

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

2208



FROM: TLMA - Planning Department

SUBMITTAL DATE:
September 9, 2010

SUBJECT: GENERAL PLAN AMENDMENT NO. 956 / CHANGE OF ZONE NO. 7704 – Intent to Adopt a Mitigated Negative Declaration – Applicant: Bharat Gala – Engineer/Representative: Adkan Engineers – Second Supervisorial District – Glen Avon Zoning District – Jurupa Area Plan: Rural Community: Low Density Residential (RC: LDR) (½ Acre Minimum) – Location: Northerly of Granite Hill Drive and easterly of Fleming Street – 5.22 Gross Acres – Zoning: Controlled Development Areas (W-2) **REQUEST:** The General Plan Amendment proposes to amend the existing General Plan Land Use Designation for the subject property from Rural Community: Low Density Residential (RC: LDR) (½ Acre Minimum) to Community Development: Commercial Retail (CD: CR) (0.20 - 0.35 Floor Area Ratio). The Change of Zone proposes to amend the zoning classification for the subject property from Controlled Development Areas (W-2) to Scenic Highway Commercial (C-P-S).

RECOMMENDED MOTION:

The Planning Department recommended Approval; and,
THE PLANNING COMMISSION RECOMMENDED:

ADOPTION of a **MITIGATED NEGATIVE DECLARATION** for **ENVIRONMENTAL ASSESSMENT NO. 41784**, based on the findings incorporated in the initial study, and the conclusion that the project will not have a significant effect on the environment;

TENTATIVE APPROVAL of **GENERAL PLAN AMENDMENT NO. 956** amending the Land Use Designation for the subject property from Rural Community: Low Density Residential (RC: LDR) (½ Acre Minimum) to Community Development: Commercial Retail (CD: CR) (0.20 - 0.35 Floor

Carolyn Syms Luna
Carolyn Syms Luna
Planning Director

Initials:
CSL:vc *DM*

(continued on attached page)

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

Prev. Agn. Ref.

District: Second

Agenda Number:

The Honorable Board of Supervisors

Re: **GENERAL PLAN AMENDMENT NO. 956 / CHANGE OF ZONE NO. 7704**

Page 2 of 2

Area Ratio in accordance with Exhibit #6; based on the findings and conclusions incorporated in the staff report; pending final adoption of the General Plan Amendment resolution by the Board of Supervisors; and,

TENTATIVE APPROVAL of **CHANGE OF ZONE NO. 7704** amending the zoning classification for the subject property from Controlled Development Areas (W-2) to Scenic Highway Commercial (C-P-S) in accordance with Exhibit #3; based upon the findings and conclusions incorporated in the staff report; pending final adoption of the Zoning Ordinance by the Board of Supervisors.

**PLANNING COMMISSION
MINUTE ORDER MAY 5, 2010
RIVERSIDE COUNTY ADMINISTRATIVE CENTER**

- I. AGENDA ITEM 7.5: GENERAL PLAN AMENDMENT NO. 956 / CHANGE OF ZONE NO. 7704 -**
Intent to Adopt a Mitigated Negative Declaration - Applicant: Bharat Gala - Engineer/Representative: Adkan Engineers - Second Supervisorial District - Glen Avon Zoning District - Jurupa Area Plan: Rural Community: Low Density Residential (RC: LDR) (½ Acre Minimum) - Location: Northerly of Granite Hill Drive and easterly of Fleming Street - 5.22 Gross Acres - Zoning: Controlled Development Areas (W-2) - **APNs:** 173-160-004 and 173-160-005 - (Legislative)

II. PROJECT DESCRIPTION

The General Plan Amendment proposes to amend the existing General Plan Land Use Designation for the subject property from Rural Community: Low Density Residential (RC: LDR) (½ Acre Minimum) to Community Development: Commercial Retail (CD: CR) (0.20 - 0.35 Floor Area Ratio). The Change of Zone proposes to amend the zoning classification for the subject property from Controlled Development Areas (W-2) to Scenic Highway Commercial (C-P-S).

III. MEETING SUMMARY

The following staff presented the subject proposal:

Project Planner: Christian Hinojosa, (951) 955-0972 or E-mail at chinojos@rctlma.org

The following spoke in favor of the subject proposal:

Ed Adkison, Applicant's Representative

There were no speakers in a neutral position or in opposition of the subject proposal.

IV. CONTROVERSIAL ISSUES
NONE

V. PLANNING COMMISSION ACTION

The Planning Commission, by a vote of 4-0 (Commissioner Zuppardo absent); recommended, with modifications, to the Board of Supervisors;

ADOPTION of a MITIGATED NEGATIVE DECLARATION for ENVIRONMENTAL ASSESSMENT NO. 41784, based on the findings incorporated in the initial study, and the conclusion that the project will not have a significant effect on the environment;

TENTATIVE APPROVAL of GENERAL PLAN AMENDMENT NO. 956 amending the Land Use Designation for the subject property from Rural Community: Low Density Residential (RC: LDR) (1/2 Acre Minimum) to Community Development: Commercial Retail (CD: CR) (0.20 - 0.35 Floor Area Ratio in accordance with Exhibit #6; based on the findings and conclusions incorporated in the staff report;

TENTATIVE APPROVAL of CHANGE OF ZONE NO. 7704 amending the zoning classification for the subject property from Controlled Development Areas (W-2) to Scenic Highway Commercial (C-P-S) in accordance with Exhibit #3; based upon the findings and conclusions incorporated in the staff report; and,

ADOPTION of a RESOLUTION RECOMMENDING ADOPTION of GENERAL PLAN AMENDMENT NO. 956 to the Board of Supervisors.

**PLANNING COMMISSION
MINUTE ORDER MAY 5, 2010
RIVERSIDE COUNTY ADMINISTRATIVE CENTER**

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.: 7.5
Area Map: Jurupa
Zoning District: Glen Avon
Supervisory District: Second
Project Planner: Christian Hinojosa
Planning Commission: May 5, 2010

General Plan Amendment No. 956
Change of Zone No. 7704
E.A. Number: 41784
Applicant: Bharat Gala
Engineer/Representative: Adkan Engineers

COUNTY OF RIVERSIDE PLANNING DEPARTMENT STAFF REPORT

PROJECT DESCRIPTION AND LOCATION:

General Plan Amendment No. 956 proposes to amend the existing General Plan Land Use Designation for the subject property from Rural Community: Low Density Residential (RC: LDR) (1/2 Acre Minimum) to Community Development: Commercial Retail (CD: CR) (0.20 - 0.35 Floor Area Ratio) for a 5.22 gross acre site.

Change of Zone No. 7704 proposes to amend the existing zoning classification for the subject property from Controlled Development Areas (W-2) to Scenic Highway Commercial (C-P-S).

The proposed project is located in the Community of Glen Avon within the Jurupa Area Plan in Western Riverside County; more specifically, northerly of Granite Hill Drive and easterly of Fleming Street.

BACKGROUND:

December 16, 2008

On December 16, 2008 the Board of Supervisor's adopted an order initiating General Plan Amendment proceedings for General Plan Amendment No. 956.

October 1, 2008

The General Plan Amendment was scheduled on the October 1, 2008 Planning Commission agenda for initiation proceeding comments. The Planning Commission commented that the Board of Supervisor's can issue an order of initiation of proceedings for the Amendment as described.

From the October 1, 2008 Planning Commission Hearing the following comment(s) have been provided by the Planning Commission for the Board of Supervisors:

Commissioner John Roth: No comments

Commissioner John Snell: Concurs with the recommendation of Commercial Retail (CR) land use designation.

Commissioner John Petty: No comments

Commissioner Jim Porras: No comments

Commissioner Jan Zuppardo: No comments

ISSUES OF POTENTIAL CONCERN:

Justification for the proposed General Plan Amendment



In order to support the 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. 956 falls into the Foundation Amendment category, because it is changing between Foundation-Components.

The Administration Element of the General Plan explains a Planning Commission resolution recommending approval of a regular Foundation Component Amendment and a Board of Supervisors resolution approving a regular Foundation Component Amendment shall include findings, 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.

Consideration Analysis:

There is substantial evidence that new conditions or circumstances justify the proposed change.

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 adjacent to residential neighborhoods which have very few commercial retail developments within their vicinity. The proposed Amendment is highly consistent with the pattern of approved development adjacent to the site and along Granite Hill Drive and State Highway 60. The findings can be made that the proposed Amendment contributes to the purposes of the General Plan.

The proposed change does not conflict with the overall Riverside County Vision.

The appropriate finding for the proposed Amendment is "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." The proposed Amendment is consistent with the existing General Plan as commercial/retail employment options are few for the residents that surround the proposed general plan amendment and the County.

The Jurupa Area Plan Circulation Plan identifies the following additional findings that support the proposed General Plan. JURAP 13.3.b "Support the development of regional transportation facilities and services (such as high-occupancy vehicle lanes, express bus service, and fixed transit facilities), which will encourage the use of public transportation and ridesharing for longer distance trips. JURAP 14.1 "Develop a system of local trails that enhances Jurupa's recreational opportunities, links activity centers, and connects with the Riverside County regional trails system. The project site is bordered by Pedley Road and State Highway 60. The proposed Project meets with all applicable circulation policies of the General Plan. With the improvements to existing streets, residences in the area will be provided with greater opportunities for local jobs and shopping thereby increasing the opportunities for reduced reliance on automobiles for transportation and offering opportunities for pedestrian and bicycle use. Adequate circulation facilities exist, and are under construction or will be constructed as part of the proposed Project to serve the Project and the surrounding area. These findings are made for the proposed Amendment.

The proposed change does not create an internal inconsistency among the Elements of the General Plan.

The proposed General Plan would not create an internal inconsistency among the elements of the General Plan.

SUMMARY OF FINDINGS:

- | | |
|--|--|
| 1. Existing Land Use (Ex. #1): | Vacant land |
| 2. Surrounding Land Use (Ex. #1): | Vacant land to the north, east and west, and State Highway 60 to the south. |
| 3. Existing Zoning (Ex. #3): | Controlled Development Areas (W-2) |
| 4. Surrounding Zoning (Ex. #3): | Controlled Development Areas (W-2) to the north and west, and Scenic Highway Commercial (C-P-S) to the south and east. |
| 5. General Plan Land Use (Ex. #6): | Rural Community: Low Density Residential (RC: LDR) (1/2 Acre Minimum) |
| 6. Surrounding General Plan Land Use (Ex. #6): | Open Space: Conservation Habitat (OS: CH) to the north, Community Development: Commercial Retail (CD: CR) (0.20 - 0.35 Floor Area Ratio) to the south and east, and Rural Community: Low Density Residential (RC: LDR) (1/2 Acre Minimum) to the west. |
| 7. Project Data: | Total Acreage: 5.22 gross
Proposed General Plan Land Use: Community Development: Commercial Retail (CD: CR) (0.20 - 0.35 Floor Area Ratio)
Proposed Zoning: Scenic Highway Commercial (C-P-S) |
| 8. Environmental Concerns: | See attached Environmental Assessment No. 41784 |

RECOMMENDATIONS:

ADOPTION of a **MITIGATED NEGATIVE DECLARATION** for **ENVIRONMENTAL ASSESSMENT NO. 41784**, based on the findings incorporated in the initial study, and the conclusion that the project will not have a significant effect on the environment;

TENTATIVE APPROVAL of **GENERAL PLAN AMENDMENT NO. 956** amending the Land Use Designation for the subject property from Rural Community: Low Density Residential (RC: LDR) (1/2 Acre Minimum) to Community Development: Commercial Retail (CD: CR) (0.20 - 0.35 Floor Area Ratio in accordance with Exhibit #6; based on the findings and conclusions incorporated in the staff report;

TENTATIVE APPROVAL of **CHANGE OF ZONE NO. 7704** amending the zoning classification for the subject property from Controlled Development Areas (W-2) to Scenic Highway Commercial (C-P-S) in

accordance with Exhibit #3; based upon the findings and conclusions incorporated in the staff report; and,

ADOPTION of a **RESOLUTION RECOMMENDING ADOPTION** of **GENERAL PLAN AMENDMENT NO. 956** to the Board of Supervisors.

CONCLUSIONS:

1. Upon adoption by the Board of Supervisor's, the proposed project is in conformance with all elements of the Riverside County General Plan.
2. Upon adoption by the Board of Supervisor's, the proposed project will be consistent with the Controlled Development Areas (W-2) to Scenic Highway Commercial (C-P-S) 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. Upon adoption by the Board of Supervisor's, the development proposal will be compatible with the present and future logical development of the area.
5. The proposed project will not preclude reserve design for the Multi-Species Habitat Conservation Plan (MSHCP).
6. The proposed project will not have a significant effect on the environment.

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

1. The project site is proposing a designation of Community Development: Commercial Retail (CD: CR) (0.20 - 0.35 Floor Area Ratio) on the Jurupa Area Plan.
2. The project site is surrounded by properties which are designated Open Space: Conservation Habitat (OS: CH) to the north, Community Development: Commercial Retail (CD: CR) (0.20 - 0.35 Floor Area Ratio) to the south and east, and Rural Community: Low Density Residential (RC: LDR) (1/2 Acre Minimum) to the west.
3. The current zoning for the subject site is Controlled Development Areas (W-2).
4. The proposed zoning for the subject site is Scenic Highway Commercial (C-P-S).
5. The project site is surrounded by properties which are zoned Controlled Development Areas (W-2) to the north and west, and Scenic Highway Commercial (C-P-S) to the south and east.
6. Within the vicinity of the proposed project there is vacant land to the north, east and west, and single family residence to the south.
7. The project site is within Multi-Species Habitat Conservation Plan (MSHCP) Cell No. 40 of Cell Group C in the Jurupa Mountains Area Plan. HANS No. 1984 was completed for the entirety of

parcels 173-160-004 and 173-160-005, and concluded that the project is consistent with the MSHCP Criteria and Other Plan requirements.

8. Environmental Assessment No. 41784 identified the following potentially significant impacts:
 - a. Biological Resources
 - b. Cultural Resources
 - c. Recreation
 - d. Transportation/Traffic

These listed impacts will be fully mitigated by the measures indicated in the environmental assessment, conditions of approval, and attached letters. No other significant impacts were identified.

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. An Area subject to the Mt. Palomar Lighting Ordinance No. 655;
 - b. A City of Sphere of Influence;
 - c. The SKR Fee Area (Ordinance No. 663.10);
 - d. A Airport Influence Area;
 - e. An Agriculture Preserve;
 - f. A High Fire area;
 - g. A County Fault Zone;
 - h. A Flood Zone;
 - i. An Area Drainage Plan Area; or,
 - j. A Dam Inundation Area.
3. The project site is located within:
 - a. The Boundaries of the Jurupa Area Plan;
 - b. An MSHCP Fee Area (Ordinance No. 810);
 - c. A Development Impact Fee Area (Ordinance No. 659);
 - d. The Jurupa Community Service District;
 - e. A Circulation Element Right-Of-Way (Major 118' ROW);
 - f. The Jurupa Valley Redevelopment Project Area (JVPA);
 - g. The Equestrian Sphere Policy Area;
 - h. WRCMSHCP Criteria Cell No. 40, Cell Group C (Jurupa Mountains Area Plan);
 - i. A Low Paleontological Potential;
 - j. An Area Moderate Liquefaction Potential;
 - k. An Area Susceptible to Subsidence; and,
 - l. The boundaries of the Jurupa Unified School District.
4. The subject site is currently designated as Assessor's Parcel Numbers 173-160-004 and 173-160-005.

5. The General Plan Amendment was filed with the Planning Department on February 13, 2008 and the Change of Zone was filed with the Planning Department on March 16, 2009.
6. Deposit Based Fees charged for this project, as of the time of staff report preparation, total \$17,128.20.

