

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



**FROM:** TLMA – Planning Department

**SUBMITTAL DATE:**  
April 29, 2009

**SUBJECT: GENERAL PLAN AMENDMENT 621** –(Entitlement/Policy Amendment)-Applicant KB Home-Engineer/Rep: T & B Planning-Fifth Supervisorial District- Nuevo Zoning Area-Lakeview/Nuevo Area Plan: Community Development: Medium Density Residential (CD:MDR)(2-5 Dwelling Units per Acre), Open Space- Water (OS-W), and Conservation (OS-C)-San Jacinto River Policy Area- Location: northerly of San Jacinto Avenue, easterly of Dunlap Road and southerly of Nuevo Road- 329.8 acres- Zoning: Light Agriculture, 20 Acre Minimum (A-1-20) - **REQUEST:** The amendment proposes to eliminate the land use designation of Community Development: Medium Density Residential (MDR) (2-5 DU/AC), Open Space – Water (OS-W), and Conservation (OS-C) and would establish a Community Development Specific Plan on the 329.8 gross acre project site. The Specific Plan will include medium density single family residential development as well as recreational and conservation open space uses.–APN's: 310-230-015, 310-240-004, 310-240-007, 310-240-008, 310-240-009, 310-240-010, and 310-240-012 -Related Cases SP329, CZ6685

**RECOMMENDED MOTION:**

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

**BACKGROUND:**

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

Ron Goldman  
Planning Director

RG:db

(CONTINUED ON ATTACHED PAGE)

REVIEWED BY EXECUTIVE OFFICE

DATE

Tina Grange  
Departmental Concurrence

Policy  Policy

Consent  Consent

Dept't Recomm.:  
Per Exec. Ofc.:

Prev. Agn. Ref.

District: Fifth

Agenda Number:

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.: 8.3  
Area Plan: Lakeview Nuevo  
Zoning District: Nuevo  
Supervisorial District: Fifth  
Project Planner: Matt Straite  
Planning Commission: April 15, 2009  
Continued From: March 4, 2009

General Plan Amendment No. 621  
Applicant: KB Home  
Engineer/Rep.: T&B Planning

## COUNTY OF RIVERSIDE PLANNING DEPARTMENT ADDENDUM DIRECTOR REPORT

### RECOMMENDATIONS:

The Planning Director recommended that the appropriate findings per the General Plan Administration Element can be made and the Planning Commission recommend to the Board of Supervisors to adopt an order initiating proceedings for General Plan Amendment No. 621 and the Planning Commission made the comments below. The Planning Director continues to recommend that the appropriate findings per the General Plan Administration Element can be made and the Board of Supervisors to adopt an order initiating proceedings for General Plan Amendment No. 621. For additional information regarding this case, see the attached Planning Department Staff Report.

### PLANNING COMMISSION COMMENTS TO THE PLANNING DIRECTOR:

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

**Commissioner John Roth:** Commissioner Roth indicated that a very detailed flood analysis will be required due to the projects proposed location on the river.

**Commissioner John Snell:** None

**Commissioner John Petty:** None

**Commissioner Jim Porras:** None

**Commissioner Jan Zappardo:** None

Handwritten signature and date: AAB 5/12/09

Agenda Item No.: 8.11  
Area Plan: Lakeview Nuevo  
Zoning District: Nuevo  
Supervisorial District: Fifth  
Project Planner: Matt Straite  
Planning Commission: April 15, 2009  
Continued From: March 4, 2009

General Plan Amendment No. 621  
Applicant: KB Home  
Engineer/Rep.: T&B Planning

## COUNTY OF RIVERSIDE PLANNING DEPARTMENT DIRECTOR REPORT

### PROJECT DESCRIPTION AND LOCATION:

**General Plan Amendment No. 621** proposes to eliminate the land use designations of Community Development: Medium Density Residential (CD:MDR) (2-5 Dwelling Units per Acre), Open Space – Water (OS-W), and Conservation (OS-C) and would establish a Community Development Specific Plan on the 329.8 gross acre project site. A Specific Plan application (Specific Plan No. 329, “Creekside”) has been filed in conjunction with the General Plan Amendment. The Specific Plan will include designations that would permit a mix of medium density residential development and non-residential uses including recreational and open space uses. A Notice of Preparation for the Environmental Impact report was circulated for public review in August of 2002.

The proposed project is located in the Lakeview/Nuevo area plan, more specifically, southerly of Nuevo Road, easterly of Dunlap Drive, westerly of the San Jacinto River.

### 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 all GPA applications and submit them to the Board of Supervisors. Prior to the submittal to the Board, comments on the applications will be requested from the Planning Commission, and the Planning Commission comments will be included in the report to the Board. The Board will either approve or disapprove the initiation of the proceedings for the GPA requested in the applications.

The consideration of the initiation of proceedings pursuant to this application by the Planning Commission and the Board of Supervisors will not involve a noticed public hearing. The Planning Department, however, did notify the applicant by mail of the time, date and place when the Planning Commission will 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 of 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. This particular GPA application is an Entitlement/Policy Amendment, under Section 2.4. The project also features small portions of land with Open Space foundation designations. These do not require a separate review under the General Plan. The underlying Specific Plan, while a Community

ARR

Development Plan, will echo designations on these portions of the plan and be consistent with the Open Space designations.

Additionally, refer to the attached Worksheet for General Plan Amendment Initiation Consideration Analysis.

