 0.33 acres – **REQUEST:** Proposal to amend the project site's General Plan Foundation Component from Rural Community (RC) to Community Development (CD) and amend its Land Use Designation from Very Low Density Residential (VLDR) to Commercial Retail (CR) (0.20-0.35 FAR) on one parcel, totaling 0.33 acres – PROJECT PLANNER: John Hildebrand at (951) 955-1888 or email jhildebr@rctlma.org.

STAFF REPORT PENDING

- 4.5 **GENERAL PLAN AMENDMENT NO. 985 (Foundation and Entitlement/Policy)** – Intent to Adopt a Negative Declaration – Applicant: Steve Galvez – Engineer/Representative: Grant Becklund – First Supervisorial District – Area Plan: Elsinore – Zone District: Lakeland Village – Zone: W1 (Watercourse, Watershed and Conservation Areas) – Policy Area: Lake Elsinore Environs – Location: West of Lucerne Street, north of Grand Avenue, east of Russell Street, and south of Como Street – Project Size: 1.87 acres – **REQUEST:** Proposal to amend the project site's General Plan Foundation Component from Open Space (OS) to Community Development (CD) and amend its Land Use Designation from Conservation (C) to Medium High Density Residential (MHDR) (5-8 D.U./Ac.) on one parcel, totaling 1.87 acres – Project Planner: John Hildebrand at (951) 955-1888 or email jhildebr@rctlma.org.
- 4.6 **GENERAL PLAN AMENDMENT NO. 988 (FOUNDATION AND ENTITLEMENT/POLICY)** – Intent to Adopt a Negative Declaration – Applicant: Oz Bratene – Engineer/Representative: Oz Bratene – First Supervisorial District – Area Plan: Elsinore – Zone Area: Cleveland – Zone: R-R (Rural Residential) – Location: Southwest of the City of Wildomar, west of Calle Lobo, north of Saint Gallen Way, and south of the Cleveland National Forest – Project Size: 25.7 acres – **REQUEST:** Proposal to amend

the project site's General Plan Foundation Component from Open Space (OS) to Rural (R) and amend its Land Use Designation from Rural (R) to Rural Residential (RR) (5-Acre Minimum), on one parcel, totaling 25.7 acres. Project Planner: John Hildebrand at (951) 955-1888 or email jhildebr@rctlma.org **STAFF REPORT PENDING**

- 4.7 **GENERAL PLAN AMENDMENT NO. 997 (FOUNDATION AND ENTITLEMENT/POLICY) and CHANGE of ZONE NO. 7888** – Intent to Adopt a Negative Declaration – Applicant: Nnh Properties, LLC – Engineer/Representative: Coachella Valley Engineers – Fourth Supervisorial District – Area Plan: Western Coachella Valley – Zone District: Thousand Palms – Zone: W-2-10 (Controlled Development Area, 10-Acre Minimum) and M-SC (Manufacturing – Service Commercial) – Policy Area: Rancho Mirage Sphere of Influence – Location: North of Vista Chino, west of Rio Del Sol Road, and east of Varner Road – Project Size: 160 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 Open Space-Rural (OS-R) to Light Industrial (LI) (0.25 – 0.60 Floor Area Ratio), and change the site's zoning classification from W-2-10 (Controlled Development Area, 10-Acre Minimum) to M-SC (Manufacturing – Service Commercial) on two parcels, totaling 160 acres. Project Planner: John Hildebrand at (951) 955-1888 or email jhildebr@rctlma.org.
- 4.8 **GENERAL PLAN AMENDMENT NO. 1008 (FOUNDATION AND ENTITLEMENT/POLICY) and CHANGE of ZONE NO. 7886** – Intent to Adopt a Negative Declaration – Applicant: USA Waste of California – Engineer/Representative: Southland Engineering – First Supervisorial District – Area Plan: Temescal Canyon – Zone Area: Glen Ivy – Zone: Mineral Resources (M-R) and Mineral Resources & Related Manufacturing (M-R-A) – Policy Area: El Sobrante Landfill – Location: East of Interstate 15 and Temescal Canyon Road, north of Dawson Canyon Road, and west of El Sobrante Landfill – Project Size: 327.6 acres – **REQUEST:** Proposal to amend a portion of the project site's General Plan Foundation Component from Open Space (OS) to Community Development (CD), amend its Land Use Designation from Rural (RUR) and Mineral Resources (MR) to Conservation Habitat (CH) and Heavy Industrial (HI) (0.15 to 0.50 FAR), and change the site's zoning classification from Mineral Resources (M-R) and Mineral Resources & Related Manufacturing (M-R-A) to Natural Assets (N-A) and Manufacturing Heavy (M-H) on four parcels, totaling 327.6 acres – Project Planner: John Hildebrand at (951) 955-1888 or email jhildebr@rctlma.org.
- 4.9 **GENERAL PLAN AMENDMENT NO. 1035 (FOUNDATION AND ENTITLEMENT/POLICY)** – Intent to Adopt Negative Declaration – Applicant: Orange LTD Partnership – Engineer/Representative: Sake Engineers, Inc. – First Supervisorial District – Area Plan: Temescal Canyon – Zone District: El Cerrito – Zone: Residential Agriculture (R-A-2.5) – Location: North of Weirick Road, east of Tulip Court, south of Nob Hill Road, and west of I-15 Freeway – Project Size: 2.95 acres – **REQUEST:** Proposal to amend the project site's Foundation Component from Rural Community (RC) to Community Development (CD) and amend its Land Use Designation from Estate Density Residential (EDR) (2-Acre Minimum) to Commercial Retail (CR) (0.20 – 0.35 Floor Area Ratio) on two parcels, totaling 2.95 acres. Project Planner: John Hildebrand at (951) 955-1888 or email jhildebr@rctlma.org.
- 4.10 **GENERAL PLAN AMENDMENT NO. 1037 (FOUNDATION AND ENTITLEMENT/POLICY)** – Intent to Adopt a Negative Declaration – Applicant: Sunrise Capitol, Ltd. – Engineer/Representative: Sake Engineers – First Supervisorial District – Area Plan: Lake Mathews/Woodcrest – Zone: Residential Agricultural (R-A-2)(2 Acre Minimum) – Location: North of Idaleona Road, west of Rolling Meadows Drive, east of Mira Lago Drive, and south of Alto Lago Drive – Project Size: 38.42 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 Estate Density Residential (EDR) (2-Acre Minimum) on one parcel, totaling 38.42 acres. Project Planner: John Hildebrand at (951) 955-1888 or email jhildebr@rctlma.org.

4.11 **CONDITIONAL USE PERMIT NO. 3716** – Intent to Adopt Negative Declaration – Applicant: Desert Pools RV Resort, LLC – Representative: Trish McConnell – Fourth Supervisorial District – Pass & Desert Zoning District – Western Coachella Valley Area Plan: High Density Residential (8-14 D.U./Ac.) – Location: South of Dillon Road, north of Aurora Road, and west of Langlois Road at 70405 Dillon Road – 20.0 Acres – Zoning: Controlled Development Areas (W-2) – **REQUEST:** A Conditional Use Permit proposes a “Vacation Recreational Vehicle Park” under Section 19.98 of Zoning Ordinance No. 348 containing 287 existing Recreational Vehicle (RV) spaces on an approximate 20 acre site with typical RV space sizes of 26 ft. x 72 ft. and 28 ft. x 50 ft. Additionally, the project site contains an existing approximate 10,000 sq. ft. clubhouse building with separate outdoor pool, 3,000 sq. ft. Welcome Center building with adjacent playground, 3,000 sq. ft. manager’s residence, 1,800 sq. ft. combined laundry/restroom building, RV storage area, tennis courts, shuffle board, and a miniature golf course. The R.V. Park was permitted previously and the permit has expired. The CUP 3716 proposed to renew for a 30-year period with an expiration date in 2045. No new construction is proposed within the existing RV Park. Project Planner: Jay Olivas at (760) 863-7050 or email at jolivas@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



**RIVERSIDE COUNTY
PLANNING DEPARTMENT**

**COUNTY OF RIVERSIDE
PLANNING COMMISSION**



**DECEMBER 2, 2015
COUNTY ADMINISTRATIVE CENTER**




ITEM NO. 1.1



**ADOPTION OF THE NEW 2016 PLANNING
COMMISSION CALENDAR**


2016 PLANNING COMMISSION CALENDAR



DRAFT




JANUARY	
6	Riverside CAC 1st Floor Board Room 
13	RCTC - DARK
20	Riverside CAC 1st Floor Board Room 
27	DARK



FEBRUARY	
3	Riverside CAC 1st Floor Board Room 
10	RCTC - DARK
17	Riverside CAC 1st Floor Board Room 
24	City of La Quinta City Council Chambers 



MARCH	
2	Riverside CAC 1st Floor Board Room 
9	RCTC - DARK
16	Riverside CAC 1st Floor Board Room 
23	DARK
30	DARK



APRIL	
6	DARK
13	RCTC - DARK
20	Riverside CAC 1st Floor Board Room 
27	DARK




MAY	
4	Riverside CAC 1st Floor Board Room 
11	RCTC - DARK
18	Riverside CAC 1st Floor Board Room 
25	DARK



JUNE	
1	Riverside CAC 1st Floor Board Room 
8	RCTC - DARK
15	Riverside CAC 1st Floor Board Room 
22	City of La Quinta City Council Chambers 
29	DARK



JULY	
6	Riverside CAC 1st Floor Board Room 
13	RCTC - DARK
20	Riverside CAC 1st Floor Board Room 
27	DARK

AUGUST	
3	Riverside CAC 1st Floor Board Room 
10	RCTC - DARK
17	Riverside CAC 1st Floor Board Room 
24	DARK
31	DARK

SEPTEMBER	
7	Riverside CAC 1st Floor Board Room 
14	RCTC - DARK
21	Riverside CAC 1st Floor Board Room 
28	DARK
30	DARK

OCTOBER	
5	Riverside CAC 1st Floor Board Room 
12	RCTC - DARK
19	Riverside CAC 1st Floor Board Room 
26	City of La Quinta City Council Chambers 

NOVEMBER	
2	Riverside CAC 1st Floor Board Room 
9	RCTC - DARK
16	DARK
23	Riverside CAC 1st Floor Board Room 
30	DARK

DECEMBER	
7	Riverside CAC 1st Floor Board Room 
14	RCTC - DARK
21	Riverside CAC 1st Floor Board Room 
28	DARK



RIVERSIDE COUNTY
PLANNING DEPARTMENT

**COUNTY OF RIVERSIDE
PLANNING COMMISSION**


**DECEMBER 2, 2015
COUNTY ADMINISTRATIVE CENTER**

ITEM NO. 1.2

**ELECTION OF THE PLANNING COMMISSION
2016 CHAIRMAN AND VICE-CHAIRMAN**

Agenda Item No. **1.3**
Area Plan: Lakeview / Nuevo
Zoning Area: Nuevo
Supervisory District: Fifth **KOB**
Project Planner: Roger Arroyo
Planning Commission: December 2, 2015

TENTATIVE TRACT MAP NO. 33427
FIRST EXTENSION OF TIME
Applicant: Wesley Hylan


Steve Weiss, AICP
Planning Director

COUNTY OF RIVERSIDE PLANNING DEPARTMENT EXTENSION OF TIME STAFF REPORT

The applicant of the subject case has requested an extension of time to allow for recordation of a final map. Unless specifically requested by the EOT applicant, this request will not be discussed at the time it is presented to the Planning Commission as a consent calendar item.

CEQA: The subject case has conformed to the requirements of the California Environmental Quality Act, and all impacts have been analyzed in order to protect the public health, safety and welfare.

GENERAL PLAN: Unless otherwise noted, the subject case had been determined to be consistent with the General Plan and all of its elements.

REQUEST:

FIRST EXTENSION OF TIME REQUEST for TENTATIVE TRACT MAP NO. 33427

BACKGROUND:

The County Planning Department, as part of the review of this Extension of Time request has determined it necessary to recommend the addition of Fourteen (14) new conditions of approval in order to be able to make a determination that the project does not adversely affect the general health, safety and welfare of the public. The Building and Safety (Grading Division) is recommending the addition of Eleven (11) conditions of approval, the Waste Resources Department is recommending the addition of Two (2) conditions of approval, and the Environmental Health Department is recommending the addition of One (1) condition of approval.

The Extension of Time applicant was informed of these recommended conditions and has agreed to accept them. Included in this staff report package are the recommended conditions of approval, and the correspondence from the Extension of Time applicant (dated October 23, 2015) indicating the acceptance of the Fourteen (14) recommended conditions.

FURTHER PLANNING CONSIDERATIONS:

**TENTATIVE TRACT MAP NO. 33427
FIRST EXTENSION OF TIME REQUEST
PLANNING COMMISSION: December 2, 2015
Page 2 of 2**

EFFECT OF Senate Bill No. 1185 (SB1185): On July 15, 2008, AB208 was signed into law, which grants a one-time extension of existing subdivision maps so developers can build immediately when the demand for housing goes up. It gives developers an automatic 12 month extension on previously approved subdivision maps set to expire between July 15, 2008 and January 1, 2011.

EFFECT OF Assembly Bill No. 333 (AB333): On July 15, 2009, AB333 was signed into law, which grants a one-time extension of existing subdivision maps so developers can build immediately when the demand for housing goes up. It gives developers an automatic 24 month extension on previously approved subdivision maps set to expire between July 15, 2009 and January 1, 2012.

EFFECT OF Assembly Bill No. 208 (AB208): On July 13, 2011, AB208 was signed into law, which grants a one-time extension of existing subdivision maps so developers can build immediately when the demand for housing goes up. It gives developers an automatic 24 month extension on previously approved subdivision maps set to expire between July 13, 2011 and January 1, 2014.

EFFECT OF Assembly Bill No. 116 (AB116): On July 11, 2013, AB116 was signed into law, which grants a one-time extension of existing subdivision maps so developers can build immediately when the demand for housing goes up. It gives developers an automatic 24 month extension on previously approved subdivision maps that were approved on or after January 1, 2000, and had not expired on or before July 11, 2013.

Therefore, upon an approval action by the Planning Commission, subsequent receive and file action by the Board of Supervisors, and the conclusion of the 10-day appeal period, the tentative map's expiration date will become October 26, 2016.

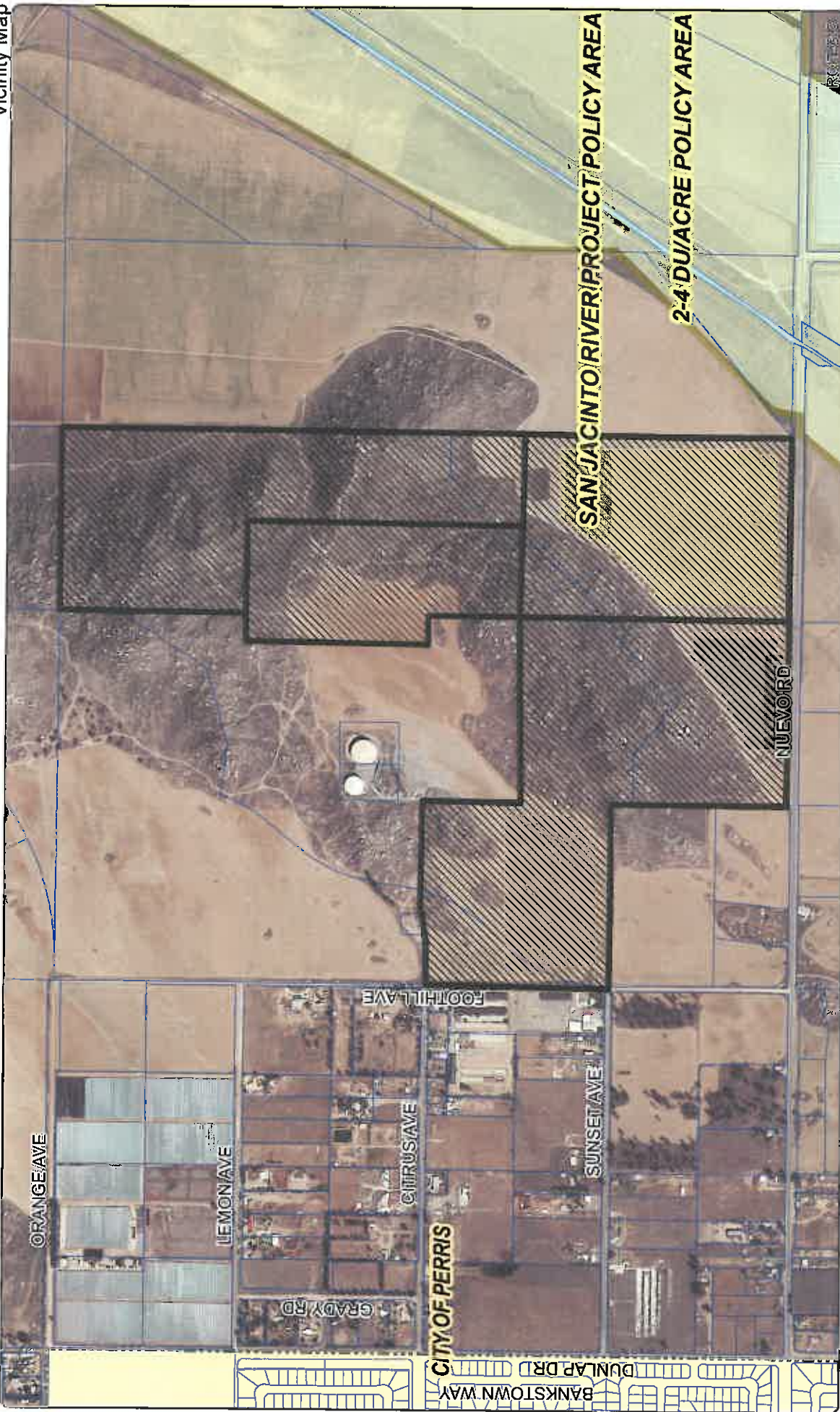
RECOMMENDATION:

APPROVAL of the FIRST EXTENSION OF TIME REQUEST for TENTATIVE TRACT MAP NO. 33427, extending the expiration date to October 26, 2016, subject to all the previously approved and/or amended Conditions of Approval with the applicant's consent.

RIVERSIDE COUNTY PLANNING DEPARTMENT
TR33427
VICINITY/POLICY AREAS

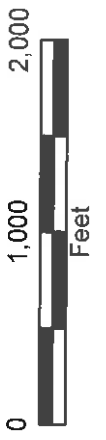
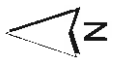
Supervisor Ashley
 District 5

Date Drawn: 11/19/2015
 Vicinity Map



Zoning District: Nuevo

Author: Mickey Zolezio



DISCLAIMER: On October 7, 2003, the County of Riverside adopted a new General Plan providing a new land use designations for unincorporated Riverside County. The new designations are effective January 1, 2004. For more information, please contact the Riverside County Planning Department offices in Riverside at (951) 955-3300 (Western County) or in Palm Desert at (760) 865-8277 (Eastern County) or Website: <http://planning.ca.gov>

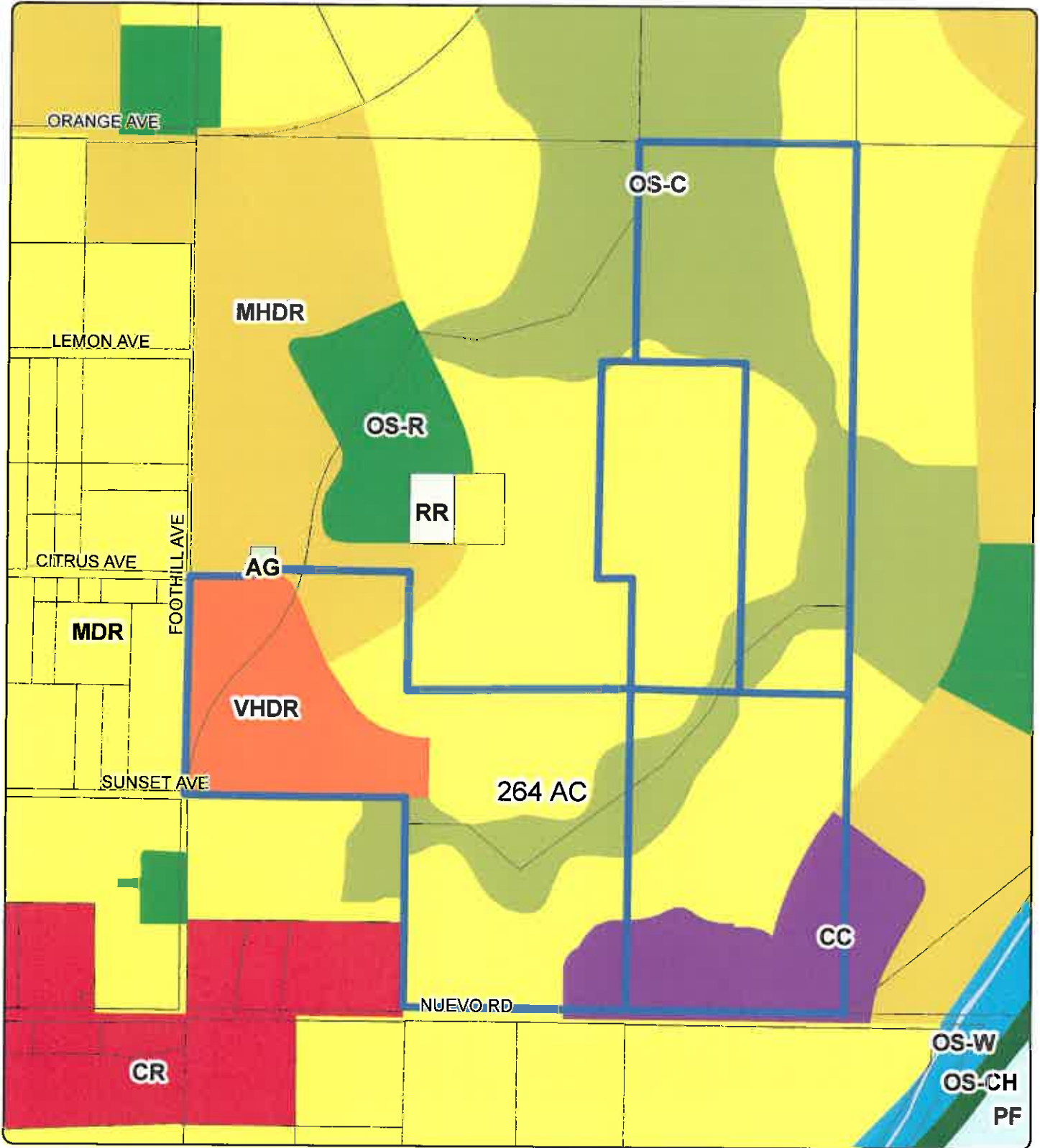
RIVERSIDE COUNTY PLANNING DEPARTMENT

TR33427

EXISTING GENERAL PLAN

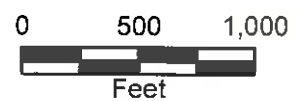
Supervisor Ashley
District 5

Date Drawn: 11/19/15
Exhibit 5



Zoning District: Nuevo

Author: Mickey Zolezio



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

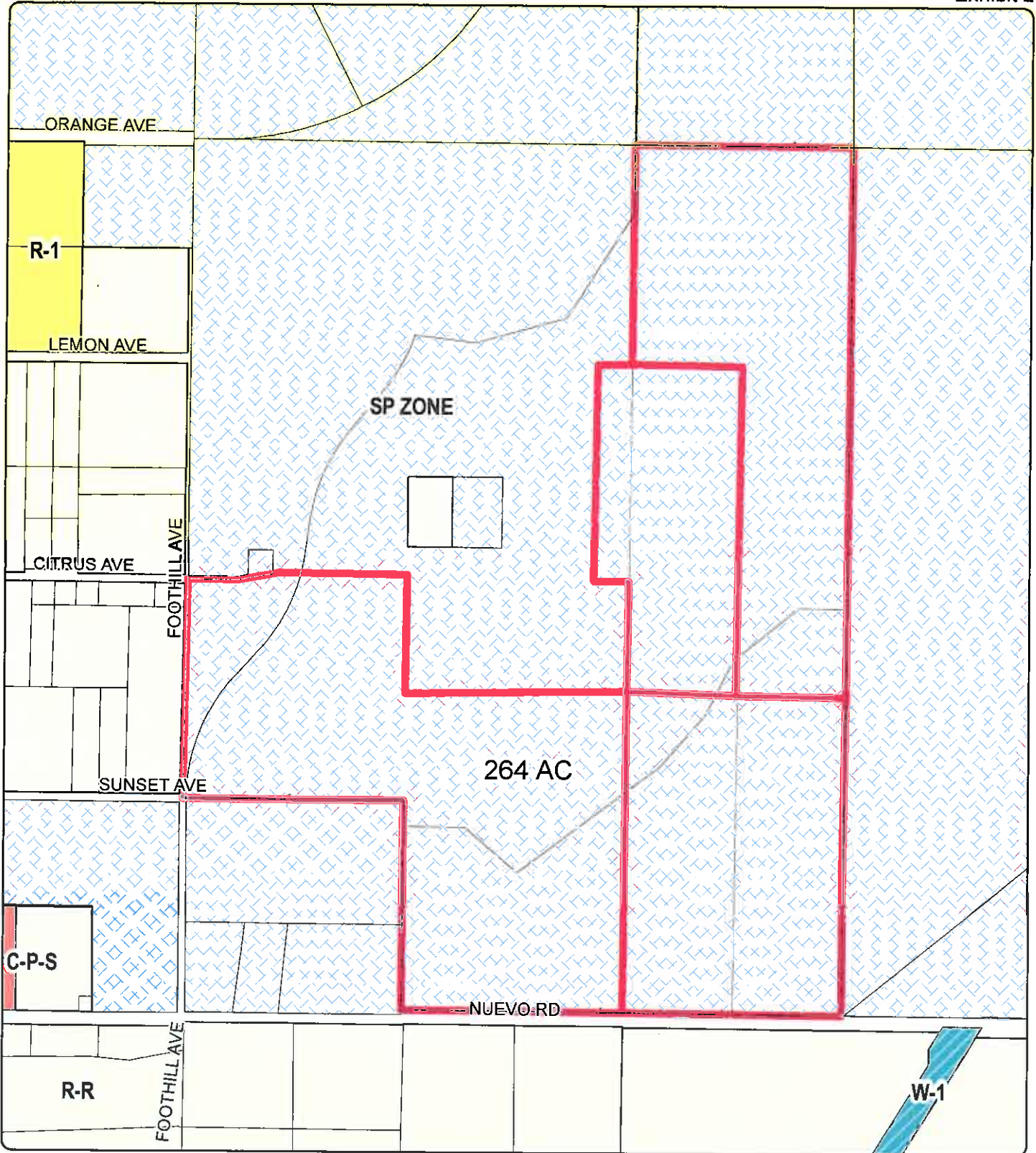
TR33427

Supervisor Ashley
District 5

Date Drawn: 11/19/2015

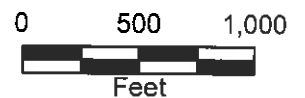
EXISTING ZONING

Exhibit 2



Zoning District: Nuevo

Author: Mickey Zolezio

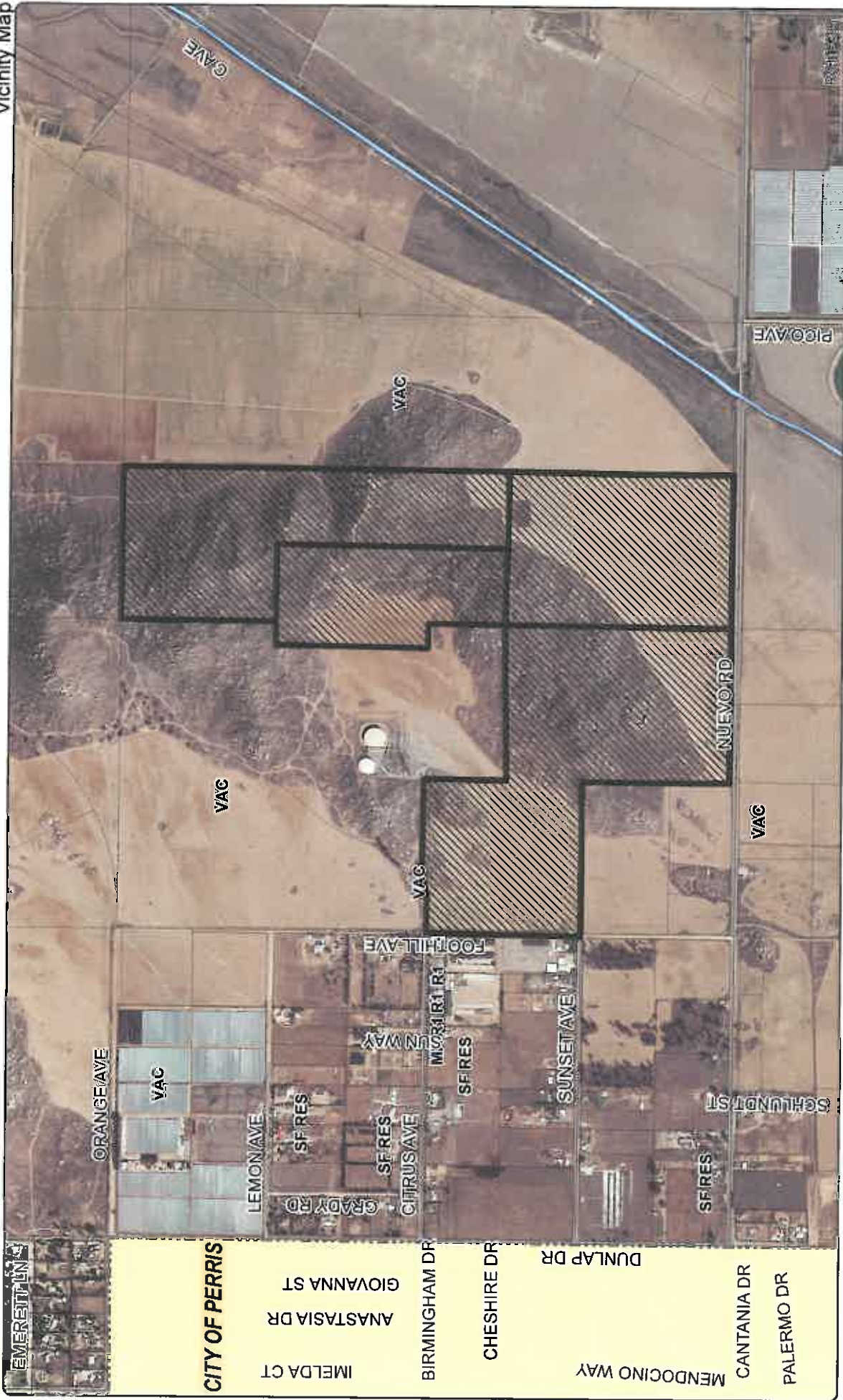


DISCLAIMER: On October 7, 2003, the County of Riverside adopted a new General Plan providing new land use designations for unincorporated Riverside County parcels. The new General Plan may contain different type of land use than is provided for under existing zoning. For further information, please contact 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
TR33427
LAND USE

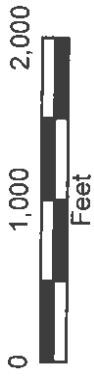
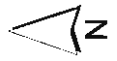
Supervisor Ashley
 District 5

Date Drawn: 11/19/2015
 Vicinity Map



Zoning District: Nuevo

Author: Mickey Zolezio



DISCLAIMER: On October 7, 2002, the County of Riverside adopted a new General Plan providing for land use designations for unincorporated Riverside County parcels. This new General Plan may contain different type of land use than is presented on this map. For more information on the General Plan, please contact the Planning Department office in Riverside at (951) 955-8600 (Riverside County) or in Palm Desert at (760) 663-8277 (Eastern County) or Website: <http://rdplanning.ca.gov>

Tentative Tract Map & Parcel Map

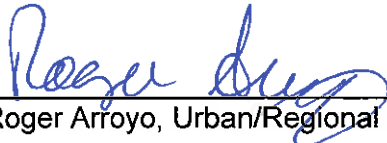
Extension of Time – Environmental Determination

Project Case Number: TR33427
Original EIR Number: Addendum to EIR No. 319
Extension of Time No.: First
Original Approval Date: October 26, 2005
Project Location: Northerly of Nuevo Road, Southerly of Citrus Avenue, and Westerly of Antelope, Easterly of Foothill Avenue

Description of Land Division: Schedule A subdivision of 93.66 acres into 291 single family residential lots with a minimum lot size of 4,000 square feet, 2 water quality basin, and 21 open space landscaping lots.

On October 19, 2015 this land division and its original environmental assessment / environmental impact report were reviewed to determine whether any significant or potentially significant changes in the land division, its environmental effects or the circumstances affecting the proposed development had occurred. As a result of this evaluation, the following determination has been made:

<input type="checkbox"/>	I find that although the proposed project could have a significant effect on the environment, NO FURTHER ENVIRONMENTAL REVIEW IS REQUIRED PRIOR TO APPROVAL OF THE EXTENSION OF TIME, because all potentially significant effects (a) have been adequately analyzed in an earlier EIR or Negative Declaration pursuant to applicable legal standards and (b) have been avoided or mitigated pursuant to that earlier EIR or Negative Declaration and the project's original conditions of approval.
<input checked="" type="checkbox"/>	I find that although the proposed project could have a significant effect on the environment, and there are one or more potentially significant environmental changes or other changes to the circumstances under which the project is undertaken, NO FURTHER ENVIRONMENTAL REVIEW IS REQUIRED PRIOR TO APPROVAL OF THE EXTENSION OF TIME, because all potentially significant effects (a) have been adequately analyzed in an earlier EIR or Negative Declaration pursuant to applicable legal standards and (b) have been avoided or mitigated pursuant to that earlier EIR or Negative Declaration and revisions to the project's original conditions of approval which have been made and agreed to by the project proponent.
<input type="checkbox"/>	I find that there are one or more potentially significant environmental changes or other changes to the circumstances under which the project is undertaken, which the project's original conditions of approval may not address, and for which additional required mitigation measures and/or conditions of approval cannot be determined at this time. Therefore, AN ENVIRONMENTAL ASSESSMENT/INITIAL STUDY IS REQUIRED in order to determine what additional mitigation measures and/or conditions of approval, if any, may be needed, and whether or not at least one of the conditions described in California Code of Regulations, Section 15162 (necessitating a Supplemental or Subsequent E.I.R.) exist. Additionally, the environmental assessment/initial study shall be used to determine WHETHER OR NOT THE EXTENSION OF TIME SHOULD BE RECOMMENDED FOR APPROVAL.

Signature: 
Roger Arroyo, Urban/Regional Planner

Date: 11/19/2015
For Steve Weiss, AICP, Planning Director

Arroyo, Roger

From: Wesley Hylan <pschylen@cox.net>
Sent: Friday, October 23, 2015 8:03 AM
To: Arroyo, Roger
Cc: pschylen@cox.net
Subject: RE: EXTENSION OF TIME REQUEST for TENTATIVE TRACT No. 33427

Roger,

Thank you for your follow up on our request for an extension of time for TTM 33427.

I am in receipt of your email outlining a request for fourteen (14) new conditions of approval for TTM 33427 as a requirement for approval of our request for an extension of time for subject tract.

I have read the recommended new conditions of approval attached to your email of October 22, 2015 sent at 12:46 PM. With the understanding that the attached conditions of approval I received are those that you referenced in the first paragraph of subject email and these conditions of approval are in addition to or supplement the original conditions of approval for the subject Tentative Tract Map 33427, I accept on behalf of the owner the following new conditions of approval for the time extension of TTM 33427.

- | | | |
|-----|-----------------|-----------------------|
| 1. | 60.BS Grade. 14 | Approved WQMP |
| 2. | 60.BS Grade. 15 | PRE-CONSTRUCTION MTG |
| 3. | 60.BS Grade. 16 | CONSTR. NPDES PERMIT |
| 4. | 60.BS Grade. 17 | SWPPP REVIEW |
| 5. | 60. E Health. 2 | ECP PHASE I ESA REQ |
| 6. | 80.BS Grade. 2 | ROUGH GRADE APPROVAL |
| 7. | 80. Waste. 1 | WASTE RECLCLE PLA |
| 8. | 90.BS Grade. 3 | WQMP BMP INXPECTION |
| 9. | 90.BS Grade. 4 | WQMP BMPCERT REQ'D |
| 10. | 90.BS Grade. 5 | BMP GPS COORDINATES |
| 11. | 90.BS Grade. 6 | WQMP BMP REGISTRATION |
| 12. | 90.BS Grade. 7 | PRECISE GRDG APPROVAL |
| 13. | 90.BS Grade. 8 | WQMP ANNUAL INSP FEE |
| 14. | 90. Waste. 1 | WASTE REPORTING FO |

Wesley Hylan, Applicant
RCE 11251
949-305-3891
27746 Pinehurst
Mission Viejo, CA 92692

From: Arroyo, Roger [mailto:RoArroyo@rctlma.org]
Sent: Thursday, October 22, 2015 12:46 PM
To: 'Wesley Hylan'
Subject: EXTENSION OF TIME REQUEST for TENTATIVE TRACT No. 33427

Attn: Applicant

RE: FIRST EXTENSION OF TIME REQUEST for TENTATIVE TRACT No. 33427

The County Planning Department has transmitted this extension of time request to the Land Development Committee. The LDC has determined it necessary to recommend the addition of FOURTEEN (14) new conditions of approval in order to be able to make a determination that the project does not adversely affect the general health, safety and welfare of the public. The Building & Safety - Grading Department is recommending the addition of ELEVEN (11) Conditions of Approval; the Environmental Health Department is recommending the addition of ONE (1) Condition of Approval, AND the Waste Resources Department is recommending the addition of TWO (2) conditions of approval.

Please review the proposed conditions of approval attached in this correspondence. If these conditions are acceptable, then submit a short written letter/memo/email that clearly references this case, the acceptance of each condition by name and number, and clearly state that you, the Extension of Time Applicant, accept these conditions. This documentation will then be included in the staff report package.

If the addition of the conditions is not acceptable, please notify me so we can discuss your concerns. If the issue cannot be resolved, then I will direct you to contact the individual Department representative to discuss this matter further.

Once the conditions have been accepted, I will begin preparing the staff report package for submittal to the Board of Supervisors. County Ordinance requires that conditions added thru the extension of time process are presented to and accepted by the applicant. If you, the EOT applicant, is unable to accept these conditions, the Planning Department will recommend denial of this extension of time request. An opportunity will, if requested, be provided for arguments to be made to the hearing body justifying why this request should be approved without the recommended conditions of approval.

I am eager to move this case forward and continue the extension of time process. If you have not contacted me within thirty (30) days, I will begin preparing this case with a recommendation of denial. I need one of two items to proceed:

- 1) Correspondence from you, the EOT applicant, accepting the recommended conditions per the directions provided above; or,
- 2) Correspondence from you, the EOT applicant, advising me of the concerns with the recommended conditions. If the concern still exists after our discussion, then direction on how to approach the issue will be given and additional time will be provided until the issue is resolved.

If you have any questions, comments, or concerns regarding this email, please feel free to contact me as indicated below.

Roger Arroyo
Urban/Regional Planner III
Riverside County Planning Department
951.955.1195

Roger Arroyo
Urban/Regional Planner III
Riverside County Planning Department
951.955.1195

TRACT MAP Tract #: TR33427

Parcel: 307-250-050

60. PRIOR TO GRADING PRMT ISSUANCE

BS GRADE DEPARTMENT

60.BS GRADE. 14 EOT1- APPROVED WQMP RECOMMND

Prior to the issuance of a grading permit, the owner / applicant shall submit to the Building & Safety Department Engineering Division evidence that the project - specific Water Quality Management Plan (WQMP) has been approved by the Riverside County Flood Control District or Riverside County Transportation Department and that all approved water quality treatment control BMPs have been included on the grading plan.

60.BS GRADE. 15 EOT1- 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. 16 EOT1- CONSTR. 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. 17 EOT1- 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 Division for review and approval prior to issuance of a grading permit.

E HEALTH DEPARTMENT

60.E HEALTH. 2 EOT1 - ECP PHASE I ESA REQ RECOMMND

A Phase I Environmental Site Assessment is required to be submitted to the Department of Environmental Health for

11/19/15
13:45

Riverside County LMS
CONDITIONS OF APPROVAL

Page: 2

TRACT MAP Tract #: TR33427

Parcel: 307-250-050

60. PRIOR TO GRADING PRMT ISSUANCE

60.E HEALTH. 2 EOT1 - ECP PHASE I ESA REQ (cont.) RECOMMND
review and approval. Contact the Environmental Cleanup
Programs at (951)-955-8980 for further information.

80. PRIOR TO BLDG PRMT ISSUANCE

BS GRADE DEPARTMENT

80.BS GRADE. 2 EOT1- 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.

11/19/15
13:45

Riverside County LMS
CONDITIONS OF APPROVAL

Page: 3

TRACT MAP Tract #: TR33427

Parcel: 307-250-050

80. PRIOR TO BLDG PRMT ISSUANCE

WASTE DEPARTMENT

80.WASTE. 1 EOT1-WASTE RECYCLE PLA RECOMMND

Prior to building permit issuance, a Waste Recycling Plan (WRP) shall be submitted to the Riverside County Department of Waste Resources for approval. At a minimum, the WRP must identify the materials (i.e., 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.

90. PRIOR TO BLDG FINAL INSPECTION

BS GRADE DEPARTMENT

90.BS GRADE. 3 EOT1- WQMP BMP INSPECTION RECOMMND

Prior to final building inspection, the applicant shall 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. The Building and Safety Department must inspect and approve the completed WQMP treatment control BMPs for your project before a building final can be obtained.

90.BS GRADE. 4 EOT1- WQMP BMP CERT REQ'D RECOMMND

Prior to final building inspection, 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.

TRACT MAP Tract #: TR33427

Parcel: 307-250-050

90. PRIOR TO BLDG FINAL INSPECTION

90.BS GRADE. 5 EOT1- BMP GPS COORDINATES RECOMMND

Prior to final building inspection, the applicant/owner shall provide the Department of Building Safety with GPS coordinates for the location of the project - specific WQMP treatment control BMPs.

90.BS GRADE. 6 EOT1- WQMP BMP REGISTRATION RECOMMND

Prior to final building inspection, 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 facility conditioned to install WQMP treatment control BMPs shall register such facility for annual inspections.

90.BS GRADE. 7 EOT1- PRECISE GRDG APPROVAL 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 and obtaining approval of all required grading inspections.

2.Submitting a "Wet Signed" copy of the Precise (Final) Grade Certification for all lots included in the grading permit from a Registered Civil Engineer certifying that the precise grading was completed in conformance with the approved grading plan.

3.Submitting a "Wet Signed" copy of the Certification certifying the installation of any onsite storm drain systems not inspected by Riverside County Flood Control District or the Riverside County Transportation Department.

4.Submitting a "Wet Signed" copy of the Water Quality Management Plan (WQMP) Certification from a Registered Civil Engineer certifying that the Water Quality Management Plan treatment control BMPs have been installed in accordance with the approved WQMP.

Prior to release for building final, the applicant shall

11/19/15
13:45

Riverside County LMS
CONDITIONS OF APPROVAL

Page 5

TRACT MAP Tract #: TR33427

Parcel: 307-250-050

90. PRIOR TO BLDG FINAL INSPECTION

90.BS GRADE. 7 EOT1- PRECISE GRDG APPROVAL (cont.) RECOMMND

have met all precise grade requirements to obtain Building and Safety Department clearance.

90.BS GRADE. 8 EOT1- WQMP ANNUAL INSP FEE RECOMMND

Prior to final building inspection, the applicant shall make payment to the Building and Safety Department for the Water Quality Management Plan (WQMP) Annual Inspection.

WASTE DEPARTMENT

90.WASTE. 1 EOT1-WASTE REPORTING FO RECOMMND

Prior to building final inspection, evidence (i.e., receipts or other types of verification) to demonstrate project compliance with the approved Waste Reporting Plan (WRP) shall be presented by the project proponent to the Planning Division of the Riverside County Department of Waste Resources. Receipts must clearly identify the amount of waste disposed and Construction and Demolition (C&D) materials recycled.

LAND DEVELOPMENT COMMITTEE
INITIAL CASE TRANSMITTAL
RIVERSIDE COUNTY PLANNING DEPARTMENT - RIVERSIDE
P.O. Box 1409
Riverside, CA 92502-1409

DATE: October 14, 2015

TO:

Fire Department

EOT#1 - Tentative Tract Map No. 33427

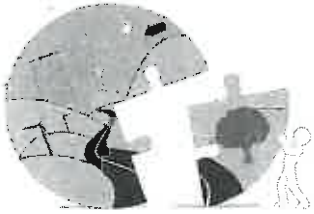
Please review this EOT with your existing records for the subject case. This extension request was placed on the **9/10/2015 LDC Comment Agenda** in order to establish a deadline for review and comment. All County Agencies and Departments must complete their review prior to the LDC Comment date. Failure to complete the review and/or provide comments within the indicated time frame will result in a presumption that the affected Agency/Department has no comment, and the extension request will be moved forward based on that presumption.

Each LDC Agency or Department may recommend conditions of approval to maintain conformance with the County General Plan, or to ensure the project does not adversely affect the health, safety or welfare of the general public. New or revised conditions of approval should be added to the subject case condition set the by LDC Comment date and placed in recommend status. After the LDC Comment date, the Planning Department will then forward all recommended extension of time conditions to the applicant for acceptance prior to moving this request forward for approval.

LDC MEMBERS ARE ENCOURAGED TO DIFFERENTIATE THOSE CONDITIONS ADDED AS PART OF THE EXTENSION BY ADDING A REFERENCE IN THE CONDITION TITLE AND/OR BODY OF THE CONDITION (ie. "EOT 1, EOT 2)

If any LDC Agency or Department finds that the project, as approved, cannot be found to be in conformance with the General Plan and/or finds the project adversely affects the general health, safety and welfare of the public without the processing and approval of a ****SELECT ONE ****, said Agency or Department must provide to the Planning such a recommendation and provide details as to what issues such an application must address.

Should you have any questions regarding this item, please do not hesitate to contact Roger Arroyo at micro 51195 or via e-mail at roarroyo@rctlma.org. You can also send documents to **MAILSTOP# 1070**.



RIVERSIDE COUNTY
PLANNING DEPARTMENT

Carolyn Syms Luna
Director

APPLICATION FOR EXTENSION OF TIME

THIS APPLICATION MUST BE ACCOMPANIED BY APPROPRIATE FILING FEES

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED.

APPLICATION INFORMATION

CASE NUMBER: FTM 33427 DATE SUBMITTED: 8-7-15

Assessor's Parcel Number(s): 307-230-018 & 307-260-050

EXTENSION REQUEST First Second Third Fourth Fifth

Phased Final Map NO Attach evidence of public improvement or financing expenditures.

NOTE: Land divisions may obtain a maximum of five 1-year extensions of time. Conditional Use Permits and Public Use Permits may obtain extensions of time only to the extent that the period in which to begin substantial construction does not exceed a maximum of three years from the original decision date. Plot Plans may obtain extensions of time only to the extent that the period in which to begin substantial construction does not exceed a maximum of five years from the original decision date. Variances may obtain extensions of time only to the extent that the period in which the variance is to be used does not exceed a maximum of three years from the original decision date, except that a variance in connection with a land division may be used during the same period of time that the land division may be used.

Date of Original Approval: NOVEMBER 8, 2005

Applicant's Name: WESLEY HYLEN E-Mail: pschylen@cox.net

Mailing Address: 27746 PINEHURST
MISSION VIEJO, CA. 92692
City State ZIP

Daytime Phone No: (949) 305-3891 Fax No: (949) 305-3893

Property Owner's Name: RONALD S. PREISSMAN FAMILY TRUST E-Mail: Rpreissman@aol.com

Mailing Address: 1804 ANGELO DRIVE
BEVERLY HILLS CA. 90210
City State ZIP

Daytime Phone No: (310) 702-1888 Fax No: (310) 314-2401

Riverside Office · 4080 Lemon Street, 12th Floor
P.O. Box 1409, Riverside, California 92502-1409
(951) 955-3200 · Fax (951) 955-1811

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

"Planning Our Future... Preserving Our Past"

APPLICATION FOR EXTENSION OF TIME

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.

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.

All approvals of extension of time must be consistent with the pertinent elements of the Riverside County General Plan, the Riverside County Land Use Ordinance (Ordinance No. 348), and the Multiple Species Habitat Conservation Plan (MSHCP).

An extension of time for a land division based on the filing of a phased final map shall not be granted unless the Planning Department determines that the requisite funds have been expanded to construct, improve, or finance the construction of public improvements outside the boundaries of the land division. Any other extension of time for a land division shall not be granted unless the land division conforms to the Comprehensive General Plan, is consistent with existing zoning, conforms to the currently applicable schedule of improvements specified by the Riverside County Land Division Ordinance (Ordinance No. 348) and does not affect the general health, safety, and welfare of the public. If required to bring the subject land division into conformance with current general plan, Ordinance No. 460 and public health, safety, and welfare requirements, additional conditions of approval may be imposed upon approval of an extension of time request.

I hereby request an extension of time for the above referenced project, and I acknowledge that if the basis for extension is something other than the filing of a phased final map, additional conditions of approval may be imposed upon approval of the extension of time and that I may refuse to accept additional conditions of approval only in writing prior to action by the Planning Director, or in writing or in person prior to action by the Planning Commission.

WESLEY HYLEIN

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.

RONALD PREISSMAN Trustee

PRINTED NAME OF PROPERTY OWNER(S)

Ronald Preissman Trustee

SIGNATURE OF PROPERTY OWNER(S)

PRINTED NAME OF PROPERTY OWNER(S)


SIGNATURE OF PROPERTY OWNER(S)

X

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.

Agenda Item No. 1.4
Area Plan: Lakeview / Nuevo
Zoning Area: Lakeview
Supervisory District: Fifth
Project Planner: Roger Arroyo / KOR
Planning Commission: December 2, 2015

TENTATIVE TRACT MAP NO. 33020
FIRST EXTENSION OF TIME
Applicant: Johnathon D. Skieth


Steve Weiss, AICP
Planning Director

COUNTY OF RIVERSIDE PLANNING DEPARTMENT EXTENSION OF TIME STAFF REPORT

The applicant of the subject case has requested an extension of time to allow for recordation of a final map. Unless specifically requested by the EOT applicant, this request will not be discussed at the time it is presented to the Planning Commission as a consent calendar item.

CEQA: The subject case has conformed to the requirements of the California Environmental Quality Act, and all impacts have been analyzed in order to protect the public health, safety and welfare.

GENERAL PLAN: Unless otherwise noted, the subject case had been determined to be consistent with the General Plan and all of its elements.

REQUEST:

FIRST EXTENSION OF TIME REQUEST for TENTATIVE TRACT MAP NO. 33020

BACKGROUND:

The County Planning Department, as part of the review of this Extension of Time request has determined it necessary to recommend the addition of Twenty-one (21) new conditions of approval in order to be able to make a determination that the project does not adversely affect the general health, safety and welfare of the public. The Planning Department is recommending the addition of Eight (8) conditions of approval and the Transportation Department is recommending the addition of Thirteen (13) conditions of approval.

The Extension of Time applicant was informed of these recommended conditions and has agreed to accept them. Included in this staff report package are the recommended conditions of approval, and the correspondence from the Extension of Time applicant (dated October 14, 2015) indicating the acceptance of the Twenty-one (21) recommended conditions.

FURTHER PLANNING CONSIDERATIONS:

**TENTATIVE TRACT MAP NO. 33020
FIRST EXTENSION OF TIME REQUEST
PLANNING COMMISSION: December 2, 2015
Page 2 of 2**

EFFECT OF Senate Bill No. 1185 (SB1185): On July 15, 2008, AB208 was signed into law, which grants a one-time extension of existing subdivision maps so developers can build immediately when the demand for housing goes up. It gives developers an automatic 12 month extension on previously approved subdivision maps set to expire between July 15, 2008 and January 1, 2011.

EFFECT OF Assembly Bill No. 333 (AB333): On July 15, 2009, AB333 was signed into law, which grants a one-time extension of existing subdivision maps so developers can build immediately when the demand for housing goes up. It gives developers an automatic 24 month extension on previously approved subdivision maps set to expire between July 15, 2009 and January 1, 2012.

EFFECT OF Assembly Bill No. 208 (AB208): On July 13, 2011, AB208 was signed into law, which grants a one-time extension of existing subdivision maps so developers can build immediately when the demand for housing goes up. It gives developers an automatic 24 month extension on previously approved subdivision maps set to expire between July 13, 2011 and January 1, 2014.

EFFECT OF Assembly Bill No. 116 (AB116): On July 11, 2013, AB116 was signed into law, which grants a one-time extension of existing subdivision maps so developers can build immediately when the demand for housing goes up. It gives developers an automatic 24 month extension on previously approved subdivision maps that were approved on or after January 1, 2000, and had not expired on or before July 11, 2013.

Therefore, upon an approval action by the Planning Commission, subsequent receive and file action by the Board of Supervisors, and the conclusion of the 10-day appeal period, the tentative map's expiration date will become May 25, 2016.

RECOMMENDATION:

APPROVAL of the FIRST EXTENSION OF TIME REQUEST for TENTATIVE TRACT MAP NO. 33020, extending the expiration date to May 25, 2016, subject to all the previously approved and/or amended Conditions of Approval with the applicant's consent.

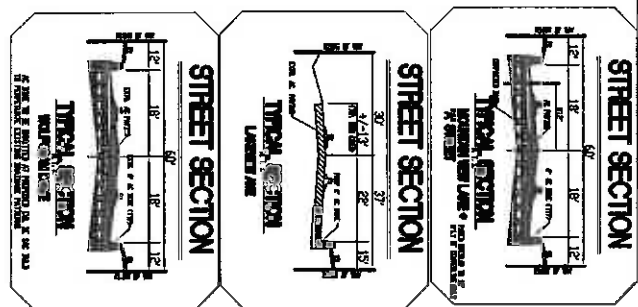
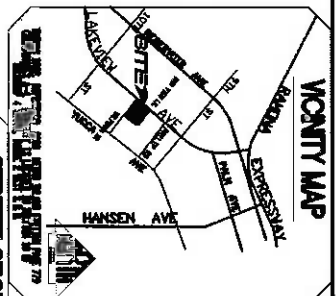
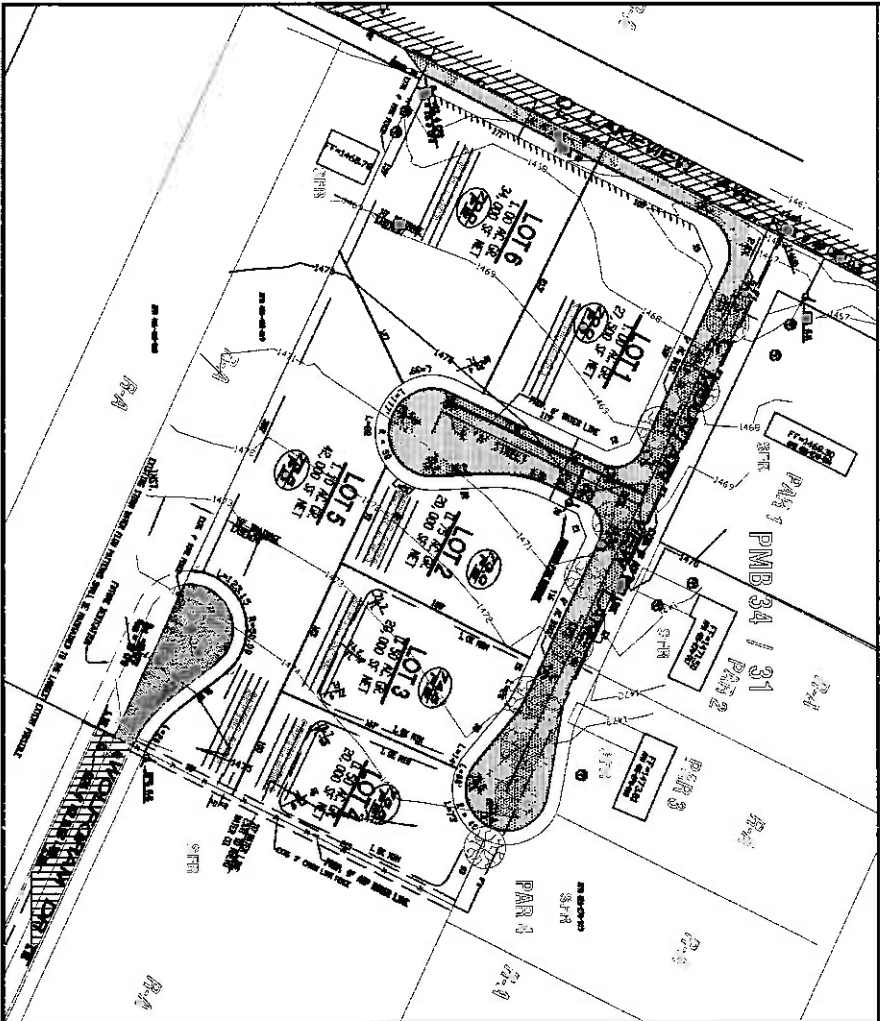
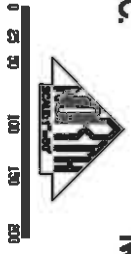
IN THE UNINCORPORATED TERRITORY OF THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA

TENTATIVE TRACT MAP NO. 33020

SCHEDULE 'B'
 AMENDED NO. 1

CALIFORNIA REGIONAL ENGINEERS, INC.

NOV, 2004



OWNER AND REPRESENTATIVE

OWNER: CALIFORNIA REGIONAL ENGINEERS, INC.
 2500 UNIVERSITY AVENUE, SUITE 200
 COSTA MESA, CALIFORNIA 92626-4400

REPRESENTATIVE: CALIFORNIA REGIONAL ENGINEERS, INC.
 2500 UNIVERSITY AVENUE, SUITE 200
 COSTA MESA, CALIFORNIA 92626-4400

LEGEND

1. SHOWN BY BOUNDARY SURVEY DATA
2. (AREA) AND EXISTING EXIST. UTIL.
3. TO INDICATE THE TYPE OF USE
4. TO INDICATE EXISTING SURFACE
5. TO INDICATE PLUM LINE
6. TO INDICATE FURNACE PLACES
7. TO INDICATE THE EXISTING

INDICATES EXISTING AC PAVING

INDICATES PROPOSED AC PAVING

INDICATES EXISTING FENCE AS NOTED

INDICATES EXISTING CONTOUR

INDICATES EXISTING SINGLE FAMILY RESIDENCE

INDICATES EXISTING TREES IN MOUNTAIN VIEW LAKE. (TO BE REMOVED)

INDICATES ACCESS RIGHTS RESTRICTED

PROPERTY NOTES AND STATISTICS

LEGAL DESCRIPTION: THE SMOKE LAKE OF LOT 2 TO THE TRACT MAP NO. 33020, SCHEDULE 'B', AMENDED NO. 1, IN THE UNINCORPORATED TERRITORY OF THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA.

ACRES: 1.12

PERMITS: PNB 34 / PAR 1, PAR 2, PAR 3

PLANNING: R-4

ADDITIONAL NOTES: THE TRACT MAP NO. 33020, SCHEDULE 'B', AMENDED NO. 1, IS SUBJECT TO THE FOLLOWING EASEMENTS AND RESTRICTIONS:

EASEMENTS: EASEMENT OF LIGHT AND AIR, EASEMENT OF ACCESS, EASEMENT OF UTILITIES, EASEMENT OF VIEW.

RESTRICTIONS: SINGLE-FAMILY RESIDENCE, NO COMMERCIAL USE, NO BUSINESS USE, NO INDUSTRIAL USE, NO MANUFACTURING USE, NO STORAGE OF FLAMMABLE LIQUIDS OR SOLIDS, NO STORAGE OF HAZARDOUS MATERIALS, NO STORAGE OF AUTOMOBILES OR TRAILERS, NO STORAGE OF RECREATION EQUIPMENT, NO STORAGE OF FURNITURE OR APPLIANCES, NO STORAGE OF BOATS OR TRAILERS, NO STORAGE OF OTHER PERSONAL OR BUSINESS PROPERTY, NO STORAGE OF OTHER PERSONAL OR BUSINESS PROPERTY, NO STORAGE OF OTHER PERSONAL OR BUSINESS PROPERTY.

California Regional Engineers, Inc.
 Engineers Land Surveyors Planners

2500 UNIVERSITY AVENUE, SUITE 200
 COSTA MESA, CALIFORNIA 92626-4400
 PHONE: (714) 264-4400 FAX: (714) 264-4405

RIVERSIDE COUNTY PLANNING DEPARTMENT
TR33020
VICINITY/POLICY AREAS

Supervisor Ashley
 District 5

Date Drawn: 11/19/2015
 Vicinity Map



Zoning District: Lakeview

Author: Mickey Zolezio

TR33020-0000, 11/19/2015, 2:00 PM, the County of Riverside, subject to any County Resolution, is hereby designated for unincorporated Riverside County parcels. The map generated may contain different layer of land use than is provided for under existing zoning. For further information, please contact the Riverside County Planning Department at (951) 940-8277 (Bureau Code) or Website: <http://www.riverside.ca.gov/planning>

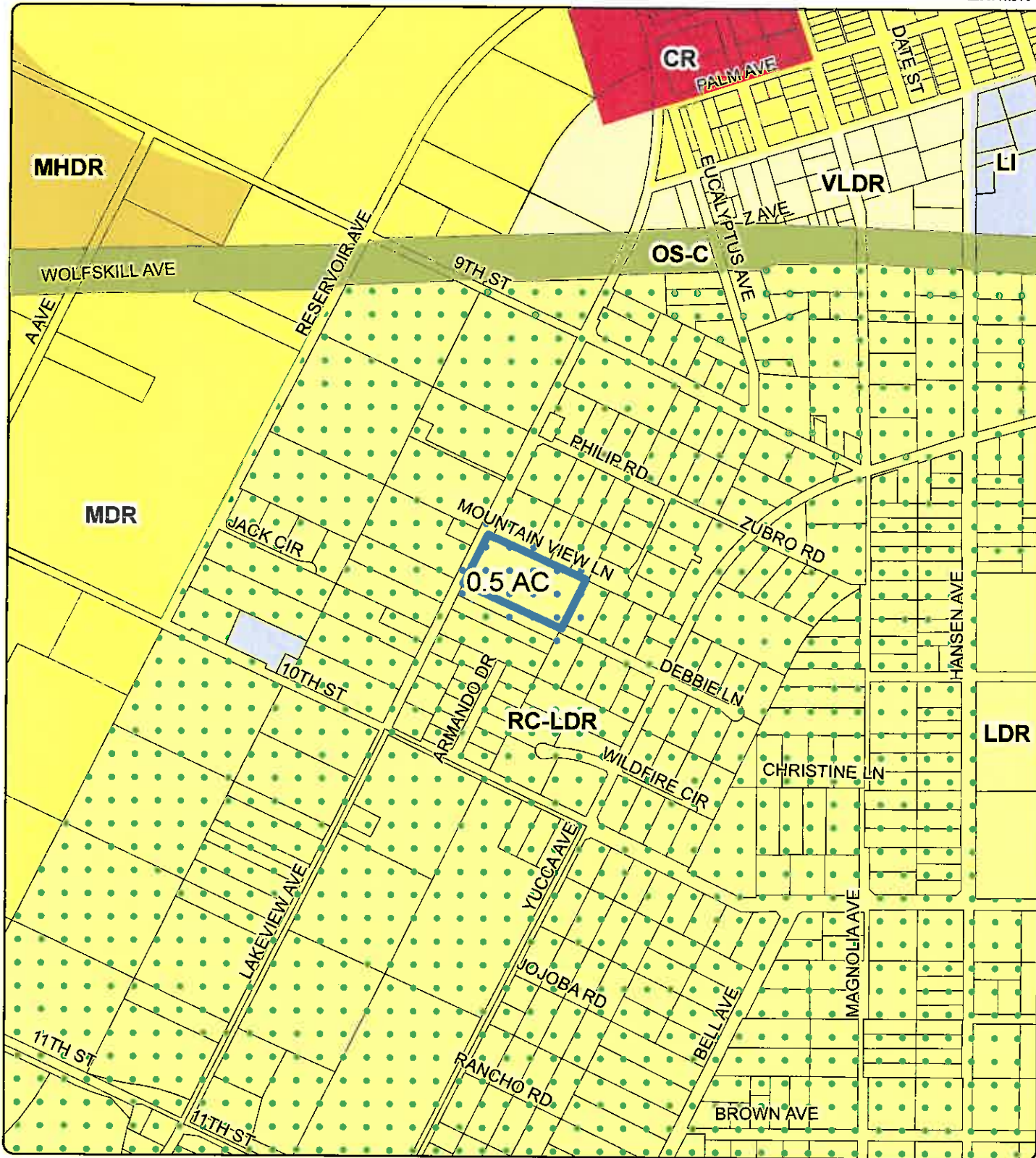
RIVERSIDE COUNTY PLANNING DEPARTMENT

TR33020

EXISTING GENERAL PLAN

Supervisor Ashley
District 5

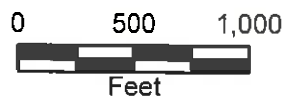
Date Drawn: 11/19/15
Exhibit 5



Zoning District: Lakeview

Author: Mickey Zolezio

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)963-8277 (Eastern County) or Website <http://planning.rcetma.org>



RIVERSIDE COUNTY PLANNING DEPARTMENT

TR33020

EXISTING ZONING

Supervisor Ashley
District 5

Date Drawn: 11/19/2015

Exhibit 2



Zoning District: Lakeview

Author: Mickey Zolezio



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.reflma.org>

RIVERSIDE COUNTY PLANNING DEPARTMENT
TR33020
LAND USE

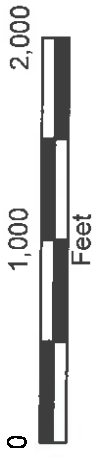
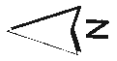
Supervisor Ashley
District 5

Date Drawn: 11/19/2015
Vicinity Map



Zoning District: Lakeview

Author: Mickey Zolezio



DISCLAIMER: On October 7, 2008, the County of Riverside adopted a new General Plan providing for land use designations for unincorporated Riverside County parcels. This new General Plan may contain different types of land use than is provided for in the current General Plan. The Planning Department will be providing a list of parcels in Riverside County that have changed in 2008-2013. For more information, please visit the Planning Department website at <http://www.riverside.ca.gov>.

