

FORM APPROVED COUNTY COUNSEL  
 BY: GREGORY P. PRIAMOS DATE 12/2/14

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

513B



**FROM:** TLMA – Planning Department

**SUBMITTAL DATE:**  
 November 19, 2014

**SUBJECT: RESOLUTION 2014-228** AMENDING THE RIVERSIDE COUNTY GENERAL PLAN – FOURTH CYCLE OF GENERAL PLAN AMENDMENTS FOR 2014 (GPA Nos. 1013, 1014, 1113, AND 1050). DISTRICT 3/DISTRICT 3.

**RECOMMENDED MOTION:** That the Board of Supervisors:

**ADOPT RESOLUTION NO. 2014-228** amending the Riverside County General Plan in accordance with the Board's actions taken on General Plan Amendment Nos. 1013, 1014, 1113, and 1050.

**BACKGROUND:**

**Summary**

The General Plan Amendments comprising the fourth cycle of 2014 were considered by the Board of Supervisors in public hearings on November 25, 2014 (GPA Nos. 1013, 1014, and 1113, agenda item, 16-4) and January 12, 2010 (GPA No. 1050, agenda item, 16-3).

Departmental Concurrence

Initials:  
 JCP:lr

Juan C. Perez  
 TLMA Director/Interim Planning  
 Director

FINANCIAL DATA	Current Fiscal Year:	Next Fiscal Year:	Total Cost:	Ongoing Cost:	POLICY/CONSENT (per Exec. Office)
COST	\$ N/A	\$ N/A	\$ N/A	\$ N/A	Consent <input type="checkbox"/> Policy <input checked="" type="checkbox"/>
NET COUNTY COST	\$ N/A	\$ N/A	\$ N/A	\$ N/A	

**SOURCE OF FUNDS:** N/A  
**Budget Adjustment:** N/A  
**For Fiscal Year:** N/A

**C.E.O. RECOMMENDATION:**

APPROVE

BY

Tina Grande

County Executive Office Signature

**MINUTES OF THE BOARD OF SUPERVISORS**

Positions Added  
 Change Order

A-30  
 4/5 Vote

**Prev. Agn. Ref.:** Item 16-4 11/25/14, Item 16-3 1/12/10

**District:** 3/3

**Agenda Number:**

3-29

**SUBMITTAL TO THE BOARD OF SUPERVISORS, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA  
FORM 11: RESOLUTION 2014-228 AMENDING THE RIVERSIDE COUNTY GENERAL PLAN – FOURTH  
CYCLE OF GENERAL PLAN AMENDMENTS FOR 2014 (GPA NOS. 1013, 1014, 1113, and 1050)**

**DATE: November 19, 2014**

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**BACKGROUND:**

**Summary (continued)**

**INDIVIDUAL AMENDMENTS**

**General Plan Amendment No. 1013 (GPA No. 1013) (Land Use)** in the Third Supervisorial District proposes to implement a portion of the Belle Terre Specific Plan(SP00382) by making a foundation level Land Use Change from Rural to Open Space and to amend the Land Use Designation of the subject site from Rural-Rural Mountainous (R:RM) (10 Acre Minimum Lot Size) to Specific Plan land use designation of Open Space-Conservation Habitat (OS:CH), Open Space- Recreation (OS-R) and Open Space Conservation (OS:C) and removal from the North Skinner Policy Area on approximately 73.56 acres located south of Keller Road and east of Washington Street.

**General Plan Amendment No. 1014 (GPA No. 1014) (Land Use)** in the Third Supervisorial District proposes to implement a portion of the Belle Terre Specific Plan(SP00382) by making a foundation level change from Rural to Community Development and to amend the Land Use Designation of the subject site from Rural Mountainous (R:RM) (10 acre minimum lot size) to Specific Plan land use designation of Community Development-Low Density Residential (CD: LDR) (1/2 Acre Minimum Lot Size), Medium Density Residential (2-5 Dwelling Units Per Acre) (CD: MDR), Open Space- Recreation/Basin (OS:R), Open Space- Conservation Habitat (OS:CH) and removal from the North Skinner Policy Area on approximately 55.20 acres located south of Keller Road and east of Washington Street.

**General Plan Amendment No. 1113 (GPA No. 1113) (Land Use)** in the Third Supervisorial District proposes to implement a portion of the Belle Terre Specific Plan(SP00382) by making a change to SP00382 of the land use designation from Community Development-Medium Density Residential (CD:MDR) (2-5 Dwelling Units Per Acre) to the Specific Plan land use designation of Community Development-High Density Residential (CD:HDR), Community Development-Medium High Density Residential (CD:MHDR), Open Space-Recreation (OS:R), and Open Space-Conservation (OS:C) on approximately 214.58 acres located south of Keller Road and east of Washington Street.

**General Plan Amendment No. 1050 (GPA No. 1050) (Land Use)** in the Third Supervisorial District a proposal to amend the Land Use Element by amending land use designation from Community Development: Low Density Residential (CD: LDR) (1/2 Acre Minimum) to Community Development: Commercial Retail (CD: CR) (0.20-0.35 Floor Area Ratio), on an approximately 23.66 acre site located southerly of Flossie Way, easterly of Pourroy Road, and westerly of Winchester Road, in the Rancho California Zoning District.

**Impact on Citizens and Businesses**

This project has been carefully considered, analyzed, and reviewed during the public hearings before the Planning Commission on November 5, 2014 and Board of Supervisors on November 25, 2014 for GPA No. 1013, GPA No. 1014, and GPA No. 1113; and the Planning Commission on August 19, 2009 and September 30, 2009 and the Board of Supervisors January 12, 2010 for GPA No. 1050.

**SUPPLEMENTAL:**

**Additional Fiscal Information**

N/A

**Contract History and Price Reasonableness**

N/A

**SUBMITTAL TO THE BOARD OF SUPERVISORS, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA  
FORM 11: RESOLUTION 2014-228 AMENDING THE RIVERSIDE COUNTY GENERAL PLAN – FOURTH  
CYCLE OF GENERAL PLAN AMENDMENTS FOR 2014 (GPA NOS. 1013, 1014, 1113, and 1050)**

**DATE: November 19, 2014**

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**ATTACHMENTS:**

- A. Resolution No. 2014-227**
- B. Resolution No. 2014-228**
- C. Environmental Assessment No. 41906 for GPA No. 1050**
- D. Exhibit 6 for GPA No. 1050**
- E. Exhibit 3 for Change of Zone No. 7709**
- F. Exhibit 7 for GPA Nos. 1013, 1014 and 1113**
- G. Exhibit 3 for Change of Zone No. 7775**

**RESOLUTION NO. 2014-228  
AMENDING THE RIVERSIDE COUNTY  
GENERAL PLAN  
(Fourth Cycle General Plan Amendments for 2014)**

**WHEREAS**, pursuant to the provisions of Government Code Section 65350 et seq., notice was given and public hearings were held before the Riverside County Board of Supervisors and the Riverside County Planning Commission in Riverside, California to consider proposed amendments to the Southwest Area Plan of the Riverside County General Plan; and,

**WHEREAS**, all provisions of the California Environmental Quality Act (“CEQA”) and Riverside County CEQA implementing procedures have been satisfied; and,

**WHEREAS**, the proposed general plan amendments were discussed fully with testimony and documentation presented by the public and affected government agencies; and,

**WHEREAS**, General Plan No. 1050 is hereby declared to be severable from General Plan Nos. 1013, 1014 and 1113 (the “Belle Terre GPAs”) and the Belle Terre GPAs are severable from General Plan No. 1050 and if General Plan No. 1050 or the Belle Terre GPAs are adjudged unconstitutional or otherwise invalid, the remaining proposed amendments shall not be affected thereby; now, therefore,

**BE IT RESOLVED, FOUND, DETERMINED AND ORDERED** by the Board of Supervisors of the County of Riverside in regular session assembled on December 9, 2014 that:

- A. **General Plan Amendment No. 1050 (GPA No. 1050)** is a proposal to amend the Land Use Element by amending land use designation from Community Development: Low Density Residential (CD: LDR) (1/2 Acre Minimum) to Community Development: Commercial Retail (CD: CR) (0.20-0.35 Floor Area Ratio), on an approximately 23.66 acre site located southerly of Flossie Way, easterly of Pourroy Road, and westerly of Winchester Road, in the Rancho California Zoning District of the Third Supervisorial District, as shown on the exhibit titled “GPA01050 Proposed General Plan, Exhibit 6” a copy of which is attached hereto and incorporated herein by reference. General Plan Amendment No. 1050 is associated with Change of Zone No. 7709 and Environmental Assessment No. 41906, which were considered concurrently with this amendment at the

FORM APPROVED COUNTY COUNSEL  
BY: *Michelle Clack*  
DATE: 12/9/14  
MICHELLE CLACK

1 public hearings before the Planning Commission and the Board of Supervisors. Change of  
2 Zone No. 7709 proposes to change the zoning classification from Rural Residential (R-R)  
3 to General Commercial (C-1/C-P), in accordance with “GPA01050 Proposed Zoning  
4 Exhibit 3” a copy of which is attached hereto and incorporated herein by reference, on the  
5 approximately 23.66 acre site. The Planning Commission recommended approval of GPA  
6 No. 1050 on September 30, 2009 and the Board of Supervisors tentatively approved GPA  
7 No. 1050 on January 12, 2010.

8 **BE IT FURTHER RESOLVED** by the Board of Supervisors, based on the evidence presented on  
9 this matter, both written and oral, including Environmental Assessment No. 41906, that:

- 10 1. The site is located in the Southwest Area Plan.
- 11 2. The Southwest Area Plan Land Use Map determines the extent, intensity, and  
12 location of land uses within the Southwest Area.
- 13 3. The site is currently designated Community Development: Low Density  
14 Residential (CD: LDR) (1/2 Acre Minimum).
- 15 4. General Plan Amendment No. 1050 amends the Riverside County General Plan  
16 Land Use Element from Community Development: Low Density Residential (CD:  
17 LDR) (1/2 Acre Minimum) to Community Development: Commercial Retail (CD:  
18 CR) (0.20-0.35 Floor Area Ratio), as shown on the exhibit titled “GPA01050  
19 Proposed General Plan, Exhibit 6”, which is incorporated by reference herein.
- 20 5. Surrounding land use designations include rural residential to the north, low density  
21 residential to the west, and medium density residential to the east and south.
- 22 6. The project site’s current zoning is Rural Residential (R-R).
- 23 7. The site is surrounded by properties zoned Rural Residential (R-R) to the North;  
24 Specific Plan No. 286, Winchester 180 to the East; Rural Residential (R-R) and  
25 Specific Plan No. 286, Winchester 1800 to the South; Rural Residential (R-R) and  
26 One-Family Dwellings (R-1) to the West.

