

Agenda Item No.: 7.1
Area Plan: Lake Mathews / Woodcrest
Zoning District: Woodcrest
Supervisory District: First
Project Planner: Jeff Horn
Planning Commission: May 5, 2010

General Plan Amendment No. 897
Change of Zone No. 7706
Environmental Assessment No 41690
Applicant: Richard Kreedman
Engineer/Rep.: Adkan Engineers

**COUNTY OF RIVERSIDE PLANNING DEPARTMENT
STAFF REPORT**

PROJECT DESCRIPTION AND LOCATION:

General Plan Amendment No. 897 proposes to amend the General Plan Foundation and land use designation from Rural Community: Very Low Density Residential (RC:VLDR) (1 Ac. Min.) to Community Development: Commercial Retail (CD:CR) (0.20 – 0.35 Floor Area Ratio) on the southern 1.6 acres of an approximately 2.81 acre property.

Change of Zone No. 7706 proposes to change the site's zoning classification from Residential Agricultural – 1 Acre Minimum (R-A-1) to and Scenic Highway Commercial (C-P-S) on the southern 1.6 acres of an approximately 2.81 acre property.

The proposed project is located in the Woodcrest Community of Lake Mathews/Woodcrest Area Plan of Western Riverside County; more specifically, northerly of Van Buren Boulevard, easterly of Chicago Avenue, southerly of Hibiscus Avenue, and easterly of Ridgeway Avenue.

BACKGROUND:

December 16, 2008

The Board of Supervisors concurred with the Planning Commission to initiate proceedings for the General Plan Amendment.

October 1, 2008

The General Plan Amendment was heard at the October 1, 2008 Planning Commission for initiation of the General Plan Amendment. The Planning Commission found the General Plan Amendment could be supported and therefore recommended to the Board of Supervisors to initiate proceedings for the General Plan Amendment.

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: Has met with the applicant and the exhibit is close to what had been discussed previously and concurs with staff that initiation would be appropriate

Commissioner John Snell: No comment

Commissioner John Petty: No comment

Commissioner Jim Porras: No comment

Commissioner Jan Zuppardo: No comment

ISSUES OF POTENTIAL CONCERN:

REQUIRED FINDINGS:

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. 897 falls into the Foundation 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 proposed site is located within Woodcrest, a predominately rural community characterized by large lots and interspersed with citrus groves. The community of Woodcrest is overwhelmingly rural in character, with a strong equestrian presence, and limited infrastructure, but has seen a growth in development along area in proximity the limits of the City of Riverside. Large scale conversion of agricultural lands to single family residential has occurred within the City Boundaries during the past decade. The addition of commercial retail along Van Buren Boulevard will provide highly valuable services locally to the many new residents. The project will have restricted access on to Van Buren Boulevard, which is consistent with the LMWAP LUP 11.1's intent to "Improve traffic safety on Van Buren Boulevard by restricting future direct access and intersections or by requiring frontage roads."

Additionally, the Van Buren Boulevard has grown to be a major traffic corridor for the Woodcrest area. As such, the potential negative impacts of noise, light, fumes, and air quality impacts caused by traffic are not compatible with the current low density residential designation. This parcel would be better suited as commercial uses with intermittent occupancy rather than residential uses with more permanent sensitive receptors. The proposed commercial would serve as a buffer for residential to the rear of the subject parcel. As such, the finding that new circumstances or conditions have emerged that were unanticipated in preparing the General Plan can be made.

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

The Land Use Concept for the Vision of the Lake Mathews/ Woodcrest Area Plan states that "The patterns and types of land uses are an extension of the existing land use patterns for Lake Mathews/Woodcrest, and consequently help maintain the identity and character of its distinctive

communities. Selective additions to the land use choices refine the potential here without changing the basic character of these local communities." (LMWAP Page 14) The addition of commercial retail along Van Buren Boulevard will provide highly valuable services locally to the many residents within the Unincorporated Area and City limits. Amending the land use from residential to a Commercial Retail use will achieve the intent of Area Plan, and therefore the Riverside County Vision.

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

The proposed commercial retail land use follows the natural land development of the Community Development Foundation by creating a logical transition between a major highways and sensitive receptors of the existing residential uses northerly and school site southerly of the project site. The proposed change does not create an internal inconsistency among the Elements of the General Plan.

SUMMARY OF FINDINGS:

1. Existing General Plan Land Use (Ex. #5): Rural Community: Very Low Density Residential (RC:VLDR) (1 Acre Minimum)
2. Proposed General Plan Land Use (Ex.#5): Community Development: Commercial Retail (CD:CR) (0.20 – 0.35 Floor Area Ratio) on the southern 1.6 acres of an approximately 2.81 acre property.
3. Surrounding General Plan Land Use (Ex.#5): Rural Community: Very Low Density Residential (RC:VLDR) (1 Acre Minimum) to the north and west, Community Development: Commercial Retail (CD:CR) (0.20 – 0.35 Floor Area Ratio) and Rural Community: Very Low Density Residential (RC:VLDR) (1 Acre Minimum) to the east, and the City of Riverside to the South.
4. Existing Zoning (Ex. #2): Residential Agricultural – 1 Acre Minimum (R-A-1)
5. Proposed Zoning (Ex. #2): Scenic Highway Commercial (C-P-S)
6. Surrounding Zoning (Ex. #2): Light Agricultural – 1 Acre Minimum (A-1-1) to the north, General Residential – 30,000 sq. ft Minimum (R-3-30,000) and Scenic Highway Commercial (C-P-S) to the east, Light Agricultural – 1 Acre Minimum (A-1-1) to the west, and the City of Riverside to the South.
7. Existing Land Use (Ex. #1): Vacant Land
8. Surrounding Land Use (Ex. #1): Residential and agricultural uses
9. Project Data: Total Acreage: 2.81 Gross Acres

RECOMMENDATIONS:

ADOPTION of a MITIGATED NEGATIVE DECLARATION for ENVIRONMENTAL ASSESSMENT NO. 41690, based on the findings incorporated in the initial study and the conclusion that the project will not have a significant effect on the environment; and,

TENTATIVE APPROVAL of **GENERAL PLAN AMENDMENT NO. 897** amending the Land Use Designation for the subject property from Rural Community: Very Low Density Residential (RC:VLDR) (1 Ac. Min.) to Community Development: Commercial Retail (CD:CR) (0.20 – 0.35 Floor Area Ratio) land use designation on the southern 1.6 acres in accordance with Exhibit #5; and based on the findings and conclusions incorporated in the staff report; and,

TENTATIVE APPROVAL of **CHANGE OF ZONE NO. 7702** amending the zoning classification for the subject property from Residential Agricultural – 1 Acre Minimum (R-A-1) to Scenic Highway Commercial (C-P-S) in accordance with Exhibit #2; and based on the findings and conclusions incorporated in the staff report; and,

ADOPTION of the **RESOLUTION RECOMMENDING ADOPTION** of **GENERAL PLAN AMENDMENT NO. 897** 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 Comprehensive General Plan.
2. Upon adoption by the Board of Supervisor's, the proposed project will be consistent with the Scenic Highway Commercial (C-P-S) 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 have a significant effect on the environment.
6. The proposed project will not preclude reserve design for the Multi-Species Habitat Conservation Plan (MSHCP).

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 Lake Mathews/Winchester Area Plan.
2. The project site is surrounded by properties which are designated Rural Community: Very Low Density Residential (RC:VLDR) (1 Acre Minimum) to the north and west, Community Development: Commercial Retail (CD:CR) (0.20 – 0.35 Floor Area Ratio) and Rural Community: Very Low Density Residential (RC:VLDR) (1 Acre Minimum) to the east, and the City of Riverside to the South
3. The proposed zoning for the subject site is Scenic Highway Commercial (C-P-S).

4. The project site is surrounded by properties which are zoned Light Agricultural – 1 Acre Minimum (A-1-1) to the north, General Residential – 30,000 sq. ft Minimum (R-3-30,000) and Scenic Highway Commercial (C-P-S) to the east, Light Agricultural – 1 Acre Minimum (A-1-1) to the west, and the City of Riverside to the South.
5. Residential and agricultural uses have been constructed and are operating in the project vicinity.
6. This project is not located within a Criteria Area of the Multi-Species Habitat Conservation Plan.
7. Environmental Assessment No. 41690 identified the following potentially significant impacts:
 - a. Agricultural Resources
 - b. Cultural Resources
 - c. Hydrology/Water Quality
 - c. Biological Resources
 - d. Hazards & Hazardous Materials

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. A 100-year flood plain a drainage area or dam inundation area.
 - b. A MSCHP Criteria Cell.
 - c. A Liquefaction Zone.
 - d. A Fault Zone.
 - e. A High Fire Area,
 - f. California Gnatcatcher habitat, or
 - g. Quino Checkerspot Butterfly habitat.
3. The project site is located within:
 - a. The project site is located within the City of Riverside Sphere of influence,
 - b. The boundaries of the Riverside Unified School District,
 - c. March Air Reserve Base Airport Influence Area,
 - d. The Santa Ana River Watershed, and
 - e. The Stephens Kangaroo Rat Fee Area.
4. The subject site is currently designated as Assessor's Parcel Numbers 280-100-016.
5. This General Plan Amendment was filed with the Planning Department on January 2, 2008 and the Change of Zone was filed with the Planning Department on March 23, 2009.
6. Deposit Based Fees charged for this project, as of the time of staff report preparation, total \$13,039.66 for GPA00897 and \$4,215.73 for CZ07706.

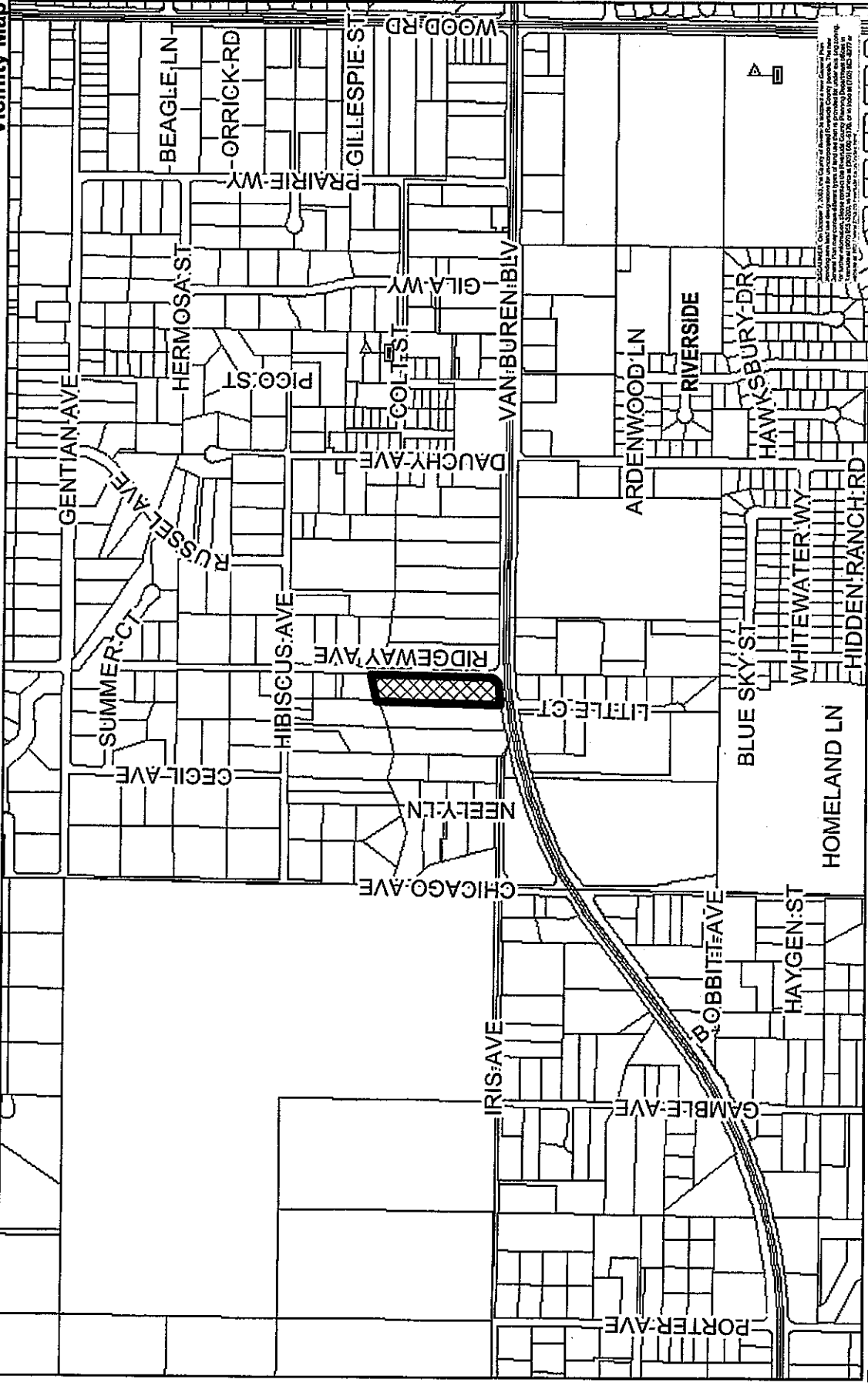
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Supervisor Buster
District 1
Date Drawn: 2/1/08

GPA00897
VICINITY MAP

Planner: Amy Aldana
Date: 2/5/08
Vicinity Map



Zone
District: Woodcrest
Township/Range: T3SR4W
Section : 19

RIVERSIDE COUNTY PLANNING DEPARTMENT

Assessors
Bk. Pg. 280-10
Thomas
Bros. Pg. 746 B3

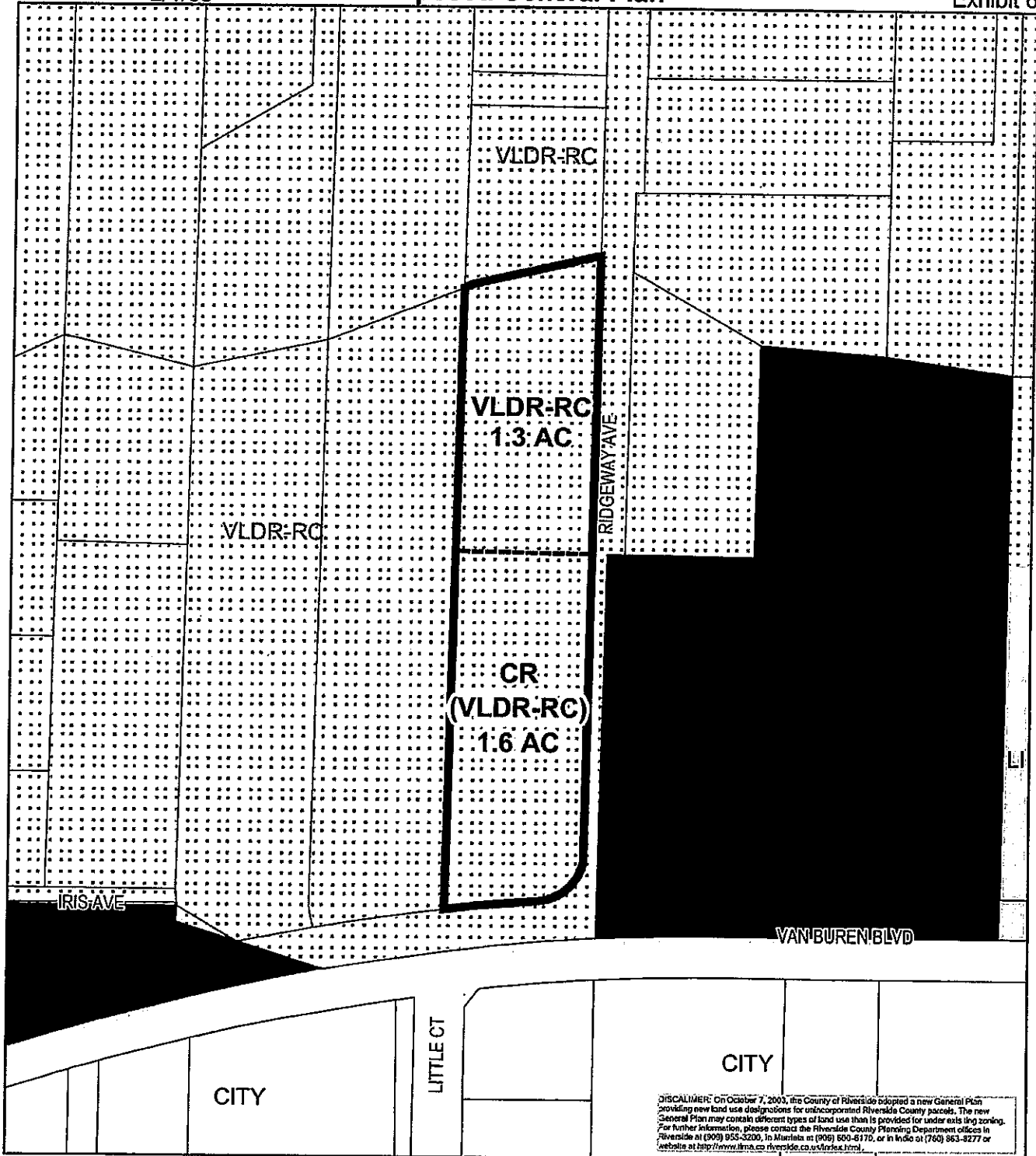


Supervisor Buster
District 1
Date Drawn: 2/1/08

GPA00897

Planner: Amy Aldana
Date: 2/5/08
Exhibit 6

Proposed General Plan



DISCLAIMER: On October 7, 2003, the County of Riverside adopted a new General Plan providing new land use designations for unincorporated Riverside County parcels. The new General Plan may contain different types of land use than is provided for under existing zoning. For further information, please contact the Riverside County Planning Department offices in Riverside at (909) 955-3200, in Murietta at (909) 660-6170, or in Indio at (760) 863-8277 or website at <http://www.lima.co.riverside.ca.us/irlex.html>.