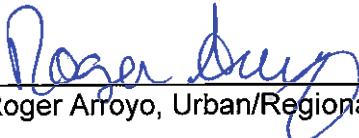
Tentative Tract Map & Parcel Map Extension of Time – Environmental Determination

Project Case Number: TR33020
Original E.A. Number: 39891
Extension of Time No.: First
Original Approval Date: May 25, 2005
Project Location: Northerly of 10th Street, Southerly of Mountain View Lane, and Westerly of Yucca Avenue, Easterly of Lakeview Avenue

Description of Land Division: Schedule B subdivision of 5 acres into 3 one-acre lots and 3 half-acre lots.

On November 2, 2015 this land division and its original environmental assessment / environmental impact report were reviewed to determine whether any significant or potentially significant changes in the land division, its environmental effects or the circumstances affecting the proposed development had occurred. As a result of this evaluation, the following determination has been made:

<input type="checkbox"/>	I find that although the proposed project could have a significant effect on the environment, NO FURTHER ENVIRONMENTAL REVIEW IS REQUIRED PRIOR TO APPROVAL OF THE EXTENSION OF TIME, because all potentially significant effects (a) have been adequately analyzed in an earlier EIR or Negative Declaration pursuant to applicable legal standards and (b) have been avoided or mitigated pursuant to that earlier EIR or Negative Declaration and the project's original conditions of approval.
<input checked="" type="checkbox"/>	I find that although the proposed project could have a significant effect on the environment, and there are one or more potentially significant environmental changes or other changes to the circumstances under which the project is undertaken, NO FURTHER ENVIRONMENTAL REVIEW IS REQUIRED PRIOR TO APPROVAL OF THE EXTENSION OF TIME, because all potentially significant effects (a) have been adequately analyzed in an earlier EIR or Negative Declaration pursuant to applicable legal standards and (b) have been avoided or mitigated pursuant to that earlier EIR or Negative Declaration and revisions to the project's original conditions of approval which have been made and agreed to by the project proponent.
<input type="checkbox"/>	I find that there are one or more potentially significant environmental changes or other changes to the circumstances under which the project is undertaken, which the project's original conditions of approval may not address, and for which additional required mitigation measures and/or conditions of approval cannot be determined at this time. Therefore, AN ENVIRONMENTAL ASSESSMENT/INITIAL STUDY IS REQUIRED in order to determine what additional mitigation measures and/or conditions of approval, if any, may be needed, and whether or not at least one of the conditions described in California Code of Regulations, Section 15162 (necessitating a Supplemental or Subsequent E.I.R.) exist. Additionally, the environmental assessment/initial study shall be used to determine WHETHER OR NOT THE EXTENSION OF TIME SHOULD BE RECOMMENDED FOR APPROVAL.

Signature: 
Roger Arroyo, Urban/Regional Planner

Date: 11/19/2015
For Steve Weiss, AICP, Planning Director

Arroyo, Roger

From: jskeith@crecorp.org
Sent: Wednesday, October 14, 2015 1:33 PM
To: Arroyo, Roger
Subject: RE: Extension of Time #1 for TR33020

Roger

I have reviewed the Extension of Time associated Conditions of Approval for TTM 33020 and agree to all of them.

Please continue processing this action.

If you require anything to help expedite this file please contact me.

Thank you

Jonathan D. Skeith, PE.QSD
California Regional Engineers, Inc.
31676 Quilt Way
Menifee, CA 92584
ofc. (951) 672-9867 fax (951) 246-8732 cell (951) 295-8503
jskeith@crecorp.org

CONFIDENTIALITY NOTICE:

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----- Original Message -----

Subject: Extension of Time #1 for TR33020
From: "Arroyo, Roger" <RoArroyo@rctlma.org>
Date: Thu, October 01, 2015 4:33 pm
To: "jskeith@crecorp.org" <jskeith@crecorp.org>

Attn: Johnathon D. Skeith

RE: FIRST EXTENSION OF TIME REQUEST for TENATIVE TRACT No. 33020.

The County Planning Department has transmitted this extension of time request to the Land Development Committee (LDC) for comments on June 18, 2015. The LDC has determined it necessary to recommend the addition of twenty - one (21) new conditions of approval in order to be able to make a determination that the project does not adversely affect the general health, safety and welfare of the public. The County Planning Department is recommending the addition of eight (8) Conditions of Approval and the County Transportation Department is recommending the addition of thirteen (13) Conditions of Approval.

Please review the proposed conditions of approval attached in this correspondence. If these conditions are acceptable, then submit a short written letter/memo/email that clearly references this case, the acceptance of each condition by name and number, and clearly state that you, the Extension of Time Applicant, accept these conditions. This documentation will then be included in the staff report package. The attached document is a copy of the recommended conditions which are identified as follows:

See conditions of approval attached to this email.

If the addition of the conditions is not acceptable, please notify me so we can discuss your concerns. If the issue cannot be resolved, then I will direct you to contact the individual Department representative to discuss this matter further.

Once the conditions have been accepted, I will begin preparing the staff report package for the next Planning Commission meeting. County Ordinance requires that conditions added thru the extension of time process are presented to and accepted by the applicant. If you, the EOT applicant, is unable to accept these conditions, the Planning Department will recommend denial of this extension of time request. An opportunity will, if requested, be provided for arguments to be made to the hearing body justifying why this request should be approved without the recommended conditions of approval.

I am eager to move this case forward and continue the extension of time process. If you have not contacted me within thirty (30) days, I will begin preparing this case with a recommendation of denial. I need one of two items to proceed:

- 1) Correspondence from you, the EOT applicant, accepting the recommended conditions per the directions provided above; or,
- 2) Correspondence from you, the EOT applicant, advising me of the concerns with the recommended conditions. If the concern still exists after our discussion, then direction on how to approach the issue will be given and additional time will be provided until the issue is resolved.

If you have any questions, comments, or concerns regarding this email, please feel free to contact me as indicated below.

Roger Arroyo, Urban / Regional Planner III
Email: roarroyo@rctlma.org

Thank you,

Roger Arroyo
Urban/Regional Planner III

11/19/15
13:36

Riverside County LMS
CONDITIONS OF APPROVAL

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TRACT MAP Tract #: TR33020

Parcel: 426-460-020

10. GENERAL CONDITIONS

PLANNING DEPARTMENT

10.PLANNING. 19

EOT1- IF HUMAN REMAINS

RECOMMND

The developer/permit holder or any successor in interest shall comply with the following codes for the life of this project:

If human remains are encountered, State Health and Safety Code Section 7050.5 states that no further disturbance shall occur until the County Coroner has made 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 within the period specified by law. 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 County and the property owner 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 Planning /Director.

10.PLANNING. 20

EOT1 - INADVERTANT ARCHAEO EOT

RECOMMND

The developer/permit holder or any successor in interest shall comply with the following for the life of this project:

If during ground disturbance activities, cultural resources are discovered that were not assessed by the archaeological reports and/or environmental assessment conducted prior to project approval, the following procedures shall be followed. A cultural resources site is defined, for this condition, as being 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 its sacred or cultural importance.

1.All ground disturbance activities within 100 feet of the discovered cultural resource shall be halted until a meeting is convened between the developer, the project

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10. GENERAL CONDITIONS

10.PLANNING. 20 EOT1 - INADVERTANT ARCHAEO EOT (cont.) RECOMMND

archaeologist, the Native American tribal representative (or other appropriate ethic/cultural group representative), and the Planning Director to discuss the significance of the find.

2.At the meeting, the significance of the discoveries shall be discussed and after consultation with the Native American tribal (or other appropriate ethnic/cultural group representative) and the archaeologist, a decision is made, with the concurrence of the Planning Director, as to the appropriate mitigation (documentation, recovery, avoidance, etc) for the cultural resource.

3.Further ground disturbance shall not resume within the area of the discovery until an agreement has been reached by all parties as to the appropriate preservation or mitigation measures.

10.PLANNING. 21 EOT1 - LC LANDSCAPE REQUIREMEN RECOMMND

The developer/ permit holder shall:

1)Ensure all landscape and irrigation plans are in conformance with the APPROVED EXHIBITS;

2)Ensure all landscaping is provided with California Friendly landscaping and a weather based irrigation controller(s) as defined by County Ordinance No. 859;

3)Ensure that irrigation plans which may use reclaimed water conform with the requirements of the local water purveyor; and,

4)Be responsible for maintenance, viability and upkeep of all slopes, landscaped areas, and irrigation systems until the successful completion of the twelve (12) month inspection or those operations become the responsibility of the individual property owner(s), a property owner's association, or any other successor-in-interest, whichever occurs later.

To ensure ongoing maintenance, the developer/ permit holder or any successor in interest shall:

1)Connect to a reclaimed water supply for landscape irrigation purposes when reclaimed water is made

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10. GENERAL CONDITIONS

10.PLANNING. 21 EOT1 - LC LANDSCAPE REQUIREMEN (cont.) RECOMMND

available.

2)Ensure that landscaping, irrigation and maintenance systems comply with the Riverside County Guide to California Friendly Landscaping, and Ordinance No. 859.

3)Ensure that all landscaping is healthy, free of weeds, disease and pests.

EOT1

TRANS DEPARTMENT

10.TRANS. 9 EOT1 - COUNTY WEB SITE (EOT1) 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. 10 EOT1-CREDIT/REIMBURSEMENT EOT1 RECOMMND

In order to receive any fee credit or reimbursement for improvements, the project proponent shall contact the Transportation Department and enter into an agreement for fee credit or reimbursement prior to advertising. All work shall be preapproved by and shall comply with the requirements of the Transportation Department and the public contracts code in order to be eligible for fee credit or reimbursement.

To enter into an agreement, please contact our Funding Programs group at (951) 955-1667.

For more information regarding the public work bidding requirements please visit the following link:
http://www.rctlma.org/trans/rbbd_contractbidding.html

50. PRIOR TO MAP RECORDATION

TRANS DEPARTMENT

50.TRANS. 25 EOT1 - PART-WIDTH (EOT1) RECOMMND

Mountain View Lane shall be improved with 32 feet of asphalt concrete pavement within a 45' part-width dedicated

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50. PRIOR TO MAP RECORDATION

50.TRANS. 25 EOT1 - PART-WIDTH (EOT1) (cont.) RECOMMND

right-of-way in accordance with County Standard No. 105, Section B. (18'/30')

Lakeview Avenue is a paved County maintained road and shall be improved with 34 feet of asphalt concrete, curb and gutter and match up asphalt concrete paving; reconstruction; or resurfacing of existing paving as determined by the Director of Transportation within the 52' part-width dedicated right-of-way (37' on the project side and 15' minimum on the opposite side of the centerline) in accordance with the Lakeview/Nuevo Design Guidelines, street "B", page 34. Contact the Transportation Plan Check Section for improvement width prior to plan check submittal. (Modified for reduced half-width right-of-way from 42' to 37'.)

NOTE: Construct a multipurpose trail, rail fence, and landscaping per Lakeview/Nuevo Design Guidelines.

50.TRANS. 26 EOT1 - STREETLIGHT PLAN (EOT1) RECOMMND

A separate streetlight plan is required for this project.

Street lighting shall be designed in accordance with Lakeview/Nuevo Design Guidelines.

50.TRANS. 27 EOT1 - UTILITY PLAN (EOT1) RECOMMND

Electrical power, telephone, communication, street lighting, and cable television lines shall be designed to be placed underground in accordance with Ordinance 460 and 461, or as approved by the Transportation Department. The applicant is responsible for coordinating the work with the serving utility company. This also applies to existing overhead lines which are 33.6 kilovolts or below along the project frontage and between the nearest poles offsite in each direction of the project site. A disposition note describing the above shall be reflected on design improvement plans whenever those plans are required. A written proof for initiating the design and/or application of the relocation issued by the utility company shall be submitted to the Transportation Department for verification purposes.

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50. PRIOR TO MAP RECORDATION

50.TRANS. 28 EOT1-GRAFFITI ABATEMENT (EOT1) RECOMMND

The project proponent shall file an application for annexation to Landscaping and Lighting Maintenance District No. 89-1-Consolidated for graffiti abatement of walls and other permanent structures along County maintained road rights-of-way.

60. PRIOR TO GRADING PRMT ISSUANCE

TRANS DEPARTMENT

60.TRANS. 1 EOT1-CREDIT/REIMBURSEMENT (EOT RECOMMND

In order to receive any fee credit or reimbursement for improvements, the project proponent shall contact the Transportation Department and enter into an agreement for fee credit or reimbursement prior to advertising. All work shall be preapproved by and shall comply with the requirements of the Transportation Department and the public contracts code in order to be eligible for fee credit or reimbursement.

To enter into an agreement, please contact our Funding Programs group at (951) 955-1667.

For more information regarding the public work bidding requirements please visit the following link:
http://www.rctlma.org/trans/rbbd_contractbidding.html.

80. PRIOR TO BLDG PRMT ISSUANCE

PLANNING DEPARTMENT

80.PLANNING. 16 EOT1 - LC LANDSCAPE SECURITIES RECOMMND

Prior to the issuance of building permits, the developer/permit holder shall submit an estimate to replace plantings, irrigation systems, ornamental landscape elements, walls and/or fences, in amounts to be approved by the Riverside County Planning Department, Landscape Division. Once the Planning Department has approved the estimate, the developer/permit holder shall submit the estimate to the Riverside County Department of Building and Safety who will then provide the developer/permit holder with the requisite forms. The required forms shall be completed and submitted to Building and Safety for processing and review in conjunction with County Counsel.

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80. PRIOR TO BLDG PRMT ISSUANCE

80.PLANNING. 16 EOT1 - LC LANDSCAPE SECURITIES (cont.) RECOMMND

Upon determination of compliance, the Department of Building and Safety shall clear this condition.

NOTE:

A cash security shall be required when the estimated cost is \$2,500.00 or less. It is highly encouraged to allow adequate time to ensure that securities are in place. The performance security shall be released following a successful completion of the One Year Post-Establishment Inspection, and the inspection report confirms that the planting and irrigation components are thriving and in good working order consistent with the approved landscaping plans.

EOT1

90. PRIOR TO BLDG FINAL INSPECTION

PLANNING DEPARTMENT

90.PLANNING. 12 EOT1- LC LNDSCP INSPECT DEPOST RECOMMND

Prior to building permit final inspection, the developer/permit holder shall file an Inspection Request Form and deposit sufficient funds to cover the costs of the Pre-Installation, the Installation, and One Year Post-Establishment landscape inspections. In the event that an open landscape case is not available, then the applicant shall open a FEE ONLY case to conduct inspections. The deposit required for landscape inspections shall be determined by the Riverside County Landscape Division. The Planning Department shall clear this condition upon determination of compliance.

EOT1

90.PLANNING. 13 EOT1 - LC LNDSCPE INSPCT REQMN RECOMMND

The permit holder's landscape architect responsible for preparing the Landscaping and Irrigation Plans (or on-site representative) shall arrange for a PRE-INSTALLATION INSPECTION with the Planning Department at least five (5) working days prior to the installation of any landscape or irrigation components.

Upon successful completion of the PRE-INSTALLATION INSPECTION, the applicant will proceed with the installation of the approved landscape and irrigation

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90. PRIOR TO BLDG FINAL INSPECTION

90.PLANNING. 13 EOT1 - LC LNDSCE INSPCT REQMN (cont.) RECOMMND

system and arrange for an INSTALLATION INSPECTION at least five 5 working days prior to the building final inspection or issuance of occupancy permit, whichever occurs first and comply with the Planning Department's Milestone 80 conditions entitled "USE-LANDSCAPING SECURITY" and the Milestone 90 condition entitled "LANDSCAPE INSPECTION DEPOSIT." Upon successful completion of the INSTALLATION INSPECTION, the County Planning Department's Landscape Inspector and the permit holder's landscape architect (or on-site representative) shall execute a Landscape Certificate of Completion that shall be submitted to the Planning Department and the Department of Building and Safety. The Planning Department shall clear this condition upon determination of compliance.
EOT1

90.PLANNING. 14 EOT1 - LC COMPLY W/ LNDSCEP/ IR RECOMMND

The developer/permit holder shall coordinate with their designated landscape representative and the Riverside County Planning Department's landscape inspector to ensure all landscape planting and irrigation systems have been installed in accordance with APPROVED EXHIBITS, landscaping, irrigation, and shading plans. The Planning Department will ensure that all landscaping is healthy, free of weeds, disease and pests; and, irrigation systems are properly constructed and determined to be in good working order. The developer/permit holder's designated landscape representative and the Riverside County Planning Department's landscape inspector shall determine compliance with this condition and execute a Landscape Certificate of Completion. Upon determination of compliance, the Planning Department shall clear this condition.
EOT1

TRANS DEPARTMENT

90.TRANS. 5 EOT1 - 80% COMPLETION (EOT1) RECOMMND

Occupancy releases will not be issued to Building and Safety for any lot exceeding 80% of the total recorded residential lots within any map or phase of map prior to completion of the following improvements:

- a) Primary and Alternate (secondary) access roads shall be completed and paved to finish grade

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Parcel: 426-460-020

90. PRIOR TO BLDG FINAL INSPECTION

90.TRANS. 5

EOT1 - 80% COMPLETION (EOT1) (cont.)

RECOMMND

according to the limits indicated in the improvement plans and as noted elsewhere in these conditions.

- b) Interior roads shall be completed and paved to finish grade according to the limits indicated in the improvement plans and as noted elsewhere in these conditions. All curbs, gutters, sidewalks and driveway approaches shall be installed. The final lift of Asphalt Concrete on interior streets shall be placed prior to the release of the final 20% of homes or the production models or at any time when construction of new homes within the development has stopped. The developer shall be required to cap pave in front of occupied homes up to the nearest capped street within the tract boundary. The subdivision will remain responsible for the maintenance of these facilities until all improvements within the tract boundary shall be completed and accepted into the County maintained system.
- c) Storm drains and flood control facilities shall be completed according to the improvement plans and as noted elsewhere in these conditions. Written confirmation of acceptance for use by the Flood Control District, if applicable, is required.
- d) Water system, including fire hydrants, shall be installed and operational, according to the improvement plans and as noted elsewhere in these conditions. All water valves shall be raised to pavement finished grade. Written confirmation of acceptance from water purveyor is required.
- e) Sewer system shall be installed and operational, according to the improvement plans and as noted elsewhere in these conditions. All sewer manholes shall be raised to pavement finished grade. Written confirmation of acceptance from sewer purveyor is required.
- f) Landscaping and irrigation, water and electrical systems shall be installed and operational in accordance with County Ordinance 461.

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90. PRIOR TO BLDG FINAL INSPECTION

90.TRANS. 6 EOT1-STREETLIGHTS INSTALL EOT1 RECOMMND

Install streetlights along the streets associated with development in accordance with the approved street lighting plan and Lakeview/Nuevo Design Guidelines.

Streetlight annexation into L&LMD or similar mechanism as approved by the Transportation Department shall be completed.

NOTE: It shall be the responsibility of the developer to ensure that streetlights are energized along the streets of those lots where the developer is seeking Building Final Inspection (Occupancy).

90.TRANS. 7 EOT1 - UTILITY INSTALL (EOT1) RECOMMND

Electrical power, telephone, communication, street lighting, and cable television lines shall be placed underground in accordance with Ordinance 460 and 461, or as approved by the Transportation Department. This also applies to existing overhead lines which are 33.6 kilovolts or below along the project frontage and between the nearest poles offsite in each direction of the project site.

A certificate should be obtained from the pertinent utility company and submitted to the Department of Transportation as proof of completion.

90.TRANS. 8 EOT1-GRAFFITI ABATEMENT (EOT1) RECOMMND

Prior to issuance of an occupancy permit the project proponent shall complete annexation to Landscaping and Lighting Maintenance District NO. 89-1-Consolidated for graffiti abatement of walls and other permanent structures along County maintained road rights-of-way.

90.TRANS. 9 EOT1 - LANDSCAPING (EOT1) RECOMMND

Prior to issuance of an occupancy permit, the project proponent shall complete annexation to Landscaping and Lighting Maintenance District N. 89-1-Consolidated, County Service Area and/or Assessment District as approved by the Transportation Department for continuous landscape maintenance within for continuous landscape maintenance within public road rights-of-way, in accordance with Ordinance 461.

11/19/15
13:36

Riverside County LMS
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TRACT MAP Tract #: TR33020

Parcel: 426-460-020

90. PRIOR TO BLDG FINAL INSPECTION

90.TRANS. 10

EOT1-LAKEVW/NUEVO FUNDING EOT1

RECOMMND

This project is located in the Lakeview/Nuevo area. An Infrastructure Phasing Plan (IPP) has been prepared for the Lakeview/Nuevo area. To fund necessary roadway improvements beyond those in the TUMF program, the formation of a Road and Bridge Benefit District (RBBB) is under active consideration. This project will be required to participate in the RBBB and pay its share of RBBB fees, including an interim RBBB fee as determined by the County, prior to the time of issuance of a Certificate of Occupancy or upon final inspection, whichever occurs first.

LAND DEVELOPMENT COM. ITTEE
INITIAL CASE TRANSMITTAL
RIVERSIDE COUNTY PLANNING DEPARTMENT - RIVERSIDE
P.O. Box 1409
Riverside, CA 92502-1409

DATE: June 3, 2015

TO:

Transportation Dept.
Environmental Health Dept.
Flood Control District
Fire Department
Dept. of Bldg. & Safety (Grading)

Regional Parks & Open Space District
Co. Geologist
Environmental Programs Dept.
P.D. Landscaping Section – M. Hughes

FIRST EXTENSION OF TIME FOR TENTATIVE TRACT MAP NO. 33020 - Applicant: Jonathan Skeith - Fifth Supervisorial District – Lakeview Zoning Area - Lakeview/Nuevo Area Plan: Rural Community - Low Density Residential (RC-LDR) - Location: North of 10th Street, east of Lakeview Avenue, south of Mountain View Lane and west of Yucca Avenue – 5.0 Acres - Zoning: Residential Agricultural (R-A) – Approved Project Description: Schedule B subdivision of five acres into three one-acre minimum residential lots and three one-half acre minimum residential lots. - **REQUEST: EXTENSION OF TIME TO MAY 25, 2009 (SB1185 brings the expiration date to 5/25/10, AB333 brings the expiration date to 5/25/12, AB206 brings the expiration dated to 5/25/14, and AB116 brings the expiration dated to 5/25/16) - FIRST EXTENSION.**

Please review the attached information, together with your existing records for the above-described project. This extension request is being placed on the **June 18, 2015 LDC Comment Agenda** in order to establish a deadline for review and comment. All County Agencies and Departments are to have completed their review prior to the above referenced LDC Comment date. Failure to complete the review and/or provide comments within the indicated time frame will result in a presumption that the affected Agency/Department has no comment, and the extension request will be moved forward to the Planning Commission based on that presumption.

If, it is determined necessary, that in order to maintain conformance with the County General Plan, and/or ensure that the project does not adversely affect the general health, safety and welfare of the public, each LDC Agency or Department may prepare recommended conditions of approval and place them in the County's Land Management System for the affected project.

LDC MEMBERS ARE ENCOURAGED TO DIFFERENCIATE THOSE CONDITIONS ADDED AS PART OF THE EXTENSION BY ADDING A REFERENCE IN THE CONDITION TITLE AND/OR BODY OF THE CONDITION (ie. "EOT 1, EOT 2)

Each LDC Agency or Department who does so must then provide documentation to the Planning Department justifying the application of said conditions. Any such conditions, and their justification, will be presented to the Advisory Agency for their consideration as part of their action relative to the extension of time request.

If any LDC Agency or Department finds that the project, as approved, cannot be found to be in conformance with the General Plan and/or finds the project adversely affects the general health, safety and welfare of the public without the processing and approval of a Minor Change or Revised Map to the Approved Map, said Agency or Department must provide to the Planning such a recommendation and provide details as to what issues such an application must address.

Should you have any questions regarding this item, please do not hesitate to contact Bahelila Boothe, Urban Regional Planner IV, at (951) 955-8703 or email at Bboothe@rctlma.org/ **MAILSTOP# 1070.**



Carolyn Syms Luna
Director

RIVERSIDE COUNTY PLANNING DEPARTMENT

APPLICATION FOR EXTENSION OF TIME

THIS APPLICATION MUST BE ACCOMPANIED BY APPROPRIATE FILING FEES

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED.

APPLICATION INFORMATION

CASE NUMBER: Tent. Tr. No. 33020 DATE SUBMITTED: _____

Assessor's Parcel Number(s): 426-460-020

EXTENSION REQUEST First Second Third Fourth Fifth

Phased Final Map _____ Attach evidence of public improvement or financing expenditures.

NOTE: Land divisions may obtain a maximum of five 1-year extensions of time. Conditional Use Permits and Public Use Permits may obtain extensions of time only to the extent that the period in which to begin substantial construction does not exceed a maximum of three years from the original decision date. Plot Plans may obtain extensions of time only to the extent that the period in which to begin substantial construction does not exceed a maximum of five years from the original decision date. Variances may obtain extensions of time only to the extent that the period in which the variance is to be used does not exceed a maximum of three years from the original decision date, except that a variance in connection with a land division may be used during the same period of time that the land division may be used.

Date of Original Approval: _____

Applicant's Name: Jonathan D. Skeith E-Mail: jskeith@crecorp.org

Mailing Address: 31676 Quilt Way

Menifee CA 92584
City State ZIP

Daytime Phone No: (951) 6729867 Fax No: (951) 2468732

Property Owner's Name: California Regional Engineers, I E-Mail: jskeith@crecorp.org

Mailing Address: 316756 Quilt Way

Menifee CA 92584
City State ZIP

Daytime Phone No: (951) 6729867 Fax No: (951) 2468732

Riverside Office · 4080 Lemon Street, 12th Floor
P.O. Box 1409, Riverside, California 92502-1409
(951) 955-3200 · Fax (951) 955-1811

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

"Planning Our Future... Preserving Our Past"

APPLICATION FOR EXTENSION OF TIME

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.

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.

All approvals of extension of time must be consistent with the pertinent elements of the Riverside County General Plan, the Riverside County Land Use Ordinance (Ordinance No. 348), and the Multiple Species Habitat Conservation Plan (MSHCP).

An extension of time for a land division based on the filing of a phased final map shall not be granted unless the Planning Department determines that the requisite funds have been expanded to construct, improve, or finance the construction of public improvements outside the boundaries of the land division. Any other extension of time for a land division shall not be granted unless the land division conforms to the Comprehensive General Plan, is consistent with existing zoning, conforms to the currently applicable schedule of improvements specified by the Riverside County Land Division Ordinance (Ordinance No. 348) and does not affect the general health, safety, and welfare of the public. If required to bring the subject land division into conformance with current general plan, Ordinance No. 460 and public health, safety, and welfare requirements, additional conditions of approval may be imposed upon approval of an extension of time request.

I hereby request an extension of time for the above referenced project, and I acknowledge that if the basis for extension is something other than the filing of a phased final map, additional conditions of approval may be imposed upon approval of the extension of time and that I may refuse to accept additional conditions of approval only in writing prior to action by the Planning Director, or in writing or in person prior to action by the Planning Commission.

Jonathan Skeith

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.

Jonathan D. Skeith /Sandra S. Skeith

PRINTED NAME OF PROPERTY OWNER(S)

SIGNATURE OF PROPERTY OWNER(S)

Tom Hellweg / Ronna Hellweg


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.

Agenda Item No. 1:5
Area Plan: Harvest Valley / Winchester
Zoning Area: Winchester
Supervisory District: Third
Project Planner: Roger Arroyo / KGB
Planning Commission: December 2, 2015

TENTATIVE TRACT MAP NO. 30806
SECOND EXTENSION OF TIME
Applicant: SR Conestoga, LLC


Steve Weiss, AICP
Planning Director

COUNTY OF RIVERSIDE PLANNING DEPARTMENT EXTENSION OF TIME STAFF REPORT

The applicant of the subject case has requested an extension of time to allow for recordation of a final map. Unless specifically requested by the EOT applicant, this request will not be discussed at the time it is presented to the Planning Commission as a consent calendar item.

CEQA: The subject case has conformed to the requirements of the California Environmental Quality Act, and all impacts have been analyzed in order to protect the public health, safety and welfare.

GENERAL PLAN: Unless otherwise noted, the subject case had been determined to be consistent with the General Plan and all of its elements.

REQUEST:

SECOND EXTENSION OF TIME REQUEST for TENTATIVE TRACT MAP NO. 30806

BACKGROUND:

The County Planning Department, as part of the review of this Extension of Time request has determined it necessary to recommend the addition of Sixteen (16) new conditions of approval in order to be able to make a determination that the project does not adversely affect the general health, safety and welfare of the public. The Building and Safety (Grading Division) is recommending the addition of Thirteen (13) conditions of approval, the Waste Resources Department is recommending the addition of Two (2) condition of approval, and the Environmental Health Department is recommending the addition of One (1) condition of approval.

The Extension of Time applicant was informed of these recommended conditions and has agreed to accept them. Included in this staff report package are the recommended conditions of approval, and the correspondence from the Extension of Time applicant (dated October 23, 2015) indicating the acceptance of the Sixteen (16) recommended conditions.

**TENTATIVE TRACT MAP NO. 30806
SECOND EXTENSION OF TIME REQUEST
PLANNING COMMISSION: December 2, 2015
Page 2 of 2**

FURTHER PLANNING CONSIDERATIONS:

EFFECT OF Senate Bill No. 1185 (SB1185): On July 15, 2008, AB208 was signed into law, which grants a one-time extension of existing subdivision maps so developers can build immediately when the demand for housing goes up. It gives developers an automatic 12 month extension on previously approved subdivision maps set to expire between July 15, 2008 and January 1, 2011.

EFFECT OF Assembly Bill No. 333 (AB333): On July 15, 2009, AB333 was signed into law, which grants a one-time extension of existing subdivision maps so developers can build immediately when the demand for housing goes up. It gives developers an automatic 24 month extension on previously approved subdivision maps set to expire between July 15, 2009 and January 1, 2012.

EFFECT OF Assembly Bill No. 208 (AB208): On July 13, 2011, AB208 was signed into law, which grants a one-time extension of existing subdivision maps so developers can build immediately when the demand for housing goes up. It gives developers an automatic 24 month extension on previously approved subdivision maps set to expire between July 13, 2011 and January 1, 2014.

EFFECT OF Assembly Bill No. 116 (AB116): On July 11, 2013, AB116 was signed into law, which grants a one-time extension of existing subdivision maps so developers can build immediately when the demand for housing goes up. It gives developers an automatic 24 month extension on previously approved subdivision maps that were approved on or after January 1, 2000, and had not expired on or before July 11, 2013.

Therefore, upon an approval action by the Planning Commission, subsequent receive and file action by the Board of Supervisors, and the conclusion of the 10-day appeal period, the tentative map's expiration date will become September 22, 2016.

RECOMMENDATION:

APPROVAL of the SECOND EXTENSION OF TIME REQUEST for TENTATIVE TRACT MAP NO. 30806, extending the expiration date to September 22, 2016, subject to all the previously approved and/or amended Conditions of Approval with the applicant's consent.

GENERAL APPLICANT
MAYOR, CITY OF NEWPORT

APPLICANT'S ADDRESS: 1000 BAYVIEW AVENUE, NEWPORT, RI 02881
DATE OF PREVIOUS LICENSE: NONE
TYPE OF LICENSE: NONE

ASSIGNMENT PARCEL NO. 3

ASSIGNMENT NO. 3
DATE OF ASSIGNMENT: 10/1/80
ASSIGNMENT TO: CITY OF NEWPORT

LAND USE

GENERAL: COMMERCIAL
SPECIAL: COMMERCIAL
PERMITTED: COMMERCIAL
PROHIBITED: NONE

LIMITATIONS

HEIGHT: 35 FEET
AREA: 10,000 SQ. FT.
SETBACKS: 5 FEET

SCHEME DISTRICT

COMMERCIAL DISTRICT
GENERAL: COMMERCIAL
SPECIAL: COMMERCIAL

LEGAL DESCRIPTION

LOT 10, BLOCK 10, TRACT NO. 30806, SCHEDULE 'A' SUBDIVISION, CITY OF NEWPORT, RI.

NOTES

1. ALL DIMENSIONS ARE IN FEET AND INCHES.
2. THE TOTAL AREA OF THIS TRACT IS 10,000 SQ. FT.
3. THE TOTAL AREA OF THIS TRACT IS 10,000 SQ. FT.
4. THE TOTAL AREA OF THIS TRACT IS 10,000 SQ. FT.
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10. THE TOTAL AREA OF THIS TRACT IS 10,000 SQ. FT.

LEGEND

- 1. LOT
- 2. BLOCK
- 3. TRACT
- 4. DISTRICT
- 5. STREET
- 6. ALLEY
- 7. DRIVE
- 8. PARKWAY
- 9. AVENUE
- 10. BOULEVARD

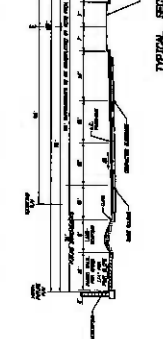
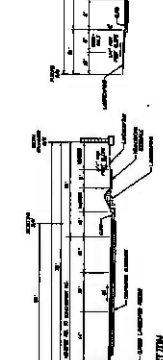
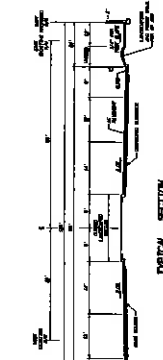
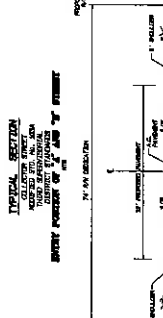
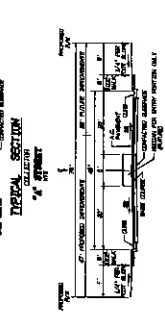
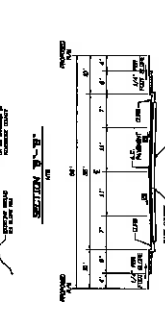
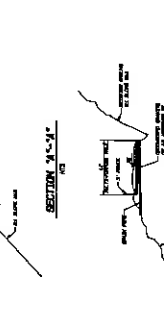
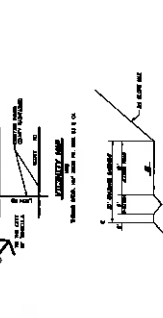
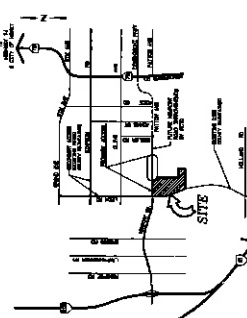
GRAPHIC SCALE: 1" = 100'

EXHIBIT 'A' AMENDED MAP NO. 3

SCHEDULE 'A' SUBDIVISION

TRACT NO. 30806

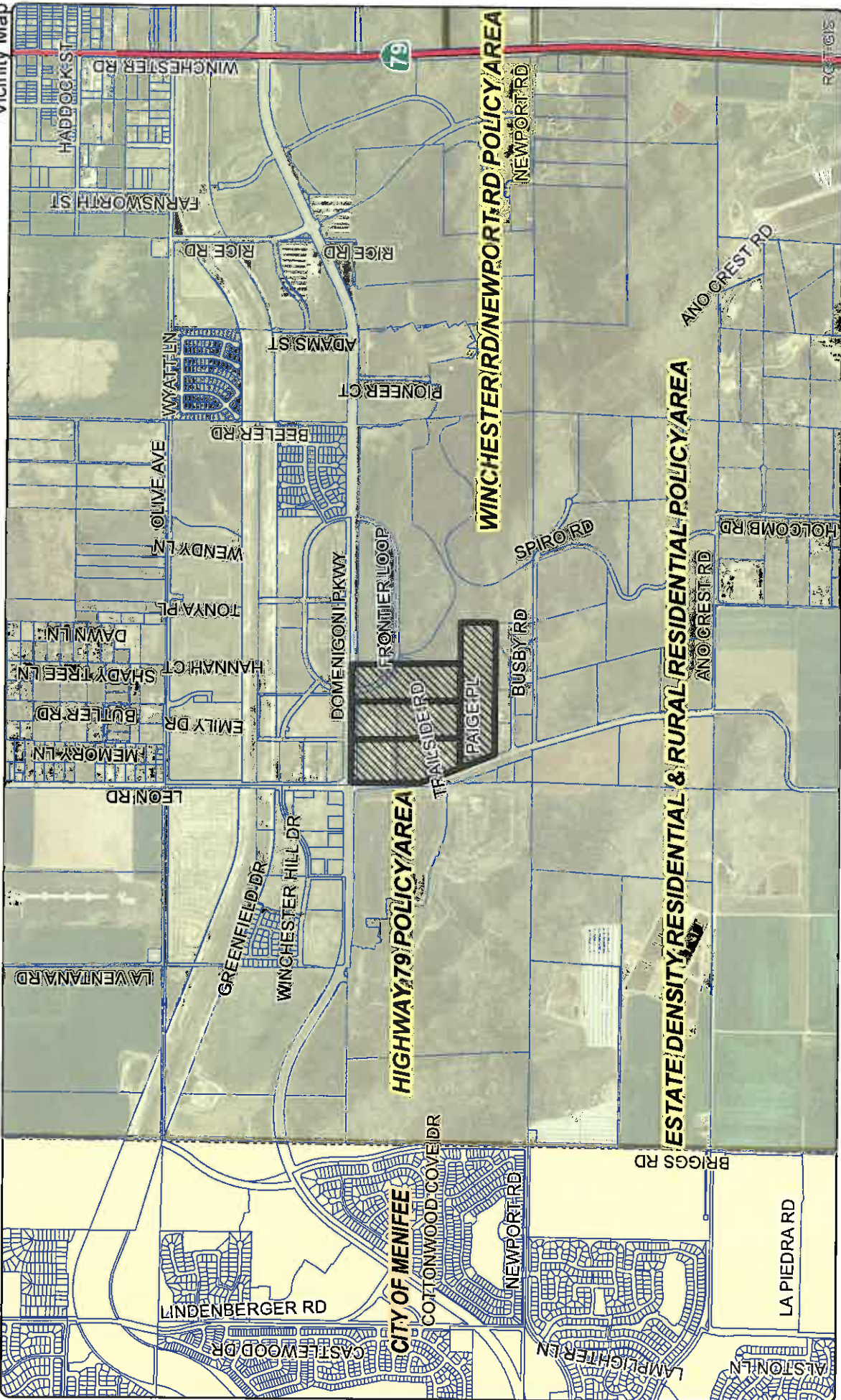
CITY OF NEWPORT
PLANNING DEPARTMENT
DATE: 10/1/80



RIVERSIDE COUNTY PLANNING DEPARTMENT
TR30806
VICINITY/POLICY AREAS

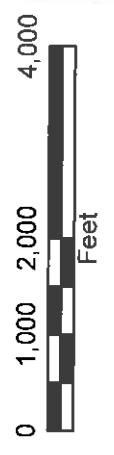
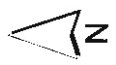
Supervisor Washington
 District 3

Date Drawn: 11/19/2015
 Vicinity Map



Zoning District: Winchester

Author: Mickey Zolezio



DISCLAIMER: On October 7, 2005, the County of Riverside, adapted to show General Plan provisions for land use designations for unincorporated Riverside County. This map is for informational purposes only and does not constitute a final decision for any particular project. For further information, please contact the Planning Department office at Riverside at (951) 952-2000 (Western County) or in Palm Desert at (760) 834-3777 (Eastern County) or Website: <http://planning.western.ca.gov>

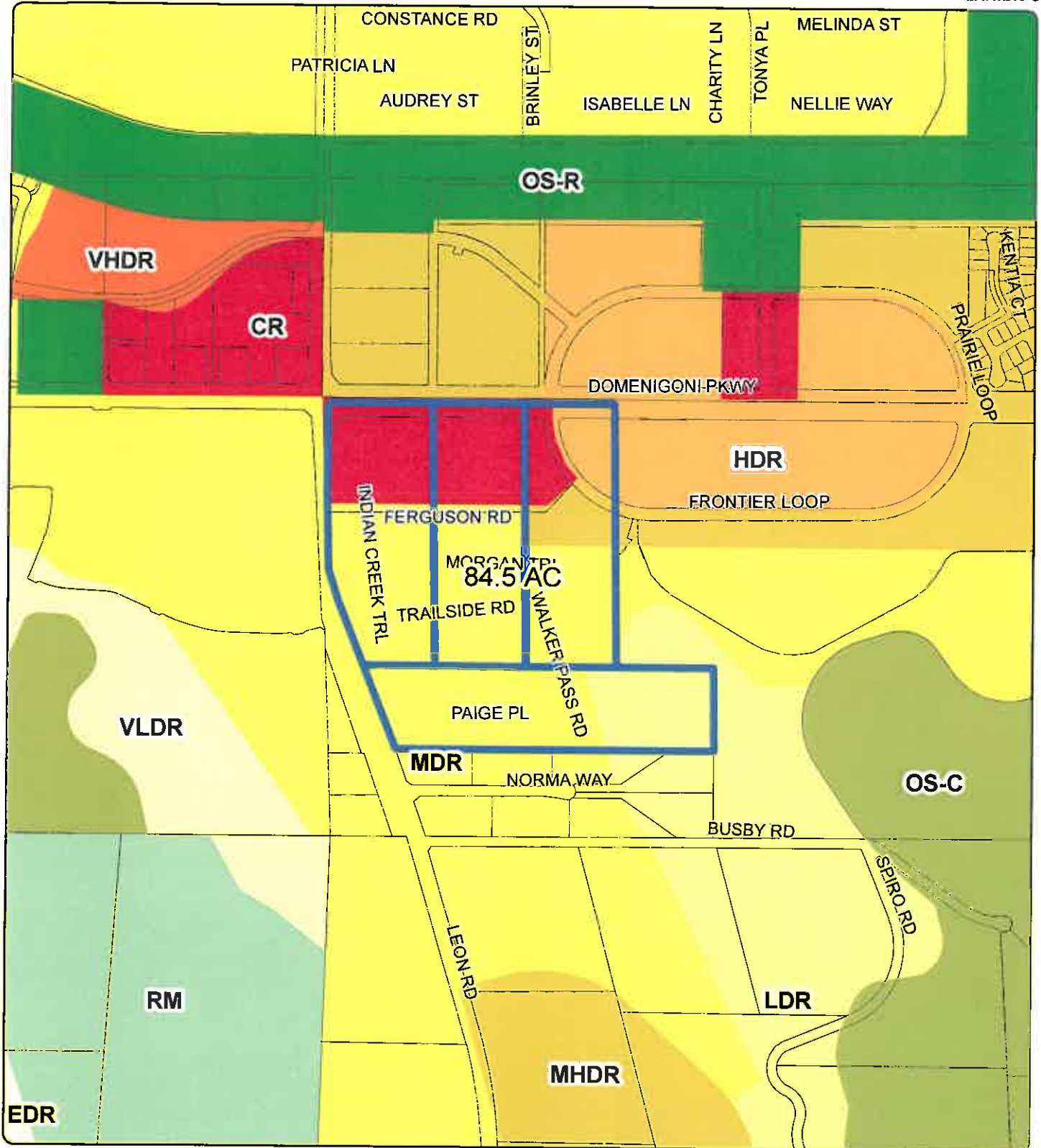
RIVERSIDE COUNTY PLANNING DEPARTMENT

TR30806

Supervisor Washington
District 3

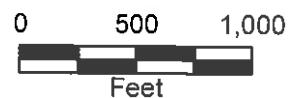
EXISTING GENERAL PLAN

Date Drawn: 11/19/15
Exhibit 5



Zoning District: Winchester

Author: Mickey Zolezio



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>

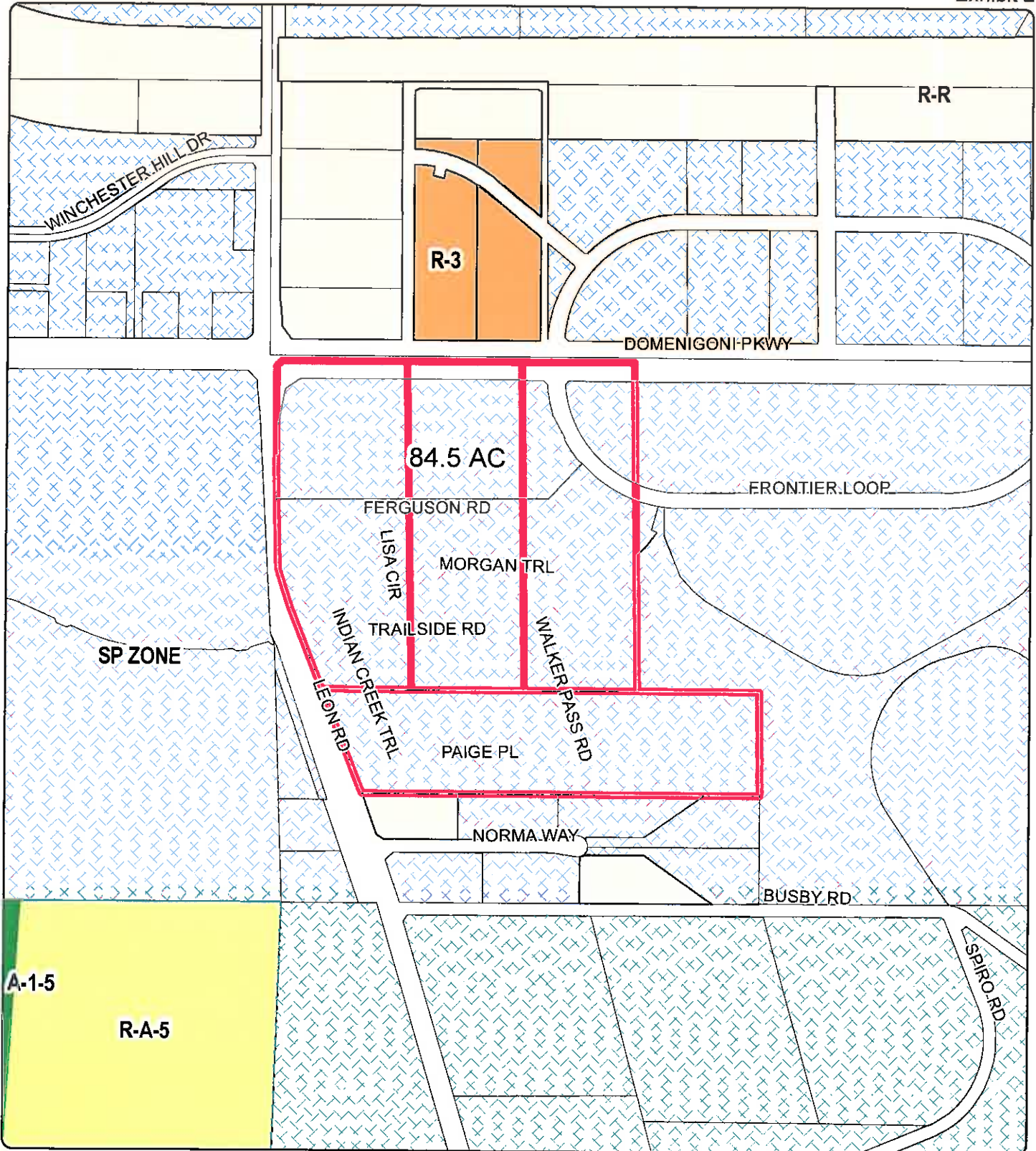
RIVERSIDE COUNTY PLANNING DEPARTMENT

TR30806

Supervisor Washington
District 3

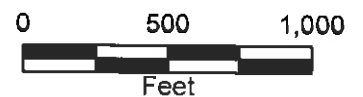
Date Drawn: 11/19/2015
Exhibit 2

EXISTING ZONING



Zoning District: Winchester

Author: Mickey Zolezio



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RIVERSIDE COUNTY PLANNING DEPARTMENT
TR30806
LAND USE

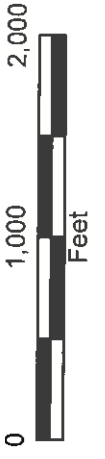
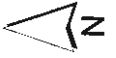
Supervisor Washington
 District 3

Date Drawn: 11/19/2015
 Vicinity Map



Zoning District: Winchester

Author: Mickey Zolezio



DISCLAIMER: On October 7, 2005, the County of Riverside adopted a new General Plan, providing the land use designations for unincorporated Riverside County. The County of Riverside Planning Department is not responsible for the accuracy of the information shown on this map. The County of Riverside Planning Department is not responsible for the accuracy of the information shown on this map. The County of Riverside Planning Department is not responsible for the accuracy of the information shown on this map. For more information, please contact the County of Riverside Planning Department at (951) 952-2000 (Western County) or in Plain Dealer at (714) 960-8277 (Eastern County) or Website: <http://planning.riverside.ca.gov>

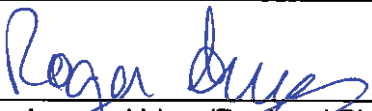
Tentative Tract Map & Parcel Map Extension of Time – Environmental Determination

Project Case Number: TR30806
Original E.A. Number: EA38798 (Addendum to EIR00380)
Extension of Time No.: Second
Original Approval Date: September 22, 2004
Project Location: Northerly of Busby Road, southerly of Domenigoni Parkway, and easterly of Leon Road

Description of Land Division: Schedule A subdivision of 84.8 acres into 192 single family residential lots and 7 open space lots.

On November 2, 2015 this land division and its original environmental assessment / environmental impact report were reviewed to determine whether any significant or potentially significant changes in the land division, its environmental effects or the circumstances affecting the proposed development had occurred. As a result of this evaluation, the following determination has been made:

- | | |
|-------------------------------------|--|
| <input type="checkbox"/> | I find that although the proposed project could have a significant effect on the environment, NO FURTHER ENVIRONMENTAL REVIEW IS REQUIRED PRIOR TO APPROVAL OF THE EXTENSION OF TIME, because all potentially significant effects (a) have been adequately analyzed in an earlier EIR or Negative Declaration pursuant to applicable legal standards and (b) have been avoided or mitigated pursuant to that earlier EIR or Negative Declaration and the project's original conditions of approval. |
| <input checked="" type="checkbox"/> | I find that although the proposed project could have a significant effect on the environment, and there are one or more potentially significant environmental changes or other changes to the circumstances under which the project is undertaken, NO FURTHER ENVIRONMENTAL REVIEW IS REQUIRED PRIOR TO APPROVAL OF THE EXTENSION OF TIME, because all potentially significant effects (a) have been adequately analyzed in an earlier EIR or Negative Declaration pursuant to applicable legal standards and (b) have been avoided or mitigated pursuant to that earlier EIR or Negative Declaration and revisions to the project's original conditions of approval which have been made and agreed to by the project proponent. |
| <input type="checkbox"/> | I find that there are one or more potentially significant environmental changes or other changes to the circumstances under which the project is undertaken, which the project's original conditions of approval may not address, and for which additional required mitigation measures and/or conditions of approval cannot be determined at this time. Therefore, AN ENVIRONMENTAL ASSESSMENT/INITIAL STUDY IS REQUIRED in order to determine what additional mitigation measures and/or conditions of approval, if any, may be needed, and whether or not at least one of the conditions described in California Code of Regulations, Section 15162 (necessitating a Supplemental or Subsequent E.I.R.) exist. Additionally, the environmental assessment/initial study shall be used to determine WHETHER OR NOT THE EXTENSION OF TIME SHOULD BE RECOMMENDED FOR APPROVAL. |

Signature: 
Roger Arroyo, Urban/Regional Planner

Date: 11/19/2015
For Steve Weiss, AICP, Planning Director



October 23, 2015

To: Roger Arroyo

From: Jim Lytle

Re: Acceptance of EOT-2 Conditions of Approval for CASE TR30806

Mr. Arroyo:

I am the applicant for the EOT Case TR30806. I accept the following conditions of approval associated with this Extension of Time Request.

1. **Prior to Grading Permit – Issuance**
 - 60-BS-GRADE.15 – EOT2 Pre-Construction Meeting
 - 60-BS-GRADE.16 – EOT2-BMP Construction NPDES Permit
 - 60-BS-GRADE.17 – EOT2-SWPPP Review
2. **Health Department**
 - 60-E HEALTH.1 – EOT2-ECP Phase I ESA Required
3. **Prior to Building Permit – Issuance**
 - 80-BS-GRADE.2 – EOT2-No B/PMT W/O G/PMT
 - 80-BS-GRADE.3 – EOT2-Rough Grade Approval
4. **Waste Department**
 - 80-WASTE.1 – MAP-(EOT2) Waste Recycle Plan
5. **BS Grade Department**
 - 90-BS-GRADE.3 – EOT2-WQMP BMP Inspection
 - 90-BS-GRADE.4 – EOT2-WQMP BMP Cert Required
 - 90-BS-GRADE.5 – EOT2-BMP GPS Coordinates
 - 90-BS-GRADE.6 – EOT2-WQMP BMP Registration
 - 90-BS-GRADE.7 – EOT2-Required Grading Inspections
 - 90-BS-GRADE.8 – EOT2-Precise Grading Approval
 - 90-BS-GRADE.9 – EOT2-Precise Grade Inspection
 - 90-BS-GRADE.10–EOT2-WQMP Annual Inspection Fee
6. **Waste Department**
 - 90-WASTE.1 – (EOT2) Waste Reporting

Regards,


Jim Lytle

TRACT MAP Tract #: TR30806

Parcel: 461-190-049

60. PRIOR TO GRADING PRMT ISSUANCE

BS GRADE DEPARTMENT

60.BS GRADE. 14 EOT2- APPROVED WQMP RECOMMND

Prior to the issuance of a grading permit, the owner / applicant shall submit to the Building & Safety Department Engineering Division evidence that the project - specific Water Quality Management Plan (WQMP) has been approved by the Riverside County Flood Control District or Riverside County Transportation Department and that all approved water quality treatment control BMPs have been included on the grading plan.

60.BS GRADE. 15 EOT2- 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. 16 EOT2-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. 17 EOT2- 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 Division for review and approval prior to issuance of a grading permit.

E HEALTH DEPARTMENT

60.E HEALTH. 1 EOT2-ECP PHASE I ESA REQUIRED RECOMMND

Prior to issuance of a grading permit, a Phase I Environmental Site Assessment is required to be submitted

TRACT MAP Tract #: TR30806

Parcel: 461-190-049

60. PRIOR TO GRADING PRMT ISSUANCE

60.E HEALTH. 1 EOT2-ECP PHASE I ESA REQUIRED (cont.) RECOMMND

to the Department of Environmental Health for review and approval. Contact the Environmental Cleanup Programs at (951)-955-8980 for further information.

80. PRIOR TO BLDG PRMT ISSUANCE

BS GRADE DEPARTMENT

80.BS GRADE. 2 EOT2- 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. 3 EOT2- 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

TRACT MAP Tract #: TR30806

Parcel: 461-190-049

80. PRIOR TO BLDG PRMT ISSUANCE

80.BS GRADE. 3 EOT2- ROUGH GRADE APPROVAL (cont.) RECOMMND
and Safety Department clearance.

WASTE DEPARTMENT

80.WASTE. 1 EOT2- WASTE RECYCLE PLA RECOMMND

Prior to building permit issuance, a Waste Recycling Plan (WRP) shall be submitted to the Riverside County Department of Waste Resources for approval. At a minimum, the WRP must identify the materials (i.e., 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.

90. PRIOR TO BLDG FINAL INSPECTION

BS GRADE DEPARTMENT

90.BS GRADE. 3 EOT2- WQMP BMP INSPECTION RECOMMND

Prior to final building inspection, the applicant shall 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. The Building and Safety Department must inspect and approve the completed WQMP treatment control BMPs for your project before a building final can be obtained.

90.BS GRADE. 4 EOT2- WQMP BMP CERT REQ'D RECOMMND

Prior to final building inspection, the applicant/owner shall submit a "Wet Signed" copy of the Water Quality

TRACT MAP Tract #: TR30806

Parcel: 461-190-049

90. PRIOR TO BLDG FINAL INSPECTION

90.BS GRADE. 4 EOT2- WQMP BMP CERT REQ'D (cont.) RECOMMND

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.

90.BS GRADE. 5 EOT2- BMP GPS COORDINATES RECOMMND

Prior to final building inspection, the applicant/owner shall provide the Department of Building Safety with GPS coordinates for the location of the project - specific WQMP treatment control BMPs.

90.BS GRADE. 6 EOT2- WQMP BMP REGISTRATION RECOMMND

Prior to final building inspection, 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 facility conditioned to install WQMP treatment control BMPs shall register such facility for annual inspections.

90.BS GRADE. 7 EOT2- REQ'D GRDG INSP'S RECOMMND

The developer / applicant shall be responsible for obtaining the following inspections required by Ordinance 457.

1. Precise grade inspection.

a. 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 and required drainage away from foundation.

b. Inspection of completed onsite drainage facilities

c. Inspection of the WQMP treatment control BMPs

TRACT MAP Tract #: TR30806

Parcel: 461-190-049

90. PRIOR TO BLDG FINAL INSPECTION

90.BS GRADE. 8

EOT2- PRECISE GRDG APPROVAL

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 and obtaining approval of all required grading inspections.

2. Submitting a "Wet Signed" copy of the Precise (Final) Grade Certification for all lots included in the grading permit from a Registered Civil Engineer certifying that the precise grading was completed in conformance with the approved grading plan.

3. Submitting a "Wet Signed" copy of the Certification certifying the installation of any onsite storm drain systems not inspected by Riverside County Flood Control District or the Riverside County Transportation Department.

4. Submitting a "Wet Signed" copy of the Water Quality Management Plan (WQMP) Certification from a Registered Civil Engineer certifying that the Water Quality Management Plan treatment control BMPs have been installed in accordance with the approved WQMP.

Prior to release for building final, the applicant shall have met all precise grade requirements to obtain Building and Safety Department clearance.

90.BS GRADE. 9

EOT2- 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

11/19/15
13:54

Riverside County LMS
CONDITIONS OF APPROVAL

Page: 6

TRACT MAP Tract #: TR30806

Parcel: 461-190-049

90. PRIOR TO BLDG FINAL INSPECTION

90.BS GRADE. 9 EOT2- PRECISE GRADE INSP (cont.) RECOMMND

2.Completion of drainage swales, berms, onsite drainage facilities and required drainage away from foundation.

90.BS GRADE. 10 EOT2- WQMP ANNUAL INSP FEE RECOMMND

Prior to final building inspection, the applicant shall make payment to the Building and Safety Department for the Water Quality Management Plan (WQMP) Annual Inspection.

WASTE DEPARTMENT

90.WASTE. 1 EOT2 - WASTE REPORTING F RECOMMND

Prior to building final inspection, evidence (i.e., receipts or other types of verification) to demonstrate project compliance with the approved Waste Reporting Plan (WRP) shall be presented by the project proponent to the Planning Division of the Riverside County Department of Waste Resources. Receipts must clearly identify the amount of waste disposed and Construction and Demolition (C&D) materials recycled.

LAND DEVELOPMENT COMMITTEE
INITIAL CASE TRANSMITTAL
RIVERSIDE COUNTY PLANNING DEPARTMENT - RIVERSIDE
P.O. Box 1409
Riverside, CA 92502-1409

DATE: July 16, 2015

TO:

Transportation Dept.
Environmental Health Dept.
Flood Control District
Fire Department
Dept. of Bldg. & Safety (Grading)
3rd District Planning Commission

Regional Parks & Open Space District
Co. Geologist
Environmental Programs Dept.
3rd Supervisorial District
Landscaping Section

TENTATIVE TRACT MAP NO. 30806 - Applicant: SR Conestoga, LLC., - Third Supervisorial District – Winchester Zoning Area - Harvest Valley/Winchester Area Plan: Community Development: Low Density Residential (CD-LDR) (1/2 Acre Minimum) - Location: Southerly of Patton Avenue, westerly of Beeler Avenue, easterly of Leon Road and northerly of Crest Road. – 84.8 Acres - Zoning: Specific Plan (S-P 293) - Schedule A subdivision of 84.8 acres into 192 single family residential lots and 3 open space lots for Planning Areas 46, 47A and 47B of Specific Plan (S-P) 293. Planning Areas 46, 47A and 47B allow for a combined total of 192 residential lots. - REQUEST: EXTENSION OF TIME TO SEPTEMBER 22, 2016 – SECOND EXTENSION.

Please review the attached information, together with your existing records for the above-described project. This extension request is being placed on the **July 30, 2015 LDC Comment Agenda** in order to establish a deadline for review and comment. All County Agencies and Departments are to have completed their review prior to the above referenced LDC Comment date. Failure to complete the review and/or provide comments within the indicated time frame will result in a presumption that the affected Agency/Department has no comment, and the extension request will be moved forward to the Planning Commission based on that presumption.

If, it is determined necessary, that in order to maintain conformance with the County General Plan, and/or ensure that the project does not adversely affect the general health, safety and welfare of the public, each LDC Agency or Department may prepare recommended conditions of approval and place them in the County's Land Management System for the affected project.

LDC MEMBERS ARE ENCOURAGED TO DIFFERENTIATE THOSE CONDITIONS ADDED AS PART OF THE EXTENSION BY ADDING A REFERENCE IN THE CONDITION TITLE AND/OR BODY OF THE CONDITION (ie. "EOT 1, EOT 2)

Each LDC Agency or Department who does so must then provide documentation to the Planning Department justifying the application of said conditions. Any such conditions, and their justification, will be presented to the Advisory Agency for their consideration as part of their action relative to the extension of time request.

If any LDC Agency or Department finds that the project, as approved, cannot be found to be in conformance with the General Plan and/or finds the project adversely affects the general health, safety and welfare of the public without the processing and approval of a Minor Change or Revised Map to the Approved Map, said Agency or Department must provide to the Planning such a recommendation and provide details as to what issues such an application must address.

Should you have any questions regarding this item, please do not hesitate to contact Bahelila Boothe, Planner, at (951) 955-8703 or email at bboothe@rctlma.org/ **MAILSTOP# 1070**.



RIVERSIDE COUNTY PLANNING DEPARTMENT

Carolyn Syms Luna
Director

APPLICATION FOR EXTENSION OF TIME

THIS APPLICATION MUST BE ACCOMPANIED BY APPROPRIATE FILING FEES

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED.

APPLICATION INFORMATION

CASE NUMBER: TTM 30806 DATE SUBMITTED: 7/13/15

Assessor's Parcel Number(s): 461-190-041, -047, -048, -049, -050, updated APN's 461-190-082
Good APN 079

EXTENSION REQUEST First Second Third Fourth Fifth

Phased Final Map No Attach evidence of public improvement or financing expenditures.

NOTE: Land divisions may obtain a maximum of five 1-year extensions of time. Conditional Use Permits and Public Use Permits may obtain extensions of time only to the extent that the period in which to begin substantial construction does not exceed a maximum of three years from the original decision date. Plot Plans may obtain extensions of time only to the extent that the period in which to begin substantial construction does not exceed a maximum of five years from the original decision date. Variances may obtain extensions of time only to the extent that the period in which the variance is to be used does not exceed a maximum of three years from the original decision date, except that a variance in connection with a land division may be used during the same period of time that the land division may be used.

Date of Original Approval: 11/09/2004

Applicant's Name: SR Conestoga, LLC E-Mail: jlytle@rancongroup.com

Mailing Address: 41391 Kalmia St., Suite 200
Murrieta, CA 92562
Street City State ZIP

Daytime Phone No: (951) 696-0600 Fax No: (951) 834-9801

Property Owner's Name: SR Conestoga, LLC E-Mail: jlytle@rancongroup.com

Mailing Address: 41391 Kalmia St., Suite 200
Murrieta, CA 92562
Street City State ZIP

Daytime Phone No: (951) 696-0600 Fax No: (951) 834-9801

Riverside Office · 4080 Lemon Street, 12th Floor
P.O. Box 1409, Riverside, California 92502-1409
(951) 955-3200 · Fax (951) 955-1811

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

"Planning Our Future... Preserving Our Past"

APPLICATION FOR EXTENSION OF TIME

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.

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.

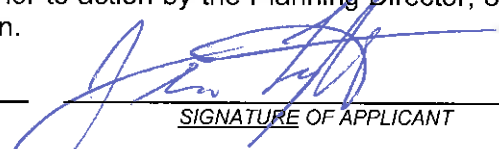
All approvals of extension of time must be consistent with the pertinent elements of the Riverside County General Plan, the Riverside County Land Use Ordinance (Ordinance No. 348), and the Multiple Species Habitat Conservation Plan (MSHCP).

An extension of time for a land division based on the filing of a phased final map shall not be granted unless the Planning Department determines that the requisite funds have been expanded to construct, improve, or finance the construction of public improvements outside the boundaries of the land division. Any other extension of time for a land division shall not be granted unless the land division conforms to the Comprehensive General Plan, is consistent with existing zoning, conforms to the currently applicable schedule of improvements specified by the Riverside County Land Division Ordinance (Ordinance No. 348) and does not affect the general health, safety, and welfare of the public. If required to bring the subject land division into conformance with current general plan, Ordinance No. 460 and public health, safety, and welfare requirements, additional conditions of approval may be imposed upon approval of an extension of time request.

I hereby request an extension of time for the above referenced project, and I acknowledge that if the basis for extension is something other than the filing of a phased final map, additional conditions of approval may be imposed upon approval of the extension of time and that I may refuse to accept additional conditions of approval only in writing prior to action by the Planning Director, or in writing or in person prior to action by the Planning Commission.

Jim Lytle

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.

Jeff Comerchero

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.