- 1           8.       Surrounding land uses include scattered single family residences and vacant land to  
2           the north; vacant to the east and south; and single family residences, single family  
3           residential and vacant land to the south.
- 4           9.       The proposed amendment is consistent with the goals and policies of the Southwest  
5           Area Plan and with all policies of the Riverside County General Plan.
- 6           10.      General Plan No. 1050 is considered a Policy/Entitlement Amendment. In  
7           accordance with Article II, Section 2.4 of Riverside County Ordinance No. 348,  
8           General Plan Amendment No. 1050 does not change or conflict with any General  
9           Planning Principle set forth in General Plan Appendix B. The amendment is  
10          consistent with the Economic Development Principles, the Land and Development  
11          Activity Principles, the Community Development Principles and the Community  
12          Design Principles of Appendix B of the General Plan. Specifically, maturing  
13          Communities Principles of the General Plan acknowledge that every community is  
14          maturing in its own way. GPA No. 1050 provides local services for the growing  
15          local community surrounding Winchester Road and Pourroy Road, and the  
16          southerly developments. Additionally, the Land and Development Activity  
17          Principles encourage the establishment of local options for employment in the  
18          County which allow for a shorter commute. Local job centers also provide for  
19          economic stimulus. GPA No. 1050 provides for a job center close to suburban  
20          development; thereby, providing local job options, short commutes, as well as  
21          business development which will encourage competition and provide for economic  
22          growth in the community, and employment opportunities which will improve the  
23          ratio of jobs to workers in the County.
- 24          11.      In accordance with Article II, Section 2.4 of Riverside County Ordinance No. 348,  
25          GPA No. 1050 contributes to the purposes of the General Plan and is not  
26          detrimental to them. The amendment creates and achieves an integrated mix of  
27          residential and commercial development for the surrounding community. The  
28          development of a commercial center provides for a balanced mixture of land that

1 responds to market demand in the surrounding community, and provides services to  
2 the residents of those communities.

3 12. Additionally, changing the subject site's designation from Community  
4 Development: Low Density Residential (CD: LDR) (1/2 Acre Minimum) to  
5 Community Development: Commercial Retail (CD: CR), will provide valuable job  
6 opportunities for local residents, as well as provide local services to surrounding  
7 residents. The job opportunities will increase the ratio of jobs to workers in the  
8 County and will expand the County's economic base.

9 13. GPA No. 1050 does not involve a change between foundation components. The  
10 amendment only changes the existing land use designation from Low Density  
11 Residential (1/2 Acre Minimum) to Commercial Retail.

12 14. For the reasons set forth above, GPA No. 1050 is consistent with the goals and  
13 policies of the Southwest Area Plan and with all policies of the Riverside County  
14 General Plan.

15 15. For the reasons set forth above, GPA No. 1050 does not involve a change in or  
16 conflict with the Riverside County Vision and conforms to the fundamental values  
17 stated in the Riverside County Vision.

18 16. GPA No. 1050 will not be detrimental to public health, safety, or welfare.

19 17. The findings of the initial study performed pursuant to Environmental Assessment  
20 No. 41906, a copy which is attached hereto, are incorporated herein by reference.  
21 The Environmental Assessment determined that the proposed general plan  
22 amendment and associated change of zone (the "project") could have impacts on,  
23 or be impacted by, Biological Resources, Cultural Resources, Geology,  
24 Hydrology/Water Quality, and Transportation/Traffic. However, it was determined  
25 that these impacts were less than significant or would be fully mitigated to a level  
26 of non-significance through the application of adopted County ordinances and  
27 through the measures indicated in the initial study. The initial study concluded that  
28 the project, as mitigated, would not have a significant effect on the environment.

1           **BE IT FURTHER RESOLVED** by the Board of Supervisors that it **ADOPTS** the Mitigated  
2 Negative Declaration for Environmental Assessment No. 41906, and **ADOPTS** General Plan Amendment  
3 No. 1050 from Community Development: Low Density Residential (CD: LDR) (1/2 Acre Minimum) to  
4 Community Development: Commercial Retail (CD: CR) as described herein and shown on the exhibit  
5 titled “GPA01050 Proposed General Plan, Exhibit 6”.

6           **B.       Specific Plan No. 327 includes General Plan Amendment Nos. 1013, 1014 and 1113**

7           (collectively referred herein as the “Belle Terre GPAs”).

8           1.       **General Plan Amendment No. 1013** (Northeast Belle Terre) is a Foundation  
9           Component amendment that changes the subject site’s Component from Rural to  
10          Open Space and the Land Use Designation from Rural-Rural Mountainous (R:RM)  
11          (10 Acre Minimum Lot Size) to Specific Plan land use designation of Open Space-  
12          Conservation Habitat (OS:CH), Open Space- Recreation (OS-R) and Open Space  
13          Conservation (OS:C) and removal from the North Skinner Policy Area, as shown  
14          on Exhibit 7 titled “CZ7775 SP382 GPA1113 GPA1013 GPA1014 Recommended  
15          General Plan” a copy of which is attached hereto and incorporated herein by  
16          reference.

17          2.       **General Plan Amendment No. 1014** (Southeast Belle Terre) is a Foundation  
18          Component amendment that changes the subject site’s Component from Rural to  
19          Community Development and the Land Use Designation from Rural Mountainous  
20          (R:RM) (10 acre minimum lot size) to Specific Plan land use designation of  
21          Community Development-Low Density Residential (CD: LDR) (1/2 Acre  
22          Minimum Lot Size), Medium Density Residential (2-5 Dwelling Units Per Acre)  
23          (CD: MDR), Open Space- Recreation/Basin (OS:R), Open Space- Conservation  
24          Habitat (OS:CH) and removal from the North Skinner Policy Area, as shown on  
25          Exhibit 7 titled “CZ7775 SP382 GPA1113 GPA1013 GPA1014 Recommended  
26          General Plan” a copy of which is attached hereto and incorporated herein by  
27          reference.



1           3.     **General Plan Amendment No. 1113** (Northwest Belle Terre) is a  
2           Policy/Entitlement amendment and changes the land use designation from  
3           Community Development-Medium Density Residential (CD:MDR) (2-5 Dwelling  
4           Units Per Acre) to the Specific Plan land use designation of Community  
5           Development-High Density Residential (CD:HDR), Community Development-  
6           Medium High Density Residential (CD:MHDR), Open Space-Recreation (OS:R),  
7           and Open Space-Conservation (OS:C), as shown on Exhibit 7 titled “CZ7775  
8           SP382 GPA1113 GPA1013 GPA1014 Recommended General Plan” a copy of  
9           which is attached hereto and incorporated herein by reference.

10          4.     The Belle Terre GPAs are associated with Change of Zone No. 7775 and  
11          Environmental Impact Report No. 531, which were considered concurrently with  
12          these amendments at the public hearings before the Planning Commission and the  
13          Board of Supervisors. Change of Zone No. 7775 changes the zoning classification  
14          from Residential Agricultural -2 ½ acre minimum, Light Agriculture – 10 acre  
15          minimum, Light Agricultural – 5 acre minimum and Rural Residential to Specific  
16          Plan in accordance with Exhibit 3 titled “CZ7775 SP382 GPA1113 GPA1013  
17          GPA1014” a copy of which is attached hereto and incorporated herein by reference.  
18          The Planning Commission recommended approval of the Belle Terre GPAs on  
19          November 5, 2014, and the Board of Supervisors tentatively approved the Belle  
20          Terre GPAs on November 25, 2014.

21           **BE IT FURTHER RESOLVED** by the Board of Supervisors, based on the evidence presented  
22    on this matter, both written and oral, including Environmental Impact Report No. 531, that:

- 23           1.     The site is located in the Southwest Area Plan.
- 24           2.     The Southwest Area Plan Land Use Map determines the extent, intensity, and  
25           location of land uses within the Southwest Area.
- 26           3.     The project site is currently designated Rural Mountainous (R:RM) and  
27           Community Development: Medium Density Residential (CD:MDR), in the  
28           Southwest Area Plan.

- 1           4.       The Land Uses on surrounding parcels are Community Development-Low Density  
2           Residential (CD:LDR), Community Development-Medium Density Residential  
3           (CD:MDR), and Community Development-Public Facilities (CD:PF) to the west,  
4           Rural-Rural Mountainous (R:RM)(10 acre minimum lot size), and Community  
5           Development-Public Facilities (CD:PF) to the east, Community Development-  
6           Medium Density Residential (CD:MDR) (2-5 units per acre), Rural-Rural  
7           Mountainous (R:RM) (10 acre minimum lot size), and Community Development-  
8           Public Facilities (CD:PF) to the south, and Community Development-Public  
9           Facilities (CD:PF), Community Development-Low Density Residential (CD:LDR)  
10          (1/2 Acre minimum lot size), Community Development-Medium Density  
11          Residential (CD:MDR) (2-5 units per acre), and Agriculture (AG:AG) to the north.  
12          5.       By removing the project area from the Skinner Policy Area, the proposed project is  
13          consistent with the Southwest Area Plan.

14               **BE IT FURTHER RESOLVED** by the Board of Supervisors, based on the evidence presented  
15 on this matter, the following findings support General Plan Amendment No. 1013:

- 16           1.       The foundation change from Rural to Open Space is based on substantial evidence  
17           that new conditions or circumstances justify modifying the General Plan, that the  
18           modifications do not conflict with the overall Riverside County Vision, and that  
19           they would not create an internal inconsistency among the elements of the General  
20           Plan. Specifically, since the adoption of the General Plan, the Western Riverside  
21           Multiple Species Habitat Conservation Plan (MSHCP) received full approval.  
22           Changes necessary to achieve MSHCP compliance are considered new information  
23           because while the MSHCP had been adopted by the County as of the adoption of  
24           the General Plan, it had not received approval by other jurisdictions and the  
25           wildlife agencies (Southwest Area Plan, p. 57). The foundation change from Rural  
26           to Open Space, a more protective designation, would reflect the corresponding  
27           designations in the Specific Plan. These include Open Space – Conservation (OS-  
28           C), Open Space – Conservation Habitat (OC-CH), and Open Space – Recreation

1 (OS-R). These designations are intended to preserve the area as an open space  
2 conservation area. Conservation achieves MSHCP goals for each of the Criteria  
3 Cells within which the site is located. GPA No. 1013 preserves the Northeastern  
4 Site as open space and will help the County achieve its MSHCP conservation goals.

5 2. The Project is consistent with the Vision for Riverside County. In particular, the  
6 foundation amendment is consistent with the Natural Environment Vision, which  
7 provides the following: "We value the unusually rich and diverse natural  
8 environment with which we are blessed and are committed to maintaining  
9 sufficient areas of natural open space to afford the human experience of natural  
10 environments as well as sustaining the permanent viability of the unique landforms  
11 and ecosystems that define this environment." (General Plan, p. V-6). The  
12 amendment from Rural to Open Space will help maintain open space for recreation  
13 and habitat purposes. The amendment to a more protective designation does not  
14 conflict with the Riverside County Vision.