**GENERAL PLAN ADMINISTRATIVE ELEMENT FINDINGS:**

In order to support the initiation of a proposed General Plan Amendment it must be established that the proposal could possibly satisfy certain required findings. The Administration Element of the General Plan explains that there are four categories of amendments, Technical, Entitlement/Policy, Foundation, and Agriculture. Each category has distinct required findings.

General Plan Amendment No. 621 falls into the Entitlement/Policy Amendment category. The GPA is a nEntitlement/Policy Amendment since it will change the land use designation of the project site from Community Development: Medium Density Residential (CD:MDR) (2-5 Dwelling Units per Acre), to a Community Development Specific Plan.

The Administration Element of the General Plan explains that the first two findings and any one or more of the subsequent findings would justify an **entitlement/policy amendment**. The findings for an Entitlement/Policy Amendment are:

- a. The proposed change does not involve a change in or conflict with:
  - (1) The Riverside County Vision;
  - (2) Any General Plan Principle; or
  - (3) Any Foundation Component designation on the General Plan
- b. The proposed amendment would either contribute to the achievement of the achievement of the purposes of the General Plan or, at a minimum, would not be detrimental to them.
- c. Special circumstances or conditions have emerged that were unanticipated in preparing the General Plan.
- d. A change in policy is required to conform to changes in state or federal law or applicable findings of a court of law.
- e. An amendment is required to comply with an update of the Housing Element or change in State Housing Element law.
- f. An amendment is required to expand basic employment job opportunities (jobs that contribute directly to the County's economic base) and that would improve the ratio of jobs-to-workers in the County.
- g. An amendment is required to address changes in public ownership of land or land not under Board of Supervisors' land use authority.

**Consideration Analysis:**

**First Required Finding:** The first required finding explains that the proposed Amendment must not involve a change in or conflict with the Riverside County Vision; any General Plan Principle; or any Foundation Component designation in the General Plan.

A. The proposed Amendment does not conflict with:

- (1) The Riverside County Vision:

Given the flexibility inherent in a Specific Plan is reasonable to assume that a Community Development: Specific Plan and the land use designations proposed therein for the project site can achieve the future vision of the General Plan. The current designation for the site is mostly Medium Density Residential, which has a density range of 2-5 Dwelling units per acre. The Specific Plan Land Use Plan proposes an average density on the site of four (4) dwelling units per acre, thus the proposed plan is consistent with the existing designated density. It is possible to make this finding.

(2) Any General Plan Principle:

Given staff's review it is possible that the proposed designation could satisfy each of the General Plan Principals and Policies.

(3) Any Foundation Component designation in the General Plan:

The project designation would be within the same Community Development Foundation. Thus, the proposed Amendment is consistent with the Community Development Foundation. Those sections that are within the Open Space Designation will reflect similar uses on the Specific Plan Land Use map.

**Second Required Finding:** The second required finding explains that the proposed Amendment must either contribute to the achievement of the purposes of the General Plan or, at a minimum, not be detrimental to them.

The Land Use Element of the General Plan argues that development should be clustered around community centers and that leapfrog development should be discouraged. The proposed Amendment is contiguous with another application for a Specific Plan in an area of the County that has been slated for increased development. More Specifically, the Lakeview Nuevo Design Guidelines outlines an area in the Lakeview/Nuevo area plan that is intended for rural preservation. This area is east of Menifee road. Development to the west of Menifee Road is shown in the General Plan as having slightly higher densities, more specially, medium density development of 2-5 dwelling units per acre. Additionally, as previously mentioned, the proposed density of this project is within the densities permitted by the existing land use designation. Thus, the proposed Amendment is highly consistent with the existing General Plan Land Use designation of the site and surrounding designations to the north.

The project is also located with the San Jacinto River General Plan Policy Area (LNAP 1.1). This Policy explains that development along the San Jacinto River will need to comply with the final determination of the channelization project which has yet to be completed. However, given the flexibility inherent in Specific Plans, it is possible that the proposed project could comply with any determination of the river channelization project. Thus, the proposed Amendment could make the findings that it is consistent with the policy and all other General Plan Principles and Policies. The findings can be made that the proposed Amendment contributes to the purposes of the General Plan.

**Third Required Finding:** In addition to the two required findings, the General Plan indicates that an additional finding, from a list of five, must also be made.

The appropriate additional finding for the proposed Amendment is "Special circumstances or conditions have emerged that were unanticipated in preparing the General Plan." The San Jacinto River Channelization Project is ongoing and not yet complete. An outcome in the Channelization Project will

become a "special circumstance" that is required to satisfy this finding. It is possible that the Channelization Project will not permit the Specific Plan in its entirety or require the plan to be changed to a smaller scale, but at this time this information is known. Given the low threshold of the General Plan Initiation Process it is appropriate to permit the proposed amendment to continue processing as it may be possible for the amendment to satisfy the required finding.

**SUMMARY OF FINDINGS:**

- |   |   |
|---|---|
| 1. Existing General Plan Land Use (Ex. #6): | Community Development: Medium Density Residential (CD:MDR) (2-5 Dwelling Unit per Acre), Open Space –Water (OS-W), Conservation (OS-C)      |
| 2. Existing Zoning (Ex. #2):                | Light Agriculture 20 Acre Minimum (A-1-20)  |
| 3. Surrounding Zoning (Ex. #2):             | Rural Residential (RR) and Agriculture Poultry (AP) to the north, Rural Residential (RR) to the south and east, City of Perris to the west. |
| 4. Existing Land Use (Ex. #1):              | Vacant  |
| 5. Surrounding Land Use (Ex. #1):           | Vacant land to the north, west and south, EMWD holding ponds/lakes to the east.   |
| 6. Project Data:                            | Total Acreage: 329.8 Gross Acres  |

**RECOMMENDATIONS:**

The Planning Director recommends that the appropriate findings per the General Plan Administration Element can be made and that the Planning Commission recommend to the Board of Supervisors to adopt an order initiating proceedings for General Plan Amendment No. 621. The initiation of proceedings by the Board of Supervisors for the amendment of the General Plan, or any element thereof, shall not imply any such amendment will be approved.