Agenda Item No. **1.6**
Area Plan: Lakeview / Nuevo
Zoning Area: Nuevo
Supervisorial District: Fifth **KBB**
Project Planner: Roger Arroyo
Planning Commission: December 2, 2015

TENTATIVE TRACT MAP NO. 31817
SECOND EXTENSION OF TIME
Applicant: David Jeffers Consulting


Steve Weiss, AICP
Planning Director

COUNTY OF RIVERSIDE PLANNING DEPARTMENT EXTENSION OF TIME STAFF REPORT

The applicant of the subject case has requested an extension of time to allow for recordation of a final map. Unless specifically requested by the EOT applicant, this request will not be discussed at the time it is presented to the Planning Commission as a consent calendar item.

CEQA: The subject case has conformed to the requirements of the California Environmental Quality Act, and all impacts have been analyzed in order to protect the public health, safety and welfare.

GENERAL PLAN: Unless otherwise noted, the subject case had been determined to be consistent with the General Plan and all of its elements.

REQUEST:

SECOND EXTENSION OF TIME REQUEST for TENTATIVE TRACT MAP NO. 31817

BACKGROUND:

The County Planning Department, as part of the review of this Extension of Time request has determined it necessary to recommend the addition of Fourteen (14) new conditions of approval in order to be able to make a determination that the project does not adversely affect the general health, safety and welfare of the public. The Building and Safety (Grading Division) is recommending the addition of Five (5) conditions of approval, the Waste Resources Department is recommending the addition of Two (2) conditions of approval, Environmental Health Department is recommending the addition of Three (3) conditions of approval, and the Transportation Department is recommending the addition of Four (4) conditions of approval.

The Extension of Time applicant was informed of these recommended conditions and has agreed to accept them. Included in this staff report package are the recommended conditions of approval, and the correspondence from the Extension of Time applicant (dated November 18, 2015) indicating the acceptance of the Fourteen (14) recommended conditions.

**TENTATIVE TRACT MAP NO. 31817
SECOND EXTENSION OF TIME REQUEST
PLANNING COMMISSION: December 2, 2015
Page 2 of 2**

FURTHER PLANNING CONSIDERATIONS:

EFFECT OF Senate Bill No. 1185 (SB1185): On July 15, 2008, AB208 was signed into law, which grants a one-time extension of existing subdivision maps so developers can build immediately when the demand for housing goes up. It gives developers an automatic 12 month extension on previously approved subdivision maps set to expire between July 15, 2008 and January 1, 2011.

EFFECT OF Assembly Bill No. 333 (AB333): On July 15, 2009, AB333 was signed into law, which grants a one-time extension of existing subdivision maps so developers can build immediately when the demand for housing goes up. It gives developers an automatic 24 month extension on previously approved subdivision maps set to expire between July 15, 2009 and January 1, 2012.

EFFECT OF Assembly Bill No. 208 (AB208): On July 13, 2011, AB208 was signed into law, which grants a one-time extension of existing subdivision maps so developers can build immediately when the demand for housing goes up. It gives developers an automatic 24 month extension on previously approved subdivision maps set to expire between July 13, 2011 and January 1, 2014.

EFFECT OF Assembly Bill No. 116 (AB116): On July 11, 2013, AB116 was signed into law, which grants a one-time extension of existing subdivision maps so developers can build immediately when the demand for housing goes up. It gives developers an automatic 24 month extension on previously approved subdivision maps that were approved on or after January 1, 2000, and had not expired on or before July 11, 2013.

Therefore, upon an approval action by the Planning Commission, subsequent receive and file action by the Board of Supervisors, and the conclusion of the 10-day appeal period, the tentative map's expiration date will become August 25, 2016.

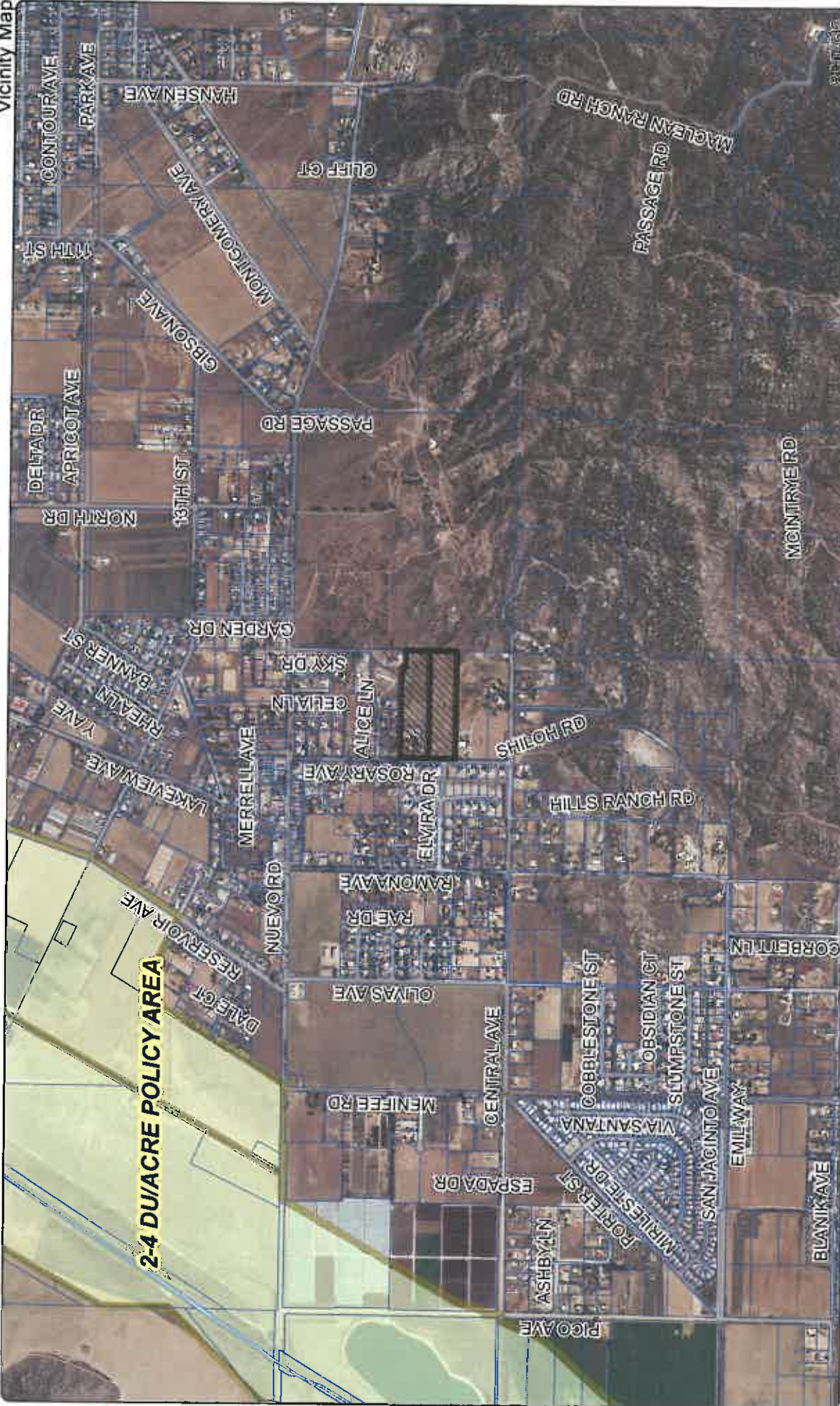
RECOMMENDATION:

APPROVAL of the SECOND EXTENSION OF TIME REQUEST for TENTATIVE TRACT MAP NO. 31817, extending the expiration date to August 25, 2016, subject to all the previously approved and/or amended Conditions of Approval with the applicant's consent.

**RIVERSIDE COUNTY PLANNING DEPARTMENT
TR31817
VICINITY/POLICY AREAS**

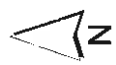
Supervisor Ashley
District 5

Date Drawn: 11/19/2015
Vicinity Map



Zoning District: Nuevo

Author: Mickey Zolezio



DISCLAIMER: On October 7, 2009, the County of Riverside adopted a new General Plan providing new land use designations for unincorporated Riverside County. This map was prepared for the County of Riverside Planning Department. The map shows the current designations for unincorporated Riverside County. The map is not intended to be used for any other purpose. The map is provided for informational purposes only. For more information, please contact the Riverside Planning Department at (951) 952-2200. Riverside County is located at 15000 Main St., Riverside, CA 92504. Riverside County's website is located at <http://www.riversideca.gov>.

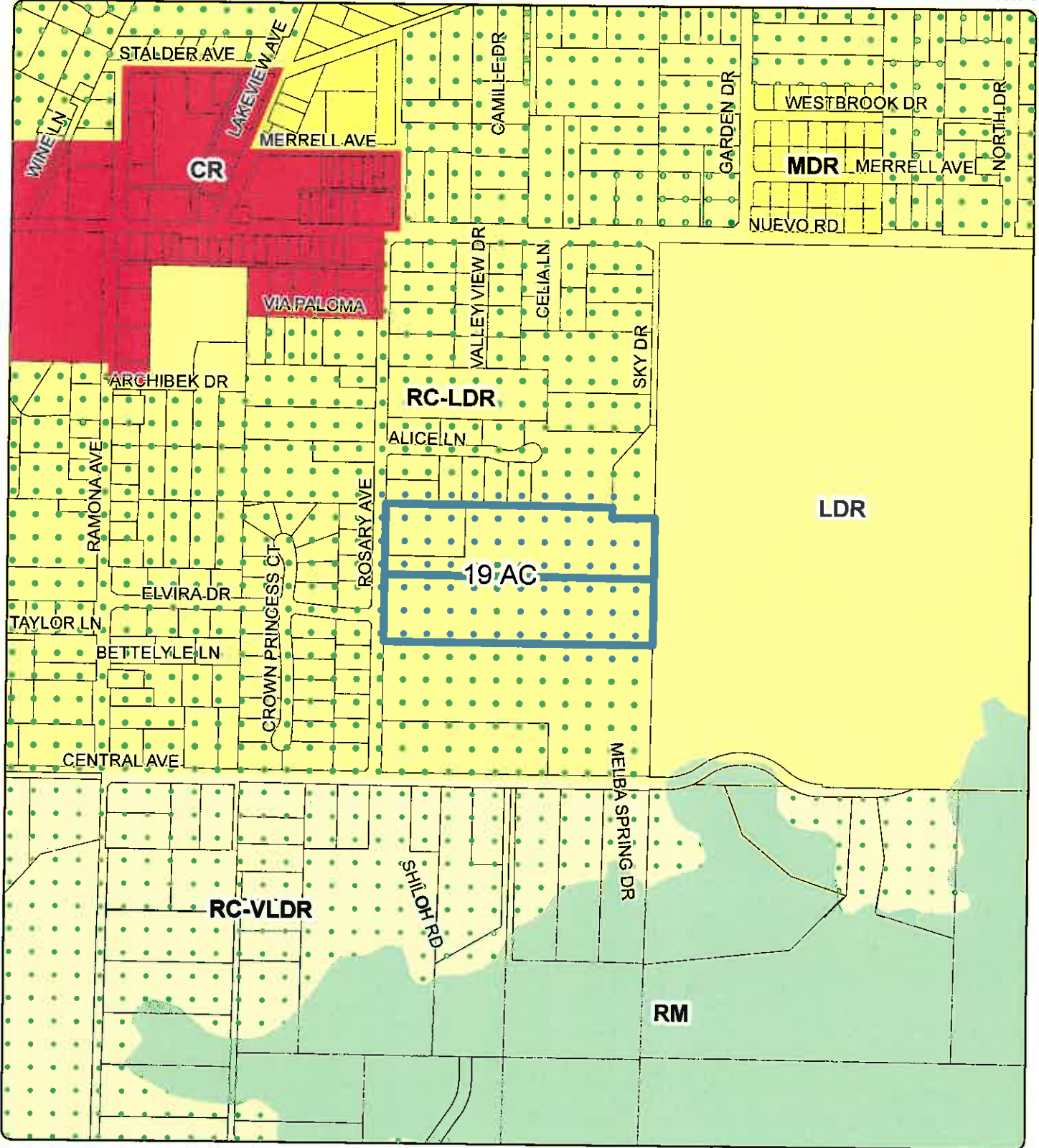
RIVERSIDE COUNTY PLANNING DEPARTMENT

TR31817

EXISTING GENERAL PLAN

Supervisor Ashley
District 5

Date Drawn: 11/19/15
Exhibit 5



Zoning District: Nuevo

Author: Mickey Zolezio



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

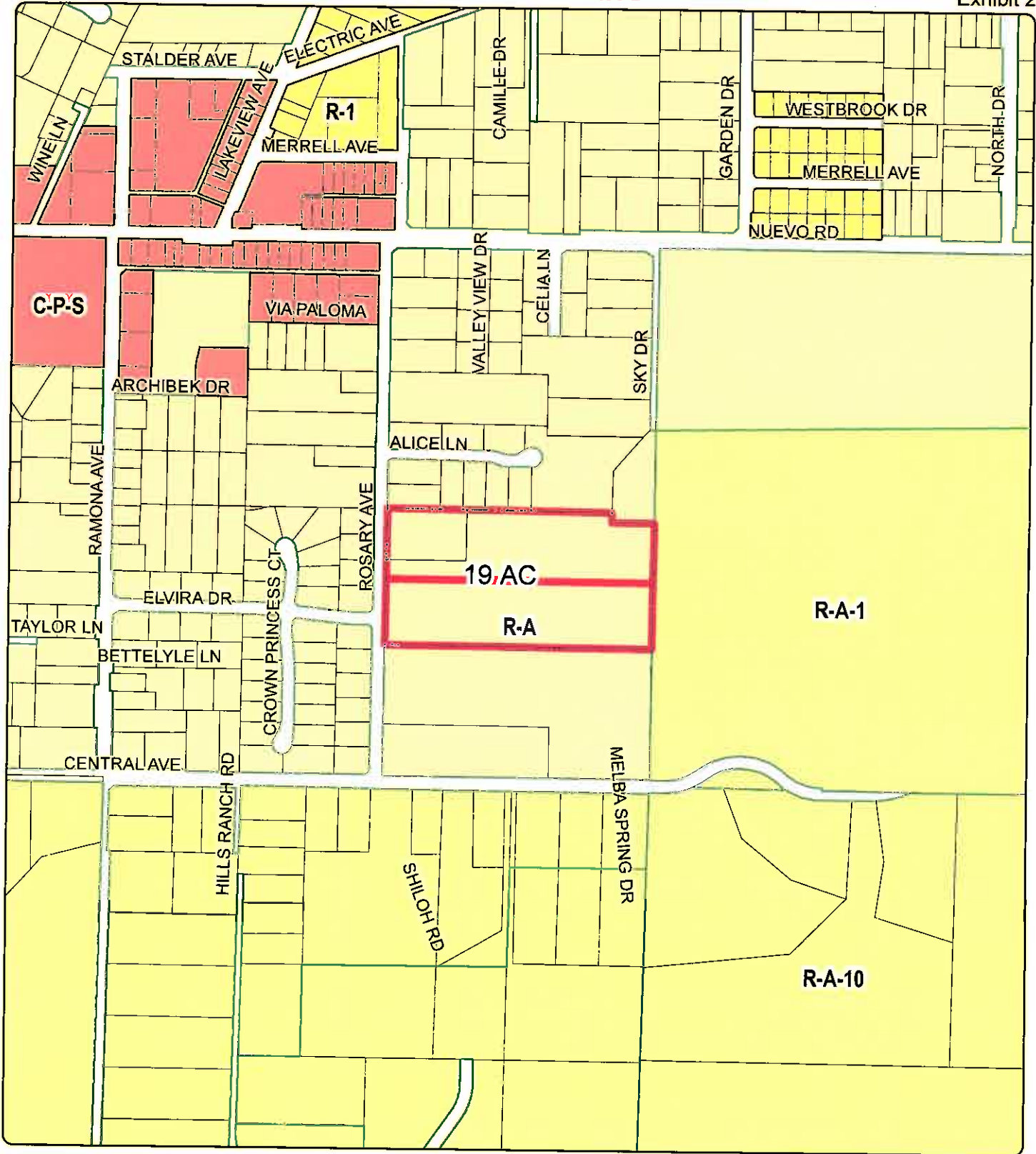
RIVERSIDE COUNTY PLANNING DEPARTMENT

TR31817

EXISTING ZONING

Supervisor Ashley
District 5

Date Drawn: 11/19/2015
Exhibit 2



Zoning District: Nuevo

Author: Mickey Zolezio



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
TR31817
LAND USE

Supervisor Ashley
 District 5

Date Drawn: 11/19/2015
 Vicinity Map



Zoning District: Nuevo

Author: Mickey Zolezio

DISCLAIMER: On October 7, 2002, the County of Riverside adopted a new General Plan. The General Plan provides a long-term vision for Riverside County and is the basis for all future planning. The General Plan is subject to periodic updates. For further information, please contact the Riverside County Planning Department at (951) 955-2300 (Western County) or in Main County at (951) 955-2377 (Eastern County) or Website: <http://www.rivplanning.com>

Tentative Tract Map & Parcel Map

Extension of Time – Environmental Determination

Project Case Number: TR31817
Original E.A. Number: 39315
Extension of Time No.: Second
Original Approval Date: August 25, 2004
Project Location: Northerly of Central Avenue, and Easterly of Rosary Avenue

Description of Land Division: Schedule B subdivision of 17.2 acres into 28 single family residential lots with a minimum lot size of 20,000 square feet.

On November 2, 2015 this land division and its original environmental assessment / environmental impact report were reviewed to determine whether any significant or potentially significant changes in the land division, its environmental effects or the circumstances affecting the proposed development had occurred. As a result of this evaluation, the following determination has been made:

<input type="checkbox"/>	I find that although the proposed project could have a significant effect on the environment, NO FURTHER ENVIRONMENTAL REVIEW IS REQUIRED PRIOR TO APPROVAL OF THE EXTENSION OF TIME , because all potentially significant effects (a) have been adequately analyzed in an earlier EIR or Negative Declaration pursuant to applicable legal standards and (b) have been avoided or mitigated pursuant to that earlier EIR or Negative Declaration and the project's original conditions of approval.
<input checked="" type="checkbox"/>	i find that although the proposed project could have a significant effect on the environment, and there are one or more potentially significant environmental changes or other changes to the circumstances under which the project is undertaken, NO FURTHER ENVIRONMENTAL REVIEW IS REQUIRED PRIOR TO APPROVAL OF THE EXTENSION OF TIME , because all potentially significant effects (a) have been adequately analyzed in an earlier EIR or Negative Declaration pursuant to applicable legal standards and (b) have been avoided or mitigated pursuant to that earlier EIR or Negative Declaration and revisions to the project's original conditions of approval which have been made and agreed to by the project proponent.
<input type="checkbox"/>	I find that there are one or more potentially significant environmental changes or other changes to the circumstances under which the project is undertaken, which the project's original conditions of approval may not address, and for which additional required mitigation measures and/or conditions of approval cannot be determined at this time. Therefore, AN ENVIRONMENTAL ASSESSMENT/INITIAL STUDY IS REQUIRED in order to determine what additional mitigation measures and/or conditions of approval, if any, may be needed, and whether or not at least one of the conditions described in California Code of Regulations, Section 15162 (necessitating a Supplemental or Subsequent E.I.R.) exist. Additionally, the environmental assessment/initial study shall be used to determine WHETHER OR NOT THE EXTENSION OF TIME SHOULD BE RECOMMENDED FOR APPROVAL .

Signature: _____
Roger Arroyo, Urban/Regional Planner

Date: 11/19/2015
For Steve Weiss, AICP, Planning Director

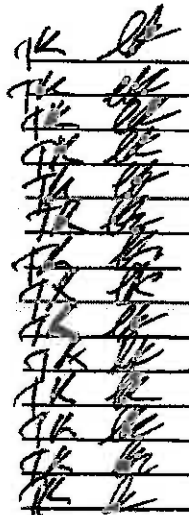
RE: SECOND EXTENSION OF TIME REQUEST for TENTATIVE TRACT MAP No. 31817

The County Planning Department has transmitted this extension of time request to the Land Development Committee (LDC) for comments on 9/24/2015 . The LDC has determined it necessary to recommend the addition of FOURTEEN (14) new conditions of approval in order to be able to make a determination that the project does not adversely affect the general health, safety and welfare of the public.

Please review the proposed conditions of approval attached in this correspondence. If these conditions are acceptable, then submit a short written letter/memo/email that clearly references this case, the acceptance of each condition by name and number, and clearly state that you, the Extension of Time Applicant, accept these conditions. This documentation will then be included in the staff report package. The attached document is a copy of the recommended conditions which are identified as follows:

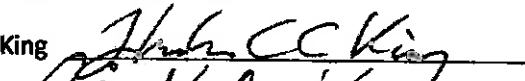
ACCEPTANCE

- 10.E HEALTH.1 - EOT2 - WATER AND SEWER SERVICE
- 10.TRANS.10 - MAP - COUNTY WEB SITE (EOT2)
- 50.E HEALTH.5 - EOT 2 - WATER & SEWER WILL SERVE
- 50.TRANS.32 - MAP - SIGNING & STRIPING
- 60.BS GRADE.15 - EOT - BMP CONST NPDES PERMIT
- 60.BS GRADE.16 - EOT - SWPPP REVIEW
- 60.BS GRADE.17 - EOT - IF WQMP REQUIRED
- 60.E HEALTH.1 - EOT2 - ECP PHASE 1 ESA REQUIRED
- 80.BS GRADE.2 - EOT - ROUGH GRADE APPROVAL
- 80.WASTE.1 - MAP - (EOT2) WASTE RECYCLE PLAN
- 90.BS GRADE. - EOT2 - IF WQMP REQUIRED
- 90.TRANS.8 - MAP - LANDSCAPING (EOT2)
- 90.TRANS.9 - 80% COMPLETION
- 90.WASTE.1 - MAP - (EOT2) WASTE REPORTING FO



We, Theodore King and Li Heng King, hereby approve of the 14 new conditions of approval as initialed above and on attached copy of new conditions.

Theodore CC King



Li Heng King



11/16/15
08:45

Riverside County LMS
CONDITIONS OF APPROVAL

Page: 1

TRACT MAP Tract #: TR31817

Parcel: 309-130-009

10. GENERAL CONDITIONS

E HEALTH DEPARTMENT

10.E HEALTH. 1 EOT2- WATER AND SEWER SERVICE

RECOMMND

TK
OK
TR31817 is proposing potable water service from Nuevo Water Company and sanitary sewer service from Eastern Municipal Water District (EMWD). It is the responsibility of the developer to ensure that all requirements to obtain potable water service and sanitary sewer service are met with the appropriate purveyor(s) as well as all other applicable agencies.

Any existing onsite wastewater treatment system and/or onsite water well shall be properly removed or abandoned under permit with the Department of Environmental Health.

TRANS DEPARTMENT

10.TRANS. 10 MAP - COUNTY WEB SITE (EOT2)

RECOMMND

TK
OK
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.

50. PRIOR TO MAP RECORDATION

E HEALTH DEPARTMENT

50.E HEALTH. 5 EOT2- WATER & SEWER WILL SERVE

RECOMMND

TK
OK
A "Will-Serve" letter is required from the agency providing water and sanitary sewer service.

TRANS DEPARTMENT

50.TRANS. 32 MAP-SIGNING & STRIPING (EOT2)

RECOMMND

TK
OK
A signing and striping plan is required for this project. The applicant shall be responsible for any additional paving and/or striping removal caused by the striping plan

or as approved by the Director of Transportation.

TRACT MAP Tract #: TR31817

Parcel: 309-130-009

60. PRIOR TO GRADING PRMT ISSUANCE

BS GRADE DEPARTMENT

60.BS GRADE. 15 EOT- BMP CONST NPDES PERMIT RECOMMND

TK
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. 16 EOT - SWPPP REVIEW RECOMMND

TK
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 Division for review and approval prior to issuance of a grading permit.

60.BS GRADE. 17 EOT - IF WQMP REQUIRED RECOMMND

TK
If a Water Quality Management Plan (WQMP) is required, the owner / applicant shall submit to the Building & Safety Department, the approved project - specific Water Quality Management Plan (WQMP) and ensure that all approved water quality treatment control BMPs have been included on the grading plan.

E HEALTH DEPARTMENT

60.E HEALTH. 1 EOT2- ECP PHASE I ESA REQUIRED RECOMMND

TK
PRIOR TO THE ISSUANCE OF A GRADING PERMIT, a Phase I Environmental Site Assessment (ESA) report shall be submitted to the Department of Environmental Health, Environmental Cleanup Program (ECP) for review and approval. Applicable review fees shall apply. For further information, please contact ECP at (951) 955-8980.

TRACT MAP Tract #: TR31817

Parcel: 309-130-009

80. PRIOR TO BLDG PRMT ISSUANCE

BS GRADE DEPARTMENT

80.BS GRADE. 2

EOT - ROUGH GRADE APPROVAL

RECOMMND

*TK
JK*

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.

WASTE DEPARTMENT

80.WASTE. 1

MAP - (EOT2) WASTE RECYCLE PLAN

RECOMMND

*TK
JK*

Prior to building permit issuance, a Waste Recycling Plan (WRP) shall be submitted to the Riverside County Department of Waste Resources for approval. At a minimum, the WRP must identify the materials (i.e., 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

TRACT MAP Tract #: TR31817

Parcel: 309-130-009

80. PRIOR TO BLDG PRMT ISSUANCE

80.WASTE. 1

MAP - (EOT2) WASTE RECYCLE PLAN (cont.)

RECOMMND

*TK
lk*

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.

90. PRIOR TO BLDG FINAL INSPECTION

BS GRADE DEPARTMENT

90.BS GRADE. 3

EOT2- IF WQMP REQUIRED

RECOMMND

*TK
R*

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

TRACT MAP Tract #: TR31817

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90. PRIOR TO BLDG FINAL INSPECTION

90.BS GRADE. 3 EOT2- IF WQMP REQUIRED (cont.)

RECOMMND

TK
(WQMP) Annual Inspection.

TRANS DEPARTMENT

90.TRANS. 8 MAP - LANDSCAPING (EOT2)

RECOMMND

TK
The project proponent shall comply in accordance with landscaping requirements within public road rights-of-way, (or within easements adjacent to the public rights-of-way), in accordance with Ordinance 461, Comprehensive Landscaping Guidelines & Standards, and Ordinance 859.

Landscaping shall be improved within Rosary Avenue.

90.TRANS. 9 MAP - 80% COMPLETION (EOT2)

RECOMMND

Occupancy releases will not be issued to Building and Safety for any lot exceeding 80% of the total recorded residential lots within any map or phase of map prior to completion of the following improvements:

- TK*
- a) Primary and Alternate (secondary) access roads shall be completed and paved to finish grade according to the limits indicated in the improvement plans and as noted elsewhere in these conditions.
 - b) Interior roads shall be completed and paved to finish grade according to the limits indicated in the improvement plans and as noted elsewhere in these conditions. All curbs, gutters, sidewalks and driveway approaches shall be installed. The final lift of Asphalt Concrete on interior streets shall be placed prior to the release of the final 20% of homes or the production models or at any time when construction of new homes within the development has stopped. The developer shall be required to cap pave in front of occupied homes up to the nearest capped street within the tract boundary. The subdivision will remain responsible for the maintenance of these facilities until all improvements within the tract boundary shall be completed and accepted into the County maintained system.
 - c) Storm drains and flood control facilities shall be

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90. PRIOR TO BLDG FINAL INSPECTION

90.TRANS. 9

MAP - 80% COMPLETION (EOT2) (cont.)

RECOMMND

 completed according to the improvement plans and as noted elsewhere in these conditions. Written confirmation of acceptance for use by the Flood Control District, if applicable, is required.


- d) Water system, including fire hydrants, shall be installed and operational, according to the improvement plans and as noted elsewhere in these conditions. All water valves shall be raised to pavement finished grade. Written confirmation of acceptance from water purveyor is required.
- e) Sewer system shall be installed and operational, according to the improvement plans and as noted elsewhere in these conditions. All sewer manholes shall be raised to pavement finished grade. Written confirmation of acceptance from sewer purveyor is required.
- f) Landscaping and irrigation, water and electrical systems shall be installed and operational in accordance with County Ordinance 461.

WASTE DEPARTMENT

90.WASTE. 1

MAP - (EOT2) WASTE REPORTING FO

RECOMMND

 Prior to building final inspection, evidence (i.e., receipts or other types of verification) to demonstrate project compliance with the approved Waste Reporting Plan (WRP) shall be presented by the project proponent to the Planning Division of the Riverside County Department of Waste Resources. Receipts must clearly identify the amount of waste disposed and Construction and Demolition (C&D) materials recycled.

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10. GENERAL CONDITIONS

E HEALTH DEPARTMENT

10.E HEALTH. 1 EOT2- WATER AND SEWER SERVICE

RECOMMND

TR31817 is proposing potable water service from Nuevo Water Company and sanitary sewer service from Eastern Municipal Water District (EMWD). It is the responsibility of the developer to ensure that all requirements to obtain potable water service and sanitary sewer service are met with the appropriate purveyor(s) as well as all other applicable agencies.

Any existing onsite wastewater treatment system and/or onsite water well shall be properly removed or abandoned under permit with the Department of Environmental Health.

TRANS DEPARTMENT

10.TRANS. 10 EOT2 - 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.

50. PRIOR TO MAP RECORDATION

E HEALTH DEPARTMENT

50.E HEALTH. 5 EOT2- WATER & SEWER WILL SERVE

RECOMMND

A "Will-Serve" letter is required from the agency providing water and sanitary sewer service.

TRANS DEPARTMENT

50.TRANS. 32 EOT2-SIGNING & STRIPING

RECOMMND

A signing and striping plan is required for this project. The applicant shall be responsible for any additional paving and/or striping removal caused by the striping plan

or as approved by the Director of Transportation.

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60. PRIOR TO GRADING PRMT ISSUANCE

BS GRADE DEPARTMENT

60.BS GRADE. 15 EOT2- 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. 16 EOT2 - 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 Division for review and approval prior to issuance of a grading permit.

60.BS GRADE. 17 EOT2 - IF WQMP REQUIRED RECOMMND

If a Water Quality Management Plan (WQMP) is required, the owner / applicant shall submit to the Building & Safety Department, the approved project - specific Water Quality Management Plan (WQMP) and ensure that all approved water quality treatment control BMPs have been included on the grading plan.

E HEALTH DEPARTMENT

60.E HEALTH. 1 EOT2- ECP PHASE I ESA REQUIRED RECOMMND

PRIOR TO THE ISSUANCE OF A GRADING PERMIT, a Phase I Enviromental Site Assessment (ESA) report shall be submitted to the Department of Environmental Health, Environmental Cleanup Program (ECP) for review and approval. Applicable review fees shall apply. For further information, please contact ECP at (951) 955-8980.

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80. PRIOR TO BLDG PRMT ISSUANCE

BS GRADE DEPARTMENT

80.BS GRADE. 2 EOT2 - 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.

WASTE DEPARTMENT

80.WASTE. 1 EOT2 - WASTE RECYCLE PLAN

RECOMMND

Prior to building permit issuance, a Waste Recycling Plan (WRP) shall be submitted to the Riverside County Department of Waste Resources for approval. At a minimum, the WRP must identify the materials (i.e., 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

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80. PRIOR TO BLDG PRMT ISSUANCE

80.WASTE. 1 EOT2 - WASTE RECYCLE PLAN (cont.) RECOMMND

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.

90. PRIOR TO BLDG FINAL INSPECTION

BS GRADE DEPARTMENT

90.BS GRADE. 3 EOT2- 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

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90. PRIOR TO BLDG FINAL INSPECTION

90.TRANS. 9

EOT2 - 80% COMPLETION (cont.)

RECOMMND

completed according to the improvement plans and as noted elsewhere in these conditions. Written confirmation of acceptance for use by the Flood Control District, if applicable, is required.

- d) Water system, including fire hydrants, shall be installed and operational, according to the improvement plans and as noted elsewhere in these conditions. All water valves shall be raised to pavement finished grade. Written confirmation of acceptance from water purveyor is required.
- e) Sewer system shall be installed and operational, according to the improvement plans and as noted elsewhere in these conditions. All sewer manholes shall be raised to pavement finished grade. Written confirmation of acceptance from sewer purveyor is required.
- f) Landscaping and irrigation, water and electrical systems shall be installed and operational in accordance with County Ordinance 461.

WASTE DEPARTMENT

90.WASTE. 1

EOT2 - WASTE REPORTING FO

RECOMMND

Prior to building final inspection, evidence (i.e., receipts or other types of verification) to demonstrate project compliance with the approved Waste Reporting Plan (WRP) shall be presented by the project proponent to the Planning Division of the Riverside County Department of Waste Resources. Receipts must clearly identify the amount of waste disposed and Construction and Demolition (C&D) materials recycled.

LAND DEVELOPMENT COMMITTEE
INITIAL CASE TRANSMITTAL
RIVERSIDE COUNTY PLANNING DEPARTMENT - RIVERSIDE
P.O. Box 1409
Riverside, CA 92502-1409

DATE: September 28, 2015

TO:

Transportation Dept.
Environmental Health Dept.
Flood Control District
Fire Department
Dept. of Bldg. & Safety (Grading)

Regional Parks & Open Space District
Co. Geologist
Environmental Programs Dept.
P.D. Landscaping Section
P.D. Archaeologist – L. Mouriquand

TR31817 – EOT#2

Please review the attached information, together with your existing records for the subject case. This extension request is being placed on the **9/24/2015 LDC Comment Agenda** in order to establish a deadline for review and comment. All County Agencies and Departments must complete their review prior to the LDC Comment date. Failure to complete the review and/or provide comments within the indicated time frame will result in a presumption that the affected Agency/Department has no comment, and the extension request will be moved forward based on that presumption.

Each LDC Agency or Department may recommend conditions of approval to maintain conformance with the County General Plan, or to ensure the project does not adversely affect the health, safety or welfare of the general public. New or revised conditions of approval should be added to the subject case condition set the by LDC Comment date and placed in recommend status. After the LDC Comment date, the Planning Department will then forward all recommended extension of time conditions to the applicant for acceptance prior to moving this request forward for approval.

LDC MEMBERS ARE ENCOURAGED TO DIFFERENCIATE THOSE CONDITIONS ADDED AS PART OF THE EXTENSION BY ADDING A REFERENCE IN THE CONDITION TITLE AND/OR BODY OF THE CONDITION (ie. "EOT 1, EOT 2)

If any LDC Agency or Department finds that the project, as approved, cannot be found to be in conformance with the General Plan and/or finds the project adversely affects the general health, safety and welfare of the public without the processing and approval of a ****SELECT ONE ****, said Agency or Department must provide to the Planning such a recommendation and provide details as to what issues such an application must address.

Should you have any questions regarding this item, please do not hesitate to contact Roger Arroyo at micro 5-1195 or via e-mail at roarroyo@rctlma.org. You can also send documents to **MAILSTOP# 1070**.



Carolyn Syms Luna
Director

RIVERSIDE COUNTY PLANNING DEPARTMENT

APPLICATION FOR EXTENSION OF TIME

THIS APPLICATION MUST BE ACCOMPANIED BY APPROPRIATE FILING FEES

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED.

APPLICATION INFORMATION

CASE NUMBER: TR 31017 DATE SUBMITTED: 8-24-15

Assessor's Parcel Number(s): 309-130-071

EXTENSION REQUEST First Second Third Fourth Fifth

Phased Final Map _____ Attach evidence of public improvement or financing expenditures.

NOTE: Land divisions may obtain a maximum of five 1-year extensions of time. Conditional Use Permits and Public Use Permits may obtain extensions of time only to the extent that the period in which to begin substantial construction does not exceed a maximum of three years from the original decision date. Plot Plans may obtain extensions of time only to the extent that the period in which to begin substantial construction does not exceed a maximum of five years from the original decision date. Variances may obtain extensions of time only to the extent that the period in which the variance is to be used does not exceed a maximum of three years from the original decision date, except that a variance in connection with a land division may be used during the same period of time that the land division may be used.

Date of Original Approval: 8-25-2004

Applicant's Name: DAVID JEFFERS CONSULTING E-Mail: dave4djc@yahoo.com

Mailing Address: 19 SPECTRUM POINTE DR. #609
LAKE FOREST, CA 92630
City State ZIP

Daytime Phone No: (949) 586-5178 Fax No: (949) 586-5527

Property Owner's Name: THEODORE KING E-Mail: dave4djc@yahoo.com

Mailing Address: 711 CHURCHILL RD.
LA HABRA HEIGHTS, CA 90631
City State ZIP

Daytime Phone No: (949) 586-5178 Fax No: (949) 586-5527

Riverside Office · 4080 Lemon Street, 12th Floor
P.O. Box 1409, Riverside, California 92502-1409
(951) 955-3200 · Fax (951) 955-1811

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

"Planning Our Future... Preserving Our Past"

APPLICATION FOR EXTENSION OF TIME

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.

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.

All approvals of extension of time must be consistent with the pertinent elements of the Riverside County General Plan, the Riverside County Land Use Ordinance (Ordinance No. 348), and the Multiple Species Habitat Conservation Plan (MSHCP).

An extension of time for a land division based on the filing of a phased final map shall not be granted unless the Planning Department determines that the requisite funds have been expanded to construct, improve, or finance the construction of public improvements outside the boundaries of the land division. Any other extension of time for a land division shall not be granted unless the land division conforms to the Comprehensive General Plan, is consistent with existing zoning, conforms to the currently applicable schedule of improvements specified by the Riverside County Land Division Ordinance (Ordinance No. 348) and does not affect the general health, safety, and welfare of the public. If required to bring the subject land division into conformance with current general plan, Ordinance No. 460 and public health, safety, and welfare requirements, additional conditions of approval may be imposed upon approval of an extension of time request.

I hereby request an extension of time for the above referenced project, and I acknowledge that if the basis for extension is something other than the filing of a phased final map, additional conditions of approval may be imposed upon approval of the extension of time and that I may refuse to accept additional conditions of approval only in writing prior to action by the Planning Director, or in writing or in person prior to action by the Planning Commission.

DAVID JEFFERS CONSULTING, INC.
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.

THEODORE C.C. KING
PRINTED NAME OF PROPERTY OWNER(S)


SIGNATURE OF PROPERTY OWNER(S)


LI HENG KING
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.

Agenda Item No.: 4.1
Area Plan: San Jacinto Valley
Zoning District: Hemet – San Jacinto
Supervisory District: Fifth
Project Planner: John Earle Hildebrand III
Planning Commission: December 2, 2015

General Plan Amendment No. 934
Environmental Assessment No. 41761
Applicant: Wolfskill-Pedrorena Trust
Engineer/Representative: Greg Lowther


Steve Weiss, AICP
Planning Director

COUNTY OF RIVERSIDE PLANNING DEPARTMENT STAFF REPORT

PROJECT DESCRIPTION AND LOCATION:

General Plan Amendment No. 934 (Foundation and Entitlement/Policy Amendment) – Proposal to amend a portion of the project site's General Plan Foundation Component from Agriculture (AG) and Open Space (OS) to Community Development (CD) and to amend its Land Use Designation from Rural (R) and Agriculture (A) to Conservation (C) and Commercial Retail (CR) on four parcels, totaling 89.3 acres, located North of San Jacinto River, east of Davis Road, south of Bridge Street, and west of State Highway 79, within the San Jacinto Valley Area Plan.

BACKGROUND:

General Plan Initiation Proceedings ("GPIP")

This project was submitted on February 8, 2008, during the 2008 General Plan Review Cycle application period and was recommended for initiation to the Board of Supervisors. On June 2, 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. 934 (the "project") is now being taken forward for consideration.

SB 18 and AB 52 Tribal Consultations

Pursuant to SB 18 requirements, Riverside County staff previously requested a list from the Native American Heritage Commission ("NAHC") of 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 15, 2018. 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 and County staff agreed that this project could move forward with no additional consultation, provided the Pechanga Tribe is 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 an implementing project is submitted to the County.

MSHCP

The project site is located within four WRCMSHCP Criteria Cells (2076, 2077, 2172, and 2173) and three cell groups (K, L, & M), although the majority of the site is located in Cells 2172 and 2076 (Cell Group L) and Cell 2173 (Cell Group M). Conservation within Cell Group L & M will contribute to assembly of Proposed Core 3 and conservation will focus on chaparral, coastal sage scrub, riparian scrub, woodland, and forest habitat. These cell groups will connect to cell groups to the north, west, and east. Conservation within cell group L will range from 40% to 50% of the cell group focusing in the northern portion of the cell group. Conservation within Cell Group M will range from 35% to 45% of the cell group focusing in the northern portion of the cell group. A Habitat Acquisition and Negotiation Strategy (“HANS”) application (No. HANS02262) was submitted for review and resulted 35.45-acres of the approximate 89-acre project site being required for conservation. The conservation area is primarily located towards the middle of the project site, where the San Jacinto Mountain area terminates. The conservation area will be transferred to the Regional Conservation Authority (“RCA”) during the time of an implementing project.



HANS02262 – Conservation Map (35.45-acres of dedication)

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 8, 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, five (5) findings must be made for an Entitlement/Policy Amendment, and one (1) finding must be made for an Agriculture Foundation Amendment. This proposed project is a request to change from one Foundation Component to another (both Agriculture and non-Agricultural Foundation Components), as well as from one Land Use Designation to another. As a result, all three 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 at the junction of Gilman Springs Road and Highway 79, a heavily traversed interchange, connecting the Cities of Beaumont to the north and San Jacinto to the south. The developable portion of the project site is not feasible to establish an agricultural use due to the high alkaline soils, proximity to the highway, and rising water costs. Additionally, a portion of the project site (adjacent to the agriculture land use), has an existing commercial land use designation, which bifurcates the southern property, further reducing any potential for a large-scale agriculture use. Furthermore, the Riverside County Transportation Commission ("RCTC") released a preliminary design for reconstruction and expansion of the Highway 79 and Ramona Expressway interchange, located approximately a half-mile to the south. Upon completion, the resulting expansion will provide a more direct north-south route through the area and relieve traffic congestion. As a result, the project site and area as a whole is experiencing a transition in land uses, especially those properties adjacent to Highway 79. For these reasons, 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 this project is consistent with it. Specifically, number 4 of the Conservation and Open Space Resource System section of the General Plan Vision Statement says, "Native habitat for plants and animals endemic to this area that make up such important parts of our natural heritage now have interconnected spaces in a number of locations that allow these natural communities to prosper and be sustained." As discussed in the above MSHCP section, 35.45-acres of the project site is required for conservation. This conservation area contributes to the general assemblage of Proposed Core 3, further establishing an interconnected natural habitat.

Additionally, the Our Communities and Their Neighborhoods portion of the Vision Statement says, "Development occurs only where appropriate and where adequate public facilities and services are available or are provided for at the time of development in accordance with adopted level-of-service standards." The project site is located at the intersection of Gilman Springs Road and Highway 79, a

major transportation corridor through the area, connecting the Cities of Beaumont and San Jacinto. The site is a strategic location, midpoint between both cities and is an appropriate location for providing commercial services for travelers through the area. 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 located within the Highway 79 Policy Area. However, provisions within this Policy are only applicable to residential land uses. The project site currently contains no residential land uses nor does this amendment propose to designate any part of the site as residential. As a result, the Highway 79 Policy Area does not apply to this project.

The project site is not located within any other Policy Area or Special Overlay that would result in a General Plan inconsistency from a Foundation Component Amendment. 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 following:

- Policy OS 17.1 of the General Plan Multipurpose Open Space Element states, "Enforce the provisions of applicable MSHCP's, and implement related Riverside County policies when conducting review of development applications."

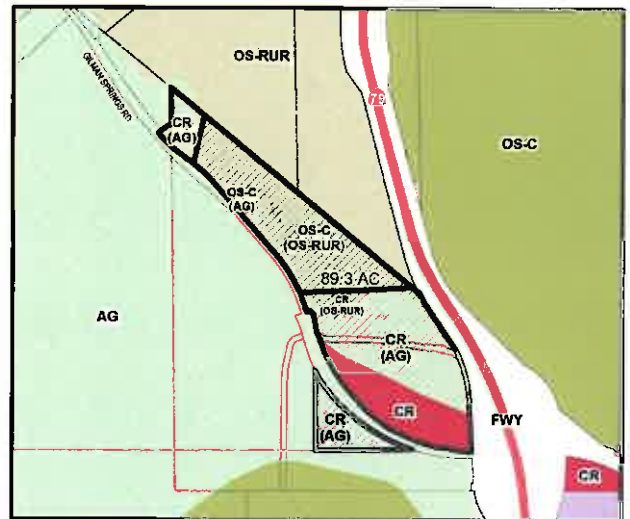
The project site is located within several WRCMSHCP Criteria Cells. As a result of this proposed General Plan Foundation Component Amendment application, a Habitat Acquisition and Negotiation Strategy ("HANS") application is required to first be submitted to the Joint Project Review ("JPR") for consideration. As discussed in the above MSHCP section, it was determined that 35.45-acres of the project site is required for conservation. As a result, the County has complied with this Policy through enforcing the MSHCP process, during the time of an application review.

- 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 contains an approximate 16-acre area that is currently designated as Commercial Retail. This project will result in changing the area adjacent to the existing designated Commercial Retail area to Commercial Retail as well, establishing a larger developable area. Pursuant to the Riverside County General Plan Figure S-2 "Earthquake Fault Study Zones" map, the San Jacinto Fault Line runs directly through the area proposed to be amended. Given the setback requirements associated with citing structures adjacent to fault lines, a larger assemblage of commercial property is necessary as the entire area may not be developable. 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.



GPA00934 – Fault Line Map



GPA00934 – General Plan Land Use Map

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 Regular Entitlement/Policy Amendment is also consistent with the Vision Statement for the same reasons as above, and also item number four of the Plan Integration section of the Vision Statement, which says, "Flexible planning tools such as mixed use zoning, incentives for creative use of land, overlay zoning, and multiple, flexible use of open space are in common use as our communities mature and new communities take shape." Although the portion of the project site currently designated as agriculture, which is proposed for a land use change to commercial, has historically never been farmed. This project represents a creative repurposing of underutilized land to provide commercial services for the area under a future implementing project. This land use change will establish a more flexible set of planning tools, enabling a much broader range of potential uses.

Furthermore, this proposed Entitlement/Policy Amendment is also consistent with the Vision Element through the Jobs and the Economy section of the Vision Element, which states "Jobs/housing balance is significantly improved overall, as well as within subregions of the County." The change to a commercial designation will potentially provide multiple new jobs within a County subregion at the time of build-out. The commercial designation establishes another incremental step in providing an appropriate balance of land uses in the community. As a result, this project is consistent with the Riverside County Vision Statement.

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 principles further the General Plan:

The first principle is within the Multi-purpose Open Space section of the Environmental Protection category, which states:

- Designation of open spaces in the General Plan and Area Plans conveys the intent of creating a comprehensive open space system that provides a framework for community development and encompasses the needs of humans for active and passive recreation, as well as the needs of multiple species for survival and sustenance. Within that overall designation, the functional areas of community open space and habitat preservation should be clearly delineated.

In conjunction with establishing additional commercial land use in the area, this project will result in the dedication for 35.45-acres for conservation. The open space area will further contribute to the assembly of Proposed Core 3, establishing additional habitat linkage in the area.

The second principle is within the Community Variety, Choice And Balance section of the Community Design category and states the following:

- Balanced growth is achieved in more than one way by of ensuring a balance of jobs, housing and services within communities.

This project will also result in a land use change to commercial, in support of travel through the area and anticipated future trends. It will enable a future development project along a primary transportation corridor, providing a new opportunity for a variety of uses. This change represents a balanced growth through enabling a future use on an otherwise utilized property. This change will not impact the area surrounding the site, rather it complements the area as a whole. 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 Statement or any of the General Plan principles. This amendment to both conservation and commercial land uses meets the intent of the General Plan and will not impact any of the other Foundation Components.

- 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 portions of the project site 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 rather than agriculture. As a result, this Amendment will further the General Plan's goals though enabling a future 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 agriculture; however, the site has historically never been used for farming, due to soil constraints and an uncommon site configuration. The site is underutilized and repurposing it to a commercial land use is appropriate. As a result, the project site is more appropriate for use as commercial and this amendment contributes to the achievement of the General Plan

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

As discussed in number 1 above, the developable portion of the project site is not feasible to establish an agricultural use due to the high alkaline soils, proximity to the highway, and rising water costs. Additionally, a portion of the project site (adjacent to the agriculture land use), has an existing commercial land use designation, which bifurcates the southern property, further reducing any potential for a large-scale agriculture use. Furthermore, the RCTC released their preliminary design for reconstruction and expansion of the Highway 79 and Ramona Expressway interchange, located approximately a half-mile to the south. As a result of these circumstances, the project site and area as a whole is experiencing a transition in land uses, and Foundation Component Amendment is appropriate.

5) (AGRICULTURE FOUNDATION FINDING) *The proposed amendment would have to either contribute to the achievement of the purposes of the General Plan or, at a minimum, not be detrimental to them.*

The Administration Element of the Riverside County General Plan discusses the process for changing from an Agriculture Foundation to another Foundation Component as follows:

The cycle allows up to 7% of all land designated as Agriculture to change to other Foundation and land use designations during each 2 ½-year Agriculture Foundation Amendment Cycle and convert to another land use consistent with the amended Foundation and land use designation. The 7% conversion can occur anytime within the 2 ½-year Agriculture Foundation Amendment Cycle and is to be calculated separately for each of the following three areas:

- a. The area covered by the Palo Verde and Desert Center Area Plans and the Eastern Desert Land Use Plan.
- b. The area covered by the Eastern Coachella Valley and Western Coachella Valley Area Plans.
- c. The area covered by all other Area Plans.

In the event that the 7% threshold has been exceeded, an Agricultural Task Force would review the project. This proposed Amendment is located within the San Jacinto Valley Area Plan, which falls under category C. "The area covered by all other Area Plans." The northern portion of the project site is identified as "Other Lands" on the Farmland Map and is characterized as having steep slopes, leading into the San Jacinto Mountains. The southern portion of the site contains Statewide Importance Farmland (approximately 7.5-acres) and Local Importance Farmland (approximately 28-acres), although over half of the 28-acre Farmland of Local Importance area is currently designated as commercial. Furthermore, the site has historically never been established with a farming use, due to high alkaline soil conditions and the site's close proximity to a freeway. The loss of approximately 7.5-acres of Statewide Importance Farmland and 14-acres of Local Importance Farmland is negligible, as the site has not previously contributed to any viable agricultural land, nor is it feasible

to establish any agricultural use because of the poor soil conditions. Given the relatively small amount of designated agricultural land proposed for conversion, this Amendment will not exceed the 7% threshold and does not require review by the Agricultural Task Force.

Policy LU 16.6 of the General Plan Land Use element states, "Require consideration of State agricultural land classification specifications when a 2 ½-year Agriculture Foundation amendment to the General Plan is reviewed that would result in a shift from an agricultural to a non-agricultural use." Furthering the purpose of the General Plan and in consideration of the 2 ½-year Agriculture Foundation Amendment cycle, County staff has considered this proposed amendment and has concluded that the amount of acreage changing from Agriculture is negligible, related to the entire amount of Agricultural designated land within the "other Area Plans" category. Furthermore, the project site has historically never contributed to the overall agricultural land inventory as the project site has never been farmed. As a result, this Agriculture Foundation change is justified.

SUMMARY OF FINDINGS:

- | | |
|---|--|
| 1. Existing Foundation General Plan Land Use (Ex #6): | Agriculture (AG), Open Space (OS), and Community Development (CD) |
| 2. Proposed Foundation General Plan Land Use (Ex #6): | Open Space (OS) and Community Development (CD) |
| 3. Existing General Plan Land Use (Ex #6): | Agriculture (AG), Rural (RUR), and Commercial Retail (CR) |
| 4. Proposed General Plan Land Use (Ex #6): | Conservation (C) and Commercial Retail (CR) |
| 5. Surrounding General Plan Land Use (Ex #6): | Agriculture (AG) to the south and west, Rural (RUR) to the north, and Conservation (C) to the east. |
| 6. Existing Zoning (Ex #3): | A-2-10 (Heavy Agriculture, 10-acre minimum) |
| 7. Proposed Zoning (Ex #3): | N/A |
| 8. Surrounding Zoning (Ex #3): | A-2-10 (Heavy Agriculture, 10-acre minimum) to the south and west, W-2 (Controlled Development Area) to the north, and M-H (Manufacturing Heavy) to the east |
| 9. Land Use (Ex #1): | Vacant Land |
| 10. Surrounding Land Use (Ex #1): | Agriculture to the south and west, religious assembly and campground to the north, San Jacinto Mountains (vacant land) to east |
| 11. Project Size (Ex #1): | Total Acreage: 89.3-acres |
| 12. Environmental Concerns: | See Environmental Assessment No. 41761 |

RECOMMENDATIONS:

ADOPT PLANNING COMMISSION RESOLUTION No. 2015-032 recommending adoption of General Plan Amendment No. 983 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. 41761**, 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 a portion of the project site's General Plan Foundation Component from Agriculture (AG) and Open Space (OS) to Community Development (CD) and to amend its Land Use Designation from Rural (R) and Agriculture (A) to Conservation (C) and Commercial Retail (CR), 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 a General Plan Land Use of Agriculture, Open Space: Rural (OS:RUR), and Community Development: Commercial Retail (CD:CR) and is located within the San Jacinto Valley Area Plan.
2. The project site is surrounded by properties which have a General Plan Land Use Designation of Agriculture (AG) to the south and west, Rural (RUR) to the north, and Conservation (C) to the east.
3. This Regular Foundation Amendment and Entitlement/Policy Amendment will result in a Land Use change to Open Space: Conservation (OS:C) and Community Development: Commercial Retail (CD:CR).
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 developable portion of the project site is not feasible to establish an agricultural use due to the high alkaline soils, proximity to the highway, and rising water costs. Additionally, a portion of the project site (adjacent to the agriculture land use), has an existing commercial land use designation, which bifurcates the southern property, further reducing any potential for a large-scale agriculture use. Furthermore, the RCTC released their preliminary design for reconstruction and expansion of the Highway 79 and Ramona Expressway interchange, located approximately a half-mile to the south. As a result of these circumstances, the project site and area as a whole is experiencing a transition in land uses, and Foundation Component Amendment is appropriate.

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 portions of the project site 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 rather than agriculture. As a result, this Amendment will further the General Plan's goals through enabling a future 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 agriculture; however, the site has historically never been used for farming, due to soil constraints and an uncommon site configuration. The site is underutilized and repurposing it to a commercial land use is appropriate.
11. The loss of approximately 7.5-acres of Statewide Importance Farmland and 14-acres of Local Importance Farmland is negligible, relative to the entire area's available designated Agriculture land. Historically, the site has not contributed to any viable agricultural land, nor is it feasible to establish any agricultural use because of the poor soil conditions. Given the relatively small amount of designated agricultural land proposed for conversion, this Amendment will not exceed the 7% threshold and does not require review by the Agricultural Task Force.
12. Policy LU 16.6 of the General Plan Land Use element states, "Require consideration of State agricultural land classification specifications when a 2 ½-year Agriculture Foundation amendment to the General Plan is reviewed that would result in a shift from an agricultural to a non-agricultural use." Furthering the purpose of the General Plan and in consideration of the 2 ½-year Agriculture Foundation Amendment cycle, County staff has considered this proposed amendment and has concluded that the amount of acreage changing from Agriculture is negligible, related to the entire amount of Agricultural designated land within the "other Area Plans" category. Furthermore, the project site has historically never contributed to the overall agricultural land inventory as the project site has never been farmed.
13. The project site has an existing zoning classification of A-2-10 (Heavy Agriculture, 10-acre minimum)
14. The project site is surrounded by properties which have a zoning classification of A-2-10 (Heavy Agriculture, 10-acre minimum) to the south and west, W-2 (Controlled Development Area) to the north, and M-H (Manufacturing Heavy) to the east.
15. This project does not include an accompanying Change of Zone application and as a result of this General Plan Amendment, the underlying Zoning will be inconsistent with the land use. Prior to approval of any future implementing project, Change of Zone approval will first be required.
16. The project site is located within four WRCMSHCP Criteria Cells (2076, 2077, 2172, and 2173) and three cell groups (K, L, & M), although the majority of the site is located in Cells 2172 and 2076 (Cell Group L) and Cell 2173 (Cell Group M). HANS application No. HANS02262 was submitted to the County, in accordance with Resolution No. 2013-111 and was reviewed by the RCA. The RCA has determined that 35.45-acres of the approximate 89-acre project site is required for conservation.

17. Environmental Assessment No. 41761 identified no potentially significant impacts, and resulted in a Negative Declaration of environmental effects.

CONCLUSIONS:

1. The proposed project is in conformance with the Open Space: Conservation (OS:C) and the Community Development: Commercial Retail (CD:CR) (0.20-0.35 Floor Area Ratio) Land Uses, as well as all other elements of the Riverside County General Plan.
2. The project's underlying Zoning is inconsistent with the site's General Plan land use and will require a future Change of Zone to bring the land use and zone into conformance with each other.
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 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 City's Sphere of Influence; or
 - c. An Airport Influence Area ("AIA"); or
 - d. A Community Service Area ("CSA"); or
 - e. A Dam Inundation area.
3. The project site **is** located within:
 - a. A Special Flood Hazard Zone and Area Drainage Plan; and
 - b. Several WRCMSHCP Criteria Cells; and
 - c. A "High" Wildfire Hazard Zone (Portion of Site); and
 - d. A State Responsibility Area (Portion of Site); and
 - e. A "Moderate" Liquefaction Area (Portion of Site).
4. The project site is currently designated as Assessor's Parcel Number: 430-050-019, 430-050-023, 430-050-024, and 430-050-033.

2
3 **RESOLUTION NO. 2015-032**
4 **RECOMMENDING ADOPTION OF**
5 **GENERAL PLAN AMENDMENT FILE NO. GPA00934**
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 December 2, 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 December 2, 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

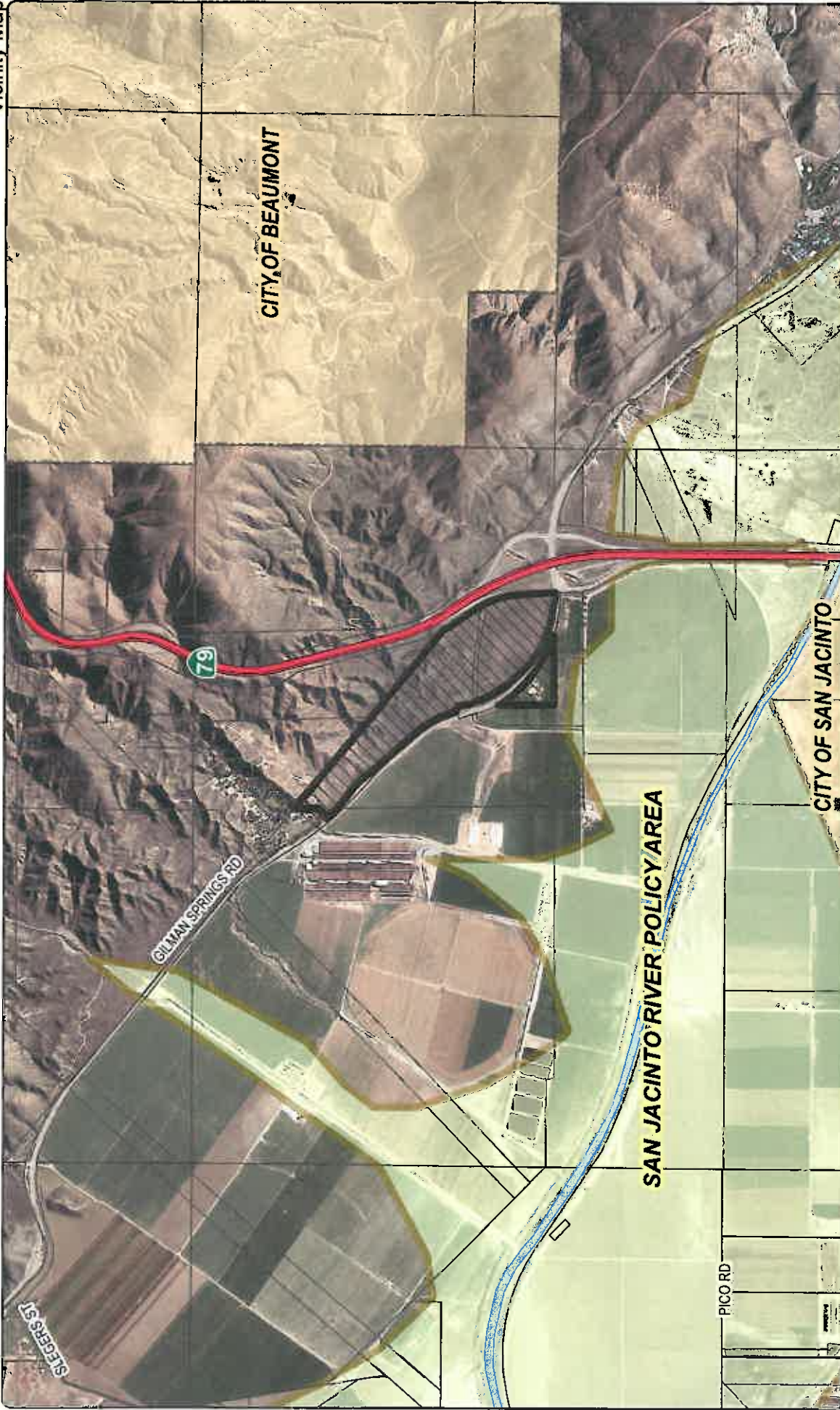
22 **ADOPTION** of the Negative Declaration environmental document, Environmental Assessment
23 File No. EA41761; and
24

25 **ADOPTION** of General Plan Amendment File No. GPA00934
26
27
28

RIVERSIDE COUNTY PLANNING DEPARTMENT
GPA00934 / CZ07741
VICINITY/POLICY AREAS

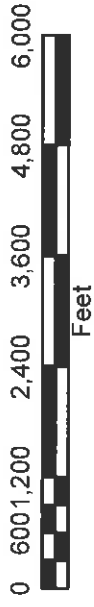
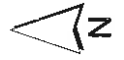
Supervisor Ashley
District 5

Date Drawn: 10/27/2015
Vicinity Map



Zoning District: Hemet - San Jacinto

Author: S. Spadafora



DISCLAIMER: On October 7, 2014, 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 in the current General Plan. The County of Riverside is located at 8500 California Street, Suite 100, Riverside, CA 92504. For more information, please contact the County Planning Department at (951)948-4277 (Eastern County) or Website: <http://planning.cotriverside.ca.gov>

RIVERSIDE COUNTY PLANNING DEPARTMENT

GPA00934 / CZ07741

LAND USE

Supervisor Ashley

District 5

Date Drawn: 10/27/2015

Exhibit 1



Zoning District: Hemet - San Jacinto

Author: S. Spadafora



0 500 1,000 2,000 3,000 4,000



Feet

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

GPA00934 / CZ07741

Supervisor Ashley
District 5

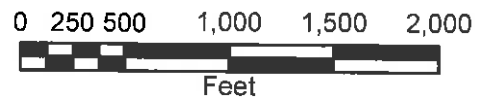
Date Drawn: 10/27/2015
Exhibit 2

EXISTING ZONING



Zoning District: Hemet - San Jacinto

Author: S. Spadafora



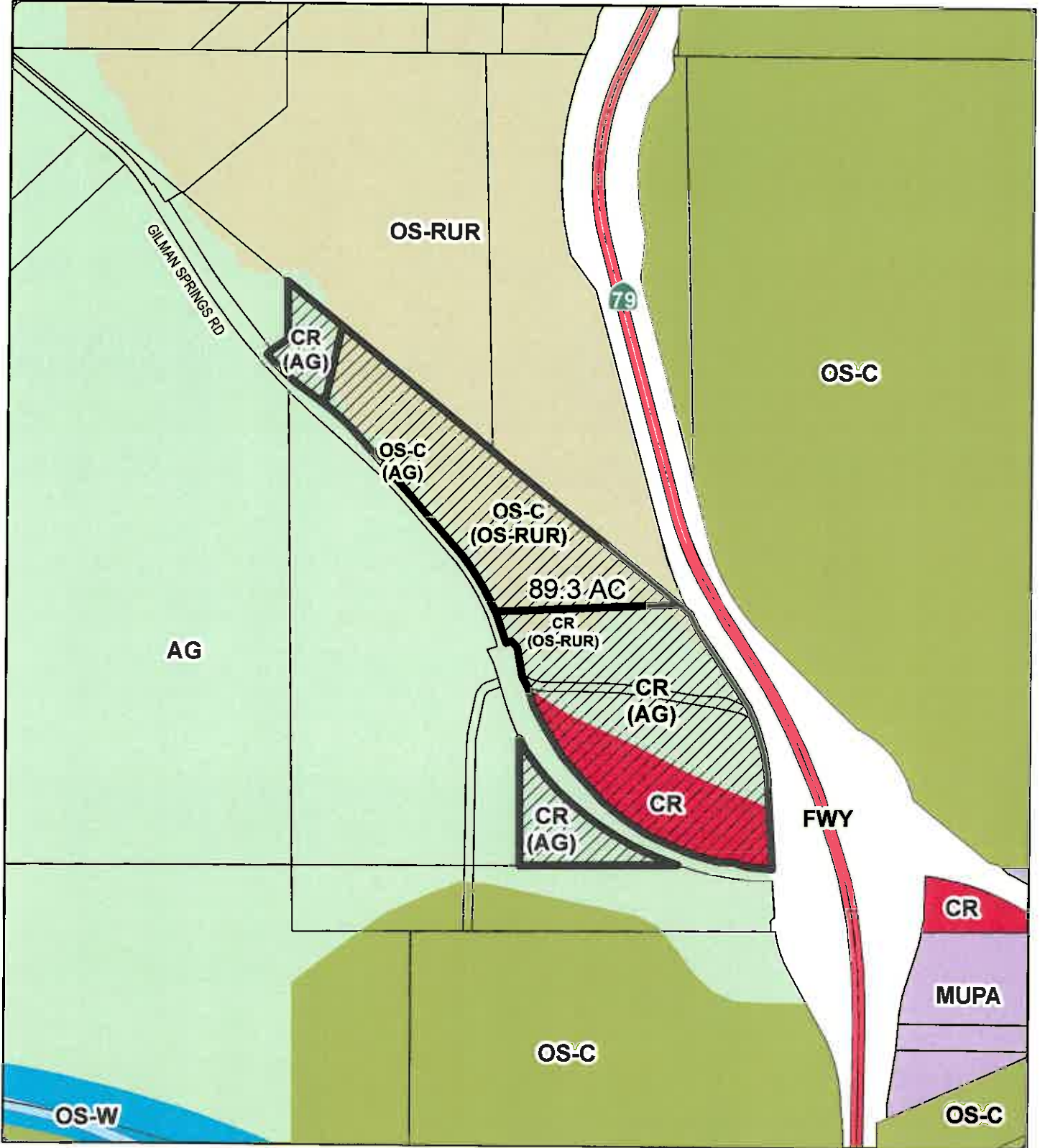
DISCLAIMER: On October 7, 2003, the County of Riverside adopted a new General Plan providing new land use designations for unincorporated Riverside County parcels. The new General Plan may contain different type of land use than is provided for under existing zoning. For further information, please contact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

RIVERSIDE COUNTY PLANNING DEPARTMENT

GPA00934 / CZ07741
PROPOSED GENERAL PLAN

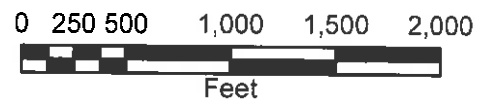
Supervisor Ashley
District 5

Date Drawn: 10/27/2015
Exhibit 6



Zoning District: Hemet - San Jacinto

Author: S. Spadafora



DISCLAIMER: On October 7, 2008, 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>

COUNTY OF RIVERSIDE
ENVIRONMENTAL ASSESSMENT FORM: INITIAL STUDY

Environmental Assessment File Number: 41761
Project Case: General Plan No. 934
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: Wolfskill-Pedrorena Trust
Applicant's Address: 3507 Newark Drive, Napa, CA 94558
Applicant's Telephone Number: (951) 926-1888

I. PROJECT INFORMATION

- A. Project Description:** Proposal to amend a portion of the project site's General Plan Foundation Component from Agriculture (AG) and Open Space (OS) to Community Development (CD) and to amend its Land Use Designation from Rural (R) and Agriculture (A) to Conservation (C) and Commercial Retail (CR).
- B. Type of Project:** Site Specific ; Countywide ; Community ; Policy .
- C. Total Project Area:** 89.3-acres
- D. Assessor's Parcel No:** 430-050-019, 430-050-023, 430-050-024, and 430-050-033
- E. Street References:** North of San Jacinto River, east of Davis Road, south of Bridge Street, and west of State Highway 79.
- F. Section, Township & Range Description:** Section 5, Township 4 South, Range 1 West
- G. Brief description of the existing environmental setting of the project site and its surroundings:** The project site is vacant land, with agricultural uses to the south and west, a religious assembly and campsite to the north, and the San Jacinto Mountains to the east.