**RESOLUTION
RECOMMENDING ADOPTION OF
GENERAL PLAN AMENDMENT NO. 956**

WHEREAS, pursuant to the provisions of Government Code Section(s) 65350/65450 et. seq., a public hearing was held before the Riverside County Planning Commission in Riverside, California on May 5, 2010 to consider the above-referenced matter; and,

WHEREAS, all the procedures of the California Environmental Quality Act and the Riverside County Rules to Implement the Act 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 May 5, 2010, 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/CERTIFICATION of the environmental document, and **ADOPTION** of General Plan Amendment No. 956.

VICINITY/POLICY AREAS

Vicinity Map

District 2



Edition 2009

Section: 2

DISCLAIMER: On October 7, 2003, the County of Riverside adopted a new General Plan providing new land use designations for unincorporated Riverside County parcels. The new General Plan may contain different types of land use than is provided for under existing zoning. For further information, please contact the Riverside County Planning Department offices in Riverside at (951) 955-5200 (Western County), or in Indio at (760) 863-8277 (Eastern County) or website at www.ltrra.com/riverside.ca.us/index.html.



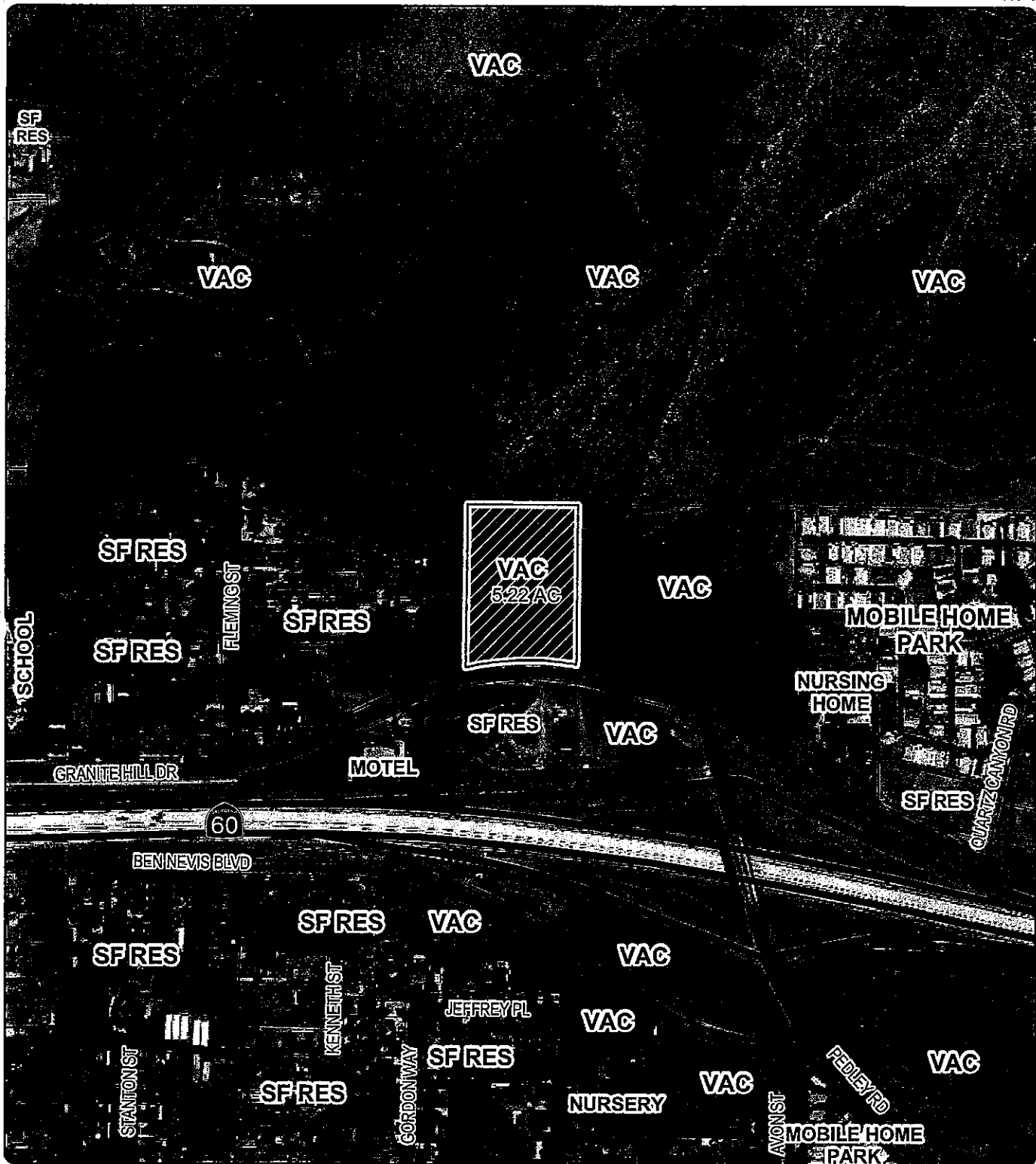
RIVERSIDE COUNTY PLANNING DEPARTMENT

GPA00956 CZ07704

Supervisor Tavaglione
District 2

LAND USE

Date Drawn: 2/25/2010
Exhibit 1



Zoning District: Glen Avon
Township/Range: T2SR6W
Section: 2



Assessors Bk. Pg. 173-16
Thomas Bros. Pg. 644 D6
Edition 2009

DISCLAIMER: On October 7, 2009, 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) 953-3200 (Western County), or in Indio at (760) 853-8277 (Eastern County) or website at <http://www.lma.co.riverside.ca.us/index.html>

0 200 400 800 1,200 1,600 Feet

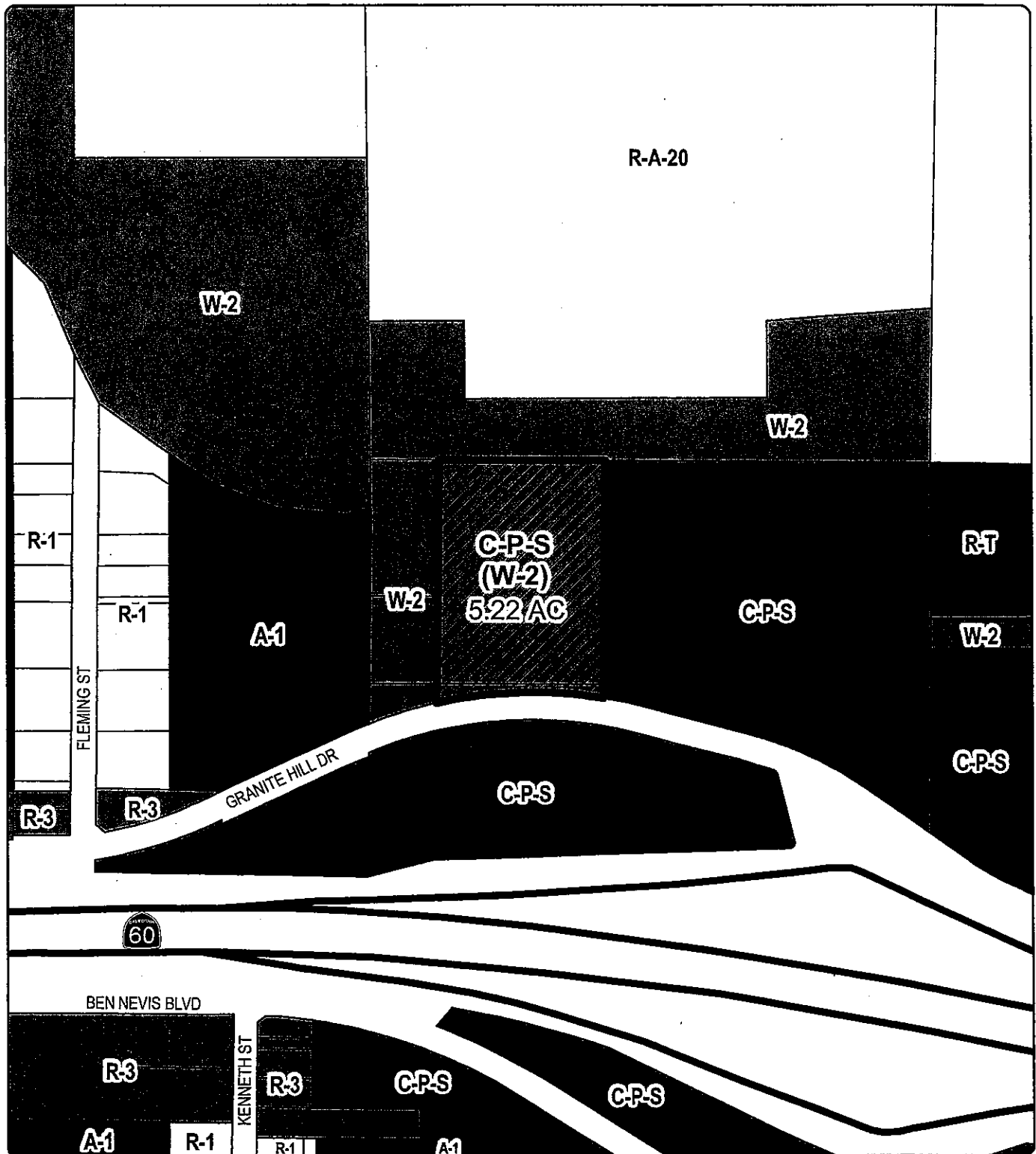
RIVERSIDE COUNTY PLANNING DEPARTMENT

GPA00956 CZ07704

PROPOSED ZONING

Supervisor Tavaglione
District 2

Date Drawn: 2/25/2010
Exhibit 3



Zoning District: Glen Avon
Township/Range: T2SR6W
Section: 2

Assessors Bk. Pg. 173-16
Thomas Bros. Pg. 644 D6
Edition 2009

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) 853-8277 (Eastern County) or website at <http://www.tlmg.co.riverside.ca.us/index.html>

0 150 300 600 900 Feet

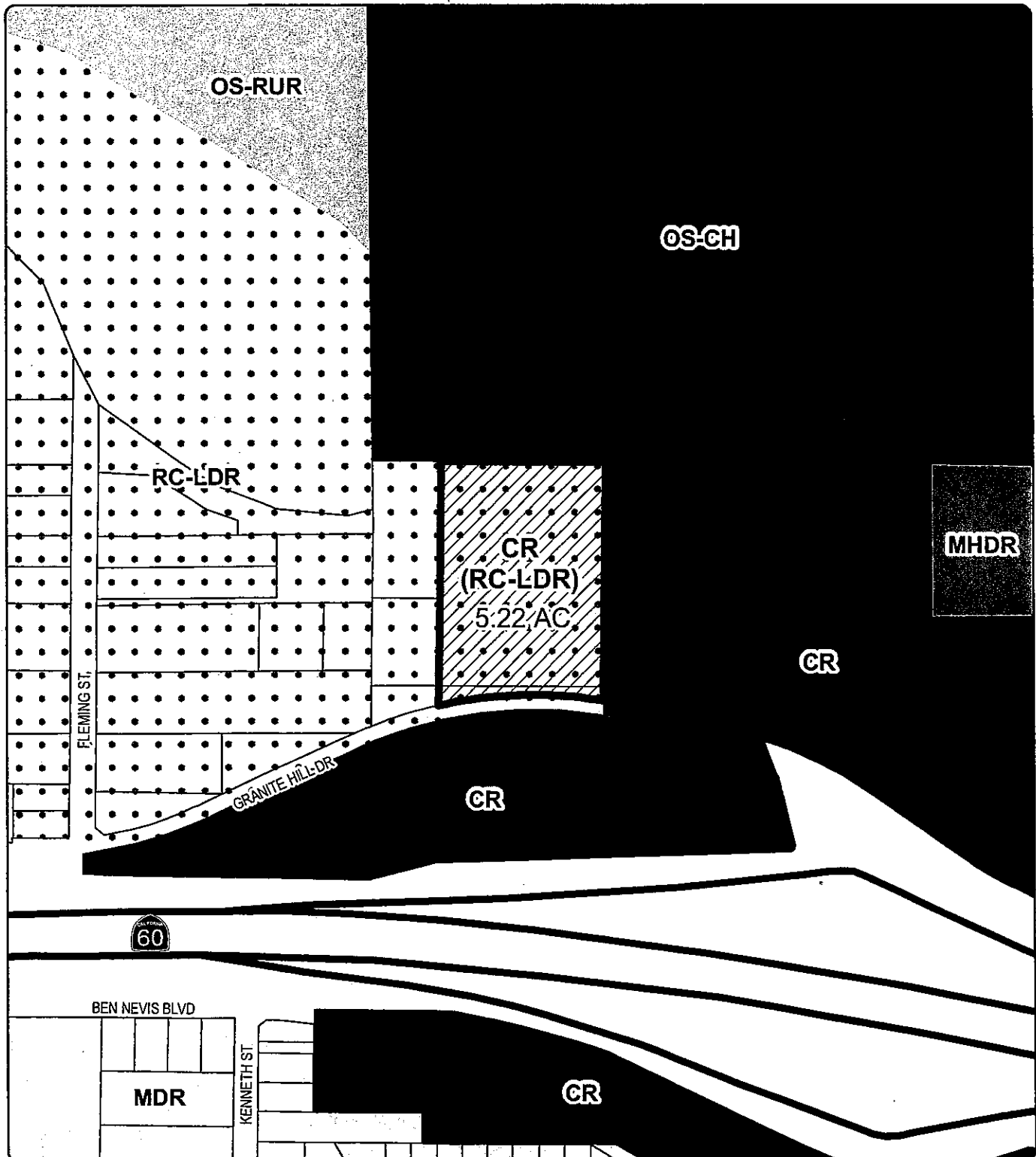
RIVERSIDE COUNTY PLANNING DEPARTMENT

GPA00956 CZ07704

PROPOSED GENERAL PLAN

Supervisor Tavaglione
District: 2

Date Drawn: 2/25/2010
Exhibit 6



Zoning District: Glen Avon
Township/Range: T2SR6W
Section: 2

Assessors Bk. Pg. 173-16
Thomas Bros. Pg. 644 D6
Edition 2009

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) 853-8277 (Eastern County) or website at <http://www.tlma.co.riverside.ca.us/index.html>

0 150 300 600 900 Feet

COUNTY OF RIVERSIDE

ENVIRONMENTAL ASSESSMENT FORM: INITIAL STUDY

Environmental Assessment (E.A.) Number: 41784

Project Case Type (s) and Number(s): General Plan Amendment No. 956 and Change of Zone No. 7704

Lead Agency Name: County of Riverside Planning Department

Address: 4080 Lemon Street, 9th Floor, P.O. Box 1409, Riverside, CA 92502-1409

Contact Person: Christian Hinojosa, Project Planner

Telephone Number: (951) 955-0972

Applicant's Name: Bharat Gala

Applicant's Address: 7718 Walnut Ridge Road; Orange, CA 92869

Engineer's Name: Adkan Engineers

Engineer's Address: 6820 Airport Drive; Riverside, CA 92504

I. PROJECT INFORMATION

A. Project Description:

General Plan Amendment No. 956 proposes to amend the existing General Plan Land Use Designation for the subject property from Rural Community: Low Density Residential (RC: LDR) (1/2 Acre Minimum) to Community Development: Commercial Retail (CD: CR) (0.20 - 0.35 Floor Area Ratio) for a 5.22 gross acre site.

Change of Zone No. 7704 proposes to amend the existing zoning classification for the subject property from Controlled Development Areas (W-2) to Scenic Highway Commercial (C-P-S).