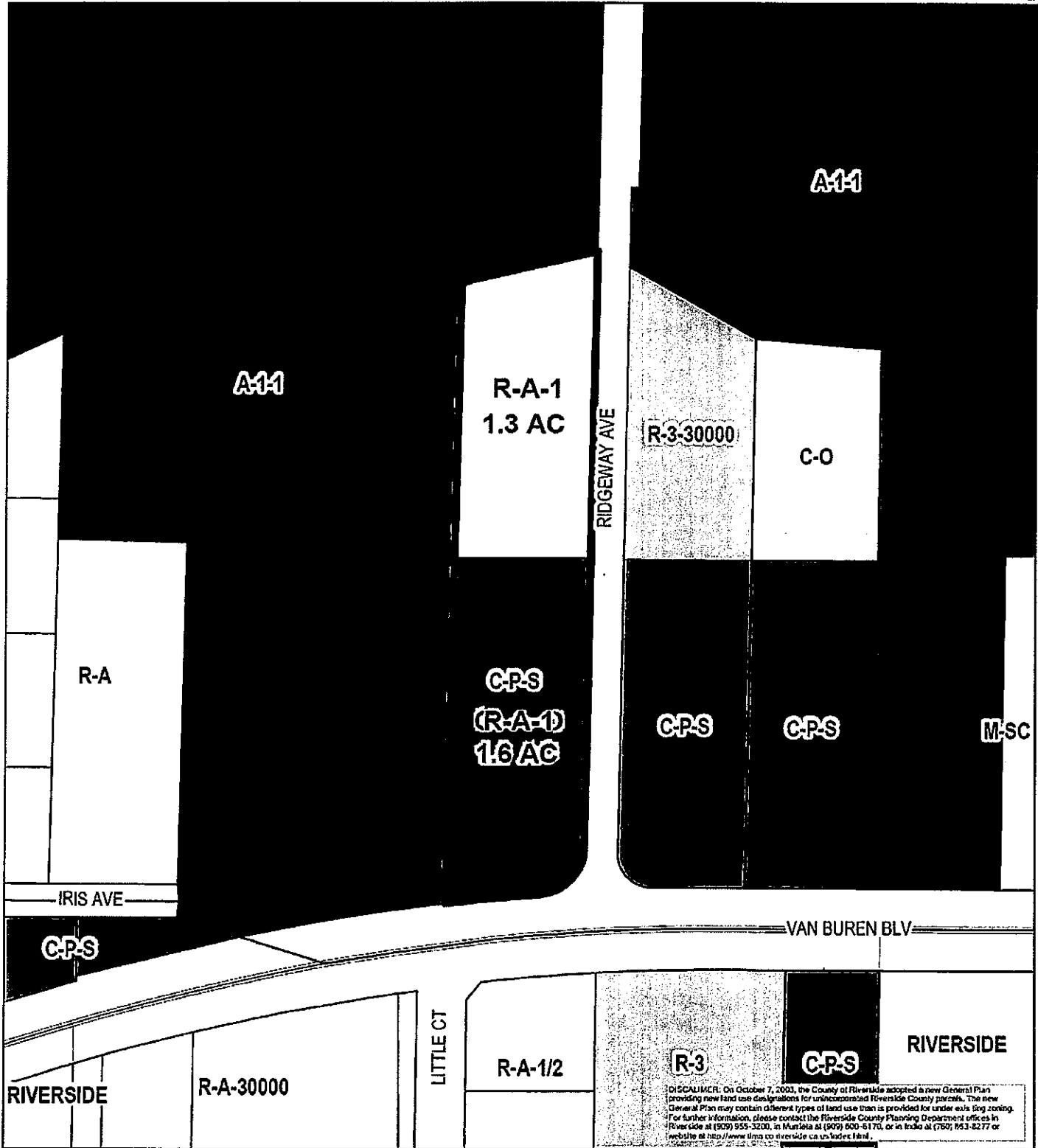
RIVERSIDE COUNTY PLANNING DEPARTMENT

Zone
District: Woodcrest
Township/Range: T3SR4W
Section : 19



Assessors
Bk.Pg. 280-10
Thomas
Bros. Pg. 746 B3





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RIVERSIDE COUNTY PLANNING DEPARTMENT

Zone
 District: Woodcrest
 Township/Range: T3SR4W
 Section : 19



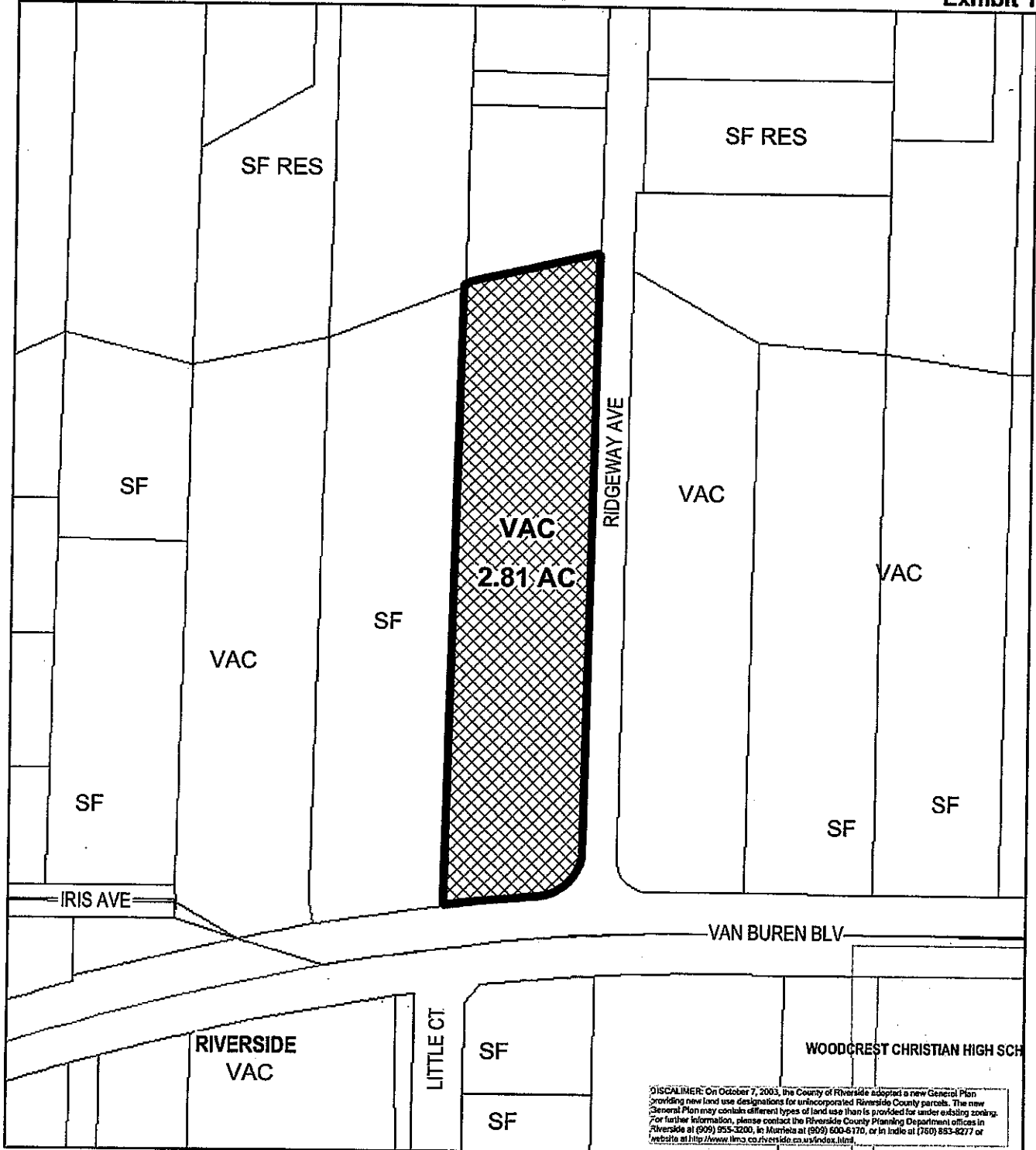
Assessors
 Bk. Pg. 280-10
 Thomas
 Bros. Pg. 746 B3



Supervisor Buster
District 1
Date Drawn: 2/1/08

GPA00897
Land Use

Planner: Amy Aldana
Date: 2/5/08
Exhibit 1



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RIVERSIDE COUNTY PLANNING DEPARTMENT

Zone
District: Woodcrest
Township/Range: T3SR4W
Section : 19



Assessors
Bk. Pg. 280-10
Thomas
Bros. Pg. 746 B3



Planning Commission

County of Riverside

**RESOLUTION
RECOMMENDING ADOPTION OF
GENERAL PLAN AMENDMENT NO. 897**

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 CEQA Implementation Procedures 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. 897.

COUNTY OF RIVERSIDE

ENVIRONMENTAL ASSESSMENT FORM: INITIAL STUDY

Environmental Assessment (E.A.) Number: 41690

Project Case Type (s) and Number(s): General Plan Amendment No. 897 and Change of Zone No. 7706

Lead Agency Name: County of Riverside Planning Department

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

Contact Person: Jeff Horn

Telephone Number: (951) 955-4641

Applicant's Name: Kreedman Family No. 4, Limited Partnership

Applicant's Address: 30 Presidio Place Palm Desert, CA 92260

Engineer's Name: Adkan Engineerings.

Engineer's Address: 6820 Airport Dr, Riverside CA 92504

I. PROJECT INFORMATION

A. Project Description:

General Plan Amendment No. 897 proposes to amend the General Plan Foundation and land use designation from Rural Community: Very Low Density Residential (RC:VLDR) (1 Ac. Min.) to Community Development: Commercial Retail (CD:CR) (0.20 – 0.35 Floor Area Ratio) for the southerly 1.6 acres of an approximately 2.81 acre property.

Change of Zone No. 7706 proposes to change the site's zoning classification from Residential Agricultural – 1 Acre Minimum (R-A-1) to and Scenic Highway Commercial (C-P-S for the southerly 1.6 acres of an approximately 2.81 acre property.

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

C. Total Project Area: 2.81 gross acres

Residential Acres: 1.3	Lots: N/A	Units: N/A	Projected No. of Residents: N/A
Commercial Acres: 1.6 acres	Lots: N/A	Sq. Ft. of Bldg. Area: 24,000	Est. No. of Employees: 20
Industrial Acres: N/A	Lots: N/A	Sq. Ft. of Bldg. Area: N/A	Est. No. of Employees: N/A
Other:			

D. Assessor's Parcel No(s): 280-100-016

E. Street References: Northerly of Van Buren Boulevard, easterly of Chicago Avenue, southerly of Hibiscus Avenue, and easterly of Ridgeway Avenue.

F. Section, Township & Range Description or reference/attach a Legal Description:
Township 2 South, Range 1 West, Section 28

G. Brief description of the existing environmental setting of the project site and its surroundings: The project site is currently vacant. The majority of the site has been disturbed due to agricultural activities. The vegetation on the site consists of non-native grasslands. A watercourse traverses the northerly property line. The project site is also surrounded is surrounded by single family residential and agricultural uses on large lots to the north, east and west and the city of riverside to the south.

II. APPLICABLE GENERAL PLAN AND ZONING REGULATIONS

A. General Plan Elements/Policies:

1. **Land Use:** The project site is currently designated Rural Community: Very Low Density Residential (RC:VLDR) (1 Ac. Min.). The project proposes to change the general plan land use designation of the site to Community Development: Commercial Retail (CD: CR) (0.20-0.35 floor area ratio) for the southerly 1.6 acres of an approximately 2.81 acre property. The project shall be consistent with the Community Development: Commercial Retail use designations and policies of the General Plan.
2. **Circulation:** The project site bounded Van Buren Boulevard and Ridgeway Road. Access shall not be permitted from Van Buren Boulevard. Ridgeway Road is designated as local street. 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:** The project site is located within the Western Riverside County Multispecies Habitat Conservation Plan; however, the project is not located with a criteria area. The project shall meet all applicable Multipurpose Open Space element policies.
4. **Safety:** The project site is not located within a high fire area. The project site is not located within a flood plain. The project site is also not within a fault zone and an area that is subject to liquefaction and subsidence. The project site has adequate access and any subsequent development shall comply with the applicable building codes to ensure the safety of the structures. The project shall comply with all applicable policies of the safety element.
5. **Noise:** The proposed project shall alter the land use designation of the site to allow for very low residential and commercial uses. Neither use is considered to be a significant noise generating use. The project shall comply with all applicable policies of the noise element.
6. **Housing:** The general plan amendment will result in additional possible units within the project site. The project complies with all applicable policies of the housing element.
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.

B. **General Plan Area Plan(s):** Lake Mathews/Woodcrest

C. **Foundation Component(s):** Rural Community (RC)

D. **Existing Land Use Designation(s):** Very Low Density Residential (VLDR)

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

F. **Policy Area(s), if any:** N/A

G. **Adjacent and Surrounding:**

1. **Area Plan(s):** Lake Mathews/Woodcrest to the north, south, east and west.

- 2. **Foundation Component(s):** Rural Community (RC) to the north, south and east and.
- 3. **Land Use Designation(s):** Rural Community: Very Low Density Residential (RC:VLDR) (1 Acre Minimum) to the north, east, and west, Commercial Retail (CR) to the east, and the City of Riverside to the south.
- 4. **Overlay(s) and Policy Area(s), if any:** N/A

H. Adopted Specific Plan Information

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

I. Existing Zoning: Residential Agricultural (R-A-1)

J. Proposed Zoning, if any: Residential Agricultural (R-A-1) and Scenic Highway Commercial (C-P-S).

K. Adjacent and Surrounding Zoning: Light Agricultural – 1 Acre Minimum (A-1-1) to the north, General Residential – 30,000 sq. ft Minimum (R-3-30,000) and Scenic Highway Commercial (C-P-S) to the east, Light Agricultural – 1 Acre Minimum (A-1-1) to the west, and the City of Riverside to the South.

III. ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED

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

- | | | |
|-----------------------------------------------------------|-------------------------------------------------------------------|-------------------------------------------------------------|
| <input type="checkbox"/> Aesthetics | <input checked="" type="checkbox"/> Hazards & Hazardous Materials | <input type="checkbox"/> Public Services |
| <input checked="" type="checkbox"/> Agriculture Resources | <input checked="" type="checkbox"/> Hydrology/Water Quality | <input type="checkbox"/> Recreation |
| <input type="checkbox"/> Air Quality | <input type="checkbox"/> Land Use/Planning | <input 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 |

IV. DETERMINATION

On the basis of this initial evaluation:

A PREVIOUS ENVIRONMENTAL IMPACT REPORT/NEGATIVE DECLARATION WAS NOT PREPARED

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

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

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

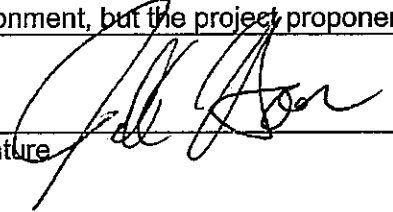
A PREVIOUS ENVIRONMENTAL IMPACT REPORT/NEGATIVE DECLARATION WAS PREPARED

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

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

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

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



Signature

February 20, 2010

Date

Jeff Horn
Printed Name

For Ron Goldman, Planning Director

V. ENVIRONMENTAL ISSUES ASSESSMENT

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

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

Source: Riverside County General Plan Figure C-7 "Scenic Highways"

Findings of Fact:

a) The project site is located approximately two miles to the east Mockingbird Canyon Road, which is closest road designated as a County Eligible Scenic Highway. Due to the distance from the scenic highway, impacts are considered to be less than significant.

b) The project site was previously used for agricultural purposes. Due to the previous disturbance, the site does not contain significant rock outcroppings, vegetation or unique landmark features. However, a watercourse traverses the southern portion of the site. The watercourse is primarily located within the portion of the site to be developed as one-acre parcels and shall be avoided by future development. The project shall not obstruct any prominent scenic vista or view open to the public. The project will not result in an aesthetically offensive view open to the public and any future commercial development would have to comply with the County's design guidelines and landscaping requirements. Therefore, the impact is considered less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

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

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Source: GIS database, Ord. No. 655 (Regulating Light Pollution)

Findings of Fact:

a) The project site is located 42.86 miles from Mt. Palomar Observatory and within Zone B of Ordinance 655. The project has the potential to interfere with the Observatory. The project is required to comply with Riverside County Ordinance No. 655 which is intended to restrict the use of certain light fixtures emitting light into the night sky that can create undesirable light glow and detrimentally effect astronomical observations and research and a general planning condition has been placed on the project. Therefore, the impact is considered less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

3. Other Lighting Issues

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

b) Expose residential property to unacceptable light levels?

Source: On-site Inspection, Project Application Description

Findings of Fact:

a) The proposed project will create a new source of light which would accompany any new residential or 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 north, east, and 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 City 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 is required.

Monitoring: No monitoring is required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
AGRICULTURE RESOURCES Would the project				
4. Agriculture	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland) as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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 checked="" type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

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

Findings of Fact:

a) The project site is designated as Farmland of Local Importance. The project site does not currently facilitate any agriculture activity. The project will convert the land use of approximately 1.6 acres of the site to allow for commercial uses. The project site is located contiguous to the City of Riverside and high density residential developments. There are limited active agricultural uses surrounding the project site and the area primarily consists of single family residential uses on large lots. The conversion of this site from agricultural to commercial would be an extension of the surrounding uses and provide commercial opportunities for residences in the project vicinity.

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

c) The project would result in the creation of commercial uses within 300 feet of property zoned for Agricultural uses. The parcels to the north and west of the site are zoned Light Agriculture – 1 Acre Minimum (A-1-1); however, they do not currently contain active agricultural uses. Subsequent developments within this site would be required to prepare an environmental constraints sheet to advise prospective home buyers of the existence on possible agricultural uses within the project vicinity. A note shall appear on an Environmental Constraints Sheet for this property that makes notification to all future and surrounding property owners that this property is located wholly or partly within land zoned for agricultural uses by the County of Riverside. Therefore, any impacts are considered less than significant.

d) The land uses surrounding the project site do not include active agricultural activities and are primarily residential. Therefore, the project is not anticipated to result in other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use. Therefore, the impact is considered less than significant.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Mitigation: Prior to the sale of any land associated with this project site will be required to notify all future occupants that such property resides within the 300-foot boundary of an agriculture zone. A note shall appear on an Environmental Constraints Sheet for this property that makes notification to all future and surrounding property owners that this property is located wholly or partly within land zoned for agricultural uses by the County of Riverside.

Monitoring: The Riverside County Planning Department will monitor the project conditions of approval prior to approval of the Final Map.

AIR QUALITY Would the project

5. Air Quality Impacts

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Conflict with or obstruct implementation of the applicable air quality plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Violate any air quality standard or contribute substantially to an existing or projected air quality violation?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Expose sensitive receptors which are located within 1 mile of the project site to project substantial point source emissions?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Involve the construction of a sensitive receptor located within one mile of an existing substantial point source emitter?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f) Create objectionable odors affecting a substantial number of people?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source: SCAQMD CEQA Air Quality Handbook 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 General Plan land use designation of the site from Rural Community: Very Low Density Residential (RC: VLDR) (1 Acre Minimum) to Community Development: Commercial Retail (CD:CR) (0.20 – 0.35 Floor Area Ratio) (1.6 acres) land use designation. The general plan amendment will not increase the population projected for the site; however, the

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

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

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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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 north, east and west, of the site. Air emissions will be emitted by construction equipment and fugitive dust will be generated during demolition, 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.

e) The proposed project will result in the development of commercial use; however, there are no existing substantial point source emitters within one-mile of the project site. Therefore, the impact is considered less than significant.

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 required.

Monitoring: No monitoring required.