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 General Plan Land Use Designation in order to support future development. As a result, this project is consistent with the provisions of the Land Use Element.
- 2. Circulation:** The project is consistent with the provisions of the Circulation Element.
- 3. Multipurpose Open Space:** The project is consistent with the provisions of the Multipurpose Open Space Element.
- 4. Safety:** The project is consistent with the provisions of the Safety Element.

5. **Noise:** The project is consistent with the provisions of the Noise Element.
 6. **Housing:** The project is consistent with the provisions of the Housing Element.
 7. **Air Quality:** The project is consistent with the provisions of the Air Quality Element.
 8. **Healthy Communities:** The project is consistent with the provisions of the Healthy Communities Element.
- B. General Plan Area Plan(s):** San Jacinto Valley
- C. General Plan Foundation Component (Existing):** Agriculture (AG), Open Space (OS), and Community Development (CR).
- D. General Plan Land Use Designation (Existing):** Agriculture (AG), Rural (RUR), and Commercial Retail (CR)
- E. General Plan Foundation Component (Proposed):** Open Space (OS) and Community Development (CD)
- F. General Plan Land Use Designation (Proposed):** Conservation (C) and Commercial Retail (CR)
- G. Overlay(s), if any:** N/A
- H. Policy Area(s), if any:** Highway 79
- I. Adjacent and Surrounding:**
1. **Area Plan(s):** San Jacinto Valley
 2. **Foundation Component(s):** Agriculture (AG), Open Space (OS), and Community Development (CR)
 3. **Land Use Designation(s):** Agriculture (AG) to the south and west, Rural (RUR) to the north, and Conservation (C) to the east.
 4. **Overlay(s), if any:** N/A
 5. **Policy Area(s), if any:** Highway 79
- 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:** A-2-10 (Heavy Agriculture, 10-acre minimum)
- L. Proposed Zoning, if any:** N/A

M. Adjacent and Surrounding Zoning: A-2-10 (Heavy Agriculture, 10-acre minimum) to the south and west, W-2 (Controlled Development Area) to the north, and M-H (Manufacturing Heavy) to the 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:

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

11-05-2015

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
AESTHETICS Would the project				
1. Scenic Resources				
a) Have a substantial effect upon a scenic highway corridor within which it is located?	<input type="checkbox"/>	<input type="checkbox"/>	<input 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 C-9 "Scenic Highways"

Findings of Fact:

a-b) The project site is adjacent to Highway 79, which is a designated scenic Highway. Any future implementing project will be required to adhere to design guidelines related to development along scenic highways, as well as any applicable policies specified within the San Jacinto Area 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 and its General Plan Land Use Designation, which could eventually lead to development on the property. Should a development proposal or land use application for subdividing, grading, or construction of the site be submitted, a subsequent Environmental Analysis shall be prepared, to assess the potential impacts. 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?

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 harvest San Jacinto Area Plan. Any implementing project will be required to comply with Riverside County Ordinance No. 655, which is intended to restrict the use of certain light sources from emitting light spread into the night sky, resulting in undesirable light glow, which can negatively affect astronomical observations and research.

This is a programmatic level CEQA analysis. At this stage, the project does not provide the opportunity for physical disturbance of the site, as there is no associated development project. This project will result in amending the site's General Plan Foundation Component and its General Plan Land Use Designation, which could eventually lead to development on the property. Should a development proposal or land use application for subdividing, grading, or construction of the site be submitted, a subsequent Environmental Analysis shall be prepared, to assess the potential impacts. 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) This proposed land use change could 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 and its General Plan Land Use Designation, which could eventually lead to development on the property. Should a development proposal or land use application for subdividing, grading, or construction of the site be submitted, a subsequent Environmental Analysis shall be prepared, to assess the potential impacts. 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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AGRICULTURE & FOREST RESOURCES Would the project

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

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

Findings of Fact:

a) The Administration Element of the Riverside County General Plan discusses the process for changing from an Agriculture Foundation to another Foundation Component as follows:

The cycle allows up to 7% of all land designated as Agriculture to change to other Foundation and land use designations during each 2 ½-year Agriculture Foundation Amendment Cycle and convert to another land use consistent with the amended Foundation and land use designation. The 7% conversion can occur anytime within the 2 ½-year Agriculture Foundation Amendment Cycle and is to be calculated separately for each of the following three areas:

- a. The area covered by the Palo Verde and Desert Center Area Plans and the Eastern Desert Land Use Plan.
- b. The area covered by the Eastern Coachella Valley and Western Coachella Valley Area Plans.
- c. The area covered by all other Area Plans.

In the event that the 7% threshold has been exceeded, an Agricultural Task Force would review the project. This proposed Amendment is located within the San Jacinto Valley Area Plan, which falls under category C. "The area covered by all other Area Plans." The northern portion of the project site is identified as "Other Lands" on the Farmland Map and is characterized as having steep slopes, leading into the San Jacinto Mountains. The southern portion of the site contains Statewide Importance Farmland (approximately 7.5-acres) and Local Importance Farmland (approximately 28-acres), although over half of the 28-acre Farmland of Local Importance area is currently designated as commercial. Furthermore, the site has historically never been established with a farming use, due to high alkaline soil conditions and the site's close proximity to a freeway. The loss of approximately 7.5-acres of Statewide Importance Farmland and 14-acres of Local Importance Farmland is

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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negligible, as the site has not previously contributed to any viable agricultural land, nor is it feasible to establish any agricultural use because of the poor soil conditions. Given the relatively small amount of designated agricultural land proposed for conversion, this Amendment will not exceed the 7% threshold and does not require review by the Agricultural Task Force. As a result, impacts are less than significant.

b) There are no Williamson Act contracts on the site. There will be no impacts.

c-d) The properties surrounding the project site have a mixture of active and non-active agricultural uses. This General Plan Amendment will have no effect upon the surrounding agricultural uses. As a result, there will be no impacts.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

5. Forest	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Govt. Code section 51104(g))?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Result in the loss of forest land or conversion of forest land to non-forest use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of forest land to non-forest use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

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

Findings of Fact:

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

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

AIR QUALITY Would the project

6. Air Quality Impacts	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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	<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
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)?				
d) Expose sensitive receptors which are located within 1 mile of the project site to project substantial point source emissions?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Involve the construction of a sensitive receptor located within one mile of an existing substantial point source emitter?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f) Create objectionable odors affecting a substantial number of people?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: SCAQMD CEQA Air Quality Handbook

Findings of Fact:

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

There are active farming activities within the area, that could be considered as point source air pollution emitters. Further studies will be conducted during the time of an implementing project and appropriate mitigation measures could be imposed upon the project if needed.

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 its General Plan Land Use Designation, which could eventually lead to development on the property. Should a development proposal or land use application for subdividing, grading, or construction of the site be submitted, a subsequent Environmental Analysis shall be prepared, to assess the potential impacts. 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?

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

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Game or U. S. Fish and Wildlife Service?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

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

Findings of Fact:

a-g) The project site is located within four WRCMSHCP Criteria Cells (2076, 2077, 2172, and 2173) and three cell groups (K, L, & M), although the majority of the site is located in Cells 2172 and 2076 (Cell Group L) and Cell 2173 (Cell Group M). Conservation within Cell Group L & M will contribute to assembly of Proposed Core 3 and conservation will focus on chaparral, coastal sage scrub, riparian scrub, woodland, and forest habitat. These cell groups will connect to cell groups to the north, west, and east. Conservation within cell group L will range from 40% to 50% of the cell group focusing in the northern portion of the cell group. Conservation within Cell Group M will range from 35% to 45% of the cell group focusing in the northern portion of the cell group. A Habitat Acquisition and Negotiation Strategy ("HANS") application (No. HANS02262) was submitted for review and resulted 35.45-acres of the approximate 89-acre project site being required for conservation. The conservation area is primarily located towards the middle of the project site, where the San Jacinto Mountain area terminates. The conservation area will be transferred to the Regional Conservation Authority ("RCA") during the time of an implementing project. As a result, impacts associated with this project are considered less than significant.

Should this project be approved by the Board of Supervisors, there is no guarantee that development could occur on the entirety of the project site. Additional studies at the implementation stage could reveal further biological constraints that would limit development. The applicant is aware of such risk associated with processing this General Plan Amendment without an associated 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 and its General Plan Land Use Designation, which could eventually lead to development on the property. Should a development proposal or land use application for subdividing, grading, or construction of the site be submitted, a subsequent Environmental Analysis shall be prepared, to assess the potential impacts. 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. 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 and its General Plan Land Use Designation, which could eventually lead to development on the property. Should a development proposal or land use application for subdividing, grading, or construction of the site be submitted, a subsequent Environmental Analysis shall be prepared, to assess the potential impacts. As a result, impacts associated with this project are considered less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

9. Archaeological Resources

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

Source: Project Application Materials

Findings of Fact:

a-d) 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. Although County staff received no specific requests for consultation within the 30-day period, the Pechanga Tribe has requested in general that 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, County staff and the Pechanga Tribe agreed that no further consultation is required. This project includes a General Plan Amendment. 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 and its General Plan Land Use Designation, which could eventually lead to development on the property. Should a development proposal or land use application for subdividing, grading, or construction of the site be submitted, a subsequent Environmental Analysis shall be prepared, to assess the potential impacts. As a result, impacts associated with this project are considered less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

10. Paleontological Resources

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

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

Findings of Fact:

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, the project site is located within an area of "High" 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 and its General Plan Land Use Designation, which could eventually lead to development on the property. Should a development proposal or land use application for subdividing, grading, or construction of the site be submitted, a subsequent Environmental Analysis shall be prepared, to assess the potential impacts. As a result, impacts associated with this project are considered less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

GEOLOGY AND SOILS Would the project

11. Alquist-Priolo Earthquake Fault Zone or County Fault Hazard Zones	<input type="checkbox"/>	<input type="checkbox"/>	<input 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 San Jacinto Fault Zone runs through the southern portion of the property. However, 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 and the County's Development 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 and its General Plan Land Use Designation, which could eventually lead to development on the property. Should a development proposal or land use application for subdividing, grading, or construction of the site be submitted, a subsequent Environmental Analysis shall be prepared, to assess the potential impacts. 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.

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 portion of the project site is mapped as an area of "Moderate" liquefaction potential. During the time of an implementing project, a soils analysis will be prepared to determine construction mitigation.

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 its General Plan Land Use Designation, which could eventually lead to development on the property. Should a development proposal or land use application for subdividing, grading, or construction of the site be submitted, a subsequent Environmental Analysis shall be prepared, to assess the potential impacts. As a result, there will be no impacts.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

13. Ground-shaking Zone

a) Be subject to strong seismic ground shaking?

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

Findings of Fact:

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

Mitigation: No mitigation is required.

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

Findings of Fact:

a) The developable portion of the project site is generally flat, 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. The central 35.45-acre portion of the project site, which is being reserved for conservation, contains steep slopes in excess of 30%. No development will occur within the designated conservation area. As a result, there will be no impacts.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

15. Ground Subsidence

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

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

Findings of Fact:

a) Pursuant to the Riverside County General Plan Figure S-7 "Documented Subsidence Areas Map" exhibit, the southern portion of the project site is mapped as an area of "Active" subsidence. 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 and its General Plan Land Use Designation, which could eventually lead to development on the property. Should a development proposal or land use application for subdividing, grading, or construction of the site be submitted, a subsequent Environmental Analysis shall be prepared, to assess the potential impacts. As a result, there will be no impacts.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

16. Other Geologic Hazards

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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a) Be subject to geologic hazards, such as seiche, mudflow, or volcanic hazard?

Source: On-site Inspection, Project Application Materials

Findings of Fact:

a) Based on the review of the proposed project by the County Geologist, the project is not subject to 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?	<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-c) The developable portion of project site is generally flat, 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. The central 35.45-acre portion of the project site, which is being reserved for conservation, contains steep slopes in excess of 30%. No development will occur within the designated conservation area. 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"/>

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, 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 and its General Plan Land Use Designation, which could eventually lead to development on the property. Should a development proposal or land use application for subdividing, grading, or construction of the site be submitted, a subsequent Environmental Analysis shall be prepared, to assess the potential impacts. 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"/>
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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"/>
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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 and its General Plan Land Use Designation, which could eventually lead to development on the property. Should a development proposal or land use application for subdividing, grading, or construction of the site be submitted, a subsequent Environmental Analysis shall be prepared, to assess the potential impacts. As a result, there will be no impacts.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

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

a) Be impacted by or result in an increase in wind erosion and blowsand, either on or off site?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Source: Riverside County General Plan Figure S-8 "Wind Erosion Susceptibility Map," Ord. No. 460, Article XV & Ord. No. 484

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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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" to "High" 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 and its General Plan Land Use Designation, which could eventually lead to development on the property. Should a development proposal or land use application for subdividing, grading, or construction of the site be submitted, a subsequent Environmental Analysis shall be prepared, to assess the potential impacts. As a result, there will be no impacts.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

GREENHOUSE GAS EMISSIONS Would the project

21. Greenhouse Gas Emissions

a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?	<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: Riverside County General Plan

a-b) This project will result in changing the project site's land use designation. This will result in the generation of additional vehicle trips to and from the site and the area as a whole at the time of build-out. 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 and its General Plan Land Use Designation, which could eventually lead to development on the property. Should a development proposal or land use application for subdividing, grading, or construction of the site be submitted, a subsequent Environmental Analysis shall be prepared, to assess the potential impacts. 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.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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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 and its General Plan Land Use Designation, which could eventually lead to development on the property. Should a development proposal or land use application for subdividing, grading, or construction of the site be submitted, a subsequent Environmental Analysis shall be prepared, to assess the potential impacts. 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 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. 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"/>
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	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
b) Require review by the Airport Land Use Commission?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) For a project within the vicinity of a private airstrip, or heliport, would the project result in a safety hazard for people residing or working in the project area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

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

Findings of Fact:

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

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

24. Hazardous Fire Area

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

Findings of Fact:

a) Pursuant to the Riverside County General Plan Figure S-11 "Wildfire Susceptibility" exhibit, portions of the project are located within a High Wildfire Susceptibility 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 and its General Plan Land Use Designation, which could eventually lead to development on the property. Should a development proposal or land use application for subdividing, grading, or construction of the site be submitted, a subsequent Environmental Analysis shall be prepared, to assess the potential impacts. 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
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 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 checked="" type="checkbox"/>	<input 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 Special 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 Special 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-h) A small portion within the southern area of the project site is located within a Special Flood Hazard Area. This project proposes no grading or construction at this time; therefore, there are no potential impacts to or from flood hazards. There is no land alteration proposed at this time that would alter any flows, violate any standards, impact ground water resources, create any runoff, or require any BMP's. No additional studies of the current conditions were conducted because there is no accompanying development project.

This is a programmatic level CEQA analysis. At this stage, the project does not provide the opportunity for physical disturbance of the site, as there is no associated development project. This project will result in amending the site's General Plan Foundation Component and its General Plan Land Use Designation, which could eventually lead to development on the property. Should a development proposal or land use application for subdividing, grading, or construction of the site be

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

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

26. Floodplains

Degree of Suitability in a Special Flood Hazard Area. 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 type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Riverside County Flood Maps, Riverside County Flood Control District Flood Hazard Report/Condition, GIS database

Findings of Fact:

a-d) Pursuant to the Riverside County Flood Maps, a small portion within the southern area of the project site is located within a Special Flood Hazard Area. However, 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 and its General Plan Land Use Designation, which could eventually lead to development on the property. Should a development proposal or land use application for subdividing, grading, or construction of the site be submitted, a subsequent Environmental Analysis shall be prepared, to assess the potential impacts. 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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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 some changes to the site's General Plan Land Use pattern through the addition of commercial property. A portion of the property within the southern area is currently designated as commercial. This proposed land use change is a reasonable extension to that commercial area. Additionally, the middle 35.45-acre portion of the site is changing to Conservation and will not be developed. As a result, impacts associated with this project are considered less than significant.

b) The project site is not located within any established sphere of influence boundary. As a result, 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 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-e) This project includes a General Plan Amendment only. If approved, it will result in creating an inconsistency with the underlying zoning. A Change of Zone approval will be required prior to approval of any implementing 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 and its General Plan Land Use Designation, which could eventually lead to development on the property. Should a development proposal or land use application for subdividing, grading, or construction of the site be submitted, a subsequent Environmental Analysis shall be prepared, to assess the potential impacts. 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"

a-d) Pursuant to the Riverside County General Plan Figure OS-5 "Mineral Resources Area", exhibit, the project site is not within an area of "Undetermined" mineral resources. The surrounding area has historically been used for agricultural purposes. There are no mining activities in the immediate area, and the current zoning classification does not allow for mining 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	<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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project expose people residing or working in the project area to excessive noise levels?

NA A B C D

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

NA A B C D

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

Findings of Fact:

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

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

31. Railroad Noise

NA A B C D

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

Findings of Fact:

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

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

32. Highway Noise

NA A B C D

Source: On-site Inspection, Project Application Materials

Findings of Fact:

The project site is located along State Highway 79. Noise from this distance could be potentially significant. However, 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 its

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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General Plan Land Use Designation, which could eventually lead to development on the property. Should a development proposal or land use application for subdividing, grading, or construction of the site be submitted, a subsequent Environmental Analysis shall be prepared, to assess the potential impacts. 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:

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 other agencies?

d) Exposure of persons to or generation of excessive ground-borne vibration or ground-borne noise levels?

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

a-d) This project will result in a land use, which will have a greater noise impact at build-out. However, all future onsite uses will be required to adhere to the Riverside County's allowable noise standards, which 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 and its General Plan

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Land Use Designation, which could eventually lead to development on the property. Should a development proposal or land use application for subdividing, grading, or construction of the site be submitted, a subsequent Environmental Analysis shall be prepared, to assess the potential impacts. As a result, impacts associated with this project are considered less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

POPULATION AND HOUSING Would the project

35. Housing

a) Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Create a demand for additional housing, particularly housing affordable to households earning 80% or less of the County's median income?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Affect a County Redevelopment Project Area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Cumulatively exceed official regional or local population projections?	<input type="checkbox"/>	<input type="checkbox"/>	<input 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 changing portions of the project site to Commercial. No portion of the project site has a Residential land use. As a result, no new housing will be constructed. Furthermore, the project site is vacant land and any implementing project will not result in the displacement of residents.

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 its General Plan Land Use Designation, which could eventually lead to development on the property. Should a development proposal or land use application for subdividing, grading, or construction of the site be submitted, a subsequent Environmental Analysis shall be prepared, to assess the potential impacts. 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.

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 will be addressed through the County's Development Impact Fee schedule.

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

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

37. Sheriff Services

Source: Riverside County General Plan

Findings of Fact:

All development projects, once implemented, create an increased need for at least some public services. At time of future construction, resulting from an implementing project, costs associated with the increased need will be addressed through the County's Development Impact Fee schedule.

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

38. Schools

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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Source: School District correspondence, 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 will be addressed through the County's Development Impact Fee schedule.

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

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

Findings of Fact:

All development projects, once implemented, create an increased need for at least some public services. At time of future construction, resulting from an implementing project, costs associated with the increased need will be addressed through the County's Development Impact Fee schedule.

This is a programmatic level CEQA analysis. At this stage, the project does not provide the opportunity for physical disturbance of the site, as there is no associated development project. This project will result in amending the site's General Plan Foundation Component and its General Plan Land Use Designation, which could eventually lead to development on the property. Should a development proposal or land use application for subdividing, grading, or construction of the site be submitted, a subsequent Environmental Analysis shall be prepared, to assess the potential impacts. 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
40. Health Services	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

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 will be addressed through the County's Development Impact Fee schedule.

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

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?

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)?

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 includes a land use amendment to designate portions of the project site Commercial. This amendment will have no impacts to any parks or recreation facilities, nor result in requiring new facilities. The project site is not located within a Community Service 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 and its General Plan

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Land Use Designation, which could eventually lead to development on the property. Should a development proposal or land use application for subdividing, grading, or construction of the site be submitted, a subsequent Environmental Analysis shall be prepared, to assess the potential impacts. As a result, impacts associated with this project are considered less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

42. Recreational Trails

<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:

Pursuant to the San Jacinto Valley Area Plan Figure 9, "Trails and Bikeway System" exhibit, there is an established Regional Trail located to the south of the project site. Potential impacts to the trail will be analyzed in conjunction with any 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 and its General Plan Land Use Designation, which could eventually lead to development on the property. Should a development proposal or land use application for subdividing, grading, or construction of the site be submitted, a subsequent Environmental Analysis shall be prepared, to assess the potential impacts. As a result, impacts associated with this project are considered less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

TRANSPORTATION/TRAFFIC Would the project

43. Circulation

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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 management agency for designated roads or highways?

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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c) Result in a change in air traffic patterns, including

<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
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 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 checked="" type="checkbox"/>	<input type="checkbox"/>

Source: Riverside County General Plan, Highway 79 Policy

Findings of Fact:

a-b) The project site is located within the Highway 79 Policy Area of the Riverside County General Plan. However, the Policy applies to residential land uses and not commercial. As a result, there are no impacts.

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 its General Plan Land Use Designation, which could eventually lead to development on the property. Should a development proposal or land use application for subdividing, grading, or construction of the site be submitted, a subsequent Environmental Analysis shall be prepared, to assess the potential impacts. As a result, there will be no impacts.

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

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

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:

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 and its General Plan Land Use Designation, which could eventually lead to development on the property. Should a development proposal or land use application for subdividing, grading, or construction of the site be submitted, a subsequent Environmental Analysis shall be prepared, to assess the potential impacts. As a result, there will be no impacts.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

UTILITY AND SERVICE SYSTEMS Would the project

45. Water

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

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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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) 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 and its General Plan Land Use Designation, which could eventually lead to development on the property. Should a development proposal or land use application for subdividing, grading, or construction of the site be submitted, a subsequent Environmental Analysis shall be prepared, to assess the potential impacts. 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 and its General Plan Land Use Designation, which could eventually lead to development on the property. Should a development proposal or land use application for subdividing, grading, or construction of the site be submitted, a subsequent Environmental Analysis shall be prepared, to assess the potential impacts. As a result, there will be no impacts.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

47. Solid Waste

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

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

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

Findings of Fact:

a-b) The 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 and its General Plan Land Use Designation, which could eventually lead to development on the property. Should a development proposal or land use application for subdividing, grading, or construction of the site be submitted, a subsequent Environmental Analysis shall be prepared, to assess the potential impacts. As a result, there will be no impacts.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

48. Utilities

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

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

Source:

Findings of Fact:

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

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

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 and its General Plan Land Use Designation, which could eventually lead to development on the property. Should a development proposal or land use application for subdividing, grading, or construction of the site be submitted, a subsequent Environmental Analysis shall be prepared, to assess the potential impacts. 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. There will be no impacts.

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

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 and its General Plan Land Use Designation, which could eventually lead to development on the property. Should a development proposal or land use application for subdividing, grading, or construction of the site be submitted, a subsequent Environmental Analysis shall be prepared, to assess the potential impacts. As a result, impacts associated with this project are considered 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 and its General Plan Land Use Designation, which could eventually lead to development on the property. Should a development proposal or land use application for subdividing, grading, or construction of the site be submitted, a subsequent Environmental Analysis shall be prepared, to assess the potential impacts. As a result, there will be no impacts.

VI. EARLIER ANALYSES

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

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

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



RIVERSIDE COUNTY PLANNING DEPARTMENT

Steve Weiss, AICP
Interim Planning Director

September 17, 2015

Wolfskill Trust
c/o Conchita Marusich
3507 Newark Drive
Napa, CA 94558

Dear Ms. Marusich:

RE: HANS (LITE) No. 2262
Case No. GPA00934
Assessor's Parcel No(s): 430-050-033, 430-050-019, 430-050-023, & 430-050-024

Pursuant to the Multiple Species Habitat Conservation Plan (MSHCP) and the County's General Plan, we have reviewed your Habitat Acquisition and Negotiation Strategy (HANS LITE) application for the subject property.

No further biological documentation is required in association with this HANS (LITE) application; however, any future implementing project or entitlement will require additional surveys to show compliance with the MSHCP.

The MSHCP criteria describes conservation for this property as shown on the attached aerial photo exhibit. No development may occur within the described conservation area. EPD will request that those areas described for conservation and included in the application for GPA00934, be designated as Open Space Conservation (OSC). If you wish to discuss this determination, please submit the enclosed waiver for the HANS 1 (LITE) review period to Mary Stark, at the Riverside Office address listed below, within the next 10 calendar days. Upon receipt of your written request, Ms. Stark will notify you of your scheduled "HANS I (LITE) Extended" meeting. (HANS meetings are usually held on Wednesday mornings at the County Administrative Center.)

If we do not receive the attached waiver within 10 days, we will proceed with preparing a file for Joint Project Review (JPR) by the Regional Conservation Authority (RCA). All HANS cases must be processed through JPR before being scheduled for public hearing.

Effective August 1, 2006, the RCA implemented the attached cost recovery policy that requires those projects that are subject to the Joint Project Review (JPR) process to tender a deposit of \$1,500 to the RCA.¹ The RCA will contact you when the deposit for JPR is due.

¹Authority: RCA Board Resolution No. 06-05, Adopted 07-05-06
Riverside Office · 4080 Lemon Street, 12th Floor
P.O. Box 1409, Riverside, California 92502-1409
(951) 955-3200 · Fax (951) 955-1811

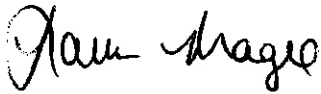
Desert Office · 38686 El Cerrito Road
Palm Desert, California 92211
(760) 863-8277 · Fax (760) 863-7555

Ms. Marusich
Page 2
September 17, 2015

Please note that other state and federal regulations may be applicable to the development of your property. If you have further questions concerning this determination or the HANS (LITE) process, please contact the Environmental Programs Division at (951) 955-6892.

Sincerely,

PLANNING DEPARTMENT

A handwritten signature in black ink that reads "Laura Magee". The signature is written in a cursive, flowing style.

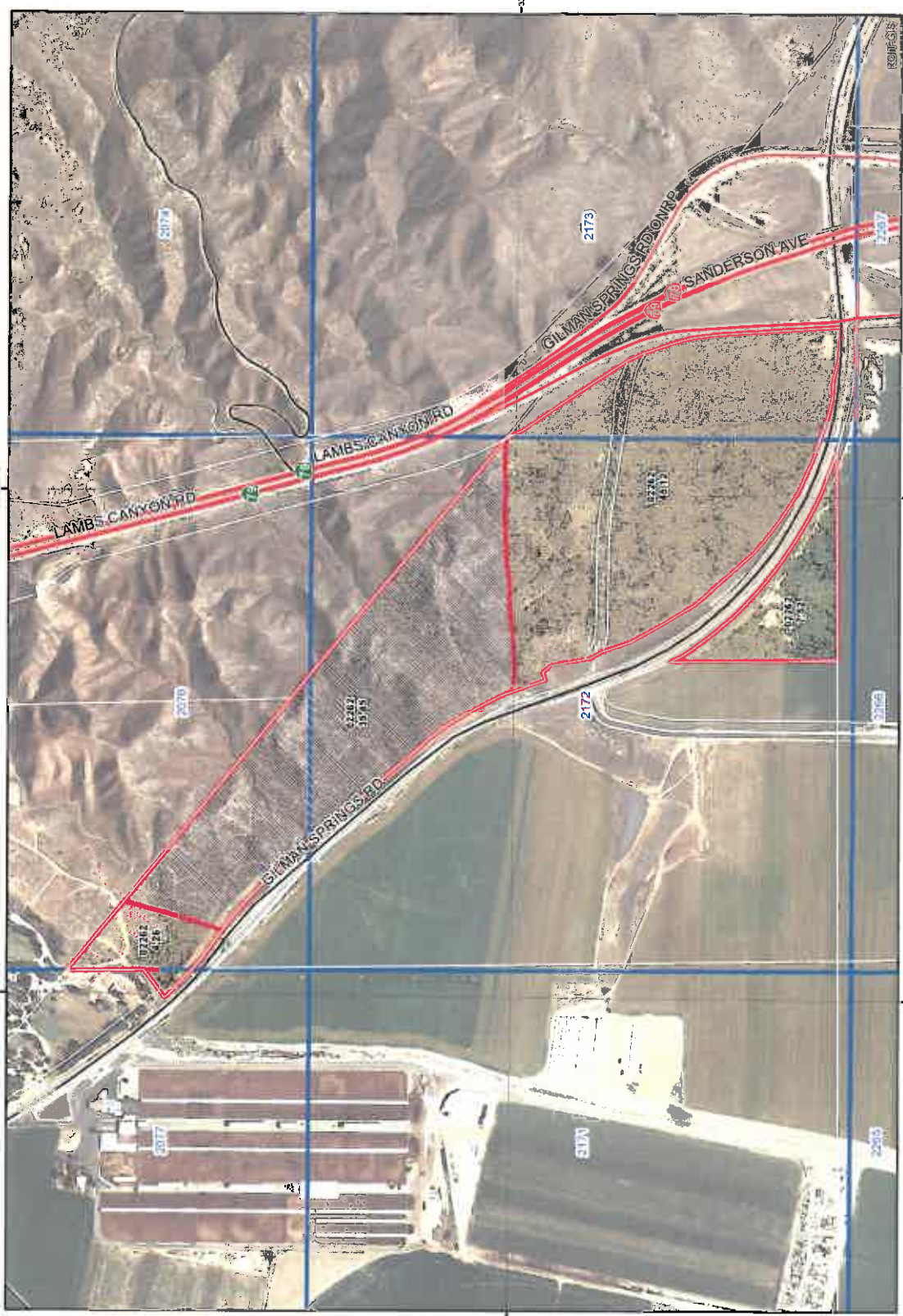
Laura Magee
Ecological Resources Specialist

LM:ms

xc: Jan Akre, Trustee

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MSHCP HANS 02262



Lakeview Quadrangle

Roads

PARCELS

HANS BOUNDARIES

HANS Designations

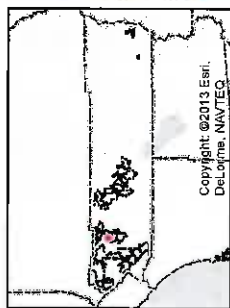
Proposed MSHCP Conservation Area

Development

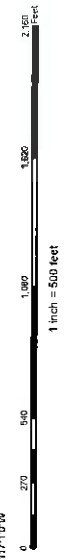
UNKNOWN

Criteria Cells

FINAL
10/13/2015



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, express or implied, for the accuracy, completeness, or any of the data provided. Any use of this product with respect to accuracy and precision shall be the user's responsibility.



Mickey Zokko
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General Plan Amendment request
Wolfskill-Pedrorena Trust

JUSTIFICATIONS FOR CHANGE

The justifications for this Amendment are four-fold. First, the basis for the Open Space designation was to protect the County's ability to acquire critical habitat land to meet the requirements of the MSHCP. The applicant has conveyed 1144 acres of nearby land in Laborde Canyon to the County for conservation as critical habitat to meet MSHCP requirements. Although the site of the proposed Amendment lies within MSHCP Criteria Cells 2172 and 2173, areas to be conserved within this cell group are in the northerly portion of the cells to be connected with similar habitats within other cells to the west, north, and east. Conservation will range from 35% to 45%, focusing on the northern portion of the Cell Group. This proposed GPA lies in the southern portion of the cell group. Since none of the subject properties are within the target area for conservation, and since the lands are substantially enclosed by major roadways, the cell group criteria will easily be achieved even with the approval of the proposed General Plan Amendment. The basis for the Open Space designation is, therefore, no longer applicable to the subject site.

Second, the subject property is located at an important intersection, (SR 79 and Gilman Springs Road) and as such, has a very strong commercial potential for revenue and jobs on land that is currently vacant. This potential is based on the visibility of the property from Gilman Springs Road and SR 79 corridors, and being at an access hub between Moreno Valley, San Jacinto Valley, and the Pass Area. This unique location is ideal for job-intensive retail commercial and/or revenue-intensive automotive sales and related uses. Although the RCIP recognizes this commercial potential, the area allocated for commercial use does not have sufficient area to produce a site plan that conforms to the County's development standards as they relate to many types of uses. Similarly, the area designated for Agriculture along Gilman Springs Road does not appear to have sufficient depth to accommodate lots at the allowable density without encroachment into the Open Space designation. The proposed amendment would enhance the ability to control access and meet County standards along Gilman Springs Road.

Third, the proposed Amendment would reconcile land uses with topographical conditions that exist at the project area. As shown in the aerial photo with this application, the commercial portion of the site consists of vacant land that has been highly disturbed and made level as a result of farming activities in the past. Continued farming is no longer viable due to water costs and the high level of traffic volume along the adjoining highways. The resulting level area is suitable and appropriate for more intense commercial land use. The remainder of the project area along Gilman Springs Road is proposed as very Low Density Residential (2 acre minimum) along the front 200

feet of Gilman Springs, and Rural Residential (5 acre minimum) behind the LDR lands. These land use designations are proposed in consideration of the more level and rolling terrain features associated with the property as shown in the ground level photos provided with the application.

Fourth, the proposed Amendment would permit proper land use planning to occur ahead of substantial growth planned to the north and south. This growth is manifested in major development activity under specific plans in the cities of Beaumont, Moreno Valley, and San Jacinto. Moreover, RCTC has released a preliminary design for the interchange of SR 79 with the Ramona Expressway, located approximately one-half mile south of the project site, which will substantially increase the scale and intensity of development in the project area.

The site of the proposed Amendment lies within several overlay policy or hazard areas. These include the Mount Palomar Nighttime Lighting Requirements, Gilman Springs Road and SR 79 Eligible Scenic Highways, Wildfire Susceptibility, Seismic hazards, and Slope Stability. Since no specific land uses are proposed at this time, it is difficult to determine the effect of these policies and hazard areas. As specific development plans are later proposed, each of these policies and hazard areas will be properly addressed in conjunction with those plans.

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



FROM: TLMA – Planning Department

SUBMITTAL DATE:
May 7, 2009

SUBJECT: GENERAL PLAN AMENDMENT NO. 934 – Foundation-Regular – Applicant: Wolfskill-Pedrorena Trust – Engineer/Representative: David Leonard - Fifth Supervisorial District - Hemet-San Jacinto Zoning District - San Jacinto Valley Area Plan: Agriculture (AG) (10 Ac. Min), Community Development: Commercial Retail (CD: CR) (0.20 - 0.35 Floor Area Ratio), and Open Space: Rural (OS-RUR) (20 Ac. Min.) – Location: Northeasterly of Gilman Springs Road, southerly of Bridge Street, and westerly of Highway 79 - 89.37 Gross Acres - Zoning: Heavy Agriculture - 10 Acre Minimum (A-2-10) - **REQUEST:** This General Plan Amendment proposes to amend the General Plan Foundation Component of the subject site from Agriculture (AG) and Open Space (OS) to Rural, Rural Community, and Community Development and to amend the land use designation of the subject site from Rural (OS-RUR) (20 Ac. Min) and Agriculture (AG) (10 Ac. Min.), to Rural Residential (RUR:RR) (5 Ac. Min.), Estate Density Residential (RC:EDR) (2 Ac. Min.), and Commercial Retail (CD:CR) (0.20 – 0.35 Floor Area Ratio) - APN(s): 430-050-019, 430-050-023, 430-050-024

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 from Agriculture to Community Development: Commercial Retail on APN: 430-050-023 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

Ron Goldman
Planning Director

rg:th

REVIEWED BY EXECUTIVE OFFICE

DATE

Tina Grande
Departmental Concurrence

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

Prev. Agn. Ref.

District: Fifth

Agenda Number:

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 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.: 8.7
Area Plan: San Jacinto Valley
Zoning District: Hemet-San Jacinto
Supervisory District: Fifth
Project Planner: Michael Harrod
Planning Commission: April 15, 2009
Continued from: August 12, 2008

General Plan Amendment No. 934
Applicant: Wolfskill-Pedrorena Trust
Engineer/Representative: Hall & Foreman,
Inc./David Leonard Associates

COUNTY OF RIVERSIDE PLANNING DIRECTOR'S REPORT AND RECOMMENDATIONS

RECOMMENDATIONS:

The Planning Director recommended to tentatively decline to adopt an order initiating proceedings for General Plan Amendment No. 934 from Agriculture and Open Space to Rural, Rural Community, and Community Development and to amend the land use designation from Agriculture with a 10 acre minimum lot size (AG) and Rural (OS: RUR) with a 20 acre minimum lot size to Rural Residential (RR) with a 5 acre minimum, Estate Density Residential (RC: EDR) with a 2 acre minimum lot size, and Commercial Retail and the Planning Commission made the comments below. The Planning Director now recommends to adopt an order initiating proceedings for GPA00934 as modified by staff from Agriculture to Community Development: Commercial Retail on APN: 430-050-023 only. For additional information regarding this case, see the attached Planning Department Staff Report(s).

PLANNING COMMISSION COMMENTS TO THE PLANNING DIRECTOR:

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

Commissioner John Roth: Mr. Roth commented that the change was premature and that he was more concerned about making the change from Open Space: Rural to Rural Residential and Rural Community: Estate Density Residential than from Agriculture to Commercial Retail

Commissioner John Snell: No comment.

Commissioner John Petty: Mr. Petty indicated that the area proposed for Commercial Retail would be appropriate due to the faulting issues that impact the site. He added that additional Commercial Retail acreage would allow for better design of the site given the fact that mitigation measures will need to be taken in order to address the existing faulting issues.

Commissioner Jim Porras: Mr. Porras recommended initiation of the requested change.

Commissioner Jan Zuppardo: Ms. Zuppardo recommended initiation of the requested change given the low threshold for initiating such changes.

Agenda Item No.: 8.7
Area Plan: San Jacinto Valley
Zoning District: Hemet-San Jacinto
Supervisory District: Fifth
Project Planner: Michael Harrod
Planning Commission: April 15, 2009
Continued from: August 12, 2008

General Plan Amendment No. 934
Applicant: Wolfskill-Pedrorena Trust
Engineer/Rep.: Hall & Foreman Inc.
/David Leonard Associates

**COUNTY OF RIVERSIDE PLANNING DEPARTMENT
STAFF REPORT**

PROJECT DESCRIPTION AND LOCATION:

The applicant proposes to amend the General Plan Foundation Component from Agriculture and Open Space to Rural, Rural Community, and Community Development and the land use designation from Agriculture with a 10 acre minimum lot size (AG) and Rural (RUR) with a 20 acre minimum lot size to Rural Residential, Estate Density Residential (EDR) with a 2 acre minimum lot size, and Commercial Retail for an approximately 89.37-acre property. The project is located northeasterly of Gilman Springs Road, and westerly of Highway 79.

FURTHER PLANNING CONSIDERATIONS:

March 11, 2009

This item was continued from August 12, 2008 to allow time to meet with the applicant to discuss the proposal and staff met with the applicant's representative on August 21, 2008 and September 16, 2008.

The proposed amendment includes two types of general plan amendments, a Regular Foundation Amendment allowed only every five years, and an Agriculture Foundation Amendment allowed at any time. The Regular Foundation amendment will be discussed first.

The Western Riverside County Multiple Species Habitat Conservation Plan shows that the site is located within four criteria cells (2076, 2077, 2172, and 2173) and three cell group (K, L, & M), although the majority of the site is located in Cells 2172 and 2076 (Cell Group L) and Cell 2173 (Cell Group M). Conservation within Cell Group L & M will contribute to assembly of Proposed Core 3, and conservation will focus on chaparral, coastal sage scrub, riparian scrub, woodland, and forest habitat. These cell groups will connect to cell groups to the north, west, and east. Conservation within cell group L will range from 40% to 50% of the cell group focusing in the northern portion of the cell group. Conservation within Cell Group M will range from 35% to 45% of the cell group focusing in the northern portion of the cell group.

The site is located in the center of Cell Group L, a five cell block, and the project site takes up about ½ of the central cell (Cell 2172) and a portion of the cell to the north (Cell 2076) in the area identified for potential conservation. The vegetation on the site is mostly sage scrub with small amounts of chaparral, the type of vegetation targeted for conservation within the cell group. Planning met with staff from the Environmental Programs Department (EPD) to discuss the site. Although the site will require full review under the Habitat Assessment and Negotiation Strategy, this preliminary review by EPD indicates that the MSHCP identifies conservation requirements in this area.

In addition to potential habitat issues, the area proposed to be changed from Open Space Rural to Rural Residential and Estate Density is located in a high fire area, has topographic constraints, may have a high susceptibility to seismically induced landslides and rock fall, has a major drainage crossing the site, and access from Gilman Hot Springs Road may be limited. Additionally, the surrounding area is designated Agriculture, Open Space Rural, or Open Space Conservation. The area is characterized by open space to the northeast and active farming operations to the southwest. There are no similar residential uses anywhere in the area. In general, there are no new conditions or circumstances that

have been identified to justify modifying the general plan from Open Space Rural to Rural Residential or Estate Density Residential Rural Community. The existing designation is appropriate given surrounding land uses and the constraints discussed above.

As for the proposed Agriculture, approximately 53.28 acres would be changed from Agriculture to Commercial Retail under the proposed amendment. The proposed amendment would not be detrimental to the achievement of the purposes of the general plan as it relates to agriculture, however. Approximately 18 acres north of the old Gilman Hot Springs Road alignment is not classified as farmland under the state system. Approximately 35 acres south of the old Gilman springs Road is classified as prime farmland or farmland of statewide importance. However, approximately 16 acres of this is already designated for Commercial Retail use. If developed, it would leave 19 acres and 12 of these acres would be located between potential commercial retail uses and the old Gilman Springs Road alignment. Given the location of existing roadways and the potential for development of the area already designated for commercial uses, it is unlikely that agricultural activity can be sustained at an operation level at this location.

Additionally, the applicant's attorney has indicated that although the same family has owned this property for over 150 years, it has never been farmed (letter dated August 11, 2008). In addition to the issue raised regarding roadways above, rising water costs, the absence of alternate water sources at lower costs, and alkaline soil conditions are cited as impediments to agricultural production on the site.

The expansion of the Commercial Retail designation at the south end of the site would increase the size of the existing Commercial Retail and increase its viability for commercial use. The intersection of State Route 79 and Gilman Hot Springs Road at this location provides access to Moreno Valley, the San Jacinto Valley and the Pass area. Approximately one half mile to the south of this intersection, the Riverside County Transportation Commission has released a preliminary design for an interchange between State Highway 79 and the Ramona Expressway. Although such improvements would not be expected for some time, the expansion of Commercial Retail here and potentially at the north end of the site would increase potential commercial retail opportunities for the public traveling through this area.

There is no specific commercial proposal associated with the requested change from Agriculture to Commercial Retail. Unlike the Foundation amendment request, an Agriculture foundation change may be requested at any time. Once a specific development is contemplated, the applicant would be able to seek the proposed change. Therefore, staff recommends initiation of this change at the time an actual development proposal is to be submitted and so is not recommending initiation at this time. Other issue such as off-ramp improvements to connect Gilman Hot Springs Road and State Route 79, the status of these roads as Eligible Scenic Highways, geological hazards such as faulting, liquefaction, and subsidence would need to be addressed at that time.

RECOMMENDATIONS:

Comment that adoption of an order initiating proceedings for General Plan Amendment No. 934 from Agriculture with a 10 acre minimum lot size (AG) and Rural (RUR) with a 20 acre minimum lot size to Rural Residential (RR), Estate Density Residential (EDR-RC), and Commercial Retail **would not be appropriate**. The adoption of such an order does not imply that the proposed GPA will be approved

INFORMATION ITEMS:

1. This project was filed with the Planning Department on February 8, 2008.

2. Deposit based fees charged for this project, as of the time of staff report preparation, total \$6002.34.
3. The project site is currently designated as Assessor's Parcel Number 430-050-019, 430-050-023, and 430-050-024.

Agenda Item No.: 5.25
Area Plan: San Jacinto Valley
Zoning District: Hemet-San Jacinto
Supervisory District: Fifth
Project Planner: Amy Aldana
Planning Commission: August 12, 2008

General Plan Amendment No. 934
Applicant: Wolfskill-Pedrorena Trust
Engineer/Rep.: David Leonard

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 "Agriculture" (AG) (10 Ac Min.) and "Open Space: Rural" (OS:RUR) (20 Ac. Min.) to "Community Development: Commercial Retail" (CD:CR) (0.20 – 0.35 Floor Area Ratio)" and "Rural Community: Very Low Density Residential" (RC:VLDR) (1 Ac. Min.) for an approximately 89.37-acre property. The project is located northeasterly of Gilman Springs Road, and westerly of Highway 79.

POTENTIAL ISSUES OF CONCERN:

Agriculture has long been established in the San Jacinto Valley region and is a major characteristic of the area. This use is recognized with an Agriculture designation encouraging conservation of productive agricultural lands within the County. The proposed site meets the specifications of the General Plan's 2-½ year Agriculture Foundation amendment review because it is recommending a shift from agricultural purposes to non-agricultural uses.

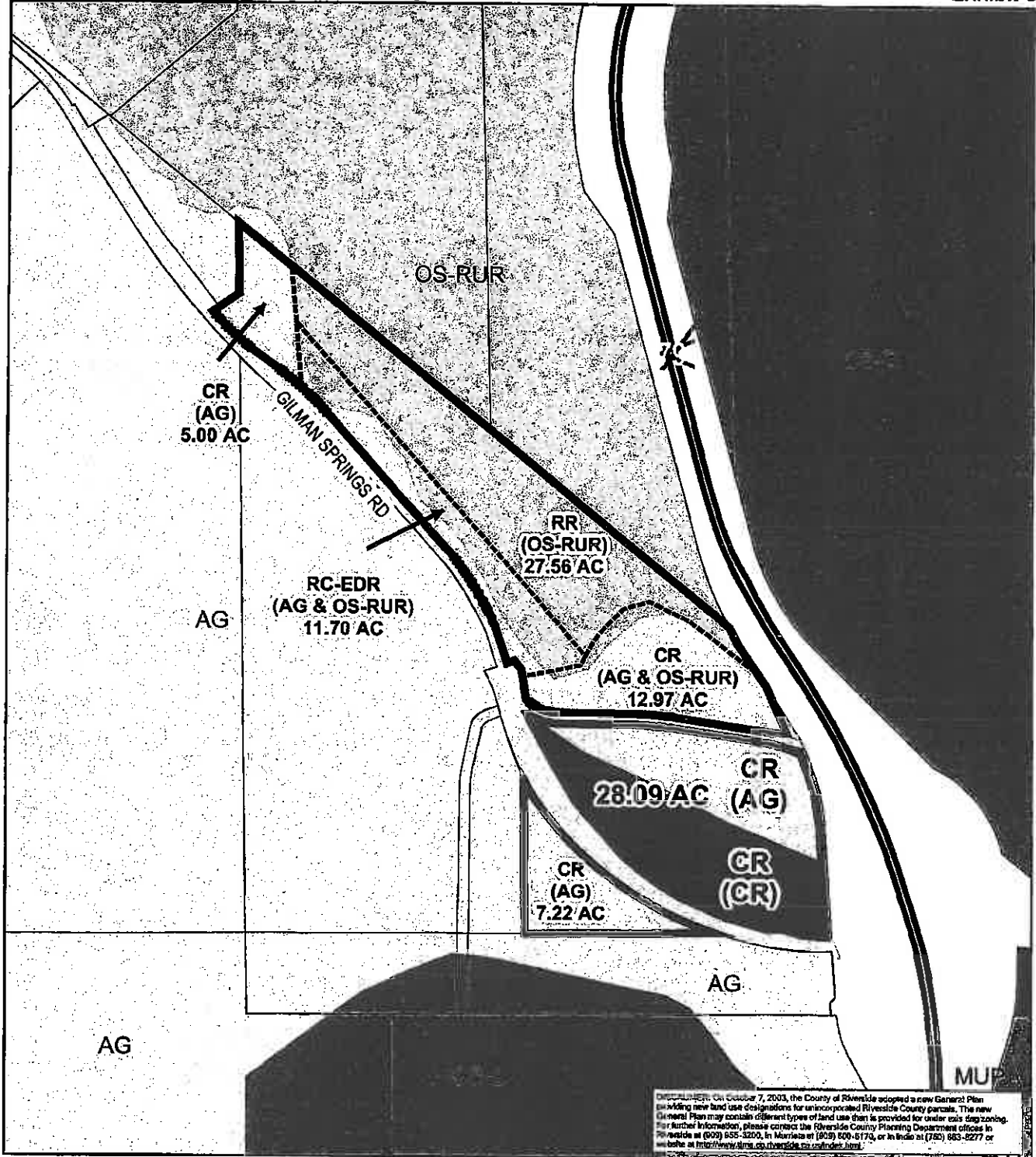
The proposed site, and surrounding parcels, are within numerous MSHCP cell groups supporting vegetation and wildlife native to the area and are at risk from high fire exposures. Preserving natural resources gives meaning to the valley and help define separation between communities. There are no existing commercial uses designated in the area and, therefore, does not support the request for new commercial development. No substantial evidence has been provided to show that new conditions or substances are present to justify the proposed change; therefore, the proposal would be contrary to the existing plan.

Several faults transect the southern parcel of the proposed site, posing a significant threat to life and property and creating an 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' 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.

RECOMMENDATIONS:

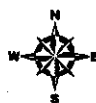
Comment to tentatively decline the adoption of an order initiating proceedings for General Plan Amendment No. 934 from Agriculture and Open Space: Rural to Community Development: Commercial Retail and Rural Community: Very Low Density Residential. The adoption of such an order does not imply that the proposed GPA will be approved.

The project site is currently designated as Assessor's Parcel Number 430-050-019, 430-050-023, and 430-050-024.



Zone
District: Hemet-San Jacinto
Township/Range: T4SR1W
Section : 5

RIVERSIDE COUNTY PLANNING DEPARTMENT



Assessors
Bk.Pg. 430-05
Thomas
Bros. Pg. 389 E7



Supervisor Ashley
District 5
Date Drawn: 2/26/08

GPA00934
DEVELOPMENT OPPORTUNITY

Planner: Amy Aldana
Date: 3/6/08
Exhibit Overview



ROOM 1000: On October 7, 2003, the County of Riverside adopted a new General Plan. The new General Plan includes 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) 935-3200, in Murrieta at (951) 920-8170, or in Lake at (951) 863-8277 or visit us at <http://www.riverside.ca.gov/planning> on 3/10/08 10:17.

RIVERSIDE COUNTY PLANNING DEPARTMENT

District
Plan: Hemet-San Jacinto
Township/Range: T4SR1W
Section: 5

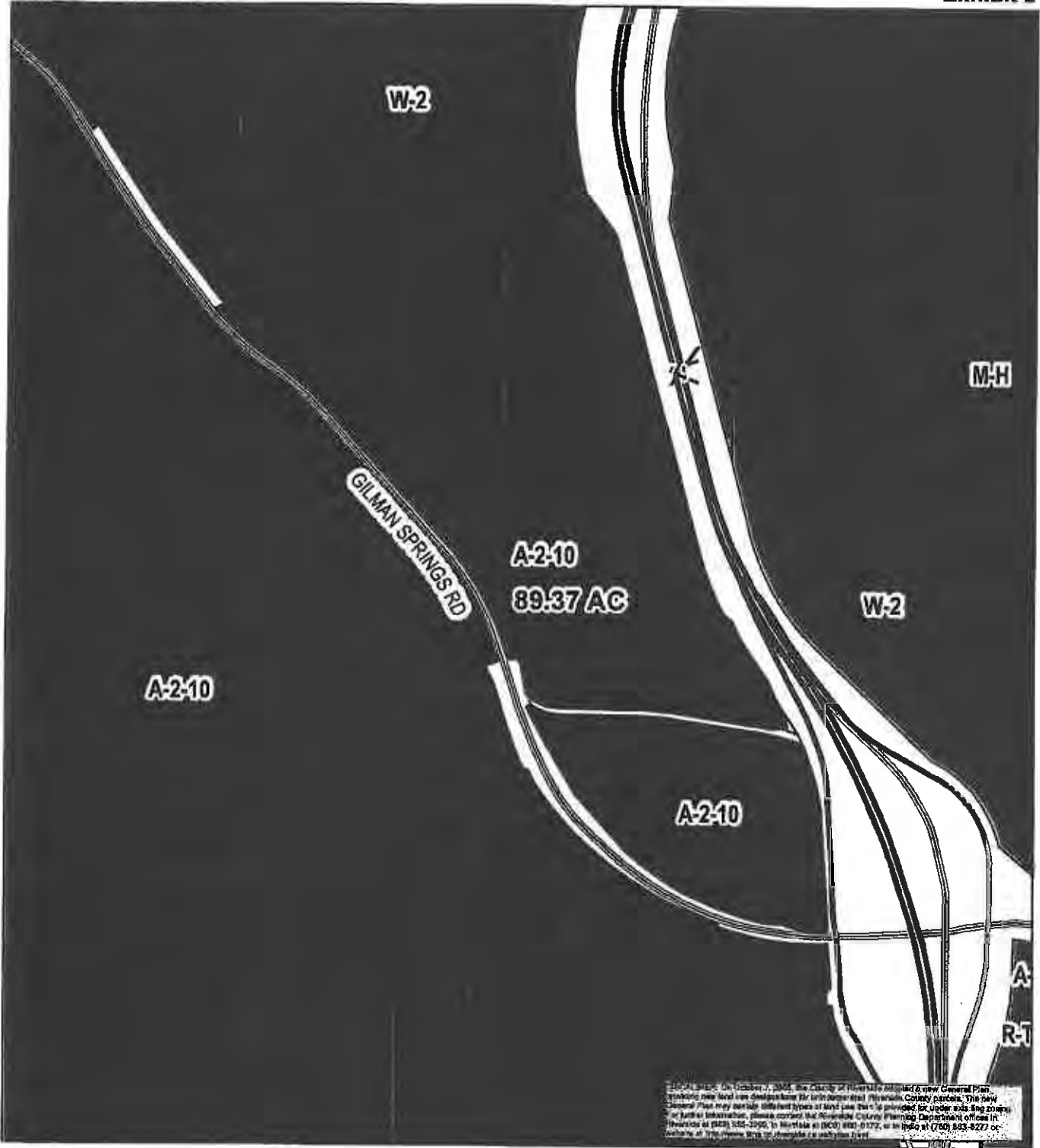


Assessors
Bk. Pg. 430-05
Thomas
Bros. Pg. 389 37

Supervisor Ashley
District 5
Date Drawn: 2/26/08

GPA00934
EXISTING ZONING

Planner: Amy Aldana
Date: 3/6/08
Exhibit 2



NOTATION: On October 1, 2004, the County of Riverside adopted a new General Plan, replacing the land use designations for unincorporated Riverside County parcels. The new General Plan may describe different types of land use than is provided for under existing zoning. For further information, please contact the Riverside County Planning Department offices at Riverside at (951) 355-2290, in Hemet at (951) 932-9172, or in Reddo at (760) 833-8277 or Authority of Top Planning Staff or Riverside County Planning Department.