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

C. Total Project Area: 5.22 Gross Acres

Residential Acres: N/A	Lots: N/A	Units: N/A	Projected No. of Residents: N/A
Commercial Acres: 5.22	Lots: 2	Sq. Ft. of Bldg. Area: 79,584	Est. No. of Employees: N/A
Industrial Acres: N/A	Lots: N/A	Sq. Ft. of Bldg. Area: N/A	Est. No. of Employees: N/A
Other: N/A			

D. Assessor's Parcel No(s): 173-160-004 and 173-160-005

E. Street References: northerly of Granite Hill Drive and easterly of Fleming Street

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

G. Brief description of the existing environmental setting of the project site and its surroundings: The project site is located in the Jurupa Area Plan of the Riverside County General Plan. Urban development and/or urban entitlements have been approved or are currently being processed through the County of Riverside to the south. Vacant land, residential, and commercial uses currently surround the project site. The project site is vacant with low-growing vegetation. The topography of the area is sloping primarily from north to south, with an elevation of approximately 860 feet above mean sea level over the majority of the property.

II. APPLICABLE GENERAL PLAN AND ZONING REGULATIONS

A. General Plan Elements/Policies:

1. **Land Use:** The project site is currently designated Rural Community: Low Density Residential (RC: LDR) (1/2 Acre Minimum). The project proposes to amend the existing General Plan Land Use Designation for the subject property to Community Development: Commercial Retail (CD: CR) (0.20 - 0.35 Floor Area Ratio). The project shall be consistent with the Community Development: Commercial Retail (CD: CR) (0.20 - 0.35 Floor Area Ratio) land use designation and policies of the General Plan.
2. **Circulation:** Access to the project site is provided by Granite Hill Drive. Granite Hill Drive is designated as a Major Highway with a 118 foot ultimate right-of-way. Adequate access is present to accommodate Commercial uses. The project shall comply with the Circulation element of the General Plan and all other applicable policies.
3. **Multipurpose Open Space:** No natural open space land was required to be preserved within the project site. The proposed project meets with all other applicable Multipurpose Open Space Element policies.
4. **Safety:** The proposed project is within an area that has a moderate liquefaction potential. The proposed project is not located within any other special hazard zone (including fault zone, high fire hazard area, dam inundation zone, etc.). The proposed project meets with all other applicable Safety Element policies.
5. **Noise:** The proposed project shall alter the land use designation of the site to allow commercial uses. Commercial uses are not considered to be a significant noise generating use. The project shall comply with all applicable policies of the noise element.
6. **Housing:** The proposed project could potentially induce population growth in the area either directly (e.g., by proposing new homes and businesses) or indirectly (e.g., through extension of roads or other infrastructure).
7. **Air Quality:** The general plan amendment will result in additional vehicle trips in the vicinity of the project. The project shall comply with all applicable policies of the air quality element.

A. General Plan Area Plan(s): Jurupa Area Plan

B. Foundation Component(s): Rural Community

C. Land Use Designation(s): Low Density Residential (LDR) (1/2 Acre Minimum)

D. Overlay(s), if any: Jurupa Valley Redevelopment Project Area (JVPA)

E. Policy Area(s), if any: Equestrian Sphere Policy Area

F. Adjacent and Surrounding:

1. **Area Plan(s):** Jurupa Area Plan

2. **Foundation Component(s):**

To the North: Open Space

To the South: Community Development

To the East: Community Development
To the West: Rural Community

3. Land Use Designation(s):

To the North: Conservation Habitat
To the South: Commercial Retail
To the East: Commercial Retail
To the West: Low Density Residential

4. Overlay(s):

To the North: Equestrian Sphere Policy Area
To the South: Jurupa Valley Redevelopment Project Area (JVPA)
To the East: Jurupa Valley Redevelopment Project Area (JVPA)
To the West: Jurupa Valley Redevelopment Project Area (JVPA) and Equestrian Sphere Policy Area

G. 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

H. Existing Zoning: Controlled Development Areas (W-2)

I. Proposed Zoning, if any: Scenic Highway Commercial (C-P-S)

J. Adjacent and Surrounding Zoning:

To the North: Controlled Development Areas (W-2)
To the South: Scenic Highway Commercial (C-P-S)
To the East: Scenic Highway Commercial (C-P-S)
To the West: Controlled Development Areas (W-2)

II. 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"/> Public Services |
| <input type="checkbox"/> Agriculture Resources | <input type="checkbox"/> Hydrology/Water Quality | <input checked="" type="checkbox"/> Recreation |
| <input type="checkbox"/> Air Quality | <input type="checkbox"/> Land Use/Planning | <input checked="" type="checkbox"/> Transportation/Traffic |
| <input checked="" type="checkbox"/> Biological Resources | <input type="checkbox"/> Mineral Resources | <input type="checkbox"/> Utilities/Service Systems |
| <input checked="" 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 |

III. DETERMINATION

On the basis of this initial evaluation:

A PREVIOUS ENVIRONMENTAL IMPACT REPORT/NEGATIVE DECLARATION WAS NOT PREPARED

☐ I find that the proposed project **COULD NOT** have a significant effect on the environment, and a **NEGATIVE DECLARATION** will be prepared.

☒ I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the project, described in this document, have been made or agreed to by the project proponent. **A MITIGATED NEGATIVE DECLARATION** will be prepared.

☐ I find that the proposed project MAY have a significant effect on the environment, and an **ENVIRONMENTAL IMPACT REPORT** is required.

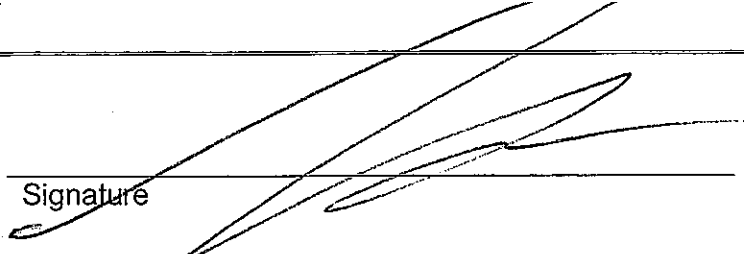
A PREVIOUS ENVIRONMENTAL IMPACT REPORT/NEGATIVE DECLARATION WAS PREPARED

☐ I find that although the proposed project could have a significant effect on the environment, **NO NEW ENVIRONMENTAL DOCUMENTATION IS REQUIRED** because (a) all potentially significant effects of the proposed project have been adequately analyzed in an earlier EIR or Negative Declaration pursuant to applicable legal standards, (b) all potentially significant effects of the proposed project have been avoided or mitigated pursuant to that earlier EIR or Negative Declaration, (c) the proposed project will not result in any new significant environmental effects not identified in the earlier EIR or Negative Declaration, (d) the proposed project will not substantially increase the severity of the environmental effects identified in the earlier EIR or Negative Declaration, (e) no considerably different mitigation measures have been identified and (f) no mitigation measures found infeasible have become feasible.

☐ I find that although all potentially significant effects have been adequately analyzed in an earlier EIR or Negative Declaration pursuant to applicable legal standards, some changes or additions are necessary but none of the conditions described in California Code of Regulations, Section 15162 exist. An **ADDENDUM** to a previously-certified EIR or Negative Declaration has been prepared and will be considered by the approving body or bodies.

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

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


Signature

Date March 16, 2010

Christina Hinojosa, Project Planner
Printed Name

For Ron Goldman, Planning Director

IV. 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	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
a) Have a substantial effect upon a scenic highway corridor within which it is located?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings and unique or landmark features; obstruct any prominent scenic vista or view open to the public; or result in the creation of an aesthetically offensive site open to public view?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source: Riverside County General Plan Figure C-9 "Scenic Highways"

Findings of Fact:

a) The project site is located in a primarily urban area of Riverside County, which has no designated Scenic Highways. The Riverside County Integrated Plan (RCIP) indicates that the project site is not located within a designated scenic corridor. Development of the project site will not affect any scenic resources, as adjacent lands have been developed with uses compatible with the proposed project.

b) The proposed project will not substantially damage scenic resources, including, but not limited to, trees, rock outcroppings and unique or landmark features, or obstruct a prominent scenic vista or view open to the public, as these features do not exist on the project site. Additionally, the proposed project will not result in the creation of an aesthetically offensive site open to public view.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

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

Source: GIS database, Ord. No. 655 (Regulating Light Pollution)

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

Findings of Fact:

a) According to the GIS Database, the project site is located approximately 58.01 miles from the Mt. Palomar Observatory. The project is located outside the 45-mile radius defined by Ordinance No. 655 and the 30-mile radius defined by the RCIP as the Mt. Palomar Special Lighting Areas, and, therefore, is not subject to any special lighting policies that protect the Mt. Palomar Observatory.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

3. Other Lighting Issues

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

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

b) Expose residential property to unacceptable light levels?

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

Source: On-site Inspection (2008), Project Application Materials

Findings of Fact:

a) The proposed project will create a new source of light which would accompany new commercial development; however the new source of light is not anticipated to be of significant levels. Lighting will be hooded and shielded in accordance with County requirements to prevent creation of substantial light. Reflective surfaces will be minimized in construction of the development which would limit the potential for substantial glare created by the project. With adherence to the Ordinance No. 655 lighting control measures and landscape buffering it is not anticipated that spill-over light would adversely surrounding properties. Therefore, the project shall not create a new source of substantial light or glare which would adversely affect day or nighttime views in the area. Therefore, the impact is considered less than significant.

b) The amount of light that will be created is consistent with levels found in typical commercial developments. There are existing residences surrounding the proposed project to the west. The amount of light created by the proposed project is not anticipated to be at substantial levels. Lighting will be hooded and shielded in accordance with County requirements to prevent spillover onto adjacent properties. With adherence to the Ordinance No. 655 lighting control measures and landscape buffering it is not anticipated that spill-over light would adversely surrounding properties. Therefore, it is not anticipated that the proposed project shall expose residential property to unacceptable light levels. Therefore, the impact is considered less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

AGRICULTURE RESOURCES Would the project

4. Agriculture

<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
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?				
b) Conflict with existing agricultural use, or a Williamson Act (agricultural preserve) contract (Riv. Co. Agricultural Land Conservation Contract Maps)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Cause development of non-agricultural uses within 300 feet of agriculturally zoned property (Ordinance No. 625 "Right-to-Farm")?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use?	<input type="checkbox"/>	<input type="checkbox"/>	<input 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 project site will not convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland) as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use.

b) The project site will not conflict with existing agricultural use, or a Williamson Act (agricultural preserve) contract (Riv. Co. Agricultural Land Conservation Contract Maps).

c) Properties 200 feet to the west of the site are zoned Light Agriculture (A-1). The proposed development will therefore cause development of a non-agricultural use within 300' of an agricultural zoned property. However, due to the moderate impact nature of the use, the proposed development will have a less than significant impact on the agricultural zoned properties to the east.

d) The project site will not involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

AIR QUALITY Would the project

5. Air Quality Impacts

a) Conflict with or obstruct implementation of the applicable air quality plan?

b) Violate any air quality standard or contribute substantially to an existing or projected air quality violation?

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

☐ ☐ ☒ ☐

☐ ☐ ☒ ☐

☐ ☐ ☒ ☐

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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 type="checkbox"/>	<input checked="" type="checkbox"/>
f) Create objectionable odors affecting a substantial number of people?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source: SCAQMD CEQA Air Quality Handbook Table 6-2

Findings of Fact:

The South Coast Air Quality Management District (SCAQMD) is responsible for developing a regional air quality management plan to insure compliance with state and federal air quality standards. The SCAQMD has adopted the 2003 Air Quality Management Plan (AQMP). The primary implementation responsibility assigned to the County (i.e. local governments) by the 2003 AQMP is the implementation of air quality control measures associated with transportation facilities. This project does not propose any transportation facilities that would require transportation control measures, and therefore will not obstruct implementation of the AQMP.

a) The 2003 AQMP is based on socioeconomic forecasts (including population estimates) provided by the Southern California Association of Governments (SCAG). The County General Plan is consistent with SCAG's Regional Growth Management Plan and SCAQMD's Air Quality Management Plan. This project proposes to amend the existing General Plan Land Use Designation for the subject property from Rural Community: Low Density Residential (RC: LDR) (1/2 Acre Minimum) to Community Development: Commercial Retail (CD: CR) (0.20 - 0.35 Floor Area Ratio). The general plan amendment will increase the population projected for the site; however, the population proposed by this project is not substantial and will not obstruct the implementation of the 2003 AQMP. Therefore, the impact is considered less than significant.

b-c) The South Coast Air Basin (SCAB) is in a non-attainment status for federal ozone standards, federal carbon monoxide standards, and state and federal particulate matter standards. Any development in the SCAB, including the proposed project, would cumulatively contribute to these pollutant violations.

The General Plan (2003) is a policy document that reflects the vision for the future of Riverside County. The General Plan is organized into eight separate elements, including an Air Quality Element. The purpose of the Air Quality Element is to protect residents from the harmful effects of poor air quality. The Air Quality Element identifies goals, policies, and programs that are meant to balance actions regarding land use, circulation, and other issues with their potential effects on air quality. The Air Quality Element, in conjunction with local and regional air quality planning efforts, addresses ambient air quality standards set forth by the Federal Environmental Protection Agency (EPA) and the California Air Resources Board (CARB). Potential air quality impacts resulting from the proposed Project would not exceed emissions projected by the Air Quality Element.

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

The project would impact air quality in the short-term during construction and in the long-term through operation. Construction activities associated with the Project would result in emissions of carbon monoxide (CO), volatile organic gases (VOC), nitrogen dioxide (NOX), particulate sulfate (SOX) and particulate matter (PM10 and PM2.5). Construction emissions are expected from the use of construction equipment (including heavy diesel trucks) and fugitive dust (associated with site preparation and equipment travel on paved and unpaved roads). Construction emissions would occur in close proximity to the disturbance area, but some spillover into the surrounding community may occur. In accordance with standard requirements, dust control measures and maintenance of construction equipment shall be utilized on the property to limit the amount of particulate matter generated. These are standard requirements and are not considered mitigation pursuant to CEQA.

Operational impacts associated with the project would be expected to result in emissions of VOC, NOX, CO, PM10, PM2.5 and SOX. Operational emissions would result from vehicle emissions, fugitive dust associated with vehicle travel, combustion emissions associated with natural gas use, emission related to electricity generation, and landscape equipment maintenance emissions. In the long term, emissions of VOC, NOX, CO, PM10 and PM2.5 and could exceed SCAQMD significance thresholds (in pounds per day). In addition, another potential impact is emissions from the project that may contribute to green house gases (GHGs) and therefore to global climate change. An individual project cannot generate enough GHG emissions to individually influence global climate change. However, the project may have an incremental contribution to cumulative GHG emissions. To date, no Federal, State, or project area local agencies have developed thresholds against which a proposed project can be evaluated to assist lead agencies in determining whether or not the proposed project is significant. In accordance with CEQA Guidelines (section 15064 (h) (3)) a project's incremental contribution to a cumulative impact may be considered less than significant if the Project will comply with a mitigation program that addresses the impact. The project will primarily impact GHGs by emissions of carbon dioxide in the form of vehicle exhaust and use of electricity. However, with compliance with standard requirements for use of low VOC paints and compliance with California Energy Commission Title 24 requirements for building energy efficiency, direct and cumulative air quality impacts would be reduced to a level below significance. The project will be required to provide water efficient landscaping and irrigation, bicycle racks, and pedestrian walkways per standard County requirements. These are standard requirements and are not considered mitigation pursuant to CEQA. Therefore, the impact is considered less than significant.

d) A sensitive receptor is a person in the population who is particularly susceptible to health effects due to exposure to an air contaminant than is the population at large. Sensitive receptors (and the facilities that house them) in proximity to localized CO sources, toxic air contaminants or odors are of particular concern. High levels of CO are associated with major traffic sources, such as freeways and major intersections, and toxic air contaminants are normally associated with manufacturing and commercial operations. Land uses considered to be sensitive receptors include long-term health care facilities, rehabilitation centers, convalescent centers, retirement homes, residences, schools, playgrounds, child care centers, and athletic facilities. The nearest sensitive receptors include residential uses to the west of the site. Air emissions will be emitted by construction equipment, site preparation and construction activities. However, due to the temporary nature of the project construction, activities are anticipated to produce less than significant impacts. Additionally, adherence to County Ordinances would minimize these emissions through construction method and equipment standards. The proposed commercial uses would not be creating substantial point source emissions. Therefore, the impact is considered less than significant.