BIOLOGICAL RESOURCES Would the project

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
6. Wildlife & Vegetation	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
a) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Conservation Community Plan, or other approved local, regional, or state conservation plan?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Have a substantial adverse effect, either directly or through habitat modifications, on any endangered, or threatened species, as listed in Title 14 of the California Code of Regulations (Sections 670.2 or 670.5) or in Title 50, Code of Federal Regulations (Sections 17.11 or 17.12)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U. S. Wildlife Service?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with	<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
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?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
f) Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
g) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source: GIS database, WRCMSHCP, General Plan

Findings of Fact:

a) The proposed project is located within the Western Riverside County Multiple Species Habitat Conservation Plan (WRCMSHCP); however, it is not in a Multi Species Habitat Conservation Plan (MSHCP) criteria cell area. A watercourse traverses the northern portion of the project site. Therefore, the project will be required to comply with the Western Riverside Multiple-Species Habitat Conservation Plan (MSHCP) Sections 6.1.4 Urban/Wildlands Interface Guidelines (UWIG) and 7.5.3 Construction Guidelines if the watercourse is determined to contain riparian/riverine habitat. Areas of compliance include, but are not limited to: 1. All landscaping shall conform to MSHCP, Section 6 in Table 6.2. on pages 6-44 through 6-64; 2. All drainages shall be kept clear of toxins and ensure that the quantity and quality of runoff discharged from the site are not adversely altered from existing conditions; 3. Night lighting shall be directed away from the MSHCP Conservation Area(s) and/or PQP Lands and shielding shall be incorporated in project designs to ensure ambient lighting in the MSCHP Conservation Area(s) and/or PQP Lands does not increase. Therefore, this impact is considered less than significant with mitigation incorporated.

b) The project site has been disturbed by previous agricultural activity. Therefore, the proposed project is not anticipated to contain endangered or threatened species as listed on Title 14 of California Code of Regulations or in Title 50, Code of Federal Regulations. Therefore, there is considered less than significant.

c) The project site has been disturbed by previous agricultural activity. It is not anticipated that the project will 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. Therefore, the impact is considered less than significant.

d) The project site is located in an area that has been disturbed by agricultural uses in the past. The site is primarily devoid of wildlife habitat. Although wildlife currently can move freely throughout the site, this parcel is not considered a corridor or constrained linkage area. Therefore the project shall not interfere substantially with the movement of any native resident or migratory fish or wildlife species

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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or with established native resident migratory wildlife corridors, or impede the use of native wildlife nursery sites. Therefore, the impact is considered less than significant.

e-f) A watercourse traverses the northern portion of the project site. Therefore, the project will be required to comply with the Western Riverside Multiple-Species Habitat Conservation Plan (MSHCP) Sections 6.1.4 Urban/Wildlands Interface Guidelines (UWIG) and 7.5.3 Construction Guidelines if the watercourse is determined to contain riparian/riverine habitat. Areas of compliance include, but are not limited to: 1. All landscaping shall conform to MSHCP, Section 6 in Table 6.2. on pages 6-44 through 6-64; 2. All drainages shall be kept clear of toxins and ensure that the quantity and quality of runoff discharged from the site are not adversely altered from existing conditions; 3. Night lighting shall be directed away from the MSHCP Conservation Area(s) and/or PQP Lands and shielding shall be incorporated in project designs to ensure ambient lighting in the MSCHP Conservation Area(s) and/or PQP Lands do not increase. If any grading or construction is proposed within or along the banks of any natural watercourse or wetland located either on-site or on any required off-site improvement areas, the land divider/permit holder shall provide written notification to the County Planning Department that the appropriate California Department of Fish and Game notification pursuant to Sections 1601/1603 of the California Fish and Game Code has taken place. Also, written notifications shall be provided to the County Planning Department from the land divider/permit holder that alteration of any watercourse or wetland, located either on-site or on any required off-site improvement areas, complies with the U.S. Army Corp of Engineers Nationwide Permit Conditions. Therefore, the impact would be considered less than significant with mitigation incorporated.

g) The proposed project site does not contain any oak trees or other protected resources. Therefore, the project shall not conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance. Therefore, there is no impact.

Mitigation: The project shall comply with the Western Riverside Multiple-Species Habitat Conservation Plan (MSHCP) Sections 6.1.4 Urban/Wildlands Interface Guidelines (UWIG) and 7.5.3 Construction Guidelines.

Monitoring: Monitoring shall be conducted by the Environmental Programs Department during the Building and Safety plan check process

CULTURAL RESOURCES Would the project

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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: Project Application Materials

Findings of Fact:

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

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

Monitoring: No monitoring 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: Project Application Materials

Findings of Fact:

- a) Per the review conducted by the Riverside County Archaeologist, the proposed project will not alter or destroy an archaeological site. In the event that during ground disturbance activities, unique cultural resources are discovered that were not assessed by the archaeological report(s) and/or environmental assessment conducted prior to project approval, specific procedures as outlined in the conditions of approval must be followed. Therefore, less than significant impacts are anticipated.
- b) Per the review conducted by the Riverside County Archaeologist, the proposed project will not cause a substantial adverse change in the significance of an archaeological resource pursuant to California Code of Regulations, Section 15064.5. In the event that during ground disturbance activities, unique cultural resources are discovered that were not assessed by the archaeological report(s) and/or environmental assessment conducted prior to project approval, specific procedures as outlined in the conditions of approval must be followed. Therefore, less than significant impacts are anticipated.
- c) Per the review conducted by the Riverside County Archaeologist, the proposed project will not disturb any human remains, including those interred outside of formal cemeteries. If human remains are encountered, State Health and Safety Code Section 7050.5 states that no further disturbance shall occur until the Riverside County Coroner has made the necessary findings as to origin. Further, pursuant to Public Resource Code Section 5097.98(b) remains shall be left in place and free from disturbance until a final decision as to the treatment and disposition has been made. If the Riverside County Coroner determines the remains to be Native American, the Native American Heritage Commission shall be contacted within a reasonable timeframe. Subsequently, the Native American Heritage Commission shall identify the "most likely descendant." The most likely descendant shall then make recommendations and engage in consultation concerning the

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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treatment of the remains as provided in Public Resources Code Section 5097.98. Therefore, less than significant impacts are anticipated.

- d) The proposed project will not restrict known existing religious or sacred uses within the potential impact area. Therefore, no impacts are anticipated.

Mitigation: No mitigation required.

Monitoring: No monitoring 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) The project site is located within an area that is classified as having an low potential for paleontological resources. Prior to a issuance of a grading permit for the site, the developer would have to perform the following: 1. 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). 2. The project paleontologist retained shall review the approved development 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. If the project paleontologist finds fossil remains, earthmoving activities will be diverted temporarily around the fossil site until the remains have been evaluated and recovered. Earthmoving will be allowed to proceed through the site when the project paleontologist determines the fossils have been recovered and/or the site mitigated to the extent necessary.

Mitigation: Prior to issuance of a grading permit, the applicant will be required to obtain a Paleontologist to monitor grading activities and prepare a Paleontological Resource Impact Mitigation Program

Monitoring: Monitoring shall be conducted by the Planning Department during the Building and Safety plan check process

GEOLOGY AND SOILS Would the project

10. Alquist-Priolo Earthquake Fault Zone or County Fault Hazard Zones

- a) Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death?
- b) Be subject to rupture of a known earthquake fault,

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault?

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

Findings of Fact: The project site is not within an Alquist-Priolo Earthquake Fault Zone. The Riverside County Geologist has reviewed the project proposal and has deemed it designed to protect the public health, safety, and welfare.

Mitigation: No mitigation measures required.

Monitoring: No monitoring measures required.

11. Liquefaction Potential Zone

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

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

Findings of Fact:

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

Mitigation: No mitigation required.

Monitoring: No monitoring required.

12. Ground-shaking Zone

Be subject to strong seismic ground shaking?

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

Findings of Fact:

a) 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. California Building Code (CBC) requirements pertaining to 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 required.

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

13. Landslide Risk

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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a) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, collapse, or rockfall hazards?

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

Findings of Fact:

a) Due to the relatively level terrain in the area, the project site is not subject to landslide, collapse, or rockfall hazards. In addition, the project site is not located within an area subject to unstable geologic units or soil.

Mitigation: No mitigation required.

Monitoring: No monitoring required

14. Ground Subsidence

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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a) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in ground subsidence?

Source: Riverside County General Plan and GIS information.

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

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

15. Other Geologic Hazards

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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a) Be subject to geologic hazards, such as seiche, mudflow, or volcanic hazard?

Source: On-site Inspection, Project Application Materials

Findings of Fact: The project site is not subject to any other geologic hazards, such as seiche, mudflow, or volcanic hazards

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

Monitoring: No monitoring measures are required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
16. Slopes	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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 type="checkbox"/>	<input checked="" type="checkbox"/>
c) Result in grading that affects or negates subsurface sewage disposal systems?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source: Building & Safety Grading Review, Project Application Materials

Findings of Fact:

- a) The project area is relatively flat and will not require an extensive amount of grading. The design and safety of proposed slopes has been reviewed by the Building and Safety – Grading Division, Riverside County Geologist and the Riverside County Planning Department. All agencies have deemed the project proposal to be designed to protect the health, safety, and welfare of the public. Standard conditions of approval have been issued regarding slopes 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 does not propose slopes greater than 2:1 or higher than 10 feet.
- c) Grading will not negate or affect the 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 SECTION 1802.3.2 of the California Building Code (2007), creating substantial risks to life or property?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source: Project Application Materials, On-site Inspection

Findings of Fact:

- a) The development of the project may have the potential to result in soil erosion during grading and construction. Standard conditions of approval have been issued regarding soil erosion that will further ensure protection of public health, safety, and welfare upon final engineering of the project

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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and are not considered mitigation for CEQA implementation purposes. Therefore, impacts are considered less than significant.

- b) The geologic reports prepared for the project did not identify any expansive soils on the surface of the site. The project may be located on expansive soil; however, California Building Code (CBC) requirements pertaining to commercial development will mitigate the potential impact to less than significant. As CBC requirements are applicable to all development they are not considered mitigation for CEQA implementation purposes. Therefore, impacts are considered less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required

18. Erosion	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input 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 Application Materials

Findings of Fact:

- a) 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. Therefore, there will be no impact as a result of the project.
- b) The inclusion of flood control facilities and impermeable surfaces will increase runoff from the site. Existing flood control facilities will provide adequate capture of these increased flows. Riverside County Flood Control and Water Conservation District has provided 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.

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

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

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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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	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input type="checkbox"/>
e) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Project Application Materials

Findings of Fact:

- a) The project proposes commercial land uses; therefore, the project will not create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials. Through the implementation of project conditions of approval and standard county requirements, the project will have a less then significant impact from hazardous materials.
- b) The project proposes commercial land uses; however, it may result in the use and disposal of substances such as household and commercial cleaning products, fertilizers, pesticides, automotive fluids, etc, but the nature and volume of such substances associated with commercial uses would not present the potential to create a significant public or environmental hazard.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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However, as a result of historical agricultural uses on the project site, development of the proposed project's commercial and residential components may result in 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. A Phase II Environmental Assessment is required to be completed to determine amounts of pesticides or other hazardous materials used on the property.

- c) The project will provide adequate access to the proposed commercial land uses, 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 proposes commercial land uses, and no schools are located within one-quarter mile of the project site. Therefore, the project will not emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school.
- e) The project site is not located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5, which could create a significant hazard to the public and/or the environment.

Mitigation: Prior to map recordation or project grading, A Phase II Environmental Assessment is required to be completed for pesticides or other hazardous materials used on the property. The results must be reviewed by Environmental Health Departments Hazardous Materials Management Division to verify that the levels are below hazardous waste criteria.

Monitoring: Environmental Health Department during Final Map Recordation processing.

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

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

Findings of Fact: The project site is not located within the vicinity of any public or private airport.

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
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22. Hazardous Fire Area

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

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

Findings of Fact:

The project is located in a high fire hazard area. Any building constructed within this project shall comply with the special construction provisions contained in Riverside County Ordinance 787.1. (This is a standard condition of approval and is not considered mitigation under CEQA.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

HYDROLOGY AND WATER QUALITY Would the project

23. Water Quality Impacts

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

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

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

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

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

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

g) Otherwise substantially degrade water quality?

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

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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environmental effects (e.g. increased vectors and odors)?

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

Findings of Fact:

- a) A natural watercourse exists along the northern portion of the subject parcel. There is adequate area outside of the natural watercourses for building sites. The natural watercourses should be kept free of buildings and obstructions in order to maintain the natural drainage patterns of the area and to prevent flood damage to new buildings. The watercourse through Parcel 1 shall be delineated on an environmental constraint sheet to accompany the final map. A note shall be placed on the environmental constraint sheet stating, "Natural watercourse must be kept free of all buildings and obstructions. Any fencing shall be of a "rail" type. Chainlink fencing shall not be allowed".
- b) The creation of a commercial center of 1.6 gross acres will not violate any water quality standards or waste discharge requirements. The project has been conditioned prior to grading permit issuance to submit copies of the BMP improvement plans, a copy of the project specific WQMP, and any other necessary documentation to the RCFCD for review. All proposed BMP's shall be shown on the grading plan. Therefore, the impact is considered less than significant with mitigation incorporated.

Additionally, the project has been conditioned to provide to the Building and Safety Department evidence of compliance with the N.P.D.E.S. (National Pollutant Discharge Elimination System) requirement and to obtain a construction permit from the State Water Resource Control Board (SWRCB) prior to issuance of any grading or construction permit. The permit requirement applies to grading and construction sites of "ONE" acre or larger. The owner/operator would comply by submitting a "Notice of Intent" (NOI), develop and implement a Storm Water Pollution Prevention Plan (SWPPP) and a monitoring program and reporting plan for the construction site. Therefore, the impact is considered less than significant with mitigation incorporated.

- c) The Western Municipal Water District will provide water during construction, and after construction to the development through its established system and various water resources. There should be no significant impact to aquifers. Surface runoff has been designed to infiltrate and should contribute to recharge the groundwater. The proposed development shall 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.
- d) Proposed site is not located within a 100-year zone and does not propose housing, therefore, 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 maps.
- e) The project will not place any structures within a 100-year flood hazard area which would impede or redirect flood flows.
- f) The project will not otherwise substantially degrade water quality.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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- g) 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: Prior to map recordation, the natural watercourse(s) that traverse the project shall be delineated and labeled on the environmental constraint sheet to accompany the final map. Drainage courses shall be kept free and clear of all buildings or obstructions.

Prior to issuance of grading permits, a copy of the improvement plans, grading plans, N.P.D.E.S. compliance, BMP improvement plans and any other necessary documentation along with supporting hydrologic and hydraulic calculations shall be submitted to the District for review. The plans must receive District approval prior to the issuance of grading permits.

Monitoring: The Riverside County Flood Control District will monitor the project conditions of approval prior to approval of the Final Map and Grading Plan Check processes

24. Floodplains

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

NA - Not Applicable <input type="checkbox"/>	U - Generally Unsuitable <input type="checkbox"/>	R - Restricted <input type="checkbox"/>		
a) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner that would result in flooding on- or off-site?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input type="checkbox"/>
d) Changes in the amount of surface water in any water body?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

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

Findings of Fact:

- a. A natural watercourses exist onsite. The project will be designed to 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.
- b. The proposed commercial center shall not create changes in absorption rates or the rate and amount of surface runoff.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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c. Proposed pads are not located within a flood plain and will not expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam (Dam Inundation Area).

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

Mitigation: Prior to map recordation, the natural watercourse(s) that traverse the project shall be delineated and labeled on the environmental constraint sheet to accompany the final map. Drainage courses shall be kept free and clear of all buildings or obstructions.

Monitoring: The Riverside County Flood Control District will monitor the project conditions of approval prior to approval of the Final Map

LAND USE/PLANNING Would the project

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Affect land use within a city sphere of influence and/or within adjacent city or county boundaries?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: RCIP, GIS database, Project Application Materials, City of Riverside Comment Letter

a) The General Plan Amendment falls into the Foundation Component Amendment category since it is changing 1.6 Gross Acres of land that is designated as Rural Community: Very Low Density Residential (RC:VLDR) (1 Acre Minimum) to a Community Development: Commercial Retail (CD:CR) (0.20 – 0.35 Floor Area Ratio) land use designation. The proposed site is located within Woodcrest, a predominately rural community characterized by large lots and interspersed with citrus groves. The community of Woodcrest is overwhelmingly rural in character, with a strong equestrian presence, and limited infrastructure, but has seen a growth in development along area in proximity the limits of the City of Riverside. Large scale conversion of agricultural lands to single family residential has occurred within the City Boundaries during the past decade. The addition of commercial retail along Van Buren Boulevard will provide highly valuable services locally to the many new residents.

Additionally, the Van Buren Boulevard has grown to be a major traffic corridor for the Woodcrest area. As such, the potential negative impacts of noise, light, fumes, and air quality impacts caused by traffic are not compatible with the current low density residential designation. This parcel would be better suited as commercial uses with intermittent occupancy rather than residential uses with more permanent sensitive receptors. The proposed commercial would serve as a buffer for residential to the rear of the subject parcel. As such, the finding that new circumstances or conditions have emerged that were unanticipated in preparing the General Plan can be made.

The Lake Mathews/ Woodcrest Area Plan's "patterns and types of land uses are an extension of the existing land use patterns for Lake Mathews/Woodcrest, and consequently help maintain the identity and character of its distinctive communities. Selective additions to the land use choices refine the potential here without changing the basic character of these local

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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communities." (LMWAP Page 14) The addition of commercial retail along Van Buren Boulevard will provide highly valuable services locally to the many residents within the Unincorporated Area and City limits. Amending the land use from residential to a Commercial Retail use will achieve the intent of Area Plan, and therefore the Riverside County Vision.

- b) The project will not affect land use within a city sphere of influence and/or within adjacent city or county boundaries. The project is located within the sphere of influence of the City of Riverside, which has submitted comments in agreement with the current proposal.

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

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

Findings of Fact:

- a) The project's existing zone is Residential Agricultural - 1 Acre Minimum (R-A-1). The proposed zone is Scenic Highway Commercial (C-P-S) on the southern 1.6 acres. Any proposed projects will be consistent and permitted uses within the respective zoning classification.
- b) The project site is surrounded by properties zoned Light Agricultural – 1 Acre Minimum (A-1-1) to the north, General Residential – 30,000 sq. ft Minimum (R-3-30,000) and Scenic Highway Commercial (C-P-S) to the east, Light Agricultural – 1 Acre Minimum (A-1-1) to the west, and the City of Riverside to the South. Any proposed projects will be consistent and compatible with surrounding zonings.
- c) The project is surrounded by as scattered single-family residential to the north and west. Any proposed projects will be consistent with the existing and planned surrounding land use.
- d) The project site has a proposed Land Use Designations of Community Development: Commercial Retail (CD:CR) (0.20 – 0.35 Floor Area Ratio). Any proposed projects will be consistent with the proposed land use designations and with the policies of the Comprehensive General Plan.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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- e) The project shall not disrupt or divide the physical arrangement of an established community (including a low-income or minority community).

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:

- The project site is located in an area where mineral resources have not been studied; however upon the County Geologist's review, the significance of the loss of availability of a known mineral resource shall be less than significant.
- The project is not located within a locally-important mineral resource recovery site designated on a local general plan, specific plan or other land use plan.
- The project site is not located adjacent to a State classified or designated area or existing surface mine.
- The project will not expose people or property to hazards from proposed, existing or abandoned quarries or mines.

Mitigation: No mitigation measures are required.

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

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport would the project expose people residing or working in the project area to excessive noise levels?

NA A B C D

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

NA A B C D

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

Findings of Fact:

a-b) The project site is not located within an Airport Influence Area or within the vicinity of a private airstrip therefore no impacts will occur as a result of the proposed project.

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, On-site Inspection

Findings of Fact: The project site is not located adjacent to or near an active railroad line. No impacts will occur as a result of the proposed project.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

30. Highway Noise

NA A B C D

Source: On-site Inspection, Project Application Materials

Findings of Fact: The project site is not located adjacent to or within the vicinity of a highway. No impacts are expected to

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

Source: Project Application Materials, GIS database

Findings of Fact: No other noise impacts are expected in or immediately surrounding the project area.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

32. Noise Effects on or by the Project	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
a. A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c. Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d. Exposure of persons to or generation of excessive ground-borne vibration or ground-borne noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Project Application Materials

Findings of Fact:

a) The proposed project will result in the increase of permanent existing ambient noise levels due to the vehicle traffic associated with the on-going operation of a commercial development. However, due to the minimal number of additional trips generated through implementation of this project, impacts are anticipated to be less than significant.

b) The proposed project will result in an increase to existing noise levels due to short-term construction activities. Short-term, construction-related noise impacts may occur during project grading and construction. However, the impacts are temporary and considered less than significant.

