

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

311B



FROM: TLMA – Planning Department

SUBMITTAL DATE:
May 19, 2015

SUBJECT: GENERAL PLAN AMENDMENT NO. 1128 AND CHANGE OF ZONE NO. 7847 – Intent to Adopt a Mitigated Negative Declaration – Applicant: Massoud Tajik – Third Supervisorial District – Hemet-San Jacinto Zoning District – Harvest Valley Winchester Area Plan: Community Development: Medium Density Residential (CD:MDR) (2-5 D.U./Ac.) and Rural: Rural Mountainous (R:RM) – Location: Northerly of Stetson Avenue, southerly of Lyn Avenue, easterly of California Avenue, and westerly of Cordoba Drive – 25.7 Acres – Zoning: Mobile Home Subdivision & Mobile Home Parks – 20,000 Sq. Ft. Minimum (R-T-20000) – REQUEST: The General Plan Amendment proposes to amend the General Plan Land Use Element from Community Development: Medium Density Residential (CD:MDR) (2-5 D.U./Ac.) and Rural: Rural Mountainous (R:RM) to Community Development: High Density Residential (CD:HDR) (8-14 D.U./Ac.), Open Space: Conservation (OS:C), and Rural: Rural Mountainous (R:RM). The Change of Zone proposes to change the zoning of the subject site from Mobile Home Subdivision & Mobile Home Parks (R-T-20000) to Planned Residential (R-4) and Open Area Combining Zone-Residential Developments (R-5). Deposit based funds 100%

Departmental Concurrence

(Continued on next page)

Steve Weiss

Steve Weiss, AICP
Planning Director

Juan C. Perez

Juan C. Perez
TLMA 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: Deposit based funds				Budget Adjustment: N/A	
				For Fiscal Year: N/A	

C.E.O. RECOMMENDATION:

APPROVE

BY:

Tina Grande
Tina Grande

County Executive Office Signature

MINUTES OF THE BOARD OF SUPERVISORS

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

56
Prev. Agn. Ref.:

District: 3

Agenda Number:

16-1

**SUBMITTAL TO THE BOARD OF SUPERVISORS, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA
FORM 11: GENERAL PLAN AMENDMENT NO. 1128 AND CHANGE OF ZONE NO. 7847**

DATE: May 19, 2015

PAGE: Page 2 of 3

RECOMMENDED MOTION: The Planning Commission recommends that the Board of Supervisors:

ADOPT a **MITIGATED NEGATIVE DECLARATION** for **ENVIRONMENTAL ASSESSMENT NO. 42642**, based on the findings incorporated in the initial study and the conclusion that the project will not have a significant effect on the environment; and,

TENTATIVELY APPROVE **GENERAL PLAN AMENDMENT NO. 1128** amending the General Plan Land Use Element from Community Development: Medium Density Residential (CD:MDR) (2-5 D.U./Ac.) and Rural: Rural Mountainous (R:RM) to Community Development: High Density Residential (CD:HDR) (8-14 D.U./Ac.), Open Space: Conservation (OS:C), and Rural: Rural Mountainous (R:RM); in accordance with Exhibit #6, and based on the findings and conclusions incorporated in the staff report, subject to adoption of the General Plan Amendment resolution by the Board of Supervisors; and,

TENTATIVELY APPROVE **CHANGE OF ZONE NO. 7847**, amending the zoning classification, for the subject property from Mobile Home Subdivision & Mobile Home Parks (R-T-20000) to Planned Residential (R-4) and Open Area Combining Zone-Residential Developments (R-5) in accordance with Exhibit #3, and based on the findings and conclusions incorporated in the staff report, subject to adoption of the zoning ordinance by the Board of Supervisors.

BACKGROUND:

Summary

General Plan Amendment No. 1128 (GPA1128) proposes to amend the General Plan Land Use Element from Community Development: Medium Density Residential (CD:MDR) (2-5 D.U./Ac.) and Rural: Rural Mountainous (R:RM) to Community Development: High Density Residential (CD:HDR) (8-14 D.U./Ac.), Open Space: Conservation (OS:C), and Rural: Rural Mountainous (R:RM).

Change of Zone No. 7847 (CZ7847) proposes to change the zoning of the subject site from Mobile Home Subdivision & Mobile Home Parks (R-T-20000) to Planned Residential (R-4) and Open Area Combining Zone-Residential Developments (R-5).

The project site is a total of 25.7 acres and is currently designated Medium Density Residential (MDR) (2-5 D.U./Ac.) on the majority of the property with a portion of the southwest corner of the property designated as Rural Mountainous (RM). This amendment would change the designation of the southwesterly 19.0 acres of the property to High Density Residential (HDR) (8-14 D.U./Ac.) and the northeasterly 4.3 acre of the property to Open Space: Conservation (OS:C). The southwest corner of the property designated as Rural Mountainous (RM) will remain unchanged.

The proposed realignment of Highway 79 (SR-79) will impact the property. The Riverside County Transportation Commission (RCTC) is the lead in studying a proposed realignment of SR-79 between Domenigoni Parkway and Gilman Springs Road in the San Jacinto-Hemet area. The project development team of the RCTC has selected a Locally Preferred Alternative known as 1BR which will affect the project site and is estimated to require 4.3 acres from GPA1128. However, the final alignment will not be known until the environmental document for the Realignment Project is approved. A Recirculated Draft Environmental Impact Report/Environmental Impact Statement is anticipated to be released during the summer of 2015 and approved in the second quarter of 2016. The applicant has offered to set aside 4.3 acres needed for the Realignment Project as "Open Space" for the purposes of dedication at no cost to the County for the future right-of-way for SR-79.

**SUBMITTAL TO THE BOARD OF SUPERVISORS, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA
FORM 11: GENERAL PLAN AMENDMENT NO. 1128 AND CHANGE OF ZONE NO. 7847**

DATE: May 19, 2015

PAGE: Page 3 of 3

The High Density Residential (HDR) Designation on the remainder of the property was intended to allow the dedication of the SR-79 R.O.W. property without impacting the unit yield of the entire property. This will in essence allow the applicant to cluster. More specifically, the property is proposing to change 18.7 acres of the site to High Density Residential (HDR) (8-14 D.U./Ac.). This would permit a maximum of 261.8 units on the property. Given that this project would facilitate the implementation of the realigned SR-79 by providing significant right-of-way at no cost to the public, County staff's determination is that this project meets the intent of the Highway 79 Policy Area in the General Plan, which sets development range targets, with the proposed density.

The applicant has also signed an indemnification agreement with the County.

On March 18, 2015, the Planning Commission recommended approval of the project to the Board of Supervisors by a vote of 3-0.

Impact on Citizens and Businesses

The impacts of this project have been evaluated through the environmental review and public hearing process by Planning staff and the Planning Commission.

ATTACHMENTS:

- A. PLANNING COMMISSION MINUTES**
- B. PLANNING COMMISSION STAFF REPORT**



RIVERSIDE COUNTY PLANNING DEPARTMENT

Steve Weiss, AICP
Planning Director

DATE: May 11, 2015

TO: Clerk of the Board of Supervisors

FROM: Planning Department - Riverside Office

SUBJECT: GENERAL PLAN AMENDMENT NO. 1128 (GPA01128) AND CHANGE OF ZONE NO. 7847 (CZ07847)

(Charge your time to these case numbers)

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

- | | |
|---|--|
| <input type="checkbox"/> Place on Administrative Action (Receive & File, EOT) | <input checked="" type="checkbox"/> Set for Hearing (Legislative Action Required; CZ, GPA, SP, SPA) |
| <input type="checkbox"/> Labels provided If Set For Hearing | <input checked="" type="checkbox"/> Publish in Newspaper: |
| <input type="checkbox"/> 10 Day <input type="checkbox"/> 20 Day <input type="checkbox"/> 30 day | (3rd Dist) Press Enterprise and The Californian |
| <input type="checkbox"/> Place on Consent Calendar | <input checked="" type="checkbox"/> Mitigated Negative Declaration |
| <input type="checkbox"/> Place on Policy Calendar (Resolutions; Ordinances; PNC) | <input checked="" type="checkbox"/> 10 Day <input type="checkbox"/> 20 Day <input type="checkbox"/> 30 day |
| <input type="checkbox"/> Place on Section Initiation Proceeding (GPIP) | <input checked="" type="checkbox"/> Notify Property Owners (app/agencies/property owner labels provided) |

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

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

Desert Office · 77-588 Duna Court, Suite H
Palm Desert, California 92211
(760) 863-8277 · Fax (760) 863-7040

"Planning Our Future... Preserving Our Past"