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

e) The project will not create sensitive receptors located within one mile of an existing substantial point source emitter.

f) The proposed project is not anticipated to result in or create objectionable odors. Therefore, the impact is considered less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

BIOLOGICAL RESOURCES Would the project

6. Wildlife & Vegetation

a) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Conservation Community Plan, or other approved local, regional, or state conservation plan?

☐ ☐ ☒ ☐

b) Have a substantial adverse effect, either directly or through habitat modifications, on any endangered, or threatened species, as listed in Title 14 of the California Code of Regulations (Sections 670.2 or 670.5) or in Title 50, Code of Federal Regulations (Sections 17.11 or 17.12)?

☐ ☐ ☐ ☒

c) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U. S. Wildlife Service?

☐ ☒ ☐ ☐

d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident migratory wildlife corridors, or impede the use of native wildlife nursery sites?

☐ ☐ ☐ ☒

e) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Game or U. S. Fish and Wildlife Service?

☐ ☐ ☐ ☒

f) Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?

☐ ☐ ☐ ☒

g) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?

☐ ☐ ☐ ☒

Source: GIS database, WRCMSHCP, General Plan, RCA Joint Project Review HANS No: 1984 (PAR01242), Determination Letter from Environmental Programs Department, dated March 11, 2010 from Jared Bond, Ecological Resources Specialist.

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

Findings of Fact:

- a) The entirety of parcels 173-160-004 and 173-160-005 are located inside the Riverside County Multiple Species Habitat Conservation Plan (MSHCP) Criteria Cell #40 of Cell Group C in the Jurupa Mountains Area Plan. Pursuant to the MSHCP, the Habitat Evaluation and Acquisition Negotiation Strategy (HANS) process was initiated by the developer in 2009 through the RCA Joint Project Review (JPR). Through this process it was concluded that "no conservation" is described for subject parcels. Development of the project site will have less than significant impact with the provisions of an adopted Habitat Conservation Plan, Natural Conservation Community Plan, or other approved local, regional, or state conservation plan.
- b) The proposed project will have less than significant impact on any endangered, or threatened species, as listed in Title 14 of the California Code of Regulations (Sections 670.2 or 670.5) or in Title 50, Code of Federal Regulations (Sections 17.11 or 17.12).
- c) During the field survey, no burrowing owls or suitable nesting opportunities were observed onsite; however, the project may have a substantial adverse effect on endangered or threatened species. In order to mitigate the potential impacts, a pre-construction survey is required. Therefore, this subdivision will have a less than significant impact with mitigation.
- d) The project will not interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident migratory wildlife corridors, or impede the use of native wildlife nursery sites.
- e) The proposed project will not have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Game or U. S. Fish and Wildlife Service.
- f) The proposed project will not have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means.
- g) The proposed project will not conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance.

Mitigation: Pursuant to Objective 6 and Objective 7 of the Species Account for the Burrowing Owl included in the Western Riverside County Multiple Species Habitat Conservation Plan, within 30 days prior to the issuance of a grading permit, a pre-construction presence/absence survey for the burrowing owl shall be conducted by a qualified biologist and the results of this presence/absence survey shall be provided in writing to the Environmental Programs Department. If it is determined that the project site is occupied by the Burrowing Owl, take of "active" nests shall be avoided pursuant to the MSHCP and the Migratory Bird Treaty Act. However, when the Burrowing Owl is present, relocation outside of the nesting season (March 1 through August 31) by a qualified biologist shall be required. The County Biologist shall be consulted to determine appropriate type of relocation (active or passive) and translocation sites. Occupation of this species on the project site may result in the need to revise grading plans so that take of "active" nests is avoided or alternatively, a grading permit may be issued once the species has been actively relocated. If the grading permit is not obtained within 30 days of the survey a new survey shall be required.

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

Monitoring: Monitoring shall be conducted by the Building and Safety and Environmental Programs Departments through the permitting process.

CULTURAL RESOURCES Would the project

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

Source: Riverside County General Plan Figure OS-7, Project Application Materials

Findings of Fact:

a) The project site is vacant and does not contain any historical structures. Therefore, no impacts are anticipated.

b) The proposed project would not cause substantial adverse change in the significance of a historical resource as defined in California Code of Regulations, Section 15064.5. Therefore, no impacts are anticipated.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

8. Archaeological Resources	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
a) Alter or destroy an archaeological site.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to California Code of Regulations, Section 15064.5?	<input type="checkbox"/>	<input type="checkbox"/>	<input 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 type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Riverside County General Plan Figure OS-6 "Relative Archaeological Sensitivity of Diverse Landscapes, Project Application Materials

Findings of Fact:

a) The project site is not identified as an area of Relative Archaeological Sensitivity of Diverse Landscapes map of the RCIP, Multipurpose Open Space Element (Figure OS-06). Therefore, the proposed project will have no impact on archaeological resources.

b) This project will have a less than significant impact change in the significance of an archaeological resource pursuant to California Code of Regulations, Section 15064.5.

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

c) This project will have less than significant impact on human remains, including those interred outside of formal cemeteries. However, as a precaution, this project will be conditioned to halt construction and immediately contact the State Health and Safety Code Section 7050.5 if human remains are found. If remains are determined to be prehistoric, the coroner shall notify the Native American Heritage Commission, which will determine and notify the appropriate Native American Tribe who is the most likely descendant. The descendant shall inspect the site of discovery and make a recommendation as to the appropriate mitigation. After the recommendation has been made, the property owner, Native American Tribe representative, and a County representative shall meet to determine the appropriate mitigation measures and corrective actions to be implemented. Conditions of Approval in the 10th series are not considered unique mitigation measures pursuant to CEQA.

d) This project will not restrict existing or religious or sacred uses within the potential impact area.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

9. Paleontological Resources

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

☐ ☒ ☐ ☐

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

Findings of Fact:

a) According to the Riverside County General Plan, the project site is located within an area of Low Paleontological sensitivity. Therefore, this project will have a less than significant impact with mitigation on potential paleontological resources.

Mitigation: Prior to Issuance of Grading Permits, the applicant shall retain a qualified paleontologist approved by the County of Riverside to create and implement a project-specific plan for monitoring site grading/earthmoving activities (project paleontologist). The project paleontologist retained shall review the approved development plan and grading plan and shall conduct any pre-construction work necessary to render appropriate monitoring and mitigation requirements as appropriate. These requirements shall be documented by the project paleontologist in a Paleontological Resource Impact Mitigation Program (PRIMP). This PRIMP shall be submitted to the County Geologist for review and approval prior to issuance of a Grading Permit. Prior to Final Inspection, the applicant shall submit to the County Geologist one wet-signed copy of the Paleontological Monitoring Report prepared for site grading operations at this site. The report shall be certified by the professionally-qualified Paleontologist responsible for the content of the report. This Paleontologist must be on the County's Paleontology Consultant List.

Monitoring: Monitoring shall be conducted by Building and Safety through the permitting process.

GEOLOGY AND SOILS Would the project

10. Alquist-Priolo Earthquake Fault Zone or County

☐ ☐ ☒ ☐

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

Fault Hazard Zones

a) Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death?

b) Be subject to rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault?

<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

Findings of Fact:

a) The project site is not located within an Alquist-Priolo Earthquake Fault Zone. The proposed project will not expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death. California Building Code (CBC) requirements pertaining to residential development will mitigate the potential impact to less than significant. As CBC requirements are applicable to all commercial development they are not considered mitigation for CEQA implementation purposes.

b) The project site is not located within an Alquist-Priolo Earthquake Fault Zone and no known fault lines are present on or adjacent to the project site. Therefore, there is a low potential for rupture of a known fault.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

11. Liquefaction Potential Zone

a) Be subject to seismic-related ground failure, including liquefaction?

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

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

Findings of Fact:

a) The project site is located within an area of moderate liquefaction potential. Therefore, impacts are considered to be less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

12. Ground-shaking Zone

Be subject to strong seismic ground shaking?

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

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)

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

Findings of Fact:

a) There are no known active or potentially active faults that traverse the site and the site is not located within an Alquist-Priolo Earthquake Fault Zone. The principal seismic hazard that could affect the site is ground shaking resulting from an earthquake occurring along several major active or potentially active faults in southern California. The County Department of Building and Safety requires construction to conform to the California Building Code (CBC). Through the compliance with Riverside County requirements related to geotechnical and soil reports, the potential of the proposed project due to ground shaking will be less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

13. Landslide Risk

☐ ☐ ☒ ☐

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

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

Findings of Fact:

a) There are no known or mapped geologic units or soils that are unstable, or could become unstable as a result of the project. According to the RCIP General Plan, there are no known or mapped geologic units that could potentially result in on- or off-site landslides, lateral spreading, collapse or create rockfall hazards with project development. The property exhibits a rise in the north portion of the property, based on the County's Earthquake-Induced Slope Instability Map, the site is not in an area susceptible to earthquake-induced landslides. Therefore, landslide risk is considered less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

14. 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: RCIP Figure S-7 "Documented Subsidence Areas"

Findings of Fact:

a) The project site is located in an area susceptible to subsidence but not located near any documented areas of subsidence. California Building Code (CBC) requirements pertaining to

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

development will mitigate the potential impact to less than significant. As CBC requirements are applicable to all development, they are not considered mitigation for CEQA implementation purposes.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

15. 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"/>
--------------------------	--------------------------	--------------------------	-------------------------------------

Source: Project Application Materials

Findings of Fact:

a) The project site is not located in an area susceptible to unstable geologic hazards such as seiche, mudflow, or volcanic hazard on the project site.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

16. Slopes

a) Change topography or ground surface relief features?

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

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

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input 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: RCIP figure S-5 "Regions Underlain by Steep Slopes", Project Application Materials

Findings of Fact:

a) The project will not significantly change the existing topography on the subject site. The grading will follow the natural slopes and not alter any significant elevated topographic features located on the site.

b) The project will not cut or fill slopes greater than 2:1, but may create a slope higher than 10 feet. In order to minimize the impact, the project will be conditioned to grade so that the slopes reflect the natural terrain.

c) The project will not result in grading that affects or negates subsurface sewage disposal systems.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
17. Soils	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
a) Result in substantial soil erosion or the loss of topsoil?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial risks to life or property?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source: RCIP figure S-6 "Engineering Geologic Materials Map", Project Application Materials

Findings of Fact:

a) The development of the project site may have the potential to result in soil erosion during grading and construction. Standard Conditions of Approval will be issued regarding soil erosion that will further ensure protection of public health, safety, and welfare upon final engineering of the project and are not considered mitigation for CEQA implementation purposes.

b) The project may be located on expansive soil; however, California Building Code (CBC) requirements pertaining all structures will mitigate the potential impact to less than significant. As IBC requirements are applicable to all structures they are not considered mitigation for CEQA implementation purposes.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

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

Source: Project Materials

Findings of Fact:

a) The project site is not located near the channel of a river, or stream, or the bed of a lake. Thus the proposed project will not change deposition, siltation or erosion that may modify the channel of a river or stream or the bed of a lake.

b) The project may result in an increase in water erosion either on or off site. Riverside County Flood Control will provide standard conditions of approval to ensure erosion impacts are mitigated to less than significant levels upon final engineering and are not considered mitigation for CEQA implementation purposes.

Mitigation: No mitigation measures are required.

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

Monitoring: No monitoring measures are required.

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

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

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

Source: Riverside County General Plan Figure S-8 "Wind Erosion Susceptibility Map," Ord. 460, Sec. 14.2 & Ord. 484

Findings of Fact:

a) The project site lies within a high area of wind erosion. The project will decrease the amount of exposed dirt, which is subject to wind erosion, with the incorporation of concrete, asphalt, and landscaping. The project will be condition to control dust created during grading activities. This is a standard condition of approval and is not considered mitigation pursuant to CEQA. Therefore, impacts are considered less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

HAZARDS AND HAZARDOUS MATERIALS Would the project

20. Hazards and Hazardous Materials

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

a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?

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

c) Impair implementation of or physically interfere with an adopted emergency response plan or an emergency evacuation plan?

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

d) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?

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

e) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?

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

Source: Project Application Materials

Findings of Fact:

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

a-b) During construction of the proposed project, there is a limited potential for accidental release of construction-related products although not in sufficient quantity to pose a significant hazard to people and the environment. The proposed project will not create a hazard to the public or the environment.

c) The project will provide adequate access to the proposed commercial use, and will not encroach on any right-of-way; the project will not impair implementation of or physically interfere with an adopted emergency response plan or an emergency evacuation plan.

d) The project site is not located within one-quarter mile of an existing or proposed school.

e) The project is not 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 not create a significant hazard to the public or the environment.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

21. 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, Project Application Materials

Findings of Fact:

a) The project site is not located within the vicinity of any public or private airport; therefore, the project will not result in an inconsistency with an Airport Master Plan.

b) The project site is not located within the vicinity of any public or private airport; therefore will not require review by the Airport Land Use Commission (ALUC).

c) The proposed project is not located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, and will not result in a safety hazard for people residing or working in the project area.

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

d) The project is not within the vicinity of a private airstrip, or heliport and would not result in a safety hazard for people residing or working in the project area.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

22. 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?

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

Findings of Fact:

a) According to GIS, the project site is not located in a hazardous fire area. No impacts will occur as a result of the proposed project.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

HYDROLOGY AND WATER QUALITY Would the project

23. Water Quality Impacts

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

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

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 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

<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
which would impede or redirect flood flows?				
g) Otherwise substantially degrade water quality?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
h) Include new or retrofitted stormwater Treatment Control Best Management Practices (BMPs) (e.g. water quality treatment basins, constructed treatment wetlands), the operation of which could result in significant environmental effects (e.g. increased vectors and odors)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source: Jurupa Area Plan Figure 8 "Flood Hazards"

Findings of Fact:

- a) The proposed project will not substantially alter the existing drainage pattern of the site or area, including the alteration of the course of a stream or river, in a manner that would result in substantial erosion or siltation on- or off-site.
- b) The project will not violate any water quality standards or waste discharge requirements. The project will be conditioned to comply with standard water quality conditions of approval. These are considered standard CEQA mitigation measures; no unique mitigation will be required.
- c) The project will not substantially deplete groundwater supplies or interfere substantially with groundwater recharge.
- d) The project will not create or contribute runoff water that would exceed the capacity of existing or planned storm water drainage systems or provide substantial additional sources of polluted runoff.
- e) The project will not place housing within a 100-year flood hazard area, as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map.
- f) The project will not place structures within a 100 flood hazard area which would impede and/or redirect flows.
- g) The proposed project will not violate any water quality standards or waste discharge requirements and it will not substantially deplete or degrade groundwater supplies or interfere substantially with groundwater recharge.
- h) The project will not include new or retrofitted stormwater Treatment Control Best Management Practices (BMPs) (e.g. water quality treatment basins, constructed treatment wetlands), the operation of which could result in significant environmental effects (e.g. increased vectors and odors).