Time limits on construction involving the operation of powered equipment are established by Riverside County Ordinance 457.90, Section 1G, of the Riverside County Building and Safety Department, states the following: "Whenever a construction site is within one-quarter (.25) a mile of an occupied residence(s), no construction activities shall be undertaken between the hours of 6:00 p.m. and 6:00 a.m., during the months of June through September and between the hours of 6:00 p.m. and 7:00 a.m. during the months of October through May." Exceptions to these standards shall be allowed only with the written consent of the Riverside County Building Official.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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c) The proposed project also has the potential to result in the exposure of persons to, or generation of, noise levels in excess of standards established in the County of Riverside General Plan or noise ordinance, since the project has no proposed residential pads within the site. Impacts however, will be less than significant, since noise levels in the project vicinity are typical of a low-density residential area.

d) The proposed project will not expose a person to excessive ground-borne vibration or ground-borne noise levels.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

POPULATION AND HOUSING Would the project

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
33. Housing	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
a. Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Create a demand for additional housing, particularly housing affordable to households earning 80% or less of the County's median income?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c. Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d. Affect a County Redevelopment Project Area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e. Cumulatively exceed official regional or local population projections?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f. Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

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

Findings of Fact:

- a) The proposed development is for residential and commercial uses. There are no existing residences on the project site that will remain; therefore the project will increase the housing within the area.
- b) The proposed project will not have a significant impact related to population and housing in Riverside County. However, future development of single-family homes will increase the number of available housing units and the population in the area.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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c) The proposed project will not create permanent employment opportunities; therefore, it will not create a demand for additional housing.

d-f) The proposed project will not affect a County Redevelopment Area, cumulatively exceed official regional or local population projections, or induce substantial population growth in an area directly or indirectly.

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 project area is serviced by the Riverside County Fire Department. Any effects will be mitigated by the payment of standard fees to the County of Riverside. The project will not directly physically alter existing facilities or result in the construction of new or physically altered facilities. Any construction of new facilities required by the cumulative effects of this project and surrounding projects would have to meet all applicable environmental standards. This project has been conditioned to comply with County Ordinance No. 659 in order to mitigate the potential effects to fire services.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

35. Sheriff Services

Source: RCIP

Findings of Fact: The proposed area is serviced by the Riverside County Sheriff's Department. The proposed project would not have an incremental effect on the level of sheriff services provided in the vicinity of the project area. The project will not physically alter existing facilities or result in the construction of new or physically altered facilities. The proposed area is serviced by the Riverside County Sheriff's Department. The proposed project would not have an incremental effect on the level of sheriff services provided in the vicinity of the project area. Any construction of new facilities required by the cumulative effects of this project and surrounding projects would have to meet all applicable environmental standards. This project has been conditioned to comply with County Ordinance No. 659 in order to mitigate the potential effects to fire services. This is a standard Condition of Approval and pursuant to CEQA is not considered mitigation.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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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. Any construction of new facilities required by the cumulative effects will have to meet all applicable environmental standards.

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"/>
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Source: GIS database

Findings of Fact: The project will not physically alter existing facilities or result in the construction of new or physically altered facilities. The proposed project is located within the Riverside Unified School District. Any construction of new facilities required by the cumulative effects of this project and surrounding projects would have to meet all applicable environmental standards. This project has 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.

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"/>
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Source: RCIP

Findings of Fact: Library services for existing residences on the project site are provided by the Riverside County Public Library System. Development fees are required by the Riverside County Public Library System. The project will not physically alter existing facilities or result in the construction of new or physically altered facilities. Development fees required by the Riverside County Ordinance No. 659 may be used at the County's discretion to provide additional library facilities. Any construction of new facilities required by the cumulative effects of this project and surrounding projects would have to meet all applicable environmental standards. This project has been conditioned to comply with County Ordinance No. 659 in order to mitigate the potential effects to library services. This is a standard condition of approval and pursuant to CEQA is not considered mitigation.

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. Any construction of new facilities required by the cumulative effects will have to meet all applicable environmental standards.

Mitigation: No mitigation measures are required.

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

38. Health Services

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Source: RCIP

Findings of Fact: The proposed commercial uses will cause a less than significant impact on health services. The site is located within the service parameters of County health centers. The project will not physically alter existing facilities or result in the construction of new or physically altered facilities. The presence of medical communities generally corresponds with the increase in population associated with the new development. Any construction of new facilities required by the cumulative effects of this project and surrounding projects would have to meet all applicable environmental standards.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

RECREATION

39. Parks and Recreation

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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a. Would the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?

b. Would the project include the use of existing neighborhood or regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?

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

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

Findings of Fact:

- a) The proposed commercial uses and potential land subdivision on the low density residential portion to remain will not be required to provide recreational facilities or the construction or expansion of recreational facilities which might have an adverse physical effect on the environment.
- b-c) The residential portion of the project site will be required to pay parks and recreation fees to the appropriate parks district which would mitigate impacts on use of existing neighborhood or regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated. However, the area being changed to commercial uses

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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is not subject to QUIMBY fees. Since this is not unique mitigation, impacts are determined to be less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

40. Recreational Trails

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Source: RCIP, Open Space and Conservation Map for Western County trail alignments

Findings of Fact: There are no General Plan Trails located adjacent to or within the vicinity of the proposed project site. Therefore no recreational trails shall be proposed.

Mitigation: No mitigation required.

Monitoring: No monitoring required.

TRANSPORTATION/TRAFFIC Would the project

41. Circulation

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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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 type="checkbox"/>	<input checked="" type="checkbox"/>
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b. Result in inadequate parking capacity?

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"/>
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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"/>
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e. Alter waterborne, rail or air traffic?

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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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"/>
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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"/>
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h. Cause an effect upon circulation during the project's construction?

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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i. Result in inadequate emergency access or access to nearby uses?

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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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"/>
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Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Source: RCIP, Transportation Department Review, *Trip Generation*, 8th Edition, City of Riverside Commet Letter

- a) Trip generation surveys conducted by the Institute of Transportation Engineers concluded that the national average rate of daily trip generation for a shopping center is approximately 4.89 trips for every 1,000 sq. ft of Gross Leasable Area. The project proposes 1.6 Gross Acres (69,696 sq ft) for commercial use, which at a maximum 0.35 Floor Area Ratio would allow 24,393 sq. ft. leasable area, would contribute 119 ADT at peak hours. The project will not have an access point is along Van Buren Boulevard for safety concerns due to proximity to the intersection with Ridgeway Avenue. Any commercial or residential access will only be permitted from Ridgeway Avenue, however, Ridegway Avenue is not a major access road for community of Woodcrest, the majority of traffic will be concentrated onto Van Buren Boulevard, classified as a six lane Urban Arterial within the County's Circulation Plan (Figure C-1). Figure C-3, Link/Volume Capacity/Level of Service for Riverside County Roadways, of the Circulation Element describes a Service Level "C" four lane Arterial as having 94,000 average daily trips (ADT). As such, the proposed project's additional 119 ADT will not cause an increase in traffic which is substantial in relation to the existing traffic load and capacity of the street system or result in inadequate parking capacity.
- b) The project will not result in inadequate parking capacity nor will it exceed either individually or cumulatively, a level of service standard established by the county congestion management agency for designated road or highway.
- c-f) Trip generation surveys conducted by the Institute of Transportation Engineers concluded that the national average rate of daily trip generation for a shopping center is approximately 4.89 trips for every 1,000 sq. ft of Gross Leasable Area. The project proposes 1.6 Gross Acres (69,696 sq ft) for commercial use, which at a maximum 0.35 Floor Area Ratio would allow 24,393 sq. ft. leasable area, would contribute 119 ADT at peak hours. The project will not have an access point is along Van Buren Boulevard for safety concerns due to proximity to the intersection with Ridgeway Avenue. Any commercial or residential access will only be permitted from Ridgeway Avenue, however, Ridegway Avenue is not a major access road for community of Woodcrest, the majority of traffic will be concentrated onto Van Buren Boulevard, classified as a six lane Urban Arterial within the County's Circulation Plan (Figure C-1). Figure C-3, Link/Volume Capacity/Level of Service for Riverside County Roadways, of the Circulation Element describes a Service Level "C" four lane Arterial as having 94,000 average daily trips (ADT). As such, the proposed project's additional 119 ADT will not have a significant impact on a level of service standard on existing roads, cause a change in air traffic patterns, alter waterborne, rail or air traffic, or alter street design.
- g) The project will not have an effect upon, or a need for new or altered maintenance of roads.
- h) The project shall not cause an effect upon circulation during the project's construction.
- i) The project shall not result in inadequate emergency access or access to nearby uses.
- j) The project does not conflict with adopted policies supporting alternative transportation (e.g. bus turnouts, bicycle racks).

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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42. Bike Trails	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Source: RCIP

Findings of Fact: RCIP, Riverside Extended Mountainous Area Plan, Figure 9 "Trails and Bikeway System"

Findings of Fact: There are no general plan designated bike trails adjacent to the project site therefore no bike trails are proposed.

Mitigation: No mitigation measures are required

Monitoring: No monitoring measures are required.

UTILITY AND SERVICE SYSTEMS Would the project

43. Water	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input type="checkbox"/>
b. Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source: Department of Environmental Health Review, Staff Review, application materials.

Findings of Fact: The project will be served by Western Municipal Water District with existing water facilities pursuant to the arrangement of financial agreements. The Department of Environmental Health has required the project to obtain a will serve letter from the Beaumont/Cherry Valley Water District. The proposed project will not require or result in the construction of new water treatment facilities or expansion of existing facilities.

Mitigation: No mitigation required.

Monitoring: No monitoring required.

44. Sewer	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input 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"/>

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

Findings of Fact:

a-b) The project will be served by sewer provided by Western Municipal Water District. The Riverside County Department of Environmental Health has reviewed this project. The project does not require or will not result in the construction of new water treatment facilities or expansion of existing facilities, the construction of which would cause significant environmental effects. There is a sufficient water supply available to serve the project from existing entitlements and resources.

Mitigation: No mitigation required.

Monitoring: No monitoring required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
45. Solid Waste	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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, Riverside County Waste Management District correspondence

Findings of Fact: The project will be served by Riverside County Waste Management Department with solid waste removal pursuant to the arrangement of financial agreements. The proposed project will not require nor result in the construction of new landfill facilities, including the expansion of existing facilities.

Mitigation: No mitigation required.

Monitoring: No monitoring required.

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

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Source: RCIP

Findings of Fact: Letters to the applicable servicing entities did not elicit any responses indicating that the proposed project would require substantial new facilities or expand facilities.

Mitigation: No mitigation required.

Monitoring: No monitoring 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, or 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"/>
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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.

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

Findings of Fact: The project does not have impacts which are individually limited, but cumulatively considerable.

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

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Findings of Fact: The proposed project would not result in environmental effects which would cause substantial adverse effects on human beings, either directly or indirectly.

VI. EARLIER ANALYSES

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

Earlier Analyses Used, if any:

County of Riverside General Plan Final EIR, prepared by the County of Riverside, dated October 2003, certified by the Board of Supervisors October 7, 2003.

Riverside County Integrated Project, prepared by the County of Riverside, dated October 2003, certified by the Board of Supervisors October 7, 2003.

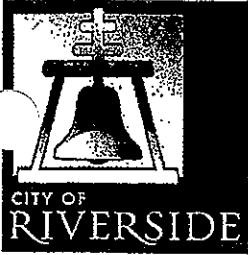
Multi Species Habitat Conservation Plan (MSHCP), prepared by Dudek & Associates, June 2003.

MSHCP EIR/EIS CEQ 020463, Prepared by Dudek & Associates/ LSA Associates, June 2003.

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

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

JH:jh
 Y:\Planning Case Files-Riverside office\GPA00897\EA41690.GPA00897.doc
 Revised: 1/6/09



Community Development
Department
Planning Division

May 26, 2009

Nicole Berumen, Project Planner
Riverside County Planning Department
4080 Lemon Street, Ninth Floor
P. O. Box 1409
Riverside CA, 92502-1409

**SUBJECT: GENERAL PLAN AMENDMENT (GPA) NO. 897 AND CHANGE OF
ZONE (CZ) NO. 7706**

Dear Ms. Berumen:

On May 7, 2009 the City sent a response letter on this proposal citing both the City and County General Plan policies for Van Buren Boulevard development as reasons for not supporting a change of zone on the front portion of this property. While the proposal is not ideal and serves to encourage piecemeal commercial development, we also understand and acknowledge that this is a stand alone parcel with limited opportunities for consolidation with adjacent properties under separate ownership. As such, a commercial development with the appropriate site design improvements on the front half of the lot, adjacent to Van Buren Boulevard, could be supported and still meet the intent of the City and County General Plans. After further consideration, the City would not oppose the proposal if the following conditions are imposed on the rezoning and any future commercial design review application.

1. Require an access agreement with the property to the west to encourage mutual access between properties to minimize driveways on Van Buren Boulevard.
2. Require access only be permitted from Ridgeway Avenue until the property on the west is developed commercially with joint driveway that can be shared by the two projects.
3. Require that the project be design to support a joint driveway with the project to the west.

With these recommendations, the objectives of both the City and County General Plan can be achieved to reduce the number of driveway openings along Van Buren Boulevard and support more unified nodes or hubs of commercial development along Van Buren Boulevard.

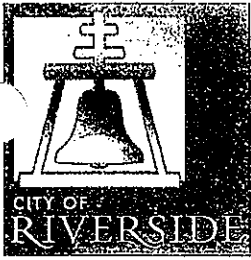
City staff appreciates your collaboration on this project and looks forward to continue working alongside the County of Riverside and the project applicant. Please forward any updated plans or environmental documents, as they may pertain to this project, to the Planning Division for further review. Should you have any questions regarding this letter, please feel free to contact Moises A. Lopez, Associate Planner, at (951) 826-5264 or mlopez@riversideca.gov.

Sincerely,



Ken Gutierrez, AICP
Planning Director

cc: Ronald Loveridge, Mayor
Riverside City Council Members
Brad Hudson, City Manager
Belinda Graham, Assistant City Manager
Scott Barber, Community Development Director
Steve Libring, Traffic Engineer
Supervisor Buster, 4080 Lemon Street, 5th Floor, Riverside CA, 92502-1527
Ron Goldman, Planning Director, 4080 Lemon Street, 9th Floor, Riverside, CA 92502
Adkan Engineers, 6820 Airport Drive, Riverside, CA 92504



Community Development
Department
Planning Division

May 7, 2009

Nicole Berumen, Project Planner
Riverside County Planning Department
4080 Lemon Street, Ninth Floor
P. O. Box 1409
Riverside CA, 92502-1409

**SUBJECT: GENERAL PLAN AMENDMENT (GPA) NO. 897 AND CHANGE OF ZONE (CZ)
NO. 7706**

Dear Ms. Berumen:

Thank you for the opportunity to comment on the above-noted project, a proposed General Plan Amendment and Change of Zone for approximately 1.98 gross acres of the parcel located on the northwest corner of Van Buren Boulevard and Ridgeway Avenue. The proposal would amend the land use designation from RC-VLDR (Rural Community – Very Low Density Residential) to CD-CR (Community Development – Commercial Retail) and change the zone from R-A-1 (Residential Agricultural) to C-P-S (Scenic Highway Commercial). Although not in an active annexation area, the project area is located within the potential Woodcrest Annexation Area (Area E) and is adjacent to Riverside City limits. As a result, City staff offers the following comments for your consideration.

- The City's General Plan (General Plan 2025) land use designation for the project site is VLDR – Very Low Density Residential. The VLDR land use designation intends for single family residential developments, with a permitted maximum density of 2.0 dwelling units per acre. Currently, the County's land use designation of RC-VLDR is consistent with the City's land use designation as it intends for single family residential developments on larger sized lots (one acre minimum). Should the proposed GPA and CZ to allow a commercial land use and zoning designation on the project area proceed, the County would be creating a noticeable land use inconsistency.
- The speculative nature of this proposal serves to encourage piecemeal, fragmented strip commercial development inconsistent with both the City's and County's General Plans. The City's 2025 Land Use Element Policies LU-9.5 and LU-9.6 note that small individual strip developments should be discouraged, favoring instead more unified nodes or hubs of commercial development along major arterials such as Van Buren Boulevard. The County General Plan also supports these policies. The Lake Mathews/Woodcrest Area Plan portion of the County General Plan recognizes Van Buren Boulevard as a Scenic Highway. Policy LMWAP 10.4 notes that strip commercial uses should be avoided along scenic highways. If the CD-CR zone is approved at this location on such a narrow and deep lot, it would, in essence, be promoting strip commercial. In addition, policy LMWAP 11.1 recommends promoting traffic safety on Van Buren Boulevard by restricting future direct access to Van Buren Boulevard. However, permitting commercial zoning on this narrow lot without promoting consolidation of lots is permitting direct access to Van Buren Boulevard or limiting access to Ridgeway Avenue which serves a residential neighborhood. Therefore, City staff objects to the proposed GPA and CZ.

In the event the County chooses to proceed with the GPA and CZ, at a minimum, the following needs to be addressed.

- The project area map shows a 105 foot right-of-way for Van Buren Boulevard. Under the County's Circulation Element of the Lake Mathews/Woodcrest Area Plan, Van Buren Boulevard is designated as an "Urban Arterial" with a 152-foot planned right-of-way width. The Circulation and Community Mobility Element of the City's General Plan 2025 (Figure CCM-4 -- Master Plan of Roadways) designates Van Buren Boulevard as a 120-foot Arterial Road. Consequently, the project needs to be conditioned for dedications as necessary to accommodate, at a minimum, a 120-foot right-of-way for Van Buren Boulevard.
- The Circulation and Community Mobility Element of the City's General Plan 2025 (Policy CCM-2.7) calls for limiting driveway and local street access to arterial streets to maintain a desired quality of traffic flow. Consistent with this policy, any future access to future commercial development needs to be from Ridgeway Avenue and not from Van Buren Boulevard. This will serve to maintain a reasonable distance between access points along Van Buren Boulevard and allow for continued higher-speed traffic flow. Necessarily, Ridgeway Avenue, Van Buren Avenue, and the intersection of these two streets will need to be fully improved as necessary to accommodate the anticipated traffic demand of future commercial development. This could potentially include improvements such as acceleration, deceleration lanes & signalization.

City staff appreciates your collaboration on this project and looks forward to continue working alongside the County of Riverside and the project applicant. Please forward any updated plans or environmental documents, as they may pertain to this project, to the Planning Division for further review. Should you have any questions regarding this letter, please feel free to contact Moises A. Lopez, Associate Planner, at (951) 826-5264 or mlopez@riversideca.gov.

Sincerely,



Ken Gutierrez, AICP
Planning Director

cc: Ronald Loveridge, Mayor
Riverside City Council Members
Brad Hudson, City Manager
Belinda Graham, Assistant City Manager
Scott Barber, Community Development Director
Steve Libring, Traffic Engineer
Supervisor Buster, 4080 Lemon Street, 5th Floor, Riverside CA, 92502-1527
Ron Goldman, Planning Director, 4080 Lemon Street, 9th Floor, Riverside, CA 92502
Adkan Engineers, 6820 Airport Drive, Riverside, CA 92504

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

*Set ID#
 (COD 459)*

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

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

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

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED.

CASE NUMBER: GPA00897 DATE SUBMITTED: 1-2-08

I. GENERAL INFORMATION

APPLICATION INFORMATION

Applicant's Name: RICHARD KREEDMAN E-Mail: _____

Mailing Address: 30 PRESISIO PLACE
PALM DESERT CA 92260
City State ZIP

Daytime Phone No: (760) 568-6621 Fax No: (760) 568-6621

Engineer/Representative's Name: Adkan Engineers E-Mail: jbello@adkan.com

Mailing Address: 6820 AIRPORT DRIVE
RIVERSIDE CA 92504
City State ZIP

Daytime Phone No: (951) 688-0241 Fax No: (951) 688-0599

Property Owner's Name: Kreedman Family #4 Limited E-Mail: _____
Partnership

Mailing Address: 30 PRESISIO PLACE
PALM DESERT CA 92260
City State ZIP

Daytime Phone No: (760) 568-6621 Fax No: (760) 568-6621

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 41690 / CFB 05038

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.