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



FROM: TLMA – Planning Department

SUBMITTAL DATE:
May 19, 2015

SUBJECT: GENERAL PLAN AMENDMENT NO. 1128 AND CHANGE OF ZONE NO. 7847 – Intent to Adopt a Mitigated Negative Declaration – Applicant: Massoud Tajik – Third Supervisorial District – Hemet-San Jacinto Zoning District – Harvest Valley Winchester Area Plan: Community Development: Medium Density Residential (CD:MDR) (2-5 D.U./Ac.) and Rural: Rural Mountainous (R:RM) – Location: Northerly of Stetson Avenue, southerly of Lyn Avenue, easterly of California Avenue, and westerly of Cordoba Drive – 25.7 Acres – Zoning: Mobile Home Subdivision & Mobile Home Parks – 20,000 Sq. Ft. Minimum (R-T-20000) – REQUEST: The General Plan Amendment proposes to amend the General Plan Land Use Element from Community Development: Medium Density Residential (CD:MDR) (2-5 D.U./Ac.) and Rural: Rural Mountainous (R:RM) to Community Development: High Density Residential (CD:HDR) (8-14 D.U./Ac.), Open Space: Conservation (OS:C), and Rural: Rural Mountainous (R:RM). The Change of Zone proposes to change the zoning of the subject site from Mobile Home Subdivision & Mobile Home Parks (R-T-20000) to Planned Residential (R-4) and Open Area Combining Zone-Residential Developments (R-5). Deposit based funds 100%

(Continued on next page)

Departmental Concurrence

Steve Weiss, AICP
Planning Director

Juan C. Perez
TLMA 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 type="checkbox"/>
NET COUNTY COST	\$ N/A	\$ N/A	\$ N/A	\$ N/A	
SOURCE OF FUNDS: Deposit based funds				Budget Adjustment: N/A	
				For Fiscal Year: N/A	

C.E.O. RECOMMENDATION:

County Executive Office Signature

MINUTES OF THE BOARD OF SUPERVISORS

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

Prev. Agn. Ref.:

District: 3

Agenda Number:

**SUBMITTAL TO THE BOARD OF SUPERVISORS, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA
FORM 11: GENERAL PLAN AMENDMENT NO. 1128 AND CHANGE OF ZONE NO. 7847**

DATE: May 19, 2015

PAGE: Page 2 of 3

RECOMMENDED MOTION: The Planning Commission recommends that the Board of Supervisors:

ADOPT a **MITIGATED NEGATIVE DECLARATION** for **ENVIRONMENTAL ASSESSMENT NO. 42642**, based on the findings incorporated in the initial study and the conclusion that the project will not have a significant effect on the environment; and,

TENTATIVELY APPROVE GENERAL PLAN AMENDMENT NO. 1128 amending the General Plan Land Use Element from Community Development: Medium Density Residential (CD:MDR) (2-5 D.U./Ac.) and Rural: Rural Mountainous (R:RM) to Community Development: High Density Residential (CD:HDR) (8-14 D.U./Ac.), Open Space: Conservation (OS:C), and Rural: Rural Mountainous (R:RM); in accordance with Exhibit #6, and based on the findings and conclusions incorporated in the staff report, subject to adoption of the General Plan Amendment resolution by the Board of Supervisors; and,

TENTATIVELY APPROVE CHANGE OF ZONE NO. 7847, amending the zoning classification, for the subject property from Mobile Home Subdivision & Mobile Home Parks (R-T-20000) to Planned Residential (R-4) and Open Area Combining Zone-Residential Developments (R-5) in accordance with Exhibit #3, and based on the findings and conclusions incorporated in the staff report, subject to adoption of the zoning ordinance by the Board of Supervisors.

BACKGROUND:

Summary

General Plan Amendment No. 1128 (GPA1128) proposes to amend the General Plan Land Use Element from Community Development: Medium Density Residential (CD:MDR) (2-5 D.U./Ac.) and Rural: Rural Mountainous (R:RM) to Community Development: High Density Residential (CD:HDR) (8-14 D.U./Ac.), Open Space: Conservation (OS:C), and Rural: Rural Mountainous (R:RM).

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The project site is a total of 25.7 acres and is currently designated Medium Density Residential (MDR) (2-5 D.U./Ac.) on the majority of the property with a portion of the southwest corner of the property designated as Rural Mountainous (RM). This amendment would change the designation of the southwesterly 19.0 acres of the property to High Density Residential (HDR) (8-14 D.U./Ac.) and the northeasterly 4.3 acre of the property to Open Space: Conservation (OS:C). The southwest corner of the property designated as Rural Mountainous (RM) will remain unchanged.

The proposed realignment of Highway 79 (SR-79) will impact the property. The Riverside County Transportation Commission (RCTC) is the lead in studying a proposed realignment of SR-79 between Domenigoni Parkway and Gilman Springs Road in the San Jacinto-Hemet area. The project development team of the RCTC has selected a Locally Preferred Alternative known as 1BR which will affect the project site and is estimated to require 4.3 acres from GPA1128. However, the final alignment will not be known until the environmental document for the Realignment Project is approved. A Recirculated Draft Environmental Impact Report/Environmental Impact Statement is anticipated to be released during the summer of 2015 and approved in the second quarter of 2016. The applicant has offered to set aside 4.3 acres needed for the Realignment Project as "Open Space" for the purposes of dedication at no cost to the County for the future right-of-way for SR-79.

**SUBMITTAL TO THE BOARD OF SUPERVISORS, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA
FORM 11: GENERAL PLAN AMENDMENT NO. 1128 AND CHANGE OF ZONE NO. 7847**

DATE: May 19, 2015

PAGE: Page 3 of 3

The High Density Residential (HDR) Designation on the remainder of the property was intended to allow the dedication of the SR-79 R.O.W. property without impacting the unit yield of the entire property. This will in essence allow the applicant to cluster. More specifically, the property is proposing to change 18.7 acres of the site to High Density Residential (HDR) (8-14 D.U./Ac.). This would permit a maximum of 261.8 units on the property. Given that this project would facilitate the implementation of the realigned SR-79 by providing significant right-of-way at no cost to the public, County staff's determination is that this project meets the intent of the Highway 79 Policy Area in the General Plan, which sets development range targets, with the proposed density.

The applicant has also signed an indemnification agreement with the County.

On March 18, 2015, the Planning Commission recommended approval of the project to the Board of Supervisors by a vote of 3-0.

Impact on Citizens and Businesses

The impacts of this project have been evaluated through the environmental review and public hearing process by Planning staff and the Planning Commission.

ATTACHMENTS:

- A. **PLANNING COMMISSION MINUTES**
- B. **PLANNING COMMISSION STAFF REPORT**



RIVERSIDE COUNTY
PLANNING DEPARTMENT

**PLANNING COMMISSION
MINUTE ORDER
MARCH 18, 2015**

I. AGENDA ITEM 4.1

GENERAL PLAN AMENDMENT NO. 1128 AND CHANGE OF ZONE NO. 7847 – Intent to Adopt a Mitigated Negative Declaration – Applicant: Massoud Tajik – Third Supervisorial District – Hemet-San Jacinto Zoning District – Harvest Valley Winchester Area Plan: Community Development: Medium Density Residential (CD:MDR) (2-5 D.U./Ac.) and Rural: Rural Mountainous (R:RM) – Location: Northerly of Stetson Avenue, southerly of Lyn Avenue, easterly of California Avenue, and westerly of Cordoba Drive – 25.7 Acres – Zoning: Mobile Home Subdivision & Mobile Home Parks – 20,000 sq. ft. Minimum (R-T-20000).

II. PROJECT DESCRIPTION:

The General Plan Amendment proposes to amend the General Plan Land Use Element from Community Development: Medium Density Residential (CD:MDR) (2-5 D.U./Ac.) and Rural: Rural Mountainous (R:RM) to Community Development: High Density Residential (CD:HDR) (8-14 D.U./Ac.), Open Space: Conservation (OS:C), and Rural: Rural Mountainous (R:RM). The Change of Zone proposes to change the zoning of the subject site from Mobile Home Subdivision & Mobile Home Parks (R-T-20000) to Planned Residential (R-4) and Open Area Combining Zone-Residential Developments (R-5).

III. MEETING SUMMARY:

The following staff presented the subject proposal:

Project Planner: Damaris Abraham at (951) 955-5719 or email dabraham@rctlma.org.

Spoke in favor of the proposed project:

- Farah Khorashadi, Representative, 32 Chadwick, Irvine (951) 218-6897.

No one spoke in a neutral position or in opposition.

IV. CONTROVERSIAL ISSUES:

None.

V. PLANNING COMMISSION ACTION:

Public Comments: Closed

Motion by Commissioner Petty, 2nd by Commissioner Sanchez

A vote of 3-0 (Commissioner Leach Absent; Commissioner Hake recused himself)

ADOPTED PLANNING COMMISSION RESOLUTION NO. 2015-002; and,

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.



RIVERSIDE COUNTY
PLANNING DEPARTMENT

**PLANNING COMMISSION
MINUTE ORDER
MARCH 18, 2015**

PLANNING COMMISSION WILL MAKE THE FOLLOWING RECOMMENDATIONS TO THE BOARD OF SUPERVISORS:

ADOPTION of a **MITIGATED NEGATIVE DECLARATION; and,**


APPROVAL of **GENERAL PLAN AMENDMENT NO. 1128; and,**

APPROVAL CHANGE OF ZONE NO. 7847.