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

24. 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 checked="" type="checkbox"/>	<input type="checkbox"/>
b) Changes in absorption rates or the rate and amount of surface runoff?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input 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," GIS database

Findings of Fact:

a) The project will not substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner that would result in flooding on- or off-site.

b) The project will not substantially change absorption rates or the rate and amount of surface runoff.

c) The project will not 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.

d) The project will not cause changes in the amount of surface water in any water body.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

LAND USE/PLANNING Would the project				
25. Land Use	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
a) Result in a substantial alteration of the present or planned land use of an area?				
b) Affect land use within a city sphere of influence and/or within adjacent city or county boundaries?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: RCIP, GIS database, Project Application Materials

Findings of Fact:

a) The General Plan Amendment proposes to amend the existing General Plan Land Use Designation for the subject property from Rural Community: Low Density Residential (RC: LDR) (1/2 Acre Minimum) to Community Development: Commercial Retail (CD: CR) (0.20 - 0.35 Floor Area Ratio) for

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

5.22 gross acres. Much of the surrounding area has been developed in accordance with the General Plan's land use designations. The proposed project is consistent with the trend of the surrounding areas. Impacts are expected to be less than significant.

b) The project does not affect land use within a city sphere of influence or within adjacent city or county boundaries.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

26. Planning	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
a) Be consistent with the site's existing or proposed zoning?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Be compatible with existing surrounding zoning?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Be compatible with existing and planned surrounding land uses?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Be consistent with the land use designations and policies of the Comprehensive 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) The Change of Zone proposes to amend the existing zoning classification for the subject property from Controlled Development Areas (W-2) to Scenic Highway Commercial (C-P-S). Any proposed projects will be consistent and permitted uses within the respective zoning classification.

b) The project site is surrounded by properties which are zoned Controlled Development Areas (W-2) to the north and west, and Scenic Highway Commercial (C-P-S) to the south and east. Any proposed projects will be compatible with the surrounding zoning classifications.

c) The General Plan Amendment proposes to amend the existing General Plan Land Use Designation for the subject property from Rural Community: Low Density Residential (RC: LDR) (1/2 Acre Minimum) to Community Development: Commercial Retail (CD: CR) (0.20 - 0.35 Floor Area Ratio). Surrounding properties area also designated Open Space: Conservation Habitat (OS: CH) to the north, Community Development: Commercial Retail (CD: CR) (0.20 - 0.35 Floor Area Ratio) to the south and east, and Rural Community: Low Density Residential (RC: LDR) (1/2 Acre Minimum) to the west.

d) Any proposed projects will be consistent with the proposed land use designations and with the policies of the RCIP.

e) The project will not disrupt or divide the physical arrangement of an established community.

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

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

MINERAL RESOURCES Would the project

27. Mineral Resources

a) Result in the loss of availability of a known mineral resource in an area classified or designated by the State that would be of value to the region or the residents of the State?

☐ ☐ ☐ ☒

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?

☐ ☐ ☐ ☒

c) Be an incompatible land use located adjacent to a State classified or designated area or existing surface mine?

☐ ☐ ☐ ☒

d) Expose people or property to hazards from proposed, existing or abandoned quarries or mines?

☐ ☐ ☐ ☒

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

Findings of Fact:

a) The project site is within MRZ-3, which is defined as areas where the available geologic information indicates that mineral deposits are likely to exist; however, the significance of the deposit is undetermined.

The RCIP identifies policies that encourage protection for existing mining operations and for appropriate management of mineral extraction. A significant impact that would constitute a loss of availability of a known mineral resource would include unmanaged extraction or encroach on existing extraction. No existing or abandoned quarries or mines exist in the area surrounding the project site. The subdivision does not propose any mineral extraction on the project site. Any mineral resources on the project site will be unavailable for the life of the project; however, the project will not result in the permanent loss of significant mineral resources.

b) The project will not result in the loss of availability of a known mineral resource in an area classified or designated by the State that would be of value to the region or the residents of the State. The project will not result in the loss of availability of a locally important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan.

c) The project will not be an incompatible land use located adjacent to a State classified or designated area or existing surface mine.

d) The project will not expose people or property to hazards from proposed, existing or abandoned quarries or mines.

Mitigation: No mitigation measures are required.

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

Monitoring: No monitoring measures are 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

28. Airport Noise

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

NA ☒ A ☐ B ☐ C ☐ D ☐

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

NA ☒ A ☐ B ☐ C ☐ D ☐

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

Findings of Fact:

a) The project site is not located within an airport land use plan or within two miles of a public airport or public use airport that would expose people residing on the project site to excessive noise levels.

b) The project is not located within the vicinity of a private airstrip that would expose people residing on the project site to excessive noise levels.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

29. Railroad Noise

NA ☒ A ☐ B ☐ C ☐ D ☐

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

Findings of Fact:

The project site is not located adjacent to a rail line. No impacts will occur as a result of the proposed project.

Mitigation: No mitigation measures are required.

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

Monitoring: No monitoring measures are required.

30. Highway Noise

NA ☐ A ☒ B ☐ C ☐ D ☐

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

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

Findings of Fact:

The project site is located approximately 600 feet north of State Highway 60. Therefore, impacts would be less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

31. Other Noise

NA ☒ A ☐ B ☐ C ☐ D ☐

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

Source: Project Application Materials, GIS database

Findings of Fact:

No other noise sources have been identified near the project site that would contribute a significant amount of noise to the project.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

32. Noise Effects on or by the Project

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

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

b) A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?

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

c) Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?

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

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

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

Source: Project Application Materials, Riverside County General Plan Noise Element; Riverside County Noise Ordinance No. 847

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

Findings of Fact:

a) The proposed project will not cause a substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project.

b) The project might create a substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project. However, all noise generated during project construction and the operation of the site must comply with the County's noise standards, which restricts construction (short-term) and operational (long-term) noise levels. Therefore, any potential noise impact is considered less than significant.

c) The project will not cause 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) Persons might be exposed to groundborne vibration or groundborne noise levels during construction and operation of the project; however, to minimize ambient noise levels during construction and operation of the project, construction and operation shall be restricted substantially to daylight hours.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

POPULATION AND HOUSING Would the project

33. Housing

a) Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?

☐ ☐ ☐ ☒

b) Create a demand for additional housing, particularly housing affordable to households earning 80% or less of the County's median income?

☐ ☐ ☐ ☒

c) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?

☐ ☐ ☐ ☒

d) Affect a County Redevelopment Project Area?

☐ ☐ ☒ ☐

e) Cumulatively exceed official regional or local population projections?

☐ ☐ ☐ ☒

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)?

☐ ☐ ☒ ☐

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

Findings of Fact:

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

- a) Since the project site is vacant and undeveloped, planned for nonresidential uses, the project will not necessitate the construction or replacement of housing elsewhere.
- b) The project could create a demand for additional housing; however, any demand will be accommodated on the housing market and any development will be required to develop per the General Plan.
- c) Since the project site is vacant and undeveloped, the project will not displace any people.
- d) The project site is located within the Jurupa Valley Redevelopment Project Area (JVPA); the Riverside County Economic Development Agency (EDA) will review proposed projects for consistency with the objectives of the Jurupa Valley Redevelopment Project Area.
- e) The project will not cumulatively exceed official regional or local population projections.
- f) Development of the proposed project site will have a less than significant impact on inducing substantial population growth in an area either directly (e.g., by proposing new homes and businesses) or indirectly (e.g., through extension of roads or other infrastructure).

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are 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:

34. Fire Services

☐
☐
☒
☐

Source: Riverside County General Plan Safety Element

Findings of Fact:

The proposed project will have no impact on the demand for Fire services. Prior to the issuance of a certificate of occupancy, the applicant shall comply with the provision of Ordinance No. 659 which requires payment of the appropriate fees set forth in the Ordinance. Ordinance 659 is established to set forth policies, regulations and fees related to the funding and construction of facilities necessary to address the direct a cumulative environmental effect generated by new development projects. With compliance to Ordinance No. 659, impact to Fire services is viewed as less than significant.

Additionally, the project with not result in substantial adverse physical impacts associate with the provision of new or physically altered government facilities or the need for new or physically altered governmental facilities. As such, this project will not cause the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response ties or other performance objectives for any of the public services.

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

Any project subject to Ordinance No. 659 will be conditioned for compliance. Compliance with Ordinance No. 659 is not considered a unique mitigation measure. No additional mitigation is identified or required.

Mitigation: No mitigation measures are required.

Monitoring: No mitigation measures are required.

35. Sheriff Services

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

Source: RCIP

Findings of Fact:

The proposed project will have no impact on the demand for Sheriff services. Prior to the issuance of a certificate of occupancy, the applicant shall comply with the provision of Ordinance No. 659 which requires payment of the appropriate fees set forth in the Ordinance. Ordinance 659 is established to set forth policies, regulations and fees related to the funding and construction of facilities necessary to address the direct a cumulative environmental effect generated by new development projects. With compliance to Ordinance No. 659, impact to Sheriff services is viewed as less than significant.

Additionally, the project with not result in substantial adverse physical impacts associate with the provision of new or physically altered government facilities or the need for new or physically altered governmental facilities. As such, this project will not cause the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response ties or other performance objectives for any of the public services.

Any project subject to Ordinance No. 659 will be conditioned for compliance. Compliance with Ordinance No. 659 is not considered a unique mitigation measure. No additional mitigation is identified or required.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

36. Schools

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

Source: GIS database

Findings of Fact:

The proposed project is located within the Jurupa Unified School District. The impact of the project is considered less than significant.

Additionally, the project will not result in substantial adverse physical impacts associated with the new provision of new or physically altered government facilities or the need for new or physically alter governmental facilities. As such, this project will not cause the construction of which could cause

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

significant environmental impacts, in order to maintain acceptable service ratios and performance objectives for any public services.

These projects have been conditioned to comply with School Mitigation Impact fees in order to mitigate the potential effects to school services. This is a standard condition of approval and pursuant to CEQA is not considered mitigation. Therefore, impacts are considered less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

37. Libraries

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

Source: RCIP

Findings of Fact:

The proposed project will have no impact on the demand for Library services. Prior to the issuance of a certificate of occupancy, the applicant shall comply with the provision of Ordinance No. 659 which requires payment of the appropriate fees set forth in the Ordinance. Ordinance 659 is established to set forth policies, regulations and fees related to the funding and construction of facilities necessary to address the direct a cumulative environmental effect generated by new development projects. With compliance to Ordinance No. 659, impact to Library services is viewed as less than significant.

Additionally, the project will not 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. As such, this project will not cause construction 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.

Any project subject to Ordinance No. 659 will be conditioned for compliance. This is not a unique mitigation measure. No further mitigation measures have been identified; no additional or unique mitigation is required.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

38. Health Services

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

Source: RCIP

Findings of Fact:

The construction of health service buildings in conjunction with the proposed project is not anticipated. Existing health services facilities will serve the site.

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

Additionally, the project will no 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 faculties. As such, this project will not cause construction 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.

Any project subject to Ordinance No. 659 will be conditioned for compliance. This is not a unique mitigation measure. No further mitigation measures have been identified; no additional or unique mitigation is required.

Mitigation: No mitigation measures are required.

Monitoring: No mitigation measures are required.

RECREATION

39. 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 C.S.A. 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)

Findings of Fact:

a-b) The proposed project does not include recreational facilities or require the construction or expansion of recreational facilities as well as it does not include the use of existing neighborhood or regional parks or other recreational facilities.

c) The proposed project is not located within a C.S.A. but is within the Jurupa Area Recreation and Parks District.

Mitigation: No mitigation measures are required.

Monitoring: No mitigation measures are required.

40. Recreational Trails

☐ ☒ ☐ ☐

Source: RCIP Figure C-7 "Trails and Bikeway System"

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

Findings of Fact:

The Jurupa Area Plan identifies a regional trail along Granite Hill Drive.

Mitigation: Prior to the issuance of any grading permits, the applicant shall submit a trails plan to the Riverside County Regional Park and Open-Space District for review and approval. This trails plan shall show the trail with all topography, cross-sections, grading, fencing, signage and landscaping.

Monitoring: Monitoring will be conducted by the Riverside County Regional Park and Open-Space District and Building and Safety through the permitting process.

TRANSPORTATION/TRAFFIC Would the project

41. Circulation

a) Cause an increase in traffic which is substantial in relation to the existing traffic load and capacity of the street system (i.e., result in a substantial increase in either the number of vehicle trips, the volume to capacity ratio on roads, or congestion at intersections)?

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

b) Result in inadequate parking capacity?

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

c) Exceed, either individually or cumulatively, a level of service standard established by the county congestion management agency for designated road or highways?

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

d) 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 checked="" type="checkbox"/>	<input type="checkbox"/>
--------------------------	--------------------------	-------------------------------------	--------------------------

e) Alter waterborne, rail or air traffic?

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

f) Substantially increase hazards 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"/>
--------------------------	--------------------------	--------------------------	-------------------------------------

g) 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"/>
--------------------------	--------------------------	-------------------------------------	--------------------------

h) Cause an effect upon circulation during the project's construction?

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

i) Result in inadequate emergency access or access to nearby uses?

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

j) Conflict with adopted policies supporting alternative transportation (e.g. bus turnouts, bicycle racks)?

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

Source: RCIP, Ord. No. 348, Ord. No 659

Findings of Fact:

a) The project site will have a less than significant impact on an increase in traffic which is substantial in relation to the existing traffic load and capacity of the street system. The project site would not result in a substantial increase in either the number of vehicle trips, the volume to capacity ratio on roads or congestion at intersections.

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

- b) Development of the proposed project site will have no impact that will result in inadequate parking.
- c) The project will have a less than significant impact on the level of service standard established by the county congestion management agency for designated road or highways.
- d) Development of the project will have a less than significant impact on circulation that would result in a change in traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks.
- e) Development of the project site will have no impact on circulation altering waterborne, rail or air traffic.
- f) Development of the proposed project site would have no impact on circulation substantially increasing hazards to a design feature or incompatible uses.
- g) Development of the proposed project site would have less than significant impact on circulation causing an effect upon, or need for new or altered maintenance of roads.
- h) Development of the proposed project site would have a less than significant impact on circulation because there are improvements that are going to be constructed.
- i) Development of the proposed project site would have no impact on circulation resulting in inadequate emergency access or access to nearby uses.
- j) Development of the proposed project site would have no impact on circulation conflicting with adopted policies supporting alternative transportation.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

42. Bike Trails

☐
☒
☐
☐

Source: Riverside County Parks, RCIP Figure C-7 "Trails and Bikeway System"

Findings of Fact:

The Jurupa Area Plan identifies a regional trail along Granite Hill Drive.

Mitigation: Prior to the issuance of any grading permits, the applicant shall submit a trails plan to the Riverside County Regional Park and Open-Space District for review and approval. This trails plan shall show the trail with all topography, cross-sections, grading, fencing, signage and landscaping.

Monitoring: Monitoring will be conducted by the Riverside County Regional Park and Open-Space District and Building and Safety through the permitting process.

UTILITY AND SERVICE SYSTEMS Would the project

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
43. Water	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
a) Require or result in the construction of new water treatment facilities or expansion of existing facilities, the construction of which would cause significant environmental effects?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source: RCIP, Project Application Materials

Findings of Fact:

a) The Jurupa Community Services District will service the project with water. The project will not require or result in the construction of new water treatment facilities or expansion of existing facilities, the construction of which would cause significant environmental effects.

b) There is a sufficient water supply available to serve the project from existing entitlements and resources. The project will be conditioned to comply with the requirements of the Riverside County Department of Environmental Health. Water and sewer shall be installed in accordance with the requirements of the Riverside County Department of Environmental Health.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

44. Sewer	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
a) Require or result in the construction of new wastewater treatment facilities, including septic systems, or expansion of existing facilities, the construction of which would cause significant environmental effects?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Result in a determination by the wastewater treatment provider that serves or may service the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source: RCIP, Project Application Materials

Findings of Fact:

a) The Jurupa Community Services District will service the project with sewer services. The project will not 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.