Zone
District: Hemet-San Jacinto
Township/Range: T4SR1W
Section : 5

RIVERSIDE COUNTY PLANNING DEPARTMENT



Assessors
Bk. Pg. 430-05
Thomas
Bros. Pg. 389 E7

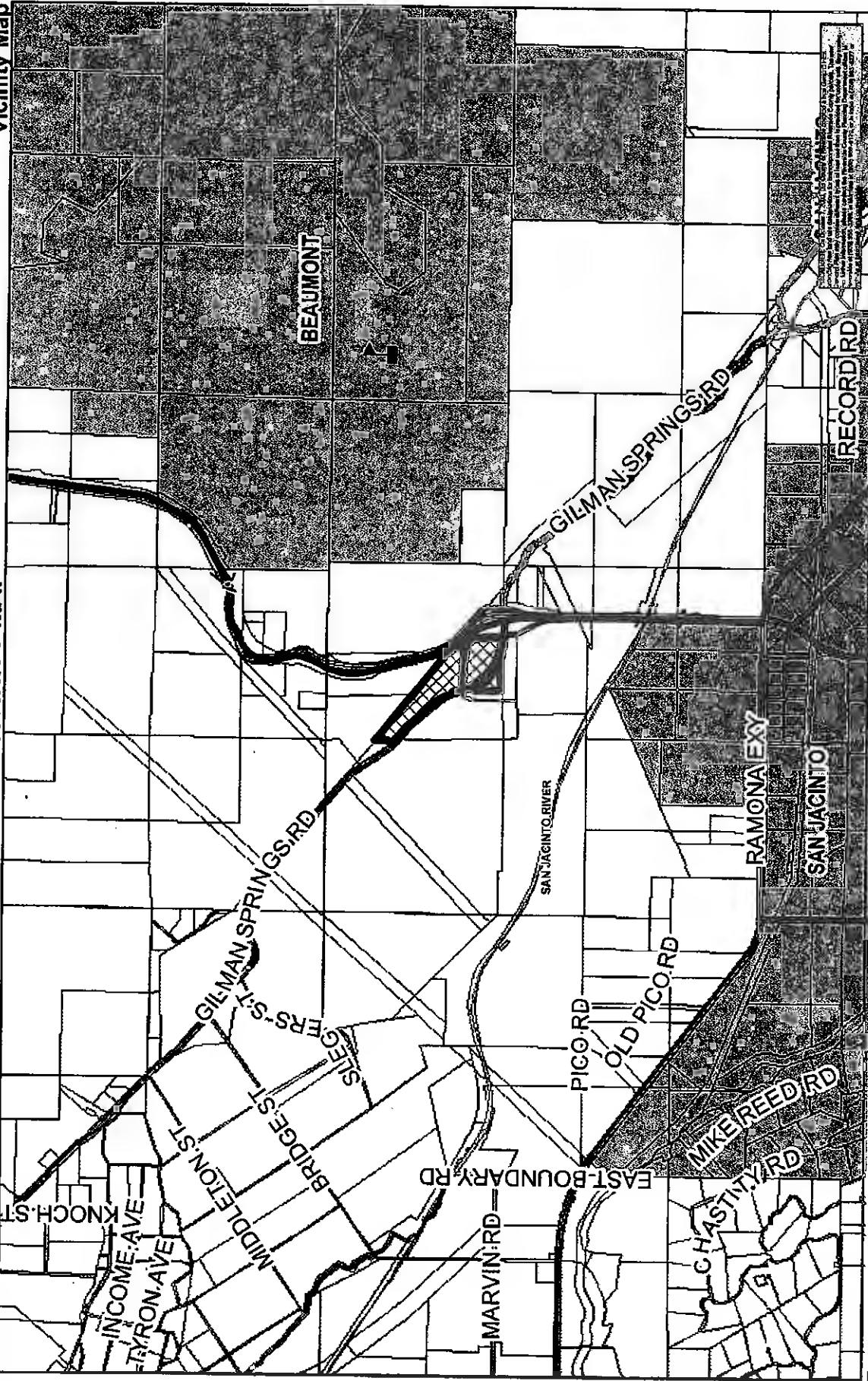


Supervisor Ashley
District 5

Date Drawn: 2/26/08

GPA00934 VICINITY MAP

Planner: Amy Aldana
Date: 3/6/08
Vicinity Map



Zone

District: Hemet-San Jacinto

Township/Range: T4SR1W

Section : 5

RIVERSIDE COUNTY PLANNING DEPARTMENT

Assessors

Bk. Pg. 430-05

Thomas

28,800 Bros. Pg. 389 E7

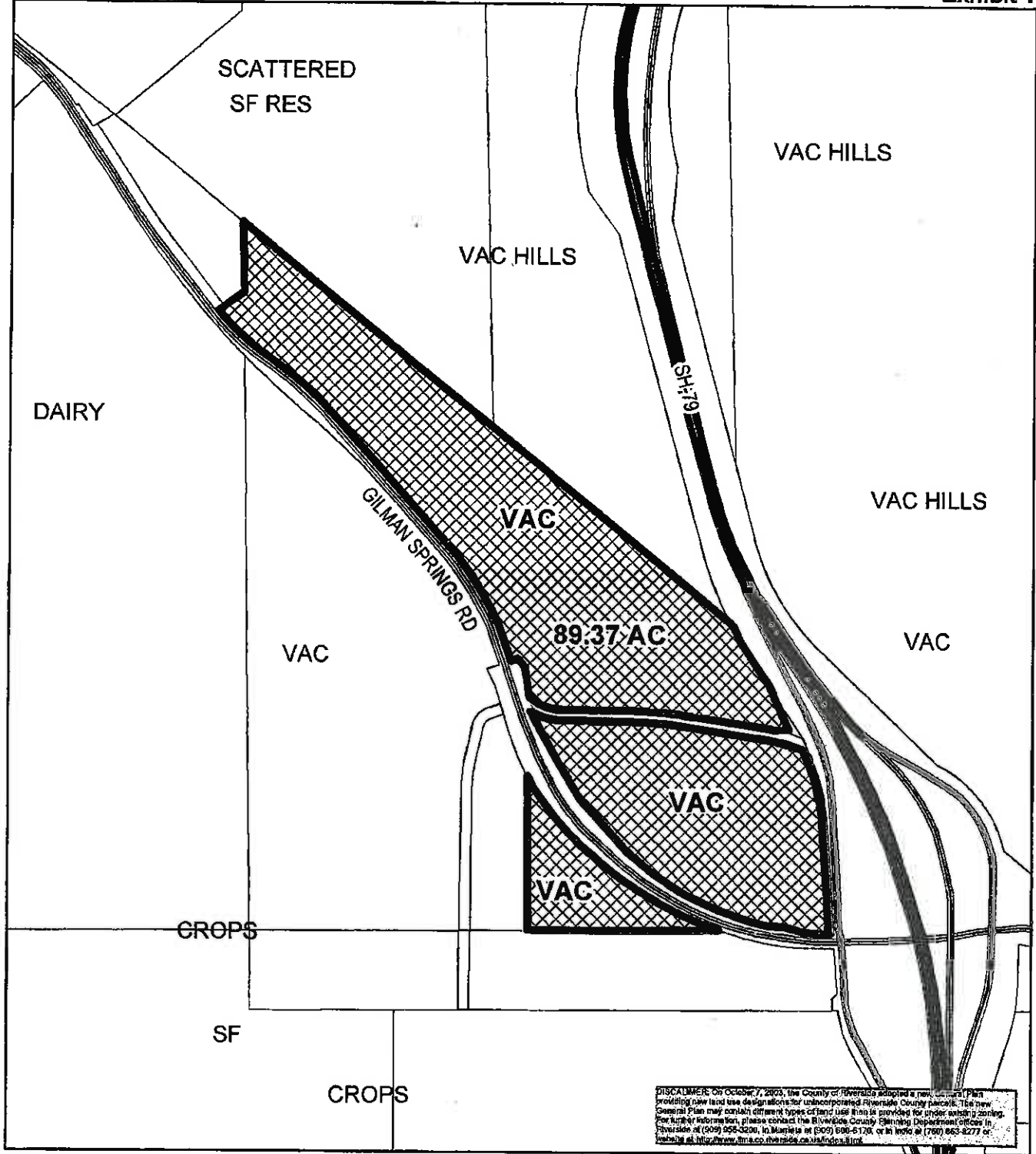
19,200

9,600

4,800

0

Feet



RIVERSIDE COUNTY PLANNING DEPARTMENT

Zone
District: Hemet-San Jacinto
Township/Range: T4SR1W
Section : 5



Assessors
Bk. Pg. 430-05
Thomas
Bros. Pg. 389 E7

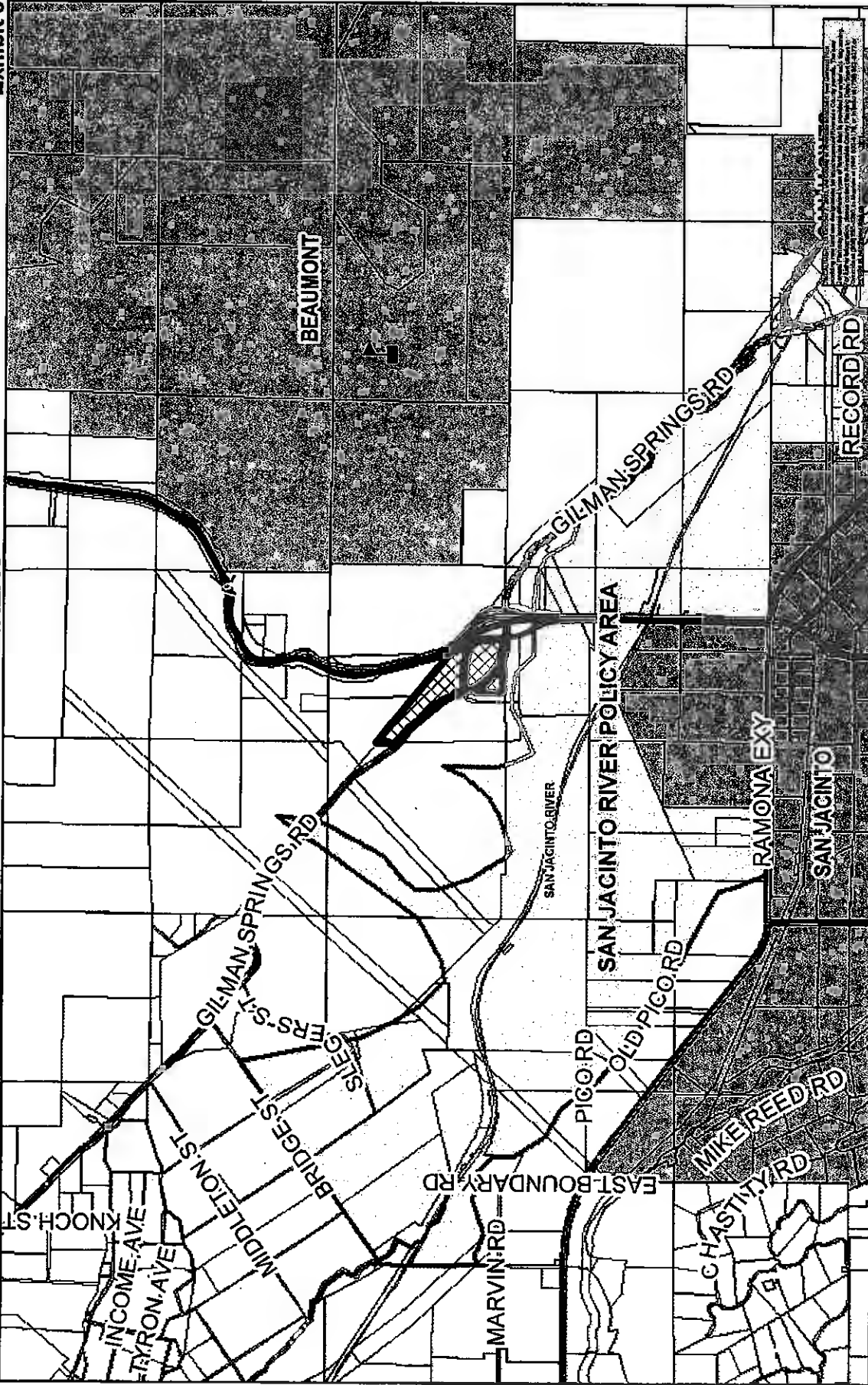
Supervisor Ashley
District 5

Date Drawn: 2/26/08

GPA00934

POLICY AREAS

Planner: Amy Aldana
Date: 3/6/08
Exhibit 8



Zone

District: Hemet-San Jacinto

Township/Range: T4SR1W

Section : 5

RIVERSIDE COUNTY PLANNING DEPARTMENT

Assessors

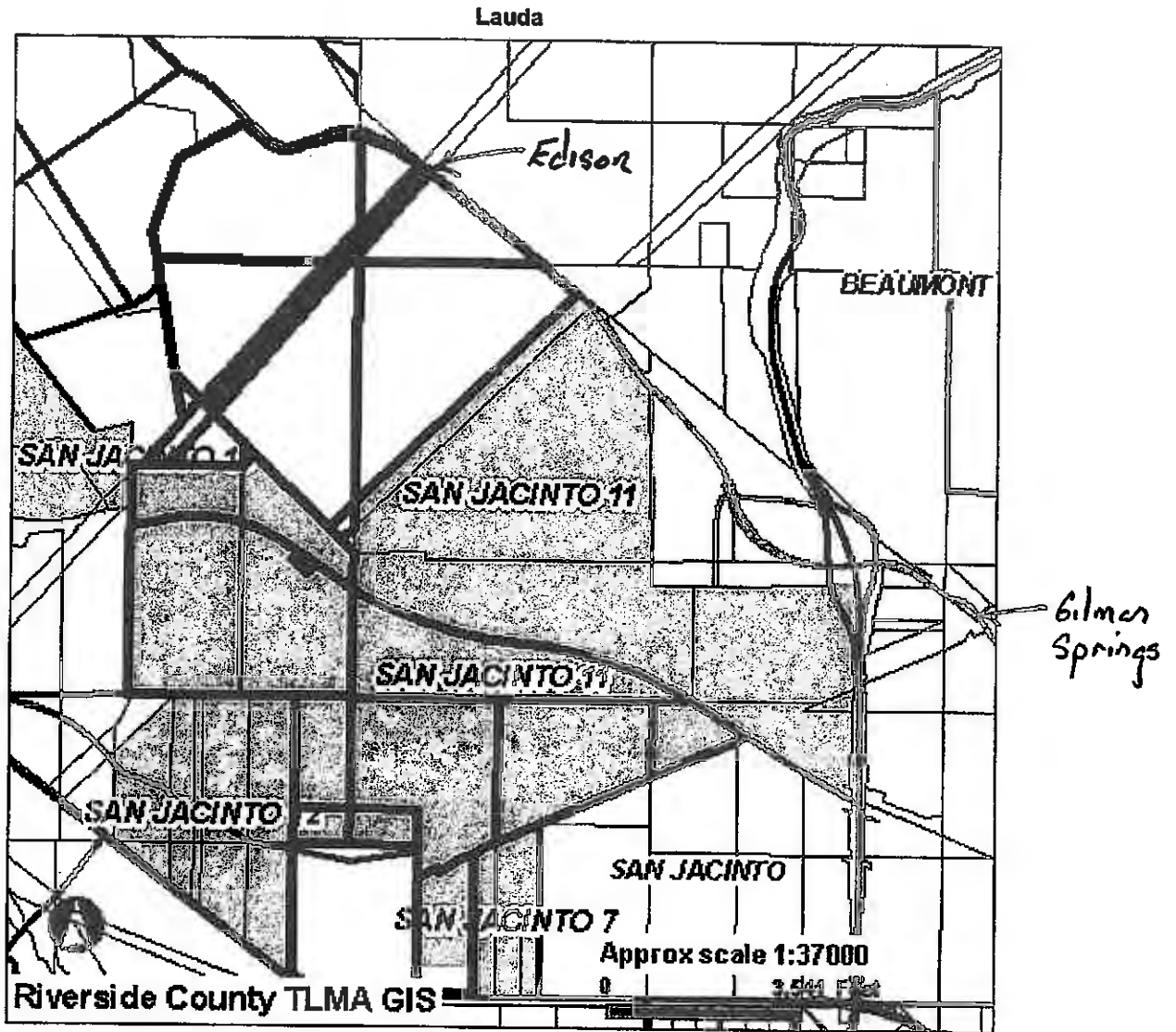
Bk. Pg. 430-05

Thomas

28,800 Bros. Pg. 389 E7

0 4,800 9,600 19,200

Feet



Selected parcel(s):
 423-240-010 423-240-025 423-240-026 425-080-015 425-080-016 425-080-018 425-080-019
 425-080-032 425-080-033 425-080-035 425-080-036 425-080-038 425-090-022 425-090-023
 425-200-019 425-200-020 430-050-010 430-060-020 430-080-004 430-080-010 430-080-011
 430-110-009

AGRICULTURE PRESERVE

- SELECTED PARCEL
- PARCELS
- GILMER SPRINGS RD
- AGRICULTURE PRESERVE
- NOT COUNTY MAINTAINED STREETS
- CITY BOUNDARY
- COUNTY MAINTAINED STREETS

IMPORTANT

This information is made available through the Riverside County Geographic Information System. The information is for reference purposes only. It is intended to be used as base level information only and is not intended to replace any recorded documents or other public records. Contact appropriate County Department or Agency if necessary. Reference to recorded documents and public records may be necessary and is advisable.

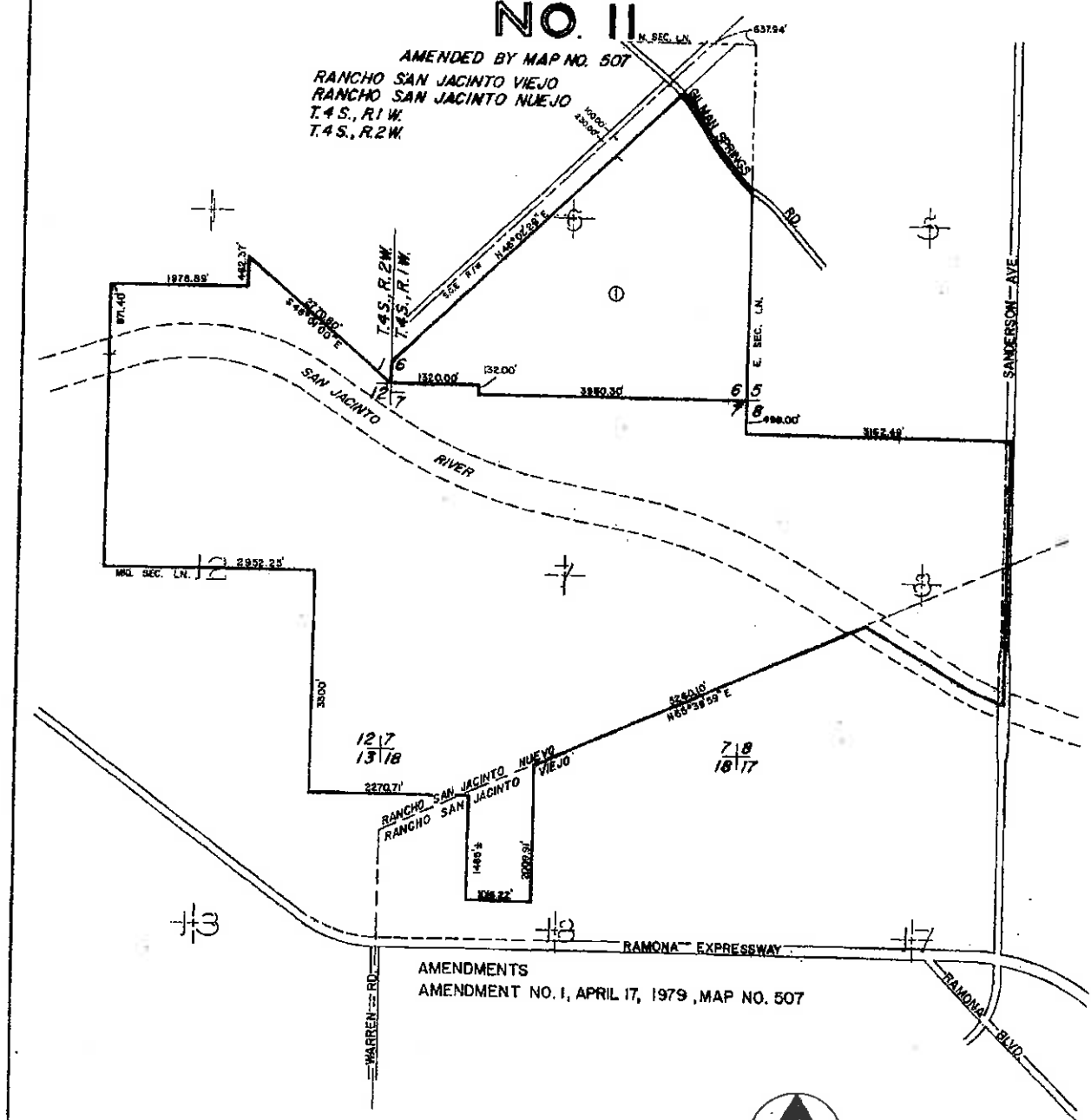
OWNER NAME / ADDRESS REPORT
 APN(s):

423-240-010-2 423-240-025-6 423-240-026-7 425-080-015-7
425-080-016-8 425-080-018-0 425-080-019-1 425-080-032-2
425-080-033-3 425-080-035-5 425-080-036-6 425-080-038-8
425-090-022-4 425-090-023-5 425-200-019-1 425-200-020-1
430-050-010-7 430-060-020-7 430-080-004-5 430-080-010-0
430-080-011-1 430-110-009-2

MAP NO. 400 SAN JACINTO AGRICULTURAL PRESERVE

NO. II

AMENDED BY MAP NO. 507
RANCHO SAN JACINTO VIEJO
RANCHO SAN JACINTO NUEVO
T.4S., R.1W.
T.4S., R.2W.



AMENDMENTS
AMENDMENT NO. I, APRIL 17, 1979, MAP NO. 507

ADOPTED ON FEBRUARY 15, 1977
BY THE BOARD OF SUPERVISORS
OF THE COUNTY OF RIVERSIDE,
STATE OF CALIFORNIA.



EXISTING LAND USE: APN 430-050-019, -023 AND -024 VACANT

AMENDMENT DESCRIPTION:

APN 430-050-019: AMEND THE SAN JACINTO AREA PLAN FROM OPEN SPACE TO RURAL/RURAL RESIDENTIAL ON 27.56 ACRES; RURAL COMMUNITY/ESTATE RESIDENTIAL ALONG THE FRONT 200 FOOT PORTION OF GILMAN SPRINGS ROAD ON 11.70 ACRES; AND COMMUNITY DEVELOPMENT/COMMERCIAL RETAIL ON 17.97 ACRES.
 APN 430-050-023, 024: AMEND THE SAN JACINTO AREA PLAN FROM AGRICULTURE AND COMMERCIAL TO COMMUNITY DEVELOPMENT/COMMERCIAL RETAIL ON 35.31 ACRES.

GENERAL PLAN AMENDMENTS

THOSE PORTIONS OF LOT 2 OF THE PARTITION OF THE RANCHO SAN JACINTO NUEVO, AS SET APART TO MRS. HELEN PEDRORENA DE WOLFSKILL, IN THE DECREE OF PARTITION DATED MAY 22, 1891 IN THE SUPERIOR COURT OF THE STATE OF CALIFORNIA, IN AND FOR THE COUNTY OF SAN DIEGO, A CERTIFIED COPY OF WHICH WAS RECORDED IN BOOK 178, PAGE 381 OF DEEDS, RECORDS OF SAN DIEGO COUNTY, CALIFORNIA, LIVING WITHIN THE PROJECTED LINES OF SECTION 5 AND 6, TOWNSHIP 4 SOUTH, RANGE 3 WEST, S.B.E.M.

JANUARY 2008

GENERAL PLAN DESIGNATIONS	EXISTING	PROPOSED	ACRES
APN 430-050-019	OPEN SPACE & AGRICULTURE	RURAL COMMUNITY, RURAL, COMMUNITY DEVELOPMENT	11.70 27.56 17.97
APN 430-050-023	AGRICULTURE & COMMERCIAL	COMMUNITY DEVELOPMENT	28.09
APN 430-050-024	AGRICULTURE	COMMUNITY DEVELOPMENT	7.22

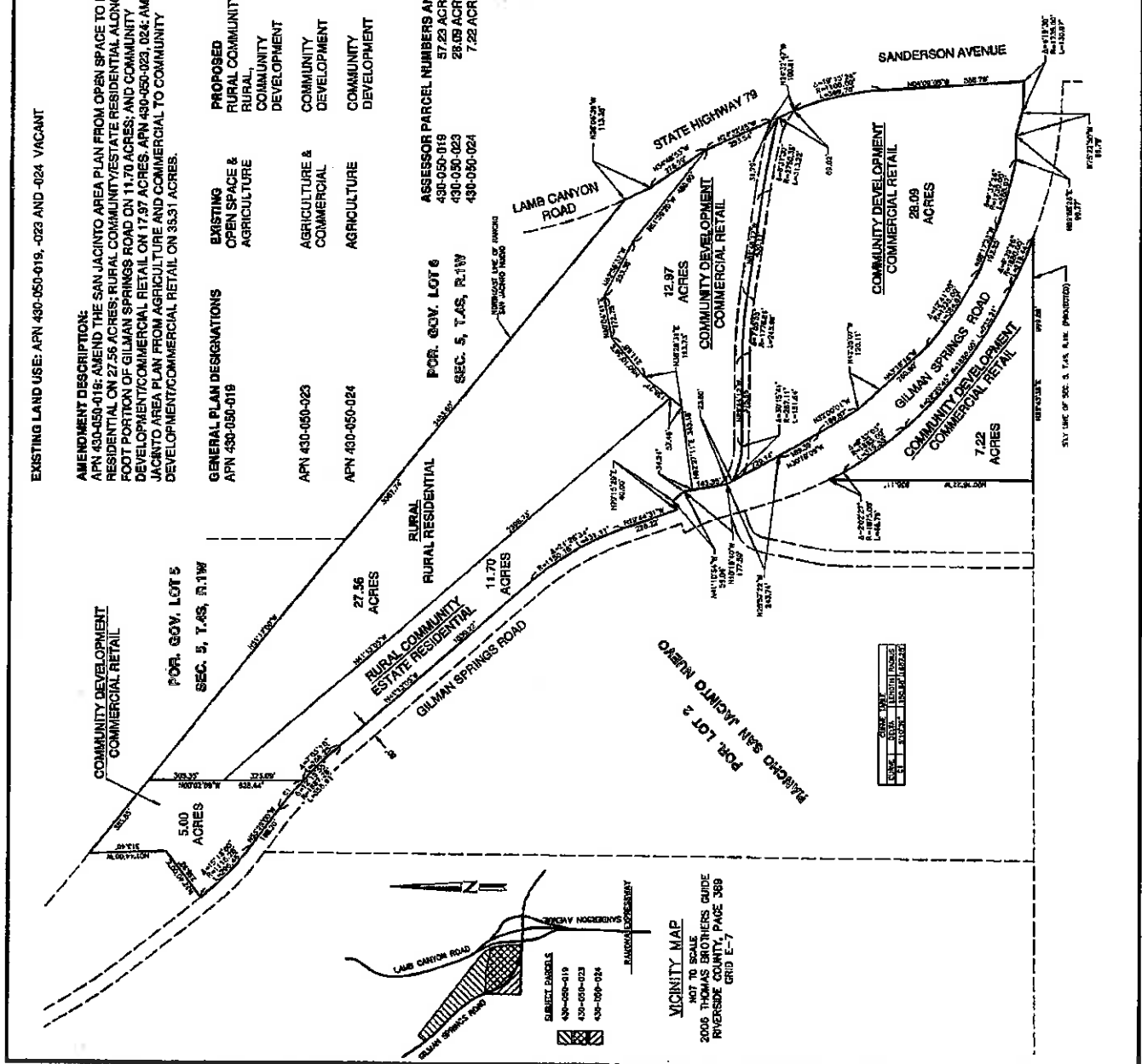
ASSESSOR PARCEL NUMBERS AND ACREAGE:

FOR: GOV. LOT 6	430-050-019	57.23 ACRES
SEC. 5, T.4S, R.11W	430-050-023	28.09 ACRES
	430-050-024	7.22 ACRES

LEGAL DESCRIPTION

APN 430-050-019
 THAT CERTAIN PORTION OF THE SAN JACINTO AREA PLAN, AS SET APART TO MRS. HELEN PEDRORENA DE WOLFSKILL, IN THE DECREE OF PARTITION DATED MAY 22, 1891 IN THE SUPERIOR COURT OF THE STATE OF CALIFORNIA, IN AND FOR THE COUNTY OF SAN DIEGO, A CERTIFIED COPY OF WHICH WAS RECORDED IN BOOK 178, PAGE 381 OF DEEDS, RECORDS OF SAN DIEGO COUNTY, CALIFORNIA, LIVING WITHIN THE PROJECTED LINES OF SECTION 5 AND 6, TOWNSHIP 4 SOUTH, RANGE 3 WEST, S.B.E.M.

APN 430-050-023 AND APN 430-050-024
 THAT CERTAIN PORTION OF THE SAN JACINTO AREA PLAN, AS SET APART TO MRS. HELEN PEDRORENA DE WOLFSKILL, IN THE DECREE OF PARTITION DATED MAY 22, 1891 IN THE SUPERIOR COURT OF THE STATE OF CALIFORNIA, IN AND FOR THE COUNTY OF SAN DIEGO, A CERTIFIED COPY OF WHICH WAS RECORDED IN BOOK 178, PAGE 381 OF DEEDS, RECORDS OF SAN DIEGO COUNTY, CALIFORNIA, LIVING WITHIN THE PROJECTED LINES OF SECTION 5 AND 6, TOWNSHIP 4 SOUTH, RANGE 3 WEST, S.B.E.M.



AREA	ACRES
FOR GOV. LOT 6	57.23
SEC. 5, T.4S, R.11W	28.09
	7.22
TOTAL	92.54

VICINITY MAP
 NOT TO SCALE
 2008 THOMAS BROTHERS GUIDE
 RIVERSIDE COUNTY, PAGE 369
 GRID E-7

OWNER/DEVELOPER:
 SAN JACINTO AREA TRUST
 C/O CONCHA MARQUEZ
 622 DE JOWA STREET
 LA CUNDA, CA 91911

PREPARED BY:
 THOMAS BROTHERS ASSOCIATES
 1223 UNIVERSITY AVE. STE. 2
 RIVERSIDE, CA 92507
 PH. 951-782-0968

ENGINEER:
 MILES & FORDHAM, INC.
 10000 UNIVERSITY AVENUE
 SAN DIEGO, CA 92138
 PH. 619-594-0300



NO.	DATE	BY	REVISIONS

4/15/09

Item 8.7

April 13, 2009

VIA ELECTRONIC MAIL AND FACSIMILE

Riverside County Planning Commission
ATTN: Mike Harrod
County of Riverside
4080 Lemon St., 9th Floor
Riverside, CA 92501

**RE: Items 6.0 and 8.0, General Plan Amendment Initiation Proceedings
(April 15, 2009)**

Dear Chair and Commission Members:

The Endangered Habitats League (EHL) appreciates the opportunity to comment on these landowner-initiated GPA proposals. While we are encouraged by many rigorous recommendations from staff, we respectfully disagree on others.

Item 6.1, GPA 909 (Mead Valley)

Disagree with staff recommendation. This site is part of the Good Hope Rural Village Overlay Study Area, which is being planned as part of the County's GPA 960. It would be *premature* to identify this location in a piecemeal manner for light industrial uses. It should be planned in a *coherent* manner with the rest of the Overlay. Initiation should be denied and the landowner referred to the GPA 960 process.

Item 6.2, GPA 949 (Meadowbrook)

Disagree with staff recommendation. This site is part of the Meadowbrook Rural Village Overlay Study Area, which is being planned as part of the County's GPA 960. It would be *premature* to identify this location in a piecemeal manner for intensified use. It should be planned in a *coherent* manner with the rest of the Overlay. Initiation should be denied and the landowner referred to the GPA 960 process.

Item 6.3, GPA 743 (Elsinore)

Disagree with staff recommendation. This proposal is piecemeal urbanization that exemplifies the defects of the landowner-initiated GPA process. While EHL generally supports using land already designated as Community Development in a more efficient manner, there is question as to whether this land was properly designated in the first place. No evidence has been submitted to support the finding that in order to meet housing goals, "Special circumstances or conditions have emerged that were

unanticipated in preparing the General Plan.” What *are* the quantified “housing goals” for the unincorporated area? How much housing capacity is present in land *already* designated for urbanization? If additional capacity is needed, is this the best location based upon jobs, services, traffic and proximity to existing infrastructure and development? Until these basic planning questions are answered, this proposal should not be initiated.

Item 6.4, GPA 815 (Temescal Canyon)

More information needed. While creations of an employment center along I-15 may well make sense, several questions must first be answered. Why can't these same uses occur under the present designations? As this property is within MSHCP Criteria Cells, what is the effect of the change on reserve assembly? This information should be solicited from the Environmental Programs Dept. As the current designation includes Community Center, what was the original purpose of the Community Center and to what extent will those important planning goals be lost or changed by the Specific Plan?

Item 6.5, GPA 1073 (County-wide)

We support the intent of these revisions to General Plan Policy LU-6.2, to clarify that public facilities may be sited outside of the Public Facilities designator and to protect valuable Open Space lands from such incompatible uses. Proposed for deletion, however, is language that preferentially locates some public facilities in Community Development and Rural Community rather than Rural and Agriculture. For community-serving public facilities (as opposed to those with potential for nuisance), this policy language is appropriate, as it reduces vehicle travel and creates community identity. We thus suggest language to recapture this concept.

Item 8.1, GPA 940 (REMAP)

Concur with staff recommendation to deny initiation. As pointed out in the staff report, the need for additional commercial uses is being addressed through new Rural Incidental Commercial Policies (via GPA 960) that will provide such services to residents and travelers. Generally, this region is unsuited for non-rural development due to infrastructure and service deficiency, lack of water, fire hazard, MSHCP Criteria Cells, etc. No new circumstances justify the proposed foundation change, and overall planning issues should be deferred to the Rural Village Overlay process ongoing within County-initiated GPA 960.

Item 8.2, GPA 952 (REMAP)

Concur with staff recommendation to deny initiation. This proposal would create large scale urbanization on 733 acres in an area utterly unsuited to these uses, due to infrastructure and service deficiency, lack of water, fire hazard, MSHCP Criteria Cells, etc. No new circumstances justify the proposed foundation change, and overall planning issues should be deferred to the Rural Village Overlay process ongoing within County-initiated GPA 960.

Item 8.3, GPA 953 (Rancho California)

Concur with staff recommendation to deny initiation. The need for any additional commercial uses is being addressed through new Rural Incidental Commercial Policies (via GPA 960) that will provide such services to residents and travelers. The property is also affected by MSHCP Criteria Cells and fire hazard.

Item 8.4, GPA 1015 (REMAP)

Concur with staff recommendation to deny initiation. The need for additional commercial uses is being addressed through new Rural Incidental Commercial Policies (via GPA 960) that will provide such services to residents and travelers. Generally, this region is unsuited for non-rural development due to infrastructure and service deficiency, lack of water, fire hazard, MSHCP Criteria Cells, etc. No new circumstances justify the proposed foundation change, and overall planning issues should be deferred to the Rural Village Overlay process ongoing within County-initiated GPA 960.

Item 8.5, GPA 1025 (REMAP)

Concur with staff recommendation to deny initiation. This region is unsuited for non-rural development due to infrastructure and service deficiency, lack of water, fire hazard, MSHCP Criteria Cells, etc. No new circumstances justify the proposed foundation change, and overall planning issues should be deferred to the Rural Village Overlay process ongoing within County-initiated GPA 960.

Item 8.6, GPA 1044 (REMAP)

Concur with staff recommendation to deny initiation. The need for additional commercial uses is being addressed through new Rural Incidental Commercial Policies (via GPA 960) that will provide such services to residents and travelers. Generally, this region is unsuited for non-rural development due to infrastructure and service deficiency, lack of water, fire hazard, MSHCP Criteria Cells, etc. No new circumstances justify the proposed foundation change, and overall planning issues should be deferred to the Rural Village Overlay process ongoing within County-initiated GPA 960.

Item 8.7, GPA 934 (San Jacinto Valley)

Concur with staff recommendation to deny initiation. This intact agricultural area is inappropriate for conversion to more intensive residential uses, and as staff points out, no compelling new circumstances justify such change. Surrounding parcels are Agriculture and Open Space. While staff believes that future consideration for redesignation as commercial may be appropriate, no evidence is provided that more commercial land is actually needed. Rather, future needs might be met through the Rural Incidental Commercial Policies under development in GPA 960, intended to provide these services to residents and travelers. In addition, until it is shown that intensified uses will not interfere with MSHCP assembly within the affected Criteria Cells, changes in land use should not move forward.

Item 8.8, GPA 937 (Lake Mathews)

Concur with staff recommendation to deny initiation. The proposal is to change the current Rural and Rural Community designations to continuous estate lots in the Rural Community and Community Development categories. Such inefficient development on 733 acres would wastefully consume an inordinate amount of land while producing little and no affordable housing. The site is also constrained by the MSHCP. Annexation into the Cajalco Wood Policy Area, as staff proposes, may provide a better balance of more efficient development and natural open space if consistency with the MSCHP can be established.

Item 8.9, GPA 957 (Anza)

Concur with staff recommendation to deny initiation. This proposal for conversion of 258 acres from Rural to Rural Community estate lots lies outside the village core and is therefore inappropriate for increased intensification. Initiation would render the Anza Community Vision and Goals process meaningless. There are no new compelling circumstances, and all open space benefits of the proposal can be achieved or bettered by consolidation of the 64 units allowed under the existing designations. Staff is to be commended for the excellent capacity analysis showing no need for additional large residential lots in this area. In general, Anza is deficient in infrastructure and water, and has limited potential for intensified uses.

Item 8.10, GPA 985 (Elsinore)

Concur with staff recommendation to deny initiation. This constrained site has serious and unresolved flood hazard issues, and the claim to provide needed affordable housing does not stand up to scrutiny, as documented in the staff report. Furthermore, the change would likely interfere with MSCHP assembly and should not proceed unless and until facilitation of a reserve segment can be documented.

Item 8.11, GPA 621 (Lakeview Nuevo)

Need more information. The project site is within MSHCP Criteria Cells along the San Jacinto River, which is a particularly challenging area for preserve assembly. What effect would the proposed change have on the assembly process? If negative, then initiation should not proceed.

Thank you for considering our views, and we look forward to working with you as the Fire-Year Update proceeds.

Sincerely,

Dan Silver, MD
Executive Director

Electronic cc: Board Members and Board Offices
George Johnson, TLMA
Ron Goldman, Planning Dept.
Carolyn Luna, Environmental Programs Dept.
Interested parties

Buchanan Ingersoll & Rooney LLP
Attorneys & Government Relations Professionals

S. Douglas Kerner
619 685 1980
douglas.kerner@bipc.com

707 Broadway, Suite 800
San Diego, CA 92101
T 619 239 8700
F 619 702 3898
www.buchananingersoll.com

August 11, 2008

Sent via E-mail

Riverside County Planning Commission
Riverside County Administration Center
4080 Lemon Street
Riverside, CA 92502

Re: Agenda Item No. 5.25 (August 12, 2008); GPA No. 934; Applicant, Wolfskill-Pedrorena Trust

Dear Members of the Planning Commission:

On behalf of the applicant, the Wolfskill-Pedrorena Trust, we respectfully request that the Planning Commission continue this item to a date certain, ideally at least one month out.

The reason for the continuance is that the applicant would like additional time to investigate the validity of newly presented seismic information.

Fault Zone

Before submitting its GPA application, the applicant relied on existing seismic maps that showed one seismic fault zone with two trace lines affecting the southern portion of the property. With the required 50-foot setback, there would remain outside the fault zone ample area for certain commercial uses. Since any use of the site would require a subsequent Plot Plan review and CEQA Initial Study, supported by a geotechnical report, specific recommendations on design would be considered at that time. In addition, commercial uses under the proposed GPA would preclude habitable residential structures from locating near the fault zone. Therefore, future development would be designed to mitigate seismic hazards, while avoiding potential residential uses in proximity to a fault zone.

It was not until last Friday, August 8, 2008, when the Staff Report and PowerPoint presentation were made available on the County Planning Department's website, that the applicant became aware that a new fault zone map was being overlaid on the applicant's property. This new map shows a substantially increased fault zone affecting the property.

Because the applicant just became aware of this new information, it would like some additional time to investigate the validity of the new fault zone information and its potential impact on future development.

Other Issues: Agriculture and MSHCP

The Planning Department's Staff Report also raised two other issues regarding agriculture and the MSHCP, both of which can be addressed. The first issue concerns the

August 11, 2008

Page - 2 -

preservation of agricultural uses in the area of the property. However, the subject property is located at the intersection of Highway 79 and Gilman Springs Road, which is not a suitable location for agricultural uses. In fact, the property has been continuously owned by the same family for over 150 years and it *never* has been used for agricultural purposes. The property is not suitable for agriculture because of:

- The property's location at a freeway interchange with heavy traffic volume.
- Its confinement by highways that fracture farming operations on large acreage.
- Rising water costs and the absence of alternate water sources at lower costs.
- Alkaline soil conditions.

Thus, future development as proposed by GPA 934 would occur on lands not suitable for agricultural uses, and which have never been used for such purposes.

The second issue concerns the applicability of the MSHCP. Approximately 85% of the property lies within Cells 2076 and 2172 of Cell Group L. Cell Group L extends approximately one-half mile north of the property. According to the MSHCP, "[c]onservation within this Cell Group will range from 40%-50% of the Cell Group focusing on the northern portion of the Cell Group." The targeted conservation area of the Cell Group coincides with the hilly terrain in the area, north of the subject property. Accordingly, future development as proposed by GPA 934 will not conflict with the objectives of the MSHCP as stated in the conservation plan. Of course, any future development project would be required to go through the HANS process to assess the precise application of the MSHCP to the site.

The Wolfskill-Pedrorena Trust is very sensitive to the environmental nature of the area and in fact last year sold over 1,100 acres to the RCA for open space. The location of the subject site at an intersection, however, is a very different piece of property because of the heavy traffic from Highway 79 and Gilman Springs Road, which is much less desirable for conservation purposes.

Conclusion

As a result of the new seismic information that was just recently made known, the Wolfskill-Pedrorena Trust respectfully requests the Planning Commission continue this item to a date certain, for at least one month. This will allow additional time to investigate the validity of this newly presented information.

Thank you for your time and consideration of this request.

Sincerely,


S. Douglas Kerner

SDK/lmw

cc: Ms. Conchita Marusich
Mr. David M. Leonard
Samuel C. Alhadeff, Esq.



Policy Areas

A Policy Area is a portion of an Area Plan that contains special or unique characteristics that merit detailed attention and focused policies. Policy Area locations and boundaries are shown on Figure 4, Policy Areas, and are described in detail below.

POLICY AREAS

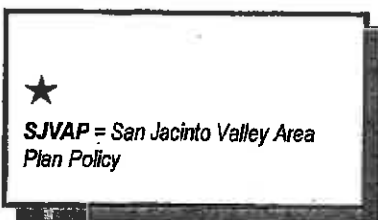
Six Policy Areas have been designated within the San Jacinto Valley Area Plan. They are important locales that have special significance to the residents of this part of the County. Many of these policies derive from citizen involvement over a period of years in planning for the future of this area. In some ways, these policies are even more critical to the sustained character of the San Jacinto Valley than some of the basic land use policies because they reflect deeply held beliefs about the kind of place this is and should remain. These boundaries are only approximate and may be interpreted more precisely as decisions are called for in these areas. This flexibility, then, calls for considerable sensitivity in determining where conditions related to the policies actually exist, once a focused analysis is undertaken on a proposed development project.

Florida Avenue Corridor

The commercial uses along Florida Avenue in East Hemet and Valle Vista have been individually developed and exhibit no common theme.

Policies:

- SJVAP 1.1 Improve the quality and functionality of commercial development along Florida Avenue by establishing design guidelines to address such factors as setbacks, building facades, landscaping, signage and shared access.



Diamond Valley Lake Policy Area

Diamond Valley Lake (DVL) is a recently built, approximately 800,000 acre foot capacity reservoir owned and operated by the Metropolitan Water District (MWD), which provides domestic water supplies to much of Southern California. Diamond Valley Lake is strategically located, with ample adjacent land, to also provide for a wide variety of recreational opportunities for the residents of Riverside County and Southern California, and beyond. Potential recreational opportunities include, but are not limited to, fishing, boating, camping, golfing, picnicking, bicycling, horseback riding, and hiking. In support of recreational facilities, other tourist-oriented facilities including hotels, restaurants, and commercial services are anticipated to be developed in the future. The County of Riverside will continue to cooperate with MWD and Diamond Valley Lake's other neighboring jurisdiction, the City of Hemet, to encourage development of the lake's recreational opportunities and supporting commercial services.



It is envisioned that Diamond Valley Lake's recreational and tourist-oriented facilities will be developed pursuant to one or more specific plans contained within the policy area. The Harvest Valley/Winchester, Southwest, and San Jacinto Valley Area Plans illustrate MWD's concept, at the time of the adoption of the Riverside County General Plan, for the potential future development of the DVL lands. Following are the policies for development in the Diamond Valley Lake Policy Area (DVLPA):

Policies:

SJVAP 2.1 Continue cooperating with the Metropolitan Water District and the City of Hemet to encourage the development of a comprehensive program for recreational and support commercial facilities at Diamond Valley Lake.

SJVAP 2.2 All development shall occur through specific plans. Any specific plans adopted in the Diamond Valley Lake Policy Area shall be classified as Community Development Specific Plans.

SJVAP 2.3 The Diamond Valley Lake Policy Area, in its entirety, is included in the Highway 74 Policy Area (Circulation Element Policy C 2.6).

SJVAP 2.4 Provided that total development intensity for the entire Diamond Valley Lake Policy Area is not increased beyond the level of development intensity established for this area at the time of the adoption of the General Plan, no general plan amendments shall be required to be filed and approved in order to authorize changes in mapped general plan designations, provided that any such changes are approved through specific plan applications (specific plans, specific plan amendments, substantial conformances, as appropriate). The approved specific plan applications will constitute the General Plan Element mapped land use designations for the areas so affected. In the event that total development intensity for the entire DVLPA would be exceeded due to any development proposal within the area, the application must be accompanied by, and approved through, a general plan amendment (GPA) application. No such GPA shall be subject to the General Plan Certainty System's five-year amendment cycle.

San Jacinto River

This riparian corridor is an important feature of this Area Plan. The River's significant 100-year floodplain, the seismic zones within this sector, and the adjacent steep slopes of the San Jacinto Mountains are important features to acknowledge.


Policies:



SJVAP 3.1 Protect the multipurpose open space attributes of the San Jacinto River Corridor through adherence to policies in the



Flood and Inundation Hazards section of the Safety Element, the Floodplain and Riparian Area Management and Environmentally Sensitive Lands sections of the Multipurpose Open Space Element, and the Open Space, Habitat and Natural Resource Preservation section of the General Plan Land Use Element.

- SJVAP 3.2 Require development adjacent to the River to be set back from the top of bluffs or slopes, where applicable, an appropriate distance as determined by the County Geologist in order to protect the natural and recreational values of the River and to avoid public responsibility for property damage from soil erosion or future floods.
-  SJVAP 3.3 Minimize the disruption of sensitive vegetation and species, as called out in the Floodplain and Riparian Area Management and Environmentally Sensitive Lands sections of the General Plan Multipurpose Open Space Element.
- SJVAP 3.4 Preserve areas subject to erosive flooding in a natural state.
- SJVAP 3.5 Require private development along the River to provide for riding, hiking and biking trails and for connections to the Countywide system of trails.
- SJVAP 3.6 Require the placement and design of roadways to be compatible with the natural character of the River corridor.
- SJVAP 3.7 Discourage the addition of local road crossings. If any additional crossing is allowed, careful consideration shall be given to location, design and landscaping to take advantage of the scenic character of the River and to avoid destruction of its natural values.
- SJVAP 3.8 Discourage utility lines within the River corridor. If approved, lines shall be placed underground where feasible and shall be located in a manner to harmonize with the natural environment and amenity of the River.
- SJVAP 3.9 Allow existing agricultural uses within the policy area to continue by right. Transition into conservation uses will only occur by acquisition of property from willing owners.

Highway 79 Policy Area

The purpose of the Highway 79 Policy Area is to address transportation infrastructure capacity within the policy area. Applicable policies are also located in the Circulation Element of the General Plan.

Policies:



- SJVAP 4.1 Accelerate the construction of transportation infrastructure in the Highway 79 Policy Area. The County shall require that all new development projects demonstrate adequate transportation infrastructure capacity to accommodate the added traffic growth. The County shall coordinate with cities adjacent to the policy area to accelerate the usable revenue flow of existing funding programs, thus assuring that transportation infrastructure is in place when needed.

- SJVAP 4.2 Establish a program in the Highway 79 Policy Area to ensure that overall trip generation does not exceed system capacity and that the system operation continues to meet Level of Service standards. In general, the program would establish guidelines to be incorporated into individual Traffic Impact Analysis that would monitor overall trip generation from residential development to 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. Individually, projects could exceed the General Plan traffic model trip generation level, provided it can be demonstrated that sufficient reductions have occurred on other projects in order to meet Level of Service standards.

Hemet Ryan Airport Influence Area

The Hemet Ryan Airport is an active airport located in the City of Hemet. The boundary of the Hemet Ryan Airport Influence Area is shown in Figure 4, Policy Areas. There are a number of safety zones associated with the Airport Influence Area. These safety zones are shown in Figure 5, Hemet Ryan Airport Influence Policy Area. Properties within these zones are subject to regulations governing such issues as development intensity, density, height of structures, and noise. These land use restrictions are fully set forth in Appendix L and are summarized in Table 4, Land Use Compatibility Guidelines for Airport Safety Zones for Hemet Ryan Airport. For more information on these zones and additional airport policies, refer to Appendix L and the Land Use, Circulation, Safety and Noise Elements of the Riverside County General Plan.

Policies:



- SJVAP 5.1 To provide for the orderly development of Hemet Ryan Airport and the surrounding area, comply with the Airport Land Use Compatibility Plan for Hemet Ryan Airport as fully set forth in Appendix L and as summarized in Table 4, as well as any applicable policies related to airports in the Land Use, Circulation, Safety and Noise Elements of the Riverside County General Plan.

Agriculture/Potential Development Special Study Area

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. 934, (Foundation and Entitlement/Policy) – Intent to Adopt a Negative Declaration – Applicant: Wolfskill-Pedrorena Trust – Engineer/Representative: Greg Lowther - Fifth Supervisorial District – Area Plan: San Jacinto Valley – Zone District: Hemet - San Jacinto – Zone: Heavy Agriculture (A-2-10) (10-Acre Minimum) – Location: North of San Jacinto River, east of Davis Road, south of Bridge Street, and west of State Highway 79 – Project Size: 89.3 Acres – **REQUEST:** Proposal to amend portions of the project site's General Plan Foundation Component from Agriculture (AG) and Open Space (OS) to Community Development (CD) and to amend its Land Use Designation from Rural (R) and Agriculture (AG) to Conservation (C) (35.45-Acres) and Commercial Retail (CR) on four parcels, totaling 89.3 Acres – Project Planner: John Hildebrand at (951) 955-1888 or email jhildebr@rctlma.org.

TIME OF HEARING:

9:00 am or as soon as possible thereafter

DECEMBER 2, 2015

RIVERSIDE COUNTY ADMINISTRATIVE CENTER

BOARD CHAMBERS, 1ST FLOOR

4080 LEMON STREET

RIVERSIDE, CA 92501

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

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

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

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

Please send all written correspondence to:

RIVERSIDE COUNTY PLANNING DEPARTMENT

Attn: John Hildebrand

P.O. Box 1409, Riverside, CA 92502-1409

PROPERTY OWNERS CERTIFICATION FORM
GPA00934

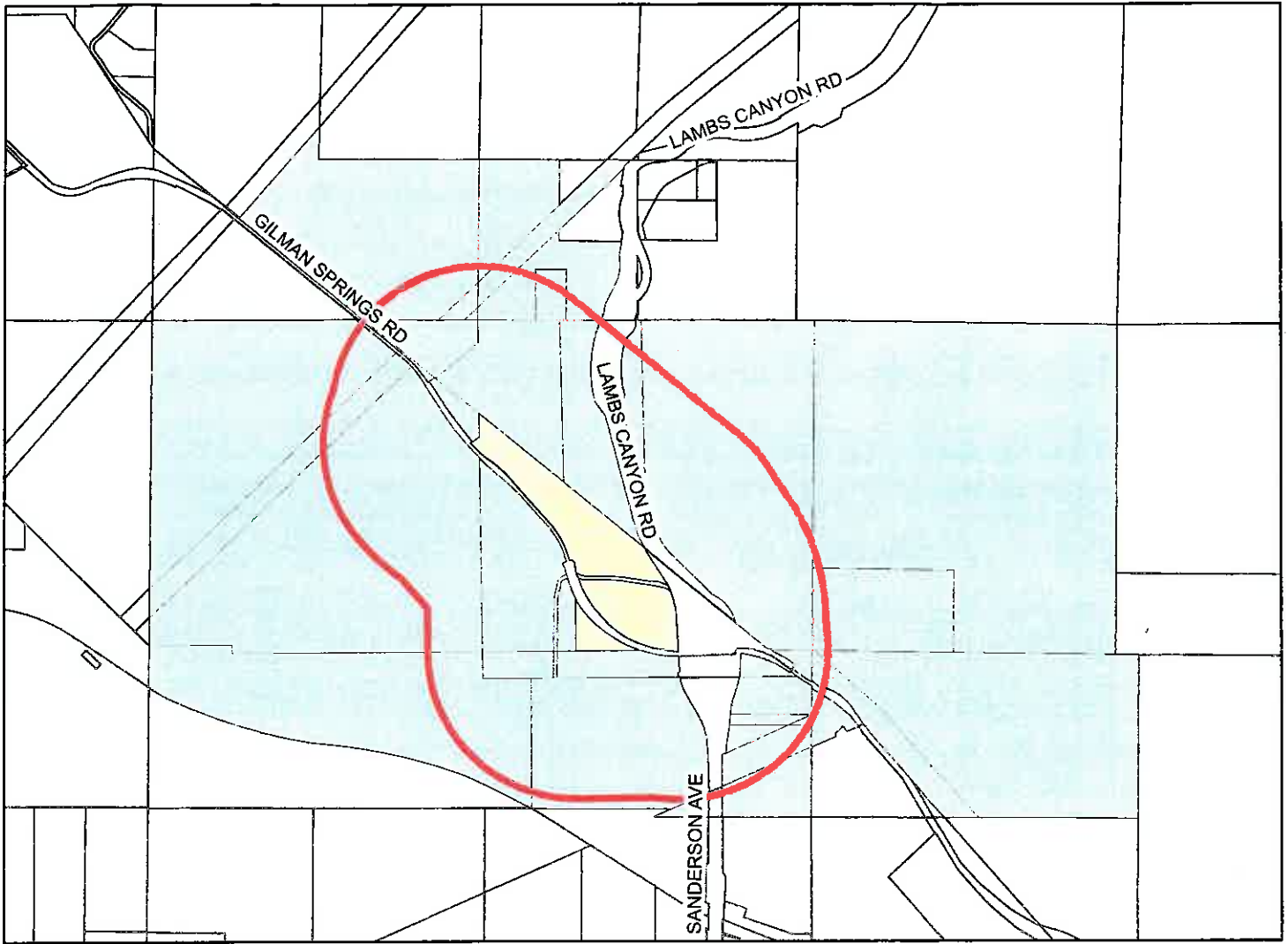
I, Stella Spadafora, certify that on
(Print Name)
11/10/2015 the attached property owners list
(Date)
was prepared by County of Riverside / GIS
(Print Company or Individual's Name)
Distance Buffered: 2400 Feet.

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 500 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: Stella Spadafora
TITLE/REGISTRATION: GIS Analyst
ADDRESS: 3450 14th St. 5th Floor
Riverside, CA 92501
TELEPHONE (8 a.m. – 5 p.m.): (951) 955-3288

GPA00934
(2400 Feet Radius)



Selected Parcels

430-040-021	430-040-023	430-070-012	430-070-013	430-070-019	430-070-020	430-070-018	430-070-017	430-140-009	430-040-009
430-040-016	430-040-017	430-040-018	430-040-020	430-040-001	430-050-032	430-050-010	430-040-002	430-050-003	430-040-019
430-050-014	430-050-017	430-050-018	430-050-030	430-050-031	430-060-019	430-060-023	430-060-024	430-060-025	430-070-011
430-140-007	421-200-038	421-210-015	430-070-014	421-200-030	421-200-031	421-210-012	421-210-025	421-210-026	430-050-019
430-050-023	430-050-024	430-050-033	430-060-026						



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: 421210015, APN: 421210015
SOUTHERN CALIFORNIA EDISON CO
SOUTHERN CALIFORNIA EDISON CO
P O BOX 800
ROSEMEAD CA 91770

ASMT: 430040023, APN: 430040023
BUILDING MANAGEMENT SERVICES
19625 GILMAN SPRINGS RD
SAN JACINTO CA 92583

ASMT: 421210025, APN: 421210025
WESTERN RIVERSIDE CO REG CONSERV AUT
C/O DEPT OF FACILITIES MGMT
3133 MISSION INN AVE
RIVERSIDE CA 92507

ASMT: 430050010, APN: 430050010
LAUDA FAMILY LTD PARTNERSHIP
C/O BERTRAND LAUDA
35750 RAMONA EXY
SAN JACINTO CA 92582

ASMT: 430040002, APN: 430040002
REG BAPTIST CONF OF SO CALIF
18080 GILMAN SPRINGS RD
MORENO VALLEY, CA. 92555

ASMT: 430050032, APN: 430050032
RUEY TSAI, ETAL
C/O SEN FANG WEN
1346 MONTEZUMA WAY
WEST COVINA CA 91791

ASMT: 430040018, APN: 430040018
GAME WILDLIFE CONSERV, ETAL
C/O STATE OF CALIF
1807 13TH ST STE 103
SACRAMENTO CA 95814

ASMT: 430050033, APN: 430050033
WILLIAM DRISCOLL
C/O CONCHITA MARUSICH
3507 NEWARK DR
NAPA CA 94558

ASMT: 430040019, APN: 430040019
REGULAR BAPTIST CONFERENCE OF SOUTH
18080 GILLMAN SPRINGS RCH
MORENO VALLEY CA 92555

ASMT: 430060025, APN: 430060025
SCOTT AG PROP
42131 SAN JOSE DR
SAN JACINTO CA 92583

ASMT: 430040020, APN: 430040020
JAMES MCKINLEY, ETAL
C/O MC WELCO PRODUCTS
6730 SANTA FE AVE
HESPERIA CA 92345

ASMT: 430060026, APN: 430060026
WILLIAM DRISCOLL
C/O DONA REUSCH
1440 N KIRBY ST
HEMET CA 92545

ASMT: 430040021, APN: 430040021
BUILDING MANAGEMENT SERVICES INC
19625 HWY 79
GILMAN HOT SPRINGS CA 92583

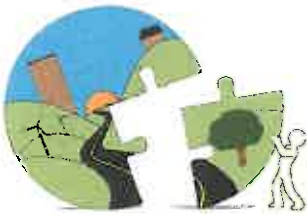
ASMT: 430070014, APN: 430070014
SOUTHERN CALIFORNIA EDISON CO
2131 WALNUT GROVE 2ND FL
ROSEMEAD CA 91770

ASMT: 430070018, APN: 430070018
CO OF RIVERSIDE
P O BOX 1605
RIVERSIDE CA 92502

ASMT: 430070019, APN: 430070019
BUILDING MANAGEMENT SERVICES
19625 HIGHWAY 79
GILMAN HOT SPRINGS CA 92583

ASMT: 430140007, APN: 430140007
SCOTT AG PROP
18051 GILMAN SPRINGS RD
MORENO VALLEY CA 92555

ASMT: 430140009, APN: 430140009
COUNTY OF RIVERSIDE
C/O REAL ESTATE DIVISION
P O BOX 1180
RIVERSIDE CA 92502



RIVERSIDE COUNTY
PLANNING DEPARTMENT

Steven Weiss, AICP
Planning Director

NEGATIVE DECLARATION

Project/Case Number: General Plan Amendment No. 934

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: November 5, 2015

Applicant/Project Sponsor: Wolfskill-Pedrorena Trust Date Submitted: February 8, 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

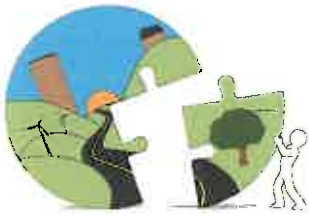
For additional information, please contact John Hildebrand at (951) 955-1888.

Revised: 10/16/07
Y:\Planning Master Forms\CEQA Forms\Negative Declaration.doc

Please charge deposit fee case#: ZEA41761 ZCFG05110

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.

General Plan Amendment No. 934

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)

Wolfskill-Pedrorena Trust

Project Applicant

3507 Newark Drive, Napa, CA 94558

Address

North of San Jacinto River, east of Davis Road, south of Bridge Street, and west of State Highway 79. APNs: 430-050-019, 430-050-023, 430-050-024, and 430-050-033

Project Location

Proposal to amend a portion of the project site's General Plan Foundation Component from Agriculture (AG) and Open Space (OS) to Community Development (CD) and to amend its Land Use Designation from Rural (R) and Agriculture (A) to Conservation (C) and Commercial Retail (CR) on four parcels, totaling 89.3 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

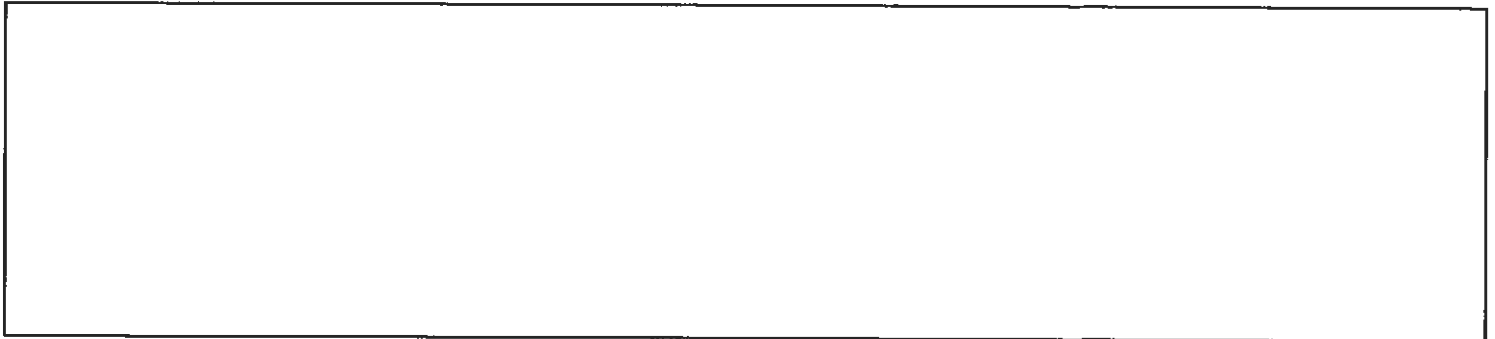
Project Planner

Title

11/05/2015

Date

Date Received for Filing and Posting at OPR: _____



COUNTY OF RIVERSIDE
SPECIALIZED DEPARTMENT RECEIPT
Permit Assistance Center

O* REPRINTED * R0801395

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: WILLIAM P DRISCOLL ESQ TTEE \$64.00
paid by: CK 185 & 2868
CALIFORNIA FISH AND GAME FOR EA41761
paid towards: CFG05110 CALIF FISH & GAME - NEG DECL
at parcel: 18850 GILMAN SPRINGS RD SANJ
appl type: CFG1

By _____ Feb 08, 2008 14:33
MGARDNER posting date Feb 08, 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

O* REPRINTED * R1509389

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
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Received from: WILLIAM P DRISCOLL ESQ TTEE \$2,210.00
paid by: CK 5021
CALIFORNIA FISH AND GAME FOR EA41761
paid towards: CFG05110 CALIF FISH & GAME - NEG DECL
at parcel: 18850 GILMAN SPRINGS RD SANJ
appl type: CFG1


By _____ Aug 19, 2015 09:25
MGARDNER posting date Aug 19, 2015

Account Code	Description	Amount
658353120100208100	CF&G TRUST	\$2,210.00

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

Agenda Item No.: 4 . 2
Area Plan: Harvest Valley/Winchester
Zoning Area: Winchester
Supervisory District: Third
Project Planner: John Earle Hildebrand III
Planning Commission: December 2, 2015

General Plan Amendment No. 943
Change of Zone No. 7741
Environmental Assessment No. 41771
Applicant: Carl Rheingans
Engineer/Representative: Cozad & Fox, Inc.


Steve Weiss, AICP
Planning Director

COUNTY OF RIVERSIDE PLANNING DEPARTMENT STAFF REPORT

PROJECT DESCRIPTION AND LOCATION:

General Plan Amendment No. 943 (Foundation and Entitlement/Policy Amendment) and Change of Zone No. 7741 – Proposal to amend the project site's General Plan Foundation Component from Rural Community (RC) to Community Development (CD), amend its Land Use Designation from Estate Density Residential (EDR) (2-acre minimum) to Medium Density Residential (MDR) (2-5 du/ac) and Commercial Retail (CR) (0.20 – 0.35 FAR), and change the site's zoning classification from A-1-10 (Light Agriculture, 10-acre minimum) to R-1 (One-Family Dwellings) and C-1 & C-P (General Commercial) on one parcel, totaling 56.8 acres, located East of Highway 79/Winchester Road, North of Stowe Road, West of Richmond Road, and South of Stetson Avenue, within the Harvest Valley/Winchester 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. On April 20, 2010, the Riverside County Board of Supervisors adopted an order initiating proceedings for General Plan Amendment No. 943. The GPIP report package is included with this report. General Plan Amendment No. 943 and Change of Zone No. 7741 (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 November 9, 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. Although County staff received no specific requests for consultation within the 30-day period, the Pechanga Tribe has requested in general that they be notified for potential consultation. Staff discussed the project during a conference call with the Pechanga Tribe and both staff and the Pechanga Tribe agreed that since this project includes a General Plan Amendment and Change of Zone only, resulting in no ground disturbance, no further consultation with the Pechanga Tribe is required. 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 to the County for review.

Airport Influence Area ("AIA")

The project site is located in close proximity to two Airport Influence Area boundaries with the Hemet-Ryan AIA to the east of the site and the March Air Reserve Base to the west of the site. However, no portion of the site lies within either boundary. As a result, this project is not subject to the Airport Land Use Commission review.

ISSUES OF POTENTIAL CONCERN:

Highway 79 Policy Area

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

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

General Plan Amendment Findings

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

This project includes a Foundation Component General Plan Amendment to change to Community Development to enable an accompanying General Plan Land Use Designation change to Medium Density Residential (MDR) (2-5 du/ac) and Commercial Retail (CR) (0.20 – 0.35 FAR). To the northwest of the project site lies an existing residential tract, also developed at a Medium Density Residential range. That project was approved during 2003 and portions of the site are still under construction. Additionally, the property to the north of the project site also has a General Plan Land Use Designation of Medium Density Residential. The County received a Change of Zone application (CZ07295) in 2006, to change the property's Zone from A-1 (Light Agriculture) to R-1 (One-Family Dwellings); however, this application has since been abandoned. General growth within the area has occurred over the past decade. This application represents a compatible continuation of that growth. As a result of these circumstances, a General Plan Foundation Component change 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, 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 located southeast from another existing single family residential tract, also developed at a Medium Density range. Development of the project site is a logical extension to the existing development in the area and the property can accommodate new residential. Furthermore, access to the site can easily be taken from the adjacent Highway 79, a primary transportation corridor through the area. New residential development adjacent to the existing homes on to the northwest compliments a managed growth pattern, reducing sprawl. This is not a stand-alone, isolated area, whereby new development would exasperate sprawl. As result, this project is consistent with the Riverside County Vision Statement and a General Plan Foundation Component change is justified.

Internal Consistency

Aside from the Highway 79 Policy Area, for which this project already includes mitigation, 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. 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. Development at a Medium Density is consistent with the other existing development in the area.

This Foundation Component Amendment is further supported through the following:

- 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."

This project includes a land use change to enable a future residential development project, that is compatible with the existing development and land use in the area. The project site and surrounding area is experiencing a transition from rural to urban, as shown by the recent development and changes to the land use patterns. The project site can accommodate a higher density level of development and this proposed amendment is appropriate.

Lastly, this proposed Amendment is also supported through the following:

- Policy LU 22.1 of the General Plan Land Use Element states, "Provide for a broad range of land uses, intensities, and densities, including a range of residential, commercial, business, industry, open space, recreation, and public facilities uses."

This Foundation Component change to Community Development will not only enable a General Plan Land Use change to Medium Density Residential, but also Commercial Retail. The establishment of some commercial land use is a reasonable change for the area, which could provide future support services for the residential development. A varied land use pattern provides for a more long-term sustainable community. 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 Regular Entitlement/Policy Amendment is also consistent with the Vision Statement for the same reasons as above, and also item number one of the Housing section of the Vision Statement, which says, "The people of Riverside County represent a richly varied range of income categories. Housing is available in every increment of this range, from highly affordable to exclusive executive housing and from rental to various forms of ownership housing. This is being satisfied through a combination of new housing, rehabilitated housing, group housing, resale, mixed-use development, and various housing assistance programs where they are needed." Development at a Medium Density Residential range generally provides for one of the more common housing product types, that a majority of consumers can acquire. This proposed residential density range is appropriate for the area, as it's compatible with the existing development to the northwest. 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 three 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 changing from rural to urban. This is shown by the type of development occurring the area, which constitutes smaller and more compact lots. The general land use pattern for the area has been changing, 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 to smaller residential lots with a range of 2-5 DU/AC, in support of the existing growth in the area and anticipated future needs. However, the area still has larger lot residential areas, which integrate into the community as a whole and provide for a variety of lifestyle choices.

The third principal is within the Economic Development category – Land Development Activity:

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

This project will also establish a portion of the site as commercial, in order to provide services to the growing community. This blend of land uses in the area creates a more holistic community, providing an opportunity for a complementary commercial development. As a result, there is no conflict with any 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 Statement or any of the General Plan principles. This Amendment will result in enabling a future residential development, compatible with the area, which supports the County's goals.

- 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 its goals. The following General Plan policies will be achieved through this Amendment:

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 Medium Density Residential (2-5 DU/AC) is a consistent and logical extension of the existing MDR development to the northwest. The change will enable a future implementing residential 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 MDR residential lots, located to the northwest, while still preserving the existing larger residential lots in the area. This amendment will further this policy by allowing for an integration of smaller lots in conjunction with the existing larger lots, in an area that can reasonably accommodate the development pattern.

Lastly, Policy LU 23.1 of the General Plan Land Use Element states, "Accommodate the development of commercial uses in areas appropriately designated by the General Plan and area plan land use maps." This proposed Land Use Amendment will change a portion of the project site to a commercial designation. Due to the general residential growth and new housing development in the area, supporting commercial services should be accommodated. The location of the proposed commercial designation is appropriate and is centralized around the residential community. As a result, this proposed General Plan Amendment meets the purpose of the Riverside County General Plan and is justified.

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

As discussed in the above findings, there is an existing residential tract to the northwest of the project site, which has been developed at a Medium Density Residential range. This tract was approved for construction during 2003. Additionally, the property to the north of the project site also has a General Plan Land Use Designation of Medium Density Residential. The County received a Change of Zone application (CZ07295) in 2006, to change that property's Zone from A-1 (Light Agriculture) to R-1 (One-Family Dwellings), in order to bring the Zone into conformance with the General Plan, for the purpose of future development. This application however, has since been abandoned. For these reasons, new circumstances have occurred which justify this proposed General Plan Amendment.

SUMMARY OF FINDINGS:

- | | |
|---|---|
| 1. Existing Foundation General Plan Land Use (Ex #6): | Rural Community (RC) |
| 2. Proposed Foundation General Plan Land Use (Ex #6): | Community Development (CD) |
| 3. Existing General Plan Land Use (Ex #6): | Estate Density Residential (EDR) (2-acre minimum) |
| 4. Proposed General Plan Land Use (Ex #6): | Medium Density Residential (MDR) (2-5 DU/AC) and Commercial Retail (CR) (0.20-0.35 FAR) |
| 5. Surrounding General Plan Land Use (Ex #6): | Medium Density Residential (MDR) (2-5 DU/AC) to the north, Rural Residential (RR) (5-acre minimum) to the south, and Estate Density Residential (EDR) (2-acre minimum) to the east and west. |
| 6. Existing Zoning (Ex #3): | A-1-10 (Light Agriculture, 10-acre minimum) |
| 7. Proposed Zoning (Ex #3): | R-1 (One-Family Dwelling) and C-1 & C-P (General Commercial) |
| 8. Surrounding Zoning (Ex #3): | A-1-10 (Light Agriculture, 10-acre minimum) to the north, A-2-10 (Heavy Agriculture, 10-acre minimum) to the east, A-1-5 (Light Agriculture, 5-acre minimum) to the south, and A-1-10 (Light Agriculture, 10-acre minimum) and Rural Residential (R-R) to the west. |
| 9. Existing Land Use (Ex #1): | Vacant Land and Single-Family Residential |
| 10. Surrounding Land Use (Ex #1): | Vacant Land and Single-Family Residential |
| 11. Project Size (Ex #1): | Total Acreage: 56.8-acres |
| 12. Environmental Concerns: | See Environmental Assessment No. 41771 |

RECOMMENDATIONS:

ADOPT PLANNING COMMISSION RESOLUTION No. 2015-029 recommending adoption of General Plan Amendment No. 943 to the Riverside County Board of Supervisors; and

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

ADOPT a **MITIGATED NEGATIVE DECLARATION** for **ENVIRONMENTAL ASSESSMENT NO. 41771**, 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. 943** amending the project site's General Plan Foundation Component from Rural Community (RC) to Community Development (CD), amending its Land Use Designation from Estate Density Residential (EDR) (2-acre minimum) to Medium Density Residential (MDR) (2-5 du/ac) and Commercial Retail (CR) (0.20 – 0.35 FAR), and changing the site's zoning classification from A-1-10 (Light Agriculture, 10-acre minimum) to R-1 (One-Family Dwellings) and C-1 & C-P (General Commercial), in accordance with the Proposed General Plan Land Use Exhibit #6; based on the findings and conclusions incorporated in the staff report; and, pending final adoption of the General Plan Amendment Resolution by the Board of Supervisors.

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

1. The project site has a General Plan Land Use of Rural Community: Estate Density Residential (RC:EDR) and is located within the Harvest Valley/Winchester Area Plan.
2. The project site is surrounded by properties which have a General Plan Land Use Designation of Medium Density Residential (MDR) (2-5 DU/AC) to the north, Rural Residential (RR) (5-acre minimum) to the south, and Estate Density Residential (EDR) (2-acre minimum) to the east and west.
3. This Regular Foundation Amendment and Entitlement/Policy Amendment will result in a Land Use change to Community Development: Medium Density Residential (MDR) (2-5 DU/AC) and Community Development: Commercial Retail (CD:CR) (0.20-0.35 FAR).
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. There is an existing residential tract to the northwest of the project site, which has been developed at a Medium Density Residential range. This tract was approved for construction during 2003. Additionally, the property to the north of the project site also has a General Plan Land Use Designation of Medium Density Residential. The County received a Change of Zone application (CZ07295) in 2006, to change that property's Zone from A-1 (Light Agriculture) to R-1

(One-Family Dwellings), in order to bring the Zone into conformance with the General Plan, for the purpose of future development. This application however, has since been abandoned.

9. 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 Medium Density Residential (2-5 DU/AC) is a consistent and logical extension of the existing MDR development to the northwest. The change will enable a future implementing residential 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 MDR residential lots, located to the northwest, while still preserving the existing larger residential lots in the area. This amendment will further this policy by allowing for an integration of smaller lots in conjunction with the existing larger lots, in an area that can reasonably accommodate the development pattern.
11. Policy LU 23.1 of the General Plan Land Use Element states, "Accommodate the development of commercial uses in areas appropriately designated by the General Plan and area plan land use maps." This proposed Land Use Amendment will change a portion of the project site to a commercial designation. Due to the general residential growth and new housing development in the area, supporting commercial services should be accommodated. The location of the proposed commercial designation is appropriate and is centralized around the residential community.
12. The project site has an existing zoning classification of A-1-10 (Light Agriculture, 10-acre minimum).
13. The project site is surrounded by properties which have a zoning classification of A-1-10 (Light Agriculture, 10-acre minimum) to the north, A-2-10 (Heavy Agriculture, 10-acre minimum) to the east, A-1-5 (Light Agriculture, 5-acre minimum) to the south, and A-1-10 (Light Agriculture, 10-acre minimum) and Rural Residential (R-R) to the west.
14. This Change of Zone will result in a classification change to R-1 (One-Family Dwelling) and C-1 & C-P (General Commercial).
15. This project was noticed to all Native American Tribes, pursuant to SB 18 and AB 52.
16. Environmental Assessment No. 41771 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: Medium Density Residential (CD:MDR) (2-5 DU/AC) and Community Development: Commercial Retail (CD:CR) (0.20-0.35 FAR) Land Uses, and with all other elements of the Riverside County General Plan.
2. The proposed project is consistent with County's Zoning code, 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 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 Sphere of Influence; or
 - c. An AIA; or
 - d. A WRCMSHCP Criteria Cell; or
 - e. A "High" Wildfire Hazard Zone; or
 - f. A State Responsibility area.
3. The project site **is** located within:
 - a. A Special Flood Hazard Area, an Area Drainage Plan, or Dam Inundation Area; and
 - b. The Lakeview/Nuevo/Romoland/Homeland CSA No. 146; and
 - c. A "Low" Liquefaction zone.
4. The project site is currently designated as Assessor's Parcel Number: 465-060-004

RESOLUTION NO. 2015-029
RECOMMENDING ADOPTION OF
GENERAL PLAN AMENDMENT FILE NO. GPA00943

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 December 2, 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 December 2, 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:

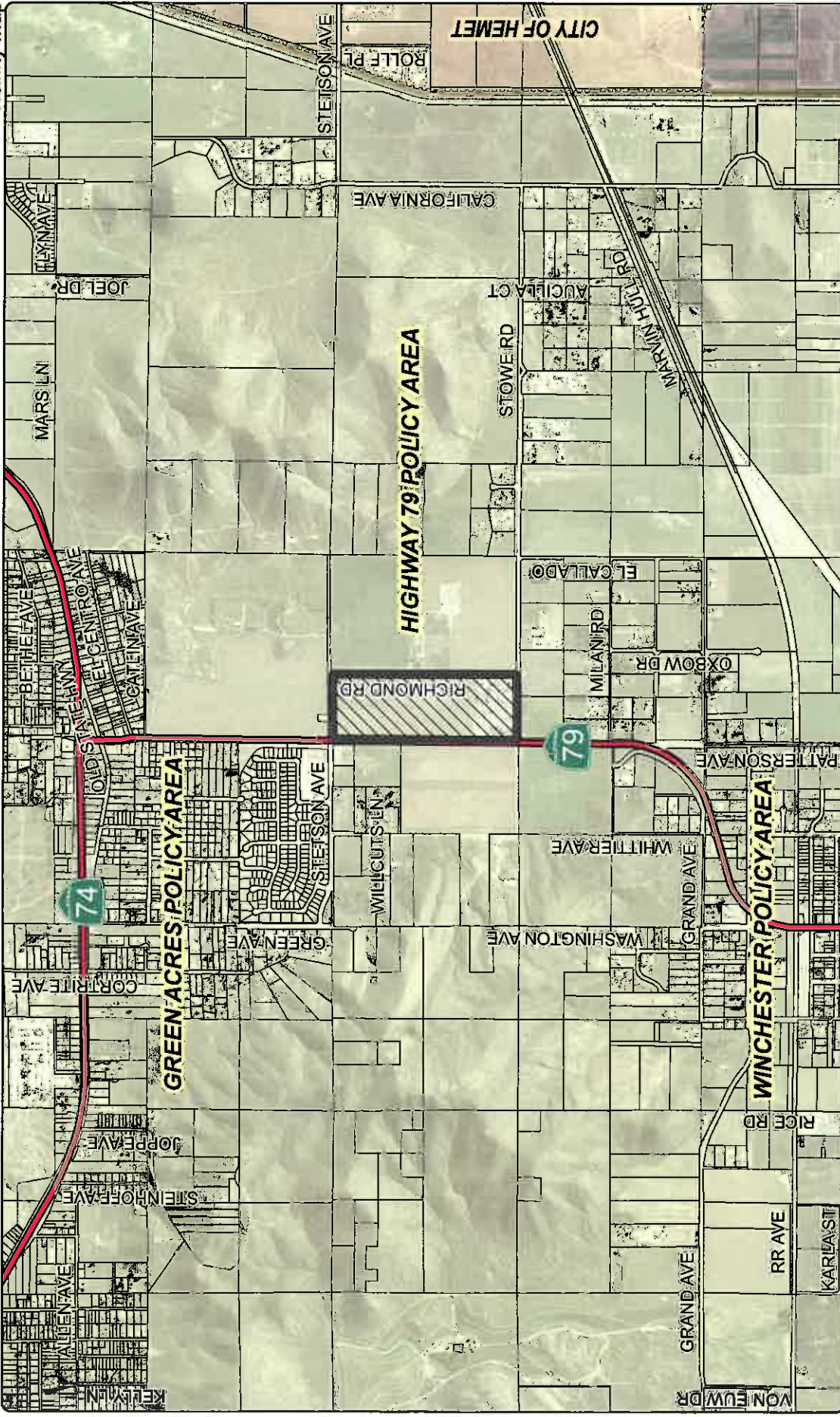
ADOPTION of the Mitigated Negative Declaration environmental document, Environmental Assessment File No. EA41771; and

ADOPTION of General Plan Amendment File No. GPA00943

RIVERSIDE COUNTY PLANNING DEPARTMENT
CZ07741 GPA00943
VICINITY/POLICY AREAS

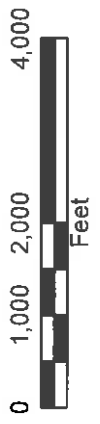
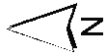
Supervisor Washington
 District 3

Date Drawn: 10/08/2015
 Vicinity Map



Zoning Area: Winchester

Author: Vinnie Nguyen



DISCLAIMER: On October 7, 2014, the County of Riverside adopted a new General Plan which is now being implemented for unincorporated Riverside County parcels. The new General Plan may contain different types of land use than are provided in the existing zoning. For more information, please contact the Riverside County Planning Department at (951) 952-2200 or visit our website at www.riversideca.gov. Paul Bower at (709) 940-4277 (Eastern County) or www.westernca.gov.

RIVERSIDE COUNTY PLANNING DEPARTMENT

CZ07741 GPA00943

Supervisor Washinton
District 3

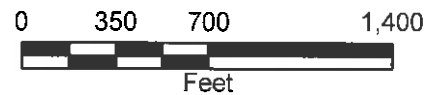
Date Drawn: 10/08/2015
Exhibit 1

LAND USE



Zoning Area: Winchester

Author: Vinnie Nguyen



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

RIVERSIDE COUNTY PLANNING DEPARTMENT

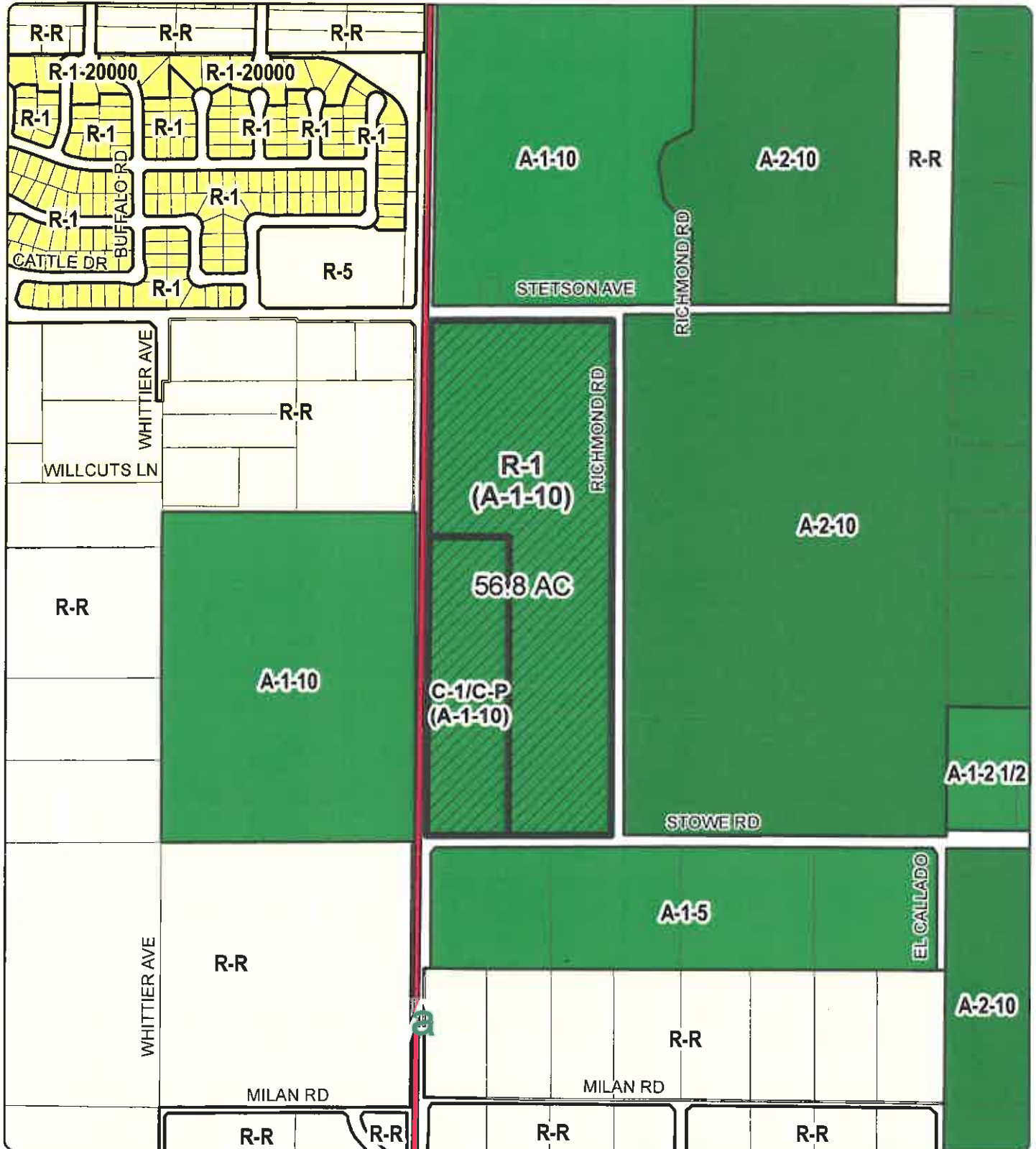
CZ07741 GPA00943

Supervisor Washinton
District 3

Date Drawn: 10/26/2015

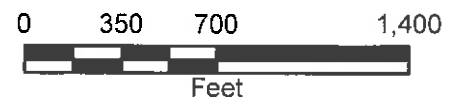
Exhibit 3

PROPOSED ZONING



Zoning Area: Winchester

Author: S. 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)963-8277 (Eastern County) or Website <http://planning.rcplma.org>

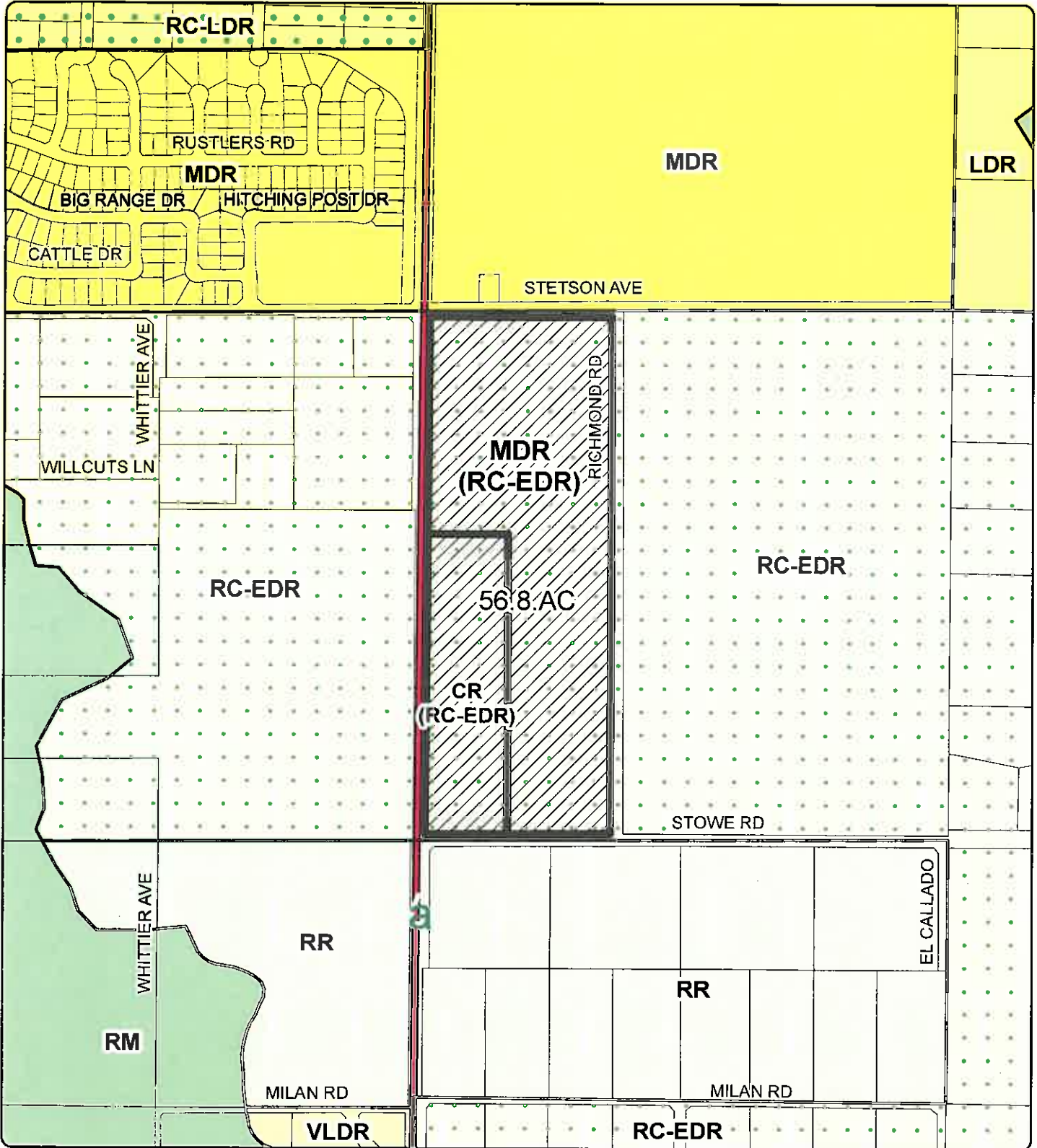
RIVERSIDE COUNTY PLANNING DEPARTMENT

CZ07741 GPA00943

PROPOSED GENERAL PLAN

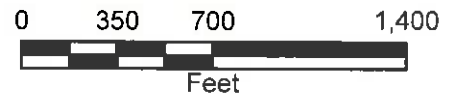
Supervisor Stone
District: 3

Date Drawn: 10/08/2015
Exhibit 6



Zoning Area: Winchester

Author: S. 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)863-8277 (Eastern County) or Website <http://planning.rcrlma.org>

COUNTY OF RIVERSIDE

ENVIRONMENTAL ASSESSMENT FORM: INITIAL STUDY

Environmental Assessment File Number: 41771
Project Case: General Plan Amendment No. 943 and Change of Zone No. 7741
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: Carl Rheingans
Applicant's Address: P.O. Box 99, Winchester, CA 92596
Applicant's Telephone Number: (951) 926-1888

I. PROJECT INFORMATION

- A. Project Description:** Proposal to amend the project site's General Plan Foundation Component from Rural Community (RC) to Community Development (CD), amend its Land Use Designation from Estate Density Residential (EDR) (2-acre minimum) to Medium Density Residential (MDR) (2-5 du/ac) and Commercial Retail (CR) (0.20 – 0.35 FAR), and change the site's zoning classification from A-1-10 (Light Agriculture, 10-acre minimum) to R-1 (One-Family Dwellings) and C-1 & C-P (General Commercial).
- B. Type of Project:** Site Specific ; Countywide ; Community ; Policy .
- C. Total Project Area:** 56.8-acres
- D. Assessor's Parcel No:** 465-060-004
- E. Street References:** East of Highway 79/Winchester Road, North of Stowe Road, West of Richmond Road, and South of Stetson Avenue.
- F. Section, Township & Range Description or reference/attach a Legal Description:**
Section 22, Township 5 South, Range 2 West
- G. Brief description of the existing environmental setting of the project site and its surroundings:** The project site is vacant land, surrounded by a mixture of vacant land and single family residential to the north, south and west, and vacant land to the east.

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 site's General Plan Foundation Component, the General Plan Land Use Designation, and the zoning classification 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 provisions of the Multipurpose Open Space Element.

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

B. General Plan Area Plan(s): Harvest Valley/Winchester

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

D. General Plan Land Use Designation (Existing): Estate Density Residential (RC:EDR) (2-acre minimum)

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

F. General Plan Land Use Designation (Proposed): Medium Density Residential (MDR) (2-5 DU/AC) and Commercial Retail (CR) (0.20-0.35 FAR)

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

H. Policy Area(s), if any: Highway 79

I. Adjacent and Surrounding:

1. **Area Plan(s):** Harvest Valley/Winchester

2. **Foundation Component(s):** Rural Community

3. **Land Use Designation(s):** Medium Density Residential (MDR) to the north, Rural Residential (RR) to the south, and Estate Density Residential (EDR) to the east and west.

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

5. **Policy Area(s), if any:** Highway 79

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: A-1-10 (Light Agriculture, 10-acre minimum)

L. Proposed Zoning, if any: C-1 & C-P (General Commercial)

M. Adjacent and Surrounding Zoning: A-1-10 (Light Agriculture, 10-acre minimum) to the north, A-2-10 (Heavy Agriculture, 10-acre minimum) to the east, A-1-5 (Light Agriculture, 5-

acre minimum) to the south, and A-1-10 (Light Agriculture, 10-acre minimum) and Rural Residential (R-R) 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 checked="" type="checkbox"/> Transportation / Traffic |
| <input type="checkbox"/> Air Quality | <input type="checkbox"/> Land Use / Planning | <input type="checkbox"/> Utilities / Service Systems |
| <input type="checkbox"/> Biological Resources | <input type="checkbox"/> Mineral Resources | <input type="checkbox"/> Other: |
| <input type="checkbox"/> Cultural Resources | <input type="checkbox"/> Noise | <input type="checkbox"/> Other: |
| <input type="checkbox"/> Geology / Soils | <input type="checkbox"/> Population / Housing | <input type="checkbox"/> Mandatory Findings of Significance |
| <input type="checkbox"/> Greenhouse Gas Emissions | <input type="checkbox"/> Public Services | |

IV. DETERMINATION

On the basis of this initial evaluation:

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

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

John Earle Hildebrand III

Printed Name

11-02-2015

Date

For: Steve Weiss, AICP – *Planning Director*

V. ENVIRONMENTAL ISSUES ASSESSMENT

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

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
AESTHETICS Would the project				
1. Scenic Resources				
a) Have a substantial effect upon a scenic highway corridor within which it is located?	<input type="checkbox"/>	<input type="checkbox"/>	<input 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 C-9 "Scenic Highways"

Findings of Fact:

a-b) State Route 74 from the Orange County border to the western edge of the San Bernardino National Forest has been designated as an Eligible State Scenic Highway. The project site is less than a mile south of State Route 74. Additionally, the project site is adjacent to Highway 79, which is also a designated scenic Highway. Any future implementing project will be required to adhere with design guidelines related to development along scenic highways.

This is a programmatic level CEQA analysis. At this stage, the project does not provide the opportunity for physical disturbance of the site, as there is no associated development project. This project will result in amending the site's General Plan Foundation Component, its General Plan Land Use Designation, and its 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.

2. Mt. Palomar Observatory				
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)

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 harvest Valley/Winchester Area Plan. Any implementing project will be required to comply with Riverside County Ordinance No. 655, which is intended to restrict the use of certain light sources from emitting light spread into the night sky, resulting in undesirable light glow, which can negatively affect astronomical observations and research.

This is a programmatic level CEQA analysis. At this stage, the project does not provide the opportunity for physical disturbance of the site, as there is no associated development project. This project will result in amending the site's General Plan Foundation Component, its General Plan Land Use Designation, and its 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.

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) This proposed land use change could 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, its General Plan Land Use Designation, and its 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.

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) The proposed project is located within an area of designated "other lands and prime farmland" 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. As a result, there will be no impacts.

b) There are no Williamson Act contracts on the site. There will be no impacts.

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

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

5. Forest

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

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

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

Findings of Fact:

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

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

AIR QUALITY Would the project

6. Air Quality Impacts

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

Source: SCAQMD CEQA Air Quality Handbook

Findings of Fact:

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

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

This is a programmatic level CEQA analysis. At this stage, the project does not provide the opportunity for physical disturbance of the site, as there is no associated development project. This project will result in amending the site's General Plan Foundation Component, its General Plan Land

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Use Designation, and its 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 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 checked="" type="checkbox"/>	<input type="checkbox"/>
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Source: GIS database, WRCMSHCP and/or CVMSHCP, On-site Inspection

Findings of Fact:

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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a-g) County mapping shows that no parcels associated with this project are located within Criteria Cells under the Western Riverside County Multiple Species Habitat Conservation Plan ("WRCMSHCP").

Should this project 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, its General Plan Land Use Designation, and its 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 and possible biological study, 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

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. Additionally, portions of the 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, its General Plan Land Use Designation, and its 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.

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

Source: Project Application Materials

Findings of Fact:

a-d) 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 9, 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. 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, its General Plan Land Use Designation, and its 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.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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10. Paleontological Resources

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

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

Findings of Fact:

a) Pursuant to the Riverside County General Plan, Figure OS-8, the project site is located within an area of "High" 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, its General Plan Land Use Designation, and its 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.

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?

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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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"/>
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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 project site is not located in an Earthquake Fault Zone. At this time, this project includes a General Plan Amendment only. As a result, no people or structures will be exposed to adverse effects associated with the fault zones. Additionally, any future development will be required to comply with the California Building Code, as it relates to development with proximity of a fault zone.

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, its General Plan Land Use Designation, and its 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.

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 mapped as an area of "Low" liquefaction potential.

This is a programmatic level CEQA analysis. At this stage, the project does not provide the opportunity for physical disturbance of the site, as there is no associated development project. This project will result in amending the site's General Plan Foundation Component, its General Plan Land Use Designation, and its 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.

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, its General Plan Land Use Designation, and its 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. This will include adherence to the California Building code, Title 24, which will mitigate to some degree, the potential for ground shaking impacts. As a result, there will be no impacts.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

14. Landslide Risk

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

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

Findings of Fact:

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

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 susceptible to subsidence. 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, its General Plan Land Use Designation, and its Zoning Classification, which could eventually lead to development on the property. Should a development proposal or land use

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

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) Based on the review of the proposed project by the County Geologist, the project is not subject to 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?	<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-c) The project site is generally flat and based upon the Riverside County General Plan Figure S-5 "Regions Underlain by Steep Slope" exhibit, there are no steep slopes that could potentially result in landslides. 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"/>
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	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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, its General Plan Land Use Designation, and its 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.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

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

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

Findings of Fact:

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, its General Plan Land Use Designation, and its 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.

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

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

Findings of Fact:

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

This is a programmatic level CEQA analysis. At this stage, the project does not provide the opportunity for physical disturbance of the site, as there is no associated development project. This project will result in amending the site's General Plan Foundation Component, its General Plan Land Use Designation, and its 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.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

GREENHOUSE GAS EMISSIONS Would the project				
21. Greenhouse Gas Emissions	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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

a-b) This project will result in changing the project site's land use designation. This will result in the generation of additional vehicle trips to and from the site and the area as a whole at the time of build-out. 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, its General Plan Land Use Designation, and its 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. Additionally, any future implementing project on this site will be required

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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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, its General Plan Land Use Designation, and its 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 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. 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?

b) Require review by the Airport Land Use Commission?

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?

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?

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

Findings of Fact:

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

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

24. Hazardous Fire Area

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

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

Findings of Fact:

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

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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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 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 checked="" type="checkbox"/>	<input 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 Special 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 Special 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-h) The northern portion of the project site is located within a Special Flood Hazard Area. This project proposes no grading or construction at this time; therefore, there are no potential impacts to or from flood hazards. There is no land alteration proposed at this time that would alter any flows, violate any standards, impact ground water resources, create any runoff, or require any BMP's. No additional studies of the current conditions were conducted because there is no accompanying development project.

This is a programmatic level CEQA analysis. At this stage, the project does not provide the opportunity for physical disturbance of the site, as there is no associated development project. This project will result in amending the site's General Plan Foundation Component, its General Plan Land Use Designation, and its Zoning Classification, which could eventually lead to development on the

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

26. Floodplains

Degree of Suitability in a Special Flood Hazard Area. 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 Flood Maps, Riverside County Flood Control District Flood Hazard Report/Condition, GIS database

Findings of Fact:

a-d) Pursuant to the Riverside County Flood Maps, the northern portion of the project site is located within a Special Flood Hazard Area. However, 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, its General Plan Land Use Designation, and its 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.

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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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) 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 uses, 2-acre minimum lot sizes. However, the proposed change is a reasonable extension of the community's residential area to the north and will provide for some new commercial land use. As a result, impacts associated with this project are considered less than significant.

b) The project site is not located within any established sphere of influence boundary. As a result, 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 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-e) This project includes a General Plan Amendment and accompanying Zone Change, which will result in the land use and zone becoming consistent. The proposed Zone Change to R-1 (One-Family Dwellings) and C-1 & C-P (General Commercial) is compatible with the surrounding Zoning.

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, its General Plan Land Use Designation, and its 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.

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"

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. Furthermore the existing land use and proposed land use under this project do not allow for mining 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	<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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project expose people residing or working in the project area to excessive noise levels?

NA A B C D

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

NA A B C D

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

Findings of Fact:

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

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

31. Railroad Noise

NA A B C D

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

Findings of Fact:

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

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

32. Highway Noise

NA A B C D

Source: On-site Inspection, Project Application Materials

Findings of Fact:

The project site is located along State Highway 79 and less than 1 mile south of State Route 74. Noise from this distance could be potentially significant. However, 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

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Plan Foundation Component, its General Plan Land Use Designation, and its 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.

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 other agencies?

d) Exposure of persons to or generation of excessive ground-borne vibration or ground-borne noise levels?

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

a-d) This project will result is a land use change to denser residential and commercial, which will have a greater noise impact at build-out. However, all future onsite uses will be required to adhere to the Riverside County's allowable noise standards, which will be analyzed at the time of an implementing 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, its General Plan Land Use Designation, and its 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.

POPULATION AND HOUSING Would the project

35. Housing

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

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

Findings of Fact:

a-f) The existing General Plan Land Use of Estate Density Residential (EDR) allows for development at a minimum of 1 dwelling unit per 2-acres. At maximum build-out under the existing land use over the entire 56.8-acres, 28 lots could potentially be established. This General Plan Amendment will result in a land use change to Medium Density Residential (MDR) over a 45.5-acre portion of the entire 56.8-acre site. The balance of the site is proposed for a commercial land use. MDR allows for development at 2-5 dwelling units per acre (du/ac). At build-out, this would result in a potential range between 91 and 227 lots with a midpoint of 159 lots.

Appendix E, of the 2003 Riverside County General Plan, provides assumptions used for residential build-out densities and population projections. For this area, the General Plan assumes a rate of 3.01 residents per unit. If the site were to develop under the existing EDR land use at a maximum build-

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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out, it would result in 84 residents, calculated as (3.01*28 units). If the site were to develop under the proposed MDR land use, it would result in a range from 273 residents (3.01*91 units) to 683 residents (3.01*227 units), with a midpoint of 478 residents (3.01*159 units). This is a generalized average, calculated with standard values, codified in the Riverside County General Plan.

Additionally, as previously discussed, this is a programmatic level CEQA analysis. At this stage, the project does not provide the opportunity for physical disturbance of the site, as there is no associated development project. This project will result in amending the site's General Plan Foundation Component, its General Plan Land Use Designation, and its 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.

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 will be addressed through the County's Development Impact Fee schedule.

This is a programmatic level CEQA analysis. At this stage, the project does not provide the opportunity for physical disturbance of the site, as there is no associated development project. This project will result in amending the site's General Plan Foundation Component, its General Plan Land Use Designation, and its 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.

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 will be addressed through the County's Development Impact Fee schedule.

This is a programmatic level CEQA analysis. At this stage, the project does not provide the opportunity for physical disturbance of the site, as there is no associated development project. This project will result in amending the site's General Plan Foundation Component, its General Plan Land Use Designation, and its 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.

38. Schools

Source: Hemet Unified School District correspondence, 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 will be addressed through the County's Development Impact Fee schedule.

This is a programmatic level CEQA analysis. At this stage, the project does not provide the opportunity for physical disturbance of the site, as there is no associated development project. This project will result in amending the site's General Plan Foundation Component, its General Plan Land Use Designation, and its 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.

39. Libraries

Source: Riverside County General Plan

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

All development projects, once implemented, create an increased need for at least some public services. At time of future construction, resulting from an implementing project, costs associated with the increased need will be addressed through the County's Development Impact Fee schedule.

This is a programmatic level CEQA analysis. At this stage, the project does not provide the opportunity for physical disturbance of the site, as there is no associated development project. This project will result in amending the site's General Plan Foundation Component, its General Plan Land Use Designation, and its 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.

40. Health Services

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 will be addressed through the County's Development Impact Fee schedule.

This is a programmatic level CEQA analysis. At this stage, the project does not provide the opportunity for physical disturbance of the site, as there is no associated development project. This project will result in amending the site's General Plan Foundation Component, its General Plan Land Use Designation, and its 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.

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?

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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 checked="" type="checkbox"/>	<input 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 includes a land use amendment for a higher density residential, which may impact the existing parks and facilities in the area or result in construction of new facilities. During the time of an implementing project, further analysis will be conducted to determine the level of new facilities the may be needed.

The project site is located within the Lakeview/Nuevo/Romoland/Homeland Community Service Area, No. 146.

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, its General Plan Land Use Designation, and its 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.

42. Recreational Trails	<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:

Pursuant to the Harvest Valley/Winchester Area Plan Figure 9, "Trails and Bikeway System" exhibit, there is an established Regional Trail located to the north of the project site. Potential impacts to the trail will be analyzed in conjunction with any 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, its General Plan Land

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Use Designation, and its 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.

TRANSPORTATION/TRAFFIC Would the project

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

Source: Riverside County General Plan, Highway 79 Policy

Findings of Fact:

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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a) The project site is located within the Highway 79 Policy Area of the Riverside County General Plan. Approval of this project will result in a General Plan Amendment and Zone Change, which will increase the project site's allowable build-out density. The Highway 79 Policy states "...ensure that overall within the Highway 79 Policy Area, development projects produce traffic generation at a level that is 9% less than the trips projected from the General Plan traffic model residential land use designations." This Policy intends to limit the existing build-out of the current Land Use Designation, due to potential infrastructure limitations. The proposed increase to the project site's density is in conflict with the Policy. Mitigation, which shall be adhered to during time of any implementing project, is proposed below. This mitigation will assure that the goals of the Policy are met at the implementation stage of development. The project is consistent with all other plans. With the proposed mitigation, the impacts are less than significant.

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

This is a programmatic level CEQA analysis. At this stage, the project does not provide the opportunity for physical disturbance of the site, as there is no associated development project. This project will result in amending the site's General Plan Foundation Component, its General Plan Land Use Designation, and its 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.

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

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

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

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

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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fee, as approved by the TLMA Director, that the County can use to build additional transportation infrastructure or acquire open space to offset the project's incremental impacts on the Highway 79 Policy Area.

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

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

44. Bike Trails

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, its General Plan Land Use Designation, and its 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.

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?

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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, its General Plan Land Use Designation, and its 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.

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

Findings of Fact:

a-b) The future implementing project will 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, its General Plan Land Use Designation, and its Zoning Classification, which could eventually lead to development on the

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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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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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, 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, its General Plan Land Use Designation, and its 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.

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"/>

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
g) Other governmental services?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source:

Findings of Fact:

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

This is a programmatic level CEQA analysis. At this stage, the project does not provide the opportunity for physical disturbance of the site, as there is no associated development project. This project will result in amending the site's General Plan Foundation Component, its General Plan Land Use Designation, and its 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.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

49. Energy Conservation

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

Findings of Fact:

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

This is a programmatic level CEQA analysis. At this stage, the project does not provide the opportunity for physical disturbance of the site, as there is no associated development project. This project will result in amending the site's General Plan Foundation Component, its General Plan Land Use Designation, and its 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.

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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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. 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)?

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, its General Plan Land Use Designation, and its 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.

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

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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General Plan Foundation Component, its General Plan Land Use Designation, and its 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.

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:

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.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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GPA00943 & CZ07741

MITIGATION, MONITORING, AND REPORTING PROGRAM

Mitigation measures were incorporated into this project to reduce potential environmental impacts identified in Environmental Assessment No. 41771, resulting in a Mitigated Negative Declaration. Pursuant to Section 15097 (c), a written monitoring and reporting program has been compiled to verify implementation of adopted mitigation measures. "Monitoring" refers to the ongoing or periodic process of project oversight. "Reporting" refers to the written compliance review that will be presented to the responsible parties included in the table below. Any future implementing development project within the limits of GPA00943 and CZ07741 will be required to report to the County that these mitigation measures have been satisfied. The following table provides the required information which includes identification of the potential impacts, the various mitigation measures, applicable implementation timing, identification of the agencies responsible in implementation, and the monitoring/reporting method for each mitigation measure identified.

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

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

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

Scan

COUNTY OF RIVERSIDE TRANSPORTATION AND LAND MANAGEMENT AGENCY

George A. Johnson · Agency Director

Planning Department

Ron Goldman · Planning Director

DATE: March 23, 2010

TO: Clerk of the Board of Supervisors

FROM: Planning Department - Riverside Office

SUBJECT: GPA00943

(Charge your time to these case numbers)

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

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

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

Please schedule on the 04/06/2010 BOS Agenda

Documents to be sent to County Clerk's Office for Posting:

NONE - GPIP

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

Desert Office · 38886 El Cerrito Road
Palm Desert, California 92211
(760) 863-8277 · Fax (760) 863-7555

Ron Goldman
3/23/10

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



FROM: TLMA - Planning Department

SUBMITTAL DATE:
March 23, 2010

REVIEWED BY EXECUTIVE OFFICER

DATE

Tina Grande

Departmental Concurrence

SUBJECT:

GENERAL PLAN AMENDMENT NO. 943- Foundation-Regular – Applicant: Carl Rheingans – Engineer/Representative: Cozad & Fox, Inc. - Third Supervisorial District - Winchester Area Zoning District - Harvest Valley/Winchester Area Plan: Rural Community: Estate Density Residential (RC-EDR) (2 Acre Minimum Lot Size) – Location: Easterly of Highway 79, westerly of Richmond Road, southerly of Stetson Avenue and northerly of Stowe Road - 56.84 Gross Acres - Zoning: Light Agriculture - 10 Acre Minimum Lot Size (A-1-10) - **REQUEST:** This General Plan Amendment proposes to amend the General Plan Foundation Component of the subject site from Rural Community to Community Development and to amend the general plan land use designation of the subject site from Estate Density Residential (RC:EDR) (2 Acre Minimum Lot Size) to Medium Density Residential (CD:MDR) (2-5 DU/AC) and Commercial Retail (CD:CR) (0.20-0.35 FAR) - APN: 465-060-004.

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 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

Ron Goldman
Planning Director

Initials:

TR

Continued on attached page

Policy



Policy



Consent



Consent



Dept Re

Per Exec. Ofc.:

Prev. Agn. Ref.

District: Third

Agenda Number:

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 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 JANUARY 13, 2010
RIVERSIDE COUNTY ADMINISTRATIVE CENTER**

- I. AGENDA ITEM 5.3: GENERAL PLAN AMENDMENT NO. 943** – Foundation / Regular – Applicant: Carl Rheingans – Engineer/Representative: Cozad & Fox, Inc. - Third Supervisorial District - Winchester Area Zoning District - Harvest Valley/Winchester Area Plan: Rural Community: Estate Density Residential (RC-EDR) (2 Acre Minimum) – Location: Easterly of HWY 79, westerly of Richmond Road, southerly of Stetson Avenue and northerly of Stowe Road - 56.84 Gross Acres - Zoning: Light Agriculture - 10 Acre Minimum (A-1-10) - APN: 465-060-004. (Continued from 1/7/09 and 12/2/09).

II. PROJECT DESCRIPTION

This General Plan Amendment proposes to amend the General Plan Foundation Component from Rural Community to Community Development and to amend the general plan land use designation from Estate Density Residential (RC:EDR) (2 ac. min.) to Medium Density Residential (CD:MDR) (2-5 Dwelling Units per Acre) and Community Development: 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, at (951) 955-9721 or e-mail tharriso@rctlma.org.

The following spoke in favor of the subject proposal:

Sam Alhadeff, Applicant's Representative, 41607 Margarita Rd., #103, Temecula, California 92591
Dennis Stafford, Other Interested Party

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 TENTATIVELY 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.

Agenda Item No.: 5.3
Area Plan: Harvest Valley/Winchester
Zoning District: Winchester
Supervisory District: Third
Project Planner: Tamara Harrison
Planning Commission: January 13, 2010

General Plan Amendment No. 943
Applicant: Carl Rheingans
Engineer/Representative: Cozad & Fox Inc.

COUNTY OF RIVERSIDE PLANNING DIRECTOR'S REPORT AND RECOMMENDATIONS

RECOMMENDATIONS:

The Planning Director recommends that the Board of Supervisors **tentatively decline** to adopt an order initiating proceedings for GPA00943 from Rural Community: Estate Density Residential to Community Development: Medium Density Residential and 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 Comment

Commissioner John Snell: No Comment

Commissioner John Petty: Mr. Petty indicated that the subject site is located within an area that is undergoing transition given development that has taken place in the area and the proposed re-alignment of Highway 79. Due to these factors, Commissioner Petty commented that things are likely to change significantly in the area. Mr. Petty also commented that the area experienced flood control improvements with the development of Tract Map No. 30351 (Osborne Development) to the North of the subject site. The presence of an existing commercial use on the southern portion of the site was also noted by Commissioner Petty.

Commissioner Jim Porras: No Comment

Commissioner Jan Zuppardo: No Comment

Agenda Item No.: 5.3
Area Plan: Harvest Valley/ Winchester
Zoning District: Winchester Area
Supervisory District: Third
Project Planner: Tamara Harrison
Planning Commission: January 13, 2010
Continued from: January 7, 2009 and December 2, 2009

General Plan Amendment No. 943
E.A. Number 41771
Applicant: Carl Rheingans
Engineer/Rep.: Cozad and Fox Inc

COUNTY OF RIVERSIDE PLANNING DEPARTMENT STAFF REPORT

PROJECT DESCRIPTION AND LOCATION:

The applicant proposes to amend the General Plan Foundation Component of the subject site from Rural Community (RC) to Community Development (CD) and to amend the land use designation of the subject site from Estate Density Residential (RC:EDR) (2 acre minimum lot size) to Medium Density Residential (CD:MDR) (2-5 du/ac) and Commercial Retail (CD:CR) (0.25-0.35 FAR) for an approximately 56.84-acre parcel. The project is located northerly of Stowe Road, southerly of Stetson Avenue, easterly of Highway 79 and westerly of Richmond Road.

POTENTIAL ISSUES:

The subject parcel is located in the "Winchester" community within the Harvest Valley/ Winchester area plan. The site is currently surrounded by lots that are a minimum of 2 acres and larger with the majority of those lots falling within the Rural and Rural Community foundation components. No significant change has occurred in the area since the adoption of the general plan in October of 2003 that would substantiate the request. Tract Map 30351, located to the northwest of the subject site approved 218 single-family lots (20 with a 20,000 square foot minimum lot size and 198 with a 7,200 square foot minimum lot size); however the case was approved by the Board of Supervisors in January of 2003 prior to the adoption of the general plan. Tract Map 33117, located directly north of the subject site across Stetson Avenue is a proposal for 469 single-family lots and is currently under review with the Planning Department. Stetson Avenue currently serves as a demarcation line between Community Development designations and non-Community Development designations in the vicinity. Existing Community Development designations can also be found to the far south of the subject site and serve to reinforce the area's commercial core and also serves as a transition/buffer from the commercial core to lower density designations.

The proposal includes a request for approximately 43 acres of Medium Density Residential and approximately 14 acres of Commercial Retail on the southern portion of the property. The southern portion of the lot contains an existing commercial use, known as "Winchester Farms." At the time the staff report was written, entitlement for "Winchester Farms" had not been found. The commercial core for the "Winchester" community has been identified by the General Plan as the intersection of Winchester Road and Simpson Road. The subject site falls outside of the identified core and is not a reasonable extension of the Commercial Retail designation in the area.

The site is also subject to a "high risk" of fire hazards. 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. The site has also been identified as falling within the 100-year flood plain, requiring flood plain management review. The proposal would potentially increase the number of structures that may be exposed to such hazards and therefore, creating an inconsistency between the land use element and the safety element of the General Plan.

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

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

RECOMMENDATION:

The Planning Director recommends that the Board of Supervisors **tentatively decline** to adopt an order initiating proceedings for General Plan Amendment No. 943 from Rural Community: Estate Density Residential to Community Development: Medium Density Residential and Commercial Retail.

INFORMATIONAL ITEMS:

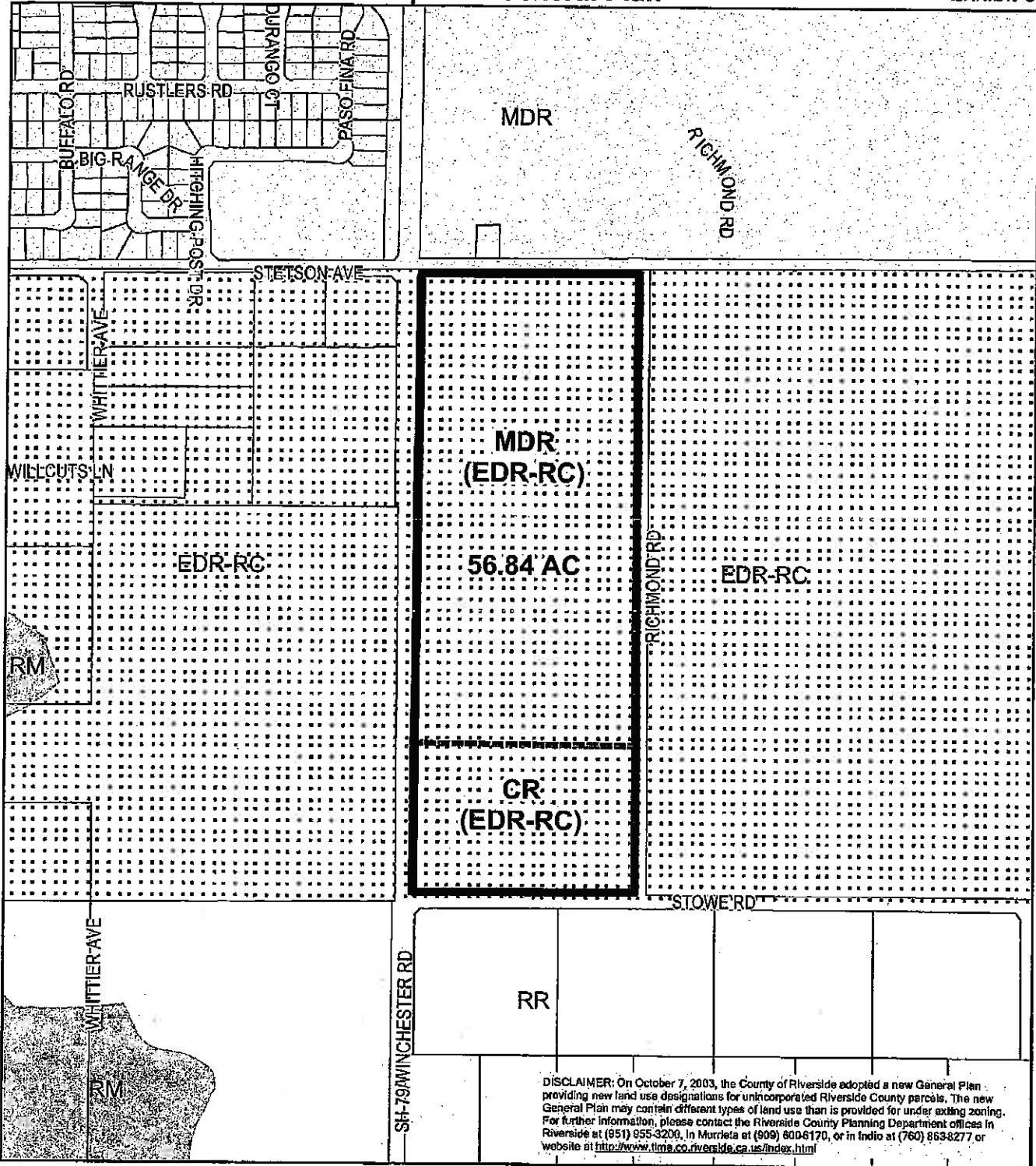
1. This project was filed with the Planning Department on February 13, 2008.
2. Deposit Based Fees charged for this project as of the time of staff report preparation, total \$6,643.76.
3. The project site is currently designated as Assessor's Parcel Numbers 465-060-004.

Supervisor Stone
District 3
Date: 3/05/08

GPA00943

Planner: Amy Aldana
Date: 3/11/08
Exhibit 6

Proposed General Plan



DISCLAIMER: On October 7, 2003, the County of Riverside adopted a new General Plan providing new land use designations for unincorporated Riverside County parcels. The new General Plan may contain different types of land use than is provided for under existing zoning. For further information, please contact the Riverside County Planning Department offices in Riverside at (951) 955-3200, in Murrieta at (909) 600-6170, or in Indio at (760) 863-8277, or website at <http://www.tlma.co.riverside.ca.us/index.html>

RIVERSIDE COUNTY PLANNING DEPARTMENT

Zone
Area: Winchester
Township/Range: T5SR2W
Section: 22

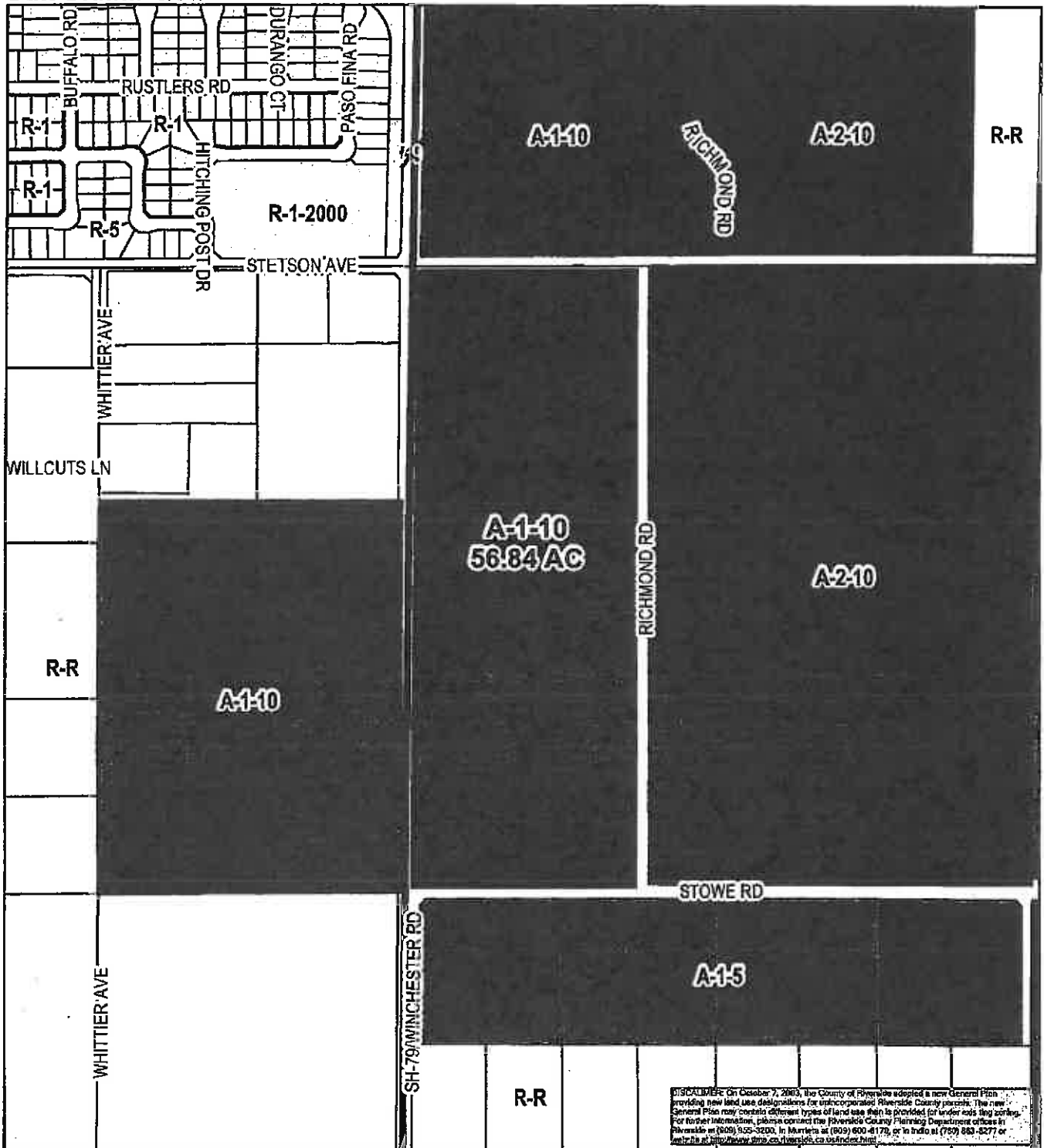


Assessors
Bk. Pg. 465-06
Thomas
Bros. Pg. 839 4G

Supervisor Stone
 District 3
 Date Drawn: 3/05/08

GPA00943
EXISTING ZONING

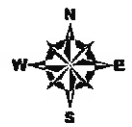
Planner: Amy Aldana
 Date: 3/11/08
 Exhibit 2



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 create different types of land use than is provided for under existing zoning. For further information, please contact the Riverside County Planning Department offices in Riverside at (951) 955-3200, in Murrieta at (951) 600-4170, or in Indio at (760) 883-8277 or visit us at <http://www.dpm.co.riverside.ca.us/index.html>

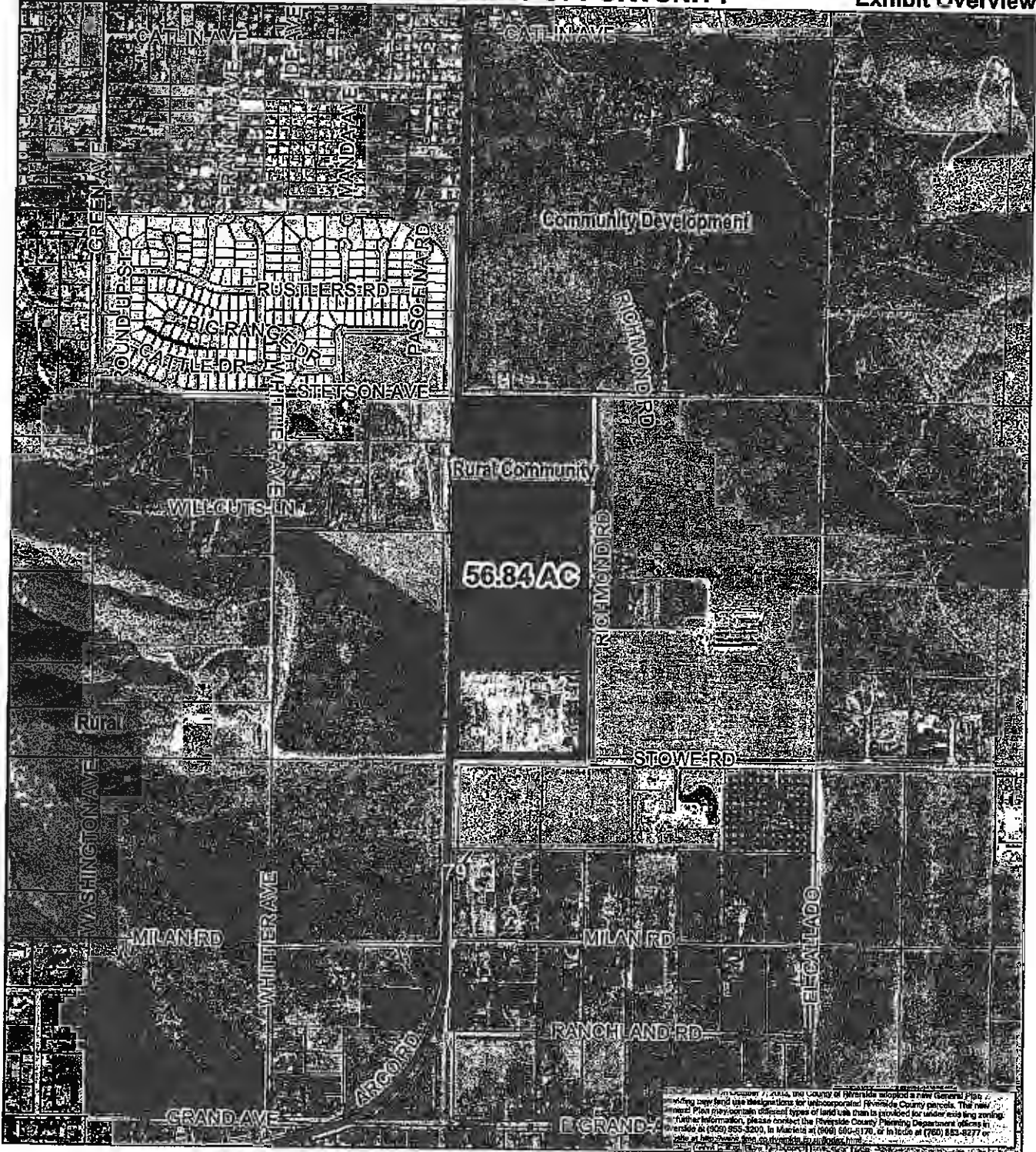
RIVERSIDE COUNTY PLANNING DEPARTMENT

Zone
 Area: Winchester
 Township/Range: T5SR2W
 Section : 22



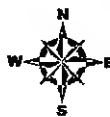
Assessors
 Bk. Pg. 465-06
 Thomas
 Bros. Pg. 839 4G





RIVERSIDE COUNTY PLANNING DEPARTMENT

Area
Plan: Winchester
Township/Range: T5SR2W
Section: 22



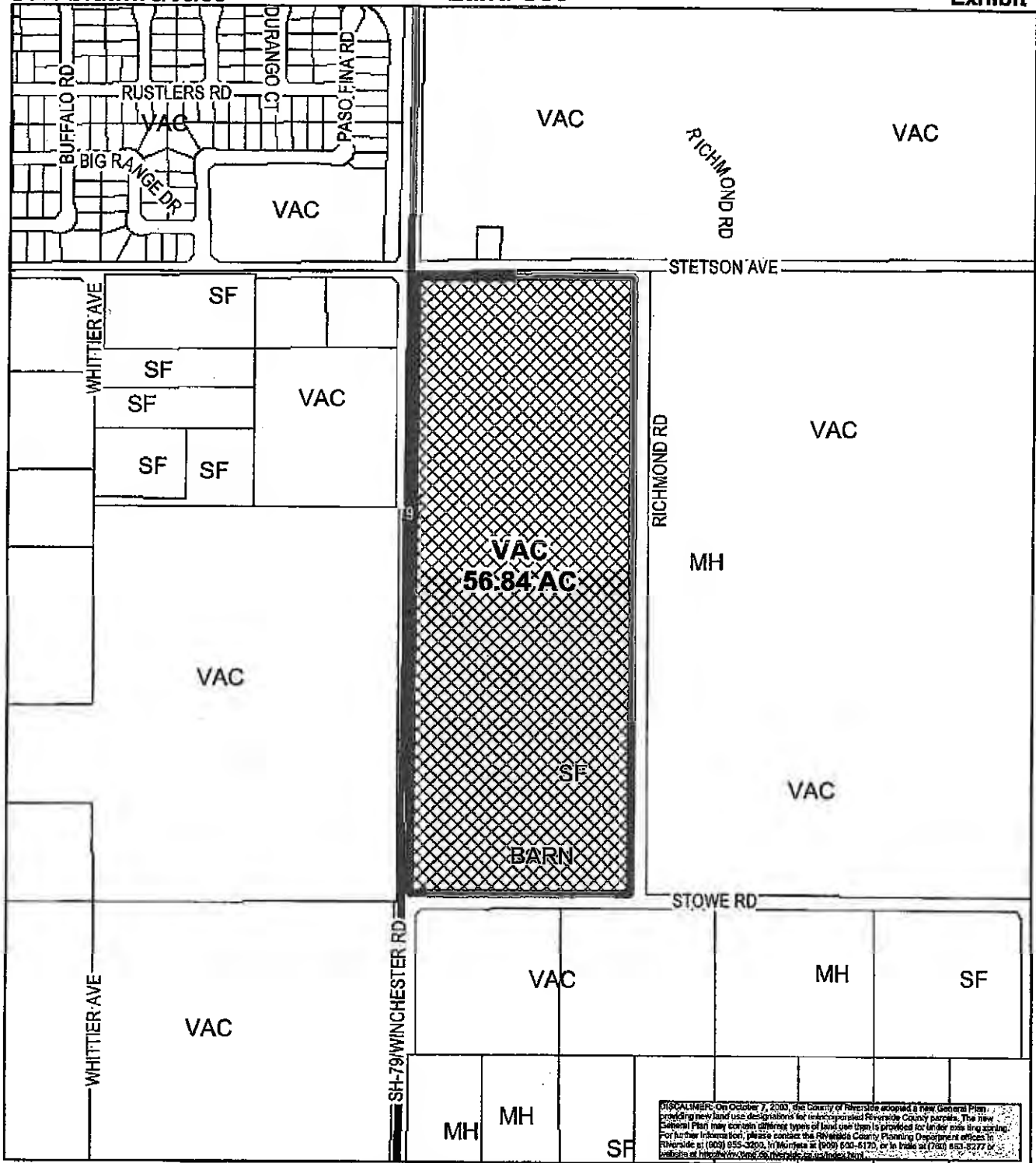
Assessors
Bk. Pg. 465-06
Thomas
Bros. Pg. 839 4G



Supervisor Stone
 District 3
 Date Drawn: 3/05/08

GPA00943
 Land Use

Planner: Amy Aldana
 Date: 3/11/08
 Exhibit 1



RIVERSIDE COUNTY PLANNING DEPARTMENT

Zone
 Area: Winchester
 Township/Range: T5SR2W
 Section : 22



Assessors
 Bk. Pg. 465-06
 Thomas
 Bros. Pg. 839 4G



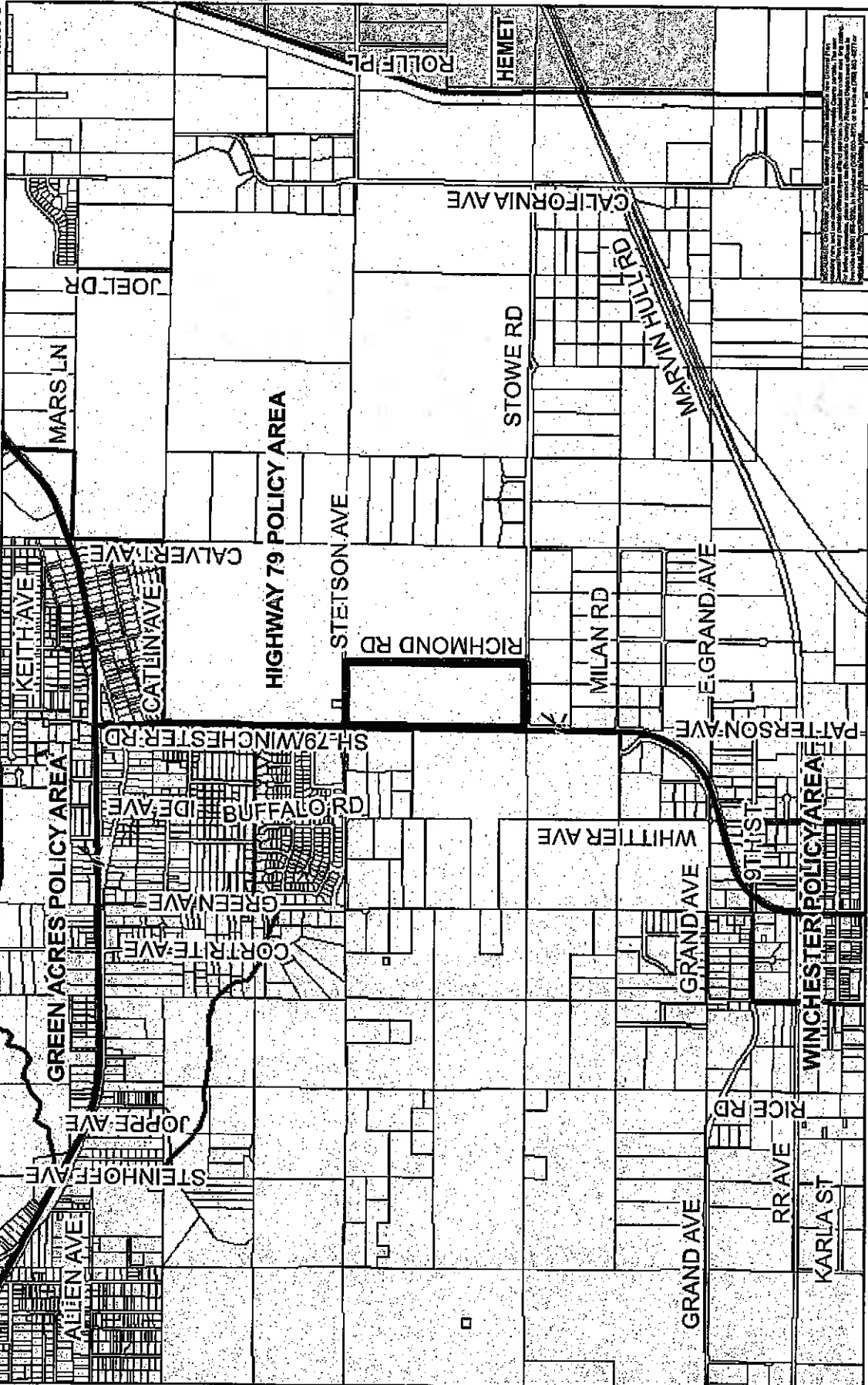
Supervisor Stone
District 3

Date Drawn: 3/05/08

GPA00943

POLICY AREAS

Planner: Amy Aldana
Date: 3/1/08
Exhibit 8



Zone Area: Winchester
Township/Range: T5SR2W
Section : 22

RIVERSIDE COUNTY PLANNING DEPARTMENT

Assessors
Bk. Pg. 465-06
Thomas Bros. Pg. 839 4G

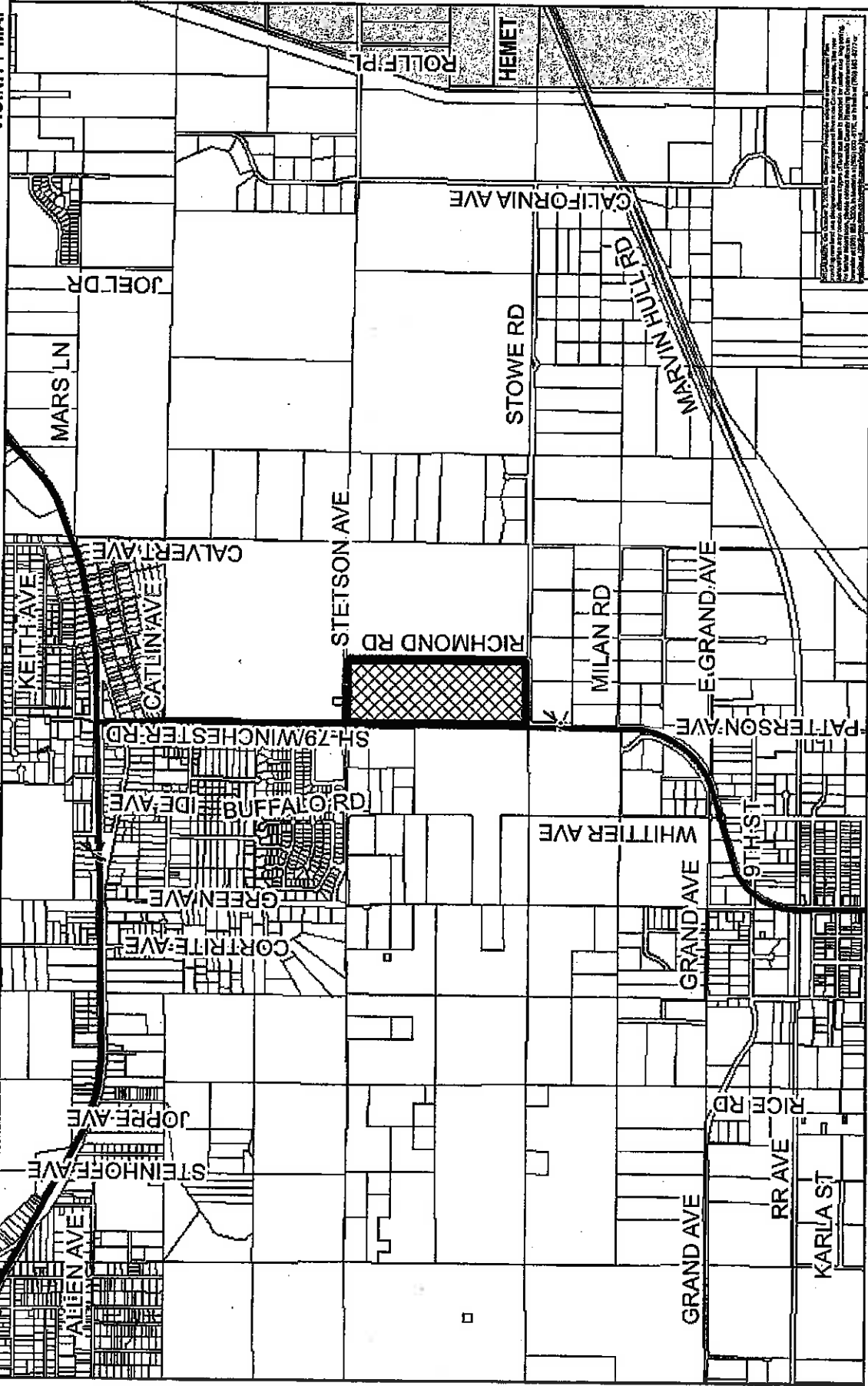
Supervisor Stone
District 3

Date Drawn: 3/05/08

GPA00943

VICINITY MAP

Planner: Amy Aldana
Date: 3/11/08
VICINITY MAP

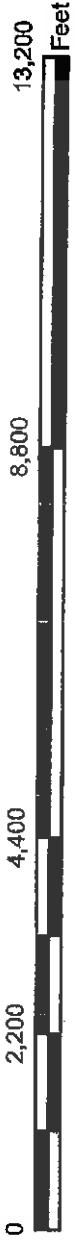


THIS MAP WAS PREPARED BY THE PLANNING DEPARTMENT OF RIVERSIDE COUNTY UNDER THE CLOSE PERSONAL SUPERVISION AND DIRECTION OF THE PLANNING COMMISSION. THE PLANNING COMMISSION IS NOT RESPONSIBLE FOR ANY ERRORS OR OMISSIONS THAT MAY APPEAR HEREIN. THE PLANNING COMMISSION IS NOT A PROFESSIONAL ENGINEERING FIRM AND DOES NOT PROVIDE ENGINEERING SERVICES. THIS MAP IS NOT TO BE USED FOR ANY PURPOSES OTHER THAN THAT FOR WHICH IT WAS PREPARED.

Zone
Area: Winchester
Township/Range: T5SR2W
Section : 22

RIVERSIDE COUNTY PLANNING DEPARTMENT

Assessors
Blk. Pg. 465-06
Thomas
Bros. Pg. 839 4G



APPLICATION FOR AMENDMENT TO THE RIVERSIDE COUNTY GENERAL PLAN

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

Commercial Retail

A fruit stand is currently operating on the property. To make this business operate economically the zoning needs to be Commercial Retail. With the rapid development taking place in the area we see a demand for businesses which fit the rural commercial zoning designation, therefore we are requesting Commercial Retail on 13.7 acres north of Stone Rd.

Residential

The cost to sewer Estate Density Residential lots is prohibitive consequently making our property undevelopable. The City of Hemet has designated the land north of Station Ave. at 2-5 units which is our northern boundary. The land at the northwest corner is zoned R-1 and is currently being built to single family home.

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): _____

WHAT IS THE PROJECT SCHEDULE?

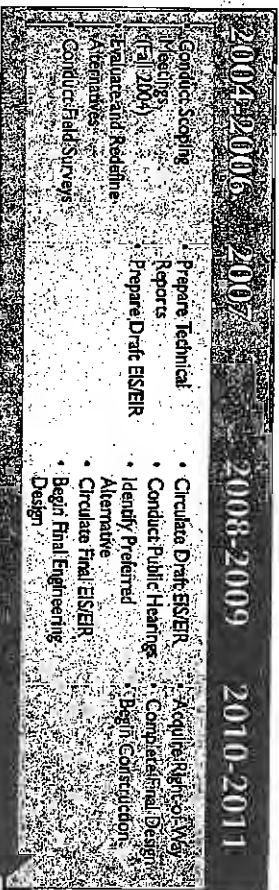
The Project is currently in the phase of preparing the environmental technical reports and developing the Draft Project Report for preliminary engineering design. The Draft EIS/EIR will be prepared during this phase of the Project as well. The Draft EIS/EIR will be released for public and agency review, and then the preferred alternative for the Project will be identified once public comments to the Draft EIS/EIR are received and analyzed. Following this, the Final Project Report and the EIS/EIR will be drafted. The final engineering design can be completed and Project construction can begin once the Final EIS/EIR is approved and all permits are finalized.

WHO ARE THE PROJECT PARTNERS?

The Riverside County Transportation Commission (RCTC) in cooperation with the California Department of Transportation (Caltrans), the Federal Highway Administration (FHWA), the County of Riverside, and the cities of Hemet and San Jacinto are all partners in this Project.

WHAT IS NEW IN THE PROJECT LIBRARY?

The Scoping Summary Report is available on the Project web site. Go to www.sr79project.info and click on "Final Scoping Summary Report - September 2005." This and other SR-79 Realignment Project documents are available on the Project web site. The Hemet Public Information Meeting Summary Report is anticipated to be available on the Project web site in December 2006.



HOW CAN YOU PARTICIPATE IN THE PROCESS?

You can attend the next public meeting, provide comments, ask questions, request to be added to the mailing list, or review Project documents. Please go to www.sr79project.info or call (951) 787-7141. You may also write to:

Hideo Saito—Deputy Executive Director or
Cathy Beretta—Project Delivery Director
Riverside County Transportation Commission
P.O. Box 12088 • Riverside, CA 92505-2208



SR-79 REALIGNMENT PROJECT

A project of the Riverside County Transportation Commission

WHAT IS THE SR-79 REALIGNMENT PROJECT?

This SR-79 Realignment Project (Project) proposes to realign SR-79 between Dominguez Parkway and Gilman Springs Road. Currently, the highway follows a circuitous north-south route through the downtown areas of Hemet and San Jacinto and needs improvements in efficiency, safety, and capacity. The Project would realign the highway to provide a more direct route within the San Jacinto Valley. Regional motorists will be able to use a direct north-south route while residents of Hemet and San Jacinto will enjoy better mobility on local streets.

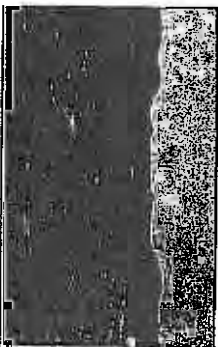
WHAT IS HAPPENING WITH THE SR-79 REALIGNMENT PROJECT?

In October 2005, the public participated in a Project status meeting held in the City of Hemet to present updates about the Project. During that meeting, members of the public reviewed maps of the current Project alternatives and participated in a discussion about the Project. The Project alternative maps identified that the Eastern Study Area (along Sanderson Avenue) was eliminated and the proposed "New Study Area" (along alignment between California Avenue and Palsson Avenue) was to be included as a proposed alternative for the Project. The Western and Central Study Areas also were included and discussed at this public meeting.

In general, comments about the Project included:

- Pick the straightest, most direct route
- Avoid impacting neighborhood areas and relocating families and seniors
- Maintain the quality of life in the area
- Design SR-79 to have access points in appropriate locations

Since the meeting in October 2005, the SR-79 Realignment Project Team has been meeting on a regular basis with the California Department of Transportation (Caltrans), and the cities of Hemet and San Jacinto, and the County of Riverside. As part of this coordination effort, the engineers have further refined the Central, Western, and New Study Area/Highway alignments and have been working to narrow their respective study areas. In addition, the alignments have been retained to identify them more easily. These alignments will now be referred to as Alternative Corridors 1, 2, and 3. These corridors can be reviewed on the Inside map.



www.rctc.org
www.sr79project.info
Q&A Sheet #3
November, 2006



SR-79 REALIGNMENT PROJECT

A project of the Riverside County Transportation Commission

WHAT ARE THE CURRENT PROJECT ALTERNATIVES?

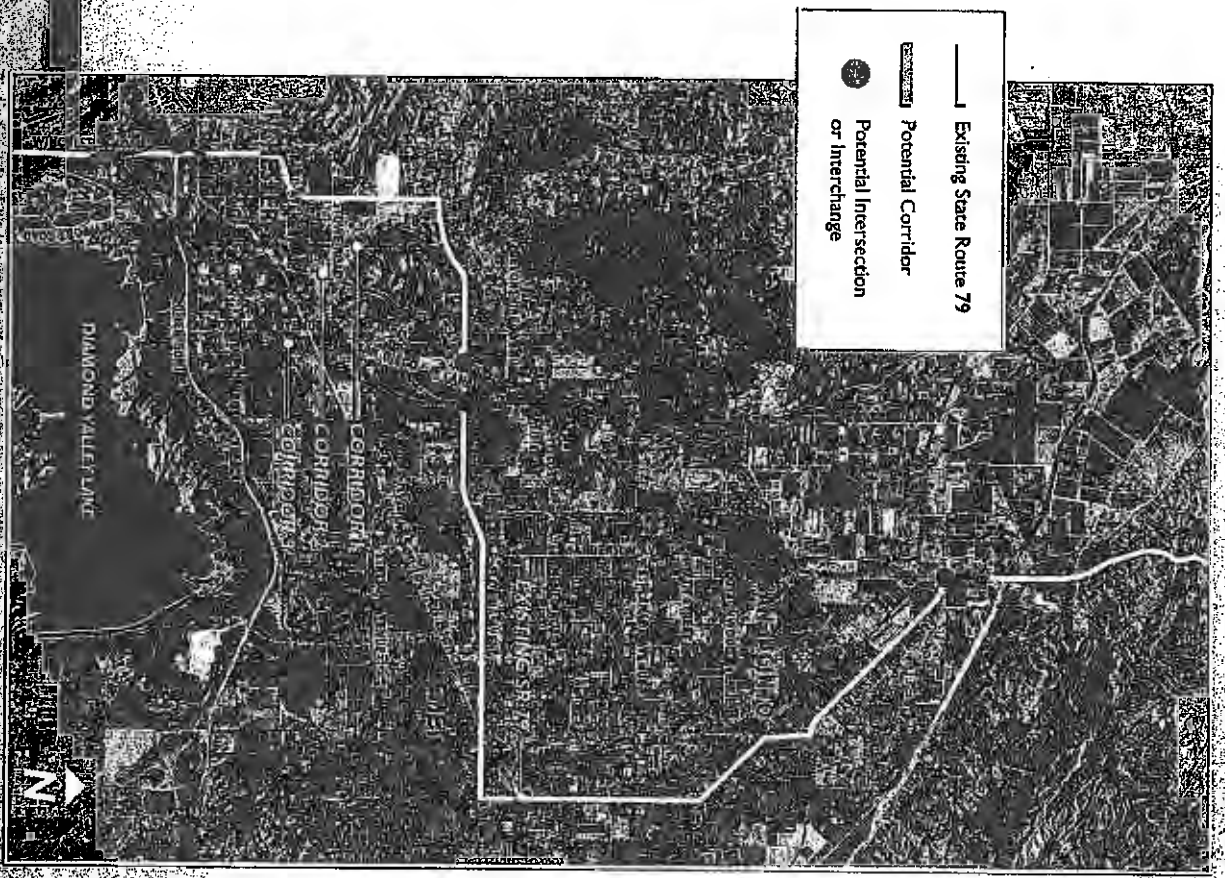
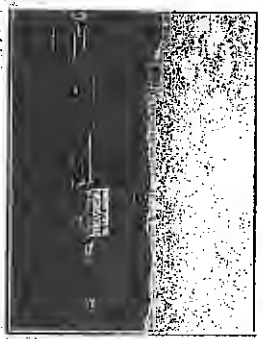
The current Project alternatives consist of three Alternative corridors. All of the Project alternatives begin south of Dominguez Parkway and end immediately south of the San Jacinto River on Sanderson Avenue, San Jacinto. The Alternative corridors overlap in some areas, but the main difference among them is located in the area south of Florida Avenue in the City of Hemet and the County of Riverside. In addition, there are two different alignment options in the City of San Jacinto. The locations of potential interchanges on the three Alternative corridors are shown on the adjacent map. The potential Intersections/Interchanges identify the only areas where drivers would be able to enter or exit the realigned SR-79 once constructed. This map is also posted on the Project web site: go to www.sr79project.info and click on "Location Map."

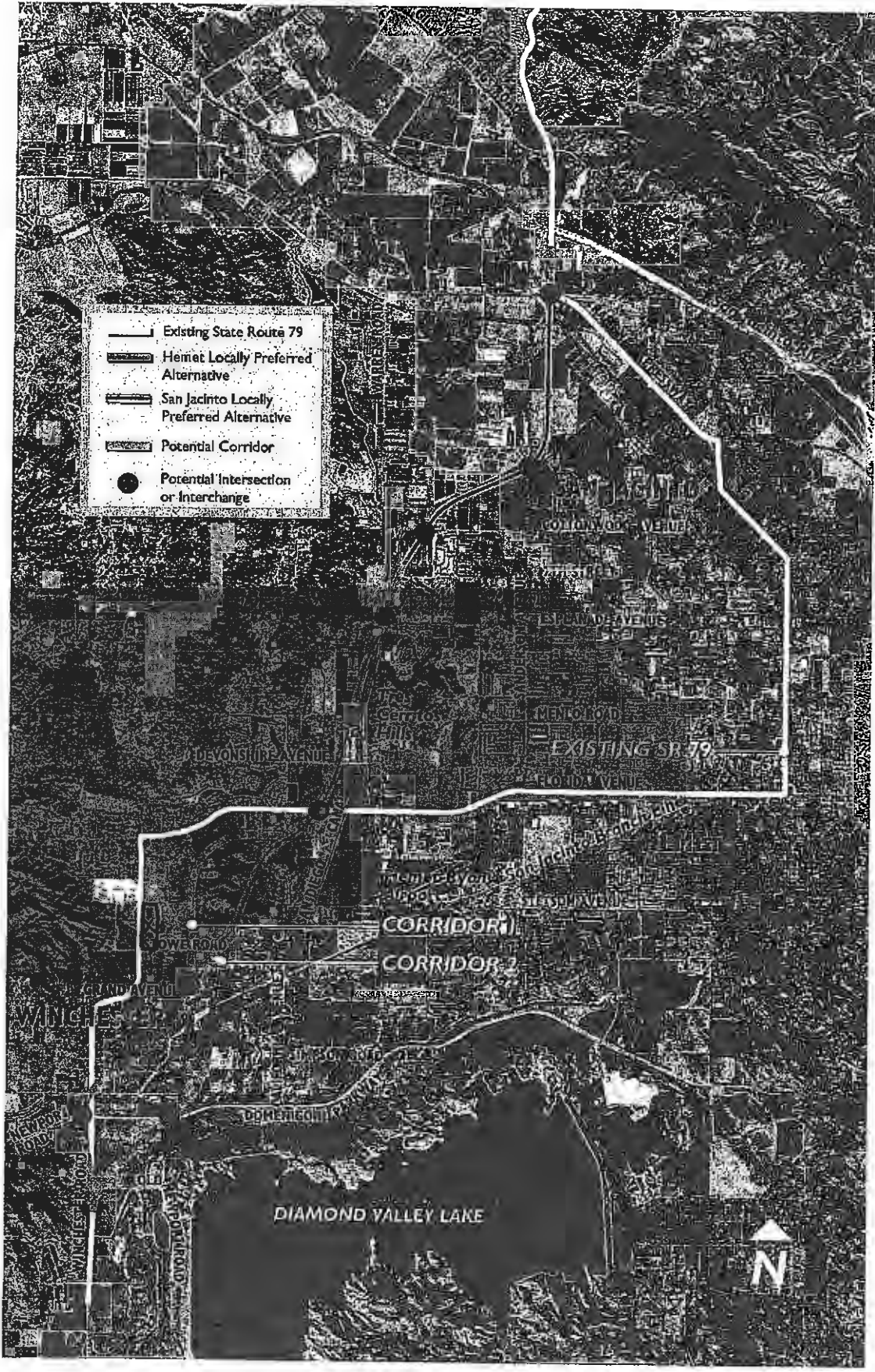
WHAT IS THE STATUS OF THE PROJECT SURVEYS?

Many of the landowners we contacted for surveys had questions about the duration of the survey period. Almost all of the Project field studies have been completed. The biological surveys that have been completed include:

- Amphibians
- Burrowing Owls
- Mammals
- Rare Plants
- Wetlands

Cultural resources, fish/shrimp and noise surveys are ongoing. These are expected to be completed by the end of 2006. The results of the surveys will be included in the Project technical reports and the Draft Environmental Impact Statement/Environmental Impact Report (EIS/EIR). The SR-79 Realignment Project team greatly appreciates your cooperation and patience to help us with this survey effort.





ENDANGERED HABITATS LEAGUE

DEDICATED TO ECOSYSTEM PROTECTION AND SUSTAINABLE LAND USE



January 4, 2009

VIA ELECTRONIC MAIL AND FACSIMILE

Riverside County Planning Commission
ATTN: Mike Harrod
4080 Lemon St.
Riverside, CA 92501

RE: Item 6.0, General Plan Amendment Initiation Proceedings (January 7, 2009)

Dear Chairperson and Commission Members:

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 7 agenda.

General concerns are as follows:

- Given the importance of the Five-Year Update Cycle, there should have been more outreach to interested stakeholders for both the landowner specific and for 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.
- 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 are as follows, with our strongest concern over Item 6.7, GPA 914 (Lake Mathews/Gavilan), which has precedent-setting MSHCP implications.

Item 6.3, GPA 943 (Winchester)

Concur with the staff recommendation for non-initiation, as the proposal would violate an established boundary of Community Development and Rural Community.

Item 6.4, GPA 973 (Winchester)

Disagree with the staff recommendation to change Rural Community to Community Development (Estates) prior to a coherent plan for urbanization. It appears premature.

Item 6.5, GPA 1001 (Winchester)

Concur with the staff recommendation for non-initiation, as the proposal would violate an established boundary of Community Development and Rural Community.

Item 6.7, GPA 914 (Lake Mathews/Gavilan)

Strongly disagree with the staff recommendation to change 46 acres of unparcelized Rural land to 2-acre Rural Community. The property is surrounded on 2 sides by similarly unparcelized Rural land, and at the southeast corner touches a large area of Open Space: Conservation. As Rural, the parcel now forms a good edge for the existing Rural Community. There is no planning justification – such as correcting a “spot zone” – for any change. Borders are always needed between Rural Community and Rural, and this one isn’t “broken.” Fire hazard also argues strongly against change.

Furthermore, along with adjacent, unsubdivided properties to the south and east, this parcel is part of a *large block of high quality wildlife habitat*. From the aerial, it appears to be highly important Riversidean sage scrub. Indeed, this entire block of land, including the area of the proposed GPA, is *overlain with MSHCP criteria cells*. The analysis contained in the staff report is wholly inadequate from the perspective of the MSHCP, with little sense of preserve needs. For example, there is no discussion of the potential for clustering at different density levels to achieve MSHCP as well as community compatibility goals.

However, any increase in General Plan intensity from the current Rural will make it more difficult to achieve the vital public purposes and infrastructure mitigation obligations of the MSHCP. The County should not “shoot itself in the foot” with *unjustified* conversion of Rural land, and thus set a precedent for uncalled for undermining of the MSHCP.

Item 6.7, GPA 991 (San Jacinto Valley/Sage Rd)

Disagree with the staff recommendation for replanning to partial Community Development but *agree* with placing the southern portion in Open Space: Conservation. Clearly, the designations on this 300-acre property need to be cleaned up, but it is unclear why the same benefits could not be achieved without introducing urbanization into an

area of intact Rural, Rural Community and Agriculture, and which now contains large expanses of unparcelized natural open space.

The property's southern half is overlain with an MSCP criteria cell and staff needs to be more definitive as to whether its modification of the proposed GPA will result in successful MSHCP assembly. If the Commission does accept the staff recommendation, it is crucial that development not create a "hole in the donut" in the southwest border, and that, as staff appropriately recommends, this portion is replaced with Open Space: Conservation. Consistency with on and off-site open space would thus be achieved.

Thank you for considering our views, and we look forward to working with you as the Fire-Year Update Cycle proceeds.

With best wishes for the New Year,



Dan Silver, MD
Executive Director

Electronic cc: Ron Goldman
Carolyn Luna
Charles Landry

November 30, 2009

VIA ELECTRONIC MAIL AND FACSIMILE

Riverside County Planning Commission
ATTN: Mike Harrod
County of Riverside
4080 Lemon St., 9th Floor
Riverside, CA 92501

**RE: Item 5.0, General Plan Amendment Initiation Proceedings
(December 2, 2009)**

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.

Item 5.1, GPA 1033 (Southwest Area Plan)

Concur with staff recommendation to decline to initiate. Important new information is contained in the staff report that adds to the many compelling reasons to deny initiation. Specifically, according to the Rancho California Water District, the new agricultural uses would face a water shortage (and presumably further stress existing farms and vineyards), polluted runoff would pose a threat to drinking water quality in the Vail Lake reservoir, and there is a shortage of sewer treatment capacity.

As noted previously, this proposal to extend the Citrus Vineyard Policy Area to Vail Lake is wholly unsuited for this locale. As shown in the thorough staff report, it would introduce a type and intensity of development far in excess of that anticipated by the General Plan's Vail Lake Policy Area and the policies of SWAP. The small farm and commercial development model of Citrus Vineyard has no relevance to the biological, watershed, and recreational imperatives of Vail Lake. No changed circumstances justify this wholesale change. A massive upzoning to 2-acre-lots would introduce large scale residential uses into a high fire hazard area, decimate the biological resources needed for MSCHP assembly, and constitute a leapfrog pattern of development apart from services and infrastructure. Finally, according to the Planning Department, "The proposed amendment also creates an internal inconsistency among the Elements of the General Plan, particularly the Multipurpose Open Space Element and the Safety Element."

Item 5.2, GPA 985 (Elsinore)

Concur with staff recommendation to decline to initiate. This constrained site has serious and unresolved flood hazard issues, and the claim to provide needed

affordable housing does not stand up to scrutiny, as documented in the staff report. Furthermore, the change would likely interfere with MSCHP assembly and should not proceed unless and until facilitation of a reserve segment can be documented.

Item 5.3, GPA 1000 (Southwest Area Plan)

Concur with staff recommendation to decline to initiate. Conversion of this 379-acre rural location to Community Development/Specific Plan would defy all relevant planning principles. It would urbanize an intact rural area discontinuous from urban infrastructure and services, maximize greenhouse gas emissions, and, contrary to the recommendation of the Fire Hazard Reduction Task Force, place development in a rugged, high fire hazard location. No new circumstance justifies this Foundation change, which would thus conflict with the Administrative Element of the General Plan. According to the staff report, this increase in intensity "would be contrary to the existing character and land use pattern in the area."

Item 5.4, GPA 998 (French Valley)

Concur with staff recommendation to decline to initiate. The French Valley presents difficult challenges for MSHCP assembly, and this proposal to convert Rural land to Community Development within a Criteria Cell would prejudice preserve assembly. The steep slopes also present landslide hazards. For these reasons, the project could, according to staff, create General Plan inconsistencies involving the Land Use Multi-Purpose Open Space, and Safety Elements. Surrounding parcels are intact Rural, and no changed circumstances justify piecemeal urbanization of an area generally recognized as an important community separator.

Item 5.5, GPA 977 (Mead Valley/Elsinore)

Concur with staff recommendation to decline to initiate. This is a massive proposal to redesignate 405 acres of Rural Mountainous and Rural Residential to Rural Community 1-acre lots. Discontinuous from infrastructure and services, and not responding to changed circumstances, the proposal utterly lacks planning merit. Indeed, due to public safety and MSHCP conflicts, staff concluded that:

This amendment would potentially create inconsistency between the Land Use Element and the Safety Element by increasing density in an area with steep slopes, high fire hazard and no nearby fire stations, limited access, and subject to flooding. Increasing the density/intensity of allowable land use on the site, as proposed by this amendment, would also exacerbate potentially conflicts between such uses and the conservation requirements as set forth in the MSHCP, causing inconsistencies between the Land Use Element and the Multi-Purpose Open Space Element of the General Plan.

Item 5.6, GPA 1043 (Southwest Area Plan)

Concur with staff recommendation to decline to initiate. This 629-acre property in rugged terrain is remote from infrastructure and services and is at high fire risk. Uses

should not be intensified here. Furthermore, the Riverside County Fire Hazard Reduction Task Force made the following recommendation:

Update the Riverside County General Plan and complete consistency zoning actions to limit residential growth within or adjacent to high fire hazard areas.

As staff notes, the proposal would be inconsistent with the General Plan vision for the area, create internal inconsistencies in the General Plan, and reflects no changed circumstances.

Item 5.7, GPA 988 (Elsinore)

Concur with staff recommendation to decline to initiate. This proposal responds to no changed circumstances. It would intensify residential uses within a very high fire hazard area, contrary to the recommendation of the Fire Hazard Reduction Task Force. The current designation correctly reflects the viewshed and buffer characteristics of the area, and should not be altered. According to staff, "Increasing the intensity of uses on the site could also potentially create inconsistencies amongst the Land Use element and the Safety element of the General Plan."

Item 5.8, GPA 943 (Winchester)

Concur with staff recommendation to decline to initiate, as the proposal would violate an established boundary of Community Development and Rural Community.

Item 5.9, GPA 1001 (Winchester)

Concur with staff recommendation to decline to initiate, as the proposal would violate an established boundary of Community Development and Rural Community.

Item 5.10, GPA 921 (Menifee Valley/Sun City)

Disagree with staff recommendation for initiation. This 78-acre Rural property is in an area previously identified in the General Plan for its rural character and it may function as a "community separator." No significant new circumstances justify a foundation change to Community Development. *Indeed, with the incorporation of Menifee, any urbanization should proceed over time through an orderly process of annexation rather than through piecemeal approvals in the unincorporated area.* No absorption analysis has demonstrated the need for more urban-designated land in the region, and even if so, there is no indication that this site is optimal from a greenhouse gas or planning perspective.

Item 5.11 GPA 931 (French Valley)

Concur with staff recommendation to decline to initiate. The proposed density is inconsistent with the Riverside County Airport Land Use Commission's Basic Compatibility Criteria. The site forms a clear demarcation between Rural and

Community Development, and no changed circumstance is present to justify altering that boundary. No absorption analysis has demonstrated the need for more urban-designated land in the region, and even if so, there is no indication that this site is optimal from a greenhouse gas or planning perspective. Piecemeal urbanization should be rejected.

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

Carolyn Luna, EPD
Greg Neal, EPD
Interested parties

Carl Rheingaus
P.O. Box 99
Winchester, CA 92596
GPA943-Applicant/Owner

Cozad & Fox Inc
151 S. Girard St.
Hemet, CA 92544
GPA943-Engineer

Kelly Alhadeff-Black
41607 Margarita Road, Suite 103
Temecula, CA 92591

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. 943 (Foundation and Entitlement/Policy) and CHANGE of ZONE NO. 7741 – Intent to Adopt a Mitigated Negative Declaration – Applicant: Carl Rheingans – Engineer/Representative: Cozad & Fox, Inc. – Third Supervisorial District – Area Plan: Harvest Valley/Winchester – Zone Area: Winchester – Zone: A-1-10 (Light Agriculture, 10 Acre Minimum) – Policy Area: Highway 79 – Location: East of Highway 79/Winchester Road, north of Stowe Road, west of Richmond Road, and south of Stetson Avenue – Project Size: 56.8 acres – **REQUEST:** Proposal to amend the project site's General Plan Foundation Component from Rural Community (RC) to Community Development (CD), amend its Land Use Designation from Estate Density Residential (EDR) (2-Acre Minimum) to Medium Density Residential (MDR) (2-5 du/ac) and Commercial Retail (CR) (0.20 – 0.35 FAR), and change the site's zoning classification from A-1-10 (Light Agriculture, 10-acre minimum) to R-1 (One-Family Dwellings) and C-1 & C-P (General Commercial) on one parcel, totaling 56.8 acres – Project Planner: John Hildebrand at (951) 955-1888 or email jhildebr@rctlma.org.

GPIP: The County of Riverside Board of Supervisors adopted an order initiating proceedings for General Plan Amendment No. 943 on April 20, 2010.

TIME OF HEARING: **9:00 am** or as soon as possible thereafter
DECEMBER 2, 2015
RIVERSIDE COUNTY ADMINISTRATIVE CENTER
BOARD CHAMBERS, 1ST FLOOR
4080 LEMON STREET
RIVERSIDE, CA 92501

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

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

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

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

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

PROPERTY OWNERS CERTIFICATION FORM

I, VINNIE NGUYEN, certify that on 10/7/2015,

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

APN (s) or case numbers CZ07741/GPA00943 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

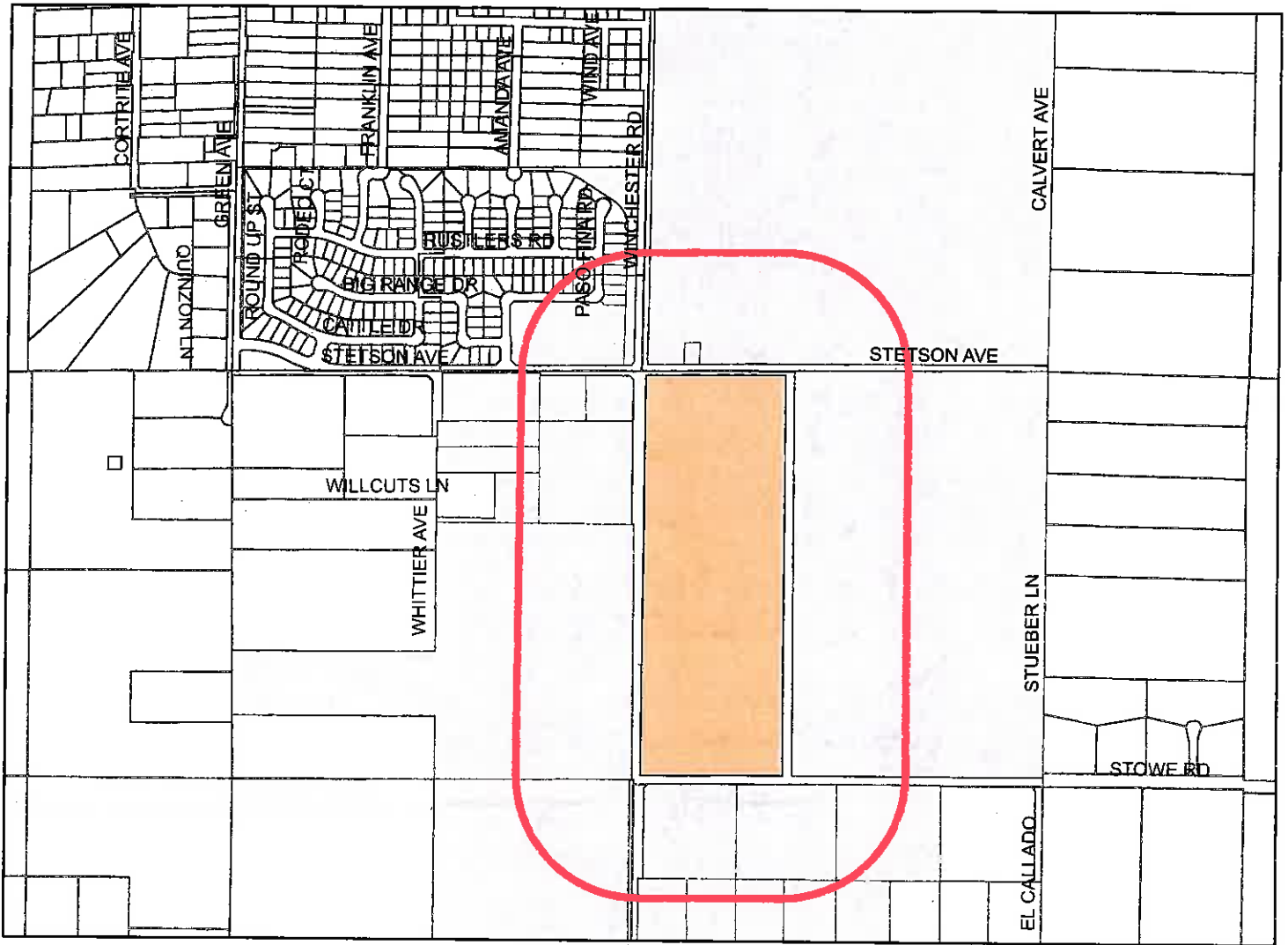
TITLE GIS Analyst

ADDRESS: 4080 Lemon Street 2nd Floor

Riverside, Ca. 92502

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

CZ07741 GPA00943 (800 feet buffer)



Selected Parcels

465-290-012	458-340-003	458-340-002	458-341-001	458-370-002	465-060-033	465-290-004	465-290-013	465-060-004	458-370-001
458-340-001	465-060-015	465-060-028	465-060-016	465-290-018	458-341-002	465-290-002	465-060-035	465-290-003	465-290-001
465-300-002	465-060-018	458-370-003	458-340-050	458-370-004	458-370-005	458-372-011	458-372-012	458-372-013	458-372-014
458-250-012	458-250-013	465-060-005	465-290-017	465-060-014	465-060-027				



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: 458340001, APN: 458340001
KARLA CRUZ, ETAL
26906 WILDERNESS DR
WINCHESTER, CA. 92596

ASMT: 458370003, APN: 458370003
MARIA BRAZIL, ETAL
26920 WILDERNESS DR
WINCHESTER CA 92596

ASMT: 458340002, APN: 458340002
MICHELLE VEGA, ETAL
26892 WILDERNESS DR
WINCHESTER, CA. 92596

ASMT: 458372014, APN: 458372014
SA CALIF GROUP INC
C/O MATT RUDY
9467 MILLIKEN AVE
RANCHO CUCAMONGA CA 91730

ASMT: 458340003, APN: 458340003
INGA GARNER, ETAL
26878 WILDERNESS DR
WINCHESTER, CA. 92596

ASMT: 465060005, APN: 465060005
STONE STAR RIVERSIDE
12671 HIGH BLUFF DR NO 150
SAN DIEGO CA 92130

ASMT: 458341001, APN: 458341001
AMY BAZINET, ETAL
33467 RUSTLERS RD
WINCHESTER, CA. 92596

ASMT: 465060015, APN: 465060015
TERRIE CHANDLER, ETAL
P O BOX 323
WINCHESTER CA 92596

ASMT: 458341002, APN: 458341002
JESSICA TUTTLE
33449 RUSTLERS RD
WINCHESTER, CA. 92596

ASMT: 465060016, APN: 465060016
ELAINE GUERRA, ETAL
9447 RAMONA ST
BELLFLOWER CA 90706

ASMT: 458370001, APN: 458370001
YOLANDA MACEDO, ETAL
26948 WILDERNESS DR
WINCHESTER, CA. 92596

ASMT: 465060018, APN: 465060018
DEBRA MORRISON, ETAL
27140 BICHENO LN
HEMET, CA. 92545

ASMT: 458370002, APN: 458370002
CAH 2015 1 BORROWER
9305 E VIA DE VENTURA 201
SCOTTSDALE AZ 85258

ASMT: 465060027, APN: 465060027
WIND PROP
31062 CASA GRAND DR
SAN JUAN CAPO CA 92675

ASMT: 465060028, APN: 465060028
HELEN OTTEN, ETAL
4270 DENVER ST
MONTCLAIR CA 91763

ASMT: 465290012, APN: 465290012
FLORES WICO, ETAL
51 15168 66A AVE
SURREY BC CANADA V3S1X2

ASMT: 465060033, APN: 465060033
BETTY RHEINGANS, ETAL
P O BOX 99
WINCHESTER CA 92596

ASMT: 465290013, APN: 465290013
CHARLES VANNORMAN
107 WELLINGTON CUTOFF
WELLINGTON NV 89444

ASMT: 465060035, APN: 465060035
ROSE CLARK, ETAL
P O BOX 807
WINCHESTER CA 92596

ASMT: 465290017, APN: 465290017
MARIE TIRHEIMER, ETAL
1320 COYOTE RD
PRESCOTT AZ 86303

ASMT: 465290001, APN: 465290001
MELINDA SIWEK
33562 MILAN RD
WINCHESTER CA 92596

ASMT: 465290018, APN: 465290018
ILENE ITZKOVICS
33775 STOWE RD
HEMET, CA. 92545

ASMT: 465290002, APN: 465290002
LUPE MORENO, ETAL
33624 MILAN RD
HEMET, CA. 92545

ASMT: 465300002, APN: 465300002
SURVIVORS TRUST OF MUELLER 1993 TRUST
C/O VIOLET MUELLER
5411 SHERBOURNE DR
LOS ANGELES CA 90056

ASMT: 465290003, APN: 465290003
KELLY DONNELLY
33686 MILAN RD
HEMET, CA. 92545

ASMT: 465290004, APN: 465290004
CAROL MANSON
P O BOX 501
WINCHESTER CA 92596





RIVERSIDE COUNTY
PLANNING DEPARTMENT

Steve Weiss, AICP
Planning Director

MITIGATED NEGATIVE DECLARATION

Project/Case Number: General Plan Amendment No. 943 and Change of Zone No. 7411

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

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

COMPLETED/REVIEWED BY:

By: John Hildebrand Title: Project Planner Date: October 15, 2015

Applicant/Project Sponsor: Carl Rheingans Date Submitted: February 13, 2008

ADOPTED BY: Board of Supervisors

Person Verifying Adoption: _____ Date: _____

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

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

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

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

Please charge deposit fee case#: ZEA41771 ZCFG05119

FOR COUNTY CLERK'S USE ONLY



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. 943 & Change of Zone No. 7741

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)

Carl Rheingans

Project Applicant

P.O. Box 99, Winchester, CA 92596

Address

East of Highway 79/Winchester Road, North of Stowe Road, West of Richmond Road, and South of Stetson Avenue. APN: 465-060-004

Project Location


Proposal to amend the project site's General Plan Foundation Component from Rural Community (RC) to Community Development (CD), amend its Land Use Designation from Estate Density Residential (EDR) (2-acre minimum) to Medium Density Residential (MDR) (2-5 du/ac) and Commercial Retail (CR) (0.20 – 0.35 FAR), and change the site's zoning classification from A-1-10 (Light Agriculture, 10-acre minimum) to R-1 (One-Family Dwellings) and C-1 & C-P (General Commercial) on one parcel, totaling 56.8 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 MITIGATED NEGATIVE DECLARATION was prepared for the project pursuant to the provisions of the California Environmental Quality Act and reflects the independent judgment of the Lead Agency.
3. Mitigation measures WERE NOT made a condition of the approval of the project.
4. A Mitigation Monitoring and Reporting Plan/Program WAS 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

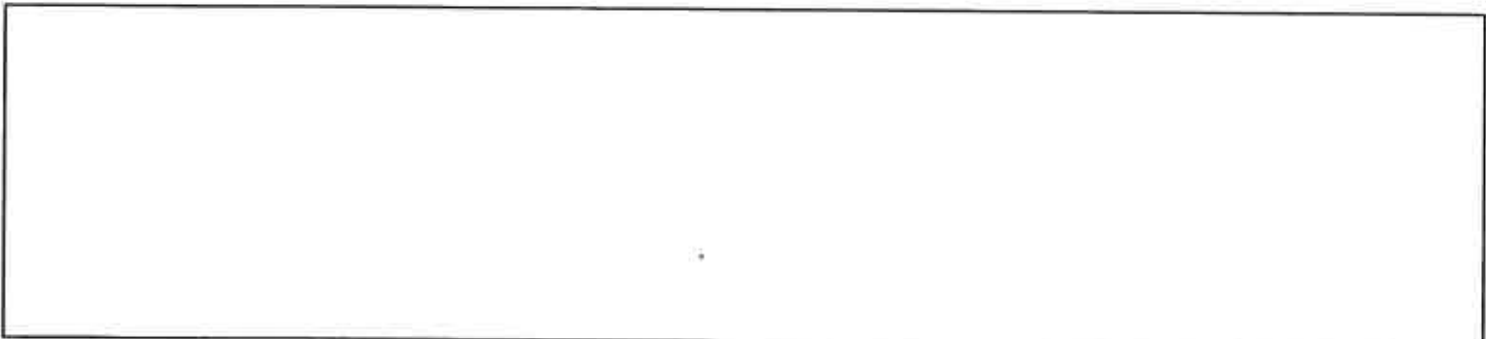
Project Planner

Title

10/15/2015

Date

Date Received for Filing and Posting at OPR: _____



COUNTY OF RIVERSIDE
SPECIALIZED DEPARTMENT RECEIPT
Permit Assistance Center

O* REPRINTED * R0801488

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: RHEINGAUS CARL \$64.00
paid by: CK 383
CLAIFORNIA FISH & GAME FOR GPA00943
paid towards: CFG05119 CALIF FISH & GAME: DOC FEE
at parcel: 27471 RICHMOND RD HEM
appl type: CFG3

By _____ Feb 13, 2008 12:51
MGARDNER 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

O* REPRINTED * R1510642

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: RHEINGAUS CARL \$2,210.00
paid by: CK 5101
CLAIFORNIA FISH & GAME FOR GPA00943
paid towards: CFG05119 CALIF FISH & GAME: DOC FEE
at parcel: 27471 RICHMOND RD HEM
appl type: CFG3


By _____ Sep 22, 2015 13:10
MGARDNER posting date Sep 22, 2015

Account Code	Description	Amount
658353120100208100	CF&G TRUST	\$2,210.00

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

Agenda Item No.:
Area Plan: The Pass
Zoning District: Cherry Valley
Supervisory District: Fifth
Project Planner: John Earle Hildebrand III
Planning Commission: December 2, 2015

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



Steve Weiss, AICP
 Planning Director

COUNTY OF RIVERSIDE PLANNING DEPARTMENT STAFF REPORT

PROJECT DESCRIPTION AND LOCATION:

GENERAL PLAN AMENDMENT NO. 948 (Foundation and Entitlement/Policy Amendment) – Proposal to amend the project site’s General Plan Foundation Component from Rural Community (RC) to Community Development (CD) and to amend its General Plan Land Use Designation from Very Low Density Residential (RC:VLDR) (1-Acre Minimum) to Commercial Retail (CD:CR) (0.20-0.35 Floor Area Ratio) on two parcels, totaling 10 acres, located north of Cherry Valley Boulevard, west of Mountain View Avenue, south of Vineland Street, east of Nancy Avenue, within The Pass Area Plan.

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. On May 19, 2009, the Riverside County Board of Supervisors adopted an order initiating proceedings for General Plan Amendment No. 948. The GPIP report package is included with this report, as an attachment. GPA No. 948 (the “project”) is now being taken forward for consideration.

SB 18 and AB 52 Tribal Consultations

Pursuant to SB 18 requirements, Riverside County staff previously requested a list from the Native American Heritage Commission (“NAHC”) of 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 15, 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. Staff discussed the project during a conference call and concluded that since this project includes a General Plan Amendment and Change of Zone only, resulting in no ground disturbance, no further consultation is required. Additionally, 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:

GPIP Provision

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

GPIP Provision Update

This project was considered during the October 22, 2015 Planning Commission hearing. The Planning Commission took action to approve the project, which resulted in their recommendation of approval to the Board of Supervisors. After the hearing had closed, the applicant conveyed to staff that he was in escrow for purchase of the adjacent property (APN: 405-130-011), as he was able to reach an agreement with the owner. The original environmental review of this project analyzed only one parcel and as a result, the October 22, 2015 Planning Commission Resolution (No. 2015-012) has been rescinded. Since the time of the hearing, the environmental review has been amended to include the additional parcel, which has still resulted in preparation of a Negative Declaration of environmental effects. This project has been re-noticed pursuant to the standard Riverside County 20-day noticing requirements and includes the updated description reflecting the additional property.

The Pass Area Plan – Cherry Valley Policy Area

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

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

- This project includes a General Plan Amendment only. There is no concurrent subdivision or other implementing development project. The project site is 10 acres in area and is located further than one-half mile from the San Bernardino County Line. As a result, this project is consistent with PAP 3.1.

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

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

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

- This project includes a General Plan Amendment only. While this type of project will not itself create trails, it meets the requirements of this policy, because the policy will be implemented when any future development project is proposed, and this project does not in any way prevent a

multi-purpose trail. A portion of the project site to the east, abuts an existing channelized flood control basin. This provides an opportunity to potentially establish a multi-purpose trail segment in conjunction with a future implementing project. An analysis to determine the feasibility of constructing a trail will occur when a development project is submitted. As a result, this project will comply with PAP 3.3 at the time any future development project is proposed.

General Plan Amendment Findings

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

The Administration Element of the Riverside County General Plan and Article 2 of Ordinance No. 348 provides that three (3) findings must be made 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

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

Riverside County Vision

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

developed with a commercial use, which will allow for a more appropriate framework of uses, consistent with future development in the area.

Internal Consistency

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

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

a) The Riverside County Vision;

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

b) Any General Plan Principle; or

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

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

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

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

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

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

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

c) Any Foundation Component designation in the General Plan.

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

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

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

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

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

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

SUMMARY OF FINDINGS:

- | | |
|---|---|
| 1. Existing Foundation General Plan Land Use (Ex #6): | Rural Community (RC) |
| 2. Proposed Foundation General Plan Land Use (Ex #6): | Community Development (CD) |
| 3. Existing General Plan Land Use (Ex #6): | Very Low Density Residential (VLDR) (1-Acre Minimum) |
| 4. Proposed General Plan Land Use (Ex #6): | Commercial Retail (CR) (0.20-0.35 Floor Area Ratio) |
| 5. Surrounding General Plan Land Use (Ex #6): | High Density Residential (HDR), Commercial Retail (CR), Very Low Density Residential (VLDR) |
| 6. Existing Zoning (Ex #2): | General Commercial (C-1/C-P) |
| 7. Proposed Zoning: | N/A |
| 8. Surrounding Zoning (Ex #2): | One Family Dwellings Mountain Resort (R-A-1), Light Agriculture (One Acre Minimum) (A-1-1), General Commercial (C-1/C-P), One-Family Dwelling (R-1), Mobile Home Subdivisions & Mobile Home Parks (R-T), City of Beaumont |
| 9. Existing Land Use (Ex #1): | Vacant Land |
| 10. Surrounding Land Use (Ex #1): | Single-Family Residential, Mobile Home Park, Beaumont High School, Commercial |
| 11. Project Size (Ex #1): | Total Acreage: 10 Acres |
| 12. Environmental Concerns: | See Environmental Assessment No. 41776 |

RECOMMENDATIONS:

ADOPT PLANNING COMMISSION RESOLUTION No. 2015-028 recommending adoption of General Plan Amendment No. 948 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. 41776**, based on the findings incorporated in the initial study and the conclusion that the project will not have a significant effect on the environment; and,

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

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

1. The project site has a General Plan Land Use of Rural Community: Very Low Density Residential (RC:VLDR) (1-Acre Minimum) and is located within the Pass Area Plan.
2. The project site is surrounded by properties which have a General Plan Land Use of High Density Residential (HDR) to the east, Commercial Retail (CR) to the south, and Very Low Density Residential (VLDR) to the west.
3. This Foundation Amendment – Regular and Entitlement/Policy Amendment will result in a Land Use change to Commercial Retail (CD:CR) (0.20-0.35 Floor Area Ratio), which will bring into conformance the existing underlying Zoning designation of General Commercial (C-1/C-P).
4. The required findings for a Foundation Amendment – Regular and an Entitlement/Policy Amendment are substantially the same in both the Administrative Element of the Riverside County General Plan and Sections 2.4 and 2.5 of Ordinance No. 348. This project is consistent with both.
5. Staff has concluded that this project will not create an inconsistency between any of the Riverside County General Plan elements. Staff has reviewed this project in conjunction with each of the ten (10) Riverside County General Plan elements, including Vision, Land Use, Circulation, Multi-Purpose Open Space, Safety, Noise, Housing, Air Quality, Healthy Communities, and Administration, and has determined that this project is in conformance.
6. Staff has concluded that this project does not conflict with nor does it require any changes to the Riverside County Vision element. Furthermore, this project will result in a land use change to Commercial, which is a logical extension of the existing commercial corridor in the area, enabling future infill development.
7. The Riverside County General Plan is the guiding document which enables the orderly and managed growth throughout the County. Policy LU 23.1 of the General Plan Land Use element states, “Accommodate the development of commercial uses in areas appropriately designated by the General Plan and Area Plan land use maps.” This General Plan Amendment will result in a logical extension of the area’s commercial core, which fronts both Cherry Valley Boulevard and also Beaumont Avenue. This change in land use will further the General Plan’s goals though enabling infill development and providing commercial property in an appropriate location.
8. Appendix B: General Planning Principles, within the Riverside County General Plan, consists of seven (7) categories, including Community Development, Environmental Protection, Transportation, Community Design, Agricultural, Rural Development, and Economic Development. Staff has concluded that this project is consistent with each of these planning principle categories.
9. The construction of Beaumont High School in 2005, represents a special circumstance which has resulted in an ongoing pattern of land use change around the area, through an extension of commercial properties along the primary transportation corridor of Cherry Valley Boulevard, a designated arterial road. Staff has concluded that this is a reasonable change based upon the new circumstance and supports the pattern of ongoing land use change.
10. The project site has a Zoning designation of General Commercial (C-1/C-P).

11. The project site is surrounded by properties which have a Zoning designation of One Family Dwellings Mountain Resort (R-A-1) to the north, Light Agriculture (One Acre Minimum) (A-1-1) to the west, General Commercial (C-1/C-P) to the south, Mobile Home Subdivision & Mobile Home Parks (R-T) to the east, and the City of Beaumont is located to the southeast.
12. Single-Family Residential, Mobile Home Park, Beaumont High School, various Commercial uses have been constructed and are in operation around the project site.
13. The project site is not located within a Criteria Cell of the Multi-Species Habitat Conservation Plan ("MSHCP").
14. The project site is located within a "Low" wildfire hazard zone.
15. Environmental Assessment No. 41776 identified no potentially significant impacts, and resulted in a Negative Declaration of environmental effects.

CONCLUSIONS:

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

INFORMATIONAL ITEMS:

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

4. The project site is currently designated as Assessor's Parcel Numbers: 405-130-011 and 405-130-018.

2
3 **RESOLUTION NO. 2015-028**
4 **RECOMMENDING ADOPTION OF**
5 **GENERAL PLAN AMENDMENT NO. 948**
6

7 **WHEREAS**, pursuant to the provisions of Government Code Section(s) 65350/65450 et. seq.,
8 public hearings were held before the Riverside County Planning Commission in Riverside, California on
9 December 2, 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 December 2, 2015, that it has
19 reviewed and considered the environmental document prepared or relied on and recommends the
20 following based on the staff report and the findings and conclusions stated therein:
21

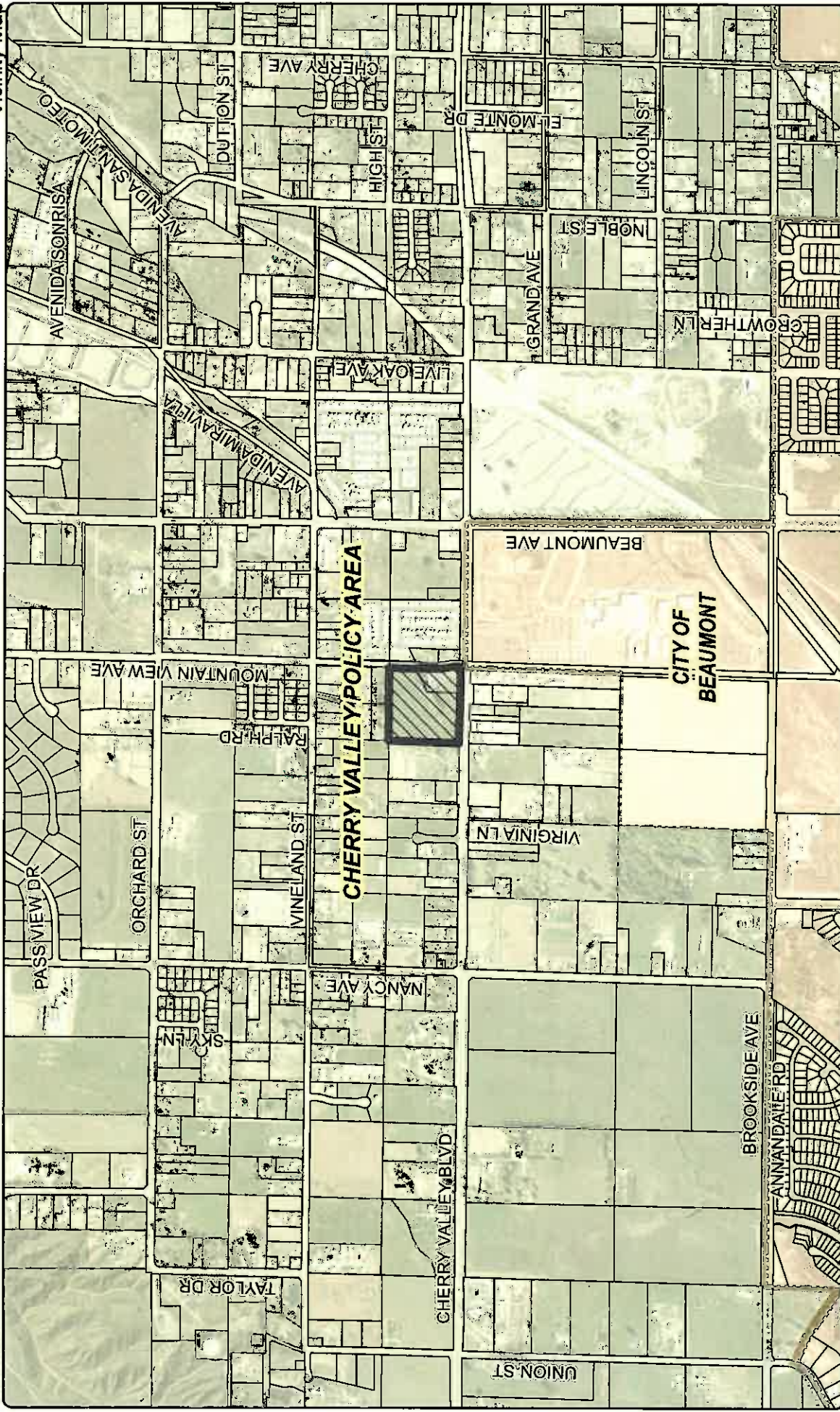
22 **ADOPTION** of the Negative Declaration environmental document, Environmental Assessment
23 File No. 41776; and
24

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

**RIVERSIDE COUNTY PLANNING DEPARTMENT
GPA00948
VICINITY/POLICY AREAS**

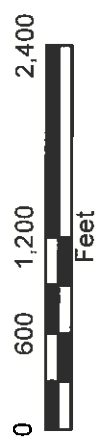
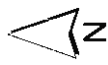
Supervisor Ashley
District 5

Date Drawn: 10/23/2015
Vicinity Map



Zoning District: Cherry Valley

Author: Vinnie Nguyen



DISCLAIMER: On October 7, 2004, the County of Riverside adopted a new General Plan providing new land use designations for unincorporated Riverside County parcels. This new General Plan may contain different types of land use than is provided in the current General Plan. The County of Riverside is not responsible for any errors or omissions in this vicinity map. The County of Riverside is not responsible for any errors or omissions in this vicinity map. Please contact the Planning Department at (951) 948-2277 for more information.

RIVERSIDE COUNTY PLANNING DEPARTMENT

GPA00948

LAND USE

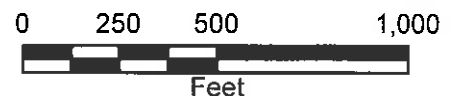
Supervisor Ashley
District 5

Date Drawn: 10/23/2015
Exhibit 1



Zoning District: Cherry Valley

Author: Vinnie Nguyen



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

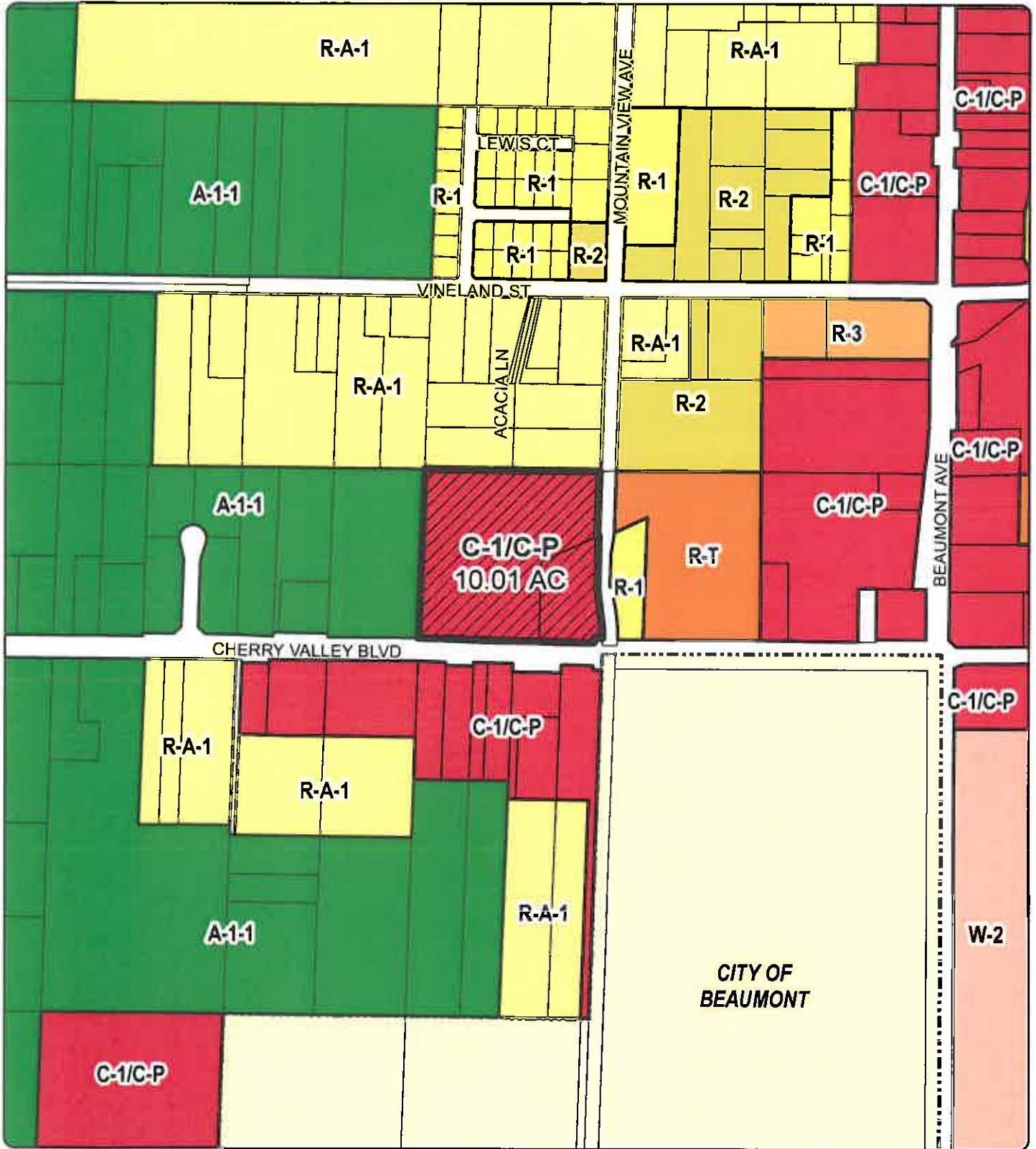
RIVERSIDE COUNTY PLANNING DEPARTMENT

GPA00948

EXISTING ZONING

Supervisor Ashley
District 5

Date Drawn: 10/23/2015
Exhibit 2



Zoning District: Cherry Valley

Author: Vinnie Nguyen



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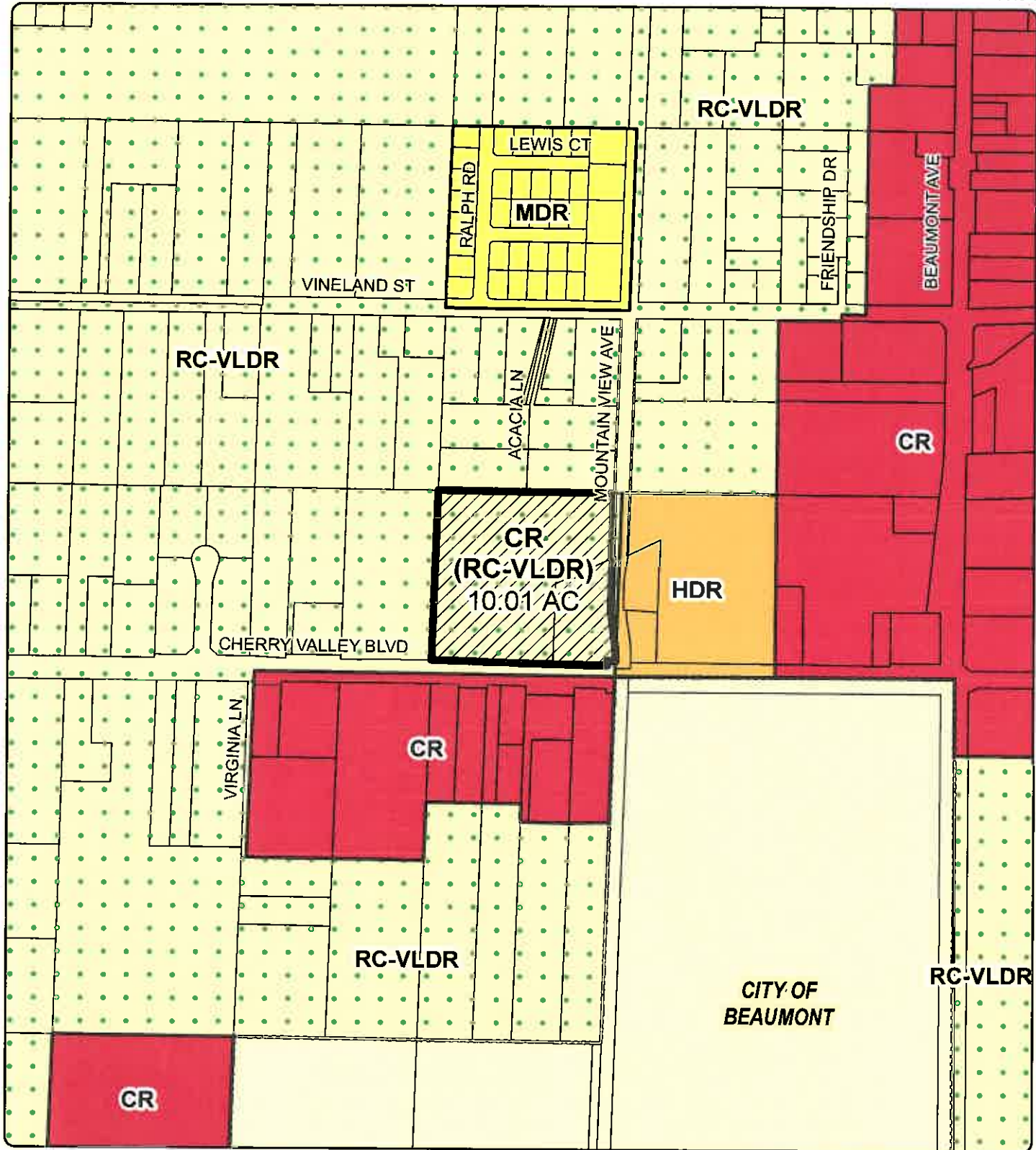
RIVERSIDE COUNTY PLANNING DEPARTMENT

GPA00948

PROPOSED GENERAL PLAN

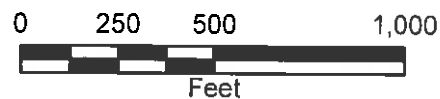
Supervisor Ashley
District 5

Date Drawn: 10/23/2015
Exhibit 6



Zoning District: Cherry Valley

Author: Vinnie Nguyen



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

COUNTY OF RIVERSIDE

ENVIRONMENTAL ASSESSMENT FORM: INITIAL STUDY

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

I. PROJECT INFORMATION

A. Project Description:

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

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

C. Total Project Area: 10-acres

D. Assessor's Parcel No.: 405-130-011 and 405-130-018

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

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

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

II. APPLICABLE GENERAL PLAN AND ZONING REGULATIONS

A. General Plan Elements/Policies:

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

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

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

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

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

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

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

G. Overlays: None

H. Policy Area: Cherry Valley

I. Adjacent and Surrounding:

1. **Area Plan:** The Pass to the north, south, east, and west.

2. **Foundation Component(s):** Rural Community to the north and west, and Community Development to the south and east.

3. **Land Use Designation(s):** High Density Residential (HDR) to the east, Commercial Retail (CR) to the south, Rural Community: Very Low Density Residential (RC:VLDR) to the north and west.

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

5. **Policy Area(s), if any:** Cherry Valley

J. Adopted Specific Plan Information

1. **Name and Number of Specific Plan, if any:** None

2. **Specific Plan Planning Area, and Policies, if any:** None

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

L. Zoning (Proposed): N/A

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

III. ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED

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

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

IV. DETERMINATION

On the basis of this initial evaluation:

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

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

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

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

Signature

John Earle Hildebrand III, Project Planner
Printed Name

10/22/2015

Date

For: Steve Weiss, AICP – Planning Director

V. ENVIRONMENTAL ISSUES ASSESSMENT

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

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

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

Findings of Fact:

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

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

2. Mt. Palomar Observatory				
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), The Pass Area Plan Figure 6

Findings of Fact:

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

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

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

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

3. Other Lighting Issues

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

Source: On-site Inspection, Project Application Description

Findings of Fact:

a-b) Future development of the site will result in the implementation of more lighting; however, lighting requirements and any subsequent restrictions will be reviewed in conjunction with the 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	<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
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 imposed on the site, and neither the zoning nor the land use designations are Agriculture. There are no impacts.

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

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

5. Forest	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
a) Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Govt. Code section 51104(g))?				
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 to commercial from residential could result in a net increase in vehicle trips to the site. However, the amount of the increase is too speculative to provide a detailed analysis at this time. This is a programmatic level CEQA analysis. At this stage, the project does not provide the opportunity for physical disturbance of the site, as there is no associated development project. This project will result in amending the site's General Plan foundation component, which could eventually lead to development on the property. Should a development proposal or land use application for subdividing, grading, or construction of the site be submitted, a subsequent Environmental Analysis shall be prepared, to assess the potential impacts. As a result, impacts associated with this project are considered less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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 checked="" type="checkbox"/>	<input type="checkbox"/>

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

Findings of Fact:

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

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

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, including biological. 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. 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.

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: 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 15, 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. Staff discussed the project during a conference call and concluded that since this project includes a General Plan Amendment and Change of Zone only, resulting in no ground disturbance, no further consultation is required. Additionally, 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, 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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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, the project site is located within an area of "Undetermined Paleontological Sensitivity".

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

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

GEOLOGY AND SOILS Would the project

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

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

Findings of Fact:

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

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

Mitigation: No mitigation is required.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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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 mapped as an area of "Low" liquefaction potential.

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

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

13. Ground-shaking Zone

a) Be subject to strong seismic ground shaking?

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

Findings of Fact:

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

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

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

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

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

Findings of Fact:

a) 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:

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

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

16. Other Geologic Hazards

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

Source: On-site Inspection, Project Application Materials, Geologist Review

Findings of Fact:

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

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

17. Slopes

a) Change topography or ground surface relief features?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Create cut or fill slopes greater than 2:1 or higher than 10 feet?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Result in grading that affects or negates subsurface sewage disposal systems?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Riverside County General Plan Figure S-5 "Regions Underlain by Steep Slope", Project Application Materials

Findings of Fact:

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

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

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

18. Soils

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

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

b) Result in any increase in water erosion either on or off site?

Source: Project Application Materials, On-site Inspection

Findings of Fact:

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

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

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

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:

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-8 "Wind Erosion Susceptibility Map" exhibit, the project site is located within an area of "Moderate" wind erosion.

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

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

GREENHOUSE GAS EMISSIONS Would the project

21. Greenhouse Gas Emissions

a) Generate greenhouse gas emissions, either 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"/>
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b) Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Source: Riverside County General Plan

Findings of Fact:

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

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

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

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

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

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

23. Airports				
a) Result in an inconsistency with an Airport Master Plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Require review by the Airport Land Use Commission?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
c) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) For a project within the vicinity of a private airstrip, or heliport, would the project result in a safety hazard for people residing or working in the project area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

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

Findings of Fact:

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

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

24. Hazardous Fire Area	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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"/>

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

Findings of Fact:

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

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

HYDROLOGY AND WATER QUALITY Would the project				
25. Water Quality Impacts	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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 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	<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
interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?				
d) Create or contribute runoff water that would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?	<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:

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

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

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

26. Floodplains

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

NA - Not Applicable

U - Generally Unsuitable

R - Restricted

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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, the project site is not located within a flood zone. Additionally, pursuant to the Riverside County General Plan Figure S-10 "Dam Failure Inundation Zone" exhibit, the project site is not located within close proximity to any "Dam Failure Inundation Zones". There will be no impacts.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

LAND USE/PLANNING Would the project

27. Land Use

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

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

Findings of Fact:

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

The proposed change is a reasonable extension of the community's defined commercial core and the commercial areas to the south, across Cherry Valley Blvd and also to the east, along Beaumont Avenue. Additionally, the new high school to the southeast serves as a new circumstance in the area,

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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creating a demand for more commercial property. The underlying zone is currently General Commercial. This Foundation General Plan Amendment will result in a consistency between the land use and underlying zoning. As a result, impacts associated with this project are considered less than significant.

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

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

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

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

Findings of Fact:

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

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

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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MINERAL RESOURCES Would the project

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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 is not located within an area known to have mineral resources that would preclude the development of the ultimate density requested in the project.

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

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

NOISE Would the project result in

Definitions for Noise Acceptability Ratings
 Where indicated below, the appropriate Noise Acceptability Rating(s) has been checked.
 NA - Not Applicable A - Generally Acceptable B - Conditionally Acceptable
 C - Generally Unacceptable D - Land Use Discouraged

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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 <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"/>
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?	<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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NA A B C D

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

Findings of Fact:

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

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

31. Railroad Noise

NA A B C D

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

Findings of Fact:

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

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

32. Highway Noise

NA A B C D

Source: On-site Inspection, Project Application Materials

Findings of Fact:

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

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

33. Other Noise

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

Source: 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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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b) A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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c) Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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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) A General Plan land use change from residential to commercial could result in the creation of higher noise impacts at build-out. However, all future onsite uses will be required to adhere to the Riverside County’s allowable noise standards for Commercial designations and will be analyzed at the time of an implementing project.

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

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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POPULATION AND HOUSING Would the project

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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) This General Plan Amendment will result in a land use change from residential to commercial. As a result, no new additional homes will be constructed, as the land use and underlying zoning will not provide for residential.

There is an existing single-family detached dwelling unit located on Parcel No. 450-130-011. This structure will continue functioning as a dwelling unit until such time there is an implementing commercial project. Any occupants will be provided sufficient notice of action for relocating, pursuant to State law. The removal of a single home is not considered a substantial displacement of housing or people.

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
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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:

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

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

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

37. Sheriff Services

Source: Riverside County General Plan

Findings of Fact:

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

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

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.

38. Schools

Source: School District, GIS Database

Findings of Fact:

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

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

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

39. Libraries

Source: Riverside County General Plan

Findings of Fact:

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

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

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.

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

Findings of Fact:

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

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

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

RECREATION

41. Parks and Recreation

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

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

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

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

Findings of Fact:

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

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

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

42. Recreational Trails

Source: Open Space and Conservation Map for Western County trail alignments

Findings of Fact:

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

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

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

TRANSPORTATION/TRAFFIC Would the project

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

	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, Cherry Valley Policy

Findings of Fact:

a) The project site is located within the Cherry Valley Policy Area of the Riverside County General Plan. This General Plan Amendment will result in changing the land use from residential to commercial; therefore, the Cherry Valley Policy Area provisions do not apply. Details of a future implementing project will be reviewed in conjunction with any other circulation plans. Additionally, the land use amendment by itself is consistent with the existing circulation plans for the area. As a result, the impacts are less than significant.

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

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

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

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

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

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

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.

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

Findings of Fact:

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

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

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

47. Solid Waste

a) Is the project served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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b) Does the project comply with federal, state, and	<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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local statutes and regulations related to solid wastes including the CIWMP (County Integrated Waste Management Plan)?

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

Findings of Fact:

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

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

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

48. Utilities

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

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

Source: Application Materials

Findings of Fact:

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

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

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, 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:

Findings of Fact: Riverside County General Plan

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

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

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: 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).

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.

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



FROM: TLMA – Planning Department

SUBMITTAL DATE:
May 4, 2009

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

RECOMMENDED MOTION:

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

BACKGROUND:

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

Ron Goldman
Planning Director

RG:TH

REVIEWED BY EXECUTIVE OFFICE

DATE

Tina Grande
Departmental Concurrence

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

Prev. Agn. Ref.

District: Fifth

Agenda Number:

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

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

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

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

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

COUNTY OF RIVERSIDE PLANNING DIRECTOR'S REPORT AND RECOMMENDATIONS

RECOMMENDATIONS:

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

PLANNING COMMISSION COMMENTS TO THE PLANNING DIRECTOR:

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

Commissioner John Roth: No Comments

Commissioner John Snell: No Comments

Commissioner John Petty: No Comments

Commissioner Jim Porras: No Comments

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

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

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

COUNTY OF RIVERSIDE PLANNING DEPARTMENT STAFF REPORT

PROJECT DESCRIPTION AND LOCATION:

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

FURTHER PLANNING CONSIDERATIONS:

September 9, 2008

The proposal was discussed at the August 12, 2008 Planning Commission meeting where the Commission directed staff and the applicant to meet so that any additional information the applicant could provide would be considered. Subsequently, a meeting was held September 5, 2008 between the applicant and the Planning Department to discuss the proposal further.

The subject site is located within the "Cherry Valley" community. The community is characterized by "large-lot residential, agricultural and animal keeping uses, with a commercial core along Beaumont Avenue, northerly of Cherry Valley Boulevard." Staff feels that the subject site is a reasonable extension of the commercial core and of the commercial lots located directly across Cherry Valley Boulevard from the subject site. Staff also feels that the existing designation is no longer appropriate for the subject site.

A High School is now located across Cherry Valley Boulevard from the subject site at the southeastern corner of Mountain View Avenue and Cherry Valley Boulevard within the City of Beaumont. The school serves as a new condition or circumstance that is present in the area and gives some justification to the proposed change. Sewer is not available at the site; the nearest sewer is approximately 1.5 miles away per the application.

Staff also recommended that the parcel (APN 405-130-011) directly to the east of the subject site be included in the proposal as well. The applicant had not contacted the respective owner at the time of the meeting.

RECOMMENDATION:

Comment that adoption of an order initiating proceedings for General Plan Amendment No. 948 from Rural Community: Very Low Density Residential to Community Development: Commercial Retail **would be appropriate**; however, staff recommends including the adjacent parcel to the east. The adoption of such an order does not imply that the proposed GPA will be approved.

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

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

COUNTY OF RIVERSIDE PLANNING DEPARTMENT STAFF REPORT

PROJECT DESCRIPTION AND LOCATION:

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

POTENTIAL ISSUES:

The proposed change conflicts with the overall Riverside County Vision for the "Cherry Valley" community. The community is characterized by "large-lot residential, agricultural and animal keeping uses, with a commercial core along Beaumont Avenue, northerly of Cherry Valley Boulevard." The subject parcel is also located within the General Plan's "Cherry Valley Policy Area" which encourages: "local serving commercial development along Beaumont Avenue..." The subject parcel is located approximately 1400' from Beaumont Avenue on Cherry Valley Boulevard and is not consistent with the targeted commercial area defined under the "Cherry Valley Policy Area," or the features of this unique community found in the General Plan. The proposal would be contrary to the existing plan and would create an inconsistency between the land use map/element and the policy within the area plan.

Currently, the lots to the south of the site, across Cherry Valley Boulevard, are designated as Commercial Retail. However, these existing commercial lots are not being utilized for intensive commercial retail. No substantial evidence has been provided to show that new conditions or circumstances are present in the area to justify the proposed change. The site currently lacks sewer and the nearest sewer is approximately 1.5 miles away.

RECOMMENDATION:

Comment that adoption of an order initiating proceedings for General Plan Amendment No. 948 from Rural Community: Very Low Density Residential to Community Development: Commercial Retail **would not be appropriate**. The adoption of such an order does not imply that the proposed GPA will be approved.

Supervisor Ashley
District 5

GPA00948

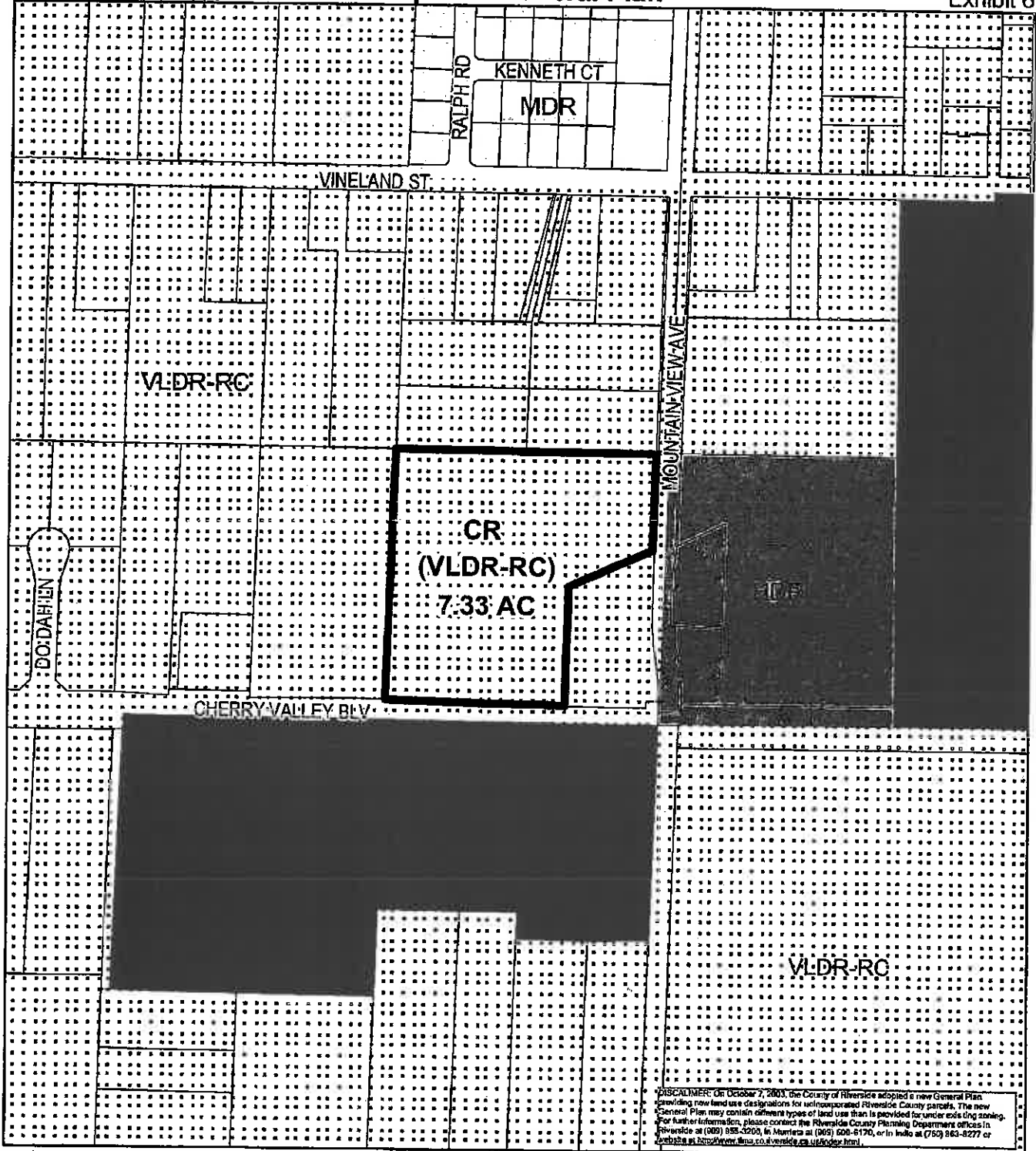
Planner: Amy Aldana

Date Drawn: 2/27/08

Proposed General Plan

Date: 3/10/08

Exhibit 6



DISCLAIMER: On October 7, 2003, the County of Riverside adopted a new General Plan providing new land use designations for unincorporated Riverside County parcels. The new General Plan may contain different types of land use than is provided for under existing zoning. For further information, please contact the Riverside County Planning Department offices in Riverside at (951) 885-3200, in Murietta at (951) 620-6170, or in Indio at (760) 863-8277 or website at <http://www.rma.co.riverside.ca.us/gdp/gdp.html>.

RIVERSIDE COUNTY PLANNING DEPARTMENT

Zone
District: Cherry Valley
Township/Range: T2SR1W
Section : 28



Assessors
Bk.Pg. 405-13
Thomas
Bros. Pg. 690 H4



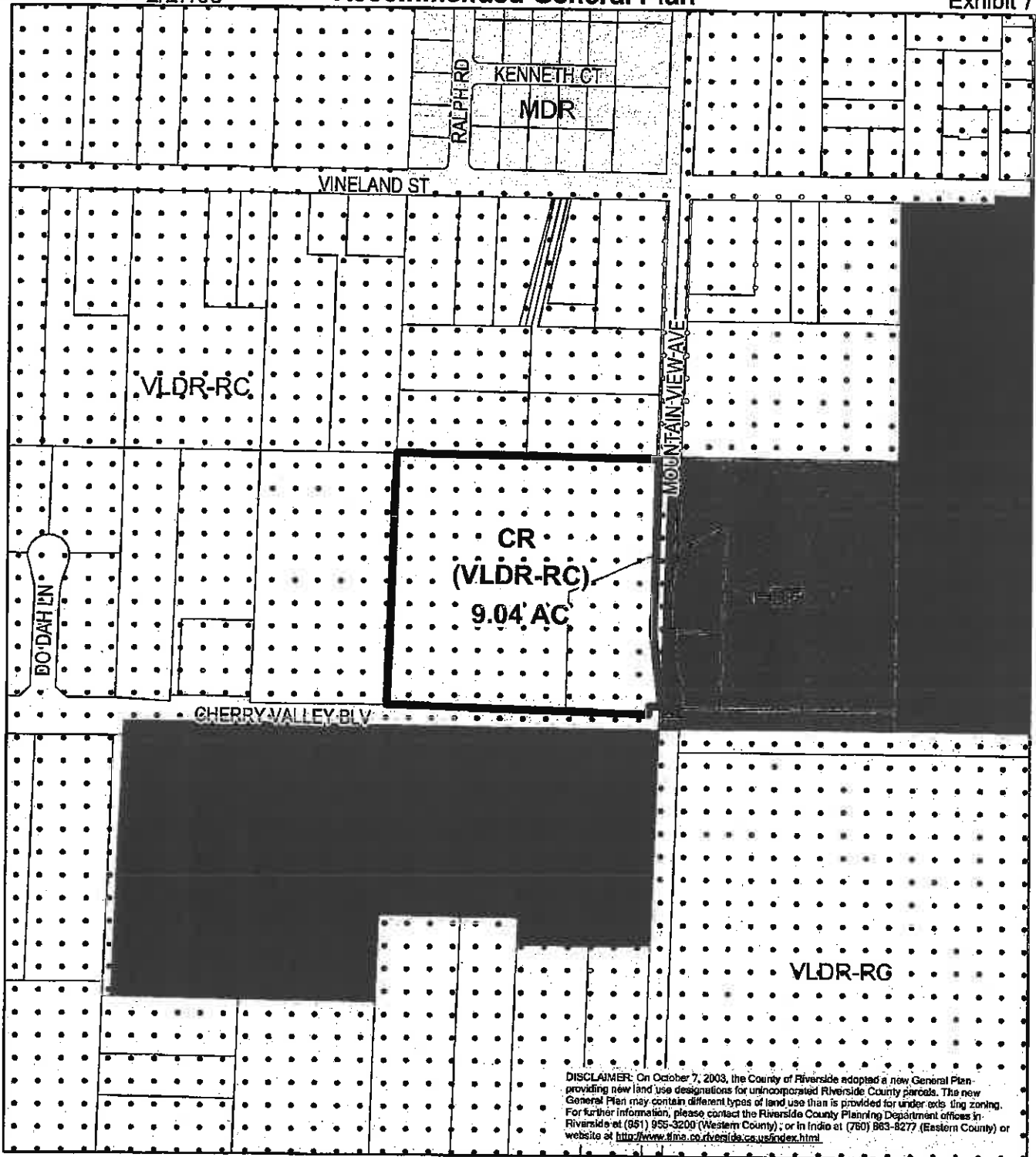
Supervisor Ashley
District 5

GPA00948

Planner: Amy Aldana
Date: 3/10/08
Exhibit 7

Date Drawn: 2/27/08

Recommended General Plan



DISCLAIMER: On October 7, 2003, the County of Riverside adopted a new General Plan providing new land use designations for unincorporated Riverside County parcels. The new General Plan may contain different types of land use than is provided for under existing zoning. For further information, please contact the Riverside County Planning Department offices in Riverside at (951) 955-3200 (Western County); or in Indio at (760) 863-8277 (Eastern County) or website at <http://www.plm.ca.gov/riverside.cs.us/index.html>

RIVERSIDE COUNTY PLANNING DEPARTMENT

Zone
District: Cherry Valley
Township/Range: T2SR1W
Section : 28



Assessors
Bk.Pg. 405-13
Thomas
Bros. Pg. 690 H4



Supervisor Ashley
District 5
Date Drawn: 2/26/08

GPA00948

DEVELOPMENT OPPORTUNITY

Planner: Amy Aldana
Date: 3/10/08
Exhibit Overview



RIVERSIDE COUNTY PLANNING DEPARTMENT

District
Plan: Cherry Valley
Township/Range: T2SR1W
Section: 28



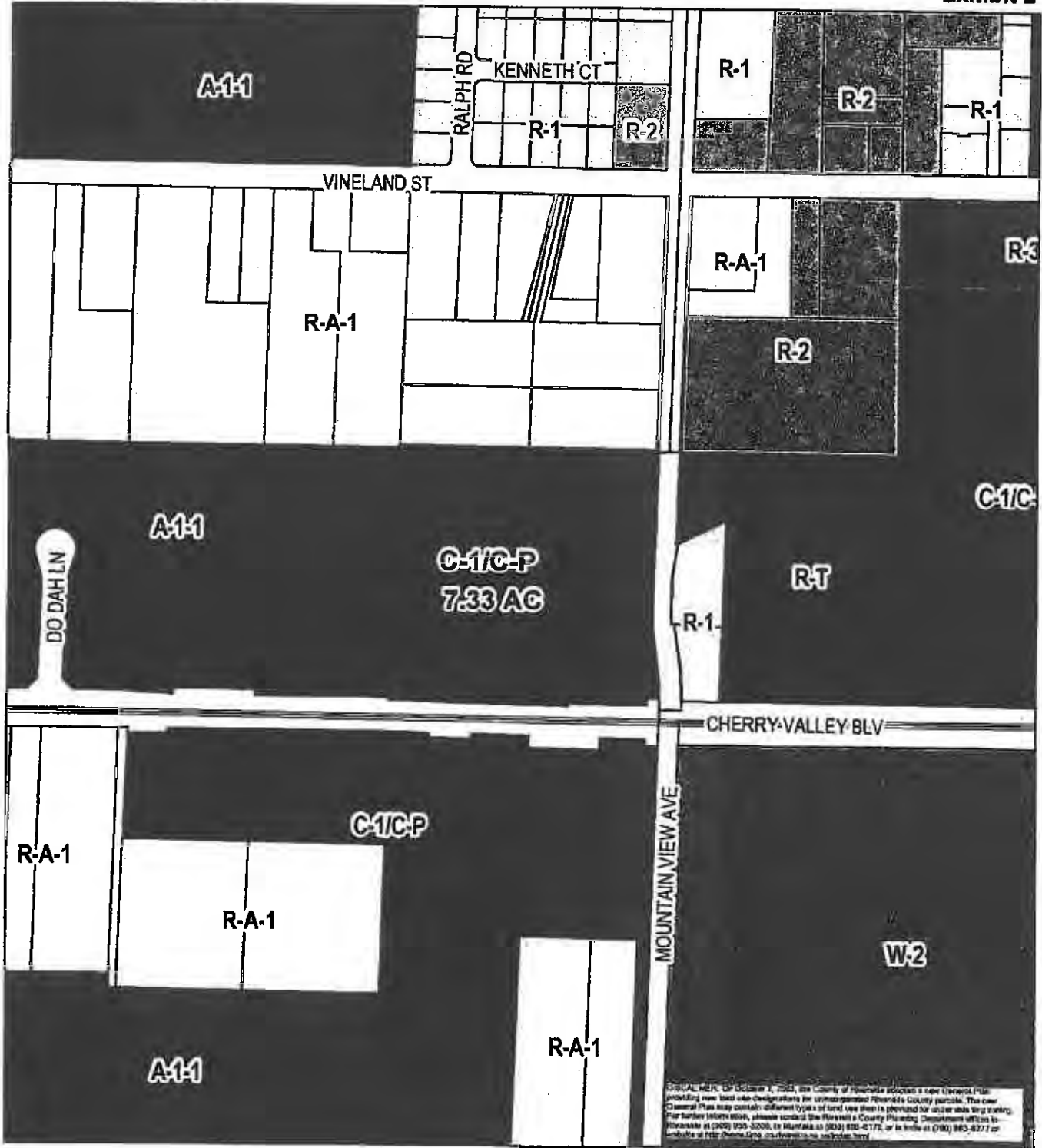
Assessors
Bk. Pg. 405-13
Thomas
Bros. Pg. 690 H4



Supervisor Ashley
 District 5
 Date Drawn: 2/27/08

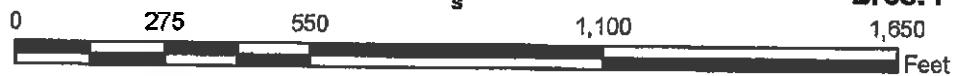
GPA00948
EXISTING ZONING

Planner: Amy Aldana
 Date: 3/10/08
 Exhibit 2



RIVERSIDE COUNTY PLANNING DEPARTMENT

Zone
 District: Cherry Valley
 Township/Range: T2SR1W
 Section : 28

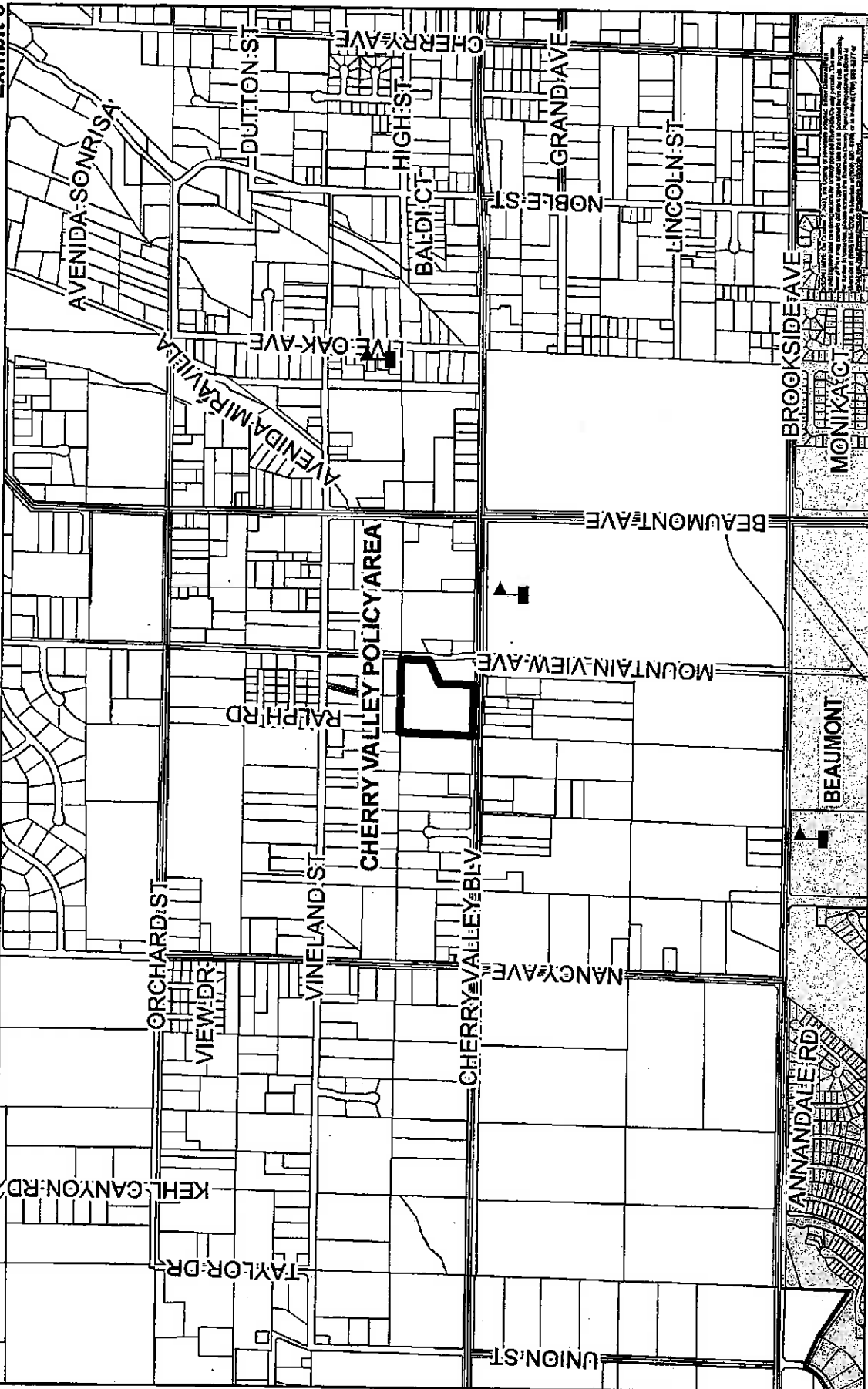


Assessors
 Bk. Pg. 405-13
 Thomas
 Bros. Pg. 690 H4

Supervisor Ashley
District 5
Date Drawn: 2/27/08

GPA00948 POLICY AREAS

Planner: Amy Aldana
Date: 3/10/08
Exhibit 8



Zone
District: Cherry Valley
Township/Range: T2SR1W
Section : 28

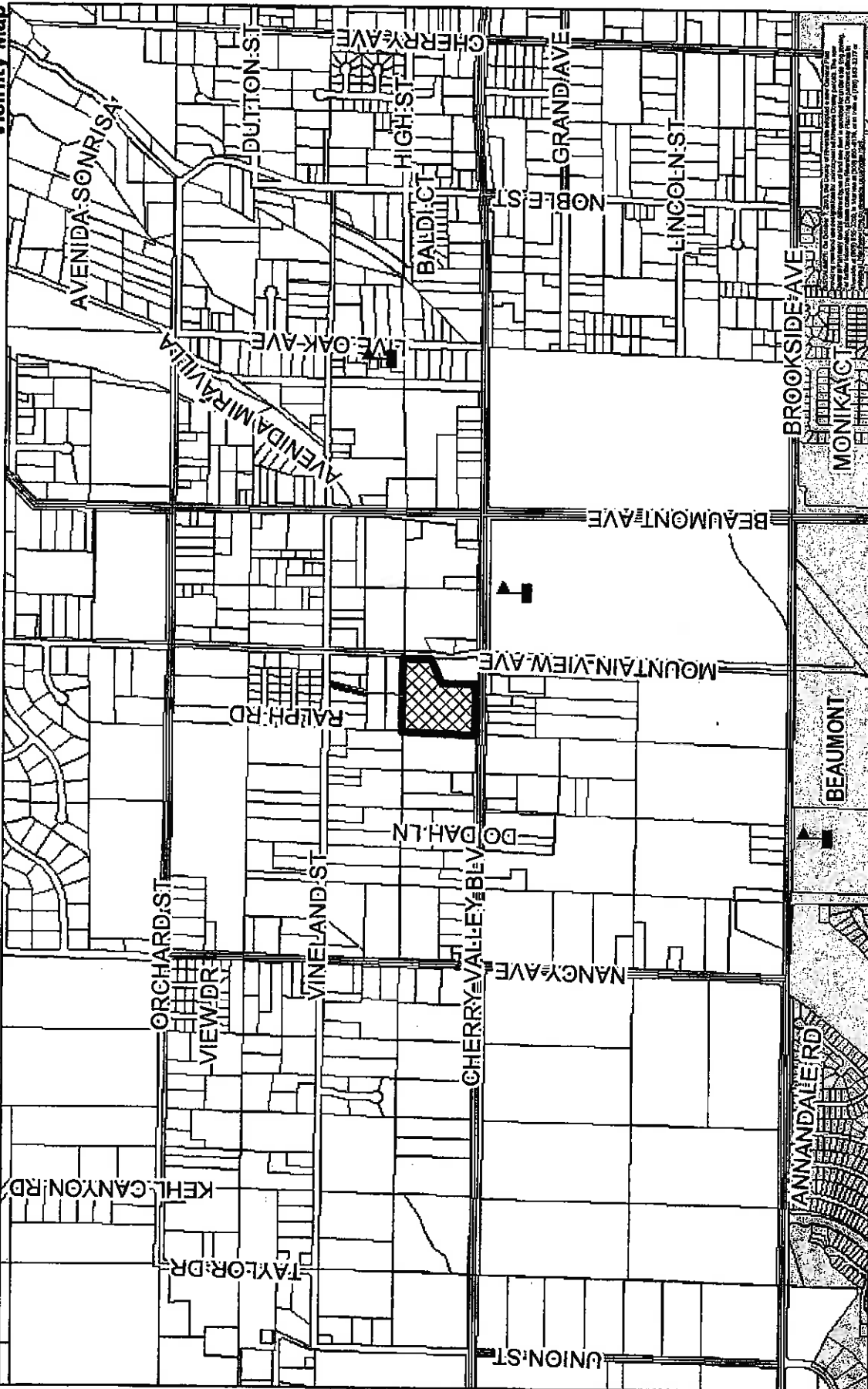
RIVERSIDE COUNTY PLANNING DEPARTMENT
Assessors
Bk. Pg. 405-13
Thomas
8,100 Bros. Pg. 690 H4



Supervisor Ashley
District 5
Date Drawn: 2/27/08

GPA00948 VICINITY MAP

Planner: Amy Aldana
Date: 3/10/08
Vicinity Map



Zone
District: Cherry Valley
Township/Range: T2SR1W
Section : 28

RIVERSIDE COUNTY PLANNING DEPARTMENT

Assessors
Bk. Pg. 405-13
Thomas
8,100 Bros. Pg. 690 H4

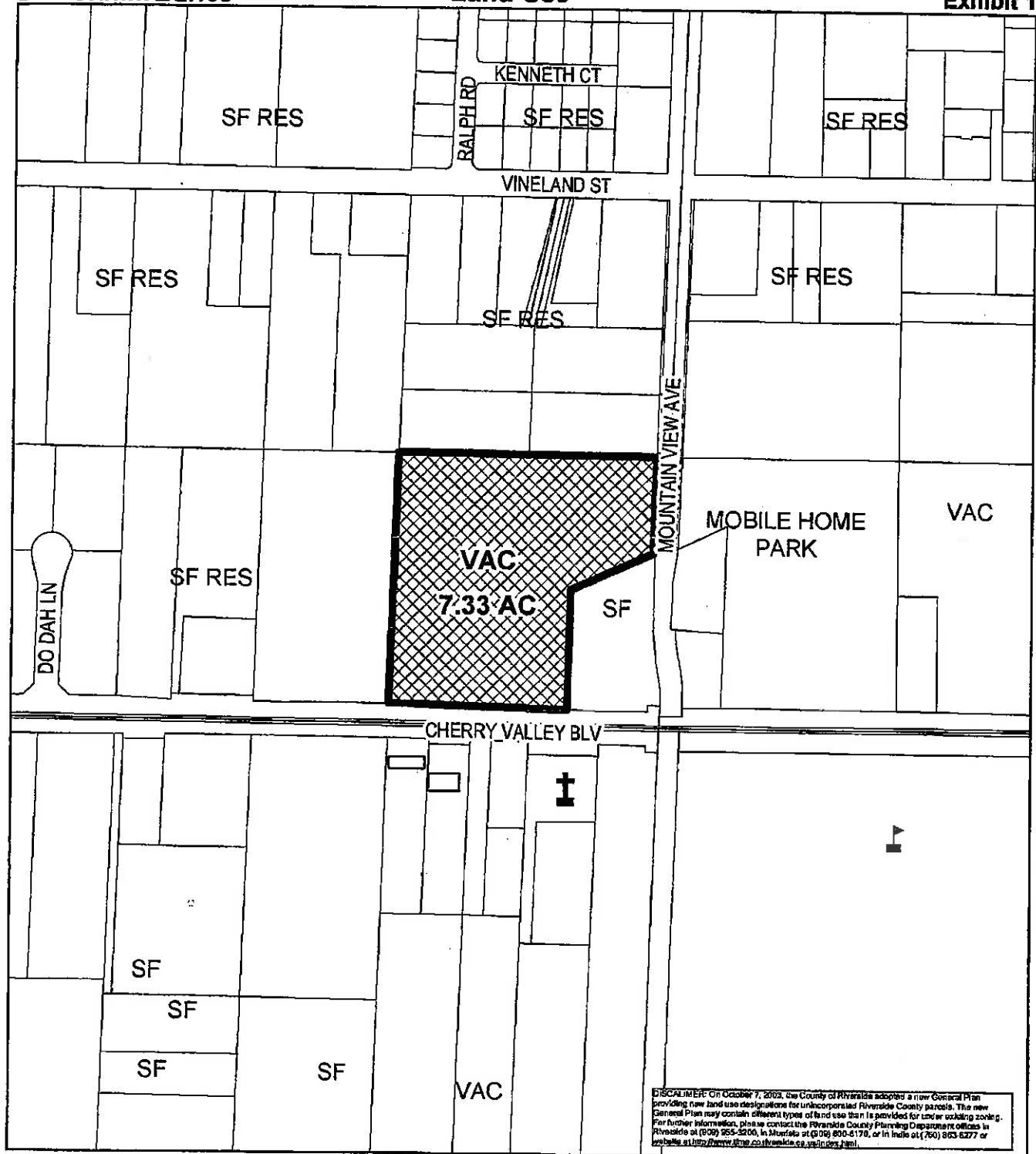


Supervisor Ashley
District 5
Date Drawn: 2/27/08

GPA00948

Land Use

Planner: Amy Aldana
Date: 3/10/08
Exhibit 1



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 office in Riverside at (951) 955-3200, in Murfreesboro at (909) 800-6170, or in Indio at (760) 863-6277 or <http://www.thep.co.riverside.ca.us/inreg.html>.

RIVERSIDE COUNTY PLANNING DEPARTMENT

Zone
District: Cherry Valley
Township/Range: T2SR1W
Section: 28



Assessors
Bk. Pg. 405-13
Thomas
Bros. Pg. 690 H4



APPLICATION FOR AMENDMENT TO THE RIVERSIDE COUNTY GENERAL PLAN

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

WE ASK THAT OUR SITE BE RETURNED TO ITS ORIGINAL DESIGNATION AS IT WAS PRIOR TO GENERAL AMENDMENT OF 2009, THAT CHANGED THE PROPERTY AND LAND USE. CHERRY VALLEY BLVD. IS A STREET THAT CONTAINS SEVERAL COMMERCIAL PROPERTIES. WE BELIEVE THAT THIS CORRIDOR IS APPROPRIATE FOR THE USE INTENDED AND THE SERVICES PROVIDED LIKE RETAIL STORES, OFFICE SPACE AND MINI-WAREHOUSE ARE IN DEMAND IN THE GROWING AREA.

III. AMENDMENTS TO POLICIES:

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

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

Element: _____ Area Plan: _____

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

C. PROPOSED POLICY (Attach more pages if needed): CHANGE TO CR USE

From: "David Rodriguez, Jr." <dr10705@charter.net>
To: <mharrod@rctlma.org>
CC: <dr10705@charter.net>
Date: 9/8/2008 2:08 PM
Subject: Fw: parcels 405-130-018-8 (our's) & Mrs. Jost's 405-130-011

Subject: RE: parcels 405-130-018-8 (our's) & Mrs. Jost's 405-130-011

Dear Mr. Harrod:

I believe that the one question regarding the 1.37 acre piece that is contiguous at our east property line - That is Mrs. Jost not being told by me - that her zoning was "low density -residential.

Mrs. Jost had been seriously ill for almost two years, before she past away four months ago. I just didn't have the heart to tell her.

As I said at our meeting with you this morning, this property, I understand, has now been bequeathed to a locate Chiropractor and man who had been helping Mrs. Jost for (so I have been told) for more then two years, etc.

I want again thank you, Mr. Mains and Ms. Tamara Harrison for your time and patience with us and for listening to our tale. Regrettably, it seems that when something goes wrong -it just follows through the whole way - it reminds me of "three outfielders going after a fly ball," everybody misses it!

As I said, I don't want anybody to go out on a limb on this, but whatever you folks can help us with shall be greatly appreciated. It still seems to me that the best use would be the limited strip of small commercial retail, offices, etc. even - only mini-storage on the of the property, would not even require a sewer line connection. It only takes one person (family) living on site, which could easily be accommodated by placing one septic tank in the (the land perc. is good on that whole site) ground.

My best personal regards, to each of you - and again - Thank you!

David R.

File: RcCherryValley_property

INDEMNIFICATION AGREEMENT

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

WITNESSETH:

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

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

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

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

WHEREAS, in the event a judicial challenge is commenced against the PROJECT, the COUNTY has requested and the PROPERTY OWNER has agreed to defend, indemnify and hold harmless the COUNTY, its agents, officers, or employees from any claim, action or proceeding against the COUNTY, its agents, officers, or employees to attack, set aside, void or annul any approval of the COUNTY, its advisory agencies, appeal boards, or legislative body concerning the PROJECT or its associated environmental documentation (“LITIGATION”); and,

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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


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

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

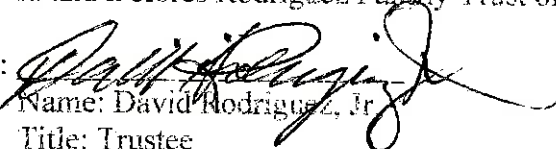
19. **Effective Date.** The effective date of this Agreement is the date the parties sign the Agreement. If the parties sign the Agreement on more than one date, then the last date the Agreement is signed by a party shall be the effective date.

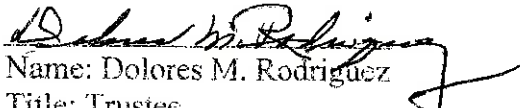
IN WITNESS WHEREOF, the parties hereto have duly caused this Agreement to be executed by their authorized representatives as of the date written.

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

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

PROPERTY OWNER:
David and Dolores Rodriguez Family Trust of 1990

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

By: 
Name: Dolores M. Rodriguez
Title: Trustee
Dated: 6/18/15

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

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

CIVIL CODE § 1189

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

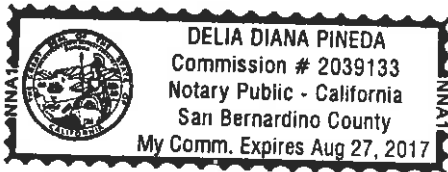
State of California)
County of San Bernardino)
On June 18, 2015 before me, Delia Diana Pineda (Notary Public)
Date Here Insert Name and Title of the Officer
personally appeared David Rodriguez Jr and Dolores Rodriguez
Name(s) of Signer(s)

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

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

WITNESS my hand and official seal.

Signature [Handwritten Signature]
Signature of Notary Public



Place Notary Seal Above

OPTIONAL

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

Description of Attached Document

Title or Type of Document: _____ Document Date: _____

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

Capacity(ies) Claimed by Signer(s)

Signer's Name: _____

Corporate Officer — Title(s): _____

Partner — Limited General

Individual Attorney in Fact

Trustee Guardian or Conservator

Other: _____

Signer Is Representing: _____

Signer's Name: _____

Corporate Officer — Title(s): _____

Partner — Limited General

Individual Attorney in Fact

Trustee Guardian or Conservator

Other: _____

Signer Is Representing: _____

NOTICE OF PUBLIC HEARING
and
INTENT TO ADOPT A NEGATIVE DECLARATION

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

GENERAL PLAN AMENDMENT NO. 948 (FOUNDATION AND ENTITLEMENT/POLICY) – Intent to Adopt a Negative Declaration – Applicant: David Rodriguez – Engineer/Representative: Ed Cepeda - Supervisorial District: Fifth – Area Plan: The Pass – Zone District: Cherry Valley – Zone: General Commercial (C-1/C-P) – Policy Area: Cherry Valley – Location: North of Cherry Valley Boulevard, west of Mountain View Avenue, south of Vineland Street, east of Nancy Avenue – Project Size: 8.67 Acres – **REQUEST:** Proposal to amend the project site's General Plan Foundation Component from Rural Community (RC) to Community Development (CD) and amend its Land Use Designation from Very Low Density Residential (VLDR) (1-Acre Minimum) to Commercial Retail (CR) (0.20-0.35 Floor Area Ratio) on one parcel, totaling 8.67 acres.

TIME OF HEARING: **9:00 am** or as soon as possible thereafter
DECEMBER 2, 2015
RIVERSIDE COUNTY ADMINISTRATIVE CENTER
BOARD CHAMBERS, 1ST FLOOR
4080 LEMON STREET
RIVERSIDE, CA 92501

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

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

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

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

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

PROPERTY OWNERS CERTIFICATION FORM
GPA00948

I, Stella Spadafora, certify that on
(Print Name)
10/26/2015 the attached property owners list
(Date)
was prepared by County of Riverside / GIS
(Print Company or Individual's Name)
Distance Buffered: 600 Feet.

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: Stella Spadafora

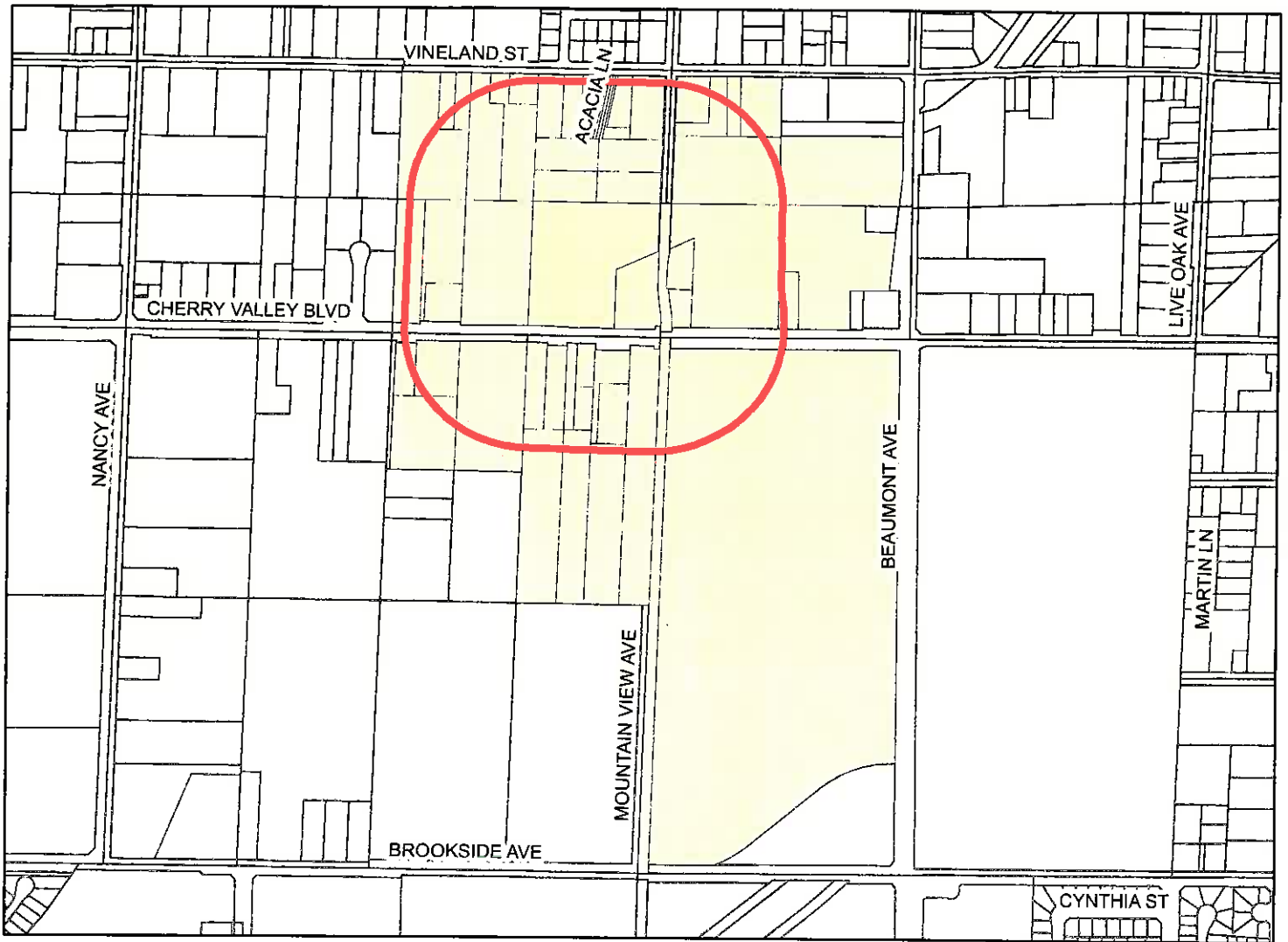
TITLE/REGISTRATION: GIS Analyst

ADDRESS: 3450 14th St. 5th Floor

Riverside, CA 92501

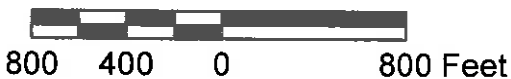
TELEPHONE (8 a.m. – 5 p.m.): (951) 955-3288

GPA00948
(600 Feet Radius)



Selected Parcels

405-210-008	403-230-022	405-130-011	403-200-011	405-120-029	405-120-017	403-230-020	405-120-004	403-230-004	405-120-006
405-130-016	405-210-006	405-210-020	405-210-021	405-130-018	403-230-003	405-120-026	405-120-009	405-120-010	403-230-015
405-200-002	405-200-011	405-210-016	405-120-005	405-120-011	405-120-016	405-130-010	405-130-009	405-130-015	403-220-016
405-200-004	403-220-009	403-220-014	405-120-032	403-220-017	403-230-018	405-120-027	405-120-028	405-120-002	405-120-008
405-210-019	403-200-006	403-220-018	403-230-019	403-230-021	403-230-023	405-120-030	405-120-031	405-120-033	405-130-017
405-130-019	405-120-007	405-120-001	405-210-009	405-210-010	405-210-012	405-210-014	405-210-015	405-200-012	403-220-002
405-120-003									



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: 403200011, APN: 403200011
BEAUMONT UNIFIED SCHOOL DIST
P O BOX 187
BEAUMONT CA 92223

ASMT: 403230018, APN: 403230018
MOBILE HOME GROUP II
4900 SANTA ANITA AVE 2B
EL MONTE CA 91731

ASMT: 403220002, APN: 403220002
THOMAS LITKA
HOLLY LITKA
39002 CHERRY VALLEY BLV
CHERRY VALLEY CA 92223

ASMT: 403230020, APN: 403230020
CHRISTY HAMRICK
TROY HAMRICK
TERRI HAMRICK
LARRY PRICE
39045 VINELAND ST
CHERRY VALLEY CA 92223

ASMT: 403220014, APN: 403220014
KENNETH SU
SUMI SU
1945 CARTLEN DR
PLACENTIA CA 92870

ASMT: 403230022, APN: 403230022
ANTHONY MORA
REBECCA MORA
39063 VINELAND ST
BEAUMONT, CA. 92223

ASMT: 403220016, APN: 403220016
JAMES OCONNOR
39012 CHERRY VALLEY BLV
BEAUMONT, CA. 92223

ASMT: 405120001, APN: 405120001
ROGER HASTINGS
SANDRA HASTINGS
40666 DUTTON
CHERRY VALLEY CA 92223

ASMT: 403230003, APN: 403230003
DON BUCKLEY
39081 VINELAND ST
BEAUMONT, CA. 92223

ASMT: 405120002, APN: 405120002
RAUL RODRIGUEZ
GUADALUPE RODRIGUEZ
38789 VINELAND ST
CHERRY VALLEY CA 92223

ASMT: 403230004, APN: 403230004
DALLAS STERLING
CHRISTY STERLING
39105 VINELAND ST
BEAUMONT, CA. 92223

ASMT: 405120003, APN: 405120003
WILMA BLACK
38809 VINELAND ST
BEAUMONT, CA. 92223

ASMT: 403230015, APN: 403230015
GENERAL TELEPHONE CO OF CALIF
C/O GTE ATTN GARY WILLIAMS HQCO2G08
P O BOX 152206
IRVING TX 75015

ASMT: 405120004, APN: 405120004
CHUNG JAY HOON SUE C LIVING TRUST
C/O JAY H CHUNG
6762 VISTA DEL SOL
HUNTINGTON BEACH CA 92647



ASMT: 405120006, APN: 405120006
DANE BRICKLEY
38881 VINELAND ST
CHERRY VALLEY CA 92223

ASMT: 405120026, APN: 405120026
DUANE THATCHER
CHRISTINE THATCHER
38967 VINELAND ST
CHERRY VALLEY CA 92223

ASMT: 405120007, APN: 405120007
ROBERT HOPPER
38911 VINELAND ST
BEAUMONT, CA. 92223

ASMT: 405120027, APN: 405120027
NATHAN GUERRIERO
P O BOX 686
BEAUMONT CA 92223

ASMT: 405120008, APN: 405120008
RAY SKIDMORE
BARBARA MAKI
38921 VINELAND ST
BEAUMONT, CA. 92223

ASMT: 405120028, APN: 405120028
PAMELA DUKES
10330 ACACIA AVE
BEAUMONT, CA. 92223

ASMT: 405120009, APN: 405120009
EFREM GUTIERREZ
KATHERINE GUTIERREZ
38945 VINELAND ST
CHERRY VALLEY CA 92223

ASMT: 405120029, APN: 405120029
BECKY KOCHER
10310 ACACIA LN
CHERRY VALLEY CA 92223

ASMT: 405120011, APN: 405120011
IRWIN KATZMAN
FAYETTE KATZMAN
38919 VINELAND ST
BEAUMONT CA 92223

ASMT: 405120032, APN: 405120032
LEO HADLEY
38989 VINELAND ST
BEAUMONT, CA. 92223

ASMT: 405120016, APN: 405120016
IRWIN KATZMAN
FAYETTE KATZMAN
38955 VINELAND ST
BEAUMONT, CA. 92223

ASMT: 405130009, APN: 405130009
JAIME DELGADO
RITA DELGADO
38756 CHERRY VALLEY BLV
BEAUMONT, CA. 92223

ASMT: 405120017, APN: 405120017
BETTY HOWE
10315 ACACIA LN
CHERRY VALLEY CA 92223

ASMT: 405130010, APN: 405130010
IRWIN KATZMAN
FAYETTE KATZMAN
38955 VINELAND AVE
CHERRY VALLEY CA 92223





ASMT: 405130011, APN: 405130011
BARBARA LARA
TONY ARELLANES
2429 MERRILL AVE
BULLHEAD CITY AZ 86442

ASMT: 405210008, APN: 405210008
ALFRED DELAHUERTA
ARTEMISA DELAHUERTA
14403 BENFIELD AVE
NORWALK CA 90650

ASMT: 405130015, APN: 405130015
JAMES FURR
MELINDA FURR
38850 CHERRY VALLEY BLV
BEAUMONT, CA. 92223

ASMT: 405210015, APN: 405210015
SUSAN MURAT
MARY MURAT
525 EAST E ST
WILMINGTON CA 90744

ASMT: 405130016, APN: 405130016
DANIEL ELE
EMILY ELE
38790 CHERRY VALLEY BLV
BEAUMONT, CA. 92223

ASMT: 405210016, APN: 405210016
HELEN MESSRAH
38915 CHERRY VALLEY BLVD
CHERRY VALLEY CA 92223

ASMT: 405130018, APN: 405130018
DAVID RODRIGUEZ
DOLORES RODRIGUEZ
P O BOX 307
ALTA LOMA CA 91701

ASMT: 405210019, APN: 405210019
RAYMOND STREETER
NANCY STREETER
1665 ROSE AVE
BEAUMONT CA 92223

ASMT: 405130019, APN: 405130019
RIVERSIDE COUNTY FLOOD CONT
1995 MARKET ST
RIVERSIDE CA 92501

ASMT: 405210021, APN: 405210021
DAVID HOFFMAN
REBECCA HOFFMAN
9240 AVENIDA MIRAVILLA
CHERRY VALLEY CA 92223

ASMT: 405200004, APN: 405200004
JASON KOBOLD
MISTO KOBOLD
10610 VIRGINIA LN
BEAUMONT, CA. 92223

ASMT: 405200012, APN: 405200012
TABITHA MAX BLUEBERRY FARM
38865 CHERRY VALLEY BLV
CHERRY VALLEY CA 92223



Mailing Labels for the Royal Coach Mobile Home Park

Units 1 – 111 and Unit 24B

Address:

Royal Coach Mobile Home Park
39060 Cherry Valley Boulevard
Cherry Valley, CA 92223

Phone:

(951) 845-2738

GPA00948

Occupant
39060 Cherry Valley Boulevard, Unit 91
Cherry Valley, CA 92223

GPA00948

Occupant
39060 Cherry Valley Boulevard, Unit 94
Cherry Valley, CA 92223

GPA00948

Occupant
39060 Cherry Valley Boulevard, Unit 97
Cherry Valley, CA 92223

GPA00948

Occupant
39060 Cherry Valley Boulevard, Unit 100
Cherry Valley, CA 92223

GPA00948

Occupant
39060 Cherry Valley Boulevard, Unit 103
Cherry Valley, CA 92223

GPA00948

Occupant
39060 Cherry Valley Boulevard, Unit 106
Cherry Valley, CA 92223

GPA00948

Occupant
39060 Cherry Valley Boulevard, Unit 109
Cherry Valley, CA 92223

GPA00948

Occupant
39060 Cherry Valley Boulevard, Unit 24B
Cherry Valley, CA 92223

GPA00948

Occupant
39060 Cherry Valley Boulevard, Unit 92
Cherry Valley, CA 92223

GPA00948

Occupant
39060 Cherry Valley Boulevard, Unit 95
Cherry Valley, CA 92223

GPA00948

Occupant
39060 Cherry Valley Boulevard, Unit 98
Cherry Valley, CA 92223

GPA00948

Occupant
39060 Cherry Valley Boulevard, Unit 101
Cherry Valley, CA 92223

GPA00948

Occupant
39060 Cherry Valley Boulevard, Unit 104
Cherry Valley, CA 92223

GPA00948

Occupant
39060 Cherry Valley Boulevard, Unit 107
Cherry Valley, CA 92223

GPA00948

Occupant
39060 Cherry Valley Boulevard, Unit 110
Cherry Valley, CA 92223

GPA00948

Royal Coach Mobile Home Park
39060 Cherry Valley Boulevard
Cherry Valley, CA 92223

GPA00948

Occupant
39060 Cherry Valley Boulevard, Unit 93
Cherry Valley, CA 92223

GPA00948

Occupant
39060 Cherry Valley Boulevard, Unit 96
Cherry Valley, CA 92223

GPA00948

Occupant
39060 Cherry Valley Boulevard, Unit 99
Cherry Valley, CA 92223

GPA00948

Occupant
39060 Cherry Valley Boulevard, Unit 102
Cherry Valley, CA 92223

GPA00948

Occupant
39060 Cherry Valley Boulevard, Unit 105
Cherry Valley, CA 92223

GPA00948

Occupant
39060 Cherry Valley Boulevard, Unit 108
Cherry Valley, CA 92223

GPA00948

Occupant
39060 Cherry Valley Boulevard, Unit 111
Cherry Valley, CA 92223



RIVERSIDE COUNTY PLANNING DEPARTMENT

*Steven Weiss, AICP
Planning Director*

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

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

38686 El Cerrito Road
Palm Desert, California 92211

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

General Plan Amendment No. 948
Project Title/Case Numbers

John Hildebrand – Project Planner (951) 955-1888
County Contact Person Phone Number

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

David Rodriguez P.O. Box 8307, Alta Loma, CA 91701
Project Applicant Address

North of Cherry Valley Boulevard, west of Mountain View Avenue, south of Vineland Street, east of Nancy Avenue. APN: 405-130-018
Project Location

Proposal to amend the project site's General Plan Foundation Component from Rural Community (RC) to Community Development (CD) and to amend its General Plan Land Use Designation from Very Low Density Residential (RC:VLDR) (1-Acre Minimum) to Commercial Retail (CD:CR) (0.20-0.35 Floor Area Ratio) on two parcels, totaling 10 acres.
Project Description

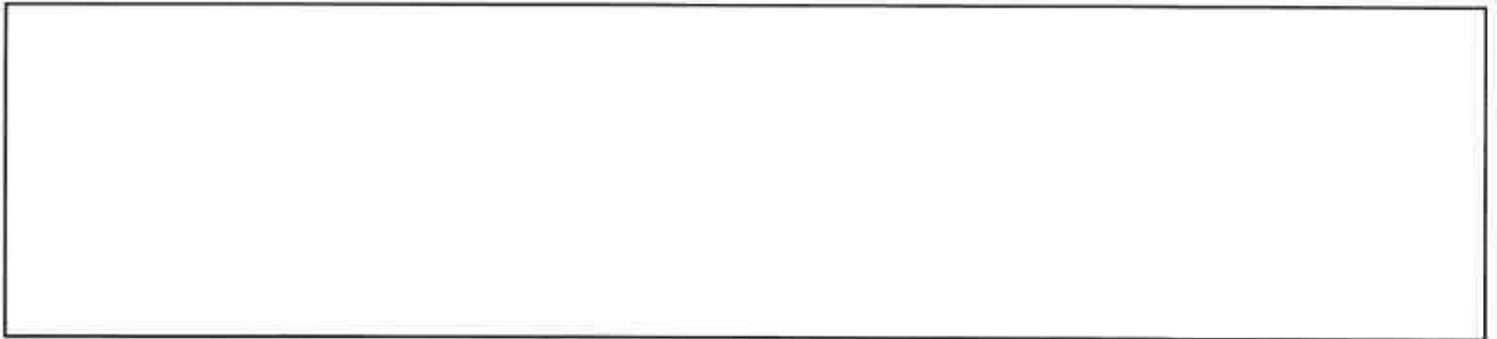
This is to advise that the Riverside County Board of Supervisors, as the lead agency, has approved the above-referenced project on _____, and has made the following determinations regarding that project:

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

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

John Hildebrand Project Planner 10/22/2015
Signature Title Date

Date Received for Filing and Posting at OPR: _____





RIVERSIDE COUNTY PLANNING DEPARTMENT

*Steven Weiss, AICP
Planning Director*

NEGATIVE DECLARATION

Project/Case Number: General Plan Amendment No. 948

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

PROJECT DESCRIPTION, LOCATION (see Environmental Assessment).

COMPLETED/REVIEWED BY:

By: John Hildebrand Title: Project Planner Date: October 22, 2015

Applicant/Project Sponsor: David Rodriguez Date Submitted: February 13, 2008

ADOPTED BY: Board of Supervisors

Person Verifying Adoption: _____ Date: _____

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

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

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

Revised: 10/16/07
Y:\Planning Master Forms\CEQA Forms\Negative Declaration.doc

Please charge deposit fee case#: ZEA41776 ZCFG05126

FOR COUNTY CLERK'S USE ONLY

COUNTY OF RIVERSIDE
SPECIALIZED DEPARTMENT RECEIPT
Permit Assistance Center

* REPRINTED * R0801506

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: RODRIGUEZ DAVID \$64.00
paid by: CK 7115
paid towards: CFG05126 CALIF FISH & GAME - NEG DECL
CALIFORNIA FISH AND GAME FOR EA41776
at parcel #:
appl type: CFG1

By _____ Feb 13, 2008 15:03
MBRASWEL 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!

Additional info at www.rctlma.org

COUNTY OF RIVERSIDE
SPECIALIZED DEPARTMENT RECEIPT
Permit Assistance Center

R1512055

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: RODRIGUEZ DAVID \$2,210.00
paid by: CK 3726
paid towards: CFG05126 CALIF FISH & GAME - NEG DECL
CALIFORNIA FISH AND GAME FOR EA41776
at parcel #:
appl type: CFG1

By _____ Oct 29, 2015 14:10
MGARDNER posting date Oct 29, 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