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.: 4.1
Area Plan: Harvest Valley/Winchester
Zoning District: Hemet-San Jacinto
Supervisory District: Third
Project Planner: Damaris Abraham
Planning Commission: March 18, 2015

GENERAL PLAN AMENDMENT NO. 1128
CHANGE OF ZONE NO. 7847
Environmental Assessment No. 42642
Applicant: Massoud Tajik
Engineer/Representative: Farah Khorashadi


Steve Weiss, AICP
Planning Director

COUNTY OF RIVERSIDE PLANNING DEPARTMENT STAFF REPORT

PROJECT DESCRIPTION AND LOCATION:

General Plan Amendment No. 1128 proposes to amend the General Plan Land Use Element from Community Development: Medium Density Residential (CD:MDR) (2-5 D.U./Ac.) and Rural: Rural Mountainous (R:RM) to Community Development: High Density Residential (CD:HDR) (8-14 D.U./Ac.), Open Space: Conservation (OS:C), and Rural: Rural Mountainous (R:RM).

Change of Zone No. 7847 proposes to change the zoning of the subject site from Mobile Home Subdivision & Mobile Home Parks (R-T-20000) to Planned Residential (R-4) and Open Area Combining Zone-Residential Developments (R-5).

The project is located northerly of Stetson Avenue, southerly of Lyn Avenue, easterly of California Avenue, and westerly of Cordoba Drive.

ISSUES OF POTENTIAL CONCERN:

Highway 79 Policy Area Consistency

The General Plan's Highway 79 Policy Area requires that residential development be proposed at 9% below the mid-point of the existing Land Use designation due to transportation infrastructure and capacity deficiencies. Mitigation was added to the project's CEQA document that makes the project consistent with the goals of the policy.

General Plan Findings

In order to support the proposed General Plan Amendment it must be established that the proposal satisfies certain required findings. The Administration Element of the General Plan and Article II of Ordinance No. 348 explains that there are four categories of amendments, Technical, Entitlement/Policy, Foundation, and Agriculture. Each category has distinct required findings that must be made by the Board of Supervisors.

General Plan Amendment No. 1128 falls into the Entitlement/Policy category, because it is changing within the same Foundation-Component, Community Development. Entitlement/Policy Amendment - involves changes in land use designations or policies that involve land located entirely within a General Plan Foundation Component but that do not change the boundaries of that component provided, however, that the following amendments involving changes to Foundation Components shall be deemed Entitlement/Policy Amendments and be subject to the procedural requirements applicable to this category: a. Amendments changing land to the Open Space Foundation Component and the corresponding change from any other Foundation Component.

The Administration Element of the General Plan and Article II of Ordinance No. 348 explains that two findings must be made, and at least one of five additional findings must be made to justify an entitlement/policy amendment. The two findings are:

- a. The proposed change does not involve a change in or conflict with: the Riverside County Vision; any General Planning Principle set forth in General Plan Appendix B; or any Foundation Component designation in the General Plan.
- b. The proposed amendment would either contribute to the purposes of the General Plan or, at a minimum, would not be detrimental to them.

The additional findings, only one of which need to be made include:

- c. Special circumstances or conditions have emerged that were unanticipated in preparing the General Plan.
- d. A change in policy is required to conform to changes in state or federal law or applicable findings of a court of law.
- e. An amendment is required to comply with an update of the Housing Element or change in State Housing Element law.
- f. An amendment is required to expand basic employment job opportunities (jobs that contribute directly to the County's economic base) and that would improve the ratio of jobs-to-workers in the County.
- g. An amendment is required to address changes in ownership of land or land not under the land use authority of the Board of Supervisors.

Consideration Analysis:

The first finding per the General Plan Administrative element explains that the proposed Amendment must not involve a change in or conflict with the Riverside County Vision; any General Plan Principle; or any Foundation Component designation in the General Plan.

A. The proposed change does not involve a change in or conflict with:

- (1) The Riverside County Vision.

The project site is a total of 25.7 acres and is currently designated Medium Density Residential (MDR) (2-5 D.U./Ac.) on the majority of the property with a portion of the southwest corner of the property designated as Rural Mountainous (RM). This amendment would change the designation of the southwesterly 14.7 acres of the property to High Density Residential (HDR) (8-14 D.U./Ac.) and would leave the northeasterly 8.3 acre portion as Medium Density Residential (MDR) (2-5 D.U./Ac.). The southwest corner of the property designated as Rural Mountainous (RM) will remain unchanged.

The County General Plan Vision discusses many concepts; they are broken into categories including housing, population growth, community, transportation, etc. The project has been reviewed against these visions and staff has determined that they are consistent with them. More specifically, the Livable Centers portion of the Riverside County Vision states that there be a mix of uses in an area. There are Medium Density Residential designated properties located to the north and east and Estate Density Residential (RC-EDR) and Rural Mountainous (RM) designated properties to the south. There is a property located less than 200 feet to the north of the project site that is designated High Density Residential. The hill located on the southerly side of the project site will provide a natural boundary for the low density designated properties located to the south of the project site and will help maintain a balanced growth in the area while providing a mix of uses. The Housing portion of the Riverside County Vision states that shelter is one of the most basic community needs, the high density residential designated property provides for a wide variety of housing opportunities. Therefore, there is no conflict with the Riverside County Vision.

(2) Any General Plan Principle.

The General Plan allows for changes to the Land Use Designations. The proposed change is consistent with the principles of the General Plan contained in Appendix B of the General Plan. The following is an analysis of the applicable principles to the proposed change:

Principle 1.G discusses the efficient use of the land, and explains incentives should be used to encourage higher density/intensity development in appropriate areas and also explains an expanding population requires the integration of land use and transportation that can be fostered through among other things creation of community centers with mixed or integrated uses. The High Density Residential designated property will provide the potential for a higher density development in the area.

Principle 2.A discusses environmental protection and B discusses habitat preservation and the need for MSHCP consistency, are addressed in the MSHCP review of the project and through the CEQA document. The project is consistent with all provisions of the MSHCP.

Principle 4.A discusses the need for a variety and choice in community development particularly in the choice and opportunity for housing in various styles and various densities, balanced growth, and in creating high density, urbanized villages surrounding existing and projected commercial and industrial clusters. This project will bring varied densities to the area, accommodate a range of life styles, emphasizing compact and higher density choices and will help balanced growth by distributing growth in a rational way between urban, suburban and rural spheres. In addition, the topographical features of the project site will also make the proposed change appropriate for the area. The hill located on the southerly side of the project site will provide a natural boundary for the low density designated properties located to the south of the project site and will help maintain a balanced growth in the area.

The project will also help create a high density housing around projected commercial clusters. The project site is located in the City of Hemet Sphere of Influence. The City of Hemet General Plan designates the site for Mixed Use development. This designation provides for a mix of residential and compatible office and retail/service uses integrated as a cohesive development, or such uses developed side-by-side in a manner that encourages interaction between uses. The

proposed high density residential designation will help provide high density housing around this projected mixed use commercial development.

Principle 4.D.1 discusses the need for each community to be integrated into the regional transit/transportation system, with appropriate planning for transit terminals and high density clustered housing in the immediate vicinity. The proposed amendment will place high density residential designated property adjacent to the realigned Highway 79 which will provide an opportunity for the development of high density housing in the immediate vicinity of the road.

- (3) Any Foundation Component designation in the General Plan except as otherwise expressly allowed.

The proposed designation would be within the same Foundation Component of the General Plan. The project is proposing to change a portion (14.7 acres) from Community Development: Medium Density Residential (CD:MDR) to Community Development: High Density Residential (CD:HDR). A portion (8.3 acres) of the change is from Community Development: Medium Density Residential (CD:MDR) to Open Space: Conservation. According to General Plan Administration Element, Amendment Categories Section 2.a., amendments changing land to Open Space Foundation Component are expressly allowed and are deemed Entitlement/Policy Amendments. The southwest corner of the property designated as Rural Mountainous (RM) will remain unchanged. Thus, the proposed amendment is consistent with the Community Development Foundation.

The second General Plan Administrative Element finding explains that the proposed Amendment must either contribute to the achievement of the purposes of the General Plan or, at a minimum, would not be detrimental to them.

The proposed Land Use change will contribute to the achievement of the purposes of the General Plan, and at a minimum will not be detrimental to them. One of the main purposes of the General Plan is for the logical development of the County. In LU 22.2 the General Plan states that one of the goals is to "accommodate higher density residential development near community centers, transportation centers, employment, and services areas". The realignment of Highway 79 will affect the northwesterly portion of the property. The proposed High Density Residential designated property will be located adjacent to the realigned road and will help in accommodating a higher density residential development near the road. Therefore, the project will contribute to the purposes of the General Plan by placing a higher density development near a transportation center.

In addition to the two, the General Plan indicates that an additional finding, from a list of five, must also be made.

The appropriate additional finding for the proposed Amendment is: Special circumstances or conditions have emerged that were unanticipated in preparing the General Plan.

The realignment of Highway 79 will impact the property. The Draft EIR for the realignment of Highway 79 has been distributed for public comment and provides four different build alternatives. In June 2014, the Project Development Team of the Riverside County Transportation Commission (RCTC) selected the locally preferred build alternative, which will affect the project site. The special circumstance is that the realignment will create a corridor that

did not exist before. The proposed high density residential designated property will be adjacent to a major State route which will be a more compatible use of land.