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

b) The project will be conditioned to comply with the requirements of the Riverside County Department of Environmental Health. Water and sewer shall be installed in accordance with the requirements of the Riverside County Department of Environmental Health.

Mitigation: No mitigation measures are necessary.

Monitoring: No monitoring measures are necessary.

45. 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 checked="" type="checkbox"/>	<input type="checkbox"/>
--------------------------	--------------------------	-------------------------------------	--------------------------

b) 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 checked="" type="checkbox"/>	<input type="checkbox"/>
--------------------------	--------------------------	-------------------------------------	--------------------------

Source: RCIP, Project Application Materials

Findings of Fact:

a) The project will not substantially alter existing or future solid waste generation patterns and disposal services. The landfill that will serve the project has sufficient capacity to accommodate the project's anticipated solid waste disposal needs.

b) The development will comply with federal, state, and local statutes and regulations related to solid wastes (including the CIWMP (County Integrated Waste Management Plan)).

Mitigation: No mitigation measures are necessary.

Monitoring: No monitoring measures are necessary.

46. Utilities

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

a) Electricity?

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

b) Natural gas?

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

c) Communications systems?

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

d) Storm water drainage?

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

e) Street lighting?

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

f) Maintenance of public facilities, including roads?

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

g) Other governmental services?

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

h) Conflict with adopted energy conservation plans?

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

Source: RCIP, Ord. No 517, Ord. No. 659

Findings of Fact:

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

a-c) The project will require utility services in the form of Electricity, Natural gas, and Telecommunications. Utility service infrastructure is available to the project site and the project is not anticipated to create a need for new facilities.

d) Storm water drainage will be handled on-site.

e-f) Street lighting exists for the access to the project site. Overall, the project will have an incremental impact on the maintenance of public facilities, including roads.

g) The project will not require additional government services.

h) The project design will not conflict with adopted energy conservation plans.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

MANDATORY FINDINGS OF SIGNIFICANCE

47. 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 to eliminate important examples of the major periods of California history or prehistory?

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

Source: Staff review, Project Application Materials

Findings of Fact:

Implementation of the proposed project would not 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. Mitigation measures will be incorporated to protect any biological that may potentially exist on the site.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

48. Does the project have the potential to achieve short-term environmental goals, to the disadvantage of long-term environmental goals? (A short-term impact

<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
--------------------------------------	--	---------------------------------------	--------------

on the environment is one that occurs in a relatively brief, definitive period of time while long-term impacts will endure well into the future.)

Source: Staff review, Project Application Materials

Findings of Fact:

The proposed project would not have the potential to achieve short-term environmental goals, to the disadvantage of long-term environmental goals. Both short-term and long-term environmental goals will be met through the mitigation placed on the project and the project design.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

- | | | | | |
|---|--------------------------|--------------------------|-------------------------------------|--------------------------|
| <p>49. Does the project have impacts which are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of an individual project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects as defined in California Code of Regulations, Section 15130)?</p> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
|---|--------------------------|--------------------------|-------------------------------------|--------------------------|

Source: Staff review, Project Application Materials

Findings of Fact:

The project would not have impacts which are individually limited, but cumulatively considerable. All cumulative impacts resulting from this project and those around it have been evaluated as part of this Initial Study and the EIR prepared for the General Plan.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

- | | | | | |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|
| <p>50. Does the project have environmental effects that will cause substantial adverse effects on human beings, either directly or indirectly?</p> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|

Source: Staff review, Project Application Materials

Findings of Fact:

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

The proposed project would not result in environmental effects which would cause substantial adverse effects on human beings, either directly or indirectly.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

VI. EARLIER ANALYSES

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

- Earlier Analyses Used, if any: RCIP: Riverside County Integrated Project
- Jurupa Area Plan
- SCAQMD CEQA Air Quality Handbook
- RCA Joint Project Review HANS No. 1984 (PAR01242), Determination Letter from Environmental Programs Department, dated March 11, 2010 from Jared Bond, Ecological Resources Specialist.

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

Location: County of Riverside Planning Department
4080 Lemon Street, 9th Floor
Riverside, CA 92505

**FROM THE RESIDENTS OF FLEMING ST, GRANITE
HILL DR, AND QUARTZ CANYON. RIVERSIDE Ca, TO
CHRISTIAN HINOJOSA**

**COUNTY OF RIVERSIDE PLANNING DEPARTMENT
GENERAL PLAN AMENDMENT #956
CHANGE OF ZONE # 7704**

**BE IT KNOWN THAT THE FOLLOWING RESIDENTS OF
FLEMING STREET, AND SURROUND'S, STRONGLY
OBJECT TO THE PROPOSED ZONE CHANGE FROM
RESIDENTIAL TO SCENIC COMMERCIAL FOR
PROPERTY BEARING A.P.N. # 173-160-004 AND
#.173-160-005. IN THE COUNTY OF RIVERSIDE, Ca.
AND THE WISHES OF THE MAJORITY SHOULD
OVERRIDE THE PETITIONARY. DATE 4-20-10**

Name, MICHAEL & VALERIE STEVENS

Street address, 3727 FLEMING ST RIV CA 92509

Name: MIKE & TINA MATHIS

Street address, 3686 FLEMING ST. Riv. 92509

Name: Gwen & Vern Van Hofwegen

Street address: 3730 Fleming St Riv 92509

Name: Scholar Gonzales

Street address: 3720 Fleming ST Riverside CA 92509

**FROM THE RESIDENTS OF FLEMING ST, GRANITE
HILL DR, AND QUARTZ CANYON. RIVERSIDE Ca, TO
CHRISTIAN HINOJOSA
COUNTY OF RIVERSIDE PLANNING DEPARTMENT
GENERAL PLAN AMENDMENT #956
CHANGE OF ZONE # 7704**

**BE IT KNOWN THAT THE FOLLOWING RESIDENTS OF
FLEMING STREET, AND SURROUND'S, STRONGLY
OBJECT TO THE PROPOSED ZONE CHANGE FROM
RESIDENTIAL TO SCENIC COMMERCIAL FOR
PROPERTY BEARING A.P.N. # 173-160-004 AND
#.173-160-005. IN THE COUNTY OF RIVERSIDE, Ca.
AND THE WISHES OF THE MAJORITY SHOULD
OVERRIDE THE PETITIONARY. DATE 4-20-10**

Name, ARMANDO MARQUEZ

Street address, 3674 FLEMING ST

Name: Thea & Jim Humphries

Street address, 3624 Fleming ST.

Name: Randy and Deanne Forsyth

Street address: 3626 Fleming St.

Name: JOE & Jessie GARCIA

Street address: 3594 Fleming st.

**FROM THE RESIDENTS OF FLEMING ST, GRANITE
HILL DR, AND QUARTZ CANYON. RIVERSIDE Ca, TO
CHRISTIAN HINOJOSA**

**COUNTY OF RIVERSIDE PLANNING DEPARTMENT
GENERAL PLAN AMENDMENT #956**

CHANGE OF ZONE # 7704

**BE IT KNOWN THAT THE FOLLOWING RESIDENTS OF
FLEMING STREET, AND SURROUND'S, STRONGLY
OBJECT TO THE PROPOSED ZONE CHANGE FROM
RESIDENTIAL TO SCENIC COMMERCIAL FOR
PROPERTY BEARING A.P.N. # 173-160-004 AND
#.173-160-005. IN THE COUNTY OF RIVERSIDE, Ca.
AND THE WISHES OF THE MAJORITY SHOULD
OVERRIDE THE PETITIONARY. DATE 4-20-10**

Name, Sylvia Lopez

Street address, 3645 Fleming St Riverside 92509 CA

Name: Levi Kears

Street address, 3721 FLEMING ST

Name: Socorro B Gonzif

Street address: 3661 FLEMING ST RS 92509

Name: DAWA BROWN

Street address: 3625 FLEMING ST,

**FROM THE RESIDENTS OF FLEMING ST, GRANITE
HILL DR, AND QUARTZ CANYON. RIVERSIDE Ca, TO
CHRISTIAN HINOJOSA
COUNTY OF RIVERSIDE PLANNING DEPARTMENT
GENERAL PLAN AMENDMENT #956
CHANGE OF ZONE # 7704**

**BE IT KNOWN THAT THE FOLLOWING RESIDENTS OF
FLEMING STREET, AND SURROUND'S, STRONGLY
OBJECT TO THE PROPOSED ZONE CHANGE FROM
RESIDENTIAL TO SCENIC COMMERCIAL FOR
PROPERTY BEARING A.P.N. # 173-160-004 AND
#.173-160-005. IN THE COUNTY OF RIVERSIDE, Ca.
AND THE WISHES OF THE MAJORITY SHOULD
OVERRIDE THE PETITIONARY. DATE 4-20-10**

Name, Ruben Cervantes

Street address, 3710 Quartz Canyon Rd. Riverside CA 92509

Name: Guadalupe Andrade

Street address, 3591 Fleming St Riverside 92509


Name: _____

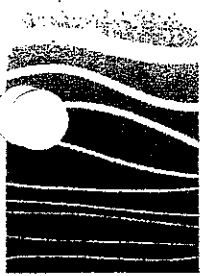
Street address: _____

Name: _____

Street address: _____

I Michael Stevens hereby certify that I am a resident of Fleming St, Riverside Ca, and that I personally sought and obtained the enclosed list of signatures objecting to the change of zoning from Low Density Residential to Scenic Highway Commercial for properties # APN 173-160-004. 173-160-005.

Signed  ***Date:*** 5-3-10
Michael Stevens



COUNTY OF RIVERSIDE
TRANSPORTATION AND LAND MANAGEMENT AGENCY
Environmental Programs Department

Carolyn Syms Luna
Director

March 11, 2010

Mr. Bharat Gala
7718 Walnut Ridge Road
Orange, CA 92869

Dear Mr. Gala:

Re: JPR 09-12-29-01 Determination Letter – No Conservation
HANS No. 1984
Case No. PAR01242
Assessor's Parcel Number(s): 173-160-004 & 005

This letter is to inform you that the HANS determination for the subject property was forwarded to the Regional Conservation Authority (RCA) for Joint Project Review (JPR) pursuant to Section 6.6.2 of the Western Riverside County Multiple Species Habitat Conservation Plan (MSHCP). As stated on the attached "RCA JPR Review", the RCA has concurred with the County that no conservation is described for this property.

You may proceed with the planning process for this property. Please note, however, that this determination does not preclude compliance with any conditions incorporated into your final project approval.

If you have further questions concerning the attached comments, please contact the Environmental Programs Department at (951) 955-6892.

Sincerely,

ENVIRONMENTAL PROGRAMS DEPARTMENT

Jared Bond
Ecological Resources Specialist

JB:mt

xc: Karin Watts-Bazan, Deputy County Counsel
Gregory Neal, EPD Deputy Director
Monica Thill, EPD
Ken Graff, RCA
Brian Beck, RCA
Stephanie Standerfer, Dudek



RCA Joint Project Review (JPR)

JPR #: 09-12-29-01

Date: 1-13-2010

Project Information

Permittee: County of Riverside
Case Information: HANS 1984
Site Acreage: 5.19 acres
Portion of Site Proposed for
MSHCP Conservation Area: 0 acres

Criteria Consistency Review

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

Data:

Applicable Core/Linkage: Proposed Noncontiguous Habitat Block 2
Area Plan: Jurupa

APN	Sub-Unit	Cell Group	Cell
173-160-004 173-160-005	SU 2 – Jurupa Mountains	C	40

Comments:

- Proposed Noncontiguous Habitat Block 2 is comprised of the Jurupa Mountains. This Noncontiguous Habitat Block provides Habitat for Planning Species such as Delhi Sands flower-loving fly, loggerhead shrike, San Bernardino kangaroo rat, and coastal California gnatcatcher. It may also provide a "stepping stone" for birds connecting to areas in San Bernardino County. Maintenance of large intact interconnected habitat blocks is important for these species.
- The project is located in Cell Group C. Conservation within this Cell Group will contribute to assembly of Proposed Noncontiguous Habitat Block 2. Conservation within this Cell Group will focus on coastal sage scrub and chaparral habitat. Areas conserved within this Cell Group will be connected to coastal sage scrub and grassland habitat proposed for conservation in Cell Group B to the west and to chaparral and coastal sage scrub habitat proposed for conservation in Cell Group D to the east. Conservation within this Cell Group will range from 35% to 45% of the Cell Group, focusing in the northern portion of the Cell Group.
- The project site is currently undeveloped, and vegetated with a mix of exotics, non-native grassland, and degraded Riversidean sage scrub. No project description information was included in the JPR materials. The project site is located in the southern portion of Cell Group C, which is not targeted for Conservation. The project will not conflict with Reserve Assembly requirements.



RCA Joint Project Review (JPR)

JPR #: 09-12-29-01

Date: 1-13-2010

Other Plan Requirements

Data:

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

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

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

Yes. The project site is located within a Narrow Endemic Plant Species Survey Area (NEPSSA) for San Diego ambrosia, Brand's phacelia, and San Miguel savory.

Section 6.3.2 – Was Additional Survey Information Provided?

Yes. The project site is also located in an Additional Survey Area for Los Angeles pocket mouse and burrowing owl.

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

Yes. The property is located near Conservation Areas.

Comments:

- d. Section 6.1.2: Based on the information provided by Victor Horchar (VHBC, Incorporated) in his WRMSHCP Section 6.1.2 Riverine/Riparian, Vernal Pool and Fairy Shrimp Habitat Assessment report dated June 17, 2009, the project site does not support soils suitable or ponded areas suitable for vernal pools or fairy shrimp habitats. Mr. Horchar reports that there are no riparian or riverine habitats on site. To further clarify, the Permittee indicates that there is a "weak swale" on the eastern edge of the site; however, this feature is not considered riverine as it does not connect to any downstream resources in Conservation Areas. Therefore, based on the information presented, the project would not conflict with Section 6.1.2 of the MSHCP.
- e. Section 6.1.3: The project site is located within a NEPSSA for San Diego ambrosia, Brand's phacelia, and San Miguel savory. As stated in the MSHCP Section 6.1.3: Narrow Endemic Plant Species Survey report dated June 15, 2009, the project site does not support suitable habitat for the three NEPSSA plants listed above. The project does not conflict with Section 6.1.3 of the MSHCP.

- f. Section 6.3.2: The project site is also located in an Additional Survey Area for Los Angeles pocket mouse and burrowing owl. Based on the MSHCP Section 6.3.2: Los Angeles Pocket Mouse Habitat Assessment report dated June 13, 2009, there are no open sandy areas associated with a wash on site that would provide suitable habitat for the Los Angeles pocket mouse. Additionally, no burrows were identified on site by Mr. Horchar and the vegetation is too thick for Los Angeles pocket mouse habitat. Based on the MSHCP Section 6.3.2: Breeding Season Focused Burrowing Owl Survey report dated June 11, 2009, there is no suitable habitat on site, as no sign of owls or their burrows were identified. Therefore, based on the determination that no suitable habitat was found on site, no focused surveys were conducted. Based on the lack of suitable habitat and identified species on site, the project does not conflict with Section 6.3.2 of the MSHCP.
- g. Section 6.1.4: Existing Conservation Areas are located adjacent to the project site. To preserve the integrity of areas dedicated as MSHCP Conservation Areas that are proposed to occur, the guidelines contained in Section 6.1.4 related to controlling adverse effects for development adjacent to the MSHCP Conservation Area should be considered by the Permittee in their actions relative to the project. Specifically, the Permittee should include as project conditions of approval the following measures:
- i. Incorporate measures to control the quantity and quality of runoff from the site entering the MSHCP Conservation Area. In particular, measures shall be put in place to avoid discharge of untreated surface runoff from developed and paved areas into MSHCP Conservation Areas.
 - ii. Land uses proposed in proximity to the MSHCP Conservation Area that use chemicals or generate bioproducts, such as manure, that are potentially toxic or may adversely affect wildlife species, Habitat, or water quality shall incorporate measures to ensure that application of such chemicals does not result in discharge to the MSHCP Conservation Area. The greatest risk is from landscaping fertilization overspray and runoff.
 - iii. Night lighting shall be directed away from the MSHCP Conservation Area to protect species within the MSHCP Conservation Area from direct night lighting. Shielding shall be incorporated in project designs to ensure ambient lighting in the MSHCP Conservation Area is not increased.
 - iv. Proposed noise-generating land uses affecting the MSHCP Conservation Area shall incorporate setbacks, berms, or walls to minimize the effects of noise on MSHCP Conservation Area resources pursuant to applicable rules, regulations, and guidelines related to land use noise standards.
 - v. Consider the invasive, non-native plant species listed in Table 6-2 of the MSHCP in approving landscape plans to avoid the use of invasive species for the portions of the project that are adjacent to the MSHCP Conservation Area. Considerations in reviewing the applicability of this list shall include proximity of planting areas to the MSHCP Conservation Areas, species considered in the planting plans, resources being protected within the MSHCP Conservation Area and their relative sensitivity to invasion, and barriers to plant and seed dispersal, such as walls, topography, and other features.
 - vi. Proposed land uses adjacent to the MSHCP Conservation Area shall incorporate barriers, where appropriate, in individual project designs to minimize unauthorized public access, domestic animal



RCA Joint Project Review (JPR)

JPR #: 09-12-29-01

Date: 1-13-2010

predation, illegal trespass, or dumping into the MSHCP Conservation Areas. Such barriers may include native landscaping, rocks/boulders, fencing, walls, signage, and/or other appropriate mechanisms.

- vii. Manufactured slopes associated with the proposed site development shall not extend into the MSHCP Conservation Area.

SNS

COUNTY OF RIVERSIDE
TRANSPORTATION AND LAND MANAGEMENT AGENCY
Planning Department
Ron Goldman · Planning Director

**APPLICATION FOR AMENDMENT TO THE
RIVERSIDE COUNTY GENERAL PLAN**

SECTIONS I, II, AND VI BELOW MUST BE COMPLETED FOR ANY AMENDMENT TO THE AREA PLAN MAPS OF THE GENERAL PLAN.

FOR OTHER TYPES OF AMENDMENTS, PLEASE CONSULT PLANNING DEPARTMENT STAFF FOR ASSISTANCE PRIOR TO COMPLETING THE APPLICATION.

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED.

Sta 10# CCDD468D

CASE NUMBER:

GPA 00 956

DATE SUBMITTED:

2-13-08

I. GENERAL INFORMATION

APPLICATION INFORMATION

Applicant's Name: Bharat Gala

E-Mail: Bharatgala1@yahoo.com

Mailing Address: 7718 Walnut Ridge Road

Orange

Street
CA

92869

City

State

ZIP

Daytime Phone No: (909) 628-0033

Fax No: (909) 590-5825

Engineer/Representative's Name: Adkan Engineers

E-Mail: madkison@adkan.com

Mailing Address: 6820 Airport Drive

Riverside

Street
CA

92504

City

State

ZIP

Daytime Phone No: (951) 688-0241

Fax No: (951) 688-0599

Property Owner's Name: Attached on Separate Sheet

E-Mail:

Mailing Address: Attached on Separate Sheet

Attached on Separate Sheet

Street

City

State

ZIP

Daytime Phone No: ()

Fax No: ()

If the property is owned by more than one person, attach a separate page that reference the application case number and lists the names, mailing addresses, and phone numbers of all persons having an interest in the real property or properties involved in this application.

EA 41784 / CFG-05133

501
adkan

APPLICATION FOR AMENDMENT TO THE RIVERSIDE COUNTY GENERAL PLAN

The Planning Department will primarily direct communications regarding this application to the person identified above as the Applicant. The Applicant may be the property owner, representative, or other assigned agent.

AUTHORIZATION FOR CONCURRENT FEE TRANSFER

The signature below authorizes the Planning Department and TLMA to expedite the refund and billing process by transferring monies among concurrent applications to cover processing costs as necessary. Fees collected in excess of the actual cost of providing specific services will be refunded. If additional funds are needed to complete the processing of your application, you will be billed, and processing of the application will cease until the outstanding balance is paid and sufficient funds are available to continue the processing of the application. The applicant understands the deposit fee process as described above, and that there will be NO refund of fees which have been expended as part of the application review or other related activities or services, even if the application is withdrawn or the application is ultimately denied.

All signatures must be originals ("wet-signed"). Photocopies of signatures are **not** acceptable.

BHARAT GALA
PRINTED NAME OF APPLICANT

Bharat Gala
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.

BHARAT GALA
PRINTED NAME OF PROPERTY OWNER(S)

Bharat Gala
SIGNATURE OF PROPERTY OWNER(S)

SEE ATTACHED SHEETS FOR ADDITIONAL OWNERS.
PRINTED NAME OF PROPERTY OWNER(S)

SEE ATTACHED SHEETS FOR ADDITIONAL OWNERS.
SIGNATURE OF PROPERTY OWNER(S)

If the subject property is owned by persons who have not signed as owners above, attach a separate sheet that references the application case number and lists the printed names and signatures of all persons having an interest in the property.

PROPERTY INFORMATION:

Assessor's Parcel Number(s): 173-160-004 & 173-160-005

Section: 2 Township: 2S Range: 6W

Approximate Gross Acreage: 5.22 +/- Acres

General location (nearby or cross streets): North of Granite Hill Drive, South of

N/A, East of Fleming Street, West of Quartz Canyon Road.

APPLICATION FOR AMENDMENT TO THE RIVERSIDE COUNTY GENERAL PLAN

Thomas Brothers map, edition year, page number, and coordinates: (2006) PG.644, Grid D-6

Existing Zoning Classification(s): W-2

Existing Land Use Designation(s): Low Density Residential- Rural Community (LDR-RC)

Proposal (describe the details of the proposed general plan amendment):

The proposal is to change the existing land use for APN's 173-160-004 & 005, in the Jurupa Area. From Low Density Residential- Rural Community (LDR-RC) to Commercial Retail (CR).

Community Dev.

Related cases filed in conjunction with this request:

N/A

Has there been previous development applications (parcel maps, zone changes, plot plans, etc.) filed on the project site? Yes ☐ No ☒

Case Nos. N/A

E.A. Nos. (if known) N/A

E.I.R. Nos. (if applicable): N/A

Name of Company or District serving the area the project site is located (if none, write "none.")		Are facilities/services available at the project site?	
		Yes	No
Electric Company	Southern California Edison Company	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Gas Company	Southern California Gas Company	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Telephone Company	Charter Communications	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Water Company/District	Jurupa Community Services	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Sewer District	Jurupa Community Services	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Is water service available at the project site: Yes ☒ No ☐

If "No," how far away are the nearest available water line(s)? (No of feet/miles) _____

Is sewer service available at the site? Yes ☒ No ☐

If "No," how far away are the nearest available sewer line(s)? (No. of feet/miles) _____

Is the project site located in a Recreation and Park District or County Service Area authorized to collect fees for park and recreational services? Yes ☐ No ☒

Is the project site located within 8.5 miles of March Air Reserve Base? Yes ☐ No ☒

APPLICATION FOR AMENDMENT TO THE RIVERSIDE COUNTY GENERAL PLAN

Which one of the following watersheds is the project site located within (refer to Riverside County GIS for watershed location)? (Check answer):

☒ Santa Ana River ☐ Santa Margarita River ☐ San Jacinto River ☐ Colorado River

HAZARDOUS WASTE SITE DISCLOSURE STATEMENT

Government Code Section 65962.5 requires the applicant for any development project to consult specified state-prepared lists of hazardous waste sites and submit a signed statement to the local agency indicating whether the project is located on or near an identified site. Under the statute, no application shall be accepted as complete without this signed statement.

I (we) certify that I (we) have investigated our project with respect to its location on or near an identified hazardous waste site and that my (our) answers are true and correct to the best of my (our) knowledge. My (Our) investigation has shown that:

☒ The project is not located on or near an identified hazardous waste site.

☐ The project is located on or near an identified hazardous waste site. Please list the location of the hazardous waste site(s) on an attached sheet.

Owner/Representative (1) Julio Bello Date 2-1-08

Owner/Representative (2) _____ Date _____

NOTE: An 8½" x 11" legible reduction of the proposal must accompany application.

II. AMENDMENTS TO THE AREA PLAN MAPS OF THE GENERAL PLAN:

AREA PLAN MAP PROPOSED FOR AMENDMENT (Please name):

Jurupa Area

EXISTING DESIGNATION(S): Low Density Residential- Rural Community (LDR-RC)

PROPOSED DESIGNATION(S): Commercial Retail (CR)

APPLICATION FOR AMENDMENT TO THE RIVERSIDE COUNTY GENERAL PLAN

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

The proposal is to change the existing land use for APN's 173-160-004 & 005, in the Jurupa Area. From Low Density Residential- Rural Community (LDR-RC) to Commercial Retail (CR).

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): _____

None

COUNTY OF RIVERSIDE
TRANSPORTATION AND LAND MANAGEMENT AGENCY
Planning Department
Ron Goldman · Planning Director

APPLICATION FOR CHANGE OF ZONE

CHECK ONE AS APPROPRIATE:

☒ **Standard Change of Zone**

There are three different situations where a Planning Review Only Change of Zone will be accepted:

- ☐ **Type 1:** Used to legally define the boundaries of one or more Planning Areas within a Specific Plan.
☐ **Type 2:** Used to establish or change a SP zoning ordinance text within a Specific Plan.
☐ **Type 3:** Used when a Change of Zone application was conditioned for in a prior application.

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED.

CASE NUMBER: CZ 07704

DATE SUBMITTED: 3/16/09

APPLICATION INFORMATION

Applicant's Name: Bharat Gala

E-Mail: _____

Mailing Address: 7718 Walnut Ridge Road

Orange

Street
Ca

92869

City

State

ZIP

Daytime Phone No: (909) 628-0033

Fax No: (909) 590-5825

Engineer/Representative's Name: Adkan Engineers

E-Mail: Madkison@adkan.com

Mailing Address: 6820 Airport Drive

Riverside

Ca Street

92504

City

State

ZIP

Daytime Phone No: (951) 688-0241

Fax No: (951) 688-0599

Property Owner's Name: Attached on Separate Sheet

E-Mail: _____

Mailing Address: Attached on Separate Sheet

Attached on Separate Sheet

Street

City

State

ZIP

Daytime Phone No: ()

Fax No: ()

If the property is owned by more than one person, attach a separate page that reference the application case number and lists the names, mailing addresses, and phone numbers of all persons having an interest in the real property or properties involved in this application.

APPLICATION FOR CHANGE OF ZONE

The Planning Department will primarily direct communications regarding this application to the person identified above as the Applicant. The Applicant may be the property owner, representative, or other assigned agent.

AUTHORIZATION FOR CONCURRENT FEE TRANSFER

The signature below authorizes the Planning Department and TLMA to expedite the refund and billing process by transferring monies among concurrent applications to cover processing costs as necessary. Fees collected in excess of the actual cost of providing specific services will be refunded. If additional funds are needed to complete the processing of your application, you will be billed, and processing of the application will cease until the outstanding balance is paid and sufficient funds are available to continue the processing of the application. The applicant understands the deposit fee process as described above, and that there will be NO refund of fees which have been expended as part of the application review or other related activities or services, even if the application is withdrawn or the application is ultimately denied.

Bhurat Galia
PRINTED NAME OF APPLICANT

BHARAT GALIA
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.

BHARAT GALIA
PRINTED NAME OF PROPERTY OWNER(S)

Bhurat Galia
SIGNATURE OF PROPERTY OWNER(S)

PRINTED NAME OF PROPERTY OWNER(S)

SIGNATURE OF PROPERTY OWNER(S)

If the property is owned by more than one person, attach a separate sheet that references the application case number and lists the printed names and signatures of all persons having an interest in the property.

PROPERTY INFORMATION:

Assessor's Parcel Number(s): 173-160-004 & 173-160-005

Section: 2 Township: 2 South Range: 6 West

Approximate Gross Acreage: 5.22 +/- Acres

General location (nearby or cross streets): North of Granite Hills Drive, South of
N/A, East of Flemming Street, West of Pedley Road

Thomas Brothers map, edition year, page number, and coordinates: 2006, Page 644 & Grid D-5 & 6

APPLICATION FOR CHANGE OF ZONE

Proposal (describe the zone change, indicate the existing and proposed zoning classifications. If within a Specific Plan, indicate the affected Planning Areas):

The proposed Change of Zone Application is for APN: 173-160-004 & 005, 5.22 +/- AC. Located on Granite Hills Drive West of Pedley Road. This application proposes to change the existing zoning of W-2 to C-P-S

Related cases filed in conjunction with this request:

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. 956 / CHANGE OF ZONE NO. 7704 – Intent to Adopt a Mitigated Negative Declaration – Applicant: Bharat Gala – Engineer/Representative: Adkan Engineers – Second Supervisorial District – Glen Avon Zoning District – Jurupa Area Plan: Rural Community: Low Density Residential (RC: LDR) (1/2 Acre Minimum) – Location: Northerly of Granite Hill Drive and easterly of Fleming Street – 5.22 Gross Acres – Zoning: Controlled Development Areas (W-2) **REQUEST:** The General Plan Amendment proposes to amend the existing General Plan Land Use Designation for the subject property from Rural Community: Low Density Residential (RC: LDR) (1/2 Acre Minimum) to Community Development: Commercial Retail (CD: CR) (0.20 - 0.35 Floor Area Ratio). The Change of Zone proposes to amend the zoning classification for the subject property from Controlled Development Areas (W-2) to Scenic Highway Commercial (C-P-S) - APN(s): 173-160-004 and 173-160-005. (Legislative)

TIME OF HEARING: 9:00 a.m. or as soon as possible thereafter.
DATE OF HEARING: May 5, 2010
PLACE OF HEARING: RIVERSIDE COUNTY ADMINISTRATIVE CENTER
BOARD CHAMBERS, 1ST FLOOR
4080 LEMON STREET
RIVERSIDE, CA 92501

For further information regarding this project, please contact Project Planner, Christian Hinojosa, at 951-955-0972 or email chinojos@rcplma.org, or go to the County Planning Department's Planning Commission agenda web page at http://www.tlma.co.riverside.ca.us/planning/content/hearings/pc/current_pc.html.

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 Friday, 8:30 a.m. to 4:30 p.m., (with the exception of Noon-1:00 p.m. and holidays) at the County of Riverside Planning Department, 4080 Lemon Street, 9th Floor, Riverside, CA 92502. 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: Christian Hinojosa
P.O. Box 1409, Riverside, CA 92502-1409

PROPERTY OWNERS CERTIFICATION FORM

I, VINNIE NGUYEN, certify that on 2/25/2010

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

APN (s) or case numbers GPA00956/C207704 For

Company or Individual's Name Planning Department,

Distance buffered ~~600'~~ 1000'

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

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

NAME: Vinnie Nguyen

TITLE GIS Analyst

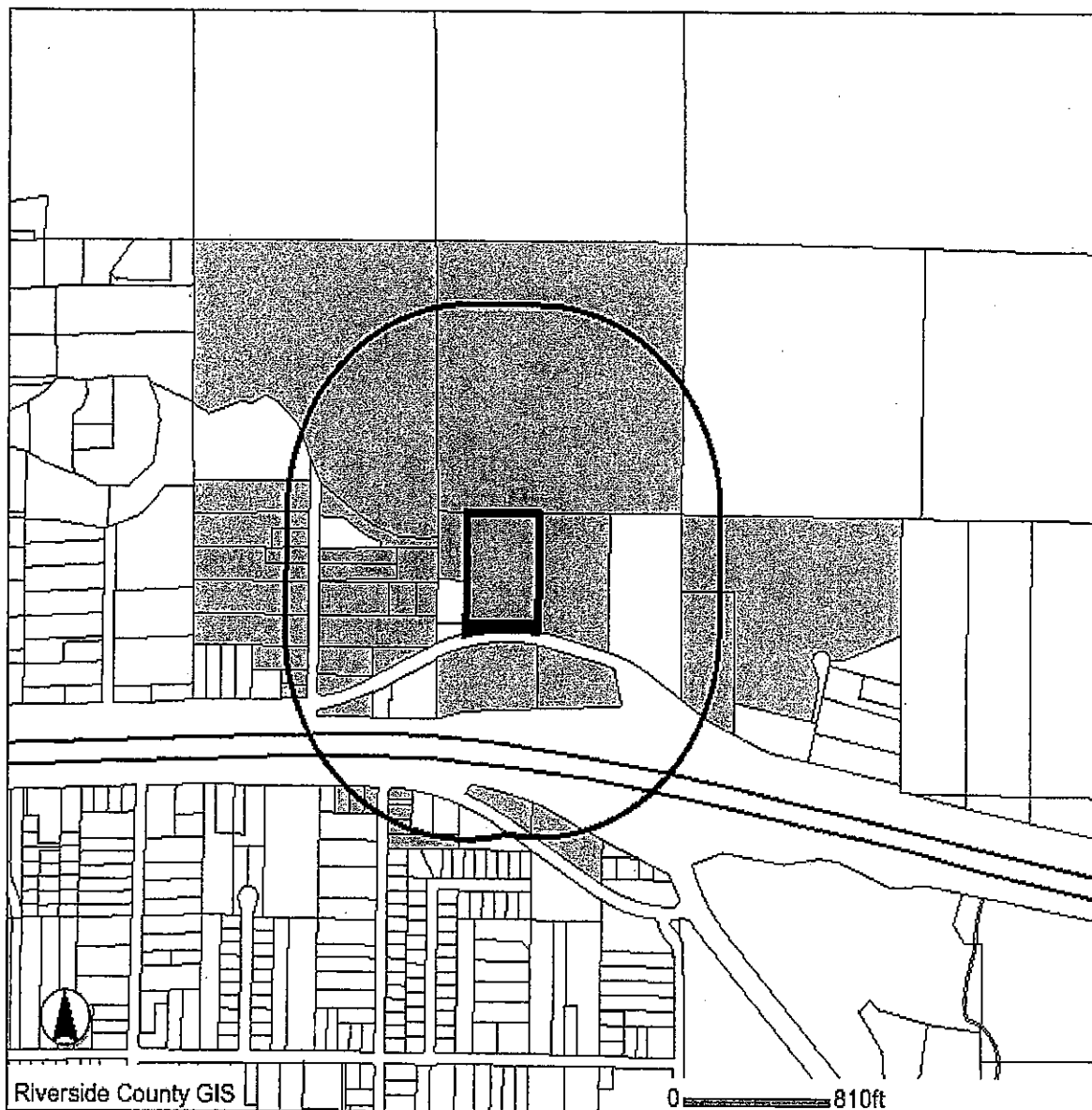
ADDRESS: 4080 Lemon Street 2nd Floor

Riverside, Ca. 92502

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

✓ 2/25/10 CO
EXPIRES 8/25/11

1000 feet buffer

**Selected parcel(s):**

169-021-001	169-022-003	169-022-005	169-022-045	169-022-048	169-022-049	169-031-001
170-070-010	170-070-011	170-070-012	173-120-001	173-120-002	173-130-004	173-130-007
173-130-008	173-130-010	173-130-012	173-130-013	173-130-014	173-140-001	173-140-003
173-140-004	173-140-005	173-140-006	173-140-007	173-140-008	173-140-009	173-151-007
173-151-008	173-151-011	173-152-001	173-152-002	173-152-003	173-153-002	173-160-001
173-160-004	173-160-005	173-160-020	173-160-029	173-160-031	173-160-032	173-160-034

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.

AP PRINTED ON...02/25/2010

APN: 169021001 ASMT: 169021001
STUART CHANG
PAO YUE CHANG
23491 PRESIDIO HILLS DR
MORENO VALLEY CA 92557

APN: 169022003 ASMT: 169022003
MARIA E G MARCELO
3820 KENNETH ST
RIVERSIDE CA. 92509

APN: 169022005 ASMT: 169022005
JULIANA LIZET OCHOA
3836 KENNETH ST
RIVERSIDE CA. 92509

APN: 169022045 ASMT: 169022045
GRACIELA ESPARZA
3830 KENNETH ST
RIVERSIDE CA. 92509

APN: 169022048 ASMT: 169022048
ELIZABETH MARY MARCELO
ARMANDO GUZMAN MARCELO
3806 KENNETH ST
RIVERSIDE CA. 92509

APN: 169022049 ASMT: 169022049
PEDRO R LANDEROS
HERMINIA M LANDEROS
10306 BETHANY LN
ADELANTO CA 92301

APN: 169031001 ASMT: 169031001
NEWSTEAD JOHN JR & JANE IRREVOCABLE TRUST
LASSE K LIDSTROM
JOHN E NEWSTEAD
STEPHANIE HORSTMAN W BLANC
C/O JANE NEWSTEAD
1155 STAR PARK CIR NO 3F
CORONADO CA 92118

APN: 170070010 ASMT: 170070010
CAROLYN JEFFERIES
9276 BEN NEVIS BLV
RIVERSIDE CA. 92509

APN: 170070011 ASMT: 170070011
GLEN OLINGER
GLENDA LEE OLINGER
9266 BEN NEVIS BLV
RIVERSIDE CA. 92509

APN: 170070012 ASMT: 170070012
RONNIE L CURTEMAN
9256 BEN NEVIS BLV
RIVERSIDE CA. 92509

APN: 173120001 ASMT: 173120001
CHIEN AN CHEN
CHIEN CHERNG CHEN
CHIEN WEN CHEN
YANG HSIU JUNG CHEN, ETAL.
C/O CHIEN CHERNG CHEN
10811 SANTA MONICA BLV
LOS ANGELES CA 90025

APN: 173120002 ASMT: 173120002
USA BLM
UNKNOWN 06-07-2007
0

APN: 173130004 ASMT: 173130004
PATRICK G VORGEACK
LAURA M VORGEACK
4481 COMMONWEALTH AVE
CULVER CITY CA 90230

APN: 173130007 ASMT: 173130007
JOSE GONZALEZ
SOCORRO GONZALEZ
337 N AVENUE 53
LOS ANGELES CA 90042

APN: 173130008 ASMT: 173130008
SUDDHAVASA BUDDHIST MEDITATION CENTER
3687 FLEMING ST
RIVERSIDE CA. 92509

APN: 173130010 ASMT: 173130010
GUADALUPE ANDRADE
ANDRADE REYES AND AGNES FAMILY TRUST
C/O REYES ANDRADE
3591 FLEMING ST
MIRA LOMA CA. 91752

APN: 173130012 ASMT: 173130012
THOMAS F JENKINS
EVELYN SUE JENKINS
3607 FLEMING ST
RIVERSIDE CA. 92509

APN: 173130013 ASMT: 173130013
DANA M BROWN
3625 FLEMING ST
RIVERSIDE CA. 92509

APN: 173130014 ASMT: 173130014
JAVIER LOPEZ
SYLVIA LOPEZ
3645 FLEMING ST
RIVERSIDE CA. 92509

APN: 173140001 ASMT: 173140001
CHRIS ROSALES
JOANNE LOPEZ
3594 FLEMING ST
RIVERSIDE CA. 92509

APN: 173140003 ASMT: 173140003
RANDY FORSYTH
DEANNE PETERS FORSYTH
3626 FLEMING ST
RIVERSIDE CA. 92509

APN: 173140004 ASMT: 173140004
FIDEL REAL
3640 FLEMING ST
RIVERSIDE CA. 92509

APN: 173140005 ASMT: 173140005
RANDOLPH J VINCENT
DEBORAH K VINCENT
8920 VESTAVIA AVE
BUENA PARK CA 90621

APN: 173140006 ASMT: 173140006
ARMANDO MARQUEZ
FAUSTO MARQUEZ
3674 FLEMING ST
RIVERSIDE CA. 92509

APN: 173140007 ASMT: 173140007
GUILLERMINA SALGADO
3668 FLEMING ST
RIVERSIDE CA. 92509

APN: 173140008 ASMT: 173140008
SILVIA CARDENAS
ISRAEL HARO
3666 FLEMING ST
RIVERSIDE CA. 92509

APN: 173140009 ASMT: 173140009
MICHAEL MATHIS
TINA MATHIS
3686 FLEMING ST
RIVERSIDE CA. 92509

APN: 173151007 ASMT: 173151007
MICHAEL J STEVENS
VALERIE J STEVENS
3727 FLEMING ST
RIVERSIDE CA. 92509

APN: 173151008 ASMT: 173151008
KATHLEEN G GOMEZ
3733 FLEMING ST
RIVERSIDE CA. 92509

APN: 173151011 ASMT: 173151011
BETTY MCCRYSTAL KEARNS
3721 FLEMING ST
RIVERSIDE CA 92509

APN: 173152001 ASMT: 173152001
SALVADOR GONZALEZ
PATRICIA GONZALEZ
3720 FLEMING ST
RIVERSIDE CA. 92509

APN: 173152002 ASMT: 173152002
VERNON R VANHOFWEGEN
GWENDA S VANHOFWEGEN
3730 FLEMING ST
RIVERSIDE CA. 92509

APN: 173152003 ASMT: 173152003
ROBERT FRED NEWSOME
MARTHA CONSUELO NEWSOME
R F NEWSOME
MICHAEL DAVID NEWSOME
28910 RCH CALIF RD NO 206
TEMECULA CA 92590

APN: 173153002 ASMT: 173153002
ADAM LOPEZ
ALMA LOPEZ
2085 SAN MARINO AVE
SAN MARINO CA 91108

APN: 173160001 ASMT: 173160001
RANDOLPH JAMES VINCENT
DEBORAH KATHLEEN VINCENT
8920 VESTAVIA AVE
BUENA PARK CA 90621

APN: 173160004 ASMT: 173160004
BHARAT D GALA
VIJAY CHHEDA
MADHU CHHEDA
YOGESH D GALA, ETAL.
C/O YOGESH GALA
7718 WALNUT RIDGE RD
ORANGE CA 92669

APN: 173160005 ASMT: 173160005
BHARAT GALA
HAYNES HOLDING
YOGESH D GALA
DAKSHA Y GALA
7718 E WALNUT RIDGE RD
ORANGE CA 92869

APN: 173160020 ASMT: 173160020
FIVE RIVERS CONST
6925 ARAGON CIR UNIT 22
BUENA PARK CA 90620

APN: 173160029 ASMT: 173160029
HDL MANAGEMENT
P O BOX 2427
RIVERSIDE CA 92516

APN: 173160031 ASMT: 173160031
TWINS LLC
P O BOX 326
SAN DIMAS CA 91773

APN: 173160032 ASMT: 173160032
W WILMER MILLER
8951 GRANITE HILL DR
RIVERSIDE CA 92509

APN: 173160034 ASMT: 173160034
SANTIAGO ESTATES PEDLEY
JOHN R CAUFFMAN
JANET L CAUFFMAN
21017 THORNHILL DR
SUN CITY WEST AZ 85373

Applicant/ Owner:

Bharat Gala
7718 Walnut Ridge Road
Orange, CA 92869

Engineer:

Mitch Adkison
Adkan Engineers
6820 Airport Drive
Riverside, CA 92504

Owner:

Yogesh D. and Daksha Gala
Vijay and Madhu Chheda
7718 Walnut Ridge Road
Orange, CA 92869

COUNTY OF RIVERSIDE
TRANSPORTATION AND LAND MANAGEMENT AGENCY
Planning Department
Carolyn Syms Luna · 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, 9th 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.

EA41784, General Plan Amendment No. 956, Change of Zone No. 7704

Project Title/Case Numbers

Christian Hinojosa
County Contact Person

(951) 955-0972
Phone Number

State Clearinghouse Number (if submitted to the State Clearinghouse)

Bharat Gala
Project Applicant

7718 Walnut Ridge Road, Orange, CA 92869
Address

Northerly of Granite Hill Drive and easterly of Fleming Street.
Project Location

The General Plan Amendment proposes to amend the existing General Plan Land Use Designation for the subject property from Rural Community: Low Density Residential (RC: LDR) (½ Acre Minimum) to Community Development: Commercial Retail (CD: CR) (0.20 - 0.35 Floor Area Ratio). The Change of Zone proposes to amend the zoning classification for the subject property from Controlled Development Areas (W-2) to Scenic Highway Commercial (C-P-S)
Project Description

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

1. The project WILL NOT have a significant effect on the environment.
2. A Mitigated Negative Declaration was prepared for the project pursuant to the provisions of the California Environmental Quality Act. (\$2,010.25 plus \$64.00)
3. Mitigation measures WERE made a condition of the approval of the project.
4. Mitigation Monitoring and Reporting Plan/Program WAS adopted.
5. Statement of Overriding Considerations WAS NOT adopted for the project.

This is to certify that the Mitigated Negative Declaration, with comments, responses, and record of project approval is available to the general public at: Riverside County Planning Department, 4080 Lemon Street, 9th Floor, Riverside, CA 92501.

Signature

Title

Date

Date Received for Filing and Posting at OPR: _____

Please charge deposit fee case#: ZEA41784 ZCFG05133 .

FOR COUNTY CLERK'S USE ONLY

COUNTY OF RIVERSIDE
TRANSPORTATION AND LAND MANAGEMENT AGENCY
Planning Department
Carolyn Syms Luna · Director

MITIGATED NEGATIVE DECLARATION

Project/Case Number: EA41784, General Plan Amendment No. 956, Change of Zone No. 7704

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)

COMPLETED/REVIEWED BY:

By: Christian Hinojosa Title: Project Planner Date: March 16, 2010

Applicant/Project Sponsor: Bharat Gala 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, 9th Floor, Riverside, CA 92501

For additional information, please contact Christian Hinojosa at (951) 955-0972.

Please charge deposit fee case#: ZEA41784 ZCFG05133

FOR COUNTY CLERK'S USE ONLY

--

COUNTY OF RIVERSIDE
SPECIALIZED DEPARTMENT RECEIPT
Permit Assistance Center

M* REPRINTED * R0801524

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: GALA BHARAT D \$64.00
paid by: CK 12121
CA FISH AND GAME FOR EA41784
paid towards: CFG05133 CALIF FISH & GAME: DOC FEE
at parcel:
appl type: CFG3

By _____ Feb 13, 2008 16:44
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!

COUNTY OF RIVERSIDE
SPECIALIZED DEPARTMENT RECEIPT
Permit Assistance Center

M* REPRINTED * R1002450

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: GALA BHARAT D \$2,010.25
paid by: CK 12698
CA FISH AND GAME FOR EA41784
paid towards: CFG05133 CALIF FISH & GAME: DOC FEE
at parcel:
appl type: CFG3

By _____ Mar 08, 2010 16:22
SBROSTRO posting date Mar 08, 2010

Account Code	Description	Amount
658353120100208100	CF&G TRUST	\$2,010.25

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