15 3. Additionally, the Project is consistent with the Vision for Riverside County as a  
16 "family of special communities in a remarkable environmental setting, as  
17 articulated in the General Plan Vision Statement." (General Plan, p. V-3). The  
18 Project's plan for a residential community of homes in varying densities,  
19 recreational areas, open spaces, streets, and other infrastructure based on the  
20 planning principles of clustered development, protection of natural resources and  
21 buffering is consistent with the County's vision. Other Project attributes include the  
22 following:

- 23 a. Land consumption has been minimized as a result of a clustered, more  
24 compact development pattern.
- 25 b. The clustered development would result in higher densities, up to 14 units  
26 per acre on the Northwestern Site, and more varied housing types than what  
27 is typically found in French Valley.

1 c. The Project will provide a wide range of pedestrian trails and  
2 interconnectivity

3 4. Further, the Project is consistent with the planning principles in General Plan  
4 Appendix B for the reasons included in Draft EIR Table IV.K-3.

5 5. Chapter IV.K of the Draft EIR (Land Use and Planning) analyzed the Project's  
6 consistency with applicable policies in the General Plan. Based on the analysis in  
7 Draft EIR Table IV.K-3, the Project would be consistent with the applicable  
8 General Plan goals and policies and would not create an internal inconsistency.

9 6. Finally, General Plan Amendment No. 1013 does not involve a conflict in any  
10 foundation component designation because the proposed designation will be Open  
11 Space which is compatible with the Rural surrounding designations.

12 7. General Plan Amendment No. 1013 also contributes to the purposes of the General  
13 Plan. Specifically, the Project's plan for a residential community of homes in  
14 varying densities, recreational areas, open spaces, streets, and other infrastructure  
15 based on the planning principles of clustered development, protection of natural  
16 resources and buffering is consistent with the County's vision. Specifically, since  
17 the MSHCP designated portions of the property within Criteria Cell "S," the current  
18 proposal to preserve the Northeastern Site as open space will help the County  
19 achieve its MSHCP conservation goals. Finally, the Project is consistent with the  
20 purposes of the General Plan as analyzed in Draft EIR Table IV.K-3.

21 8. Special circumstances or conditions have emerged that were unanticipated in  
22 preparing the General Plan. Specifically, since the adoption of the General Plan,  
23 new residential developments and associated infrastructure have been constructed  
24 and approved on the properties adjacent to the Project Site. New residential  
25 developments on the western boundary of the Project Site have been approved and  
26 constructed since 2003. These subdivision tracts include the following:

27 a. The tract south of Brumfield St. and north of Cottonwood Rd. (# 29017,  
28 part of SP 286) was fully built out by August of 2006.

- 1                   b.       The tract south of Cottonwood Rd. (TR 30069) was partially complete in  
2                                    January of 2007, and has remained relatively unchanged since then.  
3                   c.       The tract north of Brumfield St. (TR 29962) was fully built out by June of  
4                                    2009.

5           9.       Road, water and sewer improvements were built in conjunction with these  
6                   developments.  Additionally, Tentative Tract 30837, a residential subdivision to  
7                   the south of the Project Site, was approved in October of 2004, although it has not  
8                   yet been constructed.  Tentative Tract Map 33423, located directly to the west of  
9                   the Site, was approved with 132 single family lots in 2006.

10          10.       The General Plan recognizes that "specific plans are highly customized policy or  
11                   regulatory tools that provide a bridge between the General Plan and individual  
12                   development projects in a more area-specific manner than is possible with  
13                   community-wide zoning ordinances.  The specific plan is a tool that provides land  
14                   use and development standards that are tailored to respond to special conditions  
15                   and aspirations unique to the area being proposed for development." (Southwest  
16                   Area Plan, p. 33)

17          11.       GPA No. 1013 allows the Project to be planned in a comprehensive manner with  
18                   clustered development such that the land uses and development intensity proposed  
19                   for the Northwestern and Southeastern Sites would be an appropriate transition  
20                   from the residential uses to the west, while preserving property within the  
21                   Northeastern Site to buffer the more rural areas located to the east of the Project  
22                   Site.

23          12.       GPA No. 1013 will not be detrimental to public health, safety, or welfare.

24               **BE IT FURTHER RESOLVED** by the Board of Supervisors, based on the evidence presented  
25 on this matter, the following findings support General Plan Amendment No. 1014:

26           1.       GPA No. 1014 involves a Technical Amendment Foundation change.  The existing  
27                   land use designation was based on inaccurate or misleading information.  When the  
28                   General Plan was updated in 2003, large areas of land were designated as Rural:

1 Rural Mountainous based on a belief that topography consisted of slopes greater  
2 than 25%. (See General Plan, p. LU-48) The designation was also imposed to areas  
3 completely or partially surrounded by slopes greater than 25% that do not have  
4 county-maintained access to community sewer and water systems. The property  
5 subject to General Plan Amendment No. 1014 was designated as Rural: Rural  
6 Mountainous without regard for its true characteristics. Specifically, the  
7 Southeastern Site does not consist of slopes greater than 25% and therefore the  
8 designation was based on inaccurate information and warrants a technical  
9 amendment. In fact, the average slopes of the Project Site are approximately 2-3%.  
10 Slopes on the Southeastern Site, the property subject to this amendment, are less  
11 than 20% (Specific Plan, Chapter 3). Further, the Southeastern Site property  
12 subject to this amendment is accessed and served by sewer and water systems to  
13 the west of the site.

14 2. General Plan Amendment No. 1014 would not change any policy direction or  
15 intent of the General Plan. As discussed above, Chapter IV.K of the EIR (Land  
16 Use and Planning) analyzed the Project's consistency with applicable policies in the  
17 General Plan. Based on analysis in Draft EIR Table IV.K-3, the Project would be  
18 consistent with the applicable General Plan goals and policies.

19 3. The Project is also consistent with the Vision for Riverside County as a family of  
20 special communities in a remarkable environmental setting, as articulated in the  
21 General Plan Vision Statement (General Plan, p. V-3). The Project's plan for a  
22 residential community of homes in varying densities, recreational areas, open  
23 spaces, streets, and other infrastructure based on the planning principles of  
24 clustered development, protection of natural resources and buffering is consistent  
25 with the County's vision. Other Project attributes include the following:

26 a. Land consumption has been minimized as a result of a clustered, more  
27 compact development pattern.

1 b. The clustered development would result in higher densities, up to 14 units  
2 per acre on the Northwestern Site, and more varied housing types than what  
3 is typically found in French Valley.

4 c. The Project will provide a wide range of pedestrian trails and  
5 interconnectivity

6 4. Further, the Project is consistent with the planning principles in General Plan  
7 Appendix B for the reasons included in Draft EIR Table IV.K-3.

8 5. The General Plan Amendment No. 1014 also contributes to the purposes of the  
9 General Plan. As noted above, the Project's plan for a residential community of  
10 homes in varying densities, recreational areas, open spaces, streets, and other  
11 infrastructure based on the planning principles of clustered development, protection  
12 of natural resources and buffering is consistent with the County's vision. Finally,  
13 the Project is consistent with the purposes of the General Plan as analyzed in Draft  
14 EIR Table IV.K-3.

15 6. Special circumstances or conditions have emerged that were unanticipated in  
16 preparing the General Plan. Since the adoption of the General Plan, new residential  
17 developments and associated infrastructure have been constructed and approved on  
18 the properties adjacent to the Project Site. New residential developments on the  
19 western boundary of the Project Site have been approved and constructed since  
20 2003. These subdivision tracts include the following:

21 a. The tract south of Brumfield St. and north of Cottonwood Rd. (# 29017,  
22 part of SP 286) was fully built out by August of 2006.

23 b. The tract south of Cottonwood Rd. (TR 30069) was partially complete in  
24 January of 2007, and has remained relatively unchanged since then.

25 c. The tract north of Brumfield St. (TR 29962) was fully built out by June of  
26 2009.

27 7. Road, water and sewer improvements were built in conjunction with these  
28 developments. Additionally, Tentative Tract 30837, a residential subdivision to

1 the south of the Project Site, was approved in October of 2004, although it has not  
2 yet been constructed. Tentative Tract Map 33423, located directly to the west of  
3 the Site, was approved with 132 single family lots in 2006.

- 4 8. Further, while the Western Riverside Multiple Species Habitat Conservation Plan  
5 (MSHCP) had been adopted by the County as of the adoption of the General Plan,  
6 it had not received approval by other jurisdictions and the wildlife agencies  
7 (Southwest Area Plan, p. 57). Since the adoption of the General Plan, the MSHCP  
8 has received full approval. Since the MSHCP designated portions of the property  
9 within Criteria Cell "S," the current proposal to preserve this Northeastern Site as  
10 open space will help the County achieve its MSHCP conservation goals, and is,  
11 therefore, a new circumstance that warrants adoption of GPA 1014.
- 12 9. Finally, General Plan Amendment No. 1014 does not involve a conflict in any  
13 foundation component designation as the technical amendment addresses the error  
14 in designation in the 2003 General Plan.
- 15 10. The General Plan recognized that "specific plans are highly customized policy or  
16 regulatory tools that provide a bridge between the General Plan and individual  
17 development projects in a more area-specific manner than is possible with  
18 community-wide zoning ordinances. The specific plan is a tool that provides land  
19 use and development standards that are tailored to respond to special conditions  
20 and aspirations unique to the area being proposed for development." (Southwest  
21 Area Plan, p. 33)
- 22 11. GPA 1014 allows the Project to be planned in a comprehensive manner with  
23 clustered development such that the land uses and development intensity proposed  
24 for the Northwestern and Southeastern Sites would allow for an appropriate  
25 transition from the residential uses to the west, while preserving property within the  
26 Northeastern Site to buffer the more rural areas located to the east of the Project  
27 Site.
- 28 12. GPA No. 1014 will not be detrimental to public health, safety, or welfare.



1           **BE IT FURTHER RESOLVED** by the Board of Supervisors, based on the evidence presented  
2 on this matter, the following findings support General Plan Amendment No. 1113:

- 3           1.       GPA No. 1113 is a Policy/Entitlement Amendment that change the land use  
4                    designation from Community Development: Medium Density Residential to the  
5                    Specific Plan land use designation of Community Development-High Density  
6                    Residential (CD:HDR), Community Development-Medium High Density  
7                    Residential (CD:MHDR), Open Space-Recreation (OS:R), and Open Space-  
8                    Conservation (OS:C).
- 9           2.       Based on substantial evidence, new conditions or circumstances justify modifying  
10                   the General Plan, the modifications do not conflict with the overall Riverside  
11                   County Vision, and they would not create an internal inconsistency among the  
12                   elements of the General Plan. Specifically, the Project is consistent with the vision  
13                   for Riverside County as a family of special communities in a remarkable  
14                   environmental setting, as articulated in the General Plan Vision Statement (General  
15                   Plan, p. V-3). The Project's plan for a residential community of homes in varying  
16                   densities, recreational areas, open spaces, streets, and other infrastructure based on  
17                   the planning principles of clustered development, protection of natural resources  
18                   and buffering is consistent with the County's vision. Other Project attributes  
19                   include the following:
  - 20                   a.       Land consumption has been minimized as a result of a clustered, more  
21                   compact development pattern.
  - 22                   b.       The clustered development would result in higher densities, up to 14 units  
23                   per acre on the Northwestern Site, and more varied housing types than what  
24                   is typically found in French Valley.
  - 25                   c.       The Project will provide a wide range of pedestrian trails and  
26                   interconnectivity
- 27           3.       Additionally, Chapter IV.K of the EIR (Land Use and Planning) analyzed the  
28                   Project's consistency with applicable policies in the General Plan. Based on

1 analysis in Draft EIR Table IV.K-3, the Project would be consistent with the  
2 applicable General Plan goals and policies.