SUMMARY OF FINDINGS:

1. Existing General Plan Land Use (Ex. #6): Community Development: Medium Density Residential (CD:MDR) and Rural: Rural Mountainous (R:RM)
2. Proposed General Plan Land Use (Ex. #6): Community Development: High Density Residential (CD:HDR) (8-14 D.U./Ac.), Open Space: Conservation (OS:C), and Rural: Rural Mountainous (R:RM)
2. Surrounding General Plan Land Use (Ex. #6): Community Development: Medium Density Residential (CD:MDR) and Community Development: High Density Residential (CD:HDR) to the north
Rural: Rural Mountainous (R:RM) and Rural Community: Estate Density Residential (RC:EDR) to the south
Community Development: Medium Density Residential (CD:MDR) to the east
Community Development: Medium Density Residential (CD:MDR) and Rural: Rural Mountainous (R:RM) to the west
3. Existing Zoning (Ex. #3): Mobile Home Subdivision & Mobile Home Parks (R-T-20000)
4. Proposed Zoning (Ex. #3): Planned Residential (R-4) and Open Area Combining Zone-Residential Developments (R-5) (R-5)
4. Surrounding Zoning (Ex. #3): Mobile Home Subdivision & Mobile Home Parks (R-T-20000) and Residential Agricultural (R-A) to the north
Light Agriculture – 15 Acre Minimum (A-1-15), Light Agriculture – 2 and ½ Acre Minimum (A-1-2½), and Heavy Agriculture – 10 Acre Minimum (A-2-10) to the south
Mobile Home Subdivision & Mobile Home Parks (R-T-20000) to the east
Light Agriculture – 10 Acre Minimum (A-1-10) to the west
5. Existing Land Use (Ex. #1): Vacant
6. Surrounding Land Use (Ex. #1): Vacant and motorhomes to the north
Single family dwellings and vacant to the south and west
Vacant to the east

7. Project Data: Total Acreage: 25.7
8. Environmental Concerns: See attached environmental assessment

RECOMMENDATIONS:

STAFF RECOMMENDS THAT THE PLANNING COMMISSION:

ADOPT PLANNING COMMISSION RESOLUTION NO. 2015-002 recommending adoption of General Plan Amendment No. 1128 to the Board of Supervisors as shown on Exhibit #6; and,

STAFF RECOMMENDS THAT THE PLANNING COMMISSION MAKE THE FOLLOWING RECOMMENDATIONS TO THE BOARD OF SUPERVISORS:

ADOPT a **MITIGATED NEGATIVE DECLARATION** for **ENVIRONMENTAL ASSESSMENT NO. 42642**, based on the findings incorporated in the initial study and the conclusion that the project will not have a significant effect on the environment; and,

APPROVE GENERAL PLAN AMENDMENT NO. 1128 amending the General Plan Land Use Element from Community Development: Medium Density Residential (CD:MDR) (2-5 D.U./Ac.) and Rural: Rural Mountainous (R:RM) to Community Development: High Density Residential (CD:HDR) (8-14 D.U./Ac.), Open Space: Conservation (OS:C), and Rural: Rural Mountainous (R:RM); in accordance with Exhibit #6, and based on the findings and conclusions incorporated in the staff report, subject to adoption of the General Plan Amendment resolution by the Board of Supervisors; and,

APPROVE CHANGE OF ZONE NO. 7847, amending the zoning classification, for the subject property from Mobile Home Subdivision & Mobile Home Parks (R-T-20000) to Planned Residential (R-4) and Open Area Combining Zone-Residential Developments (R-5) in accordance with Exhibit #3, subject to adoption of the zoning ordinance 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 is consistent with the proposed High Density Residential (HDR) (8-14 D.U./Ac.), Open Space: Conservation (OS:C), and Rural: Rural Mountainous (R:RM) Land Use Designations.
2. The project site is surrounded by properties which are designated Community Development: Medium Density Residential (CD:MDR) and Community Development: High Density Residential (CD:HDR) to the north, Rural: Rural Mountainous (R:RM) and Rural Community: Estate Density Residential (RC:EDR) to the south, Community Development: Medium Density Residential (CD:MDR) to the east, and Community Development: Medium Density Residential (CD:MDR) and Rural: Rural Mountainous (R:RM) to the west.
3. The proposed change does not conflict with the Riverside County Vision. The County General Plan vision discusses concepts such as housing, population growth, community, transportation, etc. The project has been reviewed against these visions and staff has determined that they are consistent with them. More specifically, the Livable Centers portion of the Riverside County Vision states that there be a mix of uses in an area. The proposed High Density Residential designation

will help provide a mix of uses. The Housing portion of the Riverside County Vision states that shelter is one of the most basic community needs, the high density residential designated property provides for a wide variety of housing opportunities.

4. The proposed change does not conflict with any General Plan principle. The proposed change is consistent with the principles of the General Plan contained in Appendix B of the General Plan. The project will bring varied densities to the area, accommodate a range of life styles, emphasizing compact and higher density choices and will help balanced growth by distributing growth in a rational way between urban, suburban and rural spheres.
5. The topographical features of the project site will make the proposed change appropriate for the area. The hill located on the southerly side of the project will provide a natural boundary for the low density designated properties located to the south of the project and will help maintain a balanced growth in the area.
6. The proposed change does not conflict with any Foundation Component designation in the General Plan. The proposed designation would be within the same Foundation Component of the General Plan. The project is proposing to change a portion (14.7 acres) from Community Development: Medium Density Residential (CD:MDR) to Community Development: High Density Residential (CD:HDR).
7. A portion (8.3 acres) of the change is from Community Development: Medium Density Residential (CD:MDR) to Open Space: Conservation. According to General Plan Administration Element, Amendment Categories Section 2.a., amendments changing land to Open Space Foundation Component are expressly allowed and are deemed Entitlement/Policy Amendments. Thus, the proposed amendment is consistent with the Community Development Foundation.
8. The proposed amendment will contribute to the achievement of the purposes of the General Plan, and at a minimum will not be detrimental to them. One of the main purposes of the General Plan is for the logical development of the County. The proposed High Density Residential designated property will be located adjacent to the realigned road. The project will contribute to the purposes of the General Plan by placing a higher density development near a transportation center.
9. There are new conditions or special circumstances that were disclosed during the review process that were unanticipated in preparing the General Plan and subsequently justify modifying the General Plan. The new condition that occurred is the realignment of Highway 79. The Draft EIR for the realignment of Highway 79 has been distributed for public comment and provides four different build alternatives. In June 2014, the Project Development Team of the Riverside County Transportation Commission (RCTC) selected the locally preferred build alternative, which will affect the project site. The special circumstance is that the realignment will create a corridor that did not exist before. The proposed high density residential designated property will be adjacent to a major State route which will be a more compatible use of land.
10. The current zoning for the subject site is Mobile Home Subdivision & Mobile Home Parks (R-T-20000).
11. The proposed zoning is Planned Residential (R-4) and Open Area Combining Zone-Residential Developments (R-5).

12. The project site is surrounded by properties which are zoned Mobile Home Subdivision & Mobile Home Parks (R-T-20000) and Residential Agricultural (R-A) to the north, Light Agriculture – 15 Acre Minimum (A-1-15), Light Agriculture – 2 and ½ Acre Minimum (A-1- 2½), and Heavy Agriculture – 10 Acre Minimum (A-2-10) to the south, Mobile Home Subdivision & Mobile Home Parks (R-T-20000) to the east, and Light Agriculture – 10 Acre Minimum (A-1-10) to the west.
13. Vacant and motorhomes are located to the north of the project site. Single family dwellings and vacant land are located to the south and west.
14. The project site is located in Area III of the Hemet-Ryan Airport Comprehensive Airport Land Use Compatibility Plan (HRACALUP). According to Table 4 (Land Use Compatibility Guidelines for Airport Safety Zones for Hemet Ryan Airport) of the Harvest Valley/Winchester Area Plan, there is no maximum population density requirement for Area III and a wide range of uses are permitted. The project was reviewed by the Riverside County Airport Land Use Commission (ALUC) and was found to be consistent with the HRACALUP.
15. This project is located within Criteria Cell No. 3683 of the Western Riverside County Multiple Species Habitat Conservation Plan (MSHCP). The project has completed a Habitat Acquisition and Negotiation Strategy (HANS) No. 1012 and concluded that the MSCHP Criteria does not describe conservation for this property.
16. Environmental Assessment No. 42642 identified the following potentially significant impacts:
 - a. Transportation / Traffic

These listed impacts will be fully mitigated by the measures indicated in the environmental assessment. No other significant impacts were identified.

CONCLUSIONS:

1. The proposed project is in conformance with the High Density Residential (HDR) (8-14 D.U./Ac.), Open Space: Conservation (OS:C), and Rural: Rural Mountainous (R:RM) Land Use Designation, and with all other elements of the Riverside County General Plan.
2. The proposed project is consistent with the Planned Residential (R-4) and Open Area Combining Zone-Residential Developments (R-5) zoning classification of Ordinance No. 348, and with all other applicable provisions of Ordinance No. 348.
3. The public's health, safety, and general welfare are protected.
4. The proposed project is clearly compatible with the present and future logical development of the area.
5. The proposed project will not have a significant effect on the environment.
6. The proposed project will not preclude reserve design for the Western Riverside County Multiple Species Habitat Conservation Plan (WRCMSHCP).

7. The proposed change does not conflict with the Riverside County Vision, any General Plan principle, and any Foundation Component designation in the General Plan.
8. The project will increase housing and density options in this area of the County.