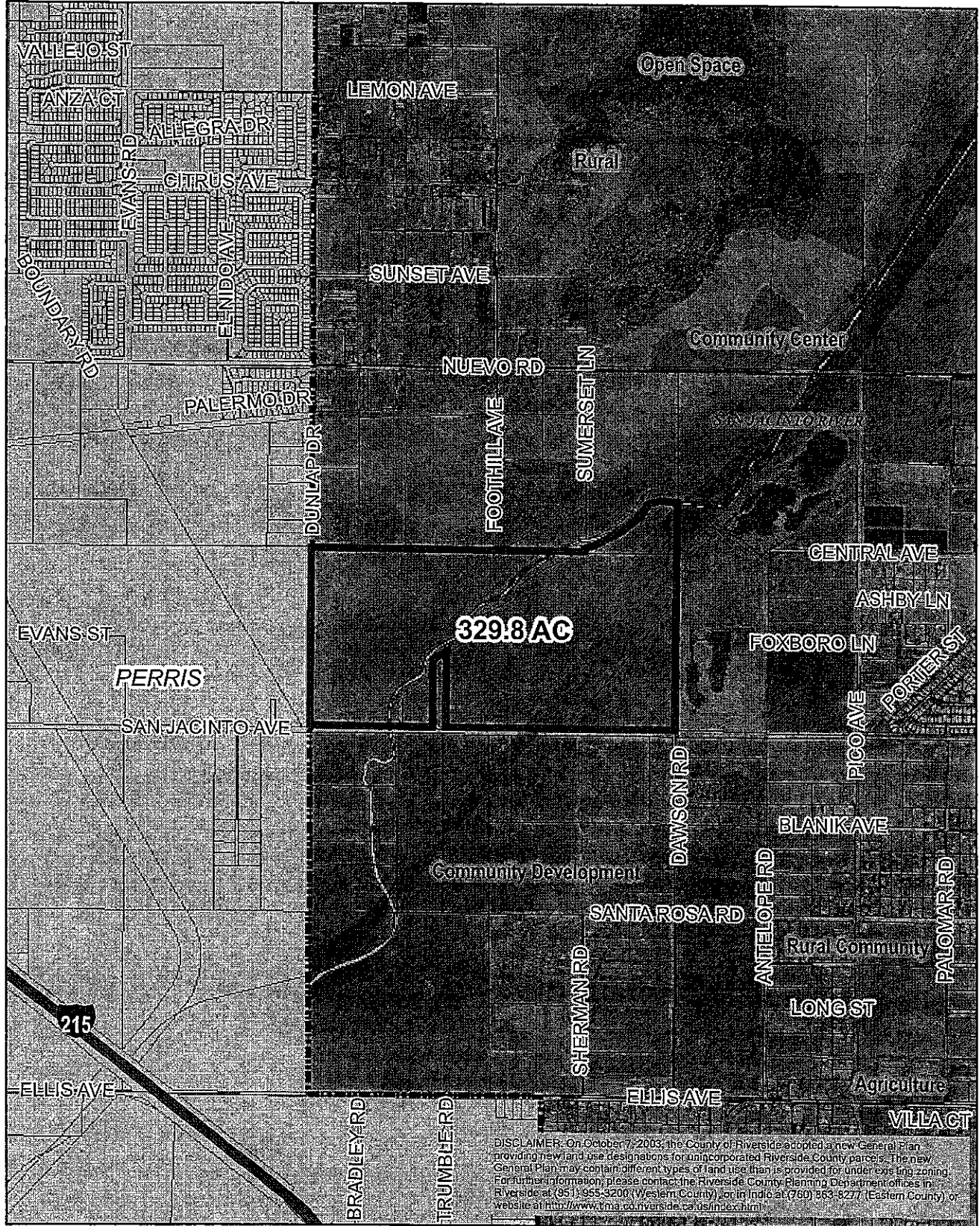
**INFORMATIONAL ITEMS:**

1. As of this writing, no letters, in support or opposition have been received.
2. The project site is not located within:
  - a. A city sphere of influence;
  - b. The Stephens Kangaroo Rat Fee Area;
  - c. A High Fire Area;
  - d. The boundaries of a Redevelopment Area; or,
  - e. An area drainage plan area.
3. The project site is located within:
  - a. County service area 146;
  - b. The boundaries of the Nuview Union & Perris Union High District;
  - c. The Santa Ana River Watershed;
  - d. Three WRCMSHCP Criteria Cells;
  - e. The Lake Perris dam inundation area;
  - f. An area of high (high B) paleontological sensitivity;
  - g. An area susceptible to subsidence; and,

- h. An area of moderate liquefaction potential.
4. The subject site is currently designated as Assessor Parcel Number's: 310-230-015, 310-240-004, 310-240-007, 310-240-008, 310-240-009, 310-240-010, and 310-240-012