3 4. Further, the Project is consistent with the planning principles in General Plan  
4 Appendix B for the reasons included in Draft EIR Table IV.K-3.

5 5. Finally, General Plan Amendment No. 1113 does not involve a conflict in any  
6 foundation component designation as the existing foundation designation of  
7 Community Development will remain unchanged.

8 6. General Plan Amendment No. 1113 would contribute to the purposes of the  
9 General Plan. As noted above, the Project's plan for a residential community of  
10 homes in varying densities, recreational areas, open spaces, streets, and other  
11 infrastructure based on the planning principles of clustered development, protection  
12 of natural resources and buffering is consistent with the County's vision.

13 Specifically, since the MSHCP designated portions of the property within Criteria  
14 Cell "S," the current proposal to preserve the Northeastern Site as open space will  
15 help the County achieve its MSHCP conservation goals. Finally, the Project is  
16 consistent with the purposes of the General Plan as analyzed in Draft EIR Table  
17 IV.K-3.

18 7. Special circumstances or conditions have emerged that were unanticipated in  
19 preparing the General Plan. Specifically, since the adoption of the General Plan,  
20 new residential developments and associated infrastructure have been constructed  
21 and approved on the properties adjacent to the Project Site. New residential  
22 developments on the western boundary of the Project Site have been approved and  
23 constructed since 2003. These subdivision tracts include the following:

24 a. The tract south of Brumfield St. and north of Cottonwood Rd. (# 29017,  
25 part of SP 286) was fully built out by August of 2006.

26 b. The tract south of Cottonwood Rd. (TR 30069) was partially complete in  
27 January of 2007, and has remained relatively unchanged since then.

1 c. The tract north of Brumfield St. (TR 29962) was fully built out by June of  
2 2009.

3 8. Road, water and sewer improvements were built in conjunction with these  
4 developments. Additionally, Tentative Tract 30837, a residential subdivision to  
5 the south of the Project Site, was approved in October of 2004, although it has not  
6 yet been constructed. Tentative Tract Map 33423, located directly to the west of  
7 the Site, was approved with 132 single family lots in 2006.

8 9. GPA 1113 would allow the Project to be planned in a comprehensive manner with  
9 clustered development such that the land uses and development intensity proposed  
10 for the Northwestern and Southeastern Sites would be an appropriate transition  
11 from the residential uses to the west, while preserving property within the  
12 Northeastern Site to buffer the more rural areas located to the east of the Project  
13 Site.

14 10. GPA No. 1113 will not be detrimental to public health, safety, or welfare.

15 **BE IT FURTHER RESOLVED** by the Board of Supervisors, based on the evidence presented  
16 on this matter, both written and oral, including Environmental Impact Report No. 531, that:

- 17 1. The Belle Terre GPAs and related cases will have a significant effect on the  
18 environment but most of the potentially significant effects will be avoided or  
19 substantially lessened (reduced to a level of insignificance) by the mitigation  
20 measures listed in Board of Supervisors' Resolution No. 2014-227 Certifying  
21 Environmental Impact Report No. 531 and Adopting Specific Plan No. 382, a copy  
22 of which is attached hereto and incorporated herein by reference in its entirety.
- 23 2. EIR No. 531 also addressed potential impacts on Air Quality, Greenhouse Gas  
24 Emissions, Noise and Transportation which will be only partially avoided or  
25 lessened by the mitigation measures listed in Resolution No. 2014-227.  
26 Accordingly, overriding findings were prepared in Resolution No. 2014-227 which  
27 are incorporated herein by reference.

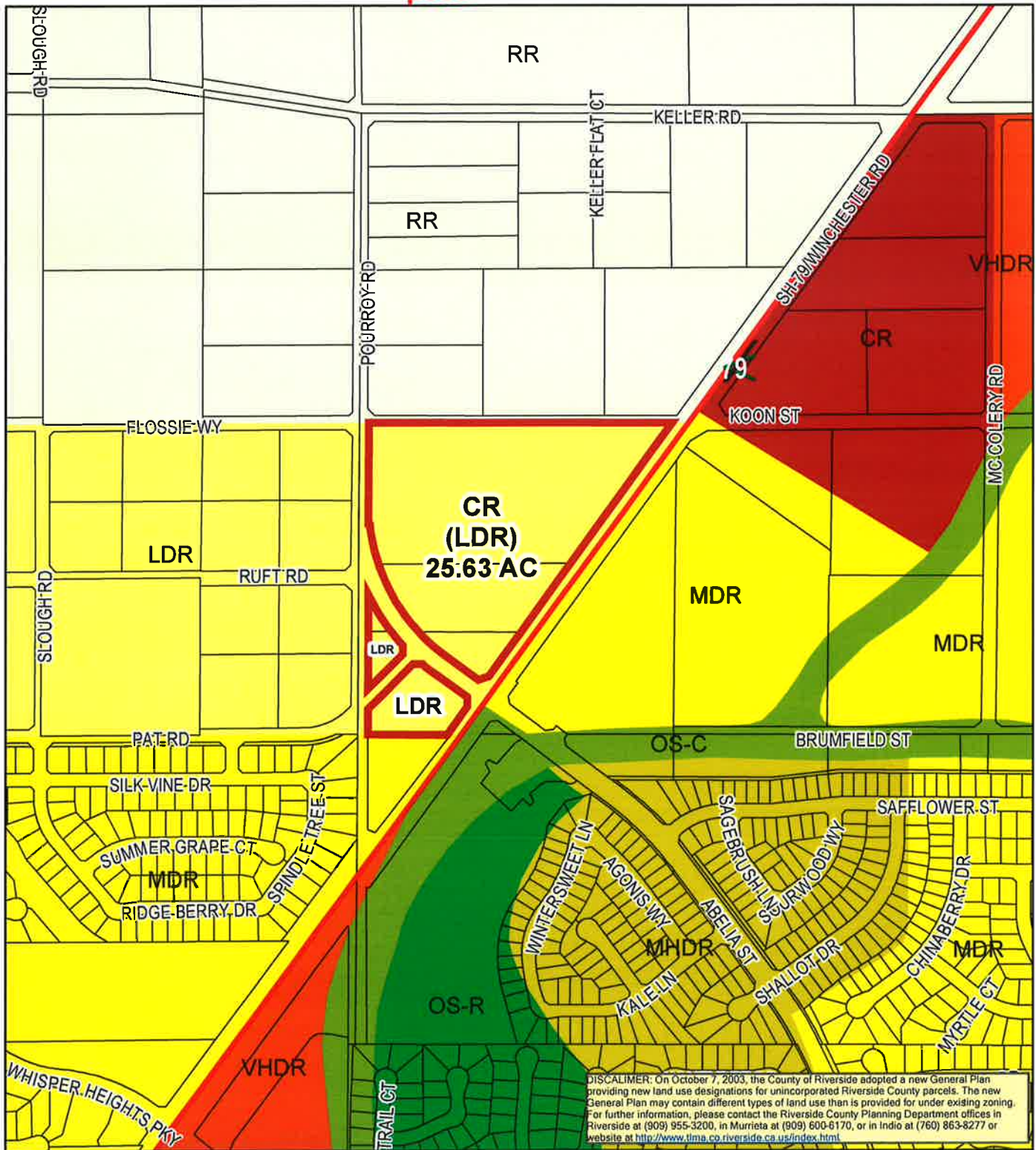
1           **BE IT FURTHER RESOLVED** by the Board of Supervisors that it **CERTIFIES** Environmental  
2 Impact Report No. 531 (“EIR”) and finds that the EIR had been completed in compliance with CEQA  
3 and that the EIR was presented to, reviewed and considered by the Board of Supervisors prior to  
4 rendering its decision and that the EIR reflects the independent judgment and analysis of the Board of  
5 Supervisors.

6           **BE IT FURTHER RESOLVED** by the Board of Supervisors that it **ADOPTS** the findings  
7 required by Public Resources Code Section 21081 with respect to each of the significant environmental  
8 impacts of the project identified in the EIR, including the Statement of Overriding Considerations which  
9 are set forth in Resolution No. 2014- 227 and incorporated herein by reference.

10           **BE IT FURTHER RESOLVED** by the Board of Supervisors, based on the evidence presented  
11 on this matter, including EIR No. 531 that it **ADOPTS** General Plan Amendments No. 1013, 1014, and  
12 1113 as described herein and shown on Exhibit 7 titled “CZ7775 SP382 GPA1113 GPA1013 GPA1014”  
13 attached hereto.

14           **BE IT FURTHER RESOLVED** by the Board of Supervisors that the custodians of the  
15 documents upon which this decision is based are the Clerk of the Board of Supervisors and the County  
16 Planning Department, and that such documents are located at 4080 Lemon Street, Riverside, California.

**GPA01050**  
**Proposed General Plan**



**Zone**  
**Area:** Rancho California  
**Township/Range:** T6SR2W  
**Section :** 28

**RIVERSIDE COUNTY PLANNING DEPARTMENT**

**Assessors**  
**Bk.Pg.** 476-01  
**Thomas**  
**Bros. Pg.** 899 E4

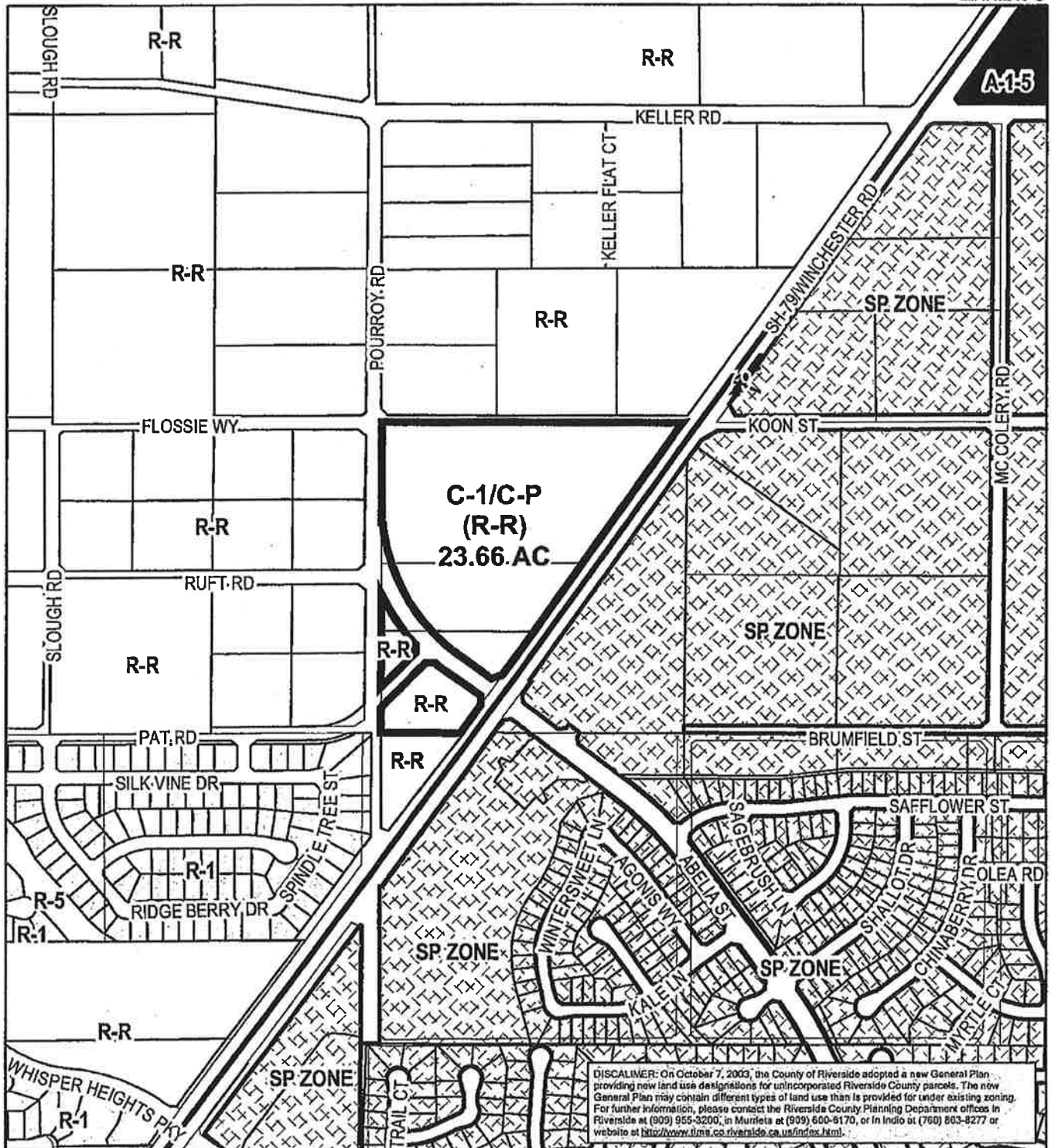


Supervisor Stone  
District 3  
Date Drawn: 7/15/09

**GPA01050 CZ07709 PM36161 PP24054**

Planner: Kinika Hesterly  
Date: 8/19/09  
Exhibit 3

**PROPOSED ZONING**



**RIVERSIDE COUNTY PLANNING DEPARTMENT**

Area: Rancho California  
Township/Range: T6SR2W  
Section: 26



Assessors  
Bk. Pg. 476-01  
Thomas  
Bros. Pg. 899 E4

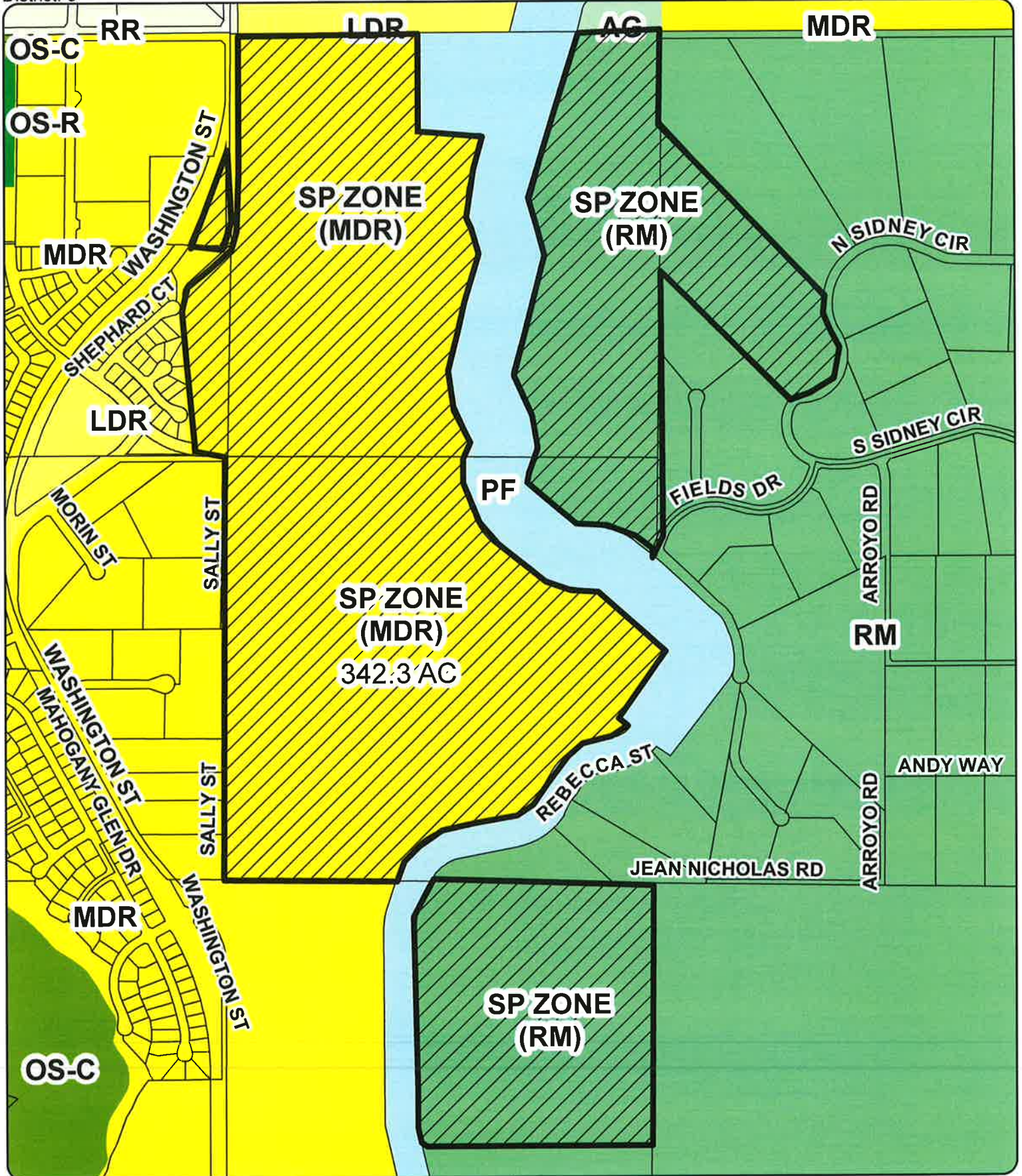
RIVERSIDE COUNTY PLANNING DEPARTMENT  
CZ7775 SP382 GPA1113 GPA1013 GPA1014

Date: 09/02/2014

Supervisor Stone  
District: 3

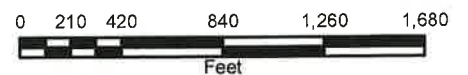
Exhibit 7

**RECOMMENDED GENERAL PLAN**



Zoning Area: Rancho California

The County of Riverside assumes no warranty or legal responsibility for the information contained on this map. Data and information represented on this map is subject to updates, modifications and may not be complete or appropriate for all purposes. County GIS and other sources should be queried for the most current information. Do not copy or resell this map.

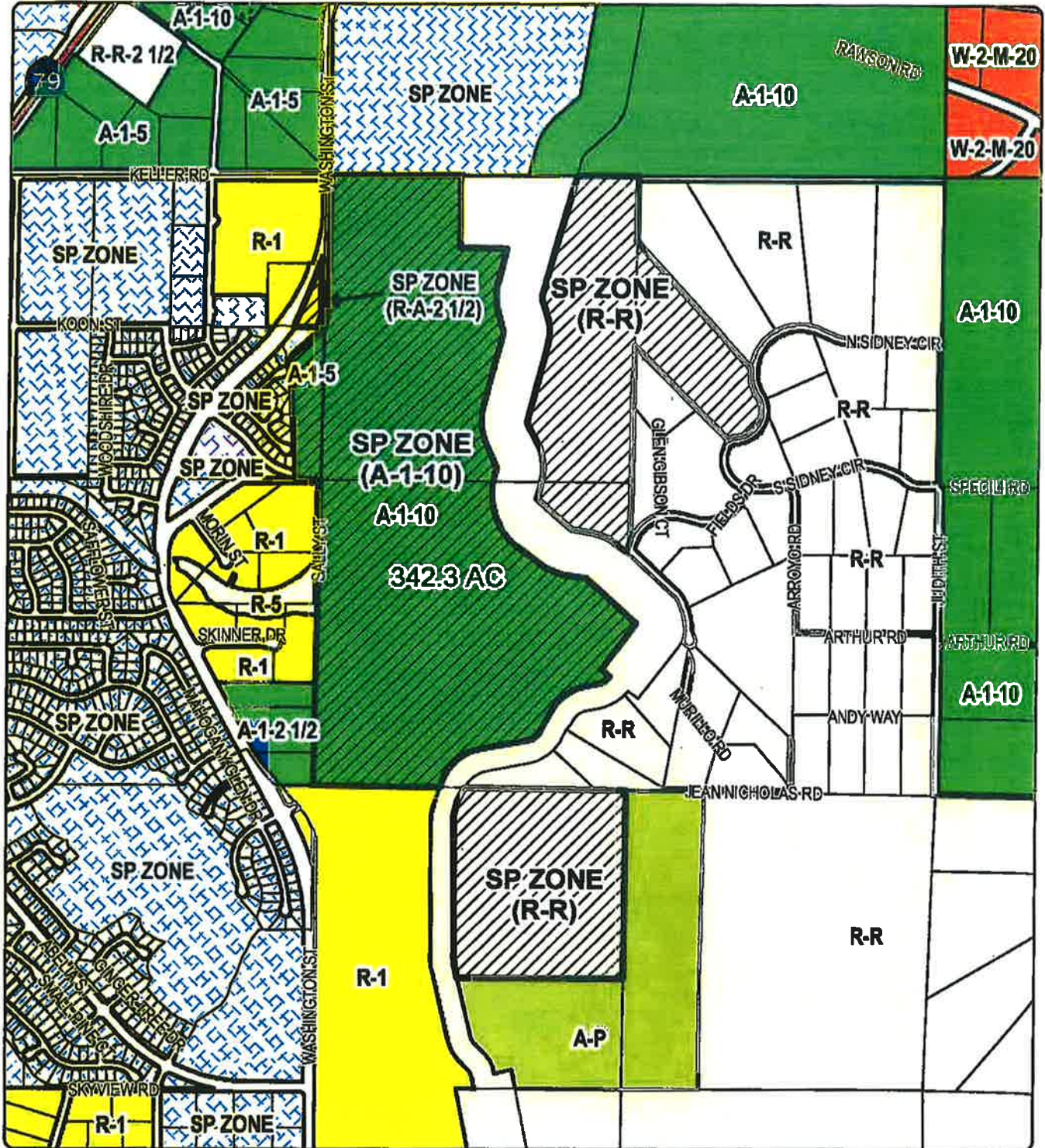


**RIVERSIDE COUNTY PLANNING DEPARTMENT  
CZ07775 SP0382 GPA01113 GPA01013 GPA01014**

Supervisor Stone  
District 3

**PROPOSED ZONING**

Date: 09/02/2014  
Exhibit 3



Zoning Area: Rancho California

Author: Vinnie Nguyen

EXPLANATION: On October 7, 2003, the County of Riverside adopted a new General Plan providing new land use designations for the unincorporated Riverside County parcels. The new General Plan now contains different type of land use than is provided for under existing zoning. For further information, please contact the Riverside County Planning Department offices in Riverside at (951)955-5200 (Western County) or in Palm Desert at (760)965-8277 (Eastern County) or Website <http://planning.usma.org>





# COUNTY OF RIVERSIDE

## ENVIRONMENTAL ASSESSMENT FORM: INITIAL STUDY

**Environmental Assessment (E.A.) Number:** 41906

**Project Case Type (s) and Number(s):** General Plan Amendment No. 1050, Change of Zone No. 7709, Tentative Parcel Map No. 36161, Plot Plan No. 24054

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

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

**Contact Person:** Kinika Hesterly, Project Planner

**Telephone Number:** (951) 955-1888

**Applicant's Name:** Pinnacle Winchester LP

**Applicant's Address:** 8369 Vickers Street, Suite 101, San Diego, CA 92111

**Engineer's Name:** JLC Engineering

**Engineer's Address:** 40040 Coliseum Way, Murrieta, CA 92592

### I. PROJECT INFORMATION

#### A. Project Description:

The General Plan Amendment proposes to amend the existing General Plan land use designation from Community Development: Low Density Residential (CD: LDR) (1/2 Acre Minimum) to Community Development: Commercial Retail (CD: CR) (0.20-0.35 Floor Area Ratio).

The Change of Zone proposes to change the zoning classification from Rural Residential (R-R) to General Commercial (C-1/C-P).

The Tentative Parcel Map is a Schedule E subdivision of 23.66 acres into six (6) parcels for commercial purposes.

The Plot Plan proposes a 160,680 square foot commercial center consisting of drugstore, bank, gas station/convenience store, day care facility, market, restaurants, and retail uses in buildings ranging from 3,000 to 55,000 square feet with 1,014 parking spaces. The project proposes to be constructed in three (3) phases.

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

**C. Total Project Area:** 23.66 gross acres

<b>Residential Acres:</b> N/A	<b>Lots:</b> N/A	<b>Units:</b> N/A	<b>Projected No. of Residents:</b> N/A
<b>Commercial Acres:</b> 23.66	<b>Lots:</b> 6	<b>Sq. Ft. of Bldg. Area:</b> 160,680	<b>Est. No. of Employees:</b> 130
<b>Industrial Acres:</b> N/A	<b>Lots:</b> N/A	<b>Sq. Ft. of Bldg. Area:</b> N/A	<b>Est. No. of Employees:</b> N/A
<b>Other:</b>			

**D. Assessor's Parcel No(s):** 476-010-015, 476-010-016, 476-010-017

**E. Street References:** Southerly of Flossie Way, easterly of Pourroy Road, and westerly of Winchester Road.

**F. Section, Township & Range Description or reference/attach a Legal Description:**  
Township 6 South, Range 2 West and Sections 28.

**G. Adjacent and Surrounding:**

- 1. **Area Plan(s):** Southwest Area Plan
- 2. **Foundation Component(s):** Community Development (CD) to the east, west and south, Rural to the north, and Open Space to the south.
- 3. **Land Use Designation(s):** Low Density Residential (LDR) (1/2 Acre Minimum) to the west, Rural Residential (RR) (5 Acre Minimum) to the north, Medium Density Residential (MDR) (2-5 Dwelling Units Per Acre) to the east, and Community Development: Medium Density Residential (CD:MDR) (2-5 Dwelling Units Per Acre) and Open Space: Conservation (OS:C) to the south.
- 4. **Overlay(s):** N/A
- 5. **Policy Area(s), if any:** Highway 79 Policy Area

**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:** Rural Residential (R-R)

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

**K. Adjacent and Surrounding Zoning:** The project site is surrounded by properties which are zoned Rural Residential (R-R) to the north, south and west and Specific Plan No. 286, Winchester 1800 to the east and south and One-Family Dwellings (R-1) to the west.

**III. ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED**

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

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

**IV. DETERMINATION**

On the basis of this initial evaluation:

<b>A PREVIOUS ENVIRONMENTAL IMPACT REPORT/NEGATIVE DECLARATION WAS NOT PREPARED</b>
<input type="checkbox"/> I find that the proposed project <b>COULD NOT</b> have a significant effect on the environment, and a <b>NEGATIVE DECLARATION</b> will be prepared.
<input checked="" type="checkbox"/> I find that although the proposed project could have a significant effect on the environment, there

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

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

Findings of Fact:

a) The project site is located adjacent to Winchester Road. The General Plan indicates that the project is not located within a designated scenic corridor; therefore the project will have no impact.

b) The proposed project will not substantially damage scenic resources, including, but not limited to, trees, and unique or landmark features, open to the public, as these features do not exist on the project site. The character of the area is a mix of single family residences and vacant land. The project proposes a commercial center which will serve the general area. The new buildings are architecturally enhanced. Therefore, the proposed project would be consistent with the area and would not create an aesthetically offensive project. Therefore, the impact is considered less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

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

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>AGRICULTURE RESOURCES</b> Would the project				
<b>4. Agriculture</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland) as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Conflict with existing agricultural use, or a Williamson Act (agricultural preserve) contract (Riv. Co. Agricultural Land Conservation Contract Maps)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Cause development of non-agricultural uses within 300 feet of agriculturally zoned property (Ordinance No. 625 "Right-to-Farm")?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

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

Findings of Fact:

a) The project is located within the boundaries of land designated as Prime Farmland and Farmland of Local Importance (designated farmland) - as designated by the most recent version of the Important Farmland Map (as prepared by the California Department of Conservation, Farmland Mapping and Monitoring Program). The General Plan Land Use designation has already been analyzed and addressed through the General Plan EIR and by the Board of Supervisors, which found that there were no feasible mitigation measures or alternatives that could have satisfied the loss of Prime Farmland. Therefore, the Board of Supervisors adopted findings of overriding considerations on October 7, 2003. Pursuant to CEQA Guidelines Section 15162 (a) the project will not result in any new significant environmental effects not identified in the General Plan EIR, nor will it substantially increase the severity of the environmental effects identified in the General Plan EIR. In addition, no considerably different mitigation measures have been identified and no mitigation measures found infeasible have become feasible. As a result, no further environmental documentation for the loss of Prime Farmland is required for this project. There will be a less than significant impact.

b) The project will not conflict with an existing agricultural use, as it is not located within an Agricultural Preserve, or subject to a Williamson Act contract. The project site is currently vacant but proposes 160,680 square feet of building area to be used for commercial purposes. Therefore, there will be no impact.

c) Although the project proposes commercial uses, there are no agriculturally zoned properties within 300 feet of the project site. Therefore, there will be no impact.

d) The project will not involve other changes in the existing environment which, due to their location or nature, would result in conversion of Farmland, to non-agricultural use. There will be no impact.

Mitigation: No mitigation measures are required.

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

are meant to balance actions regarding land use, circulation, and other issues with their potential effects on air quality. The Air Quality Element, in conjunction with local and regional air quality planning efforts, addresses ambient air quality standards set forth by the Federal Environmental Protection Agency (EPA) and the California Air Resources Board (CARB). Potential air quality impacts resulting from the proposed Project would not exceed emissions projected by the Air Quality Element. The County is charged with implementing the policies in the General Plan Air Quality Element, which are focused on reducing concentrations of criteria pollutants, reducing negative impacts to sensitive receptors, reducing mobile and stationary pollutant sources, increasing energy conservation and efficiency, improving the jobs to housing balance, and facilitating multi-jurisdictional coordination for the improvement of air quality.

Implementation of the project would not impact air quality beyond the levels documented in EIR No. 441 prepared for the General Plan. The project would impact air quality in the short-term during construction and in the long-term through operation. Construction activities associated with the Project would result in emissions of carbon monoxide (CO), volatile organic gases (VOC), nitrogen dioxide (NOX), particulate sulfate (SOX) and particulate matter (PM10 and PM2.5). Construction emissions are expected from the use of construction equipment (including heavy diesel trucks) and fugitive dust (associated with site preparation and equipment travel on paved and unpaved roads). Construction emissions would occur in close proximity to the disturbance area, but some spillover into the surrounding community may occur. In accordance with standard county requirements, dust control measures and maintenance of construction equipment shall be utilized on the property to limit the amount of particulate matter generated. These are standard requirements and are not considered mitigation pursuant to CEQA.

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

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
coastal, etc.) through direct removal, filling, hydrological interruption, or other means?				
g) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: GIS database, WRCMSHCP, On-site Inspection

Findings of Fact:

- a) The project site will not conflict with the provisions of an adopted Habitat Conservation Plan or other approved local, regional, or state conservation plan. Therefore, the impact is considered less than significant.
- b) The project is not anticipated to 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). Therefore, the impact is considered less than significant.
- c) The project is located in an MSHCP cell area, however, the cell area is not a conservation area. The project has been conditioned to provide a copy of the landscape plan to the County Biologist to ensure no invasive species will be utilized (Plot Plan No. 24054, COA. EPD. 1). Due to the possibility of burrowing owls located within the project vicinity, the project has been conditioned to conduct a pre-construction presence/absence survey for the burrowing owl prior to issuance of a grading permit (Plot Plan No. 24054, COA 60. EPD. 2). Therefore, the impact is considered less than significant with mitigation incorporated.
- d) The project is not anticipated to interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident migratory wildlife corridors, or impede the use of native wildlife nursery sites. Therefore, the impact is considered less than significant.
- e) The project site will not have a substantial adverse effect on riparian or riverine habitat as identified by local or regional plans, policies, or regulations. Therefore, there is no impact.
- f) The project site does not contain wetlands, including, but not limited to, marsh, vernal pool, or coastal. Therefore, there is no impact.
- g) The project does not contain oak trees and will not conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance. Therefore, there is no impact.

Mitigation: The project has been conditioned to cause a review of the landscaping that will be used (Plot Plan No. 24054, COA. EPD. 1) to verify compliance with the MSHCP and to conduct a pre-construction presence/absence survey for the burrowing owl prior to issuance of a grading permit (Plot Plan No. 24054, COA 60. EPD. 2).

Monitoring: Monitoring shall be conducted by the Environmental Programs Department during the Building and Safety Plan Check process.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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a fully executed copy of the contract to the Riverside County Planning Department to ensure compliance with this condition of approval (Plot Plan No. 24054, COA 60.PLANNING.4).

As a result of archaeological investigation (PD-A-4572R1) and information submitted by the Soboba Band of Luiseno Indians and the Pechanga Band of Luiseno Indians, tribal monitoring is required for this project. Prior to the issuance of grading permits, the developer/permit holder shall enter into contract and retain a monitor(s) designated by the Soboba Band of Luiseno Indians and the Pechanga Band of Luiseno Indians. This group shall be known as the Special Interest Monitor (SI Monitor) for this project. The contract shall address the treatment and ultimate disposition of cultural resources which may include repatriation and/or curation in a Riverside County approved curation facility. The SI Monitors shall be on-site during all initial ground disturbing activities and excavation of each portion of the project site including clearing, grubbing, tree removals, grading, trenching, stockpiling of materials, rock crushing, structure demolition and etc. The SI Monitors shall have the authority to temporarily divert, redirect or halt the ground disturbance activities to allow identification, evaluation, and potential recovery of cultural resources in coordination with the appropriate Cultural Resources Professional such as an Archaeologist, Historic Archaeologist, Architectural Historian and/or Historian (Plot Plan No. 24054, COA 60.PLANNING.5). Therefore, the impact is considered less than significant with mitigation incorporated.

c) The project is not anticipated to disturb human remains; however, the project has been conditioned that if human remains are encountered, State Health and Safety Code Section 7050.5 states that no further disturbance shall occur until the County Coroner has made the necessary findings as to origin. Further, pursuant to Public Resources Code Section 5097.98 (b), remains shall be left in place and free from disturbance until a final decision as to the treatment and their disposition has been made. If the Riverside County Coroner determines the remains to be Native American, the Native American Heritage Commission shall be contacted within the period specified by law. Subsequently, the Native American Heritage Commission shall identify the "Most Likely Descendant." The Most Likely Descendant shall then make recommendations and engage in consultation with the County and the property owner concerning the treatment of the remains as provided in Public Resources Code Section 5097.98. Human remains from other ethnic/cultural groups with recognized historical associations to the project area shall also be subject to consultation between appropriate representatives from that group and the County Planning Director (Plot Plan No. 24054, COA 10. PLANNING. 3). This is a standard condition of approval and is not considered unique mitigation pursuant to CEQA. Therefore, the impact is considered less than significant.

d) The project site is not used for religious or sacred uses; therefore, there is no impact.

Mitigation: Prior to the issuance of grading permits, the developer/permit holder shall retain and enter into a monitoring and mitigation service contract with a qualified Archaeologist for services (Plot Plan No. 24054, COA 60.PLANNING.4), and the developer/permit holder shall enter into contract and retain a monitor(s) designated by the Soboba Band of Luiseno Indians and the Pechanga Band of Luiseno Indians (Plot Plan No. 24054, COA 60.PLANNING.5).

Monitoring: Mitigation monitoring shall occur through the Building & Safety Plan Check Process.

**9. Paleontological Resources**

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

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

**Findings of Fact:**

a) According to RCLIS, the project site is located in an area with low potential for liquefaction. Therefore, there impact is considered less than significant.

**Mitigation:** No mitigation measures are required.

**Monitoring:** No monitoring measures are required.

**12. Ground-shaking Zone**      
 Be subject to strong seismic ground shaking?

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

**Findings of Fact:**

a) There are no known active or potentially active faults that traverse the site and the site is not located within an Alquist-Priolo Earthquake Fault Zone. The principal seismic hazard that could affect the site is ground shaking resulting from an earthquake occurring along several major active or potentially active faults in southern California. California Building Code (CBC) requirements pertaining to development will mitigate the potential impact to less than significant. As CBC requirements are applicable to all development, they are not considered mitigation for CEQA implementation purposes.

**Mitigation:** No mitigation measures are required.

**Monitoring:** No monitoring measures are required.

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

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

**Findings of Fact:** According to the General Plan Figure, the project site is located in an area of low to locally moderate susceptibility to seismically induced landslides and rockfalls. The project will be required to implement the site-specific recommendations in the Geological Soils Report. These site-specific recommendations address temporary and permanent slopes, drainage, site preparation including any structural removals, compaction, utility trenches, fill materials, Soils observation, post-tensioned foundation and slab systems, preliminary foundations design parameters, slab-on-grade, settlement considerations, retaining walls, seismic coefficients, corrosion, and preliminary pavement design parameters. Therefore, impacts are considered less than significant.



Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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**Source:** Riv. Co. 800 Scale Slope Maps, Project Application Materials

**Findings of Fact:**

a) - c) The project site is currently vacant. The construction of the commercial shopping center will slightly alter the topography of the site. The project proposes to grade the slopes to be similar to the natural slopes of the project site. The project does not propose cut or fill slopes greater than 2:1 or higher the 10 feet. The project will not result in grading that affects or negates subsurface sewage disposal systems. The project will have a less than significant impact.

**Mitigation:** No mitigation measures are required.

**Monitoring:** No monitoring measures are required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>17. Soils</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
a) Result in substantial soil erosion or the loss of topsoil?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Be located on expansive soil, as defined in SECTION 1802.3.2 of the California Building Code (2007), creating substantial risks to life or property?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

**Source:** U.S.D.A. Soil Conservation Service Soil Surveys, Project Application Materials, On-site Inspection

**Findings of Fact:**

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

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

**Mitigation:** No mitigation measures are required.

**Monitoring:** No monitoring measures are required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>18. Erosion</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
a) Change deposition, siltation, or erosion that may modify the channel of a river or stream or the bed of a lake?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Result in any increase in water erosion either on or off site?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

**Source:** U.S.D.A. Soil Conservation Service Soil Surveys

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Impair implementation of or physically interfere with an adopted emergency response plan or an emergency evacuation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source: Project Application Materials

Findings of Fact:

a) The proposed project should not create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials. However, the facility will require a business emergency plan for the storage of hazardous materials greater than 55 gallons, 200 cubic feet or 500 pounds, or any acutely hazardous materials or extremely hazardous substances (Plot Plan No. 24054, COA 90. E Health. 1). The project has been conditioned that if further review of the site indicates additional environmental health issues, the Hazardous Materials Management Division reserves the right to regulate the business in accordance with applicable Ordinances (Plot Plan No. 24054, COA 90. E Health. 2). These are standard conditions of approval and are not considered unique mitigation pursuant to CEQA. Therefore, the impact is considered less than significant.

In addition, during construction, hazardous materials such oil, diesel fuel, and gasoline may be transported to and used at the project site. The California State Department of Toxic Substances Control (DTSC) operates programs for proper hazardous waste disposal and transport and takes enforcement actions against those who mishandle or dispose of hazardous wastes improperly. The Riverside County Department of Environmental Health, also requires licensed hazardous waste haulers to collect and transport hazardous wastes. Compliance with the requirements of the California State Department of Toxic Substances Control and the Riverside County Department of Environmental Health would reduce the impact to less than significant levels. Compliance with the requirements of the California DTSC and Riverside County of Environmental Health is not considered unique mitigation pursuant to CEQA.

b) The proposed project is not anticipated to result in a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment. The project has been conditioned by Environmental Health to have a business emergency plan for the storage of hazardous materials greater than 55 gallons, 200 cubic feet, or 500 pounds, or for any acutely hazardous materials or extremely hazardous substances (Plot Plan No. 24054, COA 90. E Health. 1). This is a standard condition of approval and is not considered unique mitigation pursuant to CEQA. Therefore, the impact is considered less than significant.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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(d) The project is not within the vicinity of a private airstrip, or heliport and would not result in a safety hazard for people residing or working in the project area.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**22. Hazardous Fire Area**

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

a) According to the General Plan, the proposed project site is not located within a hazardous fire area, nor is it located within a high fire area according to RCLIS. The proposed project will not expose people or structures to a significant risk of loss, injury or death involving wild land fires, including where wild lands are adjacent to urbanized areas or where residences are intermixed with wild lands. The project will have a less than significant impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**HYDROLOGY AND WATER QUALITY** Would the project

**23. Water Quality Impacts**

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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a) Substantially alter the existing drainage pattern of the site or area, including the alteration of the course of a stream or river, in a manner that would result in substantial erosion or siltation on- or off-site?

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

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

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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d) Create or contribute runoff water that would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?

<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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e) Place housing within a 100-year flood hazard area, as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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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. These conditions are not considered unique mitigation pursuant to CEQA. Therefore, the impact is considered less than significant.

b) The project has been conditioned prior to grading permit issuance to submit copies of the improvement plans, grading plans, BMP improvement plans and any other necessary documentation along with supporting hydrologic and hydraulic calculations shall be submitted to the Flood Control District for review (Plot Plan No. 24054, COA 60. FLOOD RI. 2), and provide temporary erosion control (Plot Plan No. 24054, COA 60. FLOOD RI. 3). In addition, prior to grading permit issuance, a copy of the project specific WQMP shall be submitted to the Flood Control District for review and approval (Plot Plan No. 24054, COA 60. FLOOD RI. 9). All proposed BMP's shall be shown on the grading plan (Plot Plan No. 24054, COA 60. FLOOD RI. 2). To ensure that the public is not unduly burdened with future costs, prior to final approval or recordation of this case, the Flood Control District will require an acceptable financial mechanism to be implemented to provide for maintenance of the drainage facilities (Plot Plan No. 24054, COA 10. FLOOD RI. 13). Therefore, the impact is considered less than significant with mitigation incorporated.

Additionally, the project has been conditioned to provide to the Building and Safety Department evidence of compliance with the N.P.D.E.S. (National Pollutant Discharge Elimination System) requirement and to obtain a construction permit from the State Water Resource Control Board (SWRCB) prior to issuance of any grading or construction permit. The permit requirement applies to grading and construction sites of "ONE" acre or larger (the project site is 23.66 acres). The owner/operator would comply by submitting a "Notice of Intent" (NOI), develop and implement a Storm Water Pollution Prevention Plan (SWPPP) and a monitoring program and reporting plan for the construction site. Therefore, the impact is considered less than significant with mitigation incorporated.

c) The project will not 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. Therefore, the impact is considered less than significant.

d) The development of this site will adversely impact downstream property owners by increasing the rate and volume of flood flows. To mitigate this impact, the developer has proposed a detention basin. The project has been conditioned prior to grading permit issuance to submit copies of the plans for the basin and any other necessary documentation along with supporting hydrologic and hydraulic calculations shall be submitted to the Flood Control District for review (Plot Plan No. 24054, COA 60. FLOOD RI. 2). In addition, prior to grading permit issuance, a copy of the project specific WQMP shall be submitted to the Flood Control District for review and approval (Plot Plan No. 24054, COA 60. FLOOD RI. 9). All proposed BMP's shall be shown on the grading plan (Plot Plan No. 24054, COA 60. FLOOD RI. 2). Therefore, the impact is considered less than significant with mitigation incorporated.

e) The project site is not located within a 100-year flood hazard area. Therefore, the proposed project shall not place housing within a 100-year flood hazard area. Therefore, there is no impact.

f) The project site is not located within a 100-year flood hazard area. Therefore, the proposed project shall not place structures within a 100-year flood hazard area. Therefore, there is no impact.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
result in flooding on- or off-site?				
b) Changes in absorption rates or the rate and amount of surface runoff?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam (Dam Inundation Area)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Changes in the amount of surface water in any water body?	<input type="checkbox"/>	<input type="checkbox"/>	<input 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) Standard conditions have been imposed to ensure that the project does not substantially alter the existing drainage pattern of the site or area, including the alteration of the course of a stream or river, in a manner that would result in substantial erosion or siltation on- or off-site. These conditions are not considered unique mitigation pursuant to CEQA. Therefore, the impact is considered less than significant.

b) The development of this site will increase the amount of surface runoff. To mitigate this impact, the developer has proposed a detention basin. The project has been conditioned prior to grading permit issuance to submit copies of the plans for the basin and any other necessary documentation along with supporting hydrologic and hydraulic calculations shall be submitted to the Flood Control District for review (Plot Plan No. 24054, COA 60. FLOOD RI. 2). In addition, prior to grading permit issuance, a copy of the project specific WQMP shall be submitted to the Flood Control District for review and approval (Plot Plan No. 24054, COA 60. FLOOD RI. 9). All proposed BMP's shall be shown on the grading plan (Plot Plan No. 24054, COA 60. FLOOD RI. 2). Therefore, the impact is considered less than significant with mitigation incorporated.

c) The project will not expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam as the project is not located in a dam inundation area. The impact is less than significant.

d) The project site is not located within the vicinity of any water bodies and shall not result in changes in the amount of surface water in any water body. Therefore, there is no impact.

**Mitigation:** The project has been conditioned prior to grading permit issuance to submit copies of the plans for the basin and any other necessary documentation along with supporting hydrologic and hydraulic calculations shall be submitted to the Flood Control District for review (Plot Plan No. 24054, COA 60. FLOOD RI. 2). In addition, prior to grading permit issuance, a copy of the project specific WQMP shall be submitted to the Flood Control District for review and approval (Plot Plan No. 24054, COA 60. FLOOD RI. 9). All proposed BMP's shall be shown on the grading plan (Plot Plan No. 24054, COA 60. FLOOD RI. 2).

**Monitoring:** Monitoring shall be conducted by Riverside County Flood Control District during the Building & Safety plan check process.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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a) The project will be consistent with the site's proposed zoning, General Commercial (C-1 / C-P) which allows commercial uses. Currently the project site is zoned Rural Residential (R-R). General Commercial (C-1 / C-P), which allows commercial uses such as shopping, retail, and service centers which is permitted within the General Commercial (C-1 / C-P), therefore, the project would be consistent with the proposed zoning classification. Therefore, the impact is less than significant.

b) The project site is surrounded by properties which are zoned Rural Residential (R-R) to the north, south and west and Specific Plan No. 286, Winchester 1800 to the east and south, One-Family Dwellings (R-1) to the west and commercially zoned Specific Plan to the northeast. The proposed project will be compatible with the surrounding zoning. The impact is considered less than significant.

c) The project site is surrounded by large residential land uses on the north, Winchester Road on the east, a vacant field to the south, and partially by Pourroy Road on the west. Although the project will not be consistent with surrounding land uses, the proposed project will provide commercial uses to the surrounding residents. Therefore, the impact is considered less than significant.

d) The project site is located on a 23.66-acre vacant site. The project is located within the Community Development: Low Density Residential (CD: LDR) (1/2 Acre) land use designation and proposes to change to the Community Development: Commercial Retail (CD: CR) (0.20-0.35 Floor Area Ratio) land use designation which allows retail and service uses. The proposed project would include the operation of commercial uses which are consistent with the proposed land use designation and zoning classification. It is also consistent with the General Plan designation to the northeast. Therefore, the impact is considered less than significant.

The project is consistent with the area policies and design guidelines and all other applicable policies of the Southwest Area Plan. The project is not located within a Specific Plan. Therefore, the impact is considered less than significant.

(e) The proposed project will not disrupt or divide any existing community. The impact is less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**MINERAL RESOURCES** Would the project

	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<b>27. Mineral Resources</b>				
a) Result in the loss of availability of a known mineral resource in an area classified or designated by the State that would be of value to the region or the residents of the State?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Be an incompatible land use located adjacent to a State classified or designated area or existing surface mine?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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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) The project site is not located within an airport land use plan or within two miles of a public airport or public use airport that would expose people residing on the project site to excessive noise levels.
- b) The project is not located within the vicinity of a private airstrip that would expose people residing on the project site to excessive noise levels.

**Mitigation:** No mitigation measures are required.

**Monitoring:** No monitoring measures are required.

**29. Railroad Noise**

NA  A  B  C  D

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

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

**Mitigation:** No mitigation measures are required.

**Monitoring:** No monitoring measures are required.

**30. Highway Noise**

NA  A  B  C  D

**Source:** On-site Inspection, Project Application Materials

**Findings of Fact:** Although the project is located adjacent to Winchester Road, the project proposes commercial uses which are not considered sensitive noise receptors. No impacts will occur as a result of the proposed project.

**Mitigation:** No mitigation measures are required.

**Monitoring:** No monitoring measures are required.

**31. Other Noise**

NA  A  B  C  D

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Additionally, if a significant amount of excessive noise complaints have been received, one year after issuance of occupancy, the Director may reconsider the hours of operation. Furthermore, if a significant amount of complaints have been received, the project will be required to conduct noise monitoring reports. With implementation of the recommended mitigation measures, the project will have a less than significant impact.

d) During the operational phase, the proposed project will not generate excessive groundborne vibrations or groundborne noise levels. However, groundborne vibrations may be generated infrequently by use of heavy construction machinery during the construction of the proposed project. This type of construction will be temporary and infrequent, and would be considered a less than significant adverse impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**POPULATION AND HOUSING** Would the project

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>33. 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 type="checkbox"/>	<input checked="" type="checkbox"/>
f) Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

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

Findings of Fact:

a) The project site is currently vacant; therefore, the proposed project will not displace substantial numbers of people, necessitating the construction of replacement housing elsewhere. There will be no impact.

b) The project may create employment opportunities, but not substantial enough to create a demand for additional housing. There will be no impact.



Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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(COA 90.PLANNING.31). This is a standard condition of approval and pursuant to CEQA, is not considered mitigation.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**36. Schools**

Source: Hemet Unified School District correspondence, GIS database

Findings of Fact: The project will not physically alter existing facilities or result in the construction of new or physically altered facilities. The proposed project is located within the Hemet Unified School District. Any construction of new facilities required by the cumulative effects of this project and surrounding projects would have to meet all applicable environmental standards. This project has been conditioned to comply with School Mitigation Impact fees in order to mitigate the potential effects to school services. (COA 80.PLANNING.17) This is a standard condition of approval and pursuant to CEQA is not considered mitigation.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**37. Libraries**

Source: RCIP

Findings of Fact: The proposed project will not create a significant incremental demand for library services. The project will not require the provision of new or altered government facilities at this time. Any construction of new facilities required by the cumulative effects of surrounding projects would have to meet all applicable environmental standards. This project shall comply with County Ordinance No. 659 to mitigate the potential effects to library services. (COA 90.PLANNING.31). This is a standard condition of approval and pursuant to CEQA is not considered mitigation.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**38. Health Services**

Source: RCIP

Findings of Fact: In the event of an emergency, employees of the proposed project may access several hospitals located within the service parameters of County health centers. Because the project involves business development, the demand for health services will remain relatively

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>TRANSPORTATION/TRAFFIC</b> Would the project				
<b>41. Circulation</b>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
a) Cause an increase in traffic which is substantial in relation to the existing traffic load and capacity of the street system (i.e., result in a substantial increase in either the number of vehicle trips, the volume to capacity ratio on roads, or congestion at intersections)?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Result in inadequate parking capacity?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Exceed, either individually or cumulatively, a level of service standard established by the county congestion management agency for designated road or highways?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d) Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Alter waterborne, rail or air traffic?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Substantially increase hazards to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g. farm equipment)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g) Cause an effect upon, or a need for new or altered maintenance of roads?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
h) Cause an effect upon circulation during the project's construction?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
i) Result in inadequate emergency access or access to nearby uses?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
j) Conflict with adopted policies supporting alternative transportation (e.g. bus turnouts, bicycle racks)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: General Plan, Transportation Comments

Findings of Fact: The Transportation Department has required a traffic study for the proposed project.

a) The project proposes a 160,680 square foot commercial center consisting of drugstore, bank, gas station/convenience store, day care facility, market, restaurants, and retail uses in buildings ranging from 3,000 to 55,000 square feet with 1,014 parking spaces. The project will cause an increase in traffic which is substantial in relation to the existing traffic load and capacity of the street system, which will result in a substantial increase in the number of vehicle trips, or congestion at intersections. However, the project will be conditioned for improvements by the Transportation Department such as signaling and right of way improvements. Also, the assessment of County fees, such as Development Impact Fees (DIF) and Transportation Uniform Mitigation Fees (TUMF), however, would reduce any impacts to a less than significant level. This is a standard condition of approval and is not considered unique mitigation pursuant to CEQA. Therefore, the impact is considered less than significant with mitigation incorporated.

b) The project will be required to meet all parking requirements of Ordinance 348 Section 18.12 "Off-Street Parking." Therefore, the impact is considered less than significant.

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

**UTILITY AND SERVICE SYSTEMS** Would the project

**43. 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) The project will be served by Eastern Municipal Water District (EMWD) pursuant to the arrangement of financial agreements. The project will not physically alter existing facilities. Any construction of new facilities required by the cumulative effects of this project and surrounding projects would have to meet all applicable environmental standards. Therefore, the impact is considered less than significant.

b) The project will have sufficient water supplies available to serve the project by Eastern Municipal Water District (EMWD) pursuant to the arrangement of financial agreements. Therefore, the impact is considered less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**44. Sewer**

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

b) Result in a determination by the wastewater treatment provider that serves or may service the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?

Source: Department of Environmental Health Review

Findings of Fact:

a-b) The project will not require or result in the construction of new wastewater treatment facilities, including septic systems. The project will require the extension of service facilities to the site, the

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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a-h) Implementation of the project will result in an incremental system capacity demand for energy systems, communication systems, storm water drainage systems, street lighting systems, maintenance of public facilities, including roads and potentially other governmental services. Each of the utility systems, including collection of solid waste, is available at the project site and lines will have to be extended onto the site, which will already be disturbed by grading and other construction activities. These impacts are considered less than significant based on the availability of existing public facilities that support local systems. The project will not conflict with adopted energy conservation plans.

Compliance with the requirements of Southern California Edison, Eastern Municipal Water District, Verizon, Riverside County Flood Control and Riverside County Transportation Department will ensure that potential impacts to utility systems are reduced to a non-significant level.

Based on data available at this time, no offsite utility improvements will be required to support this project, other than improvement of local roadways. Therefore, the impact is considered less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**MANDATORY FINDINGS OF SIGNIFICANCE**

47. Does the project have the potential to substantially degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare, or endangered plant or animal, or eliminate important examples of the major periods of California history or prehistory?

Source: Staff review, Project Application Materials

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

48. Does the project have impacts which are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of other current projects)?