INFORMATIONAL ITEMS:

1. As of this writing, no letters, in support or opposition have been received.
2. The project site is not located within:
 - a. An Agricultural Preserve;
 - b. A High Fire Area; or,
 - c. A Fault Zone.
3. The project site is located within:
 - a. An Airport Influence Area;
 - b. A Flood Zone;
 - c. A Moderate to High Liquefaction Potential;
 - d. The City of Hemet Sphere of Influence;
 - e. The boundaries of the Hemet Unified School District; and,
 - f. The Stephen's Kangaroo Rat Fee Area.
4. The subject site is currently designated as Assessor's Parcel Numbers 465-020-004 and 465-020-005.

RESOLUTION 2015-002
RECOMMENDING ADOPTION OF
GENERAL PLAN AMENDMENT NO. 1128

WHEREAS, pursuant to the provisions of Government Code Section(s) 65350/65450 et. seq., a public hearing was held before the Riverside County Planning Commission in Riverside, California on March 18, 2015, to consider the above-referenced matter; and,

WHEREAS, all the procedures of the California Environmental Quality Act and the Riverside County Rules to Implement the Act have been met and the environmental document prepared or relied on is sufficiently detailed so that all the potentially significant effects of the project on the environment and measures necessary to avoid or substantially lessen such effects have been evaluated in accordance with the above-referenced Act and Procedures; and,

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

BE IT RESOLVED, FOUND, DETERMINED, AND ORDERED by the Planning Commission of the County of Riverside, in regular session assembled on January 21, 2015, that it has reviewed and considered the environmental document prepared or relied on and recommends the following based on the staff report and the findings and conclusions stated therein:

ADOPTION of the environmental document, a Mitigated Negative Declaration for Environmental Assessment No. 42642; and,

APPROVAL of **GENERAL PLAN AMENDMENT NO. 1128** amending the General Plan Land Use Element from Community Development: Medium Density Residential (CD:MDR) (2-5 D.U./Ac.) and Rural: Rural Mountainous (R:RM) to Community Development: High Density

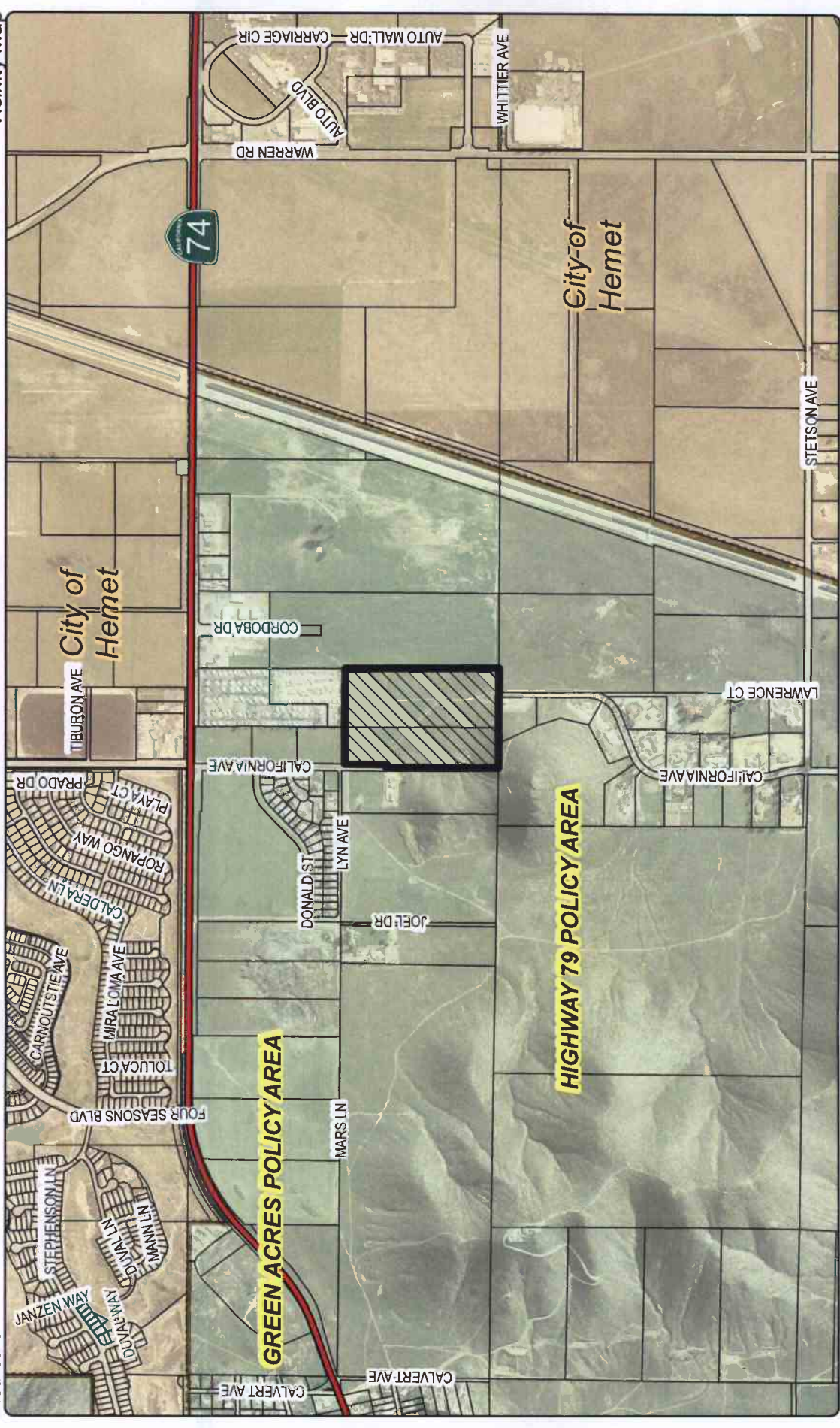
Residential (CD:HDR) (8-14 D.U./Ac.), Open Space: Conservation (OS:C), and Rural: Rural
Mountainous (R:RM).

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RIVERSIDE COUNTY PLANNING DEPARTMENT
CZ07847 GPA01128
VICINITY/POLICY AREAS

Supervisor Washington
 District: 3

Date Drawn: 05/28/2015
 Vicinity Map



Zoning District: Hemet-San Jacinto

Author: Vinnie Nguyen



DISCLAIMER: On October 7, 2003, the County of Riverside adopted a new General Plan providing new land use designations for unincorporated Riverside County. This new General Plan contains information that may differ from previous plans. The Planning Department advises in Riverside at 9531955-8200 (Western County) or at Public Comment at (760)965-8277 (Barren County) or Website: <http://www.riverside.ca.gov>

RIVERSIDE COUNTY PLANNING DEPARTMENT
CZ07847 GPA01128

Supervisor Washington
District: 3

Date Drawn: 05/28/2015
Exhibit 1

LAND USE



Zoning District: Hemet-San Jacinto

Author: Vinnie Nguyen



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 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)955-3200 (Western County) or in Palm Desert at (760)863-8277 (Eastern County) or Website <http://riversidecountyplanning.org>

