

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

837A



FORM APPROVED COUNTY COUNSEL 1/12/15
 BY: GREGORY P. PRIAMOS
 DATE
 Departmental Concurrence

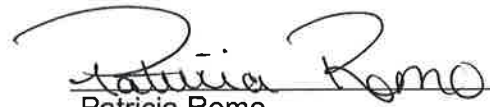
FROM: Transportation Department

SUBMITTAL DATE:
December 17, 2014

SUBJECT: GENERAL PLAN AMENDMENT NO. 1131 and RESOLUTION NO. 2015 – 023 AMENDING THE RIVERSIDE COUNTY GENERAL PLAN – CEQA EXEMPT - Applicant: David Jeffers Consulting, Inc. Location: The project is in the Walker Basin Policy Area Easterly of Carancho Road, Southerly of De Luz Road Including Portions of Via Vaquero Road and Glen Meadows Road. REQUEST: The General Plan Amendment Proposes to Amend the Circulation Element Map Within or Along the Boundaries of the Walker Basin Policy Area by Removing the Mountain Arterial Highway and Secondary Highway Designations from Portions of Rancho California Road, De Luz Road, Via Vaquero Road, Glen Meadows Road, and Carancho Road. District 1; [\$0]

RECOMMENDED MOTION: That the Board of Supervisors:

- FIND** the project exempt from California Environmental Quality Act (CEQA) pursuant to State CEQA Guidelines Section 15061(b)(3) based on the findings and conclusion in the attached staff report and Notice of Exemption; and


 Patricia Romo
 Assistant Director of Transportation
 for Juan C. Perez
 Director of Transportation and Land Management

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: Applicant funded project through the Deposit Based Fees of GPA No. 1131. **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.: 3/11/14, Item 15-2 | **District:** 1 | **Agenda Number:**

16-1

SUBMITTAL TO THE BOARD OF SUPERVISORS, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA
FORM 11: GENERAL PLAN AMENDMENT NO. 1131 and RESOLUTION NO. 2015 – 023 AMENDING THE RIVERSIDE COUNTY GENERAL PLAN – CEQA EXEMPT - Applicant: David Jeffers Consulting, Inc. Location: The Project is in the Walker Basin Policy Area Easterly of Carancho Road, Southerly of De Luz Road Including Portions of Via Vaquero Road and Glen Meadows Road. REQUEST: The General Plan Amendment Proposes to Amend the Circulation Element Map Within or Along the Boundaries of the Walker Basin Policy Area by Removing the Mountain Arterial Highway and Secondary Highway Designations from Portions of Rancho California Road, De Luz Road, Via Vaquero Road, Glen Meadows Road, and Carancho Road. District 1; [\$0]

DATE: December 17, 2014

PAGE: 2 of 2

2. **APPROVE GENERAL PLAN AMENDMENT NO. 1131**, amending the General Plan Circulation Element to remove the Mountain Arterial Highway and Secondary Highway designations within or on the boundaries of the Walker Basin Policy Area in accordance with Exhibit No. 9, based on the findings and conclusions incorporated in the staff report; and
3. **ADOPT RESOLUTION NO. 2015-023** amending the Circulation Element of the Riverside County General Plan (First Cycle Circulation Element General Plan Amendment for 2015) in accordance with the Board of Supervisor's action taken on General Plan Amendment No. 1131.

BACKGROUND

Summary

The Planning Director recommended to the Planning Commission on January 14, 2014, through the General Plan Initiation Process (GPIP) to adopt the initiation proceedings for the change in General Plan circulation element designations, stating that the appropriate findings can be made to support the general plan amendment. The Planning Commission provided their recommendation to the Board of Supervisors to adopt initiation proceedings. The Board of Supervisors voted to adopt initiation proceedings on March 11, 2014, Item 15-2.

The Planning Commission held a public hearing on GPA No. 1131 on August 20, 2014, and voted to adopt a resolution recommending that the Board of Supervisors find that the project is exempt from CEQA and approve this project (Vote 5-0). Some additional conclusions were added to the Planning Commission Staff Report during the public hearing (revised version only is attached). All of the recommendations above are inclusive of the additional conclusions.

Impact on Residents and Businesses

There is no impact to residents or businesses in the project area because the removal of a future designation of the Circulation Element will not change the present road operations, and the road is projected to be able to accommodate future traffic demands without being improved to the level currently required by the Circulation Element.

Contract History and Price Reasonableness

N/A

ATTACHMENTS:

1. August 20, 2014, Planning Commission Minutes
2. August 20, 2014, Planning Commission Staff Report
3. Memo to the Planning Commission
4. Resolution No. 2015-023
5. CEQA Notice of Exemption

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



FROM: Transportation Department

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Patricia Romo
Assistant Director of Transportation
for Juan C. Perez
Director of Transportation and Land Management

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 type="checkbox"/>
NET COUNTY COST	\$ N/A	\$ N/A	\$ N/A	\$ N/A	
SOURCE OF FUNDS: Applicant funded project through the Deposit Based Fees of GPA No. 1131.				Budget Adjustment: N/A	
				For Fiscal Year: N/A	

C.E.O. RECOMMENDATION:

County Executive Office Signature

MINUTES OF THE BOARD OF SUPERVISORS

FORM APPROVED COUNTY COUNSEL
 BY: GREGORY P. PRIAMOS
 DATE: 1/12/15
 Departmental Concurrence

- A-30
- Positions Added
- 4/5 Vote
- Change Order

Prev. Agn. Ref.: 3/11/14, Item 15-2 | **District:** 1 | **Agenda Number:**

SUBMITTAL TO THE BOARD OF SUPERVISORS, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA
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Impact on Residents and Businesses

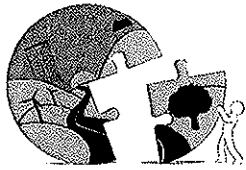
There is no impact to residents or businesses in the project area because the removal of a future designation of the Circulation Element will not change the present road operations, and the road is projected to be able to accommodate future traffic demands without being improved to the level currently required by the Circulation Element.

Contract History and Price Reasonableness

N/A

ATTACHMENTS:

1. August 20, 2014, Planning Commission Minutes
2. August 20, 2014, Planning Commission Staff Report
3. Memo to the Planning Commission
4. Resolution No. 2015-023
5. CEQA Notice of Exemption



RIVERSIDE COUNTY
PLANNING DEPARTMENT

**PLANNING COMMISSION
MINUTE ORDER
AUGUST 20, 2014**

I. AGENDA ITEM 3.1

GENERAL PLAN AMENDMENT NO. 1131 – CEQA Exempt - Applicant: David Jeffers Consulting, Inc. – First/First Supervisorial District – Location: Those portions of Rancho California Rd., De Luz Rd., Via Vaquero Rd., Glen Meadows Rd. and Carancho Rd. that are within and along the boundaries of the Walker Basin Policy Area – N/A Gross Acres. (Legislative)

II. PROJECT DESCRIPTION:

The General Plan Amendment proposes to amend the Riverside County General Plan Circulation Element by removing the Circulation Element designations from the portions of Rancho California Rd., De Luz Rd., Via Vaquero Rd., Glen Meadows Rd. and Carancho Rd. that are within and along the boundaries of the Walker Basin Policy Area.

III. MEETING SUMMARY:

The following staff presented the subject proposal:

Project Planner: Richard Fairhurst at (951) 955-6757 or email rfairhur@rctlma.org.

Spoke in favor of the proposed project:

- Dave Jeffers, Representative
- Richard Smith, Neighbor, P.O. Box 524, Temecula (951) 676-6212

No one spoke in a neutral position or in opposition.

IV. CONTROVERSIAL ISSUES:

None

V. PLANNING COMMISSION ACTION:

PUBLIC HEARING IS **CLOSED**

Motion by Commissioner Leach, 2nd by Commissioner Petty

A vote of 5-0

APPROVED the **PLANNING COMMISSION RESOLUTION NO. 2014-006** recommending adoption of General Plan Amendment No. 1131 to the Riverside County Board of Supervisors

RECOMMENDS THAT THE BOARD OF SUPERVISORS TAKE THE FOLLOWING ACTIONS:

- **FIND THE PROJECT IS EXEMPT FROM CEQA;** and,
- **APPROVE GENERAL PLAN AMENDMENT NO. 1131.**

CD The entire discussion of this agenda item can be found on CD. For a copy of the CD, please contact Mary Stark, TLMA Commission Secretary, at (951) 955-7436 or email at mcstark@rctlma.org.

Agenda Item No.:
Area Plan: Southwest Area
Zoning District: Rancho California
Supervisory District: First/First
Project Planner: Richard Fairhurst
Planning Commission: August 20, 2014

General Plan Amendment No. 1131
(Technical Amendment)
Applicant: Riverside County Transportation
Department
Engineer/Representative: David Jeffers
Consulting, Inc.

COUNTY OF RIVERSIDE PLANNING DEPARTMENT STAFF REPORT

PROJECT DESCRIPTION AND LOCATION:

General Plan Amendment No. 1131 (GPA No. 1131) proposes to amend the Circulation Element map within and along the boundaries of the Walker Basin Policy Area by removing the following Circulation Element designations so that they can be constructed as either Collector Rural Roads or Residential Rural Roads:

1. Remove the Mountain Arterial Highway designation from Rancho California Road between De Luz Road and approximately 370 feet easterly of its intersection with De Luz Road
2. Remove the Mountain Arterial Highway designation from De Luz Road between Rancho California Road and approximately 450 feet westerly of its intersection with Via Vaquero Road
3. Remove the Secondary Highway designation from Via Vaquero Road between De Luz Road and Glen Meadows Road
4. Remove the Secondary Highway designation from Glen Meadows Road between Carancho Road and Via Vaquero Road
5. Remove the Secondary Highway designation from Via Vaquero Road between Glen Meadows Road and approximately 1,700 feet southerly of its intersection with Glen Meadows Road
6. Remove the Mountain Arterial Highway designation from De Luz Road between Carancho Road and Terreno Drive
7. Remove the Secondary Highway designation from Carancho Road between De Luz Road and approximately 1,800 feet southerly of its intersection with Glen Meadows Road

BACKGROUND:

The Planning Director recommended to the Planning Commission on January 14, 2014 through the General Plan Initiation Process (GPIP) to adopt the initiation proceedings for the change in General Plan circulation element designations, stating that the appropriate findings can be made to support the general plan amendment. The Planning Commission provided their recommendation to the Board of Supervisors to adopt initiation proceedings. The Board of Supervisors voted to adopt initiation proceedings on February 13, 2014.

The amendment request is designed to correct a conflict in the General Plan between the Circulation Element and the Walker Basin Policy Area of the Land Use Element.