**DEVELOPMENT OPPORTUNITY**



Area: Nuevo  
Township/Range: T4SR3W  
Section: 27

**RIVERSIDE COUNTY PLANNING DEPARTMENT**

Assessors  
Bk. Pg. 310-23 & 24  
Thomas  
Bros. Pg. 808 C2

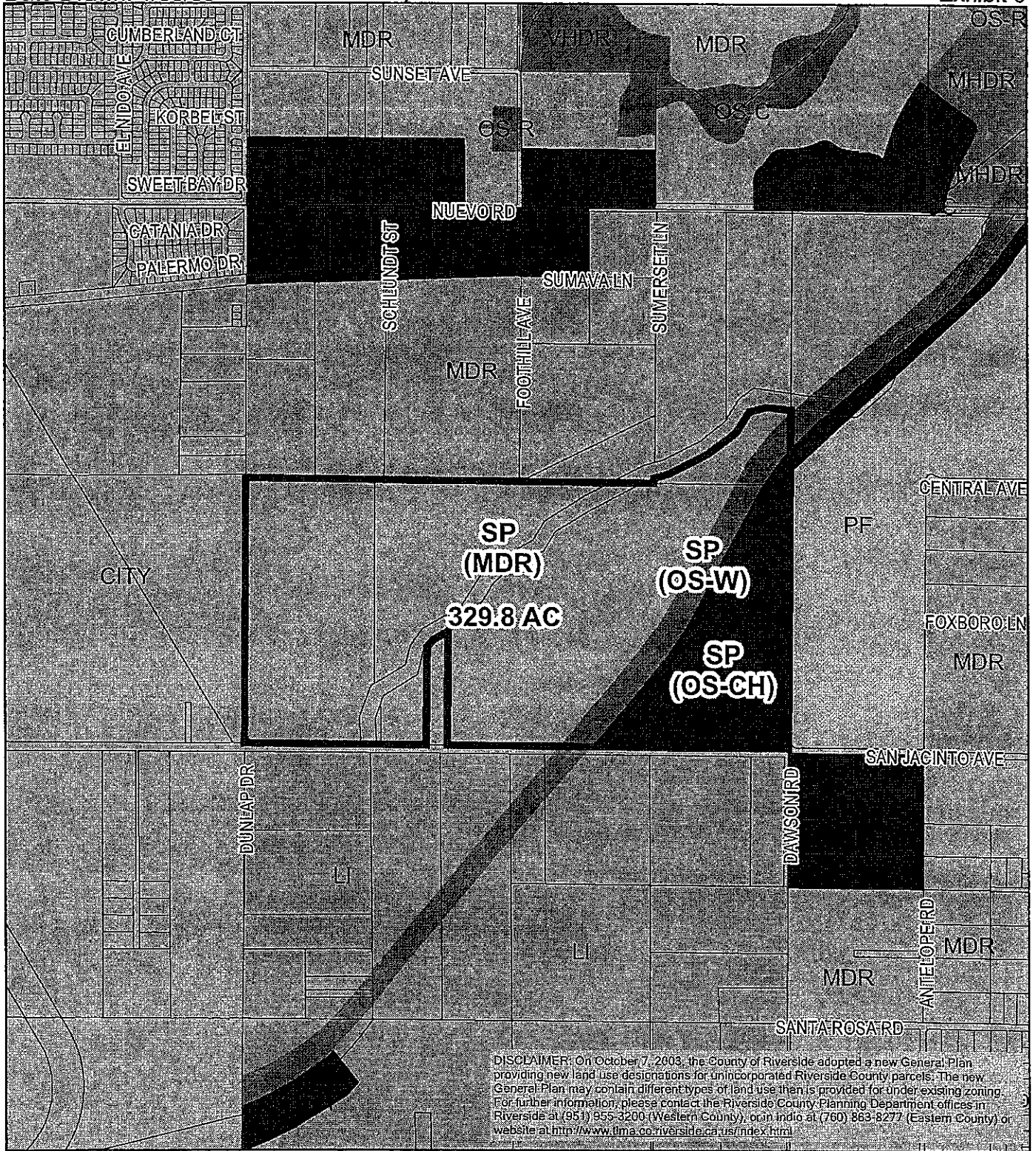


Supervisor: Ashley  
District 5  
Date Drawn: 1/06/09

# GPA00621 SP00329

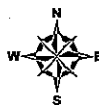
## Proposed General Plan

Planner: Matt Straite  
Date: 1/09/09  
Exhibit 6



### RIVERSIDE COUNTY PLANNING DEPARTMENT

Area: Nuevo  
Township/Range: T4SR3W  