RICHARD KREEDMAN

PRINTED NAME OF APPLICANT

Richard Kreedman

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.

RICHARD KREEDMAN

PRINTED NAME OF PROPERTY OWNER(S)

Richard Kreedman

SIGNATURE OF PROPERTY OWNER(S)

PRINTED NAME OF PROPERTY OWNER(S)

SIGNATURE OF PROPERTY OWNER(S)

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

PROPERTY INFORMATION:

Assessor's Parcel Number(s): 280-100-016

Section: 19 Township: 3S Range: 4W

Approximate Gross Acreage: 2.81+/- ACRES

General location (nearby or cross streets): North of VAN BUREN BLVD. South of HIBISCUS AVE. East of NEELY LANE West of RIDGEWAY AVE.

APPLICATION FOR AMENDMENT TO THE RIVERSIDE COUNTY GENERAL PLAN

Thomas Brothers map, edition year, page number, and coordinates: (2006) PG. 746 GRID B-3

Existing Zoning Classification(s): R-A-1

Existing Land Use Designation(s): VLDR-RC

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

Amend APN:280-100-016 of the Lake Mathews / Woodcrest Area Plan. From Very Low Density Residential-RC to Commercial Retail.

Related cases filed in conjunction with this request:

CHANGE OF ZONE

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

Case Nos. _____

E.A. Nos. (if known) _____ E.I.R. Nos. (if applicable): _____

Name of Company or District serving the area the project site is located (if none, write "none.")	Are facilities/services available at the project site?	Yes No	
		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	AT&T	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Water Company/District	WESTERN MUNICIPAL WATER DISTRICT	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Sewer District	LEECH LINES/ SEPTIC	<input type="checkbox"/>	<input checked="" 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) 1000+/-

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 12-28-07

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):

Lake Mathews / Woodcrest

EXISTING DESIGNATION(S): Very Low Density Residential-RC

PROPOSED DESIGNATION(S): Commercial Retail

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 07706 DATE SUBMITTED: 3/23/09

APPLICATION INFORMATION

Applicant's Name: RICHARD KREEDMAN E-Mail: _____

Mailing Address: 30 PRESIDIO PLACE
PALM DESERT ^{Street} CA 92260
_{City} _{State} _{ZIP}

Daytime Phone No: (760) 568-6621 Fax No: ()

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: KREEDMAN FAMILY #4 FAMILY PARTNERSHIP E-Mail: _____

Mailing Address: 30 PRESIDIO PLACE
PALM DESERT ^{Street} CA 92260
_{City} _{State} _{ZIP}

Daytime Phone No: (760) 568-6621 Fax No: (760) 568-6621

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.

RICHARD KREEDMAN Richard Kreedman
PRINTED NAME OF APPLICANT SIGNATURE OF APPLICANT

AUTHORITY FOR THIS APPLICATION IS HEREBY GIVEN:

I certify that I am/we are the record owner(s) or authorized agent and that the information filed is true and correct to the best of my knowledge. An authorized agent must submit a letter from the owner(s) indicating authority to sign the application on the owner's behalf.

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

RICHARD KREEDMAN Richard Kreedman
PRINTED NAME OF PROPERTY OWNER(S) 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): 280-100-016

Section: 19 Township: 3S Range: 4W

Approximate Gross Acreage: 2.81+/- ACRES

General location (nearby or cross streets): North of VAN BUREN BLVD., South of HIBISCUS AVE., East of NEELY LANE, West of RIDGEWAY AVE.

Thomas Brothers map, edition year, page number, and coordinates: (2006) PG. 746 GRID B-3

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 IS TO CHANGE THE EXISTING ZONING FROM R-A-1 TO C-P-S. THE PROPOSED CHANGE OF ZONE IS NOT WITHIN A SPECIFIC PLAN, AND IS IN THE

LAKE MATTHEW/ WOODCREST AREA.

Related cases filed in conjunction with this request:

GENERAL PLAN AMENDMENT

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

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. 897 / CHANGE OF ZONE NO. 7706 – Intent to Adopt a Mitigated Negative Declaration – Applicant: Kreedman Family No. 4 Limited Partnership – Engineer/Representative: Adkan Engineers - First Supervisorial District – Woodcrest Zoning District – The Lake Mathews/Woodcrest Area Plan: Rural Community: Very Low Density Residential (RC:VLDR) (1 Acre Minimum) – Location: Northerly of Van Buren Boulevard, easterly of Chicago Avenue, southerly of Hibiscus Avenue, and easterly of Ridgeway Avenue. – 2.81 Gross Acres - Zoning: Residential Agricultural (1 Acre Minimum) (R-A-1) - **REQUEST:** The General Plan Amendment proposes to amend the General Plan Foundation and land use designation from Rural Community: Very Low Density Residential (RC:VLDR) (1 Acre Minimum) to Community Development: Commercial Retail (CD:CR) (0.20 – 0.35 Floor Area Ratio) on the southern 1.6 acres of an approximately 2.81 acre property. The Change of Zone proposes to change the site's zoning classification from Residential Agricultural (1 Acre Minimum) (R-A-1) to and Scenic Highway Commercial (C-P-S) on the southern 1.6 acres of an approximately 2.81 acre property - APN: 280-100-016. (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, Jeff Horn, at 951-955-4641 or email jhorn@rctlma.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: Jeff Horn
(), Box 1409, Riverside, CA 92502-1409

PROPERTY OWNERS CERTIFICATION FORM

I, VINNIE NGUYEN, certify that on 3/31/2010,

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

APN (s) or case numbers GPA00897 For

Company or Individual's Name Planning Department,

Distance buffered 600'

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

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

NAME: Vinnie Nguyen

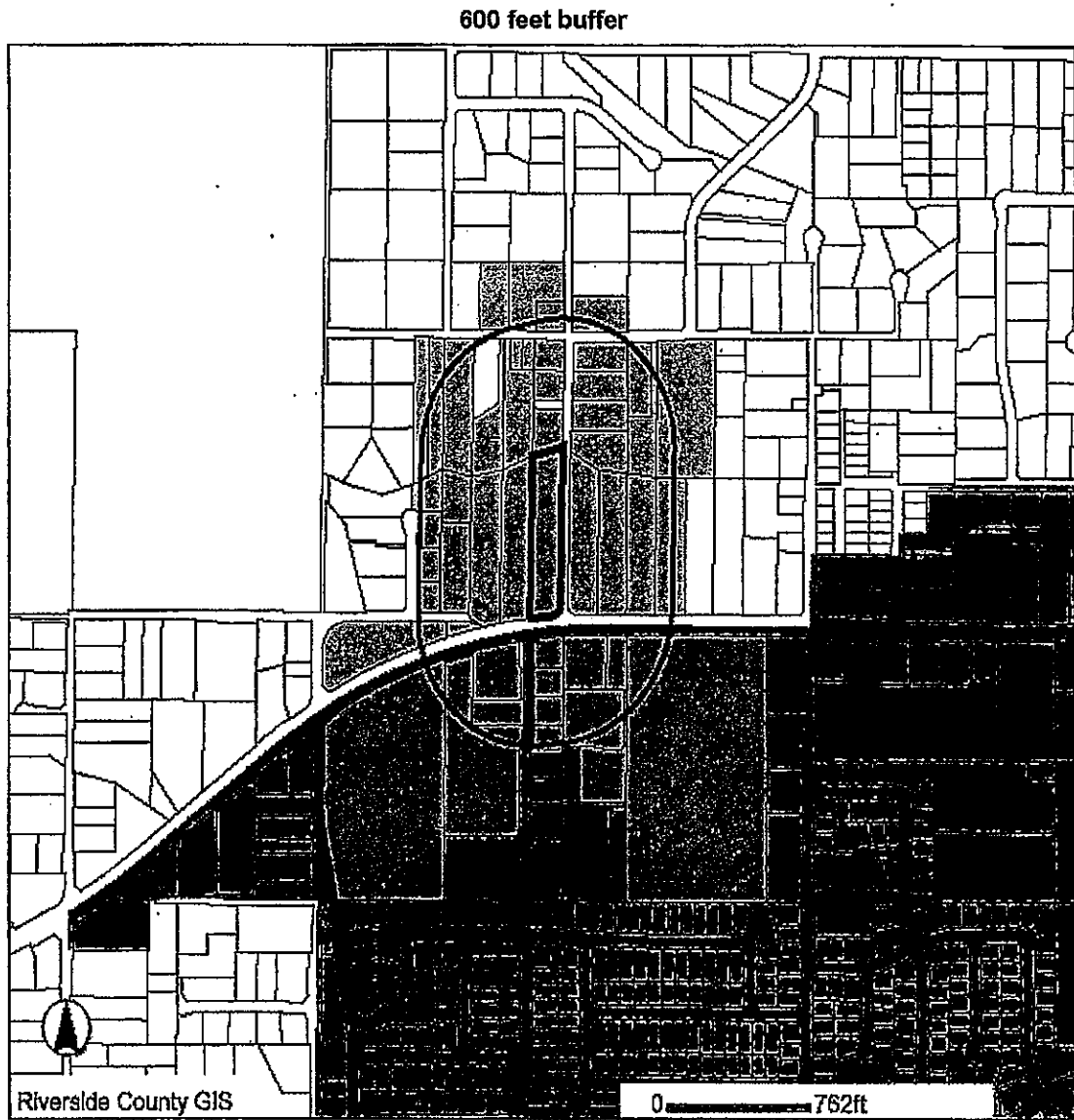
TITLE GIS Analyst

ADDRESS: 4080 Lemon Street 2nd Floor

Riverside, Ca. 92502

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

✓ 3/31/2010
EXPIRES 12/1/2010



Selected parcel(s):

266-020-001	266-020-002	266-020-009	266-020-010	266-020-012	266-020-015	266-020-021
266-020-022	266-020-041	266-020-044	266-020-045	266-020-046	266-020-047	266-020-061
266-020-065	280-060-027	280-060-028	280-060-029	280-060-030	280-080-008	280-080-009
280-080-010	280-080-012	280-080-013	280-080-014	280-080-015	280-080-016	280-080-017
280-080-019	280-090-001	280-090-002	280-090-003	280-090-004	280-090-005	280-090-006
280-090-007	280-100-008	280-100-009	280-100-010	280-100-011	280-100-012	280-100-013
280-100-014	280-100-015	280-100-016	280-110-001	280-110-002	280-110-003	280-110-004

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.

MAP PRINTED ON...03/31/2010

APN: 266020001 ASMT: 266020001
MICHAEL S CONLEY
15761 MARK TWAIN CT
CORONA CA 92880

APN: 266020002 ASMT: 266020002
MOHAMMAD SADEGHIAN
KLARA SADEGHIAN
5967 OMEGA ST
RIVERSIDE CA 92506

APN: 266020009 ASMT: 266020009
KENNETH A SKOG
CHARLENE M SKOG
15008 GOLDEN STAR
RIVERSIDE CA 92506

APN: 266020010 ASMT: 266020010
CHARLES R KERN
809 N 40TH ST
CLEAR LAKE IA 50428

APN: 266020012 ASMT: 266020012
MANUEL IGNACIO
18305 VAN BUREN BLV
RIVERSIDE CA. 92508

APN: 266020015 ASMT: 266020015
WOODCREST CHRISTIAN SCHOOL SYSTEM
18401 VAN BUREN BLV
RIVERSIDE CA. 92508

APN: 266020021 ASMT: 266020021
HASSAN PARIS ROOSTAI
16690 MCALLISTER ST
RIVERSIDE CA 92503

APN: 266020022 ASMT: 266020022
ROBERT L SCOFIC
18233 VAN BUREN BLV
RIVERSIDE CA. 92508

APN: 266020041 ASMT: 266020041
KATHLEEN LENDRA SMITH RALSTON
RALSTON HUGH & PHYLLIS JEAN LIVING TRUST
KATHLEEN S RALSTON
MILDRED I SMITH, ETAL.
C/O HUGH RALSTON
18265 VAN BUREN BLV
RIVERSIDE CA. 92504

APN: 266020044 ASMT: 266020044
CARSON O SMITH
STEPHANIE A SIMONS
16020 LITTLE CT
RIVERSIDE CA. 92508

APN: 266020045 ASMT: 266020045
BERNARDINO R ARREDONDO
JULIA F ARREDONDO
16052 LITTLE CT
RIVERSIDE CA. 92508

APN: 266020046 ASMT: 266020046
LONNIE G RUTT
SANDRA K RUTT
16092 LITTLE CT
RIVERSIDE CA. 92508

APN: 266020047 ASMT: 266020047
TAYLOR COOPER
JAEDA SHANTELE COOPER
16126 LITTLE CT
RIVERSIDE CA. 92508

APN: 266020061 ASMT: 266020061
GRAND DESIGN INV
JOHN C SUN
HANGO K SUN
3051 E WASHINGTON BLV
LOS ANGELES CA 90023

APN: 266020065 ASMT: 266020065
MOHAMMAD M SADEGHIAN
KLARA M SADEGHIAN
5967 OMEGA ST
RIVERSIDE CA 92506

APN: 280060027 ASMT: 280060027
LILA L ODELL
C/O JACK ODELL
18280 HIBISCUS AVE
RIVERSIDE CA. 92508

APN: 280060028 ASMT: 280060028
RICHARD V ARIAS
LUPE M ARIAS
15741 RIDGEWAY AVE
RIVERSIDE CA. 92508

APN: 280060029 ASMT: 280060029
ROBIN E WHITTINGTON
18200 HIBISCUS AVE
RIVERSIDE CA. 92508

APN: 280060030 ASMT: 280060030
MARTIN PALAFOX
MARTHA L PALAFOX
18180 HIBISCUS AVE
RIVERSIDE CA. 92508

APN: 280080008 ASMT: 280080008
PATRICIA ANN LOVATO
18101 HIBISCUS AVE
RIVERSIDE CA. 92508

APN: 280080009 ASMT: 280080009
SCOTT J BELL
15180 DAUCHY AVE
RIVERSIDE CA 92508

APN: 280080010 ASMT: 280080010
DALE A BEYER
LISA A BEYER
18139 HIBISCUS AVE
RIVERSIDE CA. 92508

APN: 280080012 ASMT: 280080012
MAURINE T HUNTER
18163 HIBISCUS AVE
RIVERSIDE CA 92508

APN: 280080013 ASMT: 280080013
EDUARDO M CUEVAS
1182 W 2ND ST
POMONA CA 91766

APN: 280080014 ASMT: 280080014
LAURA A FISH
18213 HIBISCUS AVE
RIVERSIDE CA 92508

APN: 280080015 ASMT: 280080015
SYLVIA L ADEN
18213 HIBISCUS AVE
RIVERSIDE CA. 92508

APN: 280080016 ASMT: 280080016
CHARLES HADDON SPURG LORD
15761 RIDGEWAY AVE
RIVERSIDE CA. 92508

APN: 280080017 ASMT: 280080017
CHRIS SHOWALTER
15793 RIDGEWAY AVE
RIVERSIDE CA. 92508

APN:280080019 ASMT: 280080019
JUDY I SHOWALTER
15833 RIDGEWAY AVE
RIVERSIDE CA. 92508

APN: 280090001 ASMT: 280090001
ROY CARLTON MOORE
MARY ELAINE MOORE
15752 RIDGEWAY AVE
RIVERSIDE CA 92504

APN:280090002 ASMT: 280090002
STEVEN M PAGE
15702 RIDGEWAY AVE
RIVERSIDE CA 92504

APN: 280090003 ASMT: 280090003
ROBERT LEWIS HERN
PATRICIA ANN HERN
15762 RIDGEWAY AVE
RIVERSIDE CA. 92508

APN:280090004 ASMT: 280090004
GERRI ALEXANDER
15842 RIDGEWAY AVE
RIVERSIDE CA. 92508

APN: 280090005 ASMT: 280090005
U S BANK NATL ASSN
C/O AMERICAS SERVICING CO
7485 NEW HORIZON BLDG 3
FREDERICK MD 21703

APN:280090006 ASMT: 280090006
ARTHUR L DAISEY
LINDA J DAISEY
18343 HIBISCUS AVE
RIVERSIDE CA. 92508

APN: 280090007 ASMT: 280090007
SCOTT ENOCH
ELAYNE LORIA
SHANE K THWAITES
AMBER L THWAITES
18361 HIBISCUS AVE
RIVERSIDE CA. 92508

APN:280100008 ASMT: 280100008
TODD B MCLAUGHLIN
DIANE M MCLAUGHLIN
18124 IRIS AVE
RIVERSIDE CA. 92508

APN: 280100009 ASMT: 280100009
MICHAEL J HACKER
JOYCE ANN HACKER
18118 IRIS AVE
RIVERSIDE CA. 92508

APN:280100010 ASMT: 280100010
WILBUR NORMAN
CHERYL NORMAN
18114 IRIS AVE
RIVERSIDE CA. 92508

APN: 280100011 ASMT: 280100011
FRANK A WEST
LINDA C WEST
18110 IRIS AVE
RIVERSIDE CA. 92508

APN:280100012 ASMT: 280100012
LUIS A HERNANDEZ
VICTORIA MARIE HERNANDEZ
LISA HERNANDEZ
18134 IRIS AVE
RIVERSIDE CA. 92508

APN: 280100013 ASMT: 280100013
ROBERT L SHEARER
NADER SHAVERDI
747 EUCLID AVE
ONTARIO CA 91762

APN: 280100014 ASMT: 280100014
BONGCHUN LEE
KYEONG LEE
883 LAGASCA PL
CHULA VISTA CA 91910

APN: 280100015 ASMT: 280100015
ROBERT BARNEY WILKINS
GLADYS JEWELL WILKINS
18200 VAN BUREN BLV
RIVERSIDE CA. 92508

APN: 280100016 ASMT: 280100016
KREEDMAN FAMILY NO 4 LTD PT
C/O RICHARD KREEDMAN
30 PRESIDIO PL
PALM DESERT CA 92260

APN: 280110001 ASMT: 280110001
NESHER FUNDING & ACQUISITIONS
6360 VAN NUYS BLV NO 204
VAN NUYS CA 91401

APN: 280110002 ASMT: 280110002
HARVINDER SINGH
SULEKH CHAND JAIN ANAD
RAVI R JAIN
C/O PREMIER HOMES & LAND INV REALTY
21209 VINTAGE ST
CHATSWORTH CA 91311

APN: 280110003 ASMT: 280110003
MICHAEL J SWANSON
JERI LYNN M SWANSON
15361 CAYUSE CT
RIVERSIDE CA 92506

APN: 280110004 ASMT: 280110004
MARVIN E PULCHEON
LINDA J PULCHEON
17504 KRAMERIA AVE
RIVERSIDE CA 92504

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1-800-GO-AVERY

800-4-AVERY
www.avery.com

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Etiquettes faciles à peeler
AVERY® K160®

Applicant/Owner:
Kreedman Family No 4, LP
30 Presidio Pl.
Palm Desert, CA 92260

Eng-Rep:
Adkan Engineers
6820 Airport Dr.
Riverside, CA 92504

Applicant/Owner:
Kreedman Family No 4, LP
30 Presidio Pl.
Palm Desert, CA 92260

Eng-Rep:
Adkan Engineers
6820 Airport Dr.
Riverside, CA 92504

COUNTY OF RIVERSIDE
TRANSPORTATION AND LAND MANAGEMENT AGENCY

George A. Johnson · Agency Director
Planning Department
Ron Goldman · Planning Director

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

FROM: Riverside County Planning Department
 4080 Lemon Street, 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.

Environmental Assessment No. 41690, General Plan Amendment No. 897, and Change of Zone No. 7706

Project Title/Case Numbers

Jeff Horn
County Contact Person

(951) 955-4641
Phone Number

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

Adkan Engineers
Project Applicant

6820 Airport Dr. Riverside CA 92504
Address

Northerly of Van Buren Boulevard, easterly of Chicago Avenue, southerly of Hibiscus Avenue, and westerly of Ridgeway Avenue.
Project Location

The General Plan Amendment proposes to amend the General Plan Foundation and land use designation for the subject property from "Rural Community: Very Low Density Residential" (RC:VLDR) (1 Ac. Min.) to "Community Development: Commercial Retail" (CD:CR) (0.20 - 0.35 Floor Area Ratio) on the southern 1.6 acres of an approximately 2.81 acre property. The Change of Zone proposes to change the site's zoning classification from Residential Agricultural - 1 Acre Minimum (R-A-1) to and Scenic Highway Commercial (C-P-S) on the southern 1.6 acres of an approximately 2.81 acre property.
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.
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) Mitigation measures WERE made a condition of the approval of the project.
4. A Mitigation Monitoring and Reporting Plan/Program WAS NOT adopted.
5. A statement of Overriding Considerations WAS NOT adopted 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: _____

Y:\Planning Case Files-Riverside office\GPA00897\PC-BOSINOD Form GPA00897.doc Revised 01/15/08

Please charge deposit fee case#: ZEA41690 ZCFG5038

FOR COUNTY CLERK'S USE ONLY

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

MITIGATED NEGATIVE DECLARATION

Project/Case Number: EA41690, General Plan Amendment No. 897, Change of Zone No. 7706

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

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

COMPLETED/REVIEWED BY:

By: Jeff Horn Title: Project Planner Date: June 3, 2010

Applicant/Project Sponsor: Kreed FAMily Trust No. 4 LP Date Submitted: January 2, 2009

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 Jeff Horn at (951) 955-4641.

Revised: 10/16/07

Y:\Planning Case Files-Riverside office\GPA00897\PC-BOS\Mitigated Negative Declaration GPA00897.doc

Please charge deposit fee case#: ZEA41690 ZCFG05038

FOR COUNTY CLERK'S USE ONLY

COUNTY OF RIVERSIDE
SPECIALIZED DEPARTMENT RECEIPT
Permit Assistance Center

M* REPRINTED * R0800048

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: KREEDMAN FAMILY NO 4 LTD PARTNER \$64.00
paid by: CK 1240
CA FISH AND GAME FOR EA41690
paid towards: CFG05038 CALIF FISH & GAME: DOC FEE
at parcel:
appl type: CFG3

By _____ Jan 02, 2008 16:02
MBRASWEL posting date Jan 02, 2008

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

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

COUNTY OF RIVERSIDE
SPECIALIZED DEPARTMENT RECEIPT
Permit Assistance Center

M* REPRINTED * R1001496

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: KREEDMAN FAMILY NO 4 LTD PARTNER \$2,010.25
paid by: CK 1067
CA FISH AND GAME FOR EA41690
paid towards: CFG05038 CALIF FISH & GAME: DOC FEE
at parcel:
appl type: CFG3

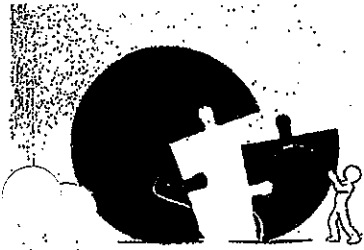
By _____ Feb 10, 2010 08:09
SBROSTRO posting date Feb 10, 2010

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

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

RIVERSIDE COUNTY *File*
PLANNING DEPARTMENT

K. Hesterby



Carolyn Syms Luna
Director

DATE: October 13, 2011

TO: Clerk of the Board of Supervisors

FROM: Planning Department - Riverside Office

SUBJECT: GENERAL PLAN AMENDMENT NO. 1107, CHANGE OF ZONE NO. 7444, PLOT PLAN NO. 22271 - MITIGATED NEGATIVE DECLARATION

(Charge your time to these case numbers)

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

- Place on Administrative Action (Receive & File; EOT)
 - Labels provided If Set For Hearing
 - 10 Day 20 Day 30 day
- Place on Consent Calendar
- Place on Policy Calendar*
- Place on Section Initiation Proceeding (GPIP)
- Hearing Item
- Publish in Newspaper:
 - (3rd Dist) Press Enterprise and The Californian
- Mitigated Negative Declaration
 - 10 Day 20 Day 30 day
- Notify Property Owners (agencies/property owner labels provided)
 - Controversial: YES NO

Designate Newspaper used by Planning Department for Notice of Hearing:
(3rd Dist) Press Enterprise and The Californian

Please schedule on the November 8, 2011 BOS Agenda

Documents to be sent to County Clerk's Office for Posting within five days:

Notice of Determination and Mit Neg Dec Forms
Fish & Game Receipt (CFG04532)

BACKGROUND

The project was approved at Planning Commission on 9/21/11.

BOS SENT 10-13-11

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

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

"Planning Our Future... Preserving Our Past"

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



FROM: TLMA - Planning Department

SUBMITTAL DATE:
October 6, 2011

SUBJECT: GENERAL PLAN AMENDMENT NO. 1107, CHANGE OF ZONE NO. 7444, PLOT PLAN NO. 22271 – Intent to Adopt a Mitigated Negative Declaration – Applicant: Ken and Christina Falik –Third Supervisorial District - Location: Easterly of De Portola Road and Southerly of Camino Del Vino at 37750 De Portola Road – 20.01 Gross Acres - Zoning: Residential Agriculture – 10 Acre Minimum (R-A-10) - **REQUEST:** The general plan amendment proposes to remove the subject property from the Valle de los Caballos Policy Area and place the property into the Citrus/Vineyard Policy Area. The change of zone proposes to change the site's zoning classification from Residential Agricultural - 10 Acre Minimum (R-A-10) to Citrus/Vineyard (C/V). The plot plan proposes that the existing 7,829 square foot, two-story building, which includes a 3,456 square foot garage, be used as a winery, wine-sampling room, special occasions facility with catering, and residence. The project proposes fifty (50) special occasions per year and 34 parking spaces.

RECOMMENDED MOTION:

ADOPTION of a **MITIGATED NEGATIVE DECLARATION** for **ENVIRONMENTAL ASSESSMENT NO. 41137**, based on the findings incorporated in the initial study and the conclusion that the project will not have a significant effect on the environment; and,

APPROVAL of **GENERAL PLAN AMENDMENT NO. 1107** based upon the findings and conclusions incorporated in the staff report; and,

APPROVAL of **CHANGE OF ZONE NO. 7444** based upon the findings and conclusions

Carolyn Syms Luma

Carolyn Syms Luma
Planning Director

Initials:
CSL:vc/dm *P.M.*

(Continued on next page)

REVIEWED BY EXECUTIVE OFF
DATE
Departmental Concurrence
Tina Grande

Dept R: Policy
Per Exec. Ofc.: Consent Policy
 Consent Policy

Prev. Agn. Ref. | **District:** Third | **Agenda Number:**

incorporated in the staff report; and,

APPROVAL of PLOT PLAN NO. 22271, subject to the attached conditions of approval, and based upon the findings and conclusions incorporated in the staff report; and,

ADOPTION of PLANNING COMMISSION RESOLUTION RECOMMENDING ADOPTION OF GENERAL PLAN AMENDMENT NO. 1107 to the BOARD OF SUPERVISORS, based on the findings and conclusions incorporated into the staff report.

BACKGROUND

The Plot Plan and Zone Change were originally heard by the Planning Commission on April 7, 2010, in accordance with Board Policy A-57 (Review of Unauthorized Businesses). The two applications were continued to allow time for the 3rd District Planning Commissioner to visit the subject site. Later it was determined necessary for the applicant to file a General Plan Amendment (GPA) application, which would then be processed concurrently with the Plot Plan and Zone Change. Those two applications were continued numerous times by the Commission while the GPA worked its way through the General Plan Initiation Process (GPIP). After the Board initiated the GPA and staff had completed Tribal Consultation, as required by the Government Code, these 3 applications were subsequently advertised for a public hearing before the Planning Commission.

At the September 21, 2011 Planning Commission hearing, staff presented a memo containing several emails received relative to the project, and recommended modifications to certain conditions of approval¹ dealing primarily with the project's hours of operation. The Commission discussed, and testimony was taken relative to, the fact that the facility was operating without land use approval. Additional discussion revolved around days and hours of operation; potential noise concerns, with restrictions for special occasion events, except weddings, to occur indoors, and limitations regarding outdoor amplified sounds; as well as Water Quality Management Plans and required Best Management Practices (BMPs) and management thereof. The Commission, as part of their approval action, accepted the recommended modifications to the conditions of approval, and directed staff to modify the project description.

Subsequent to the hearing, Staff prepared an Addendum Staff report reflecting the modified project description.

Y:\Planning Case Files-Riverside office\PP22271\DH-PC-BOS\BOS 2011\Form 11P - 2011.PP22271 BOS clean version.doc

¹ Modified Conditions of Approval

10. EVERY. 1 (pg. 1)
10. PLANNING. 8 (pg. 10)
10. PLANNING. 38 (pg. 13)
10. PLANNING. 39 (pg. 13)
10. TRANS. 5 (pgs. 16-18)
60. TRANS. 2 (pg. 27)

Agenda Item No.: 3.2
Area Plan: Southwest
Zoning Area: Rancho California
Supervisory District: Third
Project Planner: Kinika Hesterly
Planning Commission: September 21, 2011
Continued From: 6/22/11, 2/16/11, 12/01/10,
9/15/10, 7/14/10, 5/05/10 and 4/07/10

GENERAL PLAN AMENDMENT NO. 1107
CHANGE OF ZONE NO. 7444
PLOT PLAN NO. 22271
Environmental Assessment No. 41137
Applicant: Ken & Christina Falik

COUNTY OF RIVERSIDE PLANNING DEPARTMENT
ADDENDUM STAFF REPORT

PROJECT DESCRIPTION AND LOCATION:

The project description has been changed to include catering and revised hours of operation. The updated project description reads:

The plot plan proposes that the existing 7,829 square foot, two-story building, which includes a 3,456 square foot garage, be used as a winery, tasting room, special occasions facility with catering and residence.

The project proposes to host up to fifty (50) special occasions per year, with a maximum of 100 guests. The winery proposes to be open for wine tasting 10 am to 6 pm daily. The special occasions will occur on Saturdays only and are required to cease at 10 pm. The project proposes 34 parking spaces and special occasions will be parked by valet.

RECOMMENDATIONS:

The order of recommendations was revised as follows:

ADOPTION of a **MITIGATED NEGATIVE DECLARATION** for **ENVIRONMENTAL ASSESSMENT NO. 41137**, based on the findings incorporated in the initial study and the conclusion that the project will not have a significant effect on the environment; and,

TENTATIVE APPROVAL of **GENERAL PLAN AMENDMENT NO. 1107** based upon the findings and conclusions incorporated in the staff report; and,

TENTATIVE APPROVAL of **CHANGE OF ZONE NO. 7444** based upon the findings and conclusions incorporated in the staff report; and,

APPROVAL of **PLOT PLAN NO. 22271**, subject to the attached conditions of approval, and based upon the findings and conclusions incorporated in the staff report, and,

ADOPTION of **PLANNING COMMISSION RESOLUTION RECOMMENDING ADOPTION OF GENERAL PLAN AMENDMENT NO. 1107** to the **BOARD OF SUPERVISORS**, based on the findings and conclusions incorporated into the staff report.

**PLANNING COMMISSION
MINUTE ORDER SEPTEMBER 21, 2011**

- I. **AGENDA ITEM 3.2: GENERAL PLAN AMENDMENT NO. 1107, CHANGE OF ZONE NO. 7444, PLOT PLAN NO. 22271** – Intent to Adopt a Mitigated Negative Declaration– Applicant: Christina Falik – Engineer/ Representative: Same as applicant- Third Supervisorial District - Rancho California Zoning Area – Southwest Area Plan: Rural: Rural Residential (RR) (5 Acre Minimum) – Location: Easterly of De Portola Road and Southerly of Camino Del Vino at 37750 De Portola Road, Temecula, CA 92592– 20.01 Gross Acres - Zoning: Residential Agriculture – 10 Acre Minimum (R-A-10) (Quasi-judicial)

II. **PROJECT DESCRIPTION**

The general plan amendment proposes to amend the General Plan Policy Area from Valle de los Caballos to Citrus/Vineyard for the subject site. The change of zone proposes to change the site's zoning classification from Residential Agricultural - 10 Acre Minimum (R-A-10) to Citrus/Vineyard (C/V). The plot plan proposes that the existing 7,829 square foot, two-story building, with a 3,456 square foot garage, be used as a winery, wine-sampling room, special occasion's facility and residence. The project proposes a maximum of fifty (50) special occasions and 34 parking spaces. – APN: 927-280-036.

III. **MEETING SUMMARY**

The following staff presented the subject proposal:

Project Planner: Kinika Hesterly at 951-955-1888 or e-mail khesterl@rcplma.org.

There were no speakers in favor of the subject proposal:

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

IV. **CONTROVERSIAL ISSUES**

Noise and number of special occasions

V. **PLANNING COMMISSION ACTION**

The Planning Commission, by a vote of 5-0,

ADOPTED a **MITIGATED NEGATIVE DECLARATION** for **ENVIRONMENTAL ASSESSMENT NO. 41137**, based on the findings incorporated in the initial study and the conclusion that the project will not have a significant effect on the environment; and,

TENTATIVELY APPROVED **GENERAL PLAN AMENDMENT NO. 1107** based upon the findings and conclusions incorporated in the staff report; and,

TENTATIVELY APPROVED **CHANGE OF ZONE NO. 7444** based upon the findings and conclusions incorporated in the staff report; and,

APPROVED **PLOT PLAN NO. 22271**, subject to the attached conditions of approval, and based upon the findings and conclusions incorporated in the staff report; and,

ADOPTED **PLANNING COMMISSION RESOLUTION RECOMMENDING ADOPTION OF GENERAL PLAN AMENDMENT NO. 1107 to the BOARD OF SUPERVISORS**, based on the findings and conclusions incorporated into the staff report.

GD

**PLANNING COMMISSION
MINUTE ORDER SEPTEMBER 21, 2011**

The entire discussion of this agenda item can be found on CD. For a copy of the CD, please contact Desiree Bowie, Interim Planning Commission Secretary, at (951) 955-0222 or E-mail at dbowie@rctlma.org

**PLANNING COMMISSION
MINUTE ORDER JUNE 22, 2011
RANCHO COMMUNITY CHURCH**

I. AGENDA ITEM 3.2: PLOT PLAN NO. 22271/ CHANGE OF ZONE NO. 7444 – CEQA Exempt –
Applicant: Kenneth and Christina Falik – Engineer/Representative: Hall & Foreman Inc. - Third
Supervisory District – Rancho California Zoning Area - Southwest Area Plan: Rural: Rural
Residential – Location: Easterly of De Portola Road, northerly of Oak Mountain Road, and
southerly of Galway Downs Drive. – 20 Gross Acres - Zoning: Residential Agriculture - 10 Acre
Minimum (R-A-10) (Quasi-judicial)

II. PROJECT DESCRIPTION

To change the site's zoning classification from Residential Agriculture 10 Acre Minimum (R-A-10) to
Light Agriculture 5 Acre Minimum (A-1-5) – APN: 927-280-036.

III. MEETING SUMMARY

The following staff presented the subject proposal:

Project Planner: Kinika Hesterly at 951-955-1888 or e-mail khesterl@rctlma.org

There were no speakers in favor of the subject proposal:

There were no speakers in a neutral position

There were no speakers in opposition of the subject proposal.

IV. CONTROVERSIAL ISSUES

NONE

V. PLANNING COMMISSION ACTION

The Planning Commission, by a vote of 5-0

CONTINUED TO AUGUST 24, 2011 (THIS HEARING CANCELLED)

CD

The entire discussion of this agenda item can be found on CD. For a copy of the CD, please
contact Desiree Bowie, Interim Planning Commission Secretary, at (951) 955-0222 or E-mail at
dbowie@rctlma.org

**PLANNING COMMISSION
MINUTE ORDER FEBRUARY 16, 2011
RIVERSIDE COUNTY ADMINISTRATION CENTER**

- I. **AGENDA ITEM 3.7: PLOT PLAN NO. 22271/ CHANGE OF ZONE NO. 7444 – CEQA Exempt –**
Applicant: Kenneth and Christina Falik – Engineer/Representative: Hall & Foreman Inc. - Third Supervisorial District – Rancho California Zoning Area - Southwest Area Plan: Rural: Rural Residential – Location: Easterly of De Portola Road, northerly of Oak Mountain Road, and southerly of Galway Downs Drive. – 20 Gross Acres - Zoning: Residential Agriculture - 10 Acre Minimum (R-A-10) (Quasi-judicial)

PROJECT DESCRIPTION

- II. To change the site's zoning classification from Residential Agriculture 10 Acre Minimum (R-A-10) to Light Agriculture 5 Acre Minimum (A-1-5) – APN: 927-280-036.
- III.

MEETING SUMMARY

The following staff presented the subject proposal:

Project Planner: Kinika Hesterly at 951-955-1888 or e-mail khesterl@rctlma.org.

There were no speakers in favor of the subject proposal:

There were no speakers in neutral of the subject proposal.

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

CONTROVERSIAL ISSUES

NONE

IV. **PLANNING COMMISSION ACTION**

The Planning Commission, by a vote of 5-0:

CONTINUED CHANGE OF ZONE NO. 7444 and PLOT PLAN NO. 22271 to June 22, 2011 to allow time for GENERAL PLAN AMENDMENT NO. 1107 to complete the initiation process at the Board of Supervisors.

V. **CD**

The entire discussion of this agenda item can be found on CD. For a copy of the CD, please contact Desiree Bowie, Interim Planning Commission Secretary, at (951) 955-0222 or E-mail at dbowie@rctlma.org

**PLANNING COMMISSION
MINUTE ORDER DECEMBER 1, 2010
RIVERSIDE COUNTY ADMINISTRATION CENTER**

- I. **AGENDA ITEM 4.8: CHANGE OF ZONE NO. 7444 / PLOT PLAN NO. 22271** – CEQA Exempt– Applicant: Christina Falik – Engineer/ Representative: Hall & Foreman Inc. - Third Supervisorial District - Rancho California Zoning Area – Southwest Area Plan: Rural: Rural Residential (RR) (5 Acre Minimum) – Location: Easterly of De Portola Road & Southerly of Camino Del Vino – 20.01 Gross Acres - Zoning: Residential Agricultural - 10 Acre Minimum (R-A-10). (Legislative)

PROJECT DESCRIPTION

- II. The change of zone proposes to change the site's zoning classification from Residential Agricultural 10-Acre Minimum (R-A-10) to Light Agriculture – 10 Acre Minimum (A-1-10). The plot plan proposes to permit an existing winery, tasting room and special event facility located in an existing 3,744 square foot garage. 1,500 square feet of the garage is used for the tasting room and 2,244 square feet is used for the wine production and storage area. The residence/ caretaker's unit is located above the garage. The project proposes to host fifty (50) special events per year with approximately 50-100 guests, which include wine maker dinners, private corporate parties, and small weddings. The winery will be open for wine tasting by appointment only Friday through Sunday and some holidays from 11:00 am to 5:00 pm. The project proposes 14 parking spaces and overflow parking in the northeast portion of the site to accommodate an additional 20 parking spaces for special events – APN: 927-280-036. (Continued from 4/07/10 & July 14, 2010)

III.

MEETING SUMMARY

The following staff presented the subject proposal:

Project Planner: Kinika Hesterly, at 951-955-1888 or e-mail khesterl@rctlma.org.

The following person(s) spoke in favour of the subject proposal:

None

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

CONTROVERSIAL ISSUES

NONE

IV. **PLANNING COMMISSION ACTION**

The Planning Commission, by a vote of 5-0 recommended to the Board of Supervisors;

CONTINUE CHANGE OF ZONE NO. 7444 and PLOT PLAN NO. 22271 WITH DISCUSSION to February 16, 2011.

V. **CD**

The entire discussion of this agenda item can be found on CD. For a copy of the CD, please contact Desiree Bowle, Interim Planning Commission Secretary, at (951) 955-0222 or E-mail at dbowie@rctlma.org

**PLANNING COMMISSION
MINUTE ORDER SEPTEMBER 15, 2010
RIVERSIDE COUNTY ADMINISTRATION CENTER**

- I. AGENDA ITEM 4.9: CHANGE OF ZONE NO. 7444 / PLOT PLAN NO. 22271 - CEQA Exempt**
– Applicant: Christina Falk – Engineer/ Representative: Hall & Foreman Inc. – Third Supervisorial District - Rancho California Zoning Area – Southwest Area Plan: Rural: Rural Residential (RR) (5 Acre Minimum) – Location: Easterly of De Portola Road & Southerly of Camino Del Vino – 20.01 Gross Acres - Zoning: Residential Agricultural - 10 Acre Minimum (R-A-10). (Quasi-judicial)

II. PROJECT DESCRIPTION

The change of zone proposes to change the site's zoning classification from Residential Agricultural 10-Acre Minimum (R-A-10) to Light Agriculture – 10 Acre Minimum (A-1-10). The plot plan proposes to permit an existing winery, tasting room and special event facility located in an existing 3,744 square foot garage. 1,500 square feet of the garage is used for the tasting room and 2,244 square feet is used for the wine production and storage area. The residence/ caretaker's unit is located above the garage. The project proposes to host fifty (50) special events per year with approximately 50-100 guests, which include wine maker dinners, private corporate parties, and small weddings. The winery will be open for wine tasting by appointment only Friday through Sunday and some holidays from 11:00 am to 5:00 pm. The project proposes 14 parking spaces and overflow parking in the northeast portion of the site to accommodate an additional 20 parking spaces for special events – APN: 927-280-036.

III. MEETING SUMMARY

The following staff presented the subject proposal:

Project Planner: Kinika Hesterly Phone: 951-955-1888 or e-mail khesterl@rcplma.org

The following person(s) spoke in favor, of the subject proposal.

None

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 5-0;

CONTINUED TO DECEMBER 1, 2010

VI. CD

The entire discussion of this agenda item can be found on CD. For a copy of the CD, please contact Desiree Bowie, Interim Planning Commission Secretary, at (951) 955-0222 or E-mail at dbowie@rcplma.org.

**PLANNING COMMISSION
MINUTE ORDER JULY 14, 2010
EASTERN MUNICIPAL WATER DISTRICT**

- I. **AGENDA ITEM 3.1: CHANGE OF ZONE NO. 7444 / PLOT PLAN NO. 22271 – CEQA Exempt-**
Applicant: Christina Falik – Engineer/ Representative: Hall & Foreman Inc. - Third Supervisorial District - Rancho California Zoning Area – Southwest Area Plan: Rural: Rural Residential (RR) (5 Acre Minimum) – Location: Easterly of De Portola Road & Southerly of Camino Del Vino – 20.01 Gross Acres - Zoning: Residential Agricultural - 10 Acre Minimum (R-A-10)

II. **PROJECT DESCRIPTION**

The change of zone proposes to change the site's zoning classification from Residential Agricultural 10-Acre Minimum (R-A-10) to Light Agriculture – 10 Acre Minimum (A-1-10). The plot plan proposes to permit an existing winery, tasting room and special event facility located in an existing 3,744 square foot garage. 1,500 square feet of the garage is used for the tasting room and 2,244 square feet is used for the wine production and storage area. The residence/ caretaker's unit is located above the garage. The project proposes to host fifty (50) special events per year with approximately 50-100 guests, which include wine maker dinners, private corporate parties, and small weddings. The winery will be open for wine tasting by appointment only Friday through Sunday and some holidays from 11:00 am to 5:00pm. The project proposes 14 parking spaces and overflow parking in the northeast portion of the site to accommodate an additional 20 parking spaces for special events – APN: 927-280-036. (Continued from 4/07/10). (Legislative)

III. **MEETING SUMMARY**

Subject proposal did not require a presentation.

Project Planner: Kinika Hesterly, at 951-955-1888 or e-mail khesterl@rctlma.org.

No one spoke in favor, neutral or in opposition of the subject proposal.

IV. **CONTROVERSIAL ISSUES**

NONE

V. **PLANNING COMMISSION ACTION**

The Planning Commission, by a vote of 5-0; recommended to the Board of Supervisors;

CONTINUE CHANGE OF ZONE NO. 7444 and PLOT PLAN NO. 22271 WITHOUT DISCUSSION to September 15, 2010.

VI. **CD**

The entire discussion of this agenda item can be found on CD. For a copy of the CD, please contact Desiree Bowie, Interim Planning Commission Secretary, at (951) 955-0222 or E-mail at dbowie@rctlma.org.

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

- I. **AGENDA ITEM 7.7: CHANGE OF ZONE NO. 7444 / PLOT PLAN NO. 22271 - CEQA Exempt-**
Applicant: Christina Falk - Engineer/ Representative: Hall & Foreman Inc. - Third Supervisorial District - Rancho California Zoning Area - Southwest Area Plan: Rural: Rural Residential (RR) (5 Acre Minimum) - Location: Easterly of De Portola Road & Southerly of Camino Del Vino - 20.01 Gross Acres - Zoning: Residential Agricultural - 10 Acre Minimum (R-A-10) - **APN: 927-280-036 -** (Continued from 4/07/10) - (Legislative)

- II. **PROJECT DESCRIPTION**
The change of zone proposes to change the site's zoning classification from Residential Agricultural 10-Acre Minimum (R-A-10) to Light Agriculture - 10 Acre Minimum (A-1-10). The plot plan proposes to permit an existing winery, tasting room and special event facility located in an existing 3,744 square foot garage. 1,500 square feet of the garage is used for the tasting room and 2,244 square feet is used for the wine production and storage area. The residence/ caretaker's unit is located above the garage. The project proposes to host fifty (50) special events per year with approximately 50-100 guests, which include wine maker dinners, private corporate parties, and small weddings. The winery will be open for wine tasting by appointment only Friday through Sunday and some holidays from 11:00 am to 5:00pm. The project proposes 14 parking spaces and overflow parking in the northeast portion of the site to accommodate an additional 20 parking spaces for special events.

- III. **MEETING SUMMARY**
The following staff presented the subject proposal:
Project Planner: Kinika Hesterly, Ph: (951) 955-1888 or E-mail khesterl@rctlma.org

No one spoke in favor, neutral 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), continued the subject proposal to July 14, 2010.

- 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.

**PLANNING COMMISSION
MINUTE ORDER APRIL 7, 2010
RIVERSIDE COUNTY ADMINISTRATIVE CENTER**

I. AGENDA ITEM 7.5: CHANGE OF ZONE NO. 7444 / PLOT PLAN NO. 22271 - CEQA Exempt-
Applicant: Christina Falik - Engineer/ Representative: Hall & Foreman Inc. - Third Supervisorial District - Rancho California Zoning Area - Southwest Area Plan: Rural: Rural Residential (RR) (5 Acre Minimum) - Location: Easterly of De Portola Road & Southerly of Camino Del Vino - 20.01 Gross Acres - Zoning: Residential Agricultural - 10 Acre Minimum (R-A-10) - APN: 927-280-036 - (Legislative)

II. PROJECT DESCRIPTION

The change of zone proposes to change the site's zoning classification from Residential Agricultural 10-Acre Minimum (R-A-10) to Light Agriculture - 10 Acre Minimum (A-1-10). The plot plan proposes to permit an existing winery, tasting room and special event facility located in an existing 3,744 square foot garage. 1,500 square feet of the garage is used for the tasting room and 2,244 square feet is used for the wine production and storage area. The residence/ caretaker's unit is located above the garage. The project proposes to host fifty (50) special events per year with approximately 50-100 guests, which include wine maker dinners, private corporate parties, and small weddings. The winery will be open for wine tasting by appointment only Friday through Sunday and some holidays from 11:00 am to 5:00pm. The project proposes 14 parking spaces and overflow parking in the northeast portion of the site to accommodate an additional 20 parking spaces for special events.

III. MEETING SUMMARY

The following staff presented the subject proposal:

Project Planner: Kinika Hesterly, Ph: (951) 955-1888 or E-mail khesterl@rctlma.org

The following spoke in favor of the subject proposal:

Kenneth Falik, Applicant, 669 Fontana Way, Laguna Beach, CA 92651

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

IV. CONTROVERSIAL ISSUES

NONE

V. PLANNING COMMISSION ACTION

The Planning Commission, by a vote of 4-0 (Commissioner Roth absent), continued the subject proposal with discussion to May 5, 2010.

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.: 3.2
Area Plan: Southwest
Zoning Area: Rancho California
Supervisory District: Third
Project Planner: Kinika Hesterly
Planning Commission: September 21, 2011
Continued From: 6/22/11, 2/16/11, 12/01/10,
9/15/10, 7/14/10, 5/05/10 and 4/07/10

GENERAL PLAN AMENDMENT NO. 1107
CHANGE OF ZONE NO. 7444
PLOT PLAN NO. 22271
Environmental Assessment No. 41137
Applicant: Ken & Christina Falk

COUNTY OF RIVERSIDE PLANNING DEPARTMENT STAFF REPORT

PROJECT DESCRIPTION AND LOCATION:

The general plan amendment proposes to amend the General Plan Policy Area from Valle de los Caballos to Citrus/Vineyard for the subject site.

The change of zone proposes to change the site's zoning classification from Residential Agricultural - 10 Acre Minimum (R-A-10) to Citrus Vineyard (C/V).

The plot plan proposes that the existing 7,829 square foot, two-story building, with a 3,456 square foot garage, be used as a winery and residence to address the existing code violation for an illegal land use at the site. 1,500 square feet of the garage is proposed to be used for the tasting room and the remaining 1,956 square feet is proposed to be used for the winery operation. The residence will use 4,373 square feet.

The project proposes to host up to fifty (50) special occasions per year, with a maximum of 100 guests, which include wine maker dinners, private corporate parties, and weddings. The winery proposes to be open for wine tasting by appointment only Friday through Sunday and holidays from 11:00 A.M. to 5:00 P.M. The project proposes 14 parking spaces and overflow parking in the northeast portion of the site to accommodate an additional 20 parking spaces for special occasions.

The project site is located easterly of De Portola Road, northerly of Oak Mountain Road, and southerly of Galway Downs Drive.

FURTHER PLANNING CONSIDERATIONS:

Although the plot plan and change of zone were continued from June 22nd to August 24th, the project was not heard on August 24, 2011 because that Planning Commission hearing date was cancelled. Despite the hearing cancellation, the project was required to be re-advertised to a subsequent date for the purpose of including the general plan amendment with the change of zone and plot plan.

On July 20, 2011, consultation with the Soboba tribe occurred and the Senate Bill 18 process was completed. The Senate Bill 18 process is a statutory mandate that all General Plan Amendments, according to California Government Code 65352.3, allow California Native American tribes to indicate whether they would like to consult with the Planning Department for the purpose of preserving or mitigating impacts to places, features and objects. The Soboba tribe did not request preservation or mitigation during the consultation.

On June 22, 2011, the plot plan and change of zone were continued at Planning Commission to August 24, 2011 to allow the Soboba Tribe to coordinate and attend a consultation meeting with staff per the tribe's request to consult during the 90 day period for the General Plan Amendment SB 18 process.

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On February 16, 2011, the plot plan and change of zone were continued at Planning Commission to allow the 90 day Senate Bill 18 process for the general plan amendment. The SB 18 consultation request period ended on May 23, 2011.

On February 8, 2011, the general plan amendment was initiated by the Board of Supervisors.

The General Plan Amendment (GPA No. 1107) was continued for 30 days at the January 11, 2011 Board of Supervisor's meeting so that Supervisor Stone could look into potential impacts of the GPA on the neighboring property to the west.

On December 1, 2010, the plot plan and change of zone were continued to allow the general plan amendment to continue General Plan Initiation Proceedings (GPIP).

The submittal of the GPA occurred on October 13, 2010 which began the GPIP process.

On September 15, 2010, the plot plan and change of zone were continued to allow the applicant to apply for a General Plan Amendment (GPA) that proposes that the Citrus Vineyard Policy Area be extended to the subject site in order for special events to be considered at the site.

On July 14, 2010, the project was continued to allow the applicant to resolve corrections. Geology corrections were resolved and Transportation is working with the applicant on a fair share payment agreement for De Portola Road. Special events remain an outstanding concern with Planning and staff is researching the process needed to allow special events at the property.

On May 5, 2010, the project was continued to allow the applicant to resolve departmental corrections. These corrections were not resolved as of the writing of the staff report.

On April 7, 2010, the project was continued to allow Commissioner Petty and staff to visit the site and meet with the project applicants. This site visit and meeting occurred on April 21, 2010.

ISSUES OF CONCERN:

1. General Plan Amendment/SB 18 – Resolved

Staff was previously unable to make a recommendation for decision at Planning Commission because the SB 18 tribal consultation had not occurred. The SB 18 tribal consultation took place on July 20th and no comments or issues were relayed by the Soboba tribe. The Soboba tribe is the only tribe who requested consultation. Staff can now make a recommendation for decision.

2. Code Violation - Operating Without Land Use Approval

The applicant has been operating the winery and tasting room, in addition to hosting special events, without permits. Thus, planning staff cannot ensure the public's safety, health, and welfare is protected until the applicant has complied with the requirements of the County departments. A code violation was issued in 2008 for the operation of a winery and tasting room without land use approval.

SUMMARY OF FINDINGS:

- | | |
|-----------------------------------|---------------------------------------------------------------------------|
| 1. Existing Land Use (Ex. #1): | Single family residence, unpermitted winery and special occasion facility |
| 2. Surrounding Land Use (Ex. #1): | Scattered rural residences to the north, east, |

- south, and west. Additionally, Oak Mountain Winery (PP21447) and Renzoni Winery (PP22263) are located in the project vicinity.
3. Proposed Zoning (Ex. #3): Citrus Vineyard (C/V)
4. Surrounding Zoning (Ex. #3): Rural Residential (R-R) to the north, Residential Agricultural – 10 Acre Minimum to the south and east, and Citrus Vineyard (C/V) to the west.
5. Existing General Plan Land Use: Rural: Rural Residential (R:RR) (5 Acre Minimum); Valle de los Caballos Policy Area
6. Proposed General Plan Land Use: Rural: Rural Residential (R:RR) (5 Acre Minimum); Citrus/Vineyard Policy Area
7. Project Data: Total Acreage: 20.01 gross acres
Total Net Acreage: 19.61 acres
Conserved Area: 2.44 acres
8. Environmental Concerns: See attached environmental assessment

RECOMMENDATIONS:

ADOPTION of **PLANNING COMMISSION RESOLUTION RECOMMENDING ADOPTION OF GENERAL PLAN AMENDMENT NO. 1107** to the **BOARD OF SUPERVISORS**, based on the findings and conclusions incorporated into the staff report; and,

TENTATIVE APPROVAL of **GENERAL PLAN AMENDMENT NO. 1107** based upon the findings and conclusions incorporated in the staff report; and,

TENTATIVE APPROVAL of **CHANGE OF ZONE NO. 7444** based upon the findings and conclusions incorporated in the staff report; and,

ADOPTION of a **MITIGATED NEGATIVE DECLARATION** for **ENVIRONMENTAL ASSESSMENT NO. 41137**, based on the findings incorporated in the initial study and the conclusion that the project will not have a significant effect on the environment; and,

APPROVAL of **PLOT PLAN NO. 22271**, subject to the attached conditions of approval, and based upon the findings and conclusions incorporated in the staff report.

CONCLUSIONS:

- 1) The proposed project is in conformance with the Rural: Rural Residential (R:RR) (5 Acre Minimum) Land Use Designation and the proposed Citrus/Vineyard Policy Area.
- 2) The proposed project is consistent with the proposed Citrus Vineyard (C/V) zoning classification of Ordinance No. 348, and with all other applicable provisions of Ordinance No. 348.
- 3) The public's health, safety, and general welfare are protected through project design.

- 4) The proposed project is conditionally compatible with the present and future logical development of the area.
- 5) The proposed project will not have a significant effect on the environment.
- 6) The proposed project will preclude reserve design for the Western Riverside County Multi-Species Habitat Conservation Plan (WRCMSHCP).

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

1. The project site is designated Rural: Rural Residential (R:RR) (5 Acre Minimum): Valle de los Caballos; on the Southwest Area Plan.
2. The proposed use is consistent with the Rural: Rural Residential (R:RR) (5 Acre Minimum) Land Use Designation and the proposed Citrus/Vineyard Policy Area.
3. The project site is surrounded by properties which are designated Rural: Rural Residential (R:RR) (5 Acre Minimum) to the north, east and west and Agriculture: Agriculture (AG: AG) (10 Acre Minimum) to the west and south across De Portola Road.
4. The zoning for the subject site is proposed to be Citrus Vineyard (C/V).
5. The proposed use is permitted subject to approval of a plot plan in the Citrus Vineyard (C/V) zone.
6. The proposed use is consistent with the development standards set forth in the Citrus Vineyard (C/V) zone.
7. The project site is surrounded by properties which are zoned Residential Agricultural – 2½ Acre Minimum (R-A-2½) and Rural Residential (R-R) to the north, Residential Agricultural – 10 Acre Minimum (R-A-10) to the east and west and Citrus Vineyard (C/V) to west and south across De Portola Road.
8. Similar uses have been constructed and are operating in the project vicinity.
9. This project is located within a Criteria Area of the Western Riverside County Multi-Species Habitat Conservation Plan (WRCMSHCP) and a portion of the site has been set aside for conservation (HANS01716).
10. Environmental Assessment No. 41137 identified the following potentially significant impacts:
 - a. Biological Resources
 - b. Hydrology / Water Quality
 - c. Noise
 - 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, one (1) letter, expressing concern with the project, has been received. A letter of concern was received from Herbert and Erin Kinney, dated March 29, 2010.
2. The project site is not located within:
 - a. A city of sphere of influence;
 - b. A 100-year flood plain, an area drainage plan, or dam inundation area;
 - c. A High Fire Area;
 - d. An Alquist-Priolo fault hazard zone; or,
 - e. A Specific Plan.
3. The project site is located within:
 - a. The boundaries of the Temecula Valley Unified School District;
 - b. The Valle de los Caballos Policy Area;
 - c. Cell Nos. 6807 and 6808 of the Multi-Species Habitat Conservation Plan;
 - d. Zone A (13.85 miles) of the Ord. 655 Mt. Palomar Lighting Influence Area; and,
 - e. The Stephens Kangaroo Rat Fee Area.
4. The subject site is currently designated as Assessor's Parcel Number 927-280-036.

**RIVERSIDE COUNTY PLANNING DEPARTMENT
GPA01107/CZ07444/PP22271
VICINITY/POLICY AREAS**

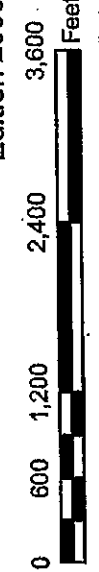
Date Drawn: 08/08/11
Vicinity Map

Supervisor Stone
District 3



Zoning Area: Rancho California
Township/Range: T7SR1W
Section: 31, 32

DISCLAIMER: On October 7, 2003, the County of Riverside adopted a new General Plan adding new land use designations for unincorporated Riverside County parcels. The new General Plan may contain different types of land use than is provided for under existing zoning. For further information, please contact the Riverside County Planning Department offices in Riverside at (951) 965-3200 (Western County), or in Indio at (760) 863-8277 (Eastern County) or website at <http://www.dmsa.ca.us/rivgsdp.ca.us/indio.htm>

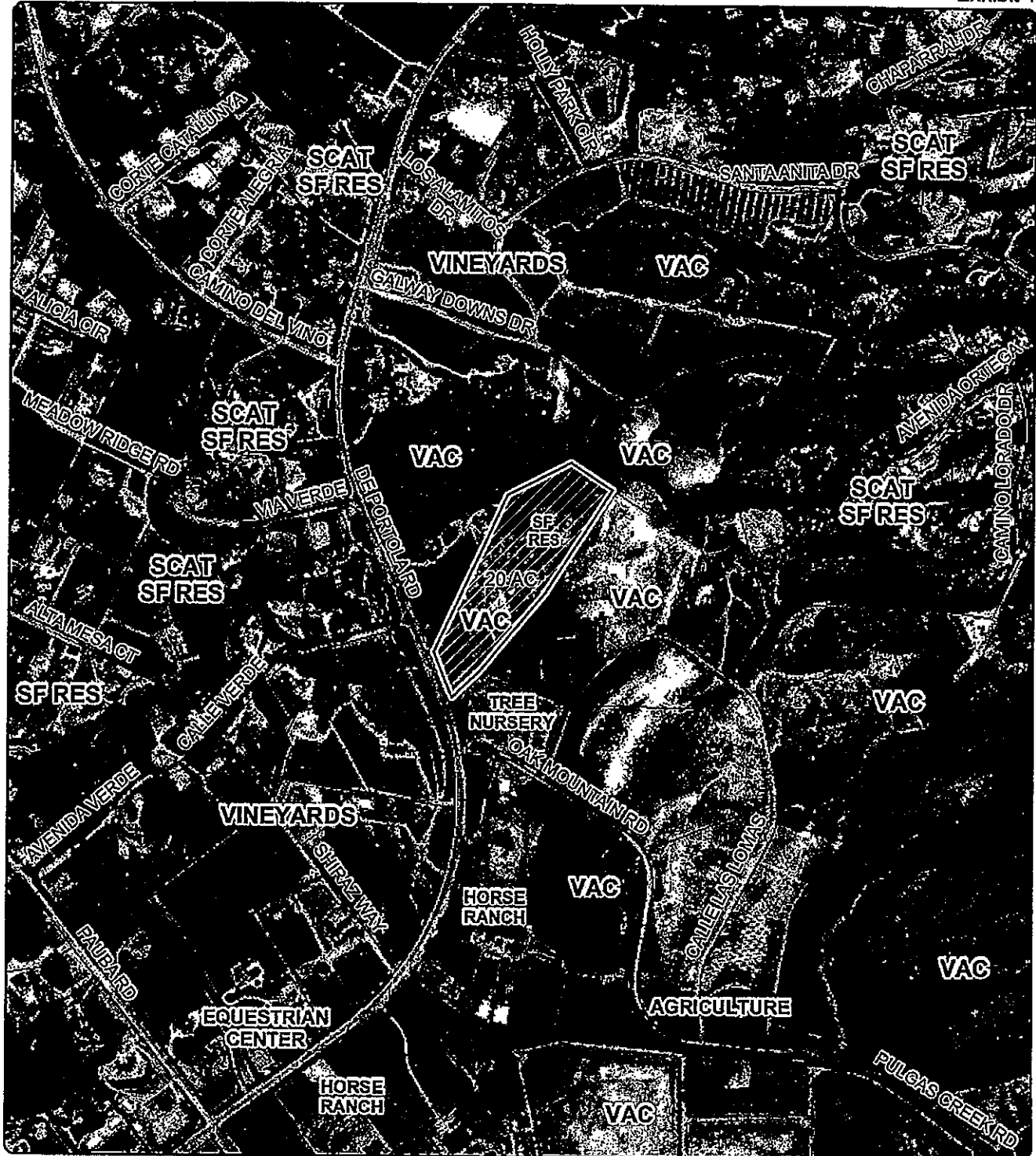


Assessors Bk. Pg. 927-28
Thomas Bros. Pg. 960 F4
Edition 2009

RIVERSIDE COUNTY PLANNING DEPARTMENT
GPA01107/CZ07444/PP22271
LAND USE

Supervisor Stone
 District 3

Date Drawn: 08/08/11
 Exhibit 1



Zoning Area: Rancho California
 Township/Range: T7SR1W
 Section: 31, 32



Assessors Bk. Pg. 927-28
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 Edition 2009

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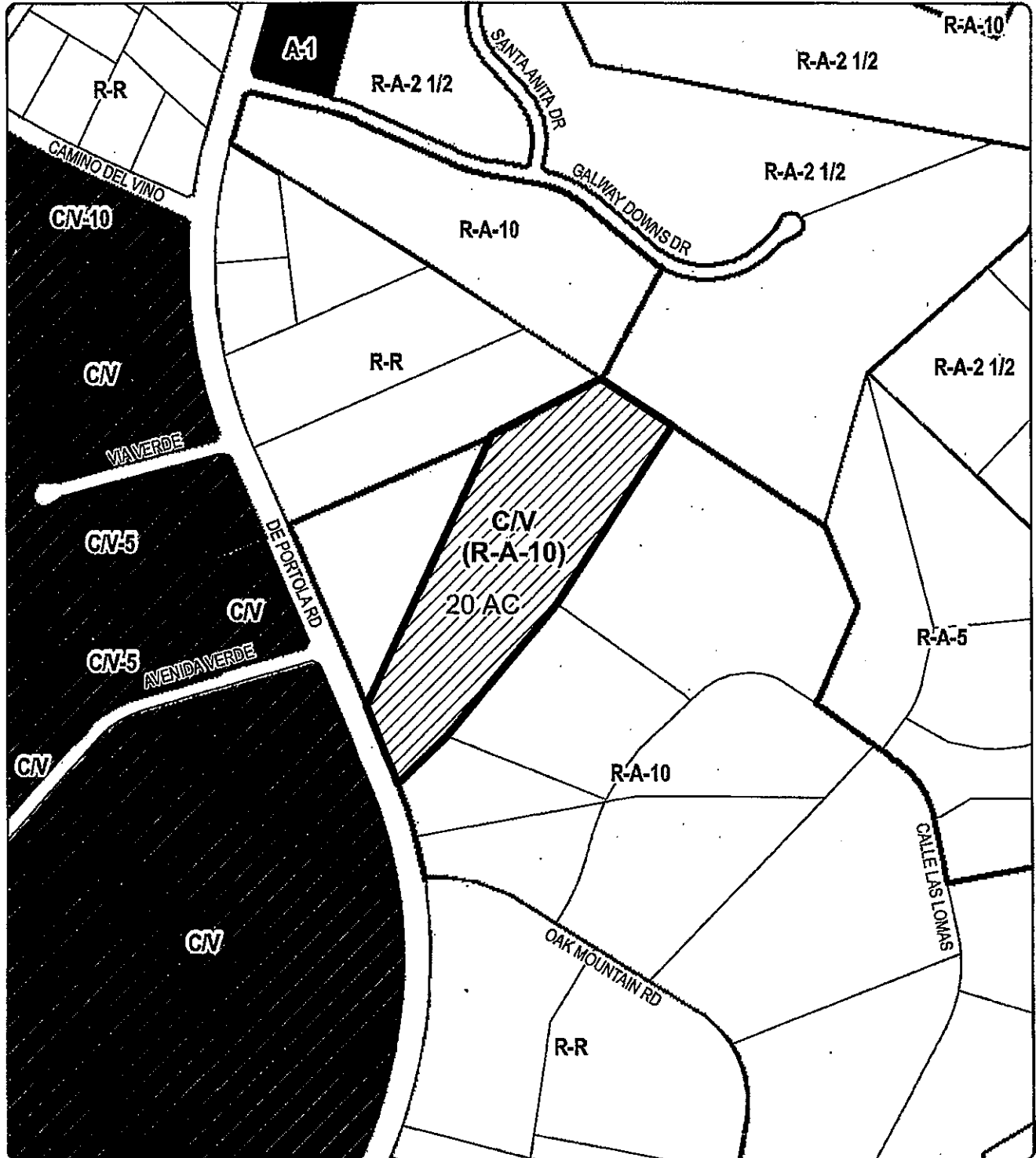
RIVERSIDE COUNTY PLANNING DEPARTMENT

GPA01107/CZ07444/PP22271

PROPOSED ZONING

Supervisor Stone
District 3

Date Drawn: 08/08/11
Exhibit 3



Zoning Area: Rancho California
Township/Range: T7SR1W
Section: 31, 32

Assessors Bk. Pg. 927-28
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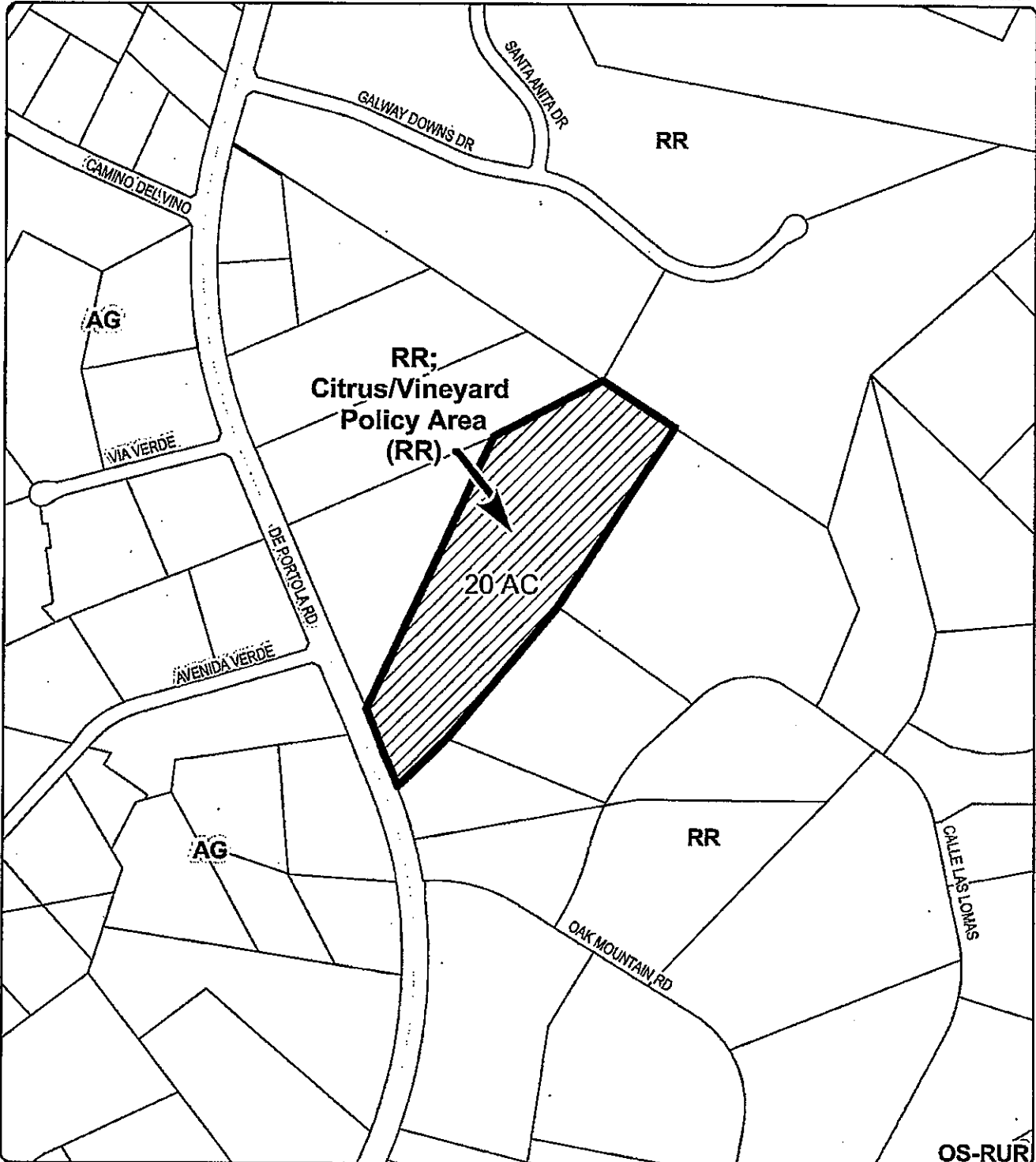
RIVERSIDE COUNTY PLANNING DEPARTMENT

GPA01107/CZ07444/PP22271

PROPOSED GENERAL PLAN

Supervisor Stone
District: 3

Date Drawn: 08/08/11
Exhibit 6



Zoning Area: Rancho California
Township/Range: T7SR1W
Section: 31, 32

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Proposed Hospitality District



CITY OF AUSTIN, TEXAS



Subject Property

COUNTY OF RIVERSIDE

ENVIRONMENTAL ASSESSMENT FORM: INITIAL STUDY

Environmental Assessment (E.A.) Number: 41137

Project Case Type (s) and Number(s): General Plan Amendment No. 1050, Change of Zone No. 7444 and Plot Plan No. 22271

Lead Agency Name: County of Riverside Planning Department

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

Contact Person: Kinika Hesterly, Urban Regional Planner

Telephone Number: (951) 955-1888

Applicant's Name: Kenneth and Christina Falik

Applicant's Address: 669 Fontana Way, Laguna Beach CA 92651

I. PROJECT INFORMATION

A. Project Description:

The general plan amendment proposes to amend the General Plan Policy Area from Valle de los Caballos to Citrus Vineyard.

The change of zone proposes to change the site's zoning classification from Residential Agricultural 10-Acre Minimum (R-A-10) to Citrus Vineyard (CV).

The plot plan proposes to permit an existing winery, tasting room and special event facility located in an existing 3,744 square foot garage. 1,500 square feet of the garage is used for the tasting room and 2,244 square feet is used for the wine production and storage area. The residence is located above the garage. The project proposes to host fifty (50) special occasions per year with approximately 50-100 guests, which include wine maker dinners, private corporate parties, and small weddings. The winery will be open for wine tasting by appointment only Friday through Sunday and some holidays from 11:00 am to 5:00pm. The project proposes 14 parking spaces and overflow parking in the northeast portion of the site to accommodate an additional 20 parking spaces for special occasions.

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

C. Total Project Area: 20.01 gross acres

Residential Acres:	Lots:	Units: 1	Projected No. of Residents: 3
Commercial Acres: 20.01	Lots: 1	Sq. Ft. of Bldg. Area: 3,744	Est. No. of Employees: 4
Industrial Acres:	Lots:	Sq. Ft. of Bldg. Area:	Est. No. of Employees:
Other:			

D. Assessor's Parcel No(s): 927-280-036

E. Street References: The project is located Easterly of De Portola Road and southerly of Camino Del Vino.

F. Section, Township & Range Description or reference/attach a Legal Description: Township 7 South, Range 1 West and Section 31 and Section 32

G. Brief description of the existing environmental setting of the project site and its surroundings: The project site is located within the Community of Rancho California within the Southwest Area Plan. The project site is to the east and fronts De Portola Road. The site

contains an existing two-story residence and winery/tasting room. The first floor of the residence has been converted into a winery and tasting room. The site contains vineyard planting, residential/urban/exotic planting in the area near the residence and riverside sage scrub. The property slopes upwards from an elevation at 1270 feet above sea level at De Portola Road to 1434 feet above sea level at the site's eastern boundary. The northeastern portion of the site has been prescribed for preservation due to the location of sensitive plant species.

II. APPLICABLE GENERAL PLAN AND ZONING REGULATIONS

A. General Plan Elements/Policies:

1. **Land Use:** The project implements Policy LU 4.1, requiring new developments to be located and designed to visually enhance, not degrade the character of the surrounding area. The proposed project is consistent with the Rural: Rural Residential (R: RR) (5 Acre Minimum) land use designation of the site and all other applicable land use policies within the General Plan.
2. **Circulation:** Adequate circulation facilities exist and will serve the proposed project upon approval of improvement plans. The proposed project meets with all applicable circulation policies of the General Plan.
3. **Multipurpose Open Space:** The project site is located within two MSHCP criteria cells (6807 and 6808) within cell group C. The project has been conditioned to offer 2.44 acres of the northeastern portion of the site for dedication for conservation. The proposed project meets with all other applicable Multipurpose Open Space element policies.
4. **Safety:** The proposed project is not located within any special hazard zone (including FEMA flood zone, fault zone, high fire hazard area, dam inundation zone, area with high liquefaction potential, etc.). The proposed project has allowed for sufficient provision of emergency response services to the future residents of this project through the project design and payment of development impact fees. The proposed project meets with all other applicable Safety element policies.
5. **Noise:** Sufficient mitigation against any foreseeable noise sources in the area has been provided for in the design of the project. The proposed project meets all other applicable Noise element policies.
6. **Housing:** The project site currently contains an existing single family residence. The project does not impact housing.
7. **Air Quality:** The proposed project has been conditioned to control any fugitive dust during grading and construction activities. The proposed project meets all other applicable Air Quality Element policies.

B. **General Plan Area Plan(s):** Southwest

C. **Foundation Component(s):** Rural (R)

D. **Land Use Designation(s):** Rural Residential (RR) (5 Acre Minimum)

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

F. Policy Area(s), if any: Valle De Los Caballos

G. Proposed Policy Area: Citrus Vineyard

H. Adjacent and Surrounding:

1. **Area Plan(s):** Southwest Area Plan
2. **Foundation Component(s):** Rural and Agricultural
3. **Land Use Designation(s):** Rural Residential (RR) (5 Acre Minimum) to the north, south and east and Agriculture (AG) (10 Acre Minimum) to the west
4. **Overlay(s):** N/A
5. **Policy Area(s), if any:** Valle De Los Caballos to the north, east, and south and Citrus Vineyard Rural Policy Area to the west.

I. 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

J. Existing Zoning: Residential Agricultural – 10 Acre Minimum (R-A-10)

K. Proposed Zoning, if any: Citrus/Vineyard (C/V)

L. Proposed Policy Area: Citrus/Vineyard

M. Adjacent and Surrounding Zoning: Rural Residential (R-R) to the north, Residential Agricultural – 10 Acre Minimum to the south and east, and Citrus Vineyard (C/V) to the west.

III. ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED

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

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

IV. DETERMINATION

On the basis of this initial evaluation:

A PREVIOUS ENVIRONMENTAL IMPACT REPORT/NEGATIVE DECLARATION WAS NOT

PREPARED

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

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

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

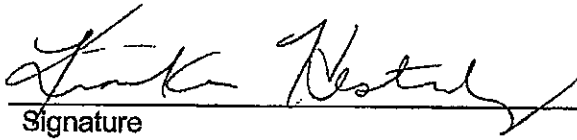
A PREVIOUS ENVIRONMENTAL IMPACT REPORT/NEGATIVE DECLARATION WAS PREPARED

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

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

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

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


Signature

August 8, 2011
Date

Kinika Hesterly
Printed Name

For Carolyn Syms Luna, Director