The Walker Basin project and the entire De Luz/Santa Rosa Plateau area were once planned for several thousand homes. The Walker Basin project was approved in 1984 for 1,631 units. In order to

accommodate the perceived growth the County approved wider rights-of-ways for roads in the area and revised the General Plan Circulation Element to accommodate the proposed traffic volumes.

The number of units, and therefore the traffic volumes, were never realized for the De Luz/Santa Rosa Plateau area and the Walker Basin Specific Plan approval for 1,631 units was rescinded by the Board of Supervisors on July 15, 2003. The Walker Basin Specific Plan was replaced by the Walker Basin Policy Area which would only accommodate a maximum of one hundred (100) homes over the 401.5 acre site.

GENERAL PLAN ADMINISTRATIVE ELEMENT FINDINGS:

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

General Plan Amendment No. 1131 falls into the Technical category, because it involves a technical correction discovered in the process of implementing the General Plan.

The Administration Element of the General Plan explains that the first finding and any one or more of the subsequent findings listed below would justify a Technical Amendment:

- a. The proposed amendment would not change any policy direction or intent of the General Plan.
- b. An error or omission needs to be corrected.
- c. A land use designation was based on inaccurate or misleading information and should therefore be changed to properly reflect the policy intent of the General Plan.
- d. A point of clarification is needed to more accurately express the General Plan's meaning or eliminate a source of confusion.
- e. A minor change in boundary will more accurately reflect geological or topographic features, or legal or jurisdictional boundaries

Consideration Analysis:

Required Finding:

1a "The proposed amendment would not change any policy direction or intent of the General Plan.": The proposed change is consistent with the policy direction and intent of the Walker Basin Policy Area SWAP 6.1 policy which states that:

"The proposed development shall be of a scale that would not require the introduction of sewer infrastructure, major road improvements, or other urban services or infrastructure into the hilly De Luz area, or the establishment of assessment districts to finance such infrastructure."

The policy language does not support the construction of the roadway widths currently required by the Circulation Element designations within the policy area (i.e., Mountain Arterial Highway at 110-foot right-of-way and Secondary Highway at 100-foot right-of-way). The proposed amendment would resolve this conflict by removing the Circulation Element designations within the Walker Basin Policy Area to make the Circulation Element consistent with the Policy Area's direction and intent.

Additional Findings: The proposed Amendment also is supported by two of the additional findings required for a Technical Amendment.

1b. "An error or omission needs to be corrected.": There is currently a conflict between the language of the Walker Basin Policy Area prohibiting major roads in the area and the Circulation

Element designations which was not corrected when the 2003 General Plan was adopted. The proposed amendment would resolve this conflict by removing the conflicting Circulation Element designation to clearly establish the direction and intention of the Walker Basin Policy Area.

1d. "A point of clarification is needed to more accurately express the General Plan's meaning or eliminate a source of confusion.": The removal of the Circulation Element designations would eliminate the conflict and any confusion caused by the conflict.

SUMMARY OF FINDINGS:

- | | |
|-----------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 1. Existing Circulation Designations (Ex. #8) | Secondary Highways (100 foot right-of-way), Mountain Arterial Highways (110 foot right-of-way) |
| 2. Proposed Circulation Designations (Ex. #9) | Circulation Element Designations Deleted |
| 3. Existing General Plan Land Use (Ex. #5) | Rural Mountainous |
| 4. Surrounding General Plan Land Use (Ex. #5) | Rural Mountainous, Open Space – Conservation Habitat |
| 5. Existing Zoning (Ex. #2) | Residential Agricultural – 5-Acre Minimum Lot Size |
| 6. Surrounding Zoning (Ex. #2) | Residential Agricultural – 5-Acre Minimum Lot Size, Light Agriculture – 10-Acre Minimum Lot Size, Light Agriculture – 20-Acre Minimum Lot Size, Rural Residential |
| 7. Existing Land Use (Ex. #1) | Vacant |
| 8. Surrounding Land Use (Ex. #1) | Scattered single family residences, golf course, groves, water towers, vacant lands |
| 9. Project Data | Total Acreage: 385 gross acres |

RECOMMENDATIONS:

THE PLANNING COMMISSION RECOMMENDS THAT THE BOARD OF SUPERVISORS TAKE THE FOLLOWING ACTIONS:

FIND the project is exempt from CEQA as documented in the attached Notice of Exemption; and,

TENTATIVELY APPROVE GENERAL PLAN AMENDMENT NO. 1131, amending the General Plan Circulation Element to remove the Mountain Arterial Highway and Secondary Highway designations within or on the boundaries of the Walker Basin Policy Area in accordance with Exhibit No. 9, based on the findings and conclusions incorporated in the staff report; pending final adoption of the General Plan Amendment Resolution by the Board of Supervisors.

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

- ~~1. The project site is an amendment to remove the roadway designations within or along the boundaries of the Walker Basin Policy Area from the Circulation Element of the General Plan.~~
2. In 1984 the Walker Basin Specific Plan had been approved with a maximum dwelling unit potential of 1,631 dwelling units and the General Plan Circulation designations for Mountain Arterial Highways and Secondary Highways associated with the property was designed to accommodate that project.
3. The residential development of the Walker Basin Specific Plan did not occur and on July 15, 2003, the Board of Supervisors rescinded the Walker Basin Specific Plan and applied a General

Plan Designation that required 5-acre minimum lot sizes on the 385-acre residential portion of the site.

4. The Walker Basin Policy Area was created through the 2003 adoption of the Riverside County General Plan to recognize the July 15, 2003, Board action as being designed to ensure that future development of the property would be consistent with the existing character of the surrounding area, prevent the extension of major roads and other urban infrastructure, and protect important natural features of the site.
5. The Walker Basin Policy Area provided that the County may consider a maximum 25% increase in density over the density allowed under the 5-acre minimum lot size (an increase to a maximum of 100 units) if a specific plan was approved and the future development complied with the policies of the Policy Area.
6. The Walker Basin Policy Area SWAP 6.1 policy states that the property within its boundaries is subject to the following restriction: "The proposed development shall be of a scale that would not require the introduction of sewer infrastructure, major road improvements, or other urban services or infrastructure into the hilly De Luz area, or the establishment of assessment districts to finance such infrastructure."
7. The project site is designated as Rural Mountainous and is surrounded by properties which are designated Rural Mountainous and Open Space – Conservation Habitat.
8. The zoning for the project site is Residential Agricultural – 5-acre minimum lot size and is surrounded by properties that are zoned Residential Agricultural – 5-acre minimum lot size, Light Agriculture – 10-acre minimum lot size, Light Agriculture – 20-acre minimum lot size, and Rural Residential.
9. The removal of the Mountain Arterial Highway designations and Secondary Highway designations would not result in any direct change to the existing roadways and would remove the future requirement for major roadway improvements in connection with the Walker Basin Policy Area.
10. In order to support the proposed General Plan Amendment it must be established that the proposal could possibly satisfy certain requirements. The Administration Element of the General Plan explains that there are four categories of amendments, Technical, Entitlement/Policy, Foundation, and Agriculture.

General Plan Amendment No. 1131 falls into the Technical category, because it involves a technical correction discovered in the process of implementing the General Plan.

The Administration Element of the General Plan explains that the first finding and any one or more of the subsequent findings listed below would justify a Technical Amendment:

- a. The proposed amendment would not change any policy direction or intent of the General Plan.
- b. An error or omission needs to be corrected.
- c. A land use designation was based on inaccurate or misleading information and should therefore be changed to properly reflect the policy intent of the General Plan.
- d. A point of clarification is needed to more accurately express the General Plan's meaning or eliminate a source of confusion.
- e. A minor change in boundary will more accurately reflect geological or topographic features, or legal or jurisdictional boundaries

Required Finding:

1a "The proposed amendment would not change any policy direction or intent of the General Plan."

The proposed change is consistent with the policy direction and intent of the Walker Basin Policy Area SWAP 6.1 policy which states that:

"The proposed development shall be of a scale that would not require the introduction of sewer infrastructure, major road improvements, or other urban services or infrastructure into the hilly De Luz area, or the establishment of assessment districts to finance such infrastructure."

The policy language does not support the construction of the roadway widths currently required by the Circulation Element designations within the policy area (i.e., Mountain Arterial Highway at 110-foot right-of-way and Secondary Highway at 100-foot right-of-way). The proposed amendment would resolve this conflict by removing the Circulation Element designations within the Walker Basin Policy Area to make the Circulation Element consistent with the Policy Area's direction and intent.

Additional Findings: The proposed Amendment also is supported by two of the additional findings required for a Technical Amendment.

1b. "An error or omission needs to be corrected."

There is currently a conflict between the language of the Walker Basin Policy Area prohibiting major roads in the area and the Circulation Element designations which was not corrected when the 2003 General Plan was adopted. The proposed amendment would resolve this conflict by removing the conflicting Circulation Element designation to clearly establish the direction and intention of the Walker Basin Policy Area.

1d. "A point of clarification is needed to more accurately express the General Plan's meaning or eliminate a source of confusion."

The removal of the Circulation Element designations would eliminate the conflict and any confusion caused by the conflict.

11. The project is exempt from CEQA under the provisions of Section 15061 - General Rule or "Common Sense" Exemption. The project will not alter the existing physical condition of the roads, and will remove the Circulation Element designations that would substantially expand the design of these roadways in the future.

CONCLUSIONS:

1. The proposed amendment is a Technical Amendment that will carry out the policy direction established by the creation of the Walker Basin Policy Area to not require major roads in the De Luz area.
2. The proposed project is clearly compatible with the present and future logical development of the area.
3. The proposed amendment will not have a significant effect on the environment.

INFORMATIONAL ITEMS:

1. As of this writing, no letters in support or opposition have been received. Two letters in response to the Senate Bill 18 process have been attached.
2. The project site is not located within:
 - a. A city sphere of influence;
 - b. An Airport Influence Area;
 - c. Tribal Land;
 - d. A Fault Zone;
 - e. A 100-year flood plain;
 - f. An area drainage plan, or dam inundation area;
 - g. An Agricultural Preserve; or
 - h. The Stephens Kangaroo Rat Fee Area or Core Reserve Area.
3. The project site is located within:
 - a. A High Fire Area;
 - b. The Mt Palomar Observatory Area;
 - c. A WRMSHCP Criteria Cell;
 - d. The Murrieta Valley Unified School District.
4. The project site is an amendment to remove the roadway designations within the Walker Basin Policy Area from the Circulation Element of the General Plan associated with the property currently designated as Assessor's Parcel Numbers: 935-370-005, and 935-370-007 through 935-370-030.

RW:rf

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Date

Prepared:

07/15/14

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3 **RESOLUTION NO. 2014-006**
4 **RECOMMENDING ADOPTION OF**
5 **GENERAL PLAN AMENDMENT NO. 1131**
6

7 **WHEREAS**, pursuant to the provisions of Government Code Section(s) 65350/65450 et. seq.,
8 public hearings were held before the Riverside County Planning Commission in Riverside, California on
9 August 20, 2014, to consider the above-referenced matter; and,

10 **WHEREAS**, all the procedures of the California Environmental Quality Act and the Riverside
11 County California Environmental Quality Act Implementation Procedures have been met and the notice of
12 exemption prepared or relied on supports the finding that the project is exempt from CEQA in accordance
13 with the above-referenced Act and Rules; and,

14 **WHEREAS**, the matter was discussed fully with testimony and documentation presented by the
15 public and affected government agencies; now, therefore,

16 **BE IT RESOLVED, FOUND, DETERMINED, AND ORDERED** by the Planning Commission
17 of the County of Riverside, in regular session assembled on August 20, 2014, that it has reviewed and
18 considered the notice of exemption prepared or relied on and recommends that the Board of Supervisors
19 take the following actions based on the staff report and the findings and conclusions stated therein:

20 **FIND** that the project is exempt from CEQA per the notice of Exemption; and,

21 **ADOPT** General Plan Amendment No. 1131.
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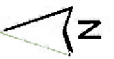
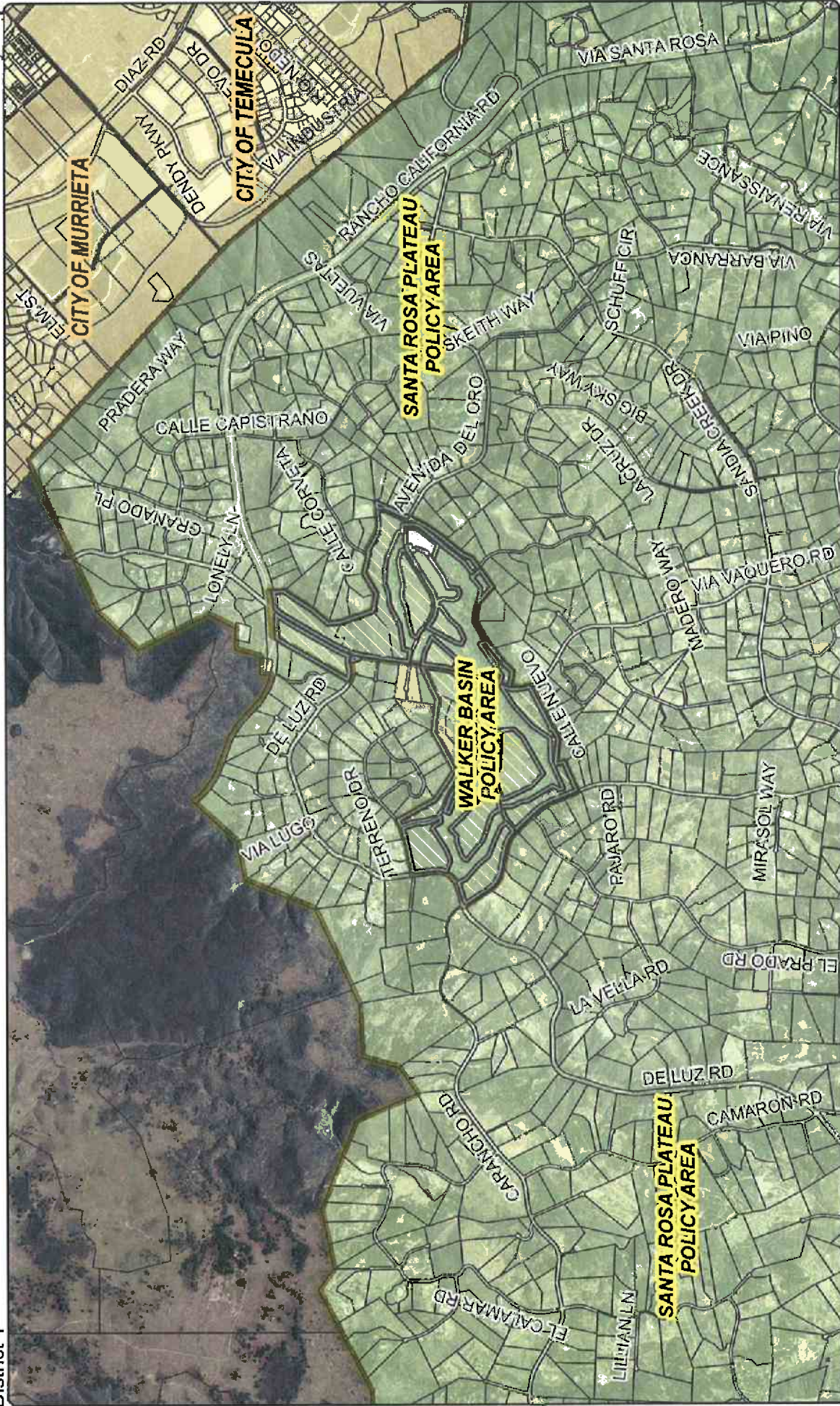
RIVERSIDE COUNTY TRANSPORTATION DEPARTMENT

GPA01131

VICINITY/POLICY AREAS

Supervisor Jeffries
District 1

Date Drawn: 01/28/14
Vicinity Map



Assessors Bk. Pg. 935-37
Thomas Bros. Pg. 955 J7
Edition 2009

Zoning District: Rancho California
Township/Range: T8SR3W
Section: 7

DISCLAIMER: On October 7, 2003, the County of Riverside adopted a new General Plan providing new land use designations for unincorporated Riverside County parcels. The new General Plan may contain different types of land use than is provided for under existing zoning. For further information, please contact the Riverside County Planning Department offices in Riverside at (951) 955-3200 (Western County), or in Indio at (760) 863-8277 (Eastern County) or website at <http://www.alpha.co.liverpud.ca.us/index.htm>

RIVERSIDE COUNTY TRANSPORTATION DEPARTMENT

GPA01131

EXISTING LAND USE

Supervisor Jeffries
District 1

Date Drawn: 06/10/14
Exhibit 1



Zoning District: Rancho California
Township/Range: T8SR3W
Section: 7

Assessors Bk. Pg. 935-37
Thomas Bros. Pg. 955 J7
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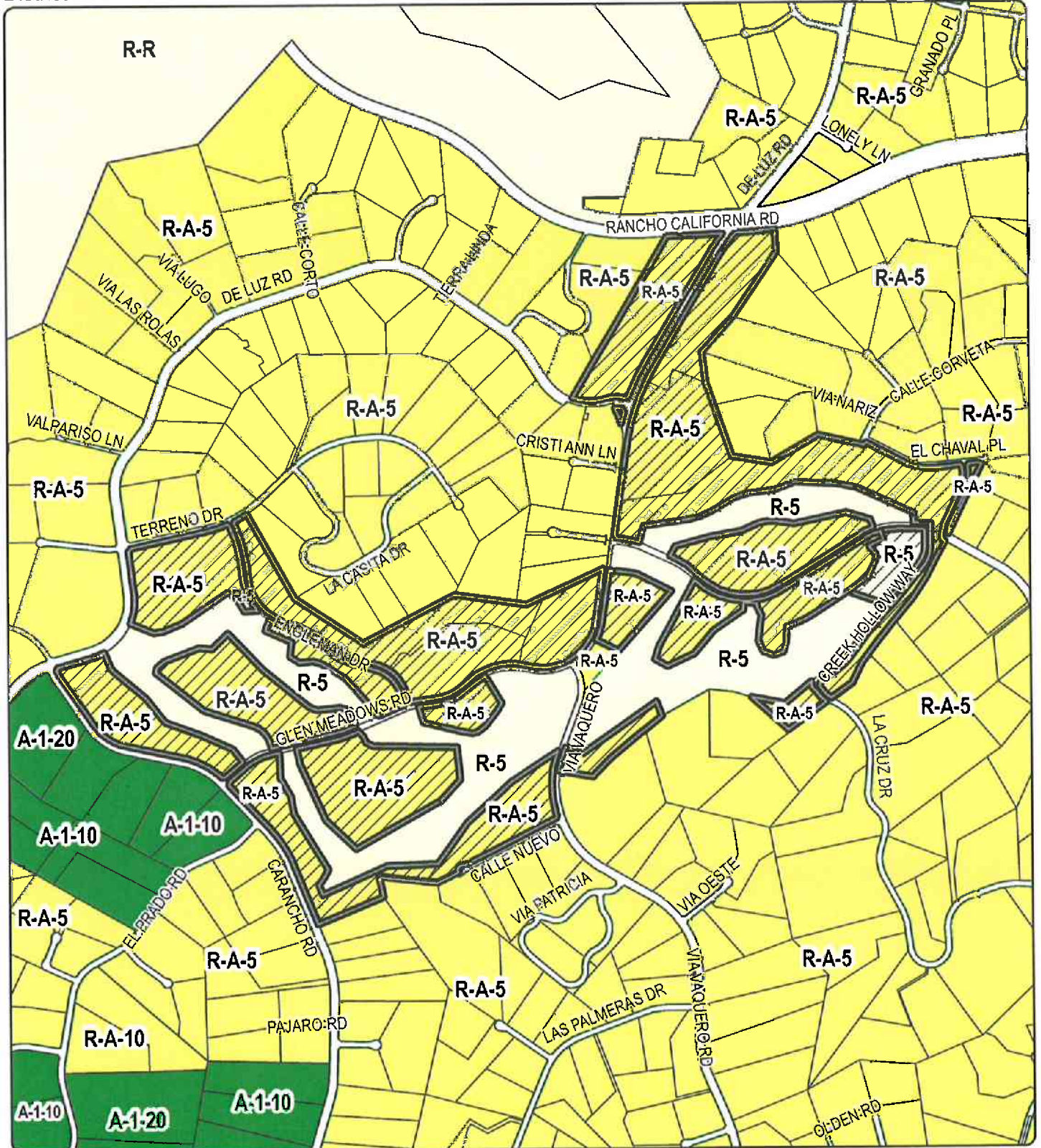
RIVERSIDE COUNTY TRANSPORTATION DEPARTMENT

GPA01131

EXISTING ZONING

Supervisor Jeffries
District 1

Date Drawn: 06/10/14
Exhibit 2



Zoning District: Rancho California
Township/Range: T8SR3W
Section: 7

Assessors Bk. Pg. 935-37
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Edition 2009



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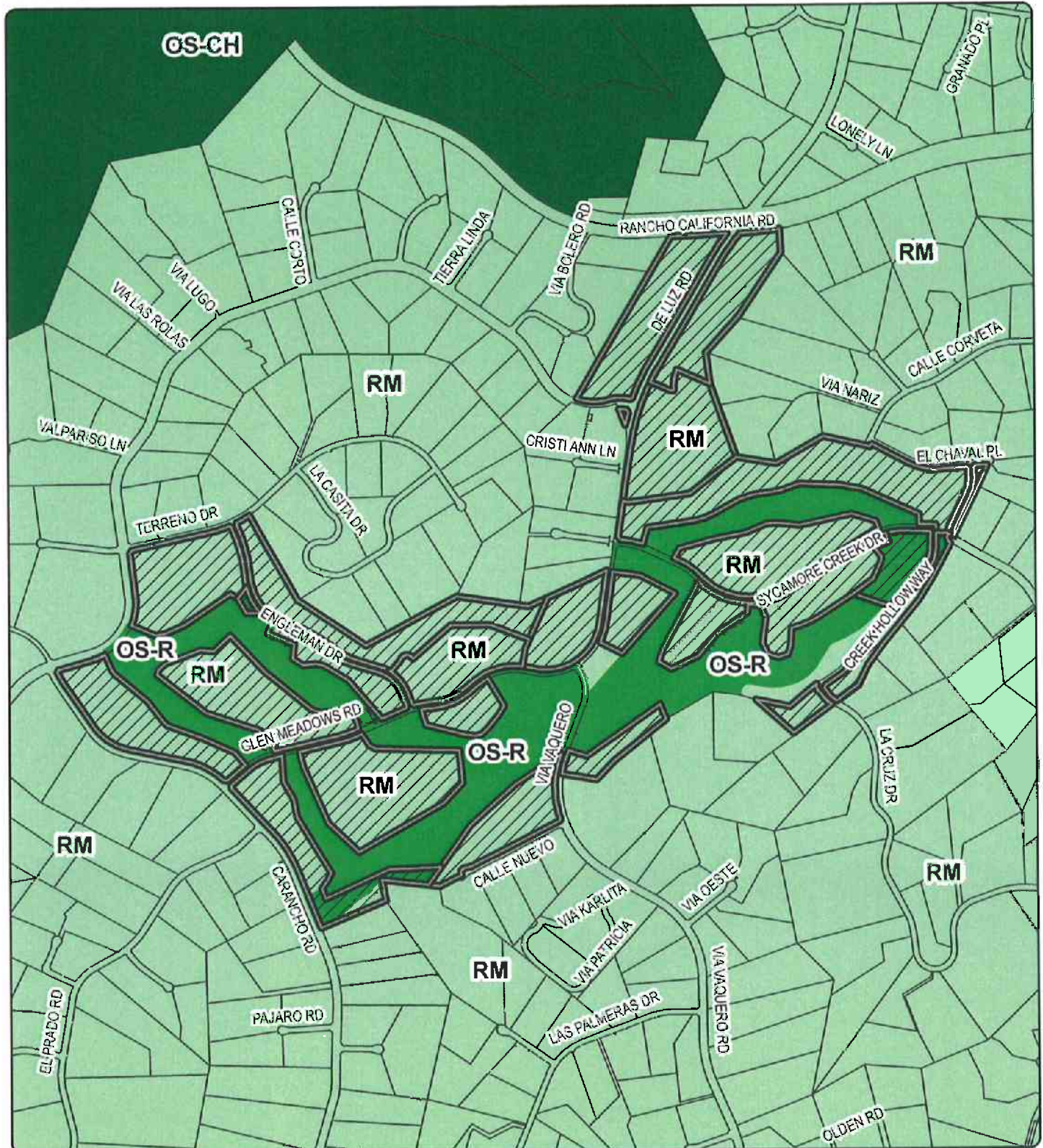
RIVERSIDE COUNTY TRANSPORTATION DEPARTMENT

GPA01131

Supervisor Jeffries
District 1

EXISTING GENERAL PLAN

Date Drawn: 06/10/14
Exhibit 5



Zoning District: Rancho California
Township/Range: T8SR3W
Section: 7



Assessors Bk. Pg. 935-37
Thomas Bros. Pg. 955 J7
Edition 2009



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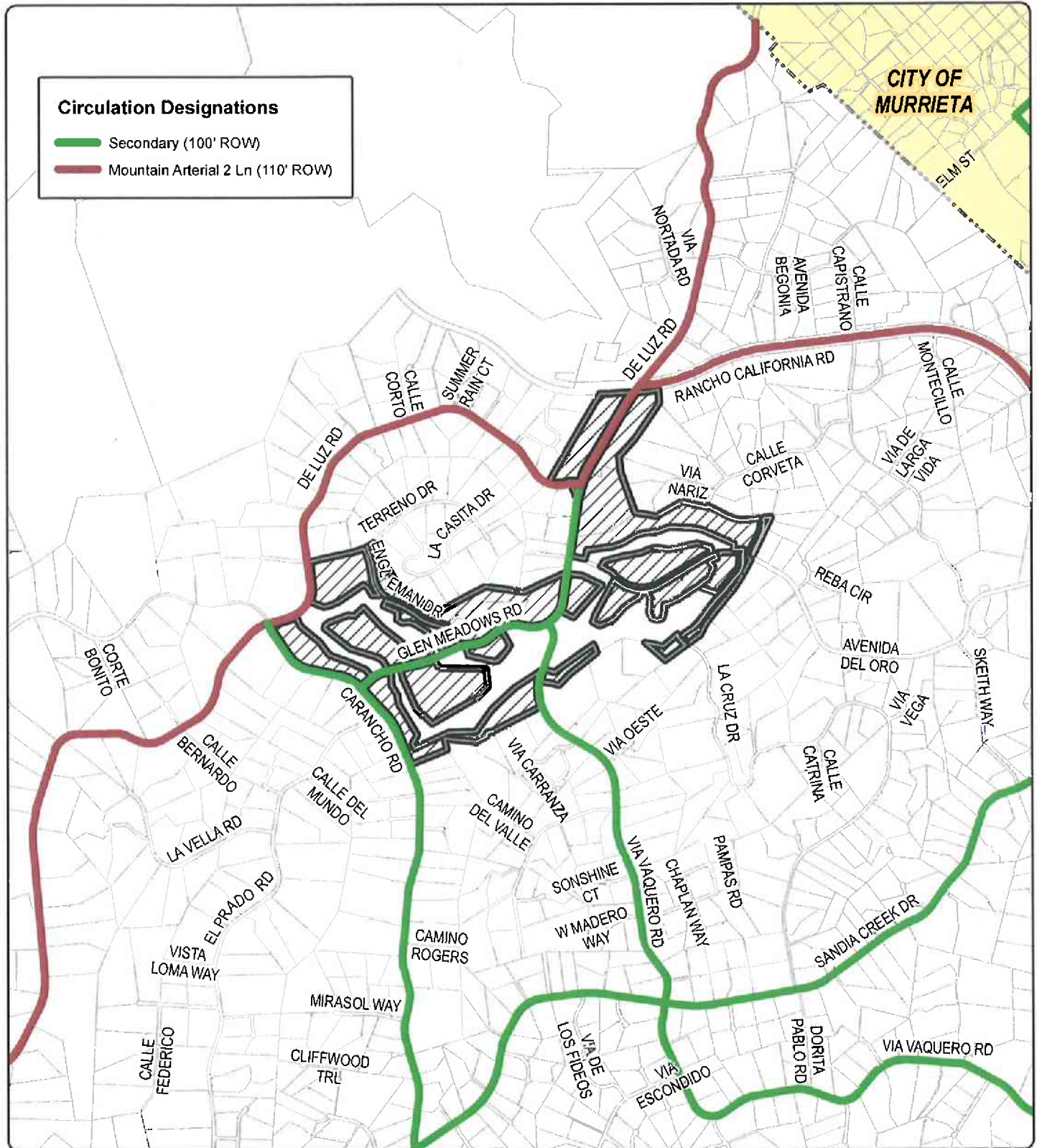
RIVERSIDE COUNTY TRANSPORTATION DEPARTMENT

GPA01131

Supervisor Jeffries
District 1

EXISTING CIRCULATION ELEMENT

Date Drawn: 06/10/14
Exhibit 8



Zoning District: Rancho California
Township/Range: T8SR3W
Section: 7

Assessors Bk. Pg. 935-37
Thomas Bros. Pg. 955 J7
Edition 2009



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RIVERSIDE COUNTY TRANSPORTATION DEPARTMENT

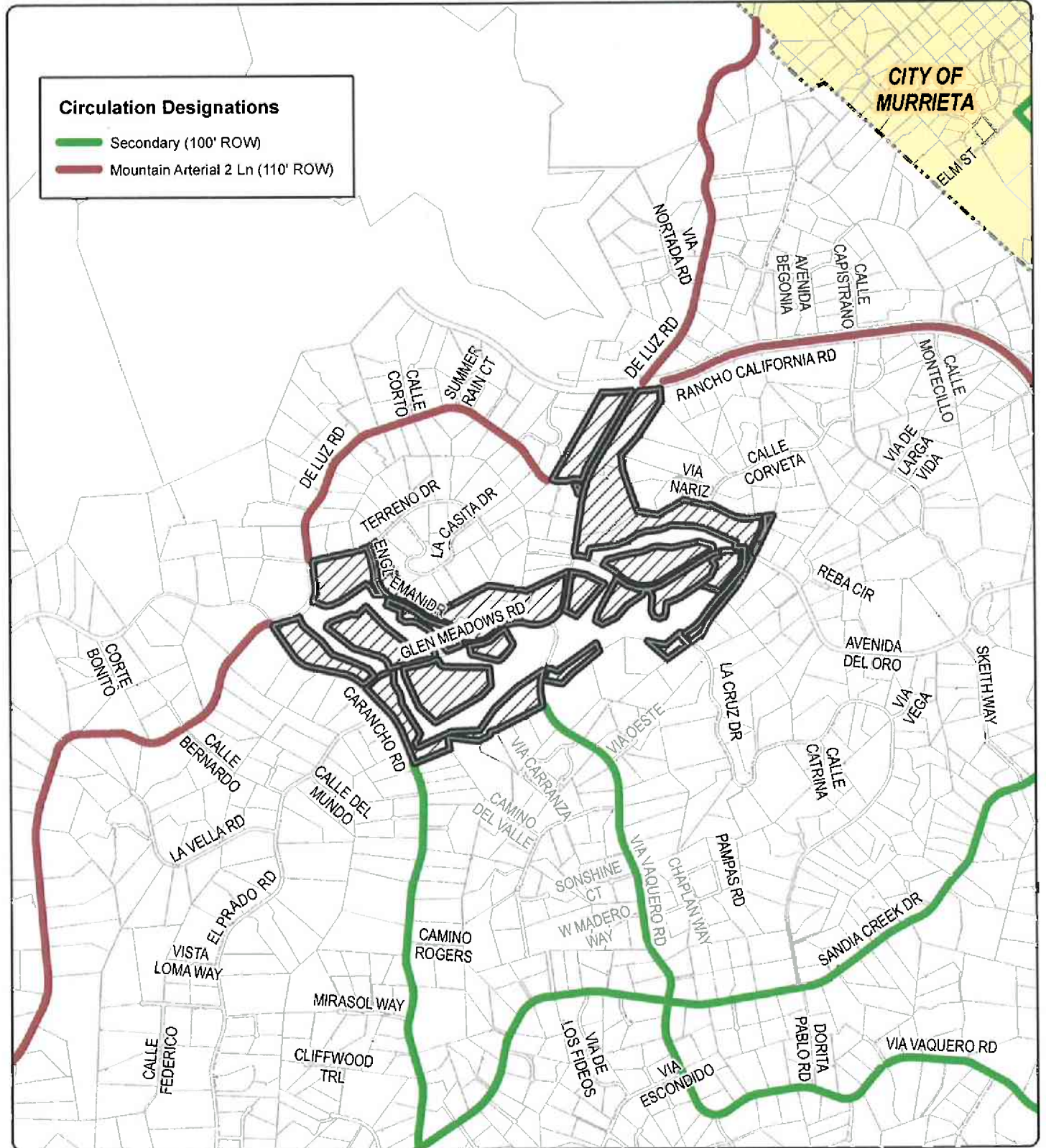
GPA01131

Date Drawn: 06/10/14

Supervisor Jeffries
District 1

PROPOSED CIRCULATION ELEMENT

Exhibit 9



Zoning District: Rancho California
Township/Range: T8SR3W
Section: 7

Assessors Bk. Pg. 935-37
Thomas Bros. Pg. 955 J7
Edition 2009



DISCLAIMER: On October 7, 2003, the County of Riverside adopted a new General Plan providing new land use designations for unincorporated Riverside County parcels. The new General Plan may contain different types of land use than is provided for under existing zoning. For further information, please contact the Riverside County Planning Department offices in Riverside at (951) 955-3200 (Western County), or in Incho at (760) 863-8277 (Eastern County) or website at <http://www.ltpa.co.riverside.ca.us/index.html>



PECHANGA CULTURAL RESOURCES
Temecula Band of Luiseño Mission Indians

Post Office, Box 2183 • Temecula, CA 92593
Telephone (951) 308-9295 • Fax (951) 506-9491

July 1, 2014

VIA E-MAIL and USPS

Mr. Richard Fairhurst
Riverside County Transportation and
Land Management Agency
4080 Lemon Street, 8th Floor
Riverside, CA 92501

Re: Pechanga Tribe Request for Consultation Pursuant to SB 18 for the General Plan Amendment 1131

Dear Mr. Fairhurst:

This letter is written on behalf of the Pechanga Band of Luiseño Indians (hereinafter, “the Tribe”), a federally recognized Indian tribe and sovereign government in response to the SB 18 notice provided by the Riverside County Transportation Department, dated April 3, 2014. This letter serves as the Tribe’s formal request for consultation under SB 18 for this Project. At this time, we do not have sufficient information to engage in meaningful consultation, as required by SB 18. As such, the Tribe hereby invokes its right to consult with the Riverside County Transportation Department under SB 18. We request that a face-to-face meeting with representatives of the Department be scheduled as soon as possible so that we can obtain further information on the Project and begin discussing our concerns regarding the potential presence of cultural resources in the area and the proposed Project’s impact to such resources.

Further, the Tribe formally requests, pursuant to Public Resources Code §21092.2, to be notified and involved in the entire CEQA environmental review process for the duration of the above referenced project (the “Project”). Please add the Tribe to your distribution list(s) for public notices and circulation of all documents, including environmental review documents, archeological reports, and all documents pertaining to this Project. The Tribe further requests to be directly notified of all public hearings and scheduled approvals concerning this Project. Please also incorporate these comments into the record of approval for this Project.

The Pechanga Tribe asserts that the Project area is part of Luiseño, and therefore the Tribe’s, aboriginal territory as evidenced by the existence of Luiseño place names, *tóota yixélva* (rock art, pictographs, petroglyphs), and an extensive Luiseño artifact record in the vicinity of the Project. This culturally sensitive area is affiliated with the Pechanga Band of Luiseño Indians because of the Tribe’s cultural ties to this area as well as extensive history with both this Project

Chairperson:
Mary Bear Magee

Vice Chairperson:
Darlene Miranda

Committee Members:
Evie Gerber
Bridgett Barcello Maxwell
Richard B. Searce, III

Director:
Gary DuBois

Coordinator:
Paul Macarro

Planning Specialist:
Tuba Ebru Ozdil

Cultural Analyst:
Anna Hoover

Pechanga Comment Letter to the Riverside County Transportation Dept
Re: Pechanga Tribe Request for SB 18 Consultation RE GPA 1131
July 1, 2014
Page 2

and other projects within the area. During our consultation we will provide more specific, confidential information on the resources located on and near this Project.

Please provide us copies of all available reports, development plans, archaeological studies and any other appropriate documents as soon as possible so that we may review them prior to our initial SB 18 meeting.

As you know, the SB 18 consultation process is ongoing and continues for the duration of the Project. As such, under both CEQA and SB 18 we look forward to working closely with the Transportation Department on ensuring that a full, comprehensive environmental review of the Project's impacts is completed. Further, we hope to assist the Department with ensuring that the Project is designed to avoid impacts to cultural resources, as mandated by CEQA, in addition to developing mitigation measures addressing the culturally appropriate and respectful treatment of human remains, cultural resources and inadvertent discoveries.

In addition to those rights granted to the Tribe under SB 18, the Tribe reserves the right to fully participate in the environmental review process, as well as to provide further comment on the Project's impacts to cultural resources and potential mitigation for such impacts.

The Pechanga Tribe looks forward to working together with the Riverside County Transportation Department in protecting the invaluable Pechanga cultural resources found in the Project area. Please contact me at 951-770-8104 or at ahoover@pechanga-nsn.gov once you have had a chance to review these comments so that we might address the issues concerning the mitigation language. Thank you.

Sincerely,



Anna Hoover
Cultural Analyst

Cc Pechanga Office of the General Counsel

**PALA TRIBAL HISTORIC
PRESERVATION OFFICE**



PMB 50, 35008 Pala Temecula Road
Pala, CA 92059
760-891-3510 Office | 760-742-3189 Fax

PALA THPO

May 6, 2014

Patricia Romo
County of Riverside- Transportation and Land management Agency
4080 Lemon St, 8th Floor
Riverside, CA 92501

Re: GPA No. 1131

Dear Ms. Romo,

The Pala Band of Mission Indians Tribal Historic Preservation Office has received your notification of the project referenced above. This letter constitutes our response on behalf of Robert Smith, Tribal Chairman.

We have consulted our maps and determined that the project as described is not within the boundaries of the recognized Pala Indian Reservation. The project is also beyond the boundaries of the territory that the tribe considers its Traditional Use Area (TUA). Therefore, we have no objection to the continuation of project activities as currently planned and we defer to the wishes of Tribes in closer proximity to the project area.

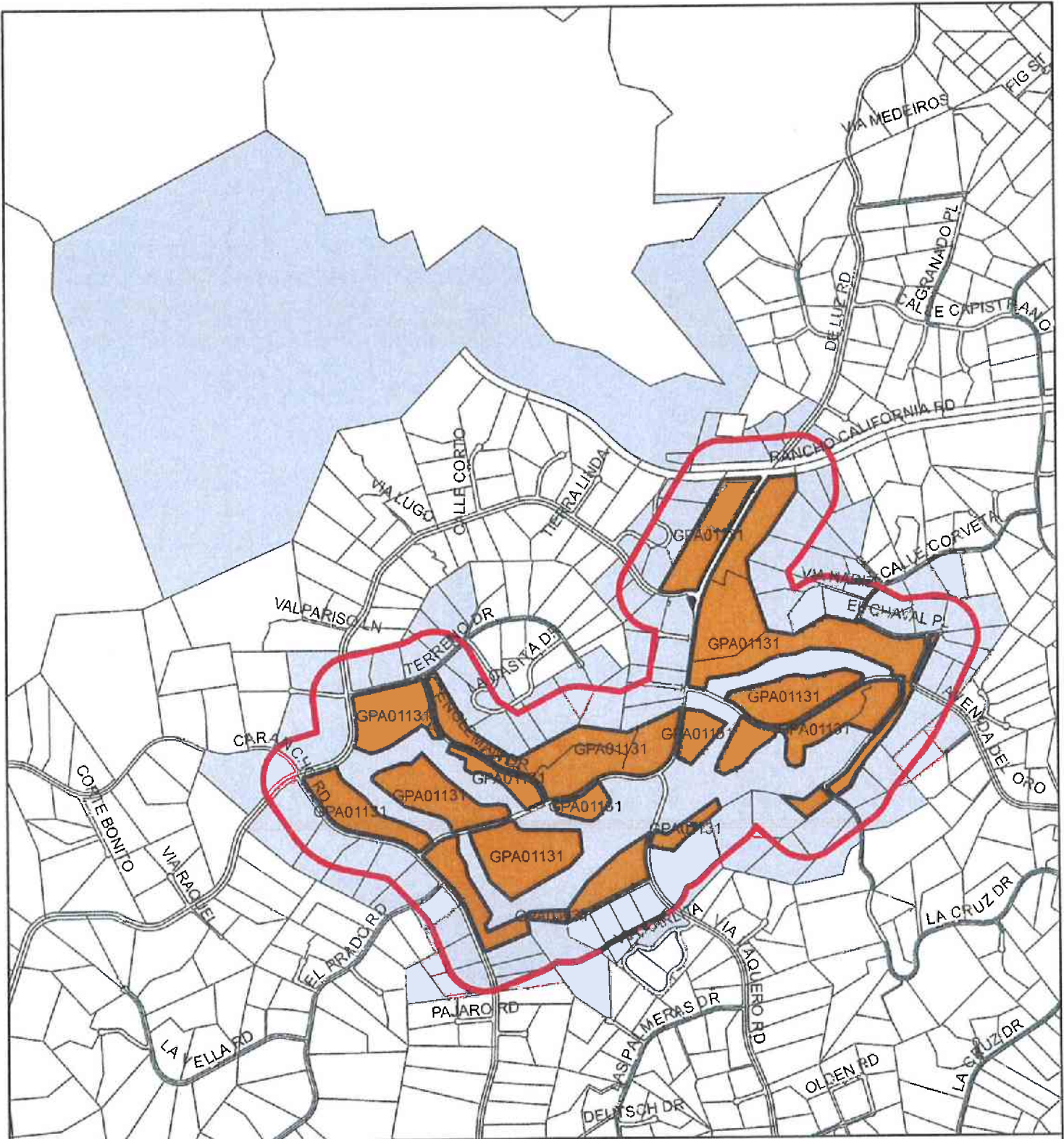
We appreciate involvement with your initiative and look forward to working with you on future efforts. If you have questions or need additional information, please do not hesitate to contact me by telephone at 760-891-3515 or by e-mail at sgaughen@palatribe.com.

Sincerely,

Shasta C. Gaughen, PhD
Tribal Historic Preservation Officer
Pala Band of Mission Indians

ATTENTION: THE PALA TRIBAL HISTORIC PRESERVATION OFFICE IS RESPONSIBLE FOR ALL REQUESTS FOR CONSULTATION. PLEASE ADDRESS CORRESPONDENCE TO SHASTA C. GAUGHEN AT THE ABOVE ADDRESS. IT IS NOT NECESSARY TO ALSO SEND NOTICES TO PALA TRIBAL CHAIRMAN ROBERT SMITH.

GPA01131 (600 Foot Buffer)



-  Case Owner Buffer
-  Case Boundary
-  Parcel Boundaries
-  Surrounding Owner Parcels



Printed by rfairhur on 6/9/2014

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

6506 LAND TRUST
C/O TAX SERVICE
27636 YNEZ RD L7 NO 161
TEMECULA, CA. 92591

KEN AGHAROKH
25471 WAGON WHEEL CIR
LAGUNA HILLS, CA. 92653

CHRISTIAN P ALLEN
C/O GENE ALLEN
15814 MAR VISTA ST
WHITTIER, CA. 90605

ALVOCADO
P O BOX 2020
TEMECULA, CA. 92593

KAMYAR AMJADI
2801 W SEPULVEDA BLV 126
TORRANCE, CA. 90505

ANB ENTERPRISE
19626 DEARBORNE CIR
HUNTINGTON BEACH, CA. 92648

BANK OF AMERICA
C/O GREEN TREE SERVICING
7360 S KYRENE RD T111
TEMPE, AZ. 85283

WILLIAM M BARNETT
25116 TERRENO DR
TEMECULA, CA. 92590

WILLIAM BARRY
43280 VIA BOLERO RD
TEMECULA, CA. 92590

BERESFORD PROP
14111 MULHOLLAND DR
BEVERLY HILLS, CA. 90210

DAVID BITAR
43155 VIA NARIZ
TEMECULA, CA. 92590

FRED C BORDERS
24418 OVERLAKE LN
LAKE FOREST, CA. 92630

ALAN LEE BOUDROT
43103 RIKI LN
TEMECULA, CA. 92590

ARIK CHAIM
C/O AEA MGMT
8306 WILSHIRE BLV 7052
BEVERLY HILLS, CA. 90211

JIM A CHITLA
7417 S RITA LN
TEMPE, AZ. 85283

COUNTY OF RIVERSIDE
C/O REAL ESTATE DIVISION
P O BOX 1180
RIVERSIDE, CA. 92502

CROSS CREEK AVOCADOS
42146 REMINGTON AVE
TEMECULA, CA. 92590

ROGER E CUDE
44250 VIA VAQUERO
TEMECULA, CA. 92590

SWAYNE V DAO
6948 LA CUMBRE DR
ORANGE, CA. 92869

MANUEL DASILVA
23505 CARANCHO RD
TEMECULA, CA. 92590

LARRY DEIBLER
255 TAMARISK DR
WALNUT CREEK, CA. 94598

DOMINIQUE CHAUNCEY DEXTER
45570 ANZA RD
TEMECULA, CA. 92590

DEAN S DIXON
25833 CALLE CORVETA
TEMECULA, CA. 92590

FIKRAT EDWARD
22832 MISTY SEA DR
LAGUNA NIGUEL, CA. 92677

ROGER ALAN ELLESTAD
39569 VIA TEMPRANO
MURRIETA, CA. 92563

FLAGGRICULTURAL INC
P O BOX 1677
TEMECULA, CA. 92593

FLAGGRICULTURE INC
P O BOX 1677
TEMECULA, CA. 92593

THOMAS E FOURNIER
16237 COUNTRY DAY RD
POWAY, CA. 92064

ADEL FRANSIS
18171 3RD ST
FOUNTAIN VALLEY, CA. 92708

FRAZEE TERRY DONALD & ANGELA RENATE TRUST
43345 VIA VAQUERO
TEMECULA, CA. 92592

JAIME GARCIA
43350 CALLE NUEVO
TEMECULA, CA. 92590

GERMAX PROP
C/O CALIFORNIA COMMERCIAL INV GRP
4530 E THOUSAND OAKS 100
WESTLAKE VILLAGE, CA. 91362

JOSEPH G GUTIERREZ
7968 E ALTAIR LN
ANAHEIM, CA. 92808

MICHAEL SAID HADDAD
44604 RISTOW CT
TEMECULA, CA. 92592

DONALD R HANSON
1548 EVERGREEN LN
CORONA, CA. 92879

SHARON GIORGI HASHIMOTO
7275 ALAMEDA AVE
GOLETA, CA. 93117

RICHARD G HAYES
23849 CARANCHO RD
TEMECULA, CA. 92590

A V HEPINGER
22510 ALAMEDA DEL MONTE
WILDOMAR, CA. 92595

HUERTA PAUL R & KATHERINE L REV FAMILY TR
C/O PAUL R HUERTA
28415 MARY PL
MURRIETA, CA. 92563

SHAUN JACKSON
33320 RHINE AVE
TEMECULA, CA. 92592

MARVIS R JOHNSON
C/O MARVIS R JOHNSON
30137 MIRA LOMA DR
TEMECULA, CA. 92592

MAVIS R JOHNSON
30137 MIRA LOMA DR
TEMECULA, CA. 92592

FREDERICK JONES
25785 AVENIDA DEL ORO
TEMECULA, CA. 92590

EMIL JOSE
25695 EL CHAVAL PL
TEMECULA, CA. 92590

EMIL P JOSE
10938 ROBERTA ST
CERRITOS, CA. 90703

AMIN KANAN
18 NORTHWINDS
ALISO VIEJO, CA. 92656

JOHN KARDUM
25610 AVENIDA DEL ORO
TEMECULA, CA. 92590

SAMIR KHALAF
22 SALERMO
LAGUNA NIGUEL, CA. 92677

WANN S LEE
21612 ACANTHUS CIR
WALNUT, CA. 91789

JON H LIEBERG
41911 5TH ST STE 300
TEMECULA, CA. 92590

CRAIG LODGE
4920 NW WOODY WAY
NEWPORT, OR. 97365

CLIFFORD LOWY
P O BOX 3344
SANTA FE SPRINGS, CA. 90670

LOWY AVOCADO GROVES
P O BOX 3344
SANTA FE SPRINGS, CA. 90670

RITCHARD MARKELZ
25455 CAMINO DE PETERSON
TEMECULA, CA. 92590

ROLAND L MARTIN
43012 VIA NARIZ
TEMECULA, CA. 92590

PAUL E MAYNE
25300 TERRENO DR
TEMECULA, CA. 92590

DONALD A MCINTYRE
3270 S BRIDGEPOINTE LN
DUBLIN, CA. 94568

CYRILLE M MERAUD
25365 TERRENO DR
TEMECULA, CA. 92590

MITRA FINANCIALS
C/O ALAN SAFAHI
7584 E MARTELLA LN
ANAHEIM, CA. 92808

H MIYAZONO
1440 W 166TH ST
GARDENA, CA. 90247

RAY MORAN
45036 TUDAL ST
TEMECULA, CA. 92592

MARY MOROVATI
1776 N HIGHLAND AVE
HOLLYWOOD, CA. 90028

ROBERT D MORRIS
44050 EL PRADO RD
TEMECULA, CA. 92590

DARYL MORSE
43255 DE LUZ RD
TEMECULA, CA. 92590

HENRY OHANA
NO 100 C/O VINCENT R BRUCCOLIERI
4530 E THOUSAND OAKS BLVD
WEST LAKE VILLAGE, CA. 91362

JOHN BERNARD OLHASSO
P O BOX 1296
TEMECULA, CA. 92593

ADOLFO M PAGLINAWAN
322 W HOBSON WAY NO 5
BLYTHE, CA. 92225

JERRY A PAULK
23445 CARANCHO RD
TEMECULA, CA. 92590

ROBIN K PERDOMO
25652 EL CHAVAL PL
TEMECULA, CA. 92590

ROBIN K PERDOMO
27450 YNEZ RD NO 300
TEMECULA, CA. 92591

CHARLES A PETERSON
PO BOX 2923
CAPISTRANO BEACH, CA. 92624

SPYRIDOULA PREVENTZA
10701 WILSHIRE BL NO 1906
LOS ANGELES, CA. 90024

RANCHO CALIFORNIA WATER DIST
P O BOX 9017
TEMECULA, CA. 92589

GIGI RENICK
30465 E SUNSET DR S
REDLANDS, CA. 92373

ERNESTO SANDOVAL
9235 DINSDALE ST
DOWNEY, CA. 90240

BLUFF SCARLETT
P O BOX 1493
TEMECULA, CA. 92593

SCARLETT BLUFF
P O BOX 1493
TEMECULA, CA. 92593

STEVE SERRAO
25960 LUGO DR
LOMA LINDA, CA. 92354

SARV SINGH
16225 AURORA CREST DR
WHITTIER, CA. 90605

MARY ANNE SKORPANICH
292 N CAMBRIDGE
ORANGE, CA. 92666

RICHARD RANDALL SMITH
P O BOX 524
TEMECULA, CA. 92593

HORACE C STOVALL
948 11TH ST
HUNTINGTON BEACH, CA. 92648

HRAIR JAMES TASHJIAN
30807 HILLCREST DR
TEMECULA, CA. 92591

JOHN WAITE
24762 SHOSHONE
MURRIETA, CA. 92562

CHERYL E WARREN
25755 AVD DEL ORO
TEMECULA, CA. 92590

KENNETH BRADLEY WHITWORTH
45485 EAGLE CREST LN
TEMECULA, CA. 92592

ZHENGHAN INTERNATL TRADING INC
C/O YI XU
1098 LINDA GLEN DR
PASADENA, CA. 91105

David Jeffers Consulting, Inc.
Attn: David Jeffers
19 Spectrum Pointe Dr, Suite 609
Lake Forest, CA 92630

Beresford Properties, LLC.
Attn: Kenneth Kai Chang
330 Wilshire Blvd
Santa Monica, CA 90401



**County of Riverside
Environmental Compliance Division
NPDES Construction Inspection Form
4080 Lemon Street, 8th Floor, Riverside, CA 92501**

Construction Site ID:	<input type="text" value="1136"/>	Construction Site:	<input type="text" value="Simpson Residence"/>
Site Address:	<input type="text" value="39150 Via De Oro
Temecula, CA 92592"/>	Owner:	<input type="text" value="Neal and Gina Simpson"/>
Inspection Date:	<input type="text" value="12/11/14"/>	Inspector:	<input type="text" value="Scot King"/>
Site is Active:	<input type="text" value="Yes"/>	Tracking Controls Acceptable:	<input type="text" value="Yes"/>
Site is Permitted:	<input type="text" value="Yes"/>	Waste Management:	<input type="text" value="Yes"/>
SWPPP is On-Site:	<input type="text" value="No"/>	Outfall Velocity Controls:	<input type="text" value="Yes"/>
Records Acceptable:	<input type="text" value="No"/>	Maintenance Acceptable:	<input type="text" value="No"/>
Erosion Control Acceptable:	<input type="text" value="Yes"/>	Non-Stormwater Controls:	<input type="text" value="No"/>
Stabilization Controls Acceptable:	<input type="text" value="Yes"/>	Local Controls Acceptable:	<input type="text" value="No"/>
Structural Controls Acceptable:	<input type="text" value="Yes"/>	Return Inspection Needed:	<input type="text" value="Yes"/>

Conversation:	<input type="text" value="I walked the site with the superintendent Tom and discussed the correction issued."/>
Enforcement:	<input type="text" value="Follow up in 45 days."/>
Date Resolved:	<input type="text"/>
Corrective Actions:	<input type="text" value="Correction issued."/>
Next Inspection:	<input type="text" value="01/10/15"/>
Comment:	<input type="text" value="BMP130250, BGR130142"/>

Inspection Area	TG01
Weather	Cloudy
Site Priority Level	Medium
Revised Priority Level	N/A
Inspection Frequency	Monthly
Is there a receiving water pollution threat?	No
Is the Priority Level increased due to impaired receiving water?	No
Are Erosion Control BMPs installed, maintained, and effective?	Yes
Correction(s)/Comment(s)	The slope areas are stabilized with native vegetation growth providing effective erosion control.
Are Sediment Control BMPs installed, maintained, and effective?	No



County of Riverside
Environmental Compliance Division
NPDES Construction Inspection Form
4080 Lemon Street, 8th Floor, Riverside, CA 92501

Correction(s)/Comment(s)	Repair the silt fence at the entry to the site adjacent to the driveway to reduce or prevent a potential sediment discharge from the site.
Are Wind Erosion Control BMPs installed, maintained and effective?	Yes
Correction(s)/Comment(s)	
Are Track-Out Control BMPs installed, maintained and effective?	Yes
Correction(s)/Comment(s)	The ingress/egress to the location is off of a dirt road and track-out controls are not necessary.
Are Non-Storm Water and Waste Management Material BMPs installed, maintained, and effective?	Yes
Correction(s)/Comment(s)	Construction materials are stored in a watertight shipping container.
NON-STORM WATER DISCHARGES	Answer Yes or No Below
A) Is the site free from evidence of non-storm water discharges?	Yes
B) Is the site free from the potential to create a non-storm water discharge?	No
C) Is there an effective combination of BMPs installed?	No
NEW CONSTRUCTION GENERAL PERMIT REQUIREMENTS	Answer Yes or No Below
A) Is an updated SWPPP on site?	N/A
B) Have the Project Registration Documents (PRDs) been filed with the State?	N/A
C) Has a QSP/QSD been designated and identified in the SWPPP?	N/A
D) Has the Risk Analysis Level been established?	N/A
Risk Level (answer 1, 2, 3 or N/A)	N/A
1) If Risk Level 2 or 3: Is site in compliance with Sampling & Analysis requirements?	N/A



County of Riverside
Environmental Compliance Division
NPDES Construction Inspection Form
4080 Lemon Street, 8th Floor, Riverside, CA 92501

2) If Risk Level 2 or 3: Is the Rain Even Action Plan (REAP) on site? N/A

E) Are Inspection reports (check lists) maintained for this project? N/A

F1) If the site is NOT active, is it 100% stabilized? N/A

G) Has a Notice of Termination (NOT) been filed? N/A

Compliance Status Non-Compliance

Enforcement Action Written

You can find BMPs at www.casqa.org (BMP Handbooks - Industrial & Commercial) Final Comments: A follow up inspection will be required in approximately 45 days.

Inspection Report Provided E-mail

** This inspection is based solely upon the observations made by the inspector at the time of the inspection. Information provided in inspection notes are field notes and are subject to change upon quality review. Any questions or comments please E-mail us at NPDES@RCTLMA.ORG

QC conducted by: (enter Initials & date)

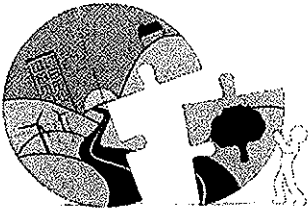
Signature: _____

Title: Stormwater Inspector _____

Date: _____

Files _____

Photos _____



RIVERSIDE COUNTY PLANNING DEPARTMENT

Juan C. Perez
Interim Planning Director

NOTICE OF EXEMPTION

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

FROM: Riverside County Transportation Dept.
 4080 Lemon Street, 8th Floor P. O. Box 1629 Riverside, CA 92502-1629

38686 El Cerrito Road Palm Desert, CA 92201

Project Title/Case No.: General Plan Amendment No. 1131 (GPA No. 1131)

Project Location: In the unincorporated area of Riverside County. Project is on the Santa Rosa Plateau in the Walker Basin Policy Area easterly of Carancho Rd, southerly of De Luz Rd including portions of Via Vaquero Rd and Glen Meadows Rd

Project Description: Amend the Circulation Element of the Riverside County General Plan to remove the Mountain Arterial Highway and Secondary Highway designations from the portions of Rancho California Rd, De Luz Rd, Via Vaquero Rd, Glen Meadows Rd, and Carancho Rd that are within or along the boundaries of the Walker Basin Policy Area to comply with the policies of the Walker Basin Policy Area. The removal of the Circulation Element designations is consistent with the policy area, which discourages the extension of urban improvements to serve the policy area. The roads will continue to operate in their current condition.

Name of Public Agency Approving Project: Riverside County Transportation Department

Project Applicant & Address: David Jeffers Consulting Inc., 19 Spectrum Pointe Dr, Suite 609, Lake Forrest, CA 92630

Exempt Status: (Check one)

- Ministerial (Sec. 21080(b)(1); 15268) Categorical Exemption (_____)
- Declared Emergency (Sec. 21080(b)(3); 15269(a)) Statutory Exemption (_____)
- Emergency Project (Sec. 21080(b)(4); 15269 (b)(c)) Other: Section 15061(b)(3)

Reasons why project is exempt: CEQA Guidelines Section 15061(b)(3). It can be seen with certainty that there is no possibility GPA 1131 may have a significant effect on the environment. Section 15061 – General Rule or "Common Sense" Exemption. The State CEQA Guidelines provides this exemption based upon the general rule that CEQA only applies to projects with the potential to cause a significant effect on the environment. With certainty, there is no possibility that the proposed project may have a significant effect on the environment. These roadways have existed for years and the proposed amendment would not alter the existing roadways, but rather would reduce the potential for substantial improvements to these roadways in the future. The project is not proposing any new development. The proposed amendment resolves a potential internal inconsistency within the General Plan between the Walker Basin Policy Area, which discourages the extension of urban services to the area, and the Circulation Element. Because there is no new development proposed, there will be no significant environmental impact. Therefore, in no way would the project as proposed have the potential to cause a significant environmental impact and the project is exempt from CEQA.

Richard Fairhurst (951) 955-6757
County Contact Person Phone Number

Richard A. Fairhurst Senior Transportation Planner 12/22/2014
Signature Title Date

Date Received for Filing and Posting at OPR: _____

Revised: 12/17/2014: Y:\TRAN\Development Review\Form 11s\Richard Fairhurst\GPA01131\GPA 1131 NOE Form 20141211.docx

Please charge deposit fee case#: ZGPA01131 ZCFG No. 6097 - County Clerk Posting Fee \$50.00
FOR COUNTY CLERK'S USE ONLY



*Juan C. Perez, P.E., T.E.
Director of Transportation and
Land Management*

COUNTY OF RIVERSIDE
TRANSPORTATION AND
LAND MANAGEMENT AGENCY



*Patriciu Romo, P.E.
Assistant Director of Transportation*

Transportation Department

MEMORANDUM

To: The Riverside County Planning Commission

From: ^{Re} Richard Fairhurst, Senior Transportation Planner

Date: August 20, 2014

Re: Planning Commission August 20, 2014, Hearing Agenda Item 3.1 for General Plan Amendment No. 1131

Transportation staff would like to amend its staff report by incorporating the following additional Conclusions:

- 4. The SB-18 Tribal Consultation request for consultation was completed.**
- 5. The proposed project will not preclude reserve design for the Western Riverside County Multiple Species Habitat Conservation Plan (WRCMSHCP).**
- 6. The public's health, safety, and general welfare are protected through project design.**

2 **RESOLUTION NO. 2015-023**
3 **AMENDING THE RIVERSIDE**
4 **COUNTY GENERAL PLAN**
5 **(First Cycle Circulation Element General Plan Amendment for 2015)**

6 **WHEREAS**, pursuant to the provisions of Government Code Section 65350 et seq., notice was
7 given and public hearings were held before the Riverside County Board of Supervisors and before the
8 Riverside County Planning Commission to consider the proposed amendment to the Countywide and
9 Southwest Area Plan Circulation Element Maps of the Circulation Element of the Riverside County
10 General Plan; and,

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

13 **WHEREAS**, the proposed general plan amendment was discussed fully with testimony and
14 documentation presented by the public and affected government agencies; now, therefore,

15 **BE IT RESOLVED, FOUND, DETERMINED AND ORDERED** by the Board of Supervisors
16 of the County of Riverside in regular session assembled on March 10, 2015 that:

17 **General Plan Amendment No. 1131 (GPA No. 1131)** is a proposal to amend the Circulation
18 Element map within or along the boundaries of the Walker Basin Policy Area by making the following
19 Circulation Element designation changes:

- 20 1. Remove the Mountain Arterial Highway designation from Rancho California Road
21 between De Luz Road and approximately 370 feet easterly of its intersection with De Luz
22 Road; and,
- 23 2. Remove the Mountain Arterial Highway designation from De Luz Road between Rancho
24 California Road and approximately 450 feet westerly of its intersection with Via Vaquero
25 Road; and,
- 26 3. Remove the Secondary Highway designation from Via Vaquero Road between De Luz
27 Road and Glen Meadows Road; and,
- 28 4. Remove the Secondary Highway designation from Glen Meadows Road between
Carancho Road and Via Vaquero Road; and,

FORM APPROVED COUNTY COUNSEL
BY:  a/s/s
DATE

- 1 5. Remove the Secondary Highway designation from Via Vaquero Road between Glen
2 Meadows Road and approximately 1,700 feet southerly of its intersection with Glen
3 Meadows Road; and,
- 4 6. Remove the Mountain Arterial Highway designation from De Luz Road between Carancho
5 Road and Terreno Drive; and,
- 6 7. Remove the Secondary Highway designation from Carancho Road between De Luz Road
7 and approximately 1,800 feet southerly of its intersection with Glen Meadows Road.

8 These amendments are shown on Exhibit 9 titled “GPA01131 Proposed Circulation Element” a
9 copy of which is attached hereto and incorporated herein by reference. The Planning Commission
10 recommended approval of GPA No. 1131 on August 20, 2014.

11 **BE IT FURTHER RESOLVED** by the Board of Supervisors, based on the evidence presented on
12 this matter, both written and oral, that:

- 13 1. The project site is located in the Walker Basin Policy Area easterly of Carancho Road,
14 southerly of De Luz Road including portions of Via Vaquero Road and Glen Meadows
15 Road.
- 16 2. The project site is designated as Rural Mountainous and is surrounded by properties which
17 are designated Rural Mountainous and Open Space – Conservation Habitat.
- 18 3. The zoning for the project site is Residential Agricultural – 5-acre minimum lot size and is
19 surrounded by properties that are zoned Residential Agricultural – 5-acre minimum lot
20 size, Light Agriculture – 10-acre minimum lot size, Light Agriculture – 20-acre minimum
21 lot size, and Rural Residential.
- 22 4. In 1984 the Walker Basin Specific Plan was approved with a maximum dwelling unit
23 potential of 1,631 dwelling units and the General Plan Circulation designations for
24 Mountain Arterial Highways and Secondary Highways associated with the property was
25 designed to accommodate that project.
- 26 5. The residential development of the Walker Basin Specific Plan did not occur and on July
27 15, 2003, the Board of Supervisors rescinded the Walker Basin Specific Plan and applied a
28

1 General Plan Designation that required 5-acre minimum lot sizes on the 385-acre
2 residential portion of the site.

3 6. The Walker Basin Policy Area was created through the 2003 adoption of the Riverside
4 County General Plan to implement the July 15, 2003, Board action and to ensure that
5 future development of the property would be consistent with the existing character of the
6 surrounding area, prevent the extension of major roads and other urban infrastructure, and
7 protect important natural features of the site.

8 7. The Walker Basin Policy Area SWAP 6.1 policy provides that the property within its
9 boundaries is subject to the following restriction: "The proposed development shall be of a
10 scale that would not require the introduction of sewer infrastructure, major road
11 improvements, or other urban services or infrastructure into the hilly De Luz area, or the
12 establishment of assessment districts to finance such infrastructure."

13 8. General Plan No. 1131 is a Technical General Plan Amendment because it involves a
14 technical correction discovered in the process of implementing the General Plan.

15 9. The Administration Element of the General Plan and Article II of Ordinance No. 348
16 provides that the first finding and any one or more of the subsequent findings listed below
17 are required for a Technical Amendment:

18 a. The proposed amendment would not change any policy direction or intent of the
19 General Plan.

20 b. An error or omission needs to be corrected.

21 c. A land use designation was based on inaccurate or misleading information and
22 should therefore be changed to properly reflect the policy intent of the General
23 Plan.

24 d. A point of clarification is needed to more accurately express the General Plan's
25 meaning or eliminate a source of confusion.

26 e. A minor change in boundary will more accurately reflect geological or topographic
27 features, or legal or jurisdictional boundaries

28

- 1 10. GPA No. 1131 does not change any policy direction or intent of the General Plan because
2 it is consistent with the policy direction and intent of the Walker Basin Policy Area SWAP
3 6.1 policy which provides that development shall be of a scale that would not require the
4 introduction of sewer infrastructure, major road improvements, or other urban services or
5 infrastructure into the hilly De Luz area, or the establishment of assessment districts to
6 finance such infrastructure.
- 7 11. The current Circulation Element designations within the Walker Basin Policy Area (i.e.,
8 Mountain Arterial Highway at 110-foot right-of-way and Secondary Highway at 100-foot
9 right-of-way) are not consistent with the Walker Basin Policy Area’s language. GPA No.
10 1131 resolves this inconsistency by removing the Circulation Element designations within
11 the Walker Basin Policy Area to make the Circulation Element consistent with the Policy
12 Area’s direction and intent.
- 13 12. The removal of the Mountain Arterial Highway designations and Secondary Highway
14 designations would not result in any direct change to the existing roadways and would
15 remove the future requirement for major roadway improvements within the Walker Basin
16 Policy Area.
- 17 13. Additionally, an error or omission needs to be corrected because there is currently a
18 conflict between the language of the Walker Basin Policy Area prohibiting major roads in
19 the area and the Circulation Element designations which were not corrected when the 2003
20 General Plan was adopted. GPA No. 1131 resolves this conflict by removing the
21 conflicting Circulation Element designation to clearly establish the direction and intention
22 of the Walker Basin Policy Area.
- 23 14. Furthermore, GPA No. 1131 eliminates the confusion in the General Plan caused by the
24 conflicting language of the Walker Basin Policy Area prohibiting major roads in the area
25 and the Circulation Element designations that were not corrected in 2003. GPA No. 1131
26 implements the Walker Basin Policy Area intention to not require major roads in Riverside
27 County’s De Luz area.
- 28

1 15. The proposed project will not preclude reserve design for the Western Riverside County
2 Multiple Species Habitat Conservation Plan (WRCMSHCP).

3 16. The public’s health, safety, and general welfare are protected through project design.

4 17. GPA No. 1131 is compatible with the present and future logical development of the area.

5 18. GPA No. 1131 is exempt from CEQA pursuant to State CEQA Guidelines Section
6 15061(b)(3) because the project does not alter the existing physical condition of the roads
7 and removes Circulation Element designations that would substantially expand the design
8 of these roadways in the future. The project is not proposing any new development.
9 Additionally, these roadways have existed for years and GPA No. 1113 would not alter the
10 existing roadways, but rather would reduce the potential for substantial improvements to
11 these roadways in the future.

12 **BE IT FURTHER RESOLVED** by the Board of Supervisors that it **FINDS** General Plan
13 Amendment No. 1131 exempt from CEQA, and **ADOPTS** General Plan Amendment No. 1131 as
14 described herein and as shown on Exhibit 9 titled “GPA01131 Proposed Circulation Element”.

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

RIVERSIDE COUNTY TRANSPORTATION DEPARTMENT

GPA01131



Date Drawn: 06/10/14

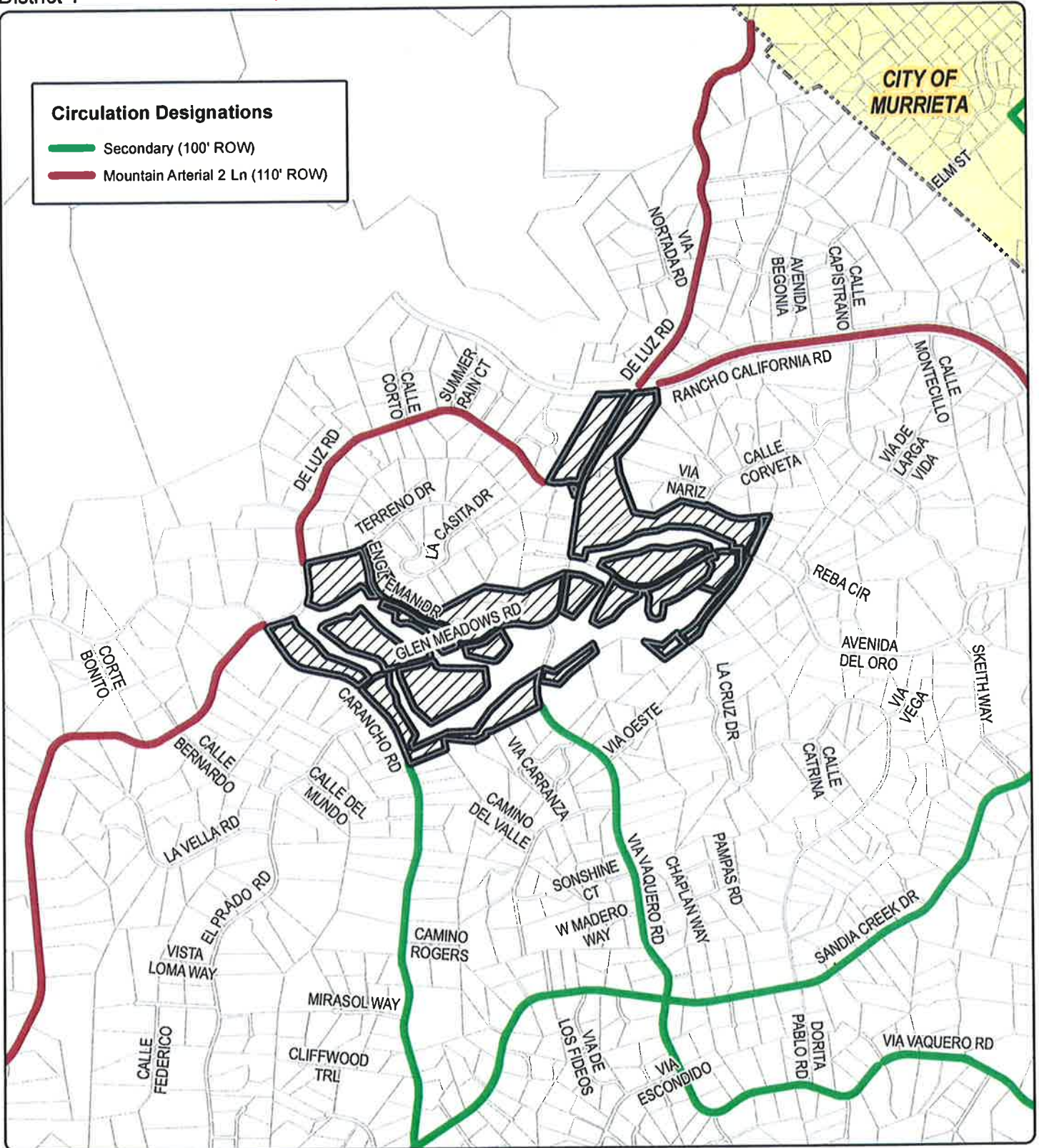
Supervisor Jeffries
District 1

PROPOSED CIRCULATION ELEMENT

Exhibit 9

Circulation Designations

-  Secondary (100' ROW)
-  Mountain Arterial 2 Ln (110' ROW)



Zoning District: Rancho California
Township/Range: T8SR3W
Section: 7

Assessors Bk. Pg. 935-37
Thomas Bros. Pg. 955 J7
Edition 2009



DISCLAIMER: On October 7, 2003, the County of Riverside adopted a new General Plan providing new land use designations for unincorporated Riverside County parcels. The new General Plan may contain different types of land use than is provided for under existing zoning. For further information, please contact the Riverside County Planning Department offices in Riverside at (951) 955-3200 (Western County), or in Indio at (760) 863-8277 (Eastern County) or website at <http://www.ltrm.co.riverside.ca.us/index.html>