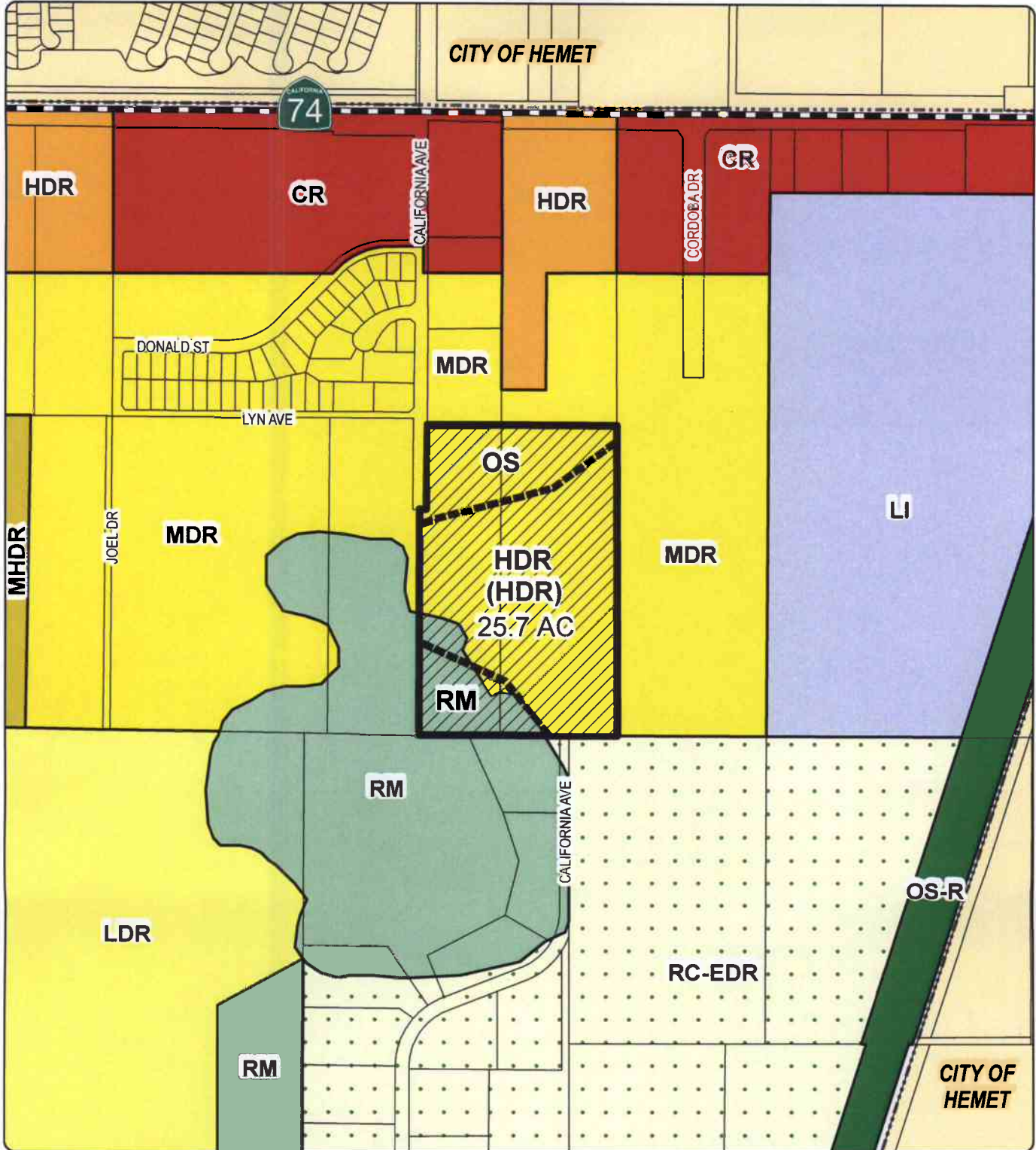
RIVERSIDE COUNTY PLANNING DEPARTMENT

CZ07847 GPA01128

PROPOSED GENERAL PLAN

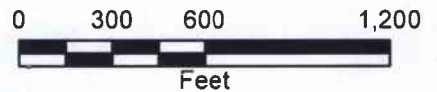
Supervisor Washington
District: 3

Date Drawn: 05/28/2015
Exhibit 6



Zoning District: Hemet-San Jacinto

Author: Vinnie Nguyen



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 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)955-3200 (Western County) or in Palm Desert at (760)863-8277 (Eastern County) or Website <http://planning.ctdima.org>

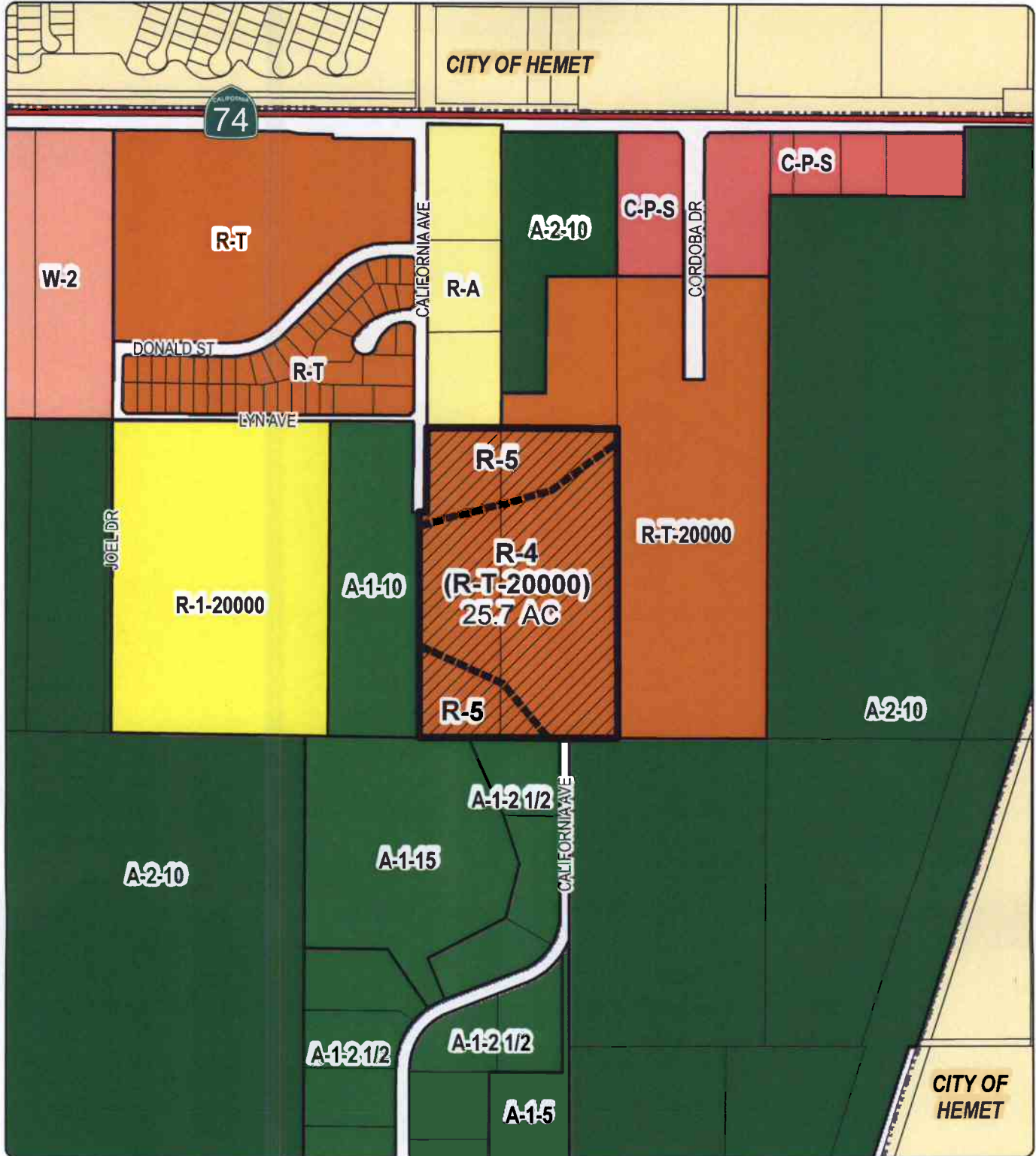
RIVERSIDE COUNTY PLANNING DEPARTMENT

CZ07847 GPA01128

Supervisor Washington
District: 3

Date Drawn: 05/28/2015
Exhibit 3

PROPOSED ZONING



Zoning District: Hemet-San Jacinto

Author: Vinnie Nguyen



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 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)955-3200 (Western County) or in Palm Desert at (760)863-8277 (Eastern County) or Website <http://planning.rcdms.org>

COUNTY OF RIVERSIDE

ENVIRONMENTAL ASSESSMENT FORM: INITIAL STUDY

Environmental Assessment (E.A.) Number: 42642

Project Case Type (s) and Number(s): General Plan Amendment No. 1128 and Change of Zone No. 7847

Lead Agency Name: County of Riverside Planning Department

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

Contact Person: Damaris Abraham

Telephone Number: (951) 955-5719

Applicant's Name: Massoud Tajik

Applicant's Address: 26541 Palisades Drive, Dana Point, CA 92624

Engineer's Name: Farah Khorashadi

Engineer's Address: 280 Caldecott Lane, #109, Oakland, CA 94618

I. PROJECT INFORMATION

A. Project Description:

General Plan Amendment No. 1128 (GPA 1128) proposes to amend the General Plan Land Use Element from Community Development: Medium Density Residential (CD:MDR) (2-5 D.U./Ac.) and Rural: Rural Mountainous (R:RM) to Community Development: High Density Residential (CD:HDR) (8-14 D.U./Ac.), Open Space: Conservation (OS:C), and Rural: Rural Mountainous (R:RM).

Change of Zone No. 7847 (CZ 7847) proposes to change the zoning of the subject site from Mobile Home Subdivision & Mobile Home Parks (R-T-20000) to Planned Residential (R-4) and (R-5)

The focus of this Environmental Assessment (EA) will be on the physical changes to the environment that can be anticipated from the implementation of GPA 1128 and CZ 7847. In all of the issue areas that will be analyzed in this EA, no physical changes would occur from GPA 1128 and CZ 7847. Once a development proposal or land use application to subsequently subdivide, grade, or build on the property associated with GPA 1128 and CZ 7847 is submitted, it is anticipated that a subsequent review, beyond this EA, shall be required to assess additional potential site specific impacts.

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

C. Total Project Area: 25.7 acres

Residential Acres: 25.7

Lots: TBD

Units: TBD

Projected No. of Residents: TBD

Commercial Acres: N/A

Lots: N/A

Sq. Ft. of Bldg. Area: N/A

Est. No. of Employees: N/A

Industrial Acres: N/A

Lots: N/A

Sq. Ft. of Bldg. Area: N/A

Est. No. of Employees: N/A

Other: N/A

D. Assessor's Parcel No(s): 465-020-004 and 465-020-005

E. Street References: Northerly of Stetson Avenue, southerly of Lyn Avenue, easterly of California Avenue, and westerly of Cordoba Drive.

F. Section, Township & Range Description or reference/attach a Legal Description:
Township 5 South, Range 2 West, Sections 13 and 14

G. Brief description of the existing environmental setting of the project site and its surroundings: The project site is currently vacant and is surrounded by vacant land and motorhomes to the north, vacant and single family residences to the south and west, and vacant land to the east.