Section: 27



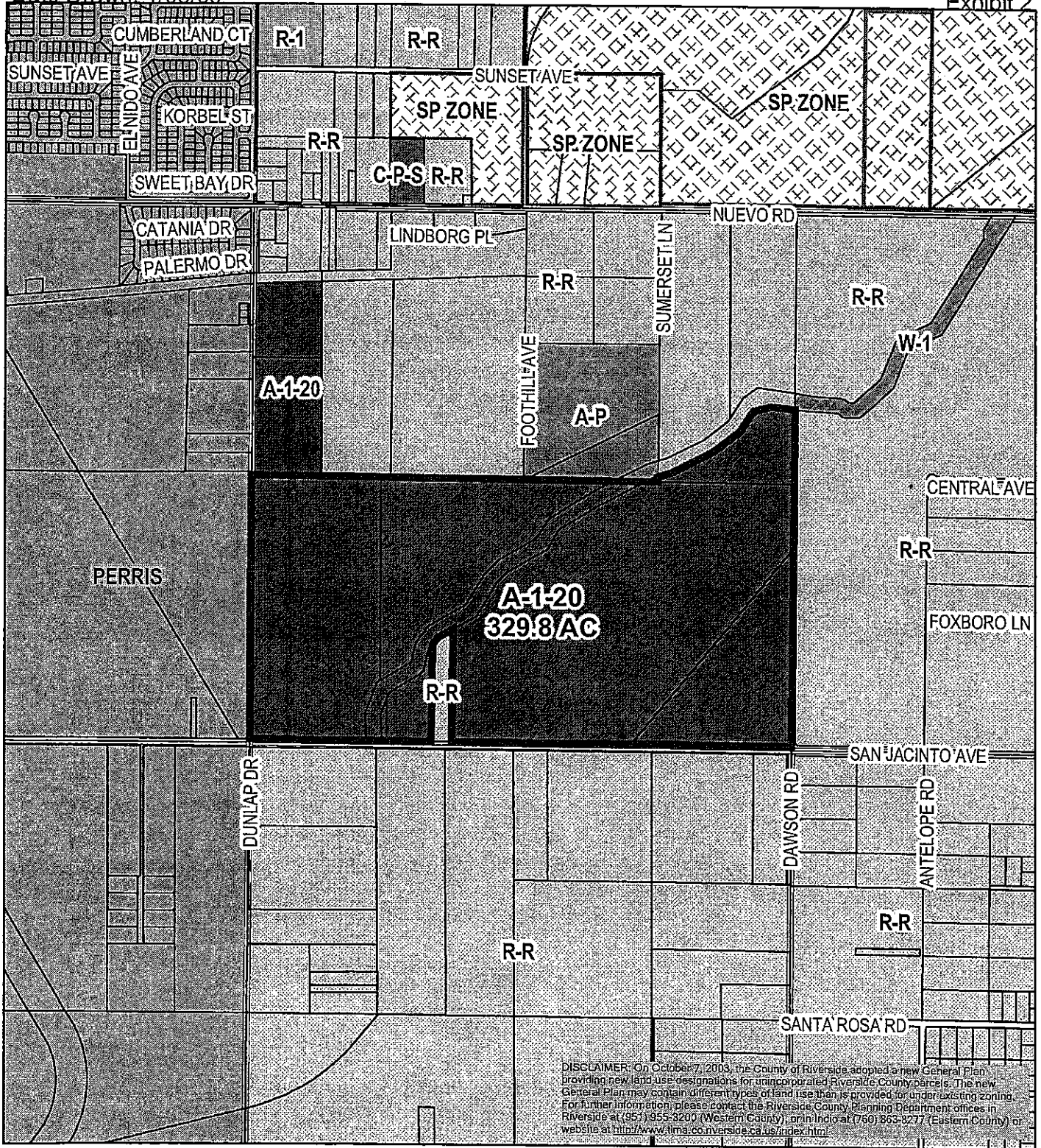
Assessors  
Bk. Pg. 310-23 & 24  
Thomas  
Bros. Pg. 808 C2

Supervisor: Ashley  
District 5  
Date Drawn: 1/06/09

# GPA00621 SP00329

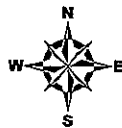
## EXISTING ZONING

Planner: Matt Straite  
Date: 1/9/09  
Exhibit 2



### RIVERSIDE COUNTY PLANNING DEPARTMENT

Area: Nuevo  
Township/Range: T4SR3W  
Section: 27



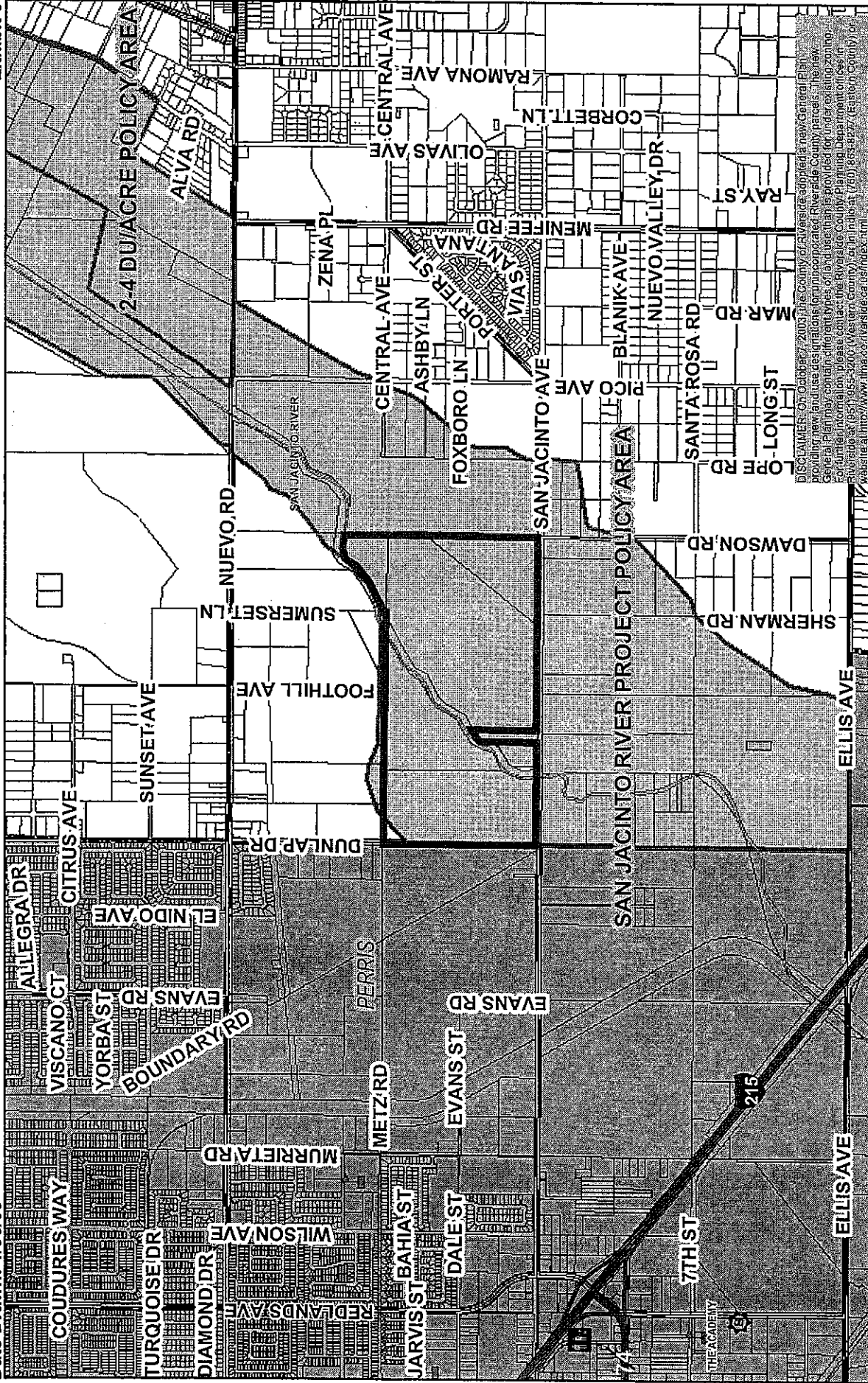
Assessors  
Bk. Pg. 310-23 & 24  
Thomas  
Bros. Pg. 808 C2

# GPA00621 SP00329

Planner: Matt Straite  
Date: 1/09/09  
Exhibit 8

Supervisor Ashley  
District 5  
Date Drawn: 1/06/09

## POLICY AREAS



DISCLAIMERS: On October 7, 2003 the County of Riverside adopted a new General Plan providing new and revised 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 Palmdale at (760) 855-8277 (Eastern County). Website at <http://www.alpha2.com/war/plan/index.html>

## RIVERSIDE COUNTY PLANNING DEPARTMENT

Area: Nuevo  
Township/Range: T4SR3W  
Section: 27

Assessors  
Bk. Pg. 310-23 & 24  
Thomas  
Bros. Pg. 808 C2



## EXHIBIT B

### CREEKSIDE Project Description

#### Overview

The CREEKSIDE project is a proposed 329.8-acre master-planned village located just east of the City of Perris boundary in the Lakeview/ Nuevo Community Plan in unincorporated Riverside County. The project proposes development of low, medium and high density residential neighborhoods with an overall average density of 4.0 dwelling units per acre. CREEKSIDE proposes to integrate 210.7 acres of single family dwelling units, 21.6 acres of multi-family dwelling units, 12.5 acres of parks, 55.5 acres of open space/conservation, and 29.5 acres of roads into a cohesive master plan community. Absent a Specific Plan to guide development, this area would likely develop on a parcel-by-parcel basis with little internal consistency or continuity with adjacent uses. Approval of the proposed Specific Plan, however, would ensure that the project builds out in a logical and orderly fashion with consideration given to land use relationships and compatibility with the proposed RCIP Lakeview/ Nuevo Area Plan. The adopted Lakeview/Nuevo Community Plan also requires that a Specific Plan be filed.

#### Project Intent & Existing Conditions

The intent of CREEKSIDE is to create a residential village that takes advantage of the natural terrain and panoramic views of the project site and surrounding area, and incorporates distinctive architecture and thematic landscape designs. The project analyzed the topographic, geologic, hydrologic and environmental opportunities and constraints on-site. Next, using this information, a design approach was developed and refined which responded to the unique characteristics of the project site. The site topography includes flat agricultural land within the San Jacinto River basin. The San Jacinto River traverses the project site in a southwest to northeast direction. The project proposes realignment of the San Jacinto River so that the new alignment conforms with the existing Flood Control District easement and the draft RCIP Area Plan Map. Views of Lakeview Mountains can be seen to the southeast, and the Bernasconi Hills rise just north of the project area. Lake Perris State Recreation Area also is located beyond the Bernasconi Hills.

#### Existing County Plan Designations

According to the Riverside County Open Space and Conservation Map, the 329.8-acre project site currently resides in an area designated as "Agriculture" and "Water Resources/Flooding". The project site is also located within the Lakeview/Nuevo Community Plan, which proposes that the site develop with Single Family Detached Residential (SFD 2-4 du/ac), Open Space along the San Jacinto River, and approximately 35 acres of Light Manufacturing (M-LT).

#### Proposed Project

Currently, land uses on the project site consist of vacant land. The project is surrounded by approved specific plans, including the following: Parkwest Specific Plan (105) located west of Creekside, in the City of Perris; Stoneridge Specific Plan (107) to the north of Creekside; Green Valley Specific Plan (102)

## EXHIBIT B (Continued)

located southwest of Creekside, in the City of Perris; Riverglen Specific Plan (103) located across I-215 in the City of Perris; New Perris Specific Plan (104) located immediately southwest of Creekside across Dunlap Road and San Jacinto Avenue; and Rancho Nuevo Specific Plan (106) located along the Ramona Expressway, northeast of Creekside. The proposed General Plan Amendment, Specific Plan and Change of Zone would: (1) Re-designate the entire project site from landuses proposed by the Lakeview/Nuevo Community Plan to those proposed by the Specific Plan which are in conformance with the draft RCIP Lakeview/Nuevo Area Plan land use maps, and (2) Amend the County Open Space and Conservation Map from "Agriculture" and Water Resources/Flooding" to Adopted Specific Plan on 329.8 acres

- ◆ Housing

The proposed CREEKSIDE project will follow the current development trends of the area, which is experiencing rapid residential growth. At build-out, the proposed project will eventually provide 1,312 homes to meet the County's population projections in the rapidly growing area. The residential uses will be designed to appeal to a variety of housing market segments including first-time homebuyers, young move-up families and older move-down households. The residential areas include a mix of 5,000 square foot lots, 6,000 square foot lots, 7,200 square foot lots, and multi-family townhomes.

- ◆ Open Space & Recreation

The open space areas within the proposed project will be located in an area selected for open space and conservation according to the draft RCIP Lakeview/Nuevo Area Plan Land Use Map. Additionally, a habitat restoration area is proposed within the Open Space/Conservation area. The project also proposes approximately twelve (12) acres of parkland to meet the Quimby Act requirements. The open space and parks will be designed to meet the open space and recreation needs of future residents and the surrounding community.

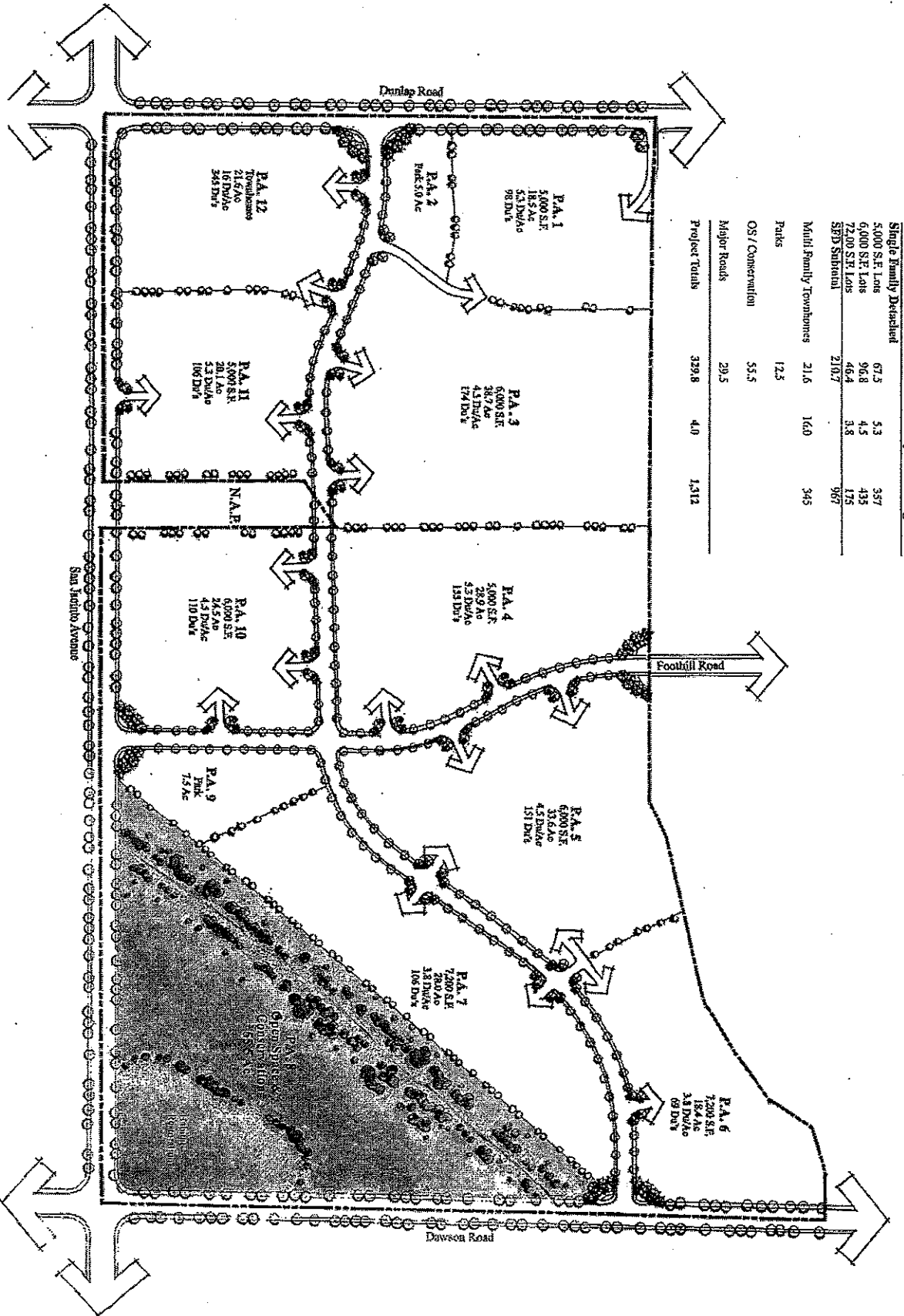
- ◆ Traffic & Circulation

The project will enhance the area's regional traffic circulation by providing public roads adjacent to and throughout the project in accordance with the County's adopted Master Plan of Arterial Highways. Vehicular access into CREEKSIDE will be available from Foothill Road, Dunlap Road, San Jacinto Avenue, and Dawson Road.

# Abstract

## Land Use Acres Density Dwelling Units

Land Use	Acres	Density	Dwelling Units
Single Family Detached	67.5	5.3	357
5,000 SF Lots	96.8	4.5	435
6,000 SF Lots	46.4	3.8	175
72,000 SF Lots	219.7		967
SFD Subtotal			967
Multi-Family Townhomes	21.6	16.0	345
Parks	12.5		
OS / Conservation	55.5		
Major Roads	29.5		
Project Totals	329.8	4.0	1,312



CREEKSIDE

Land Use Plan



**CREEKSIDE SPECIFIC PLAN  
LAND USE TABLE  
SP 329**

<b>LAND USE</b>	<b>ACRES</b>	<b>DENSITY</b>	<b>DWELLING UNITS</b>
<b>SINGLE FAMILY DETACHED</b>			
5,000 S.F. Lots	67.5	5.3	357
6,000 S.F. Lots	96.8	4.5	435
7,200 S.F. Lots	46.4	3.8	175
<b>SF Subtotal</b>	<b>210.7</b>		<b>967</b>
Multi-Family Townhomes	21.6	16.0	345
Parks	12.5		
OS/Conservation	55.5		
Major Roads	29.5		
<b>Project Totals</b>	<b>329.8</b>	<b>4.0</b>	<b>1,312</b>

**Applicant:**

KB Home  
36310 Inland Valley Drive  
Wildomar, CA 92595

**Engineer/Representative:**

T&B Planning  
17542 East 17<sup>th</sup> Street Suite 100  
Tustin CA 92780

**Owner:**

May Family Trust  
C/O Brookhill Corp  
2716 Ocean Park Blvd Unit #2  
Santa Monica CA 90405

# ENTITLEMENT / POLICY AMENDMENT

Case No. GPA621 Supervisorial District: Fifth Existing Zoning: Rural Residential (RR)  
& Light Agriculture 20 Acre Minimum (A-1-20)

Area Plan: Lakeview Nuevo Area Plan Acreage: 329.8 Gross Acres

## EXISTING GENERAL PLAN DESIGNATIONS

Existing General Plan Foundation: Community Development and Open Space

Existing General Plan Land Use Designation: Community Development: Medium Density Residential (CD:MDR) (2-5 DU/AC), Open Space -Water (OS-W), Conservation (OS-C)

Existing Policy Area(s) or Overlay(s): San Jacinto River Policy Area

Existing Map(s) of Issue: Yes

Existing Text of Issue (cite GP page #, plus policy #, if applicable): LNAP 1.1

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## PROPOSED GENERAL PLAN CHANGES (For categories with no proposed change, write "N/A" on applicable line.)

Proposed General Plan Foundation: Community Development

Proposed General Plan Land Use Designation: Specific Plan

Proposed Change to Policy Area or Overlay: N/A

Proposed Change to Map (cite GP map name): N/A

Proposed Revision(s) to GP Text: (Attach redline/strike-out of text): N/A

**CHECK LIST**

<b>Affected by</b>	<b>Yes</b>	<b>No</b>	<b>Comments</b>
Coachella Valley MSHCP Conservation Area		<b>X</b>	
Western Riverside County MSHCP Cell	<b>X</b>		Project is within Cells 2867, 2970 and 2971
Agricultural Preserve	<b>X</b>		Perris Valley #6 covers the entire site
Airport Compatibility Zone		<b>X</b>	
Flood Plain (Zone A - 100 Year)	<b>X</b>		A portion of the project is within a 100 year flood zone
FLT Sand Source Area or FLT Preserve		<b>X</b>	
Fault Zone		<b>X</b>	
Faults within 1/2 Mile		<b>X</b>	
Liquefaction Potential; Subsidence		<b>X</b>	moderate
High Fire Area		<b>X</b>	
Code Compliant		<b>X</b>	
MSHCP Conserved Land	<b>X</b>		The HANS process has yet to complete
Access / Alternate Access Issues		<b>X</b>	
Water / Sewer Issues		<b>X</b>	
City Sphere of Influence		<b>X</b>	
Proposed Annexation/ Incorporation Area		<b>X</b>	
Other Issues* (see below)		<b>X</b>	

**ENTITLEMENT/POLICY FINDINGS**

(Check all that apply)

Is there a reasonable possibility that the first two findings listed below and any one or more of the subsequent findings listed below can be made?\*

Finding	Yes	No	Comment
The proposed change does not involve a change in or conflict with: the Riverside County Vision; any General Planning Principle set forth in General Plan Appendix B; or any Foundation Component designation in the General Plan.	X		See Staff Report
The proposed amendment would either contribute to the purposes of the General Plan or, at a minimum, would not be detrimental to them.	X		See Staff Report
Special circumstances or conditions have emerged that were unanticipated in preparing the General Plan.	X		See Staff Report
A change in policy is required to conform to changes in state or federal law or applicable findings of a court of law.		X	
An amendment is required to comply with an update of the Housing Element or change in State Housing Element law.		X	
An amendment is required to expand basic employment job opportunities (jobs that contribute directly to the County's economic base) and that would improve the ratio of jobs-to-workers in the County.		X	
An amendment is required to address changes in ownership of land or land not under the land use authority of the Board of Supervisors.		X	

\* **THE ADOPTION OF AN ORDER BY THE BOARD OF SUPERVISORS INITIATING AMENDMENT PROCEEDINGS SHALL NOT IMPLY ANY SUCH AMENDMENT WILL BE APPROVED.**

**STAFF COMMENTS:**

Department	Comments
Planning	See Staff Report
Transportation	N/A
EPD	N/A
Fire	N/A
Flood	N/A
Building and Safety	N/A
Geologist	N/A