

the MSHCP such as Riparian/Riverine Policies, Specific Species Surveys, Urban/Wildlands Interface Guidelines (UWIG) and Narrow Endemic Plant Species Policies and Determination of Biologically Equivalent or Superior Preservation Analysis (DBESP) as applicable.

County mapping has also identified the site as being located within Compatibility Zone E of the French Valley Airport and will require review by the County's Airport Land Use Commission.

**RECOMMENDATION:**

The Planning Director's recommendation is to **tentatively decline** to adopt an order initiating proceedings for General Plan Amendment No. 945 from Rural: Rural Residential to Community Development: Commercial Retail. The initiation of proceedings by the Board of Supervisors for the amendment of the General Plan, or any element thereof, shall not imply any such amendment will be approved.

**INFORMATIONAL ITEMS:**

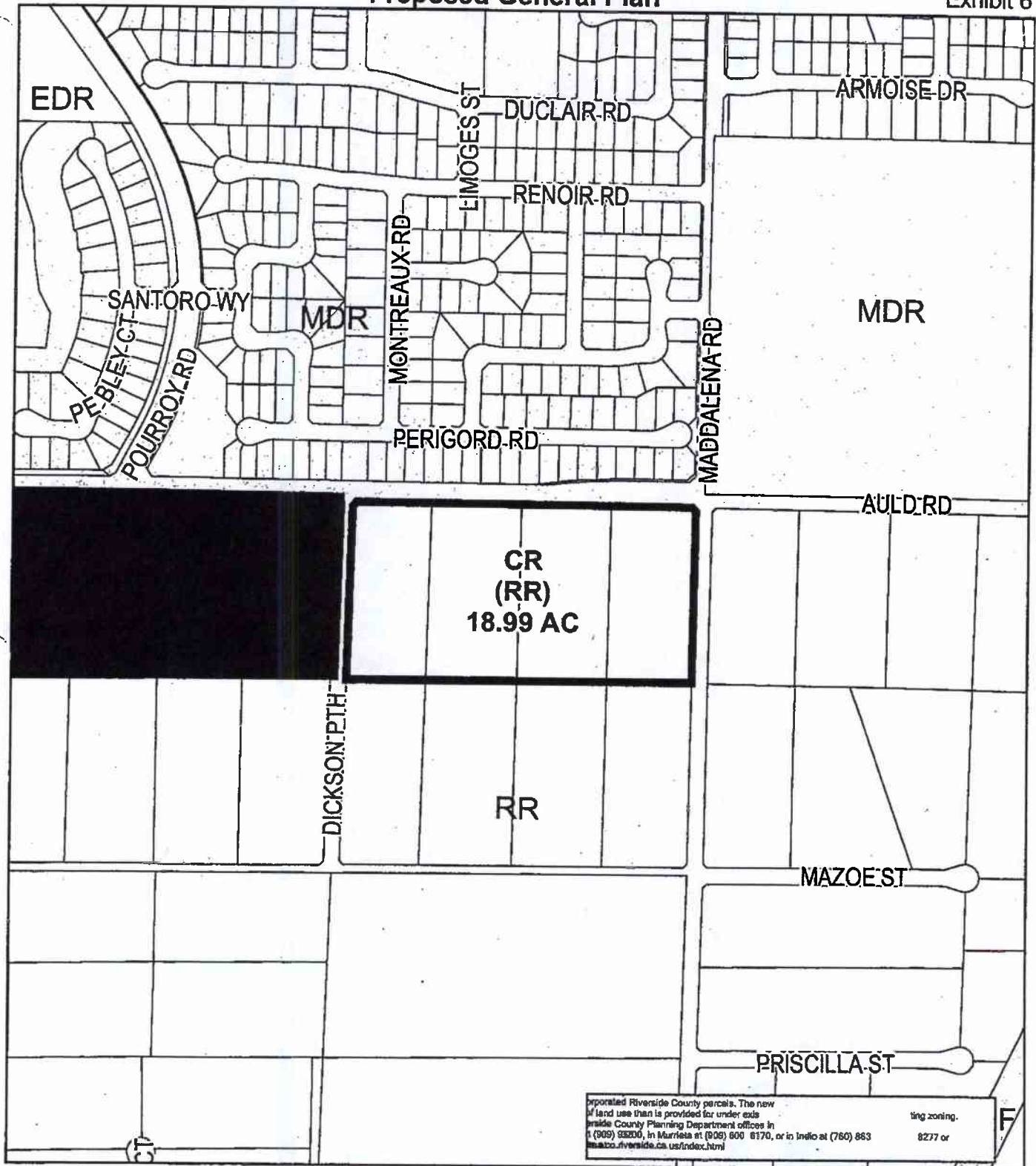
1. This project was filed with the Planning Department on February 13, 2008.
2. Deposit Based Fees charged for this project as of the time of staff report preparation, total \$5351.33.
3. The project site is currently designated as Assessor's Parcel Numbers 964-050-006, 964-050-007, 964-050-008 and 964-050-009.

Supervisor Stone  
District 3  
Date: 3/27/08

**GPA00945**

Planner: Amy Aldana  
Date: 3/13/08  
Exhibit 6

**Proposed General Plan**



Supervisor Stone

District 3

Date Drawn: 3/27/08

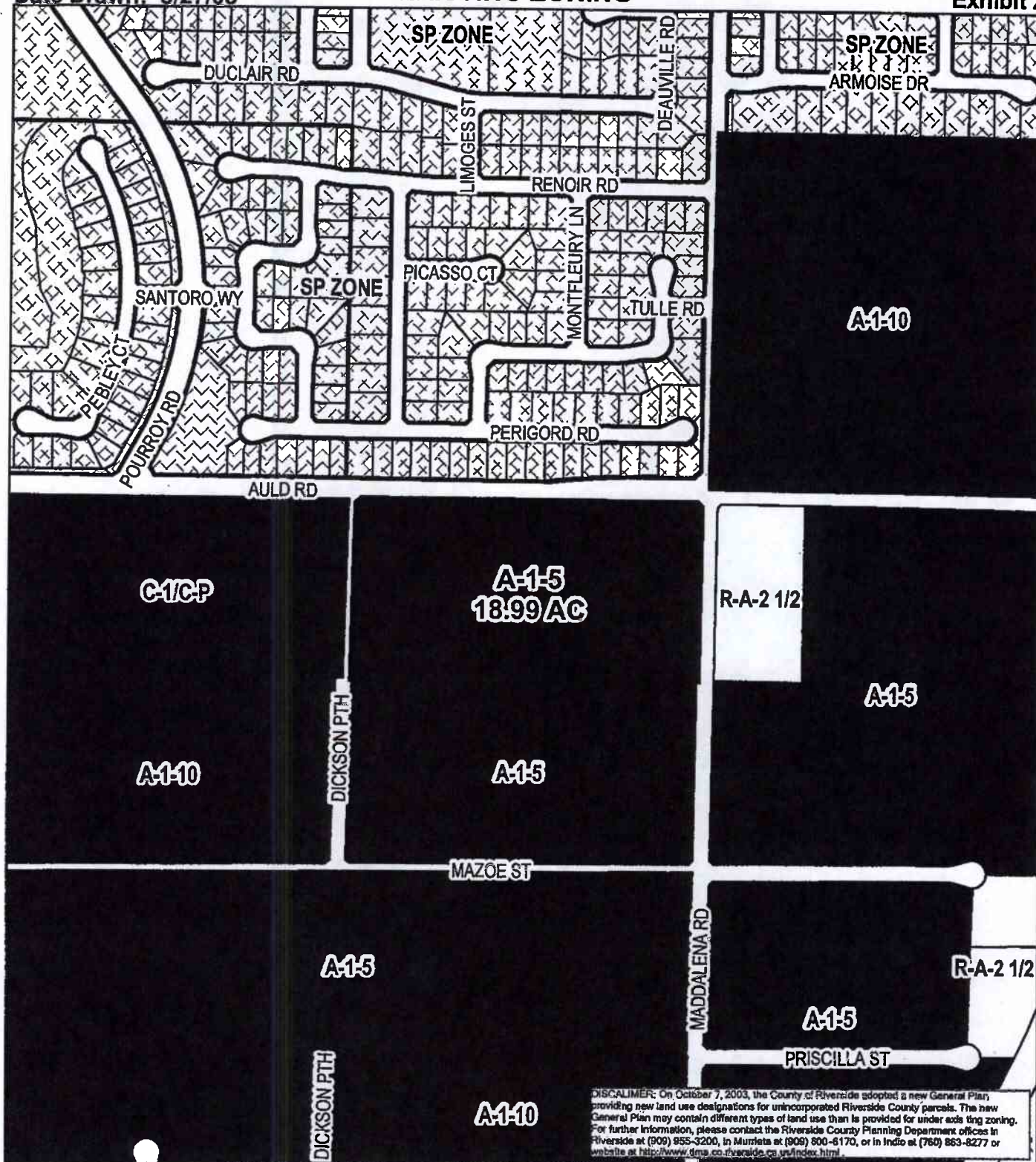
GPA00945

EXISTING ZONING

Planner: Amy Aldana

Date: 3/13/08

Exhibit 2



Zone

Area: Rancho California

Township/Range: T7SR2W

Section : 9

RIVERSIDE COUNTY PLANNING DEPARTMENT



Assessors

Bk. Pg. 964-05

Thomas

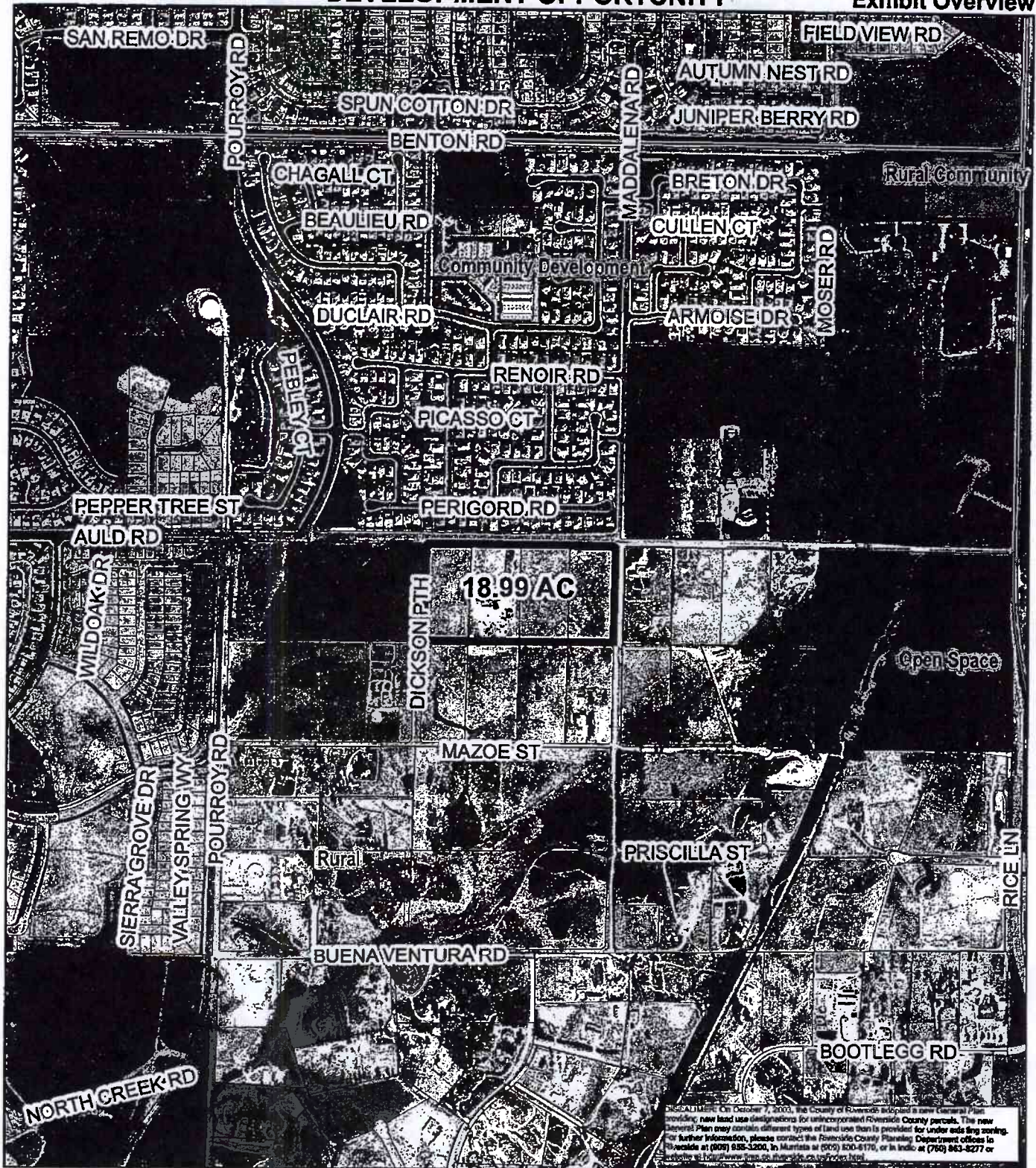
Bros. Pg. 929 E2



Supervisor Stone  
District 3  
Date Drawn: 3/27/08

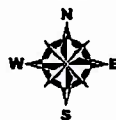
**GPA00945**  
**DEVELOPMENT OPPORTUNITY**

Planner: Amy Aldana  
Date: 3/13/08  
Exhibit Overview



Area  
Plan: Rancho California  
Township/Range: T7SR2W  
Section: 9

**RIVERSIDE COUNTY PLANNING DEPARTMENT**



Assessors  
Bk. Pg. 964-05  
Thomas  
Bros. Pg. 929 E2

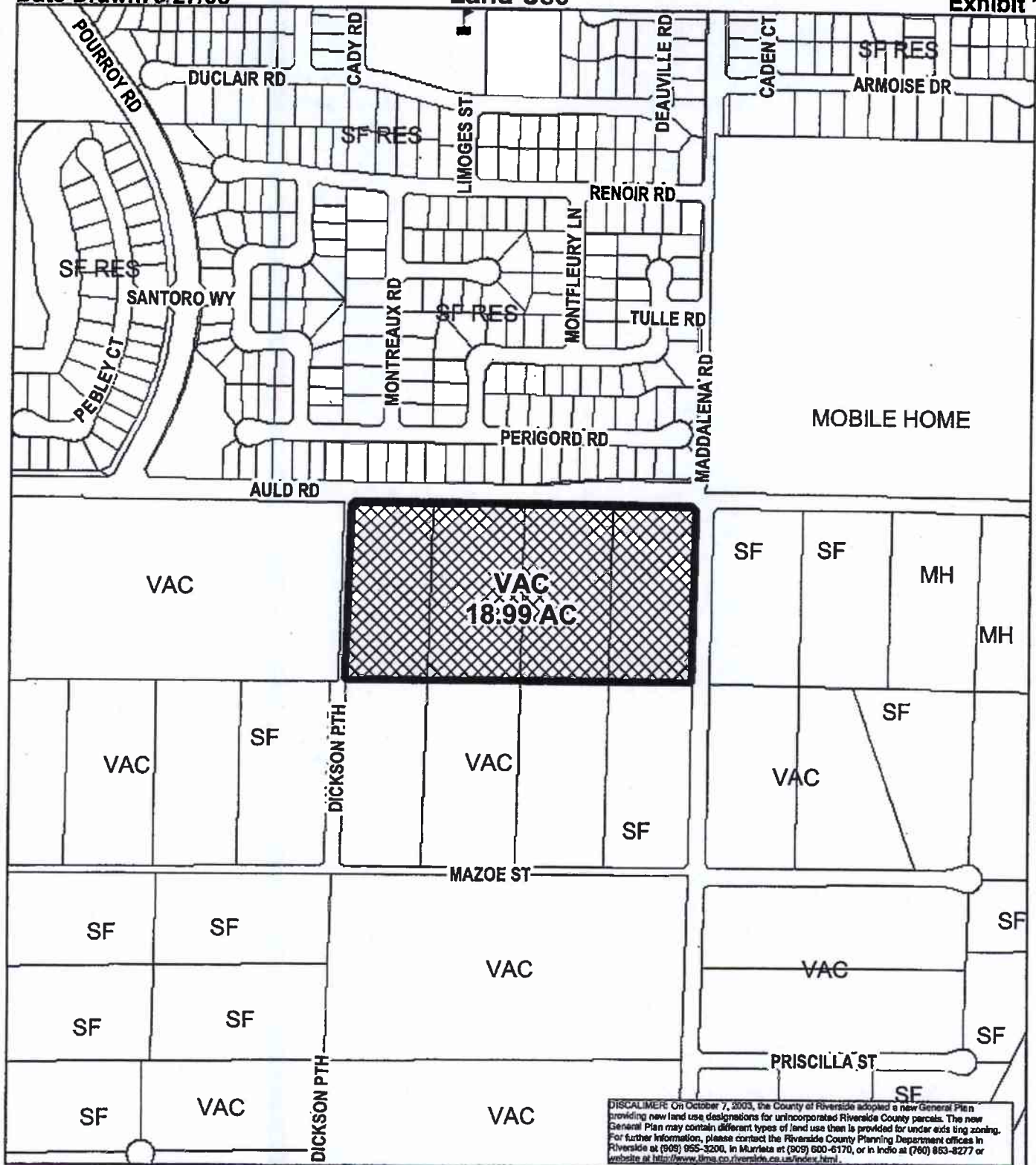


Supervisor Stone  
District 3  
Date Drawn: 3/27/08

# GPA00945

## Land Use

Planner: Amy Aldana  
Date: 3/13/08  
Exhibit 1



Zone  
Area: Rancho California  
Township/Range: T7SR2W  
Section: 9

RIVERSIDE COUNTY PLANNING DEPARTMENT



Assessors  
Bk. Pg. 964-05  
Thomas  
Bros. Pg. 929 E2



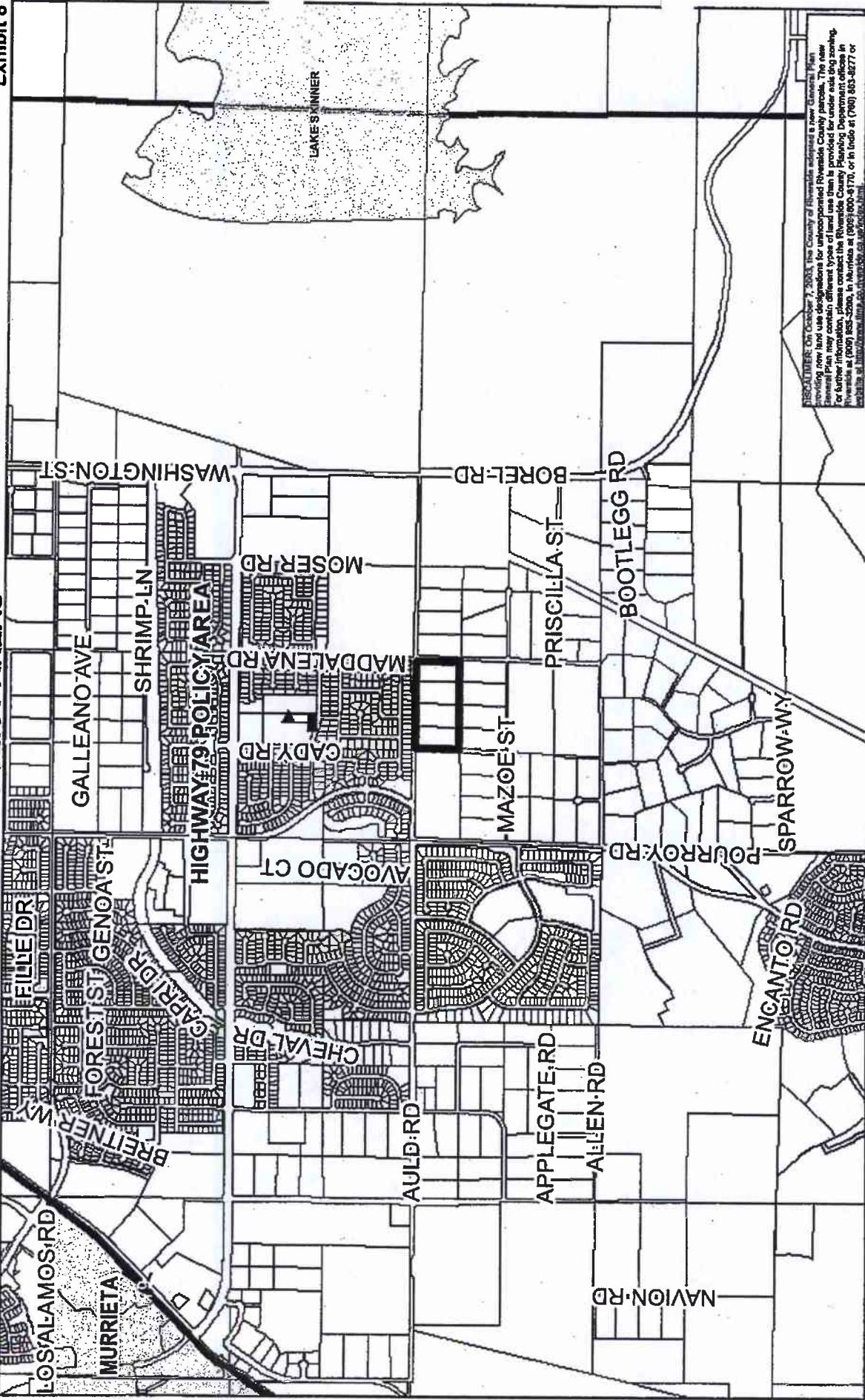
Supervisor Stone  
District 3

Date Drawn: 3/27/08

GP A00945

POLICY AREAS

Planner: Amy Aldana  
Date: 3/13/08  
Exhibit 8



Zone Rancho California  
Area: T7SR2W  
Section: 9

RIVERSIDE COUNTY PLANNING DEPARTMENT

Assessors  
Bk. Pg. 964-05  
Thomas Bros. Pg. 929 E2





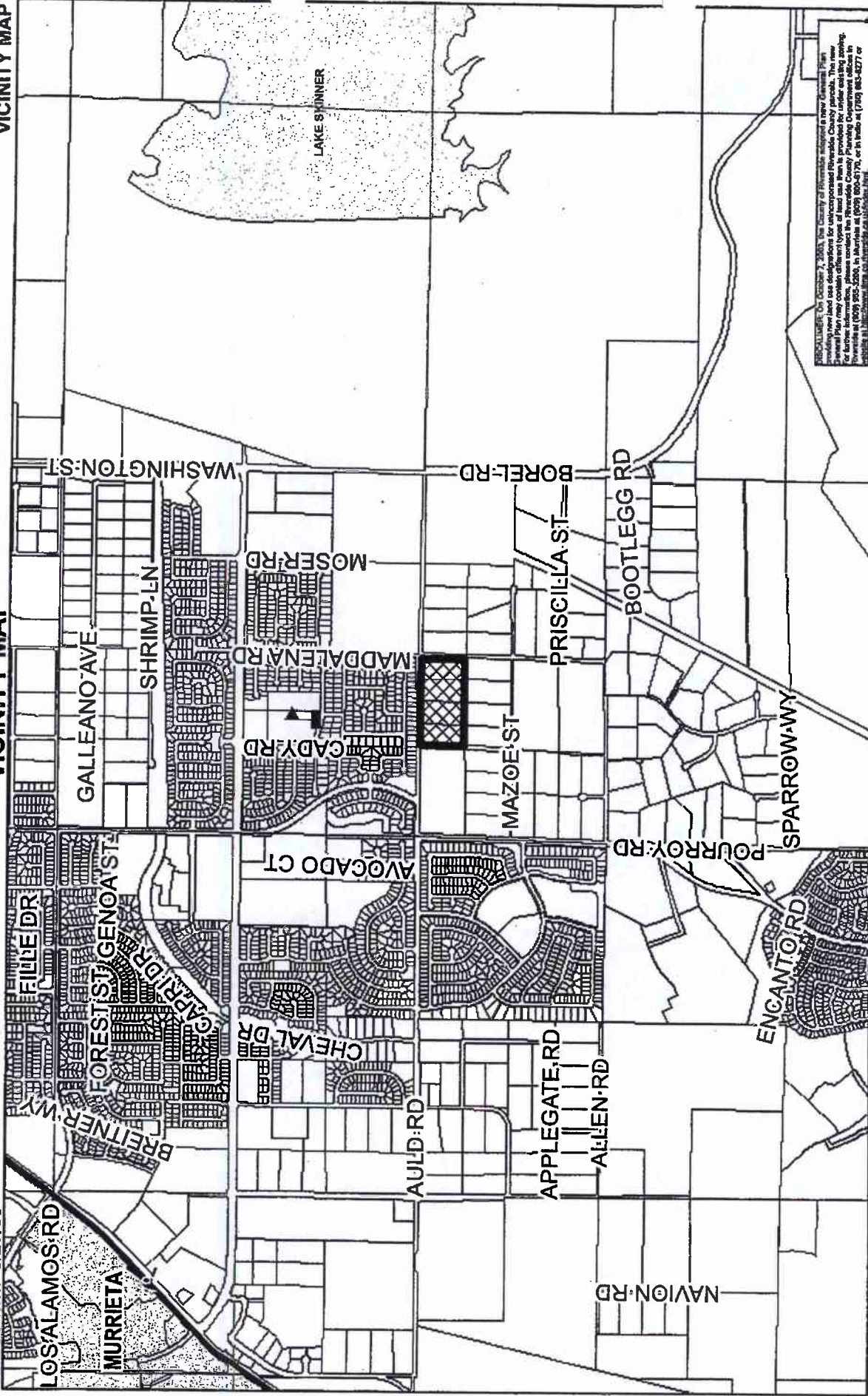
Supervisor Stone  
District 3

Date Drawn: 3/27/08

GP-A00945

VICINITY MAP

Planner: Andy Aldana  
Date: 3/13/08  
VICINITY MAP



RESOLUTION: 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  
designations may differ from the previous designations. The County is providing this map  
for informational purposes only. It is not intended to be used for any other purpose.  
For further information, please contact the Planning Department at (951) 955-5200, or in  
writing at Riverside Planning Department, 1000 E. Main St., Suite 200, Riverside, CA 92501.  
Maple & Associates, Inc. is the mapmaker for this map.

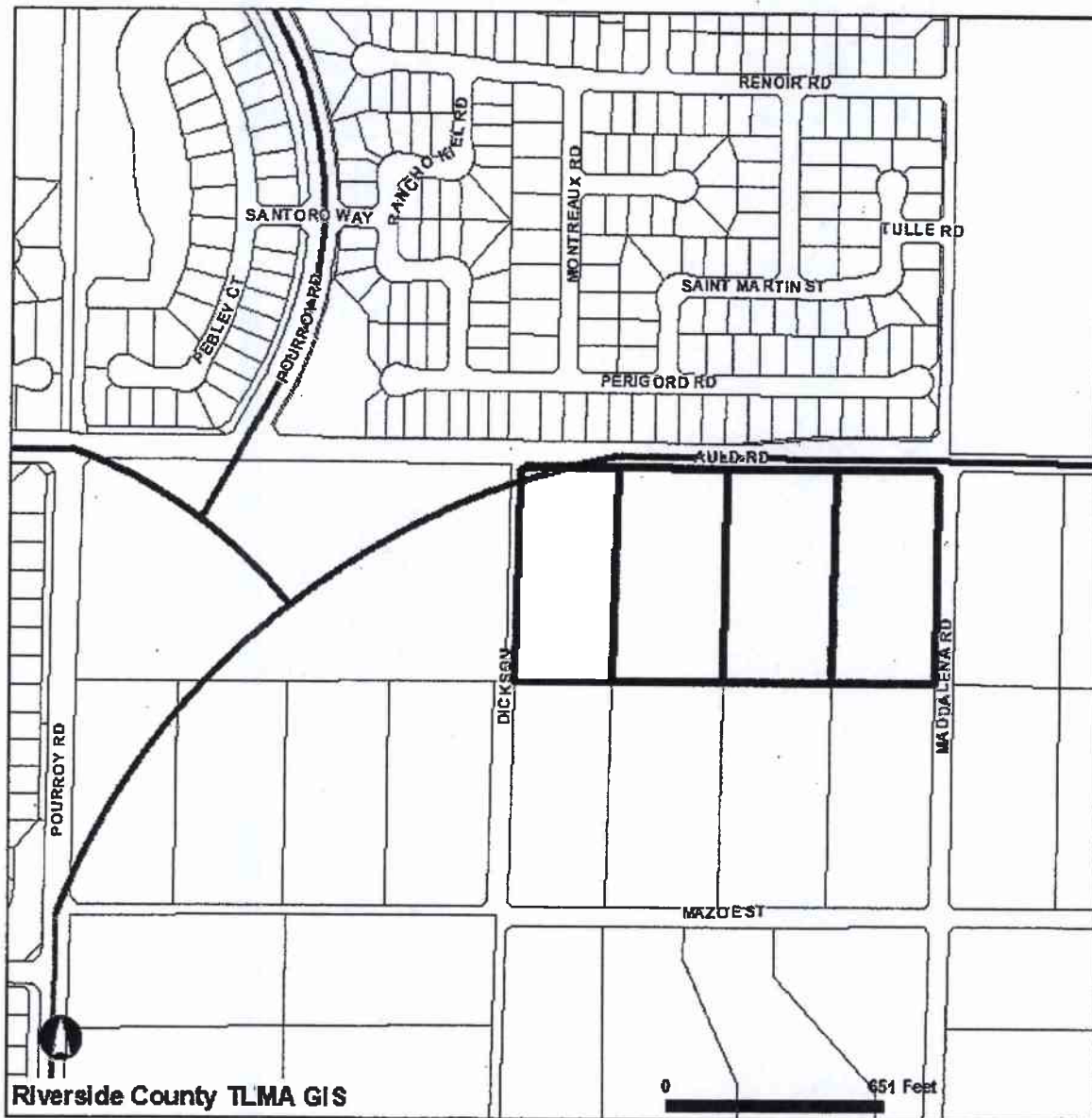
Zone Rancho California  
Area: T7SR2W  
Section : 9

RIVERSIDE COUNTY PLANNING DEPARTMENT

Assessors  
Bk. Pg. 964-05  
Thomas Bros. Pg. 929 E2



## RIVERSIDE COUNTY GIS



## Selected parcel(s):

964-050-006 964-050-007 964-050-008 964-050-009

## CIRCULATION ELEMENT ROADS

- |                                  |                           |          |                     |
|----------------------------------|---------------------------|----------|---------------------|
| SELECTED PARCEL                  | INTERSTATES               | HIGHWAYS | ARTERIAL (128' ROW) |
| SECONDARY (100' ROW)             | URBAN ARTERIAL (152' ROW) | CITY     | PARCELS             |
| CIRCULATION ELEMENT RIGHT-OF-WAY |                           |          |                     |

## \*IMPORTANT\*

Maps and data are to be used for reference purposes only. Map features are approximate, and are not necessarily accurate to surveying or engineering standards. The County of Riverside makes no warranty or guarantee as to the content (the source is often third party), accuracy, timeliness, or completeness of any of the data provided, and assumes no legal responsibility for the information contained on this map. Any use of this product with respect to accuracy and precision shall be the sole responsibility of the user.

REPORT PRINTED ON...Mon Jan 11 15:19:23 2010





Map Prepared February 28, 2004

**RESIDENTIAL**

- COMMERCIAL / OFFICE**

- ## INDUSTRIAL


- 

**Murietta**

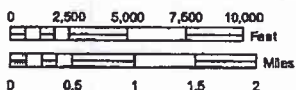
## City of Murrieta

County of  
Brimley

[illegible]

 Temecula City Boundary  
 Sphere of Influence Boundary  
 Planning Area

Source: Tennessee GIS and Cotton Bridges Associates



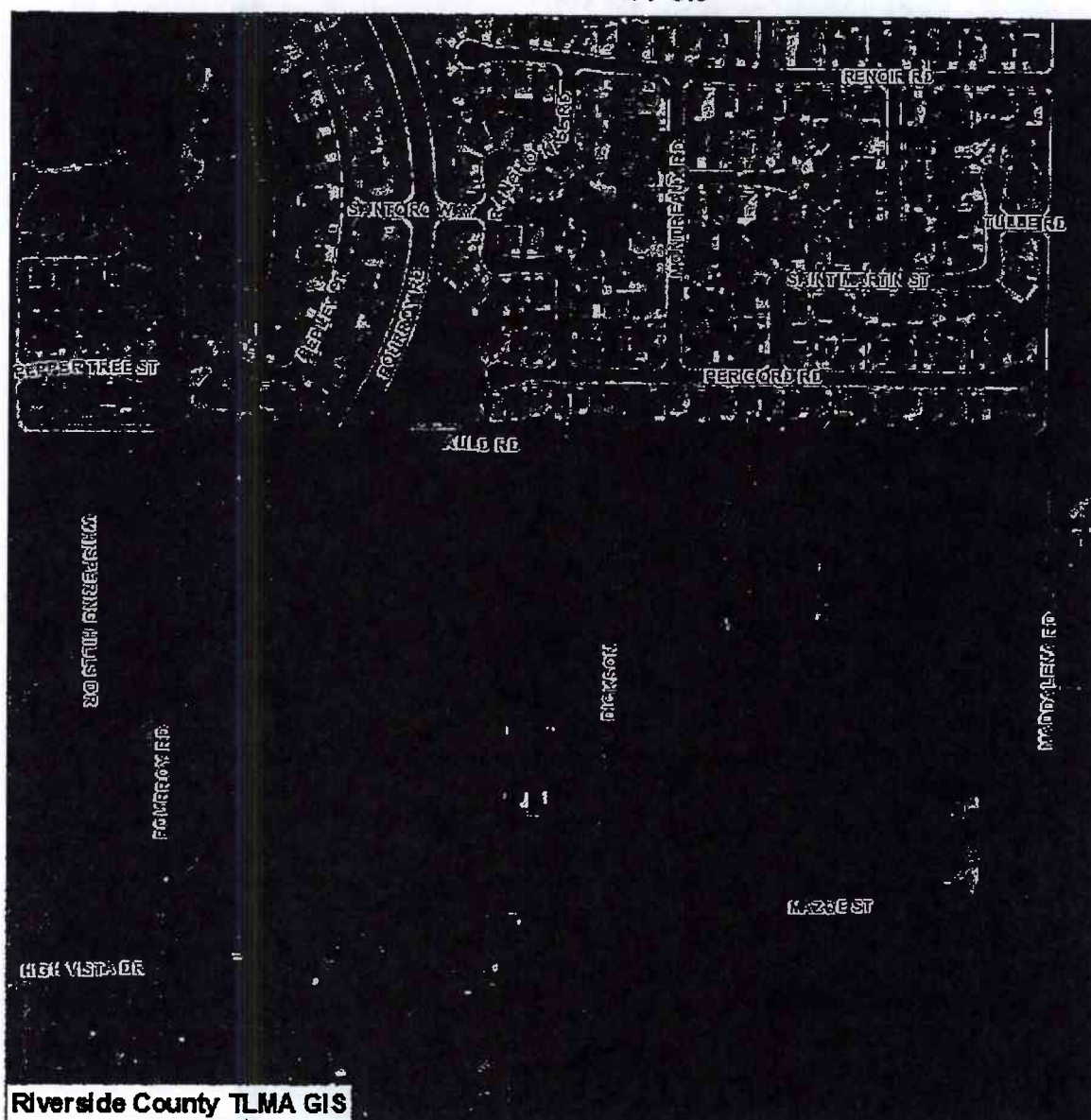
The flag was raised by the first Nevada Geographic Information System. The map is stored permanently at the University of Nevada-Las Vegas's Department of Geography and the Nevada State Office of Economic Development.

The flag will remain at the University of Nevada-Las Vegas until it is replaced by the second Nevada Geographic Information System. The flag will be replaced by the second Nevada Geographic Information System when the second Nevada Geographic Information System is completed.





## RIVERSIDE COUNTY GIS



## CIRCULATION ELEMENT ROADS

- |                                  |                           |          |                     |
|----------------------------------|---------------------------|----------|---------------------|
| STREAMS                          | INTERSTATES               | HIGHWAYS | ARTERIAL (128' ROW) |
| SECONDARY (100' ROW)             | URBAN ARTERIAL (152' ROW) | CITY     | PARCELS             |
| CIRCULATION ELEMENT RIGHT-OF-WAY |                           |          |                     |

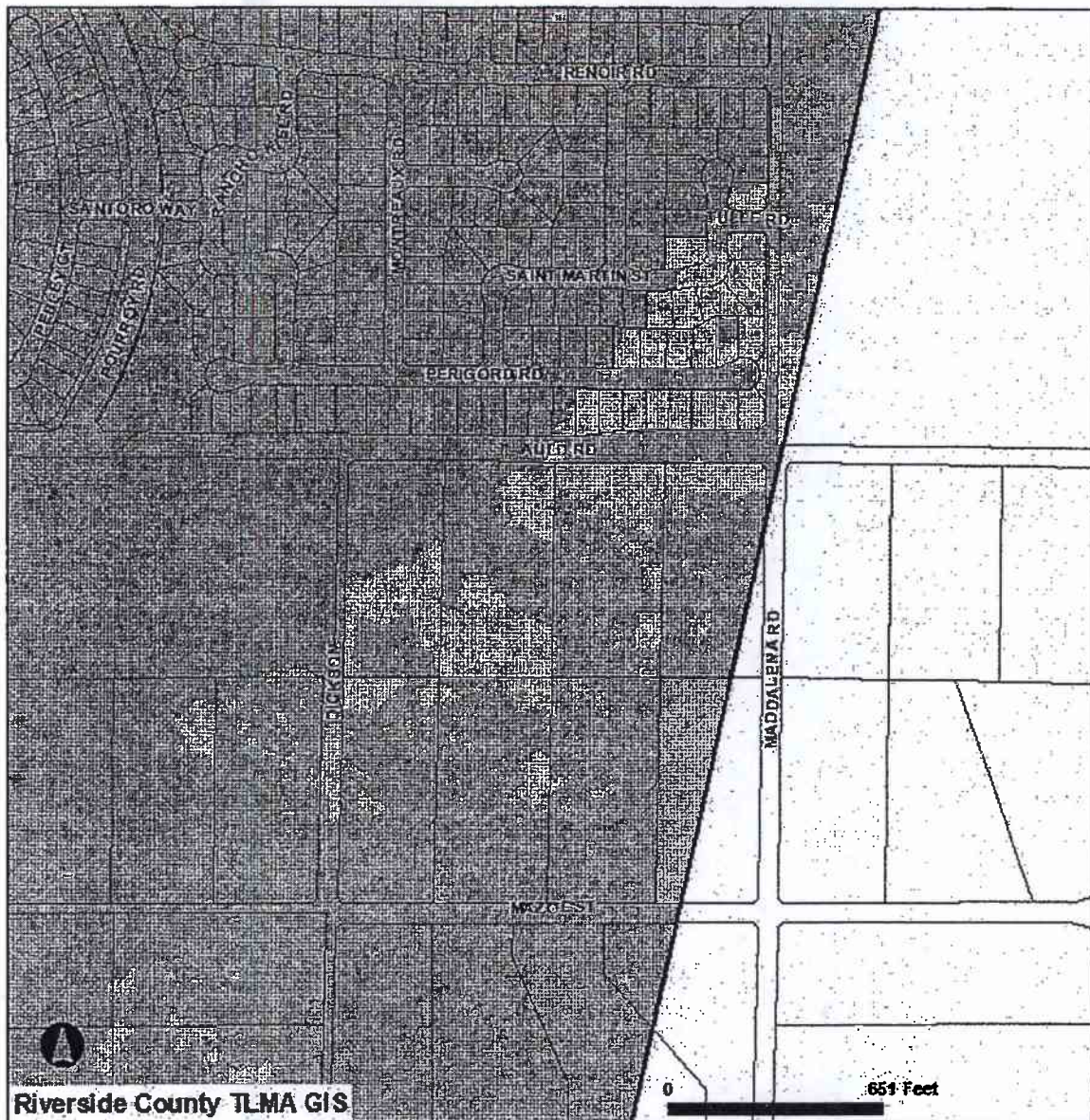
**\*IMPORTANT\***

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REPORT PRINTED ON...Tue Jan 19 08:50:12 2010



## RIVERSIDE COUNTY GIS



## AIRPORTS

 INTERSTATES

 HIGHWAYS

 PARCELS

 AIRPORT INFLUENCE AREAS

 COMPATIBILITY ZONE E
**\*IMPORTANT\***

Maps and data are to be used for reference purposes only. Map features are approximate, and are not necessarily accurate to surveying or engineering standards. The County of Riverside makes no warranty or guarantee as to the content (the source is often third party), accuracy, timeliness, or completeness of any of the data provided, and assumes no legal responsibility for the information contained on this map. Any use of this product with respect to accuracy and precision shall be the sole responsibility of the user.

REPORT PRINTED ON...Tue Jan 19 11:19:37 2010

Applicant: Leonard Bustin on behalf of Congregation Havurim  
41935 Calle Cabrillo  
Temecula, CA 92592  
(951) 695-4988  
Feb. 6, 2008

To: Riverside County Planning Commission

Re: APN 964-050-006, 007, 008, and 009

Request: We request you amend the Southwest Area Plan for these 18.99 acres from Rural Residential A-1-5 to Community Development Foundation, Commercial Retail.

Location: Southeast corner of Auld and proposed Butterfield Stage Road intersection. See maps and photos showing site.

This request is to change the use of four parcels owned by three different owners from Rural Residential A-1-5 to Community Development, Commercial Retail. Leonard Bustin is the applicant on behalf of Congregation Havurim, a non-profit organization with a minimal budget that has been forced into a difficult position concerning the many fees in addition to the condemnation of about half of its site due to the Butterfield Stage Road alignment. Access for the parcels will also become sub-standard in the process. See enclosed map.

The owners of the affected sites have agreed to cooperate with one another to find a solution to the negative effects of the new road. The plan calls for a commercial site large enough to be practical for a shopping center. In addition to the higher use, access is to be improved by a private reciprocal easement. We shall prepare the easement language and record upon approval of our plan. See draft sketch enclosed.

Summary: A contiguous 20 acre commercial retail site was cut into three dislocated parcels and we are filling the void for a small regional shopping center. We believe our request is reasonable and makes common sense. We were forced into our predicament and our application cures many problems caused by the alignment.

We request you amend the Southwest Area Plan for the above 18.99 acres from Rural Residential A-1-5 to Community Development Foundation, Commercial Retail.



January 27, 2010

*VIA ELECTRONIC MAIL AND FACSIMILE*

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

**RE: Items 6.0 and 7.0, General Plan Amendment Initiation Proceedings  
(February 3, 2010)**

Dear Chair and Commission Members:

The Endangered Habitats League (EHL) appreciates the opportunity to comment on these landowner-initiated GPA proposals. In contrast to several of the staff recommendations, we urge the Commission to uphold the integrity of the current General Plan and to respect the MSHCP.

Item 6.1, GPA 958 (Mead Valley)

***Disagree with recommendation for initiation.*** For convoluted reasons, staff has reversed its previous recommendation to deny encroachment of higher density into a Rural area. Specifically, staff states that because infrastructure from a previous subdivision has induced *unplanned* growth, that unplanned growth should move forward. Although only 5 acres, this is simply a reversion to the "service-based" growth that characterized the County prior to the 2003 Integrated Project.

Item 6.2, GPA 970 (Eastvale)

***Disagree with recommendation for initiation.*** Even with the staff-proposed modification, it is unclear why development should be allowed in a flood-prone area. We are also not convinced that MSHCP and recreational purposes would be advanced by development along the Santa Ana River.

Item 6.3, GPA 1008 (Temescal Canyon)

***Disagree with recommendation for initiation.*** New industrial uses are being proposed for a mining site in Temescal Wash, an important habitat area included in the MSHCP. Much of the site (totaling 328 acres) is now designated Open Space-Rural. It would seem obvious that the *only* new uses the County should consider would be those consistent with the County's adopted MSHCP. *However, this proposal is overtly acknowledged to be inconsistent with the approved MSHCP.*

Conservation within this Cell Group will range from 65%-75% of the Cell Group focusing on the central portions of the Cell Group. The site, much of it disturbed, is located within this central portion of the Cell Group.

According to the staff report, a "Criteria Refinement" or "Plan Amendment" would be required to alter the MSCHP to fit the applicant's proposal. Such changes to the MSHCP are typically politically rather than biologically driven, and are fraught with problems. We are extremely skeptical that alterations to the MSHCP would be beneficial or even acceptable, due to habitat depletion and lack of options. If initiated, the stage would be set for serious conflicts between the project and the MSHCP, the conservation community, and the state and federal wildlife agencies. Why would the Planning Dept purposely set up the Environmental Programs Dept for such a scenario? Isn't this bad faith with the adopted MSHCP? *This proposal's conflict with the MSHCP creates internal inconsistencies between elements of the General Plan, as the MSHCP is part of the General Plan.* This request should be denied, along with a strong policy statement that GPAs should be consistent rather than in conflict with the MSHCP.

Item 6.4. GPA 973 (Winchester)

*No position.*

Item 6.5. GPA 975 (French Valley)

**Concur with recommendation to deny initiation.** The conversion of this 151-acre Rural area to Community Development (urban residential and commercial retail) would be incompatible with surrounding uses, create flood hazards, and "leapfrog" over vacant parcels already so designated.

Item 7.1. GPA 945 (French Valley)

**Concur with recommendation to deny initiation.** The conversion of this 89-acre Rural land to Community Development (commercial retail) would "leapfrog" over vacant parcels already so designated.

Item 7.2. GPA 925 (French Valley)

**Disagree with recommendation for initiation.** This 231-acre proposal is part of a complex of parcels that now form an intact Rural community separator. It lies within the Sphere of Influence of the City of Murrieta. Urban conversion is being recommended *despite the complete absence of an absorption study showing that any additional urban land is actually needed.* MSHCP cells are also involved, and these issues are unresolved. Staff's recommendation indicates a substantial failure of the landowner-initiated GPA process to stabilize land uses and direct urban growth to municipalities and an orderly process of annexation. Rather, initiation of this proposal would show that piecemeal, applicant-driven GPAs continue to determine land use in the unincorporated area. Staff's proposal to require a specific plan for this and associated GPAs 926, 974, 976 and 998 does not cure the underlying planning failure. Specific plans are a prime historic engine of sprawl in the unincorporated area.



Item 7.3, GPA 976 (Winchester)

***Disagree with recommendation for initiation.*** This 272-acre proposal is part of an intact Rural area that serves as a community separator. Urban conversion is being recommended *despite the complete absence of an absorption study showing that any additional urban land is actually needed.* Staff's recommendation indicates a substantial failure of the landowner-initiated GPA process to stabilize land uses and direct urban growth to municipalities and an orderly process of annexation. Rather, initiation of this proposal would show that piecemeal, applicant-driven GPAs continue to determine land use in the unincorporated area. Staff's proposal to require a specific plan for this and nearby GPAs does not cure the underlying planning failure. Specific plans are a prime historic engine of sprawl in the unincorporated area.

Item 7.4, GPA 928 (French Valley)

***Concur with recommendation to deny initiation.*** The proposal, within Murrieta's Sphere of Influence, to convert 33-acres of Rural to Community Development medium density residential has no demonstrable need and would represent a failure of orderly development. It would conflict with airport compatibility criteria. Finally, MSHCP issues are unresolved. According to staff, "Due to the amount of conservation and sensitive lands in the area, the proposal may present inconsistencies between the Land Use Element and the Multi-Purpose Open Space Element of the General Plan."

Item 7.5, GPA 978 (Rancho California)

***Concur with recommendation to deny initiation.*** There are no changed circumstances to justify a change from the Rural designator for this 46-acre site. Such a change would also pose inconsistencies with the MSHCP. According to staff, "Due to the amount of conservation and sensitive lands in the area, the proposal may present inconsistencies between the Land Use Element and the Multi-Purpose Open Space Element of the General Plan." There is also inconsistency with airport standards.

Item 7.6, GPA 1085 (Reche Canyon)

***Concur with recommendation to deny initiation.*** According to staff, "The site's characteristics are highly consistent with the existing Rural Mountainous designation given the steep slopes, lack of existing water and sewer, fire danger and limited access." Development intensity on this 319-acre site should not be increased in hazard zones, and to do so "would again create an internal inconsistency between the Land Use Map/Element and the Safety Element of the General Plan." Multiple MSHCP issues are also involved. No new circumstances justify a change.

Thank you for considering our views.

Sincerely,

Dan Silver, MD  
Executive Director

Electronic cc: Board Offices  
George Johnson, TLMA  
Ron Goldman, Planning Dept.

Carolyn Luna, EPD  
Charles Landry, RCA  
Interested parties



**Leonard Bustin**  
**41935 Calle Cabrillo**  
**Temecula, CA 92592**  
**GPA945-Applicant**

**Michael Schweitzer**  
**41951 Remington STE#160**  
**Temecula, CA 92590**  
**GPA945-Engineer**

**Havurim Congregation**  
**P.O. Box 891663**  
**Temecula, CA 92589**  
**GPA945-Owner**



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Temecula, CA 92592  
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GPA945-Owner

GPA945-Owner

GPA945-Engineer

GPA945-Applicant



# COUNTY OF RIVERSIDE

## ENVIRONMENTAL ASSESSMENT FORM: INITIAL STUDY

**Environmental Assessment (E.A.) Number:** 42679

**Project Case Type (s) and Number(s):** General Plan Amendment No. 945D1 and Change of Zone No. 7822

**Lead Agency Name:** County of Riverside Planning Department

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

**Contact Person:** Larry Ross

**Telephone Number:** 951-955-9294

**Applicant's Name:** Mathew Fagan Consulting Services

**Applicant's/ Eng Address:** 42011 Avenida Vista Lane, Temecula, CA 92591

### I. PROJECT INFORMATION

**A. Project Description:** The General Plan Amendment proposes to amend the General Plan Foundation Component of the subject site from Rural (R) to Community Development (CD) and to amend the General Plan Land Use designation of the subject site from Rural Residential (R:RR) (5 Acre Minimum Lot Size) within the Highway 79 Policy Area to Commercial Retail (CD-CR) (0.20-0.35 Floor Area Ratio). The Change of Zone proposes to change the zoning on the 4.5 acre site from Light Agriculture 5 Acre Minimum (A-1-5) to General Commercial (C-1/C-P).

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

**C. Total Project Area:** 4.5

**Residential Acres:** n/a

**Lots:** n/a

**Units:** n/a

**Projected No. of Residents:** n/a

**Commercial Acres:** 4.5

**Lots:** 1

**Sq. Ft. of Bldg. Area:** n/a

**Est. No. of Employees:** n/a

**Industrial Acres:** n/a

**Lots:** n/a

**Sq. Ft. of Bldg. Area:** n/a

**Est. No. of Employees:** n/a

**D. Assessor's Parcel No(s):** 964-050-006

**E. Street References:** Southeast corner Auld Road and Dickson Path, westerly of Maddalena Road, North of Mazoe Street.

**F. Section, Township & Range Description or reference/attach a Legal Description:**  
Section 9, Township 7 South, Range 2 West

**G. Brief description of the existing environmental setting of the project site and its surroundings:** Vacant farmland, not under current cultivation.

### II. APPLICABLE GENERAL PLAN AND ZONING REGULATIONS

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

- 1. Land Use:** Once the project is approved, the project is consistent with the provisions of the Land Use Element.
- 2. Circulation:** The project is consistent with the Highway 79 policy area provisions, and all other policies of the Circulation Element.

3. **Multipurpose Open Space:** The project is consistent with the policies of the Open Space Element.
4. **Safety:** The project is consistent with the policies of the Safety Element.
5. **Noise:** The project is consistent with the policies of the Noise Element.
6. **Housing:** The project is consistent with the policies of the Housing Element.
7. **Air Quality:** The project is consistent with the policies of the Air Quality Element.

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

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

**D. Land Use Designation(s):** Rural: Rural Residential (R:RR)

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

**F. Policy Area(s), if any:** Highway 79 Policy Area

**G. Adjacent and Surrounding:**

1. **Area Plan(s):** Southwest to the north, south, east and west
2. **Foundation Component(s):** Community Development to the north (SP286) and west, and Rural to the east and south.
3. **Land Use Designation(s):** Community Development Specific Plan to the north, Rural: Rural Residential (R:RR) to the east and south, Community Development: Commercial Retail (CD:CR) to west.
4. **Overlay(s), if any:** None
5. **Policy Area(s), if any:** Highway 79 Policy Area to the north, south, east, and west.

**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:** Light Agriculture 5 Acre Minimum (A-1-5)

**J. Proposed Zoning, if any:** General Commercial (C-1/C-P).

**K. Adjacent and Surrounding Zoning:** Specific Plan (SP) to the north, General Commercial (C-1/C-P) to the west, and Light Agriculture 5 Acre Minimum (A-1-5) to the south and east.

### **III. ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED**



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

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

#### IV. DETERMINATION

On the basis of this initial evaluation:

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

- ☒ I find that the proposed project **COULD NOT** have a significant effect on the environment, and a **NEGATIVE DECLARATION** will be prepared.
- ☐ I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the project, described in this document, have been made or agreed to by the project proponent. **A MITIGATED NEGATIVE DECLARATION** will be prepared.
- ☐ I find that the proposed project **MAY** have a significant effect on the environment, and an **ENVIRONMENTAL IMPACT REPORT** is required.

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

- ☐ I find that although the proposed project could have a significant effect on the environment, **NO NEW ENVIRONMENTAL DOCUMENTATION IS REQUIRED** because (a) all potentially significant effects of the proposed project have been adequately analyzed in an earlier EIR or Negative Declaration pursuant to applicable legal standards, (b) all potentially significant effects of the proposed project have been avoided or mitigated pursuant to that earlier EIR or Negative Declaration, (c) the proposed project will not result in any new significant environmental effects not identified in the earlier EIR or Negative Declaration, (d) the proposed project will not substantially increase the severity of the environmental effects identified in the earlier EIR or Negative Declaration, (e) no considerably different mitigation measures have been identified and (f) no mitigation measures found infeasible have become feasible.
- ☐ I find that although all potentially significant effects have been adequately analyzed in an earlier EIR or Negative Declaration pursuant to applicable legal standards, some changes or additions are necessary but none of the conditions described in California Code of Regulations, Section 15162 exist. An **ADDENDUM** to a previously-certified EIR or Negative Declaration has been prepared and will be considered by the approving body or bodies.
- ☐ I find that at least one of the conditions described in California Code of Regulations, Section 15162 exist, but I further find that only minor additions or changes are necessary to make the previous EIR adequately apply to the project in the changed situation; therefore a **SUPPLEMENT TO THE ENVIRONMENTAL IMPACT REPORT** is required that need only contain the information necessary to make the previous EIR adequate for the project as revised.
- ☐ I find that at least one of the following conditions described in California Code of Regulations, Section 15162, exist and a **SUBSEQUENT ENVIRONMENTAL IMPACT REPORT** is required: (1) Substantial changes are proposed in the project which will require major revisions of the previous EIR or negative declaration due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects; (2) Substantial changes have

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

  
Signature

May 23, 2014

Date

Larry Ross, project planner  
Printed Name

For Juan C Perez, Interim Planning Director



## V. ENVIRONMENTAL ISSUES ASSESSMENT

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

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

Source: Riverside County General Plan Figure 9 in the Southwest Area Plan- "Scenic Highways"

### Findings of Fact:

a-b) The proposed project is not located along any scenic highway corridors in the Southwest Area plan. The closest Scenic Highway Corridor is the 215. This project will not impact any scenic highway corridors.

The proposed project does not provide the opportunity for physical disturbance of the property; therefore, there is no potential for any impacts to scenic resources. The proposed project will change the General Plan designation for the site, which could eventually lead to a higher level of development on the property. Once a development proposal or land use application to subsequently subdivide, grade, or build on the property associated with General Plan Amendment No. 945D1 and Change of Zone No. 7822 is submitted, a subsequent review and Environmental Assessment shall be prepared assessing potential impacts.

Mitigation: No mitigation is required

Monitoring: No monitoring is required

<b>2. Mt. Palomar Observatory</b>				
a) Interfere with the nighttime use of the Mt. Palomar Observatory, as protected through Riverside County Ordinance No. 655?	<input type="checkbox"/>	<input type="checkbox"/>	<input 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), Southwest Area Plan Figure 6

Findings of Fact:

a) The proposed project is located within Zone b of the Palomar Nighttime Lighting Policy Area according to figure 6 in the Southwest Area Plan section of the General Plan. However, the project does not provide the opportunity for physical disturbance of the property; therefore, there is no potential for any impacts. The proposed project does not provide the opportunity for physical disturbance of the property; therefore, there is no potential for any impacts to scenic resources. The proposed project will change the General Plan designation for the site, which could eventually lead to a higher level of development on the property. Once a development proposal or land use application to subsequently subdivide, grade, or build on the property associated with General Plan Amendment No. 945D1 and Change of Zone No. 7822 is submitted, a subsequent review and Environmental Assessment shall be prepared assessing potential impacts.

Mitigation: No mitigation is required

Monitoring: No monitoring is required

**3. Other Lighting Issues**

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

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b) Expose residential property to unacceptable light levels?

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Source: On-site Inspection, Project Application Description

Findings of Fact:

a-b) The proposed project does not provide the opportunity for physical disturbance of the property; therefore, there is no potential for any impacts to scenic resources. The proposed project will change the General Plan designation for the site, which could eventually lead to a higher level of development on the property. Once a development proposal or land use application to subsequently subdivide, grade, or build on the property associated with General Plan Amendment No. 945D1 and Change of Zone No. 7822 is submitted, a subsequent review and Environmental Assessment shall be prepared assessing potential impacts.

Mitigation: No mitigation is required

Monitoring: No monitoring is required

**AGRICULTURE & FOREST RESOURCES** Would the project

**4. Agriculture**

a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland) as shown on the maps prepared pursuant to the Farmland Mapping and

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	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
Monitoring Program of the California Resources Agency, to non-agricultural use?				
b) Conflict with existing agricultural zoning, agricultural use or with land subject to a Williamson Act contract or land within a Riverside County Agricultural Preserve?	<input type="checkbox"/>	<input type="checkbox"/>	<input 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 type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

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

Findings of Fact:

a) The proposed project is located within an area of designated "local importance" in the General Plan. Farmland of Local Importance is either currently producing, or has the capability of production, but does not meet the criteria of Prime Farmland, Farmland of Statewide Importance, or Unique Farmland. The California State Department of Conservation makes these designations based on soil types and land use designations. However, the current Land Use designations for the property do not permit commercial agricultural use. Therefore, there is no impact.

b) There are no Williamson Act contracts on the site. The zoning on the property is zoned Light Agricultural 5 Acre Minimum which is intended for the least intense agricultural uses and the General Plan has a Rural Residential 5 Acre Minimum designation which is intended primarily for large lot single family residential with possible limited agriculture and animal keeping. As a result, the current zoning is consistent with the General Plan. However, the proposed general plan designation and proposed zoning will also be consistent with each other. Therefore, with the change to the general plan and zoning there will be no conflicts with agricultural zoning. There are no substantial impacts.

c-d) The proposed project will change the General Plan designation for the site, which could eventually lead to a higher level of development on the property. Once a development proposal or land use application to subsequently subdivide, grade, or build on the property associated with General Plan Amendment No. 945D1 and Change of Zone No. 7822 is submitted, a subsequent review and Environmental Assessment shall be prepared assessing potential impacts to neighboring agriculturally zoned properties. There are no substantial impacts.

Mitigation: No mitigation is required

Monitoring: No monitoring is required

**5. Forest**

a) Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland

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

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

Findings of Fact:

a-c) The County has no forest land zoning, nor is the property forested. There will be no impacts.

Mitigation: No mitigation is required

Monitoring: No monitoring is required

<b>AIR QUALITY</b> Would the project				
<b>6. Air Quality Impacts</b>				
a) Conflict with or obstruct implementation of the applicable air quality plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Violate any air quality standard or contribute substantially to an existing or projected air quality violation?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Expose sensitive receptors which are located within 1 mile of the project site to project substantial point source emissions?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Involve the construction of a sensitive receptor located within one mile of an existing substantial point source emitter?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f) Create objectionable odors affecting a substantial number of people?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: SCAQMD CEQA Air Quality Handbook

Findings of Fact:

a-f) The proposed land use change would result in an intensification of the use on the site, in terms of building and traffic trips. However, the amount of the increase is too speculative to provide a detailed analysis at this stage. This is a programmatic level CEQA analysis. The General Plan includes assumptions that could be used to estimate floor to area ratio, but the new water quality requirements for the State's mandated Low Impact Development (LID) standards will result in a lower density yield on development of all designations. The proposed change will eliminate residential and create retail,

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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thus decreasing the population for the area, thus not impacting the local Air Quality Management Plans. There are no point source emitters within 1 mile of the proposed site. Once a development proposal or land use application to subsequently subdivide, grade, or build on the property associated with General Plan Amendment No. 945D1 and Change of Zone No. 7822 is submitted, a subsequent review and Environmental Assessment shall be prepared assessing potential impacts to air quality. At this stage, the impacts are considered less than significant.

Mitigation: No mitigation is required

Monitoring: No monitoring is required

## **BIOLOGICAL RESOURCES** Would the project

### **7. Wildlife & Vegetation**

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

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

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

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

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

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

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

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Source: GIS database, WRCMSHCP, Nest Season Survey Burrowing Owl Report Change of Zone 07822 General Plan Amendment prepared by Principe and Associates dated April 1, 2014, Western Riverside County Multiple Species Habitat Conservation Plan Consistency Analysis Change of Zone

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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07822 General Plan Amendment prepared by Principe and Associates dated April 1, 2014, review by County Biologist

Findings of Fact:

- a) The report done by Principe and Associates dated April 1, 2014 found that the project does not conflict with the provisions of an adopted Habitat Conservation Plan, Natural Conservation Community Plan, or other approved local, regional, or state conservation plan. No impact.
- b) The project site is fully disturbed by agricultural practices and does not contain native habitats and therefore the project will not impact any habitats. No threatened or endangered species were present on the site, and no habitat is present for any threatened or endangered species. No Impact.
- c) The project site is fully disturbed by agricultural practices and does not contain native habitats and therefore the project will not impact any habitats. No 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 were present on the site, and no habitat is present for any 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. No Impact.
- d) The project will not interfere with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites. Possible burrow sites were present on the site for Burrowing Owl, but none were occupied. The habitat present on the site is possible for a Burrowing Owl food source, but it is not ideal and many other sites in the County are far more suited for the Burrowing Owl food sources. Therefore the project's impacts are less than significant.
- e) The project will not have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Game or U. S. Fish and Wildlife Service. No riparian habit or sensitive natural community was identified on the site. No impact.
- f) There are no steams or water bodies present on the site, therefore the project will not have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means. No impact.
- g) There are no trees or identified natural resources on the site therefore the project will not conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance. No impact.

Mitigation: No mitigation is required

Monitoring: No monitoring is required

**CULTURAL RESOURCES** Would the project

**8. Historic Resources**

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

Source: Project Application Materials, PHASE I ARCHAEOLOGICAL ASSESSMENT ASSESSOR'S PARCEL NO. 964-050-006 French Valley Area Riverside County, California prepared by CRM TECH dated February 27, 2014



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

a-b) Based on aerial maps, there are no historic sites on the property. Additionally, the cultural report did not identify any structures or historic sites. The proposed project does not provide the opportunity for physical disturbance of the property; therefore, there is no potential for any impacts. The proposed project will change the General Plan designation for the site, which could eventually lead to a higher level of development on the property. Once a development proposal or land use application to subsequently subdivide, grade, or build on the property associated with General Plan Amendment No. 945D1 and Change of Zone No. 7822 is submitted, a subsequent review and EA shall be prepared assessing potential ground disturbing cultural impacts.

Mitigation: No mitigation is required

Monitoring: No monitoring is required

<b>9. Archaeological Resources</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
a) Alter or destroy an archaeological site.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to California Code of Regulations, Section 15064.5?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Disturb any human remains, including those interred outside of formal cemeteries?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Restrict existing religious or sacred uses within the potential impact area?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source: Project Application Materials, PHASE I ARCHAEOLOGICAL ASSESSMENT ASSESSOR'S PARCEL NO. 964-050-006 French Valley Area Riverside County, California prepared by CRM TECH dated February 27, 2014

Findings of Fact:

a-d) A cultural report for the project site was submitted that analyzed the project site for cultural significance. The study determined that there were no recorded archeological sites on the property and the site was determined to be less than significant due to the lack of cultural deposits. The proposed project does not provide the opportunity for physical disturbance of the property; therefore, there is no potential for any impacts. Once a development proposal or land use application to subsequently subdivide, grade, or build on the property associated with General Plan Amendment No. 945D1 and Change of Zone No. 7822 is submitted, a subsequent review and EA shall be prepared assessing potential impacts. Therefore the impact is less than significant.

Additionally, the Pechanga Tribe, through State required SB-18 consultation, has requested that any implementing project within the project area contact the Pechanga Tribe while processing any required entitlements. They additionally request to participate in all future CEQA analysis.

Mitigation: No mitigation is required

Monitoring: No monitoring is required

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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#### 10. Paleontological Resources

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

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

#### Findings of Fact:

a) According to the General Plan the project is in an area of high sensitivity (high A). The proposed project does not provide the opportunity for physical disturbance of the property; therefore, there is no potential for any impacts at this stage. The proposed project will change the General Plan designation for the site, which could eventually lead to a higher level of development on the property. Once a development proposal or land use application to subsequently subdivide, grade, or build on the property associated with General Plan Amendment No. 945D1 and Change of Zone No. 7822 is submitted, a subsequent review and EA shall be prepared assessing potential impacts. Without ground disturbance the project's impacts are less than significant.

Mitigation: No mitigation is required

Monitoring: No monitoring is required

#### **GEOLOGY AND SOILS** Would the project

#### 11. Alquist-Priolo Earthquake Fault Zone or County Fault Hazard Zones

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

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

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Source: Riverside County General Plan Figure S-2 "Earthquake Fault Study Zones," GIS database, Geologist Comments, Update Geotechnical/Geologic Site Review in Support of General Plan Amendment, ±4.5-Acre Site, APN 964-050-006, Located Southeast of the Intersection of Auld Road and Dickson Path, Winchester Area, Riverside County, California prepared by GeoSoils, Inc. dated January 24, 2014.

#### Findings of Fact:

a-b) According to the General Plan, there are no map fault zones within or near the project site. There are no impacts.

Mitigation: No mitigation is required

Monitoring: No monitoring is required

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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## 12. Liquefaction Potential Zone

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

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

### Findings of Fact:

a) According to the General Plan, the project site is mapped as areas of low liquefaction potential. The proposed project does not provide the opportunity for physical disturbance of the property; therefore, there is no potential for any impacts at this stage. The proposed project will change the General Plan designation for the site, which could eventually lead to a higher level of development on the property. Once a development proposal or land use application to subsequently subdivide, grade, or build on the property associated with General Plan Amendment No. 945D1 and Change of Zone No. 7822 is submitted, a subsequent review and EA shall be prepared assessing potential impacts. Therefore the project's impacts are less than significant.

Mitigation: No mitigation is required

Monitoring: No monitoring is required

## 13. Ground-shaking Zone

a) Be subject to strong seismic ground shaking?

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

### Findings of Fact:

a) Every project in California has some degree of potential exposure to significant ground shaking. The proposed project does not provide the opportunity for physical disturbance of the property; therefore, there is no potential for any impacts. The proposed project will change the General Plan designation for the site, which could eventually lead to a higher level of development on the property. Once a development proposal or land use application to subsequently subdivide, grade, or build on the property associated with General Plan Amendment No. 945D1 and Change of Zone No. 7822 is submitted, a subsequent review and EA shall be prepared assessing potential impacts. This will include adherence to the California Building code, Title 24, which will mitigate to some degree, the potential for ground shaking impacts.

Mitigation: No mitigation is required

Monitoring: No monitoring is required



	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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#### 14. Landslide Risk

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

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

#### Findings of Fact:

a) The project site is generally flat and based on exhibit S-5 from the General Plan, there are no steep slopes that could potentially result in landslides. There will be no impacts.

Mitigation: No mitigation is required

Monitoring: No monitoring is required

#### 15. Ground Subsidence

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

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Source: Riverside County General Plan Figure S-7 "Documented Subsidence Areas Map", GIS database, Geologist Comments, Update Geotechnical/Geologic Site Review in Support of General Plan Amendment, ±4.5-Acre Site, APN 964-050-006, Located Southeast of the Intersection of Auld Road and Dickson Path, Winchester Area, Riverside County, California prepared by GeoSoils, Inc. dated January 24, 2014.

#### Findings of Fact:

a) According to the General Plan, Figure S-7, the site is in an area potentially susceptible to subsidence. However, the geologic report submitted for the project has found that the likelihood of subsidence is very low. For the purposes of a stand-alone General Plan Amendment, the indicated level of subsidence does not preclude the potential development of the property at any level. Therefore, there are no substantial impacts based on the proposed project.

Mitigation: No mitigation is required

Monitoring: No monitoring is required

#### 16. Other Geologic Hazards

a) Be subject to geologic hazards, such as seiche, mudflow, or volcanic hazard?

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Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Source: Project Application Materials, Update Geotechnical/Geologic Site Review in Support of General Plan Amendment, ±4.5-Acre Site, APN 964-050-006, Located Southeast of the Intersection of Auld Road and Dickson Path, Winchester Area, Riverside County, California prepared by GeoSoils, Inc. dated January 24, 2014.

Findings of Fact:

a) Lake Skinner is located about 1.5 miles to the east of the project site. The project site is located within a Dam Inundation zone for Lake Skinner. According to the geological report "this potential for inundation should be further evaluated by the design civil engineer. Based on the above, the potential for seiche or inundation is considered low to perhaps moderate." The proposed project will change the General Plan designation for the site, which could eventually lead to a higher level of development on the property. Once a development proposal or land use application to subsequently subdivide, grade, or build on the property associated with General Plan Amendment No. 945D1 and Change of Zone No. 7822 is submitted, a subsequent review and EA shall be prepared assessing potential impacts. As that no human occupation or ground disturbance is proposed with this project the impact is less than significant.

Mitigation: No mitigation is required

Monitoring: No monitoring is required

**17. Slopes**

a) Change topography or ground surface relief features?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Create cut or fill slopes greater than 2:1 or higher than 10 feet?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Result in grading that affects or negates subsurface sewage disposal systems?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

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

Findings of Fact:

a-c) The project proposes no grading or construction of any kind, therefore there are no potential impacts to or from slopes. As was previously explained, the site is general flat. Once a development proposal or land use application to subsequently subdivide, grade, or build on the property associated with General Plan Amendment No. 945D1 and Change of Zone No. 7822 is submitted, a subsequent review and EA shall be prepared assessing potential impacts.

Mitigation: No mitigation is required

Monitoring: No monitoring is required

**18. Soils**

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Result in substantial soil erosion or the loss of topsoil?				
b) Be located on expansive soil, as defined in Section 1802.3.2 of the California Building Code (2007), creating substantial risks to life or property?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Have soils incapable of adequately supporting use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Project Application Materials, On-site Inspection

Findings of Fact:

a-c) The project proposes no grading or construction of any kind, therefore there are no potential impacts to soils or septic tanks. The project proposes to increase the intensity of the property. Once a development proposal or land use application to subsequently subdivide, grade, or build on the property associated with General Plan Amendment No. 945D1 and Change of Zone No. 7822 is submitted, a subsequent review and EA shall be prepared assessing potential impacts. Therefore there is no impact.

Mitigation: No mitigation is required

Monitoring: No monitoring is required

<b>19. Erosion</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
a) Change deposition, siltation, or erosion that may modify the channel of a river or stream or the bed of a lake?				
b) Result in any increase in water erosion either on or off site?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Project Application Materials, On-site Inspection

Findings of Fact:

a-b) The project proposes no grading or construction of any kind; therefore there are no potential impacts to or from erosion. However, the proposed project will change the General Plan designation for the site, which could eventually lead to a higher level of development on the property. Once a development proposal or land use application to subsequently subdivide, grade, or build on the property associated with General Plan Amendment No. 945D1 and Change of Zone No. 7822 is submitted, a subsequent review and EA shall be prepared assessing potential impacts. Therefore there is no impact.

Mitigation: No mitigation is required

Monitoring: No monitoring is required



	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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**20. Wind Erosion and Blowsand from project either on or off site.**

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

Source: Riverside County General Plan Figure S-8 "Wind Erosion Susceptibility Map," Ord. No. 460, Article XV & Ord. No. 484

Findings of Fact:

a) According to General Plan figure S-8 the project is not located in an area of high wind erosion. Once a development proposal or land use application to subsequently subdivide, grade, or build on the property associated with General Plan Amendment No. 945D1 and Change of Zone No. 7822 is submitted, a subsequent review and EA shall be prepared assessing potential impacts. Therefore there is no impact.

Mitigation: No mitigation is required

Monitoring: No monitoring is required

**GREENHOUSE GAS EMISSIONS** Would the project

**21. Greenhouse Gas Emissions**

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a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?

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b) Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?

Source: Application Materials

Findings of Fact:

a.-b.) The proposed project is a General Plan Amendment only, there is no ground disturbance proposed. The proposed amendment will increase the potential intensity of the site, which would have an increase in potential impacts because there could be more traffic trips in the area (traffic trips are the largest generator of greenhouse gasses in this area). However, this CEQA analysis is intended to be a programmatic CEQA level review. Any future implementing project on this site will be required to comply with California's AB-32 greenhouse gas reduction requirement. At this stage, it is too speculative to review the specific potential impacts as the size of the proposed development (implementing project) is not known. Additionally, many of the identified potential mitigation for GHG impacts are implemented at the construction level of development. Once a development proposal or land use application to subsequently subdivide, grade, or build on the property associated with General Plan Amendment No. 945D1 and Change of Zone No. 7822 is submitted, a subsequent review and EA shall be prepared assessing potential impacts. Therefore the project's impacts are less than significant.

Mitigation: No mitigation is required

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

## HAZARDS AND HAZARDOUS MATERIALS Would the project

### 22. Hazards and Hazardous Materials

a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Impair implementation of or physically interfere with an adopted emergency response plan or an emergency evacuation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Project Application Materials

### Findings of Fact:

a-b, d-e) The project proposes no grading or construction of any kind; therefore there are no potential impacts that could result from the transportation of hazardous materials; nor will the proposed change in land use density result in an increased potential for generating anything hazardous. The site is not listed as a hazardous materials site. Once a development proposal or land use application to subsequently subdivide, grade, or build on the property associated with General Plan Amendment No. 945D1 and Change of Zone No. 7822 is submitted, a subsequent review and EA shall be prepared assessing potential impacts. Therefore, the project has no impact.

c) The project will result in higher development intensity of the site than was proposed in the General Plan in 2003. The increase in intensity may result in an overburden of streets previously identified as evacuation routes for other projects. However, the Transportation Department will require any future development proposals on the site to add mitigation to those projects to assure the streets will accommodate adequate emergency provisions. Therefore, the project has no significant impact.

Mitigation: No mitigation is required

Monitoring: No monitoring is required

### 23. Airports

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Result in an inconsistency with an Airport Master Plan?				
b) Require review by the Airport Land Use Commission?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) For a project within the vicinity of a private airstrip, or heliport, would the project result in a safety hazard for people residing or working in the project area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

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

Findings of Fact:

a-d) Based on the General Plan, figure S-19, the project is located within the French Valley Airport Influence area, and in compatibility zone E. The project was reviewed by the Airport Land Use Commission on March 8, 2012 and was found consistent with the plan. Therefore the project is consistent with Airport Master Plans. The project would not result in a safety for people working or residing in the area as that the project is consistent with the Airport Land Use Plan. Once a development proposal or land use application to subsequently subdivide, grade, or build on the property associated with General Plan Amendment No. 945D1 and Change of Zone No. 7822 is submitted, a subsequent review and EA shall be prepared assessing potential impacts. Therefore, the project has no impact.

Mitigation: No mitigation is required

Monitoring: No monitoring is required

**24. Hazardous Fire Area**

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

☐ ☐ ☐ ☒

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

Findings of Fact:

a) According to General Plan Figure S-11 the project is not located within a Wildfire Susceptibility Area. The project is not within a high fire area, but the project is located within a state fire responsibility area. As that the project site is currently fallow agricultural land and that the project proposes no physical changes to the property, therefore it will not expose people or structures to any risk. Once a development proposal or land use application to subsequently subdivide, grade, or build on the property associated with General Plan Amendment No. 945D1 and Change of Zone No. 7822



Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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is submitted, a subsequent review and EA shall be prepared assessing potential impacts. Therefore, the project has no impact.

Mitigation: No mitigation is required

Monitoring: No monitoring is required

#### **HYDROLOGY AND WATER QUALITY** Would the project

##### **25. Water Quality Impacts**

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

☐ ☐ ☐ ☒

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

☐ ☐ ☐ ☒

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

☐ ☐ ☐ ☒

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 environmental effects (e.g. increased vectors or odors)?

☐ ☐ ☐ ☒

Source: Riverside County Flood Control District Review, GIS database .

#### **Findings of Fact:**

a-h) The northwest corner of project is located within a mapped flood zone. However, the project proposes no grading or construction of any kind; therefore there are no potential impacts to or from flood hazards with the exception of dam inundation (see topic in geology regarding seiche). There is no land alteration proposed at this time that would alter any flows, violate any standards, impact ground water resources, create any runoff, or require any BMP's. No additional study of the current conditions was performed at this time because the proposed General Plan Amendment is not

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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proposing any ground alteration at this time. However, the proposed project will change the General Plan designation for the site, which could eventually lead to a higher level of development on the property. Once a development proposal or land use application to subsequently subdivide, grade, or build on the property associated with General Plan Amendment No. 945D1 and Change of Zone No. 7822 is submitted, a subsequent review and EA shall be prepared assessing potential impacts which will include a hydrology analysis. Therefore the project has no impact.

Mitigation: No mitigation is required

Monitoring: No monitoring is required

## 26. Floodplains

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

NA - Not Applicable <input checked="" type="checkbox"/>	U - Generally Unsuitable <input type="checkbox"/>	R - Restricted <input type="checkbox"/>		
a) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner that would result in flooding on- or off-site?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Changes in absorption rates or the rate and amount of surface runoff?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam (Dam Inundation Area)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Changes in the amount of surface water in any water body?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

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

### Findings of Fact:

a, b, d) The northwest corner of the project is located within a flood zone. The project proposes no grading or construction of any kind; therefore there are no potential impacts to or from flood hazards with the exception of dam inundation (see topic in geology regarding seiche). There is no land alteration proposed at this time that would alter any flows, violate any standards, impact ground water resources, create any runoff, or require any BMP's. However, the proposed project will change the General Plan designation for the site, which could eventually lead to a higher level of development on the property. Once a development proposal or land use application to subsequently subdivide, grade, or build on the property associated with General Plan Amendment No. 945D1 and Change of Zone No. 7822 is submitted, a subsequent review and EA shall be prepared assessing potential impacts. Therefore the project has no impact.

c) The project is within a dam inundation area, however the project does not propose any structures and would not expose people injury or death involving flooding as a result of a failure of a levee or

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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dam. Once a development proposal or land use application to subsequently subdivide, grade, or build on the property associated with General Plan Amendment No. 945D1 and Change of Zone No. 7822 is submitted, a subsequent review and EA shall be prepared assessing potential impacts. Therefore, the project has a less than significant impact.

Mitigation: No mitigation is required

Monitoring: No monitoring is required

#### **LAND USE/PLANNING** Would the project

##### **27. Land Use**

a) Result in a substantial alteration of the present or planned land use of an area?

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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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"/>
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Source: Riverside County General Plan, GIS database, Project Application Materials

#### Findings of Fact:

a-b) The project will result in changes to the Land Use patterns in the area. The area is currently designated for residential uses with a 5 acre minimum lot size. The parcel is currently substandard for the minimum lot size. However, property near the site, specifically to the north has experienced some increases in density over what was adopted with the 2003 General Plan. Based on the widening on Highway 79, and the approval of the Specific Plan to the north, compounded with the fact that the lot was substandard in the first place, the subject site is no longer suitable for residential development. As previously stated, the potential impacts in this EA are being evaluated for the Land Use change only. For these reasons, the Land Use and zoning impacts are considered less than significant.

Mitigation: No mitigation is required

Monitoring: No monitoring is required

##### **28. Planning**

a) Be consistent with the site's existing or proposed zoning?

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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b) Be compatible with existing surrounding zoning?

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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c) Be compatible with existing and planned surrounding land uses?

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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d) Be consistent with the land use designations and policies of the General Plan (including those of any applicable Specific Plan)?

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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e) Disrupt or divide the physical arrangement of an established community (including a low-income or minority community)?

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Source: Riverside County General Plan Land Use Element, Staff review, GIS database

Findings of Fact:

a-e) The project includes a Change of Zone to assure the General Plan and zoning are consistent. The project is consistent with the suburban designations to the north and west. The proposed Land Use change is consistent with all policies of the General Plan and will not be dividing the physical arrangement of any communities. As previously stated, the potential impacts in this EA are being evaluated for the Land Use only. Once a development proposal or land use application to subsequently subdivide, grade, or build on the property associated with General Plan Amendment No. 945D1 and Change of Zone No. 7822 is submitted, a subsequent review and EA shall be prepared assessing potential impacts. For these reasons, the Land Use and zoning impacts are considered less than significant.

Mitigation: No mitigation is required

Monitoring: No monitoring is required

**MINERAL RESOURCES** Would the project

**29. Mineral Resources**

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

☐ ☐ ☐ ☒

b) Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?

☐ ☐ ☐ ☒

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

☐ ☐ ☐ ☒

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

☐ ☐ ☐ ☒

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

Findings of Fact:

a-d) According to the General Plan figure OS-5 the project is not located in an area known to have mineral resources that would preclude the development of the ultimate density requested in the project. Further, the project proposes no grading or construction of any kind; therefore there are no potential impacts to or from mineral resources. There are no known mines on or near the site. However, the proposed project will change the General Plan designation for the site, which could eventually lead to a higher level of development on the property. Once a development proposal or land use application to subsequently subdivide, grade, or build on the property associated with General Plan Amendment No. 945D1 and Change of Zone No. 7822 is submitted, a subsequent review and EA shall be prepared assessing potential impacts.

Mitigation: No mitigation is required

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

**NOISE** Would the project result in

**Definitions for Noise Acceptability Ratings**

Where indicated below, the appropriate Noise Acceptability Rating(s) has been checked.

NA - Not Applicable

A - Generally Acceptable

B - Conditionally Acceptable

C - Generally Unacceptable

D - Land Use Discouraged

**30. Airport Noise**

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

☐
☐
☐
☒

NA ☒ A ☐ B ☐ C ☐ D ☐

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

☐
☐
☐
☒

NA ☒ A ☐ B ☐ C ☐ D ☐

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

Findings of Fact:

a-b) According to the General Plan, Figure S-19, the project is located within an airport influence area. As that the project site is currently fallow agricultural land and that the project proposes no physical changes to the property, therefore it will not expose people to excessive noise levels. Once a development proposal or land use application to subsequently subdivide, grade, or build on the property associated with General Plan Amendment No. 945D1 and Change of Zone No. 7822 is submitted, a subsequent review and EA shall be prepared assessing potential impacts. Therefore, the project has no impact.

Mitigation: No mitigation is required

Monitoring: No monitoring is required

**31. Railroad Noise**

NA ☒ A ☐ B ☐ C ☐ D ☐

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

Findings of Fact:

The project is not located near any railroads, therefore, there will be no significant impacts from railroad noise.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Mitigation: No mitigation is required

Monitoring: No monitoring is required

### 32. Highway Noise

NA <input checked="" type="checkbox"/>	A <input type="checkbox"/>	B <input type="checkbox"/>	C <input type="checkbox"/>	D <input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Source: On-site Inspection, Project Application Materials

#### Findings of Fact:

The project is not located near any highways. The closest Highway is Highway 79 about two miles to the west of the northern portion of the project area. Noise from this distance will be negligible. Therefore, there will be no impacts from highway noise.

Mitigation: No mitigation is required

Monitoring: No monitoring is required

### 33. Other Noise

NA <input checked="" type="checkbox"/>	A <input type="checkbox"/>	B <input type="checkbox"/>	C <input type="checkbox"/>	D <input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Source: Project Application Materials, GIS database

#### Findings of Fact:

The project is not located near any other source of potential noise, therefore, there will be no impacts from other noise.

Mitigation: No mitigation is required

Monitoring: No monitoring is required

### 34. Noise Effects on or by the Project

a) A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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b) A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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c) Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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d) Exposure of persons to or generation of excessive ground-borne vibration or ground-borne noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Source: Riverside County General Plan, Table N-1 ("Land Use Compatibility for Community Noise Exposure"); Project Application Materials

Findings of Fact:

a-d) The project proposes no grading or construction of any kind. With no structures proposed on the site, and no expressed use permitted, no additional noise analysis is required at this time. The proposed project will change the General Plan designation for the site, which could eventually lead to a higher level of development on the property. Once a development proposal or land use application to subsequently subdivide, grade, or build on the property associated with General Plan Amendment No. 945D1 and Change of Zone No. 7822 is submitted, a subsequent review and EA shall be prepared assessing potential impacts. Therefore, the project will not cause significant impacts.

Mitigation: No mitigation is required

Monitoring: No monitoring is required

<b>POPULATION AND HOUSING</b>	<b>Would the project</b>			
<b>35. Housing</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
a) Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Create a demand for additional housing, particularly housing affordable to households earning 80% or less of the County's median income?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Affect a County Redevelopment Project Area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Cumulatively exceed official regional or local population projections?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f) Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

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

Findings of Fact:

a-f) There are currently no residential structures on the subject site, so no displacement will occur. The proposed project will change the Land Use to commercial, thus potentially adding a demand for additional housing through the creation of jobs; however, the project site is small for a commercial property and is not capable of creating a large enough number of jobs to be significant. The impacts are less than significant.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Mitigation: No mitigation is required

Monitoring: No monitoring is required

**PUBLIC SERVICES** Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered government facilities or the need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:

<b>36. Fire Services</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Source: Riverside County General Plan Safety Element

Findings of Fact:

The project would result in an increased need for all public services, including fire. However, the costs associated with the increased need are addressed through the County's Development Impact Fees which would be required of all development on the subject site. As such, the impacts would be less than significant.

Mitigation: No mitigation is required

Monitoring: No monitoring is required

<b>37. Sheriff Services</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Source: Riverside County General Plan

Findings of Fact:

The project would result in an increased need for all public services, including the Sheriff. However, the costs associated with the increased need are addressed through the County's Development Impact Fees which would be required of all development on the subject site. As such, the impacts would be less than significant.

Mitigation: No mitigation is required

Monitoring: No monitoring is required

<b>38. Schools</b>	<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 would not result in an increased need for schools. As such, the impacts would be less than significant.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Mitigation: No mitigation is required

Monitoring: No monitoring is required

### 39. Libraries

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

#### Findings of Fact:

The project would not result in an increased need for books and materials for libraries. As such, the impacts would be less than significant.

Mitigation: No mitigation is required

Monitoring: No monitoring is required

### 40. Health Services

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

#### Findings of Fact:

The project would result in an increased need for all public services, including the Health services. However, health care is generally driven by market forces and any increase in population is generally addressed through market demand forces. As such, the impacts would be less than significant.

Mitigation: No mitigation is required

Monitoring: No monitoring is required

## RECREATION

### 41. Parks and Recreation

a) Would the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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b) Would the project include the use of existing neighborhood or regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?

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

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

Findings of Fact:

a-c) There are no trails or parks proposed or required near the site. Quimby fees are not required on commercial development. There is no CSA for this area and there will be no impacts.

Mitigation: No mitigation is required

Monitoring: No monitoring is required

**42. Recreational Trails**

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

Findings of Fact:

See 41.

Mitigation: No mitigation is required

Monitoring: No monitoring is required

**TRANSPORTATION/TRAFFIC** Would the project

**43. Circulation**

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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a) Conflict with an applicable plan, ordinance or policy establishing a measure of effectiveness for the performance of the circulation system, taking into account all modes of transportation, including mass transit and non-motorized travel and relevant components of the circulation system, including but not limited to intersections, streets, highways and freeways, pedestrian and bicycle paths, and mass transit?

b) Conflict with an applicable congestion management program, including, but not limited to level of service standards and travel demand measures, or other standards established by the county congestion management agency for designated roads or highways?

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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c) Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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d) Alter waterborne, rail or air traffic?

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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e) Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g. farm equipment)?

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
f) Cause an effect upon, or a need for new or altered maintenance of roads?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
g) Cause an effect upon circulation during the project's construction?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
h) Result in inadequate emergency access or access to nearby uses?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
i) Conflict with adopted policies, plans or programs regarding public transit, bikeways or pedestrian facilities, or otherwise substantially decrease the performance or safety of such facilities?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source: Riverside County General Plan, Highway 79 Policy

Findings of Fact:

a) The project is located within the Highway 79 Policy Area of the General Plan. The current proposal is consistent with the General Plan's Highway 79 Policy Area. The policy area requires that residential development be proposed at 9% below the mid-point of the existing designation due to transportation infrastructure and capacity deficiencies. The proposed project is changing away from residential to Commercial Retail, thus the policy does not apply. The details of the implementing will drive the consistency with any other circulation plans, the Land Use change, by itself, is consistent with the circulation plans.

b) The proposed project will not conflict with an applicable congestion management program, including, but not limited to level of service standards and travel demand measures, or other standards established by the county congestion management agency for designated roads or highways. As previously explained, the proposed project will change the General Plan designation for the site, which could eventually lead to a higher level of development on the property. Once a development proposal or land use application to subsequently subdivide, grade, or build on the property associated with General Plan Amendment No. 945D1 and Change of Zone No. 7822 is submitted, a subsequent review and EA shall be prepared assessing potential impacts.

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

e-i) The project is not proposing any development at the time, therefore there are no design changes to the streets or roads that may increase hazard due to road design. The increase in density will create a need to evaluate the impacts to the existing street design; however, the potential impacts would be too speculative at this stage, because the actual level of impact from the implementing development is not known at this time. The proposed change does not conflict with any adopted policies regarding public transit, bikeways or pedestrian access because the site is rural today, and the proposed change will maintain the rural nature of the area. The efficiency of transit will not change, and therefore not impact any policies regarding transit or other alternative means of travel. Once a development proposal or land use application to subsequently subdivide, grade, or build on the property associated with General Plan Amendment No. 945D1 and Change of Zone No. 7822 is submitted, a subsequent review and EA shall be prepared assessing potential impacts.

Mitigation: No mitigation is required

Monitoring: No monitoring is required

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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#### 44. Bike Trails

☐ ☐ ☐ ☒

Source: Riverside County General Plan

Findings of Fact:

See 41.

Mitigation: No mitigation is required

Monitoring: No monitoring is required

#### UTILITY AND SERVICE SYSTEMS Would the project

##### 45. Water

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

☐ ☐ ☒ ☐

b) Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?

☐ ☐ ☒ ☐

Source: Department of Environmental Health Review

Findings of Fact:

a-b) The project is not proposing any construction at this time. However, the proposed project will change the General Plan designation for the site, which could eventually lead to a higher level of development on the property. An assessment of the availability of water to service the area will be required prior to the approval of an implementing project. This will include a commitment from the water purveyor in that area to provide water to the site (beyond that which already exists). Many of the homes in the area currently use well water. The increase in density will likely require connection to a public water system, the construction of which will have potential impacts. However, at this stage, the specific size and need of water infrastructure to the area would be too speculative to analyze. Once a development proposal or land use application to subsequently subdivide, grade, or build on the property associated with General Plan Amendment No. 945D1 and Change of Zone No. 7822 is submitted, a subsequent review and EA shall be prepared assessing potential impacts. Therefore, the project's impacts are less than significant.

Mitigation: No mitigation is required

Monitoring: No monitoring is required

##### 46. Sewer

a) Require or result in the construction of new wastewater treatment facilities, including septic systems, or

☐ ☐ ☐ ☒



	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
expansion of existing facilities, the construction of which would cause significant environmental effects?				
b) Result in a determination by the wastewater treatment provider that serves or may service the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Department of Environmental Health Review

Findings of Fact:

a-b) The project is not proposing any construction at this time. However, the proposed project will change the General Plan designation for the site, which could eventually lead to a higher level of development on the property. The homes near project site are currently using septic systems, although the Specific Plan approved to the north of the subject site did bring sewer to the area. Specific permitting is required prior to the use of any septic system. At this stage, the specific size and need of sewer infrastructure to the area would be too speculative to analyze. Once a development proposal or land use application to subsequently subdivide, grade, or build on the property associated with General Plan Amendment No. 945D1 and Change of Zone No. 7822 is submitted, a subsequent review and EA shall be prepared assessing potential impacts.

Mitigation: No mitigation is required

Monitoring: No monitoring is required

**47. Solid Waste**

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

☐ ☐ ☐ ☒

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

☐ ☐ ☐ ☒

Source: Riverside County General Plan, Riverside County Waste Management District correspondence

Findings of Fact:

a-b) The project is not proposing any construction at this time. However, the proposed project will change the General Plan designation for the site, which could eventually lead to a higher level of development on the property. Once a development proposal or land use application to subsequently subdivide, grade, or build on the property associated with General Plan Amendment No. 945D1 and Change of Zone No. 7822 is submitted, a subsequent review and EA shall be prepared assessing potential impacts. Therefore, the proposed project will have no impact.

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

Mitigation: No mitigation is required

Monitoring: No monitoring is required

#### 48. Utilities

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

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

Source: Application Materials

#### Findings of Fact:

a-g) The project is not proposing any construction at this time. At this stage, the specific size and need of infrastructure to the area would be too speculative to analyze. However, the proposed project will change the General Plan designation for the site, which could eventually lead to a higher level of development on the property. Once a development proposal or land use application to subsequently subdivide, grade, or build on the property associated with General Plan Amendment No. 945D1 and Change of Zone No. 7822 is submitted, a subsequent review and EA shall be prepared assessing potential impacts. Therefore, the proposed project will have no impact.

Mitigation: No mitigation is required

Monitoring: No monitoring is required

#### 49. Energy Conservation

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

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

Source:

#### Findings of Fact:

a) The County has no specific energy conservation plans that would conflict with the project.

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
--	--------------------------------------	--	---------------------------------------	--------------

#### MANDATORY FINDINGS OF SIGNIFICANCE

- |  |                          |                          |                          |                                     |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|
| <p><b>50.</b> Does the project have the potential to substantially degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal, or eliminate important examples of the major periods of California history or prehistory?</p> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|

Source: Staff review, Project Application Materials

Findings of Fact: Implementation of the proposed project would not substantially degrade the quality of the environment, substantially reduce the habitat of fish or wildlife species, cause a fish or wildlife populations to drop below self-sustaining levels, threaten to eliminate a plant or animal community, or reduce the number or restrict the range of a rare or endangered plant or animal, or eliminate important examples of the major periods of California history or prehistory.

- |   |                          |                          |                                     |                          |
|---|--------------------------|--------------------------|-------------------------------------|--------------------------|
| <p><b>51.</b> Does the project have impacts which are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, other current projects and probable future projects)?</p> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
|---|--------------------------|--------------------------|-------------------------------------|--------------------------|

Source: Staff review, Project Application Materials

Findings of Fact: The project does not have impacts which are individually limited, but cumulatively considerable. The proposal will increase the density of the area, which could potentially impact CEQA study areas cumulatively. At this stage, the specific level of changes is not known, as there is no construction proposed with this project. Once a development proposal or land use application to subsequently subdivide, grade, or build on the property associated with General Plan Amendment No. 945D1 and Change of Zone No. 7822 is submitted, a subsequent review and EA shall be prepared assessing potential impacts.

- |   |                          |                          |                          |                                     |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|
| <p><b>52.</b> Does the project have environmental effects that will cause substantial adverse effects on human beings, either directly or indirectly?</p> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|

Source: Staff review, project application

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

#### VI. EARLIER ANALYSES



Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Earlier analyses may be used where, pursuant to the tiering, program EIR, or other CEQA process, an effect has been adequately analyzed in an earlier EIR or negative declaration as per California Code of Regulations, Section 15063 (c) (3) (D).

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

Location: County of Riverside Planning Department  
4080 Lemon Street, 12th Floor  
Riverside, CA 92505

## VII. AUTHORITIES CITED

Authorities cited: Public Resources Code Sections 21083 and 21083.05; References: California Government Code Section 65088.4; Public Resources Code Sections 21080(c), 21080.1, 21080.3, 21082.1, 21083, 21083.05, 21083.3, 21093, 21094, 21095 and 21151; *Sundstrom v. County of Mendocino* (1988) 202 Cal.App.3d 296; *Leonoff v. Monterey Board of Supervisors* (1990) 222 Cal.App.3d 1337; *Eureka Citizens for Responsible Govt. v. City of Eureka* (2007) 147 Cal.App.4th 357; *Protect the Historic Amador Waterways v. Amador Water Agency* (2004) 116 Cal.App.4th at 1109; *San Franciscans Upholding the Downtown Plan v. City and County of San Francisco* (2002) 102 Cal.App.4th 656.

Revised: 6/4/2014 1:47 PM  
EA for GPA00945D1

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

DATE: December 8, 2010

**TO:**

Riv. Co. Transportation Dept.  
Riv. Co. Environmental Health Dept.  
Riv. Co. Public Health Dept. Industrial Hygiene  
Riv. Co. Flood Control District  
Riv. Co. Fire Department

Riv. Co. Dept. of Bldg. & Safety – Grading  
Riv. Co. Dept. of Bldg. & Safety – Plan Check  
Regional Parks & Open Space District  
Riv. Co. Environmental Programs Dept.  
P.D. Geology Section-D. Jones

Riv. Co. GIS – Phillip Kang  
P.D. Landscaping Section-R. Dyo  
P.D. Archaeology Section-L. Mouriquand

**GENERAL PLAN AMENDMENT NO. 945, CHANGE OF ZONE NO. 7743 – EA41773 – Applicant:** Leonard Bustin – Engineer/Representative: Leonard Bustin - Third Supervisorial District – Rancho California Zoning Area – Southwest Area Plan: Policy Area(s) – Highway 79 Policy Area; Rural: Rural Residential (RUR-RR) (5 Acre Minimum Lot Size)– Location: Northerly of Mazoe Street, southerly of Auld Road, easterly of Dickson Path and westerly of Maddalena Road– 18.99 Gross Acres - Zoning: Light Agricultural – 5 Acre Minimum Lot Size (A-1-5) - **REQUEST:** This General Plan Amendment proposes to amend the General Plan Foundation Component of the subject site from Rural to Community Development and to amend the land use designation of the subject site from Rural Residential (RUR:RR) (5 Acre Minimum Lot Size within the Highway 79 Policy Area to Commercial Retail (CD:CR) (0.20-0.35 Floor Area Ratio). The Change of Zone proposes to amend the zoning designation of the subject site from Light Agriculture, Five Acre Minimum (A-1-5) to General Commercial (C-1/C-P) - APN(s): 964-050-006, 964-050-007, 964-050-008, 964-050-009- Concurrent Cases: CZ007743.

**NOTE:** This project is a stand-alone General Plan Land Use amendment with a Change of Zone, no implementing project is proposed. Please provide a comment letter from your department. Change of Zone No. 7743 proposes to amend the zoning designation for the subject site from Light Agricultural – 5 Acre Minimum Lot Size (A-1-5) to General Commercial (C-1/C-P).

Please review the attached map(s) and/or exhibit(s) for the above-described project. This case is scheduled for a **LDC Meeting Agenda on January 6, 2011**. All LDC Members please have draft conditions in the Land Management System on or before the above date. If it is determined that the attached map(s) and/or exhibit(s) are not acceptable, please have corrections in the system and DENY the routing on or before the above date. Once the route is complete, and the approval screen is approved with or without corrections, the case can be scheduled for a public hearing.

All other transmitted entities, please have your comments, questions and recommendations to the Planning Department on or before the above date. Your comments/recommendations/conditions are requested so that they may be incorporated in the staff report for this particular case.

Should you have any questions regarding this project, please do not hesitate to contact **Tamara Harrison, Project Planner**, at (951) 955-9721 or email at **THARRISO@rctlma.org / MAILSTOP# 1070**.

COMMENTS:

**FILE COPY**

DATE: \_\_\_\_\_ SIGNATURE: \_\_\_\_\_

PLEASE PRINT NAME AND TITLE: \_\_\_\_\_

TELEPHONE: \_\_\_\_\_

*If you do not include this transmittal in your response, please include a reference to the case number and project planner's name. Thank you.*

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

**FILE COPY**

DATE: April 24, 2014

**TO:**

Riv. Co. Transportation Dept.  
Riv. Co. Environmental Health Dept.  
Riv. Co. Fire Department  
Riv. Co. Building & Safety – Grading  
Riv. Co. Building & Safety – Plan Check  
Regional Parks & Open Space District.

Riv. Co. Environmental Programs Dept.  
P.D. Geology Section-D. Jones  
P.D. Archaeology Section-Heather Thomas  
Riverside Transit Agency  
Riv. Co. Sheriff's Dept.  
Riv. Co. Waste Management Dept.

ALUC – John Guerin  
3rd District Supervisor  
3rd District Planning Commissioner  
City of Temecula  
Temecula Valley Unified School Dist.

**GENERAL PLAN AMENDMENT NO. 945D1, CHANGE OF ZONE NO. 7822 – EA42679 – Applicant:** Matthew Fagan Consulting – Engineer/Representative: JMM Consultants - Third Supervisorial District – Rancho California Zoning Area – Southwest Area Plan: Policy Area(s) – Highway 79 Policy Area; Rural: Rural Residential (RUR-RR) (5 Acre Minimum Lot Size)– Location: Northerly of Mazoe Street, southerly of Auld Road, easterly of Dickson Path and westerly of Maddalena Road– 4.5 Gross Acres - Zoning: Light Agricultural – 5 Acre Minimum Lot Size (A-1-5) - **REQUEST:** This General Plan Amendment proposes to amend the General Foundation Component of the subject site from Rural to Community Development and to amend the land use designation of the subject site from Rural Residential (RUR:RR) (5 Acre Minimum Lot Size within the Highway 79 Policy Area to Commercial Retail (CD:CR) (0.20-0.35 Floor Area Ratio). The Change of Zone proposes to amend the zoning designation of the subject site from Light Agriculture, Five Acre Minimum (A-1-5) to General Commercial (C-1/C-P) – APN: 964-050-006.

Please review the attached map(s) and/or exhibit(s) for the above-described project. This case is scheduled for a **LDC meeting on May 22, 2014**. All LDC Members please have draft conditions in the Land Management System on or before the above date. If it is determined that the attached map(s) and/or exhibit(s) are not acceptable, please have corrections in the system and DENY the routing on or before the above date. Once the route is complete, and the approval screen is approved with or without corrections, the case can be scheduled for a public hearing.

All other transmitted entities, please have your comments, questions and recommendations to the Planning Department on or before the above date. Your comments/recommendations/conditions are requested so that they may be incorporated in the staff report for this particular case.

Should you have any questions regarding this project, please do not hesitate to contact **Larry Ross**, Principle Planner, at **(951) 955-9294** or email at [lross@rctlma.org](mailto:lross@rctlma.org) / **MAILSTOP# 1070**.

**COMMENTS:**

DATE: \_\_\_\_\_

SIGNATURE: \_\_\_\_\_

PLEASE PRINT NAME AND TITLE: \_\_\_\_\_

TELEPHONE: \_\_\_\_\_

*If you do not include this transmittal in your response, please include a reference to the case number and project planner's name. Thank you.*



**LAND DEVELOPMENT COMMITTEE**  
**INITIAL CASE TRANSMITTAL**  
**RIVERSIDE COUNTY PLANNING DEPARTMENT - RIVERSIDE**

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

Airport Land Use Commission  
Received

APR 24 2014

DATE: April 24, 2014

**TO:**

Riv. Co. Transportation Dept.  
Riv. Co. Environmental Health Dept.  
Riv. Co. Fire Department  
Riv. Co. Building & Safety – Grading  
Riv. Co. Building & Safety – Plan Check  
Regional Parks & Open Space District.

Riv. Co. Environmental Programs Dept.  
P.D. Geology Section-D. Jones  
P.D. Archaeology Section-Heather Thomas  
Riverside Transit Agency  
Riv. Co. Sheriff's Dept.  
Riv. Co. Waste Management Dept.

ALUC – John Guerin  
3rd District Supervisor  
3rd District Planning Commissioner  
City of Temecula  
Temecula Valley Unified School Dist.

**GENERAL PLAN AMENDMENT NO. 945D1, CHANGE OF ZONE NO. 7822 – EA42679 – Applicant:** Matthew Fagan Consulting – Engineer/Representative: JMM Consultants - Third Supervisorial District – Rancho California Zoning Area – Southwest Area Plan: Policy Area(s) – Highway 79 Policy Area; Rural: Rural Residential (RUR-RR) (5 Acre Minimum Lot Size)– Location: Northerly of Mazoe Street, southerly of Auld Road, easterly of Dickson Path and westerly of Maddalena Road– 4.5 Gross Acres - Zoning: Light Agricultural – 5 Acre Minimum Lot Size (A-1-5) - **REQUEST:** This General Plan Amendment proposes to amend the General Foundation Component of the subject site from Rural to Community Development and to amend the land use designation of the subject site from Rural Residential (RUR:RR) (5 Acre Minimum Lot Size within the Highway 79 Policy Area to Commercial Retail (CD:CR) (0.20-0.35 Floor Area Ratio). The Change of Zone proposes to amend the zoning designation of the subject site from Light Agriculture, Five Acre Minimum (A-1-5) to General Commercial (C-1/C-P) – APN: 964-050-006.

Please review the attached map(s) and/or exhibit(s) for the above-described project. This case is scheduled for a **LDC meeting on May 22, 2014**. All LDC Members please have draft conditions in the Land Management System on or before the above date. If it is determined that the attached map(s) and/or exhibit(s) are not acceptable, please have corrections in the system and DENY the routing on or before the above date. Once the route is complete, and the approval screen is approved with or without corrections, the case can be scheduled for a public hearing.

All other transmitted entities, please have your comments, questions and recommendations to the Planning Department on or before the above date. Your comments/recommendations/conditions are requested so that they may be incorporated in the staff report for this particular case.

Should you have any questions regarding this project, please do not hesitate to contact **Larry Ross**, Principle Planner, at (951) 955-9294 or email at [lross@rcplma.org](mailto:lross@rcplma.org) / MAILSTOP# 1070.

COMMENTS: *The project site is located within Compatibility Zone E of the French Valley Airport Influence Area. Pursuant to the California Public Utilities Code, all general plan amendments and ordinance amendments (such as zone changes) are subject to mandatory ALUC review. Application available at [www.aluc.org](http://www.aluc.org)*

DATE: May 16, 2014

SIGNATURE: John J. G. Guerin

PLEASE PRINT NAME AND TITLE: John J. G. Guerin, Principal Planner

TELEPHONE: (951) 955-0982

→ ALUC review was handled via EPA 00945 and CZ 07743. [ZAP1045FV13]

If you do not include this transmittal in your response, please include a reference to the case number and project planner's name. Thank you.

WARREN D. WILLIAMS  
General Manager-Chief Engineer

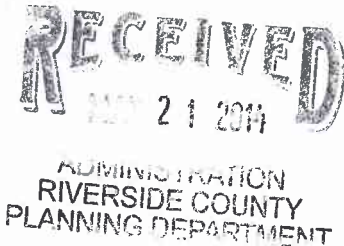


1995 MARKET STREET  
RIVERSIDE, CA 92501  
951.955.1200  
FAX 951.788.9965  
www.rcflood.org

RIVERSIDE COUNTY FLOOD CONTROL  
AND WATER CONSERVATION DISTRICT

May 19, 2014

Riverside County  
Planning Department  
County Administrative Center  
4080 Lemon Street  
Riverside, CA 92501



Attn: Larry Ross

Dear Mr. Ross:

Re: Change of Zone 7822  
Area: Rancho California

We have reviewed this case and have the following comments:

The proposed zoning is consistent with existing flood hazards. Some flood control facilities or floodproofing may be required to fully develop to the implied density.

Questions concerning this matter may be referred to Shaheen Mooman of this office at 951.955.1318.

Very truly yours,

A handwritten signature in cursive script, appearing to read "H. Olivo".  
HENRY OLIVO  
Engineering Project Manager

c: CZ7822

SKM:bad  
P8/161090



January 5, 2011

TO: Tamara Harrison, Project Planner

FROM: Steven Hinde, CIH, Senior Industrial Hygienist

RE: General Plan Amendment No. 945, Change of Zone No. 7743

A noise study is not required looking at the diagram, zoning, the proposed change in zone. However, they still need to follow:

1. Facility-related noise, as projected to any portion of any surrounding property containing a "sensitive receiver, habitable dwelling, hospital, school, library or nursing home", must not exceed the following worst-case noise levels 45 dB(A) – 10 minute noise equivalent level ("leq"), between the hours of 10:00 p.m. to 7:00 a.m. (nighttime standard) and 65 dB (A) – 10 minute leq, between 7:00 a.m. and 10:00 p. m. (daytime standard).

Please contact Steven Hinde if you have any questions.



WARREN D. WILLIAMS  
General Manager-Chief Engineer



1995 MARKET STREET  
RIVERSIDE, CA 92501  
951.955.1200  
FAX 951.788.9965  
www.rcflood.org  
134607

RIVERSIDE COUNTY FLOOD CONTROL  
AND WATER CONSERVATION DISTRICT

December 21, 2010

Riverside County  
Planning Department  
County Administrative Center  
4080 Lemon Street  
Riverside, CA 92501

Attention: Tamara Harrison

Dear Ms. Harrison:

Re: General Plan Amendment 00945  
Area: Rancho California

We have reviewed this case and have the following comments:

The general plan amendment proposes to amend the General Foundation Component of the subject site from Rural Residential (RUR-RR) 5 Acre minimum Lot Size within the Highway 79 Policy Area to Commercial Retail (CD:DR)(0.20-0.35 Floor Area Ratio)

Some flood control facilities or floodproofing may be required to fully develop to the implied density. The District does not object to the proposal.

Questions concerning this matter may be referred to Eric Russell of this office at 951.955.1211.

Very truly yours,

MEKBIB DEGAGA  
Engineering Project Manager

EWR:blj



# AIRPORT LAND USE COMMISSION RIVERSIDE COUNTY

CHAIR March 12, 2012

Simon Housman  
Rancho Mirage

VICE CHAIRMAN  
Rod Ballance  
Riverside

COMMISSIONERS

Arthur Butler  
Riverside

John Lyon  
Riverside

Glen Holmes  
Hemet

Greg Pettis  
Cathedral City

Richard Stewart  
Moreno Valley

STAFF

Director  
Ed Cooper

Russell Brady  
John Guerin  
Barbara Santos

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

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

Tamara Harrison, Urban Regional Planner IV  
Riverside County Planning Department  
4080 Lemon Street, Twelfth Floor  
Riverside CA 92501  
HAND DELIVERY

**RE: AIRPORT LAND USE COMMISSION (ALUC) DEVELOPMENT REVIEW**

File No.: ZAP1045FV12

Related File No.: GPA00945 (General Plan Amendment) and CZ07743 (Change of Zone)

APN: 964-050-006 through 964-050-009

Dear Ms. Harrison:

On March 8, 2012, the Riverside County Airport Land Use Commission (ALUC) found the above-referenced general plan amendment and change of zone **CONSISTENT** with the 2007 French Valley Airport Land Use Compatibility Plan (FVALUCP), as amended in 2011.

The general plan amendment is described as follows: A proposal to amend the Southwest Area Plan's land use designation on 18.99 acres located southerly of Auld Road, easterly of Dickson Path, and westerly of Maddalena Road (within the unincorporated community of French Valley) from Rural Residential within the Rural Foundation Component (R:RR) to Commercial Retail within the Community Development Foundation Component (CD:CR).

The change of zone is described as follows: A proposal to change the zoning of the site described above from A-1-5 (Light Agriculture, 5 acre minimum lot size) to C-1/C-P (General Commercial).

The finding of consistency relates to airport compatibility issues and does not necessarily constitute an endorsement of a proposed project. In this situation, both the existing designation and zoning and the proposed designation and zoning are consistent with the FVALUCP.

A copy of the "Notice of Airport in Vicinity" is enclosed, for your information.

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

Sincerely,  
RIVERSIDE COUNTY AIRPORT LAND USE COMMISSION

  
Edward C. Cooper, Director

JJGJG:bks

**Airport Land Use Commission**  
**Page 2**

Attachments: Notice of Airport in Vicinity

cc: ALUC Staff  
Leonard Bustin (Representative)  
Londen Land Company, LLC/LOLA I, LLC (Attn.: Lynn Londen) (Owner/Payee)  
Hoskings-Murrieta Inc. (Attn.: Janet H. Smith) (Owner/Payee)  
Congregation Havurim (Attn.: Scott Seidman) (Owner)  
Riverside County Economic Development Agency – Aviation (Attn.: Chad Davies)

Y:\ALUC\French Valley\ZAP1045FV12.LTR.doc



# NOTICE OF AIRPORT IN VICINITY

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

**Legend**

Compatibility Zones

- Airport Influence Area Boundary
- Zone A
- Zone B1
- Zone B2
- Zone C
- Zone D
- Zone E

Boundary Lines

- Airport Property Line
- City Limits
- Height Review Overlay Zone

**Note**

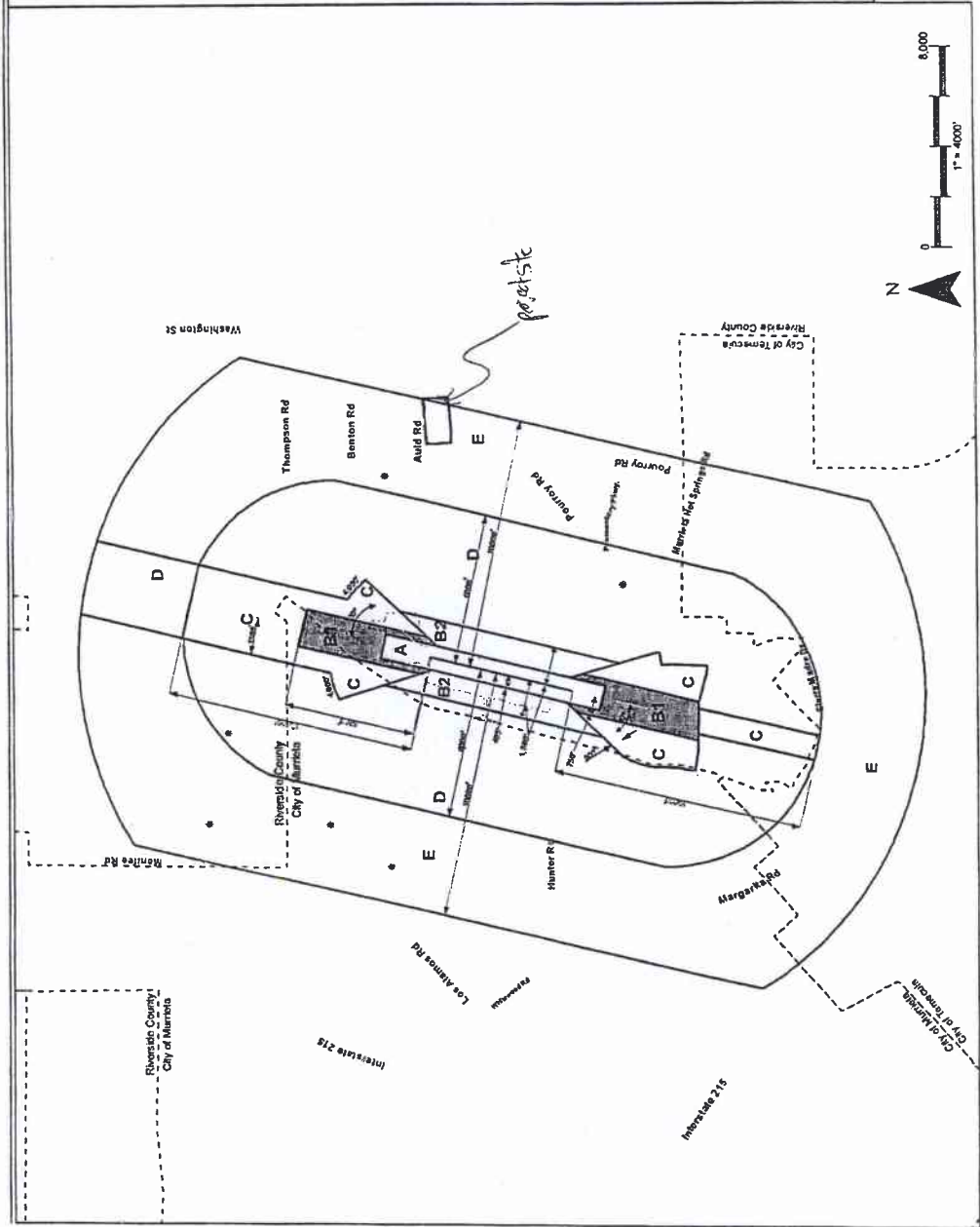
Airport Influence Area boundary measured from a point on the runway centerline to the outer edge of the runway, taxiway, or other paved surface with FAA airspace restriction criteria (FAR Part 77). All other dimensions measured from runway ends and centerlines.

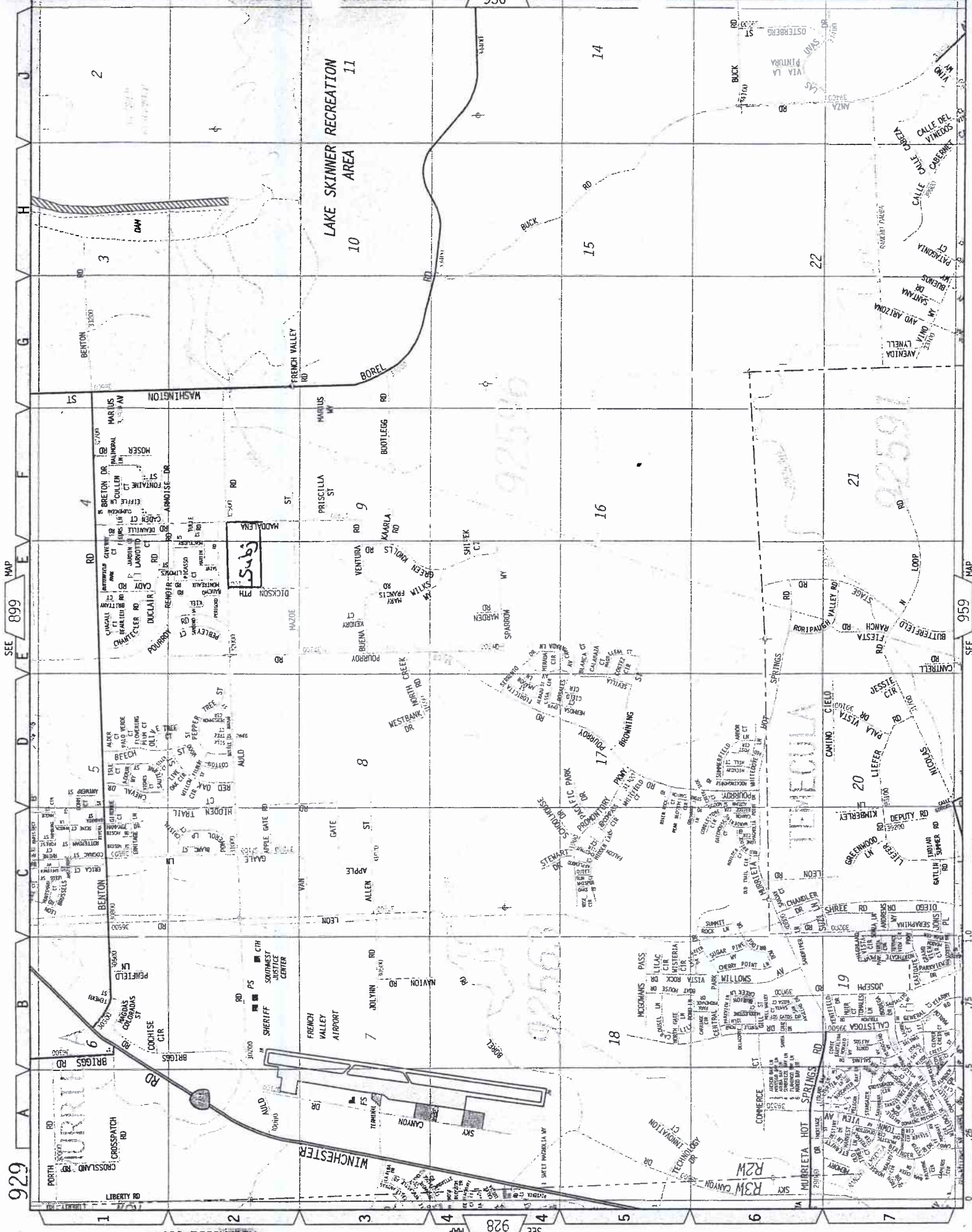
See Chapter 2, Table 2A of the Countywide Policies and the Additional Compatibility Policies in Section FV.2 of this Plan for compatibility criteria associated with this map.

Riverside County  
Airport Land Use Commission

Riverside County  
Airport Land Use Compatibility Plan  
Policy Document

(April 2010)





929

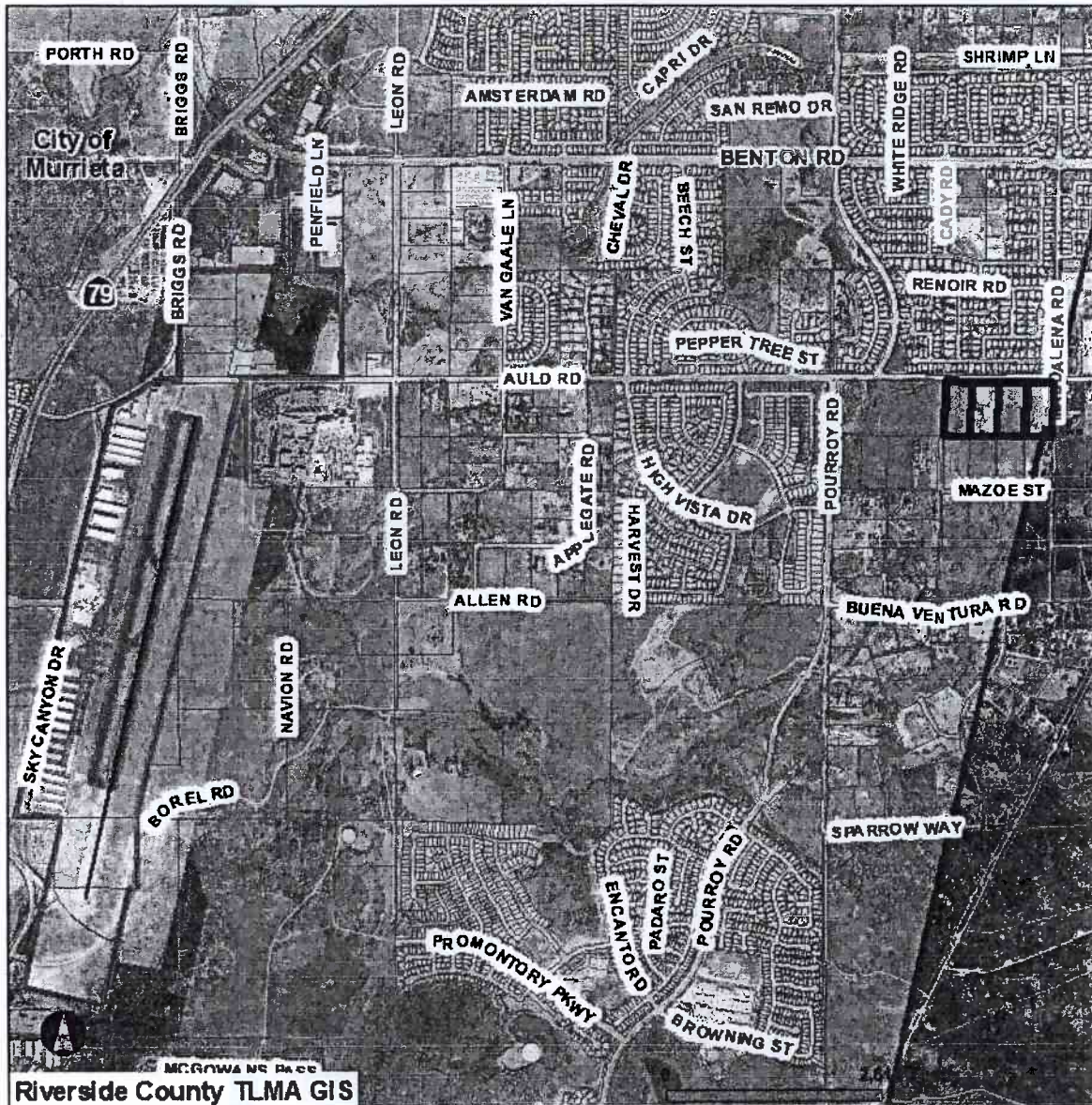
SEE 899 MAP

SEE 928 MAP

SEE 959 MAP



## RIVERSIDE COUNTY GIS



## Selected parcel(s):

964-050-006 964-050-007 964-050-008 964-050-009

**\*IMPORTANT\***

Maps and data are to be used for reference purposes only. Map features are approximate, and are not necessarily accurate to surveying or engineering standards. The County of Riverside makes no warranty or guarantee as to the content (the source is often third party), accuracy, timeliness, or completeness of any of the data provided, and assumes no legal responsibility for the information contained on this map. Any use of this product with respect to accuracy and precision shall be the sole responsibility of the user.

REPORT PRINTED ON...Wed Feb 22 15:22:16 2012

Version 120118



## RIVERSIDE COUNTY GIS



## Selected parcel(s):

964-050-006 964-050-007 964-050-008 964-050-009

## \*IMPORTANT\*

Maps and data are to be used for reference purposes only. Map features are approximate, and are not necessarily accurate to surveying or engineering standards. The County of Riverside makes no warranty or guarantee as to the content (the source is often third party), accuracy, timeliness, or completeness of any of the data provided, and assumes no legal responsibility for the information contained on this map. Any use of this product with respect to accuracy and precision shall be the sole responsibility of the user.

REPORT PRINTED ON...Wed Feb 22 15:21:36 2012

Version 120118







# City of Temecula

## Community Development

41000 Main Street • Temecula, CA 92590

Phone (951) 694-6400 • Fax (951) 694-6477 • [www.cityoftemecula.org](http://www.cityoftemecula.org)

May 19, 2014

Larry Ross, Principal Planner  
Riverside County Planning Department  
4080 Lemon Street, 12<sup>th</sup> Floor  
P.O. Box 1409  
Riverside, CA 92502-1409

**RECEIVED**  
MAY 22 2014

ADMINISTRATION  
RIVERSIDE COUNTY  
PLANNING DEPARTMENT

**SUBJECT: Response General Plan Amendment No. 945D1 and Change of Zone No. 7822**

Dear Mr. Ross:

Thank you for the opportunity to comment on the above referenced General Plan Amendment (GPA) and Change of Zone. The proposed project is located within the City's Sphere of Influence, as such; the City of Temecula Community Development Department reviews proposed projects that are within the City's sphere of influence to determine if there are potential impacts or concerns the City may have with the proposed projects.

The Initial Case Transmittal Notice indicates the proposed GPA would amend the General Foundation Component amendment from Rural to Community Development, and would amend the land use from Rural Residential (5 acre minimum) to Commercial Retail. The Change of Zone proposed would amend the zoning from Light Agriculture to General Commercial.

The City of Temecula is requesting an Initial Study be prepared to determine potential impacts of the project. As part of the Initial Study, please include the following as part of the traffic impact analysis (TIA):

The proposed project's TIA should evaluate "collector" or higher classification street intersections within a 5 mile radius that may experience 50 or more peak hour trips from the proposed project, as defined in Section 6.0 of the County's guidelines. At a minimum, the following intersections in the City of Temecula should be included in the TIA:

- Winchester Road at Nicolas Road
- Winchester Road at Margarita Road
- Winchester Road at Ynez Road
- Winchester Road at I-15 Ramps
- Murrieta Hot Springs Road at Pourroy Road
- Murrieta Hot Springs Road at Butterfield Stage Road
- Butterfield Stage Road at Calle Chapos
- Butterfield Stage Road at La Serena Way
- Butterfield Stage Road at Rancho California Road
- Nicolas Road at Joseph Road



The Butterfield Stage Road extension between Calle Chapos and La Serena Way will be completed within the month. Therefore, any intersection analysis performed on Butterfield Stage Road should also be included in all scenarios; Existing Plus Project to Buildout."

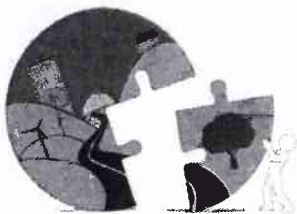
If you have any questions or comments, please contact me at (951) 506-5173 or e-mail me at Armando.villa@cityoftemecula.org.

Sincerely,



Armando G. Villa, AICP  
Director of Community Development

cc: Greg Butler, Assistant City Manager  
Tom Garcia, Director of Public Works  
Dale West, Associate Planner



Carolyn Syms Luna  
Director

# RIVERSIDE COUNTY PLANNING DEPARTMENT

## 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 07822 DATE SUBMITTED: 3-13-14

### APPLICATION INFORMATION

Applicant's Name: Matthew Fagan Consulting Services E-Mail: matthewfagan@roadrunner.com

Mailing Address: 42011 Avenida Vista Ladera  
Temecula CA 92591  
City State ZIP

Daytime Phone No: (951) 265-5428 Fax No: ( )

Engineer Representative's Name: JMM Consultants E-Mail: jmmcon@verizon.net

Mailing Address: 40485 Murrieta Hot Springs Rd. suite B4 - PMB199  
Murrieta CA 92563  
City State ZIP

Daytime Phone No: (951) 852-6625 Fax No: ( )

Property Owner's Name: Mark Swannie E-Mail: markswannie@aol.com

Mailing Address: 22 Golden Poppy Dr.  
Coto de Caza CA 92679  
City State ZIP

Daytime Phone No: (949) 680-9245 Fax No: (949) 459-0145

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

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

"Planning Our Future... Preserving Our Past"

## APPLICATION FOR CHANGE OF ZONE

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

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

### 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.

Matthew Fagan

PRINTED NAME OF APPLICANT

Matthew Fagan

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.

Mark Swannie

PRINTED NAME OF PROPERTY OWNER(S)

Mark Swannie

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): 964.050.006

Section: 9 Township: 7S Range: 2W

Approximate Gross Acreage: 5.18

General location (nearby or cross streets): North of Mazoe St., South of Auld Rd., East of Dichson Path, West of Madalena Rd.



**APPLICATION FOR CHANGE OF ZONE**

Thomas Brothers map, edition year, page number, and coordinates: (2013) pg. 929 grid E2

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

Project proposes to change from existing A-1-5 to  
C-1/CP zoning and from RR to CR land use designation

Related cases filed in conjunction with this request:

GPA 945 D1



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



Juan C. Perez  
Agency Director

Carolyn Syms Luna  
Director,  
Planning Department

Juan C. Perez  
Director,  
Transportation Department

Mike Lara  
Director,  
Building & Safety Department

Code  
Enforcement  
Department

**LAND USE and PERMIT APPLICATION PROCESSING AGREEMENT**  
Agreement for Payment of Costs of Application Processing

**TO BE COMPLETED BY APPLICANT:**

This agreement is by and between the County of Riverside, hereafter "County of Riverside",

and Matthew Fagan Consulting Services hereafter "Applicant" and Mark Swannie "Property Owner".

Description of application/permit use:

Change of zoning from A-1-S to C-1/C-P

If your application is subject to Deposit-based Fee, the following applies

**Section 1. Deposit-based Fees**

**Purpose:** The Riverside County Board of Supervisors has adopted ordinances to collect "Deposit-based Fees" for the costs of reviewing certain applications for land use review and permits. The Applicant is required to deposit funds to initiate staff review of an application. The initial deposit may be supplemented by additional fees, based upon actual and projected labor costs for the permit. County departments draw against these deposited funds at the staff hourly rates adopted by the Board of Supervisors. The Applicant and Property Owner are responsible for any supplemental fees necessary to cover any costs which were not covered by the initial deposit.

**Section 2. Applicant and Property Owner Responsibilities for Deposit-based Fee Applications**

- A. Applicant agrees to make an initial deposit in the amount as indicated by County ordinance, at the time this Agreement is signed and submitted with a complete application to the County of Riverside. Applicant acknowledges that this is an initial deposit and additional funds may be needed to complete their case. The County of Riverside will not pay interest on deposits. Applicant understands that any delays in making a subsequent deposit from the date of written notice requesting such additional deposit by County of Riverside, may result in the stoppage of work.
- B. Within 15 days of the service by mail of the County of Riverside's written notice that the application permit deposit has been reduced to a balance of less than 20% of the initial deposit or that the deposit is otherwise insufficient to cover the expected costs to completion, the Applicant agrees to make an additional payment of an amount as determined by the County of Riverside to replenish the deposit. Please note that the processing of the application or permit may stop if the amount on deposit has been expended. The Applicant agrees to continue making such payments until the County of Riverside is reimbursed for all costs related to this application or permit. The County of Riverside is entitled to recover its costs, including attorney's fees, in collecting unpaid accounts that would have been drawn on the deposit were it not depleted.
- C. The Property Owner acknowledges that the Applicant is authorized to submit this agreement and related application(s) for land use review or permit on this property. The Property Owner also acknowledges that should the Applicant not reimburse the County of Riverside for all costs related to this application or permit, the Property Owner shall become immediately liable for these costs which shall be paid within 15 days of the service by mail of notice to said property Owner by the County.
- D. This Agreement shall only be executed by an authorized representative of the Applicant and the Property Owner. The person(s) executing this Agreement represents that he/she has the express authority to enter into this agreement on behalf of the Applicant and/or Property Owner.

- E. This Agreement is not assignable without written consent by the County of Riverside. The County of Riverside will not consent to assignment of this Agreement until all outstanding costs have been paid by Applicant.
- F. Deposit statements, requests for deposits or refunds shall be directed to Applicant at the address identified in Section 4.

**Section 3. To ensure quality service, Applicant is responsible to provide one-week written notice to the County of Riverside Transportation and Land Management Agency (TLMA) Permit Assistance Centers if any of the information below changes.**

**Section 4. Applicant and Owner Information**

**1. PROPERTY INFORMATION:**

Assessors Parcel Number(s): 964-050-006

Property Location or Address:

Auld Rd. between Dickson Path and Magdalena Rd.

**2. PROPERTY OWNER INFORMATION:**

Property Owner Name: Mark Swannie

Phone No.: 949-690-9245

Firm Name: \_\_\_\_\_

Email: markswannie@aol.com

Address: 22 Golden Poppy Dr.  
Coto de Caza, CA 92679

**3. APPLICANT INFORMATION:**

Applicant Name: Matthew Fagan Consulting Services Phone No.: 951-265-5428

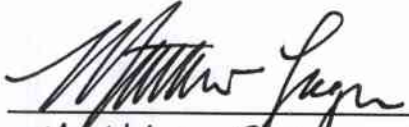
Firm Name: (MFCS)

Email: matthewfagan@roadrunner.com

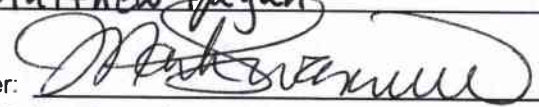
Address (if different from property owner)

42011 Avenida Vista Ladera  
Temecula, CA 92591

**4. SIGNATURES:**

Signature of Applicant:  Date: 2/19/14

Print Name and Title: Matthew Fagan

Signature of Property Owner:  Date: 2/20/14

Print Name and Title: Mark Swannie

Signature of the County of Riverside, by \_\_\_\_\_ Date: \_\_\_\_\_

Print Name and Title: \_\_\_\_\_

**FOR COUNTY OF RIVERSIDE USE ONLY**

Application or Permit (s)#: \_\_\_\_\_

Set #: \_\_\_\_\_ Application Date: \_\_\_\_\_





# RIVERSIDE COUNTY PLANNING DEPARTMENT

Juan C. Perez  
Interim Director

## Standard Letter of Change of Applicant

INCOMPLETE LETTERS WILL NOT BE ACCEPTED AND PROCESSED.

*(To be completed by Case Planner)*

CASE NUMBER(S): GPA00945D1

Set I.D. No. CC006537

☐ Check box if all concurrent cases are to be withdrawn.

### APPLICATION INFORMATION

Applicant's Name: Matthew Fagan

E-Mail: matthewfagan@roadrunner.com

Applicant's Contact Person: Matthew Fagan, Owner

If the applicant is not a person or persons, a contact person and their title is required

Mailing Address: 42011 Avenida Vista Loma

Temecula  
City

CA  
State

92591  
ZIP

Daytime Phone No: (951) 265-5428

Fax No: ( )

NOTE: Only the applicant of record, as shown in the County Land Management System (LMS), can request withdrawal of an application.

DATE SUBMITTED: 3/26/14

(CHECK THE APPROPRIATE BOX)

☐ I \_\_\_\_\_ hereby verify that I am the applicant of record and request to withdraw the above-referenced application(s) currently on file with the County of Riverside Planning Department.

☐ I \_\_\_\_\_ hereby verify that I am not the applicant of record, but have provided relative documents as proof of applicant transfer and request to withdraw the above-referenced application(s) currently on file with the County of Riverside Planning Department.

☒ I Matthew Fagan verify that I am the new applicant and acknowledge the receipt thereof.

Signature of New Applicant

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

Desert Office · 77588 El Duna Ct, Suite H  
Palm Desert, California 92211  
(760) 863-8277 · Fax (760) 863-7555

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set  
00004669

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

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

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

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

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED.

CASE NUMBER: GPA00 945 DATE SUBMITTED: \_\_\_\_\_

**I. GENERAL INFORMATION**

**APPLICATION INFORMATION**

Applicant's Name: Leonard Bustin for  
Congregation Havurim E-Mail: LBustin@verizon.net

Mailing Address: 41935 Calle Cabrillo  
Temecula CA 92592  
City State ZIP

Daytime Phone No: (951) 295-0803 Fax No: (951) 699-9876

Engineer/Representative's Name: Michael Schweitzer E-Mail: Mike.Schweitzer@  
SW-engr.net

Mailing Address: 41951 Remington Ave Ste 160  
Temecula CA 92590  
City State ZIP

Daytime Phone No: (951) 491-0433 Fax No: (951) 491-0442

Property Owner's Name: Congregation Havurim E-Mail: LBustin@verizon.net

Mailing Address: P.O. Box 891663  
Temecula CA 92589  
City State ZIP

Daytime Phone No: (951) 695-4988 Fax No: (951) 699-9876

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.

**COUNTY OF RIVERSIDE**  
**Application for Amendment to the**  
**Riverside County General Plan**

**General Information**

**Application Information**

**Applican's Name:** Congregation Havurim, A California Non-Profit Corporation

**Address:** c/o Leonard Bustin, 41935 Calle Cabrillo, Temecula, CA 92592

**Daytime Phone:** (951) 695-4988

**Fax:** (951) 699-9876

**Email:** [LBustin@verizon.net](mailto:LBustin@verizon.net)

**Reference APN:** APN: 964-050-006

**Property Owner 1:** Congregation Havurim, A California Non-Profit Corporation

**Address:** P.O. Box 891663, Temecula, CA 92589

**Daytime Phone:** (951) 695-4988

**Fax:** (951) 699-9876

**Email:** [LBustin@verizon.net](mailto:LBustin@verizon.net)

**Reference APN:** 964-050-007

**Property Owner 2:** Hoskings-Murrieta Inc., A California Corporation

**Address:** 32343 Auld Road, Winchester, CA 92356

**Daytime Phone:** (951) 677-3315

**Fax:** x

**Email:** [Rafterhgeorge@yahoo.com](mailto:Rafterhgeorge@yahoo.com)

**Reference APN:** 964-050-008 and 009

**Property Owner 3:** FAE Company 103, LLC, a Minnesota limited liability company

**Address:** 4343 E. Camelback Rd. #400, Phoenix, AZ 85018

**Daytime Phone:** (602) 957-1650

**Fax:** (602) 224-2246

**Email:** [Lynn.londen@londen-insurance.com](mailto:Lynn.londen@londen-insurance.com)

**Engineer:** Michael Schweitzer, SW Engineering

(951) 491-0433 phone, (951) 491-0442 fax

[mike.schweitzer@sw-engr.net](mailto:mike.schweitzer@sw-engr.net)

41951 Remington Avenue, Ste 160,

Temecula, CA 92590



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.

Debra A Gisis (President) Debie Gisis 2.6.08  
Printed Name of Property Owner 1      Signature of property owner 1      Date

For Congregation Havurim, a California Non-Profit Corporation

See Attached Bylaws and board authorization for President Debie Gisis to sign on behalf of Congregation and minutes authorizing Leonard Bustin to apply on behalf of the Congregation.

George Smith for Hoskings-Murrieta Inc.  
Printed Name of Property Owner 2      Signature of property owner 2      Date

For Hoskings-Murrieta Inc., A California Corporation

See attached bylaws for George Smith to sign on behalf of corporation and authorization for Congregation Havurim to apply on behalf of Hoskings-Murrieta Inc.,

x Larry Scheneman 1/30/08  
Printed Name of Property Owner 3      Signature of property owner 3      Date

FAE Company 103, LLC, a Minnesota limited liability company

See attached Operating Agreement authorizing <sup>Larry Scheneman</sup> Lynn London to sign on behalf of LLC and authorization for Congregation Havurim to apply on behalf of FAE Company 103, LLC.

## 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.

Leonard Bustin

PRINTED NAME OF APPLICANT

Leonard Bustin

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.

\_\_\_\_\_  
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:

APN 964-050-006, 007, 008, 009

Assessor's Parcel Number(s):

See attached Deeds

Section:

9

Township:

7 South

Range:

2 West

Approximate Gross Acreage:

19

General location (nearby or cross streets): North of Mazoe St., South of

Auld

East of

Dickson Path

West of

Maddalena

Thomas Brothers map, edition year, page number, and coordinates:

See attached maps

**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) Daphne Yip (President) Date 2-06-08

Owner/Representative (2) George H. Smith Date 2-06-08

Owner/Rep (3) Julie Solomon Date 1/30/08

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):

Southwest Area Plan

EXISTING DESIGNATION(S): RR

PROPOSED DESIGNATION(S): Community Development Foundation Component; Commercial Retail



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

**JUSTIFICATION FOR AMENDMENT**


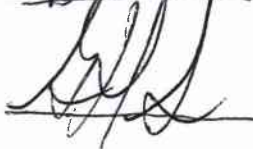

Reference APNs 964-050-006,007,008 & 009

Our application is to change the general plan designation of four parcels from Rural foundation to Community Development. Upon acceptance of this application, we shall also apply for a concurrent change of zone to Commercial Retail.

Our plan cures problems created by the proposed route of Butterfield Stage Road and incorporates sensible and necessary land use updates in the process. The alignment of Butterfield Stage Road at the intersections of Auld Road, Dickson Path and Pourroy Road will divide a contiguous twenty acre Commercial Retail site into three smaller disconnected parcels. Butterfield Stage Road is further planned to curve around our parcels and our access will become sub-standard. We have solved these problems with this petition. Our application proposes a safe access and re-establishes a site large enough for a shopping center of approximately nineteen acres at this location. Subject to site plan approval the applicants shall record a private reciprocal easement agreement. Due to the co-joined nature of our petition filed by this small congregation of approximately fifty families, largely in response to condemnations and losses for the Butterfield Stage Road right of way, we request that County remove the burden of cost for this application and the continuance of our zoning request.

Dickson Path between APN 964-050-001 (existing Commercial Retail) and applicant APN 964-050-006 will no longer be needed upon the construction of Butterfield Stage Road. Recommend vacation at that time.

We are located far enough away from the commercial retail sites on Highway 79 to service the surrounding subdivisions and our ideal location will encourage local and cross-town traffic to remain on the Butterfield Stage Road bypass.

initial 1   
initial 2   
initial 3 x 

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

Thomas Brothers map, edition year, page number, and coordinates: 2007 929E2

Existing Zoning Classification(s): A-1-5

Existing Land Use Designation(s): RR

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

Assign Community Development Foundation and  
Commercial Retail zoning.

Related cases filed in conjunction with this request:

None

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

Case Nos. \_\_\_\_\_

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

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

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

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

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

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

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

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

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

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

See typewritten Justification for Amendment.

**III. AMENDMENTS TO POLICIES:**

(Note: A conference with Planning Department staff is required before application can be filed. Additional information may be required.)

A. LOCATION IN TEXT OF THE GENERAL PLAN WHERE AMENDMENT WOULD OCCUR:

Element: Community Development Area Plan: Southwest Area Plan

B. EXISTING POLICY (If none, write "none." (Attach more pages if needed):

none

C. PROPOSED POLICY (Attach more pages if needed):

none



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

D. JUSTIFICATION FOR CHANGE (Please be specific. Attach more pages if needed):

See typewritten Justification for Amendment.

**IV. OTHER TYPES OF AMENDMENTS:**

(Note: A conference with Planning Department and/or Transportation Department staff for amendments related to the circulation element is required before application can be filed. Additional information may be required.)

A. AMENDMENTS TO BOUNDARIES OF OVERLAYS OR POLICY AREAS:

Policy Area: Southwest Area Plan  
(Please name)

Proposed Boundary Adjustment (Please describe clearly):

Extend property boundaries of APN 964-050-006 and APN 964-050-001 to centerline of Dickson Path.

B. AMENDMENTS TO CIRCULATION DESIGNATIONS:

Area Plan (if applicable): Southwest Area Plan

Road Segment(s) Butterfield Stage Rd, Auld Rd & Maddalena Rd.  
Vacation of Dickson Path between APN 964-050-006 and 001.

Existing Designation: VL

Proposed Designation: Urban Arterial Highway

## APPLICATION FOR AMENDMENT TO THE RIVERSIDE COUNTY GENERAL PLAN

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

See Typewritten Justification for Amendment.

### **V. CASE INFORMATION REQUIREMENTS FOR GENERAL PLAN AMENDMENT:**

#### **FILING INSTRUCTIONS FOR GENERAL PLAN AMENDMENT APPLICATION**

The following instructions are intended to provide the necessary information and procedures to facilitate the processing of a Land Use application. Your cooperation with these instructions will insure that your application can be processed in the most expeditious manner possible.

#### **THE GENERAL PLAN AMENDMENT FILING PACKAGE MUST CONSIST OF THE FOLLOWING:**

1. One completed and signed application form.
2. One copy of the current legal description for each property involved as recorded in the Office of the County Recorder. A copy of a grant deed of each property involved will suffice.
3. If any of the properties involved do not abut a public street, a copy of appropriate documentation of legal access (e.g. recorded easement) for said property shall be provided.
4. For applications to amend Area Plan Maps, forty (40) copies of Exhibit "A" (Site Plan). The exhibit must include the information described below. All exhibits must be folded no larger than 8½" x 14."
5. One (1) recent (less than one-year old) aerial photograph of the entire Project Site with the boundary of the site delineated.
6. Two 8½" x 11" photocopies of a U. S. Geological Survey Quadrangle Map delineating the Site boundaries (Note: each photocopy must not have been enlarged or reduced, have a North arrow, scale, quadrangle name, and Section/Township/Range location of the site.)
7. A minimum of three (3) ground-level panoramic photographs (color prints) clearly showing the whole project site. Include a locational map identifying the position from which the photo was taken and the approximate area of coverage of each photograph.
8. Digital images of the aerial photograph, Exhibit A (Site Plan), the U.S.G.S. Map, and the panoramic photographs of the site in a format acceptable to the Planning Department (e.g. TIFF, GIF, JPEG, PDF)
9. Deposit-based fees for the General Plan Amendment, and Environmental Assessment deposit-



February 5, 2009

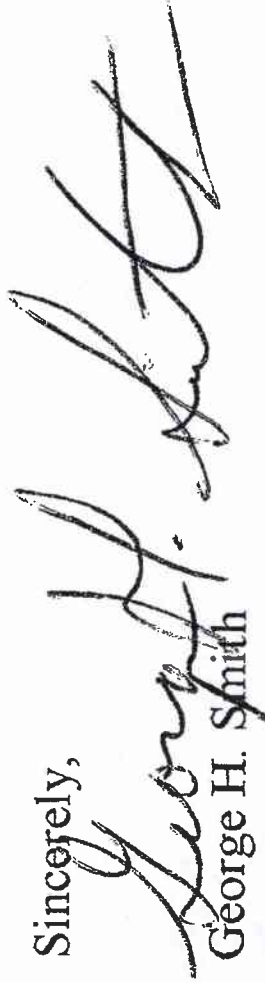
Riverside Planning Department  
4080 Lemon Street, #6  
Riverside, CA 92501

RE: APN 964-050-008-009

TO: Riverside County Planners

In February of 2008, an application was filed to amend Riverside County's general plan for Parcel #964050007-7, owned by Hoskings-Murietta, Inc. I hereby request that this parcel be removed from the application made by the Auld Road Property Group, and that the parcel remain on the application made by Leonard Bustin/Congregaion Havurim.

Sincerely,



George H. Smith

President

Hoskings Murietta, Inc.  
4605 Point Loma Avenue  
San Diego, CA 92107

GHS/jhs

Contact: Janet H. Smith (702)496-2887 --or- (702)436-1309





# **Londen Companies**

◆ Lincoln Heritage Life Insurance Company ◆ Londen Land Company, L.L.C. ◆ Londen Media Group, L.L.C.

January 16, 2009

Riverside Planning Department  
4080 Lemon St. #6  
Riverside, CA 92501

RE: APN 964-050-008, -009

To Riverside County Planners:

In February of 2008, two applications were filed to amend Riverside County's General Plan for each of the parcels referenced above, both of which are owned by FAE Company 103, a Minnesota Limited Liability Company. I hereby request that those two parcels be removed from the application made by the Auld Road Property Group, and that the parcels remain on the application made by Leonard Bustin/Congregation Havurim.

The remaining parcel owned by FAE 103, APN 964-050-012 shall remain on the application filed by the Auld Road Property Group.

I can be reached at the address and phone number below with any further comments.

Thank you for your consideration.

Sincerely,

FAE Company 103

By it's Manager, Londen Land Company, LLC

By it's Manager, Lynn Londen

***Our Business is You***

4343 East Camelback Road  
Suite 400  
Phoenix, AZ 85018-2705  
www.londen-insurance.com  
Toll Free (800) 433-8181  
Direct (602) 957-1650  
Fax (602) 840-9765

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

**Standard Letter of Change of Applicant**

INCOMPLETE LETTERS WILL NOT BE ACCEPTED AND PROCESSED.

*(To be completed by Case Planner)*

CASE NUMBER(S): GPA 00945 Set I.D. No. CCVD 4649  
☐ Check box if all concurrent cases are to be withdrawn.

**APPLICATION INFORMATION**

Applicant's Name: London Land Co. LLC E-Mail: \_\_\_\_\_

Applicant's Contact Person: Ashlee Lewis  
*If the applicant is not a person or persons, a contact person and their title is required*

Mailing Address: 4343 E. Camelback Rd  
Phoenix AZ 85018  
City State ZIP

Daytime Phone No: (\_\_\_\_) \_\_\_\_\_ Fax No: (\_\_\_\_) \_\_\_\_\_

NOTE: **Only the applicant of record, as shown in the County Land Management System (LMS), can request withdrawal of an application.**

DATE SUBMITTED: 2/25/14

(CHECK THE APPROPRIATE BOX)

☐ I \_\_\_\_\_ hereby verify that I am the applicant of record and request to withdraw the above-referenced application(s) currently on file with the County of Riverside Planning Department.

☐ I \_\_\_\_\_ hereby verify that I am not the applicant of record, but have provided relative documents as proof of applicant transfer and request to withdraw the above-referenced application(s) currently on file with the County of Riverside Planning Department.

☒ I Leonard Bustin verify that I no longer wish to continue as the applicant of record and hereby transfer all rights, privileges, and responsibilities to London Land Company, LLC

☐ I \_\_\_\_\_ verify that I am the new applicant and acknowledge the receipt thereof. My new address is \_\_\_\_\_, phone number is \_\_\_\_\_, and can be e-mailed at \_\_\_\_\_.

(name of new applicant)

Leonard Bustin

Signature of Existing Applicant

Signature of New Applicant

## PROPERTY OWNERS CERTIFICATION FORM

I, VINNIE NGUYEN, certify that on 6/2/2014,

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

APN (s) or case numbers CZ07822/GPA00945D1 For

Company or Individual's Name Planning Department,

Distance buffered 600'.

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

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

NAME: Vinnie Nguyen

TITLE GIS Analyst

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

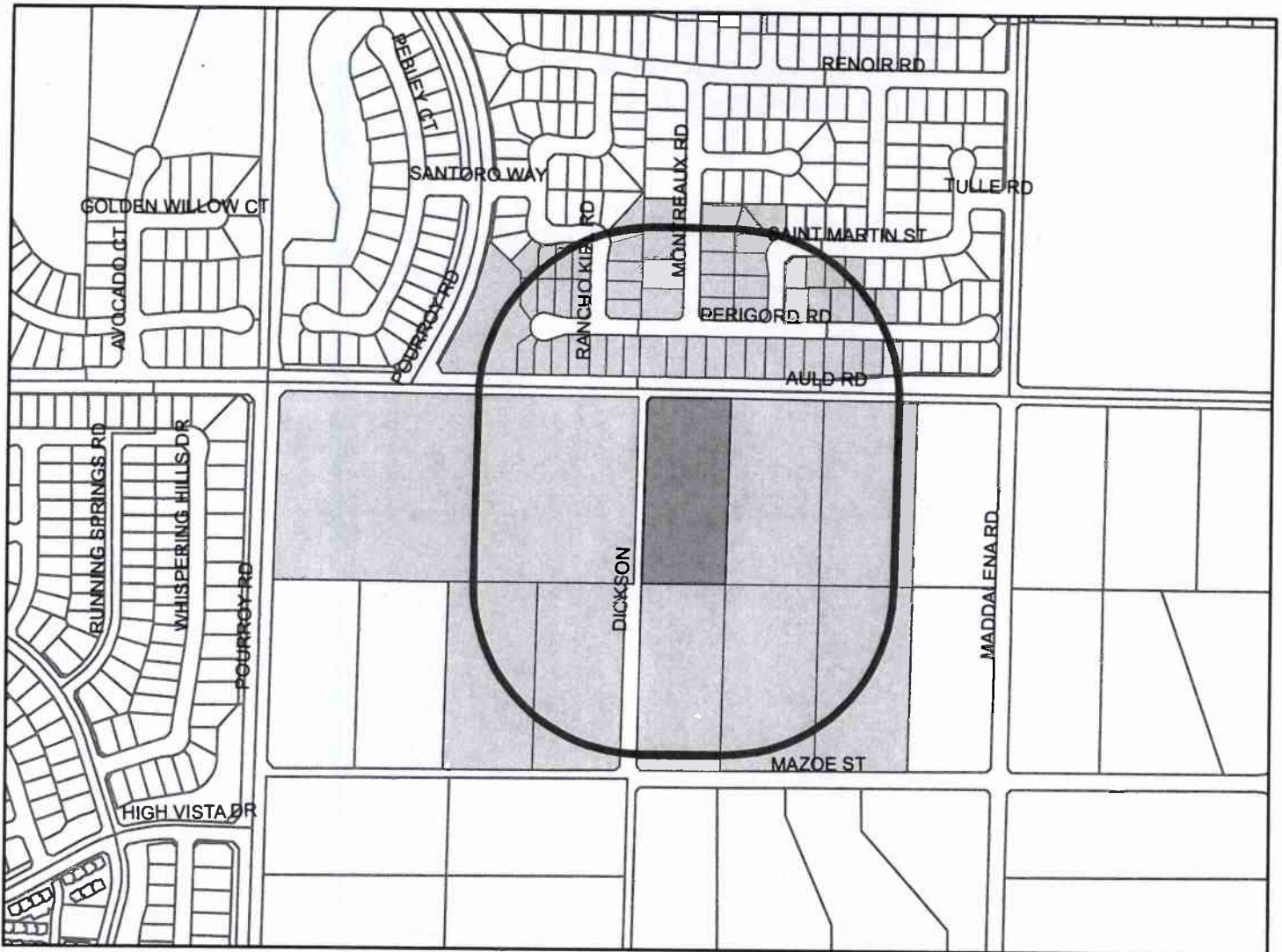
Riverside, Ca. 92502

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

*Checked  
by Larry Moss  
Expires 12-2-14*



# CZ07822/GPA00945D1 (600 feet buffer)



## Selected Parcels

964-050-010	964-244-002	964-243-001	964-243-007	964-242-004	964-244-004	964-322-011	964-050-005	964-233-019	964-050-011
964-245-006	964-322-009	964-233-001	964-322-010	964-245-004	964-322-004	964-233-002	964-245-003	964-322-018	964-233-018
964-322-015	964-322-007	964-242-003	964-245-009	964-245-005	964-050-001	964-322-008	964-233-017	964-320-001	964-242-002
964-245-012	964-233-003	964-243-002	964-243-008	964-243-009	964-233-004	964-322-013	964-233-016	964-245-010	964-050-008
964-050-012	964-322-017	964-244-001	964-233-015	964-243-004	964-050-006	964-322-012	964-243-005	964-322-016	964-322-005
964-242-001	964-244-003	964-320-005	964-243-003	964-245-008	964-245-007	964-320-004	964-243-006	964-050-004	964-320-002
964-245-011	964-322-020	964-233-027	964-322-014	964-320-003	964-050-007	964-322-006			



450 225 0 450 Feet

Maps and data are to be used for reference purposes only. Map features are approximate, and are not necessarily accurate to surveying or engineering standards. The County of Riverside makes no warranty or guarantee as to the content (the source is often third party), accuracy, timeliness, or completeness of any of the data provided, and assumes no legal responsibility for the information contained on this map. Any use of this product with respect to accuracy and precision shall be the sole responsibility of the user.

ASMT: 964050004, APN: 964050004  
TEMECULA LTD  
C/O PATRICIA DICKSON  
8206 CROW VALLEY LN  
LAS VEGAS NV 89113

ASMT: 964233001, APN: 964233001  
MEGAN GROSSGLASS, ETAL  
32383 PERIGORD RD  
WINCHESTER, CA. 92596

ASMT: 964050005, APN: 964050005  
DORALEE DICKSON, ETAL  
37245 DICKSON PATH  
WINCHESTER CA 92596

ASMT: 964233002, APN: 964233002  
VERONICA STEPHENS, ETAL  
32397 PERIGORD RD  
WINCHESTER, CA. 92596

ASMT: 964050006, APN: 964050006  
KATHY SWANNIE, ETAL  
22 GOLDEN POPPY DR  
COTO DE CAZA CA 92679

ASMT: 964233003, APN: 964233003  
MICHELLE MARTIN, ETAL  
32411 PERIGORD RD  
WINCHESTER, CA. 92596

ASMT: 964050007, APN: 964050007  
WILMARC  
5909 SEVERIN DR  
LA MESA CA 91942

ASMT: 964233004, APN: 964233004  
MARIALOURDES CUSTODIO, ETAL  
32425 PERIGORD RD  
WINCHESTER, CA. 92596

ASMT: 964050010, APN: 964050010  
ANGIE PEROTTA, ETAL  
80263 NILE WAY  
INDIO CA 92201

ASMT: 964233015, APN: 964233015  
PATRICIA WAKELING, ETAL  
32418 PERIGORD RD  
WINCHESTER, CA. 92596

ASMT: 964050011, APN: 964050011  
STEPHEN FAUCHER, ETAL  
P O BOX 218  
LA MESA CA 91944

ASMT: 964233016, APN: 964233016  
SAMANTHA HOLT, ETAL  
32404 PERIGORD RD  
WINCHESTER, CA. 92596

ASMT: 964050012, APN: 964050012  
LONDEN LAND CO  
4343 E CAMELBACK STE 400  
PHOENIX AZ 85018

ASMT: 964233017, APN: 964233017  
MICHELE RUSHTON, ETAL  
32390 PERIGORD RD  
WINCHESTER, CA. 92596



ASMT: 964233018, APN: 964233018  
DORA SOLIS  
32381 SAINT MARTIN ST  
WINCHESTER, CA. 92596

ASMT: 964233019, APN: 964233019  
KIM ABAIL, ETAL  
32395 SAINT MARTIN ST  
WINCHESTER, CA. 92596

ASMT: 964242001, APN: 964242001  
NELSON CHANDARA  
36923 MONTREAU RD  
WINCHESTER, CA. 92596

ASMT: 964242002, APN: 964242002  
CAROLYN CROUCH, ETAL  
36899 MONTREAU RD  
WINCHESTER, CA. 92596

ASMT: 964242003, APN: 964242003  
CORTNEY ELLINGWORTH, ETAL  
36875 MONTREAU RD  
WINCHESTER, CA. 92596

ASMT: 964242004, APN: 964242004  
BRIAN RIEF  
36851 MONTREAU RD  
WINCHESTER, CA. 92596

ASMT: 964243001, APN: 964243001  
BEAZER HOLMES HOLDINGS CORP  
1800 E IMPERIAL HWY 200  
BREA CA 92821

ASMT: 964243002, APN: 964243002  
JOHN NOE  
PMB 311  
16625 DOVE CANYON STE 102  
SAN DIEGO CA 92127

ASMT: 964243003, APN: 964243003  
LAURA VANDEWATER, ETAL  
32285 PERIGORD RD  
WINCHESTER, CA. 92596

ASMT: 964243004, APN: 964243004  
ROYLENE SLEEGERS, ETAL  
39 BRUEN ST NO 4  
NEWARK NJ 7105

ASMT: 964243005, APN: 964243005  
MATTHEW LEVASSEUR  
32313 PERIGORD RD  
WINCHESTER, CA. 92596

ASMT: 964243006, APN: 964243006  
GINA PIERCE, ETAL  
32327 PERIGORD RD  
WINCHESTER, CA. 92596

ASMT: 964243007, APN: 964243007  
JILL SMITH, ETAL  
32341 PERIGORD RD  
WINCHESTER, CA. 92596

ASMT: 964243008, APN: 964243008  
MARY TERRONES, ETAL  
32355 PERIGORD RD  
WINCHESTER, CA. 92596





ASMT: 964243009, APN: 964243009  
STEPHANIE BRODIE, ETAL  
32369 PERIGORD RD  
WINCHESTER, CA. 92596

ASMT: 964245005, APN: 964245005  
CAROL ALISON, ETAL  
32318 SAINT MARTIN ST  
WINCHESTER, CA. 92596

ASMT: 964244001, APN: 964244001  
MARGARET CANCHOLA, ETAL  
32376 PERIGORD RD  
WINCHESTER, CA. 92596

ASMT: 964245006, APN: 964245006  
CARISA FROELICH, ETAL  
32304 SAINT MARTIN ST  
WINCHESTER, CA. 92596

ASMT: 964244002, APN: 964244002  
CHERYL JONES, ETAL  
32348 PERIGORD RD  
WINCHESTER, CA. 92596

ASMT: 964245007, APN: 964245007  
NANCY REISINGER, ETAL  
32290 SAINT MARTIN ST  
WINCHESTER, CA. 92596

ASMT: 964244003, APN: 964244003  
ANGELA CARLSEN, ETAL  
32353 SAINT MARTIN ST  
WINCHESTER, CA. 92596

ASMT: 964245008, APN: 964245008  
DEBRA RUIZ, ETAL  
36934 MONTREAUX RD  
WINCHESTER, CA. 92596

ASMT: 964244004, APN: 964244004  
LOIS STRINGER, ETAL  
32367 SAINT MARTIN RD  
WINCHESTER, CA. 92596

ASMT: 964245009, APN: 964245009  
FRANCES TURNER  
PO BOX 411  
CORY CO 81414

ASMT: 964245003, APN: 964245003  
COLETTE STEWART, ETAL  
32338 SAINT MARTIN ST  
WINCHESTER, CA. 92596

ASMT: 964245010, APN: 964245010  
LAURENT URICH  
36886 MONTREAUX RD  
WINCHESTER, CA. 92596

ASMT: 964245004, APN: 964245004  
DAVID JENKINS  
32332 SAINT MARTIN ST  
WINCHESTER, CA. 92596

ASMT: 964245011, APN: 964245011  
TONY HOXMEIER  
36874 MONTREAUX RD  
WINCHESTER, CA. 92596



ASMT: 964245012, APN: 964245012  
KATHLEEN OTT, ETAL  
36862 MONTREAUX RD  
WINCHESTER, CA. 92596

ASMT: 964320001, APN: 964320001  
LESLIE WRIGHT, ETAL  
36984 RANCHO KIEL RD  
WINCHESTER, CA. 92596

ASMT: 964320002, APN: 964320002  
DEBORAH BAKER, ETAL  
36976 RANCHO KIEL RD  
WINCHESTER, CA. 92596

ASMT: 964320003, APN: 964320003  
SANDRA CLEM, ETAL  
36968 RANCHO KIEL RD  
WINCHESTER, CA. 92596

ASMT: 964320004, APN: 964320004  
JAN REIMER, ETAL  
841 GLENDALE AVE  
ORANGE CA 92865

ASMT: 964320005, APN: 964320005  
SUZANNE LUCIANI, ETAL  
36952 RANCHO KIEL RD  
WINCHESTER, CA. 92596

ASMT: 964322004, APN: 964322004  
AUTUMN NICHOLS, ETAL  
36907 RANCHO KIEL RD  
WINCHESTER CA 92596

ASMT: 964322005, APN: 964322005  
MICHAEL ROE  
5412 CHEVENNE CT  
ANTIOCH CA 94531

ASMT: 964322006, APN: 964322006  
XIONGWEN TANG  
108 N MARENGO AVE NO B  
ALHAMBRA CA 91801

ASMT: 964322007, APN: 964322007  
EPIFANIA CUSTODIO  
36931 RANCHO KIEL RD  
WINCHESTER, CA. 92596

ASMT: 964322008, APN: 964322008  
GENESIS FUNDING  
1024 BAYSIDE DR NO 395  
NEWPORT BEACH CA 92660

ASMT: 964322009, APN: 964322009  
DANIEL MENDIOLA  
32180 PERIGORD RD  
WINCHESTER, CA. 92596

ASMT: 964322010, APN: 964322010  
ANNA HALL, ETAL  
32166 PERIGORD RD  
WINCHESTER, CA. 92596

ASMT: 964322011, APN: 964322011  
CLIFFORD GORMAN  
32152 PERIGORD RD  
WINCHESTER, CA. 92596



ASMT: 964322012, APN: 964322012  
MARY PARSONS  
32243 PERIGORD RD  
WINCHESTER, CA. 92596

ASMT: 964322020, APN: 964322020  
PARK DIST, ETAL  
P O BOX 907  
SAN JACINTO CA 92581

ASMT: 964322013, APN: 964322013  
JUSTIN WALLER  
32229 PERIGORD RD  
WINCHESTER, CA. 92596

ASMT: 964322014, APN: 964322014  
DEBORAH GRAJCZYK, ETAL  
41063 OAK CREEK RD  
MURRIETA CA 92562

ASMT: 964322015, APN: 964322015  
PATRICIA DELGADO, ETAL  
32201 PERIGORD RD  
WINCHESTER, CA. 92596

ASMT: 964322016, APN: 964322016  
MICA PETROVIC  
32187 PERIGORD RD  
WINCHESTER, CA. 92596

ASMT: 964322017, APN: 964322017  
MADELINE ALTON  
32173 PERIGORD RD  
WINCHESTER, CA. 92596

ASMT: 964322018, APN: 964322018  
DEUTSCHE BANK NATL TRUST CO  
C/O BERTHA KELLY  
1001 SEMMES AVE  
RICHMOND VA 23244





ATTN: Michael McCoy  
Riverside Transit Agency  
1825 3rd St.  
P.O. Box 59968  
Riverside, CA 92517-1968

Temecula Valley  
Unified School District  
31350 Rancho Vista Rd.  
Temecula, CA 92592-6200

Pechanga Cultural Resource Dept  
P.O. Box 1583  
Temecula, CA 92593

Southern California Edison  
2244 Walnut Grove Ave., Rm 312  
P.O. Box 600  
Rosemead, CA 91770

Endangered Habitats League  
ATTN: Dan Silver  
8424 Santa Monica Blvd., Suite A592  
Los Angeles, CA 90069-4267

Eastern Municipal Water District  
ATTN: Elizabeth Lovsted  
2270 Trumble Rd.  
P.O. Box 8300  
Perris, CA 92570

Valley-Wide Recreation & Park District  
901 W. Esplanade  
P.O. Box 907  
San Jacinto, CA 92582

Planning Department, City of Temecula  
ATTN: Planning Manager  
43200 Business Park Dr.  
P.O. Box 9033  
Temecula, CA 92589-9033

Applicant  
Mathew Fagan Consulting Service  
42011 Avenida Vista Ladera  
Temecula, CA 92591

Engineer:  
JMM Consultants  
40485 Murrieta Hot Springs Road, Suite B4  
Murrieta, CA 92563

Owner:  
Mark Swannie  
22 Golden Poppy Drive  
Coto de Caza, CA 92679

Applicant  
Mathew Fagan Consulting Service  
42011 Avenida Vista Ladera  
Temecula, CA 92591

Engineer:  
JMM Consultants  
40485 Murrieta Hot Springs Road, Suite B4  
Murrieta, CA 92563

Owner:  
Mark Swannie  
22 Golden Poppy Drive  
Coto de Caza, CA 92679

**FOR COUNTY CLERK'S USE ONLY**



# RIVERSIDE COUNTY PLANNING DEPARTMENT

*Juan C. Perez*  
*Interim Planning Director*

## NEGATIVE DECLARATION

Project/Case Number: GPA No. 945D1, CZ No. 7822 and EA No. 42679

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

PROJECT DESCRIPTION, LOCATION (see Environmental Assessment).

COMPLETED/REVIEWED BY:

By: Larry Ross Title: Principal Planner Date: May 23, 2014

Applicant/Project Sponsor: Mathew Fagan Consulting Services Date Submitted: February 13, 2008

ADOPTED BY: Board of Supervisors

Person Verifying Adoption: \_\_\_\_\_ Date: \_\_\_\_\_

The Negative Declaration may be examined, along with documents referenced in the initial study, if any, at:

Riverside County Planning Department, 4080 Lemon Street, 12th Floor, Riverside, CA 92501

For additional information, please contact Larry Ross at (951) 955-9294.

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

Please charge deposit fee case#: ZEA42679 ZCFG06059 .

FOR COUNTY CLERK'S USE ONLY

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COUNTY OF RIVERSIDE  
SPECIALIZED DEPARTMENT RECEIPT  
Permit Assistance Center

R1406160

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

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

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

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

Received from: MATTHEW FAGAN CONSULTING SERVICE \$2,181.25  
paid by: CK 2166  
paid towards: CFG06059 CALIF FISH & GAME - NEG DECL  
EA42679  
at parcel #:  
appl type: CFG1

By \_\_\_\_\_ Jun 16, 2014 10:23  
MGARDNER posting date Jun 16, 2014

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

Account Code	Description	Amount
658353120100208100	CF&G TRUST	\$2,181.25

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

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



\* VOID \* COUNTY OF RIVERSIDE  
SPECIALIZED DEPARTMENT RECEIPT  
Permit Assistance Center

J\* REPRINTED \* R1402529

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: MATTHEW FAGAN CONSULTING SERVICE \$50.00  
paid by: CK 2142  
EA42679  
paid towards: CFG06059 CALIF FISH & GAME - NEG DECL  
at parcel:  
appl type: CFG1

By \_\_\_\_\_ Mar 13, 2014 14:33  
BNTHOMAR posting date Mar 13, 2014

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\*\*\*\*\*

Account Code	Description	Amount
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Overpayments of less than \$5.00 will not be refunded!