II. APPLICABLE GENERAL PLAN AND ZONING REGULATIONS

A. General Plan Elements/Policies:

1. **Land Use:** The project is consistent with the provisions of the Land Use Element.
2. **Circulation:** The project is consistent with the Highway 79 policy area provisions, and all other policies of the Circulation Element.
3. **Multipurpose Open Space:** The project is consistent with the policies of the Open Space Element.
4. **Safety:** The project is consistent with the policies of the Safety Element.
5. **Noise:** The project is consistent with the policies of the Noise Element.
6. **Housing:** The project is consistent with the policies of the Housing Element.
7. **Air Quality:** The project is consistent with the policies of the Air Quality Element.

B. General Plan Area Plan(s): Harvest Valley/Winchester

C. Foundation Component(s): Community Development and Rural

D. Land Use Designation(s): Community Development: Medium Density Residential (CD:MDR) (2-5 D.U./Ac.) and Rural: Rural Mountainous (R:RM) (10 Acre Minimum)

E. Overlay(s), if any: Not Applicable

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

G. Adjacent and Surrounding Area Plan(s), Foundation Component(s), Land Use Designation(s), and Overlay(s) and Policy Area(s), if any: The project site is surrounded by properties which are designated Community Development: Medium Density Residential (CD:MDR) and Community Development: High Density Residential (CD:HDR) to the north, Rural: Rural Mountainous (R:RM) and Rural Community: Estate Density Residential (RC:EDR) to the south, Community Development: Medium Density Residential (CD:MDR) to the east, and Community Development: Medium Density Residential (CD:MDR) and Rural: Rural Mountainous (R:RM) to the west.

H. Adopted Specific Plan Information

1. **Name and Number of Specific Plan, if any:** Not Applicable
2. **Specific Plan Planning Area, and Policies, if any:** Not Applicable

I. **Existing Zoning:** Mobile Home Subdivision & Mobile Home Parks (R-T-20000)

J. **Proposed Zoning, if any:** Planned Residential (R-4) and Open Area Combining Zone-Residential Developments (R-5)

K. **Adjacent and Surrounding Zoning:** The project site is surrounded by properties which are zoned Mobile Home Subdivision & Mobile Home Parks (R-T-20000) and Residential Agricultural (R-A) to the north, Light Agriculture – 15 Acre Minimum (A-1-15), Light Agriculture – 2 and ½ Acre Minimum (A-1- 2½), and Heavy Agriculture – 10 Acre Minimum (A-2-10) to the south, Mobile Home Subdivision & Mobile Home Parks (R-T-20000) to the east, and Light Agriculture – 10 Acre Minimum (A-1-10) to the west.

III. ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED

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

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

IV. DETERMINATION

On the basis of this initial evaluation:

A PREVIOUS ENVIRONMENTAL IMPACT REPORT/NEGATIVE DECLARATION WAS NOT PREPARED

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

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

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

A PREVIOUS ENVIRONMENTAL IMPACT REPORT/NEGATIVE DECLARATION WAS PREPARED

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

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

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

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


Signature

February 10, 2015
Date

Damaris Abraham
Printed Name

For Steve Weiss, AICP, Planning Director

V. ENVIRONMENTAL ISSUES ASSESSMENT

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

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

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

Findings of Fact:

a-b) The project site is located approximately 1,200 feet from State Route 74 at its closest point, which is a State Eligible Scenic Highway. The proposed Project does not provide the opportunity for physical disturbance of the property; therefore, there is no potential for any impacts to scenic resources, which would include having a substantial effect upon a scenic highway corridor within which it is located; or, substantially damaging 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. No impacts are anticipated. No mitigation is required.

Once a development proposal or land use application to subsequently subdivide, grade, or build on the property, consistent with GPA 1128 and CZ 7847 is submitted, it is anticipated that a subsequent review, beyond this EA, shall be required to assess additional potential site and/or project specific impacts.

For the aesthetic consistency of the future residential components of development, applicable design guidelines for the project site shall include Countywide Design Guidelines and Landscape Review Guidelines. Policies for the protection of scenic resources and character of the community are contained in the General Plan. Nighttime light pollution is also addressed under County Ordinance No. 655 ("Regulating Light Pollution").

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

2. Mt. Palomar Observatory

a) Interfere with the nighttime use of the Mt. Palomar Observatory, as protected through Riverside County Ordinance No. 655?

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

Findings of Fact:

a) The project site is located 28.28 miles away from the Mt. Palomar Observatory; which is within the designated 45-mile (ZONE B) Special Lighting Area that surrounds the Mt. Palomar Observatory. The proposed Project does not provide the opportunity for physical disturbance of the property; therefore, there is no potential for the proposed Project to interfere with the nighttime use of the Mt. Palomar Observatory, as protected through Riverside County Ordinance No. 655. No impacts are anticipated. No mitigation is required.

Once a development proposal or land use application to subsequently subdivide, grade, or build on the property, consistent with General Plan GPA 1128 and CZ 7847 is submitted, it is anticipated that a subsequent review, beyond this EA, shall be required to assess additional potential site and/or project specific impacts.

Since the Project site is located within Zone B of the Special Lighting Area that surrounds the Mt. Palomar Observatory, and the potential location of any off-site improvements are also within this range, all future development, consistent with GPA 1128 and CZ 7847, must comply with the mandatory requirements of Riverside County Ordinance No. 655. The provisions of Ordinance No. 655 include, but not be limited to: shielding, down lighting and the use of low-pressure sodium lights. These are typically standard conditions of approval and are not considered unique mitigation pursuant to CEQA.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

3. Other Lighting Issues

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

b) Expose residential property to unacceptable light levels?

Sources: On-site Inspection, Project Application Description.

Findings of Fact:

a-b) The proposed project does not provide the opportunity for physical disturbance of the property; therefore, there is no potential to create a new source of substantial light or glare which would adversely affect day or nighttime views in the area for any impacts; or, expose residential property to unacceptable light levels. No impacts are anticipated. No mitigation is required.

Once a development proposal or land use application to subsequently subdivide, grade, or build on the property, consistent with General Plan GPA 1128 and CZ 7847 is submitted, it is anticipated that a

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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subsequent review, beyond this EA, shall be required to assess additional potential site and/or project specific impacts.

As stated above, any future development, consistent with GPA 1128 and CZ 7847, will be required to adhere to the requirements of Riverside County Ordinance No. 655 which regulate light pollution in relation to the Mt. Palomar Observatory.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

AGRICULTURE & FOREST RESOURCES Would the project

4. Agriculture

a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland) as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?

b) Conflict with existing agricultural zoning, agricultural use or with land subject to a Williamson Act contract or land within a Riverside County Agricultural Preserve?

c) Cause development of non-agricultural uses within 300 feet of agriculturally zoned property (Ordinance No. 625 "Right-to-Farm")?

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?

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

Findings of Fact:

a) The project is located on land designated as "Local Importance" under the Farmlands layer of the County GIS database. Farmland of Local Importance is either currently producing, or has the capability of production, but does not meet the criteria of Prime Farmland, Farmland of Statewide Importance, or Unique Farmland. The California State Department of Conservation makes these designations based on soil types and land use designations. GPA 1128 and CZ 7847, nor any subsequent development on the site, consistent with GPA 1128 and/or CZ 7847, would 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. No impacts are anticipated. No mitigation is required.

b) There are no Williamson Act contracts on the project site, and while the zoning on the property is Agricultural, the General Plan designations are not. GPA 1128 and CZ 7847, nor any subsequent development on the site, consistent with GPA 1128 and CZ 7847, would conflict with existing agricultural zoning, agricultural use or with land subject to a Williamson Act contract or land within a Riverside County Agricultural Preserve. No impacts are anticipated. No mitigation is required.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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c-d) Properties to the south and east are zoned Light Agriculture (A-1). The proposed Project does not provide the opportunity for physical disturbance of the property; therefore, there is no potential for the proposed Project to cause development of non-agricultural uses within 300 feet of agriculturally zoned property (Ordinance No. 625 "Right-to-Farm"). No impacts are anticipated. No mitigation is required.

Once a development proposal or land use application to subsequently subdivide, grade, or build on the property, consistent with General Plan GPA 1128 and CZ 7847 is submitted, it is anticipated that a subsequent review, beyond this EA, shall be required to assess additional potential site and/or project specific impacts.

Since properties to the south and east are zoned Light Agriculture (A-1), all future development, consistent with GPA 1128 and CZ 7847, must comply with the mandatory requirements of Riverside County Ordinance No. 625 "Right-to-Farm". The provisions of Ordinance No. 625 include, but not limited to: notifying all future occupants that such property resides within the 300-foot boundary of an agriculture zone. These are typically standard conditions of approval and are not considered unique mitigation pursuant to CEQA.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
5. Forest				
a) Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Govt. Code section 51104(g))?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Result in the loss of forest land or conversion of forest land to non-forest use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of forest land to non-forest use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

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

Findings of Fact:

a-c) The County has no forest land zoning, nor is the property forested. GPA 1128 and CZ 7847, nor any subsequent development on the site, consistent with GPA 1128 and CZ 7847, will not conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Govt. Code section 51104(g)); result in the loss of forest land or conversion of forest land to non-forest use; or, involve other changes in the existing environment which, due to their location or nature, could result in conversion of forest land to non-forest use. No impacts are anticipated. No mitigation is required.

Mitigation: No mitigation is required.

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

AIR QUALITY Would the project

6. Air Quality Impacts

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

Source: SCAQMD CEQA Air Quality Handbook.

Findings of Fact:

a-f) The proposed Project does not provide the opportunity for physical disturbance of the property; therefore, there is no potential to conflict with or obstruct implementation of the applicable air quality plan; violate any air quality standard or contribute substantially to an existing or projected air quality violation; result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors); expose sensitive receptors which are located within 1 mile of the project site to project substantial point source emissions; involve the construction of a sensitive receptor located within one mile of an existing substantial point source emitter; or, create objectionable odors affecting a substantial number of people. No impacts are anticipated. No mitigation is required.

Once a development proposal or land use application to subsequently subdivide, grade, or build on the property, consistent with General Plan GPA 1128 and CZ 7847 is submitted, it is anticipated that a subsequent review, beyond this EA, shall be required to assess additional potential site and/or project specific impacts.

The proposed project site is located in the South Coast Air Basin (SCAB). The South Coast Air Quality Management District (SCAQMD) adopted its most recent Air Quality Management Plan (AQMP) on August 1, 2003. The AQMP is a plan for the regional improvement of air quality. As part of the adoption of the County's General Plan in 2003, the General Plan's EIR (No. 441, SCH No. 2002051143) analyzed the General Plan growth projections for consistency with the AQMP and concluded that the General Plan is consistent with the AQMP. The proposed Project, as

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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implemented, will result in a change to the General Plan, which could result in potential inconsistencies with AQMP.

In general, the SCAB is in a non-attainment status for federal ozone standards, federal carbon monoxide standards, and state and federal particulate matter standards. Any development in the SCAB, including the proposed project, would cumulatively contribute to these pollutant violations.

The General Plan is a policy document that reflects the County's vision for the future of Riverside County. The General Plan is organized into eight (8) separate elements, including an Air Quality Element. The purpose of the Air Quality Element is to protect County residents from the effects of poor air quality. The Air Quality Element identifies goals, policies, and programs that are meant to balance actions regarding land use, circulation and other issues with their potential effects on air quality. The Air Quality Element, in conjunction with local and regional air quality planning efforts, addresses ambient air quality standards set forth by the Federal Environmental Protection Agency (EPA) and the California Air Resources Board (CARB).

The County imposes standard conditions on grading operations to control fugitive dust. All necessary measures to control dust shall be implemented by the developer during grading. A PM10 plan shall be required at the time a grading permit is issued.

In addition, the proposed project will be required to comply with SCAQMD's Rule 403. Rule 403 minimum requirements require that the application of the best available dust control measures are used for all grading operations and include the application of water or other soil stabilizers in sufficient quantity to prevent the generation of visible dust plumes.

These are considered standard conditions, and are not considered unique mitigation under CEQA.

The proposed Project will impact air quality resources during construction and through increased automobile emissions. As stated in Section 43 (Circulation) of Transportation/Traffic of this Environmental Assessment, the proposed project will need to adhere to the Highway 79 Policy Area requirements, as amended, or not.

A sensitive receptor is a person in the population who is particularly susceptible to health effects due to exposure to an air contaminant than is the regular population at large. Sensitive receptors, and the facilities that house them, in proximity to localized CO sources, toxic air contaminants or odors are of particular concern. High levels of CO are associated with major traffic sources, such as freeways and major intersections, and toxic air contaminants are normally associated with manufacturing and commercial operations. Land uses considered to be sensitive receptors include long-term health care facilities, rehabilitation centers, convalescent centers, retirement homes, residences, schools, playgrounds, child care centers, and athletic facilities. Surrounding uses include vacant, residential uses, park and open space. The residential uses are considered sensitive receptors; however, due to the nature of this subsequent development, substantial point source emissions will not be generated.

Subsequent residential development will not involve the construction of a sensitive receptor located within one mile of an existing substantial point source emitter.

Heavy-duty equipment used during construction of subsequent development will emit odors; however, the construction activity would cease to occur after individual construction is completed.

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

Monitoring: No monitoring is required.

BIOLOGICAL RESOURCES Would the project

7. Wildlife & Vegetation

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

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

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

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

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

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

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

Source: GIS database, WRCMSHCP, Environmental Programs Division (EPD) review, Habitat Acquisition and Negotiation Strategy No. 1012 (HANS 1012)

Findings of Fact:

a-g) The proposed project does not provide the opportunity for physical disturbance of the property; therefore, there is no potential for the project to conflict with the provisions of an adopted Habitat Conservation Plan, Natural Conservation Community Plan, or other approved local, regional, or state conservation plan; 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); have

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U. S. Wildlife Service; interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites; have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Game or U. S. Fish and Wildlife Service; have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means; or, conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance. No impacts are anticipated. No mitigation is required.

HANS 1012 was completed on APNs 465-020-004 and 465-020-005 in 2005. No portion of this parcel was required to be preserved under the MSHCP.

Once a development proposal or land use application to subsequently subdivide, grade, or build on the property, consistent with General Plan GPA 1128 and CZ 7847 is submitted, it is anticipated that a subsequent review, beyond this EA, shall be required to assess additional potential site and/or project specific impacts.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

CULTURAL RESOURCES Would the project

8. Historic Resources

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

Sources: Project Application Materials, County Archaeologist Review

Findings of Fact:

a-b) The proposed Project does not provide the opportunity for physical disturbance of the property; therefore, there is no potential for the Project to alter or destroy an historic site; or, cause a substantial adverse change in the significance of a historical resource as defined in California Code of Regulations, Section 15064.5. No impacts are anticipated. No mitigation is required.

Once a development proposal or land use application to subsequently subdivide, grade, or build on the property, consistent with General Plan GPA 1128 and CZ 7847 is submitted, it is anticipated that a subsequent review, beyond this EA, shall be required to assess additional potential site and/or project specific impacts.

Mitigation: No mitigation is required.

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

9. Archaeological Resources

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

Sources: Project Application Materials, County Archaeologist Review

Findings of Fact:

a-d) The proposed Project does not provide the opportunity for physical disturbance of the property; therefore, there is no potential for the Project to alter or destroy an archaeological site; cause a substantial adverse change in the significance of an archaeological resource pursuant to California Code of Regulations, Section 15064.5; disturb any human remains, including those interred outside of formal cemeteries; or, restrict existing religious or sacred uses within the potential impact area. No impacts are anticipated. No mitigation is required.

Once a development proposal or land use application to subsequently subdivide, grade, or build on the property, consistent with General Plan GPA 1128 and CZ 7847 is submitted, it is anticipated that a subsequent review, beyond this EA, shall be required to assess additional potential site and/or project specific impacts.

Since Archaeological Resources are located sub-surface, and are not discovered until ground disturbing activities, the County requires standard conditions of approval to address inadvertent cultural resource, or human remains finds, that may be discovered on the proposed Project site.

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

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

10. Paleontological Resources

a) Directly or indirectly destroy a unique paleontological resource, or site, or unique geologic feature?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Source: GIS database, Riverside County General Plan Figure OS-8 "Paleontological Sensitivity"

Findings of Fact:

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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According to the General Plan the Project is in an area with High Paleontological Sensitivity (High B). The category High B indicates that fossils are likely to be encountered at or below four feet of depth and may be impacted during excavation by construction activities. The proposed Project does not provide the opportunity for physical disturbance of the property; therefore, there is no potential for the Project to directly or indirectly destroy a unique paleontological resource, or site, or unique geologic feature. No impacts are anticipated. No mitigation is required.

Once a development proposal or land use application to subsequently subdivide, grade, or build on the property, consistent with General Plan GPA 1128 and CZ 7847 is submitted, it is anticipated that a subsequent review, beyond this EA, shall be required to assess additional potential site and/or project specific impacts.

Since Paleontological Resources are located sub-surface and are not discovered until ground disturbing activities, the County requires standard conditions of approval to address inadvertent Project impacts that may, directly or indirectly, destroy a unique paleontological resource, or site, or unique geologic feature that may be found on the proposed Project site.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

GEOLOGY AND SOILS Would the project

11. Alquist-Priolo Earthquake Fault Zone or County Fault Hazard Zones	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
a) Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Be subject to rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

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

Findings of Fact:

a-b) The proposed Project does not provide the opportunity for physical disturbance of the property; therefore, there is no potential for the Project to expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death due to being located within an Alquist-Priolo Earthquake Fault Zone or County Fault Hazard Zones. No impacts are anticipated. No mitigation is required.

According to GIS database, the proposed Project site is not located within an Alquist-Priolo Fault Zone, or a County Fault Hazard Zone.

Once a development proposal or land use application to subsequently subdivide, grade, or build on the property, consistent with General Plan GPA 1128 and CZ 7847 is submitted, it is anticipated that a

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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subsequent review, beyond this EA, shall be required to assess additional potential site and/or project specific impacts.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

12. Liquefaction Potential Zone

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

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

Findings of Fact:

a) The proposed Project does not provide the opportunity for physical disturbance of the property; therefore, there is no potential for the Project to be subject to seismic-related ground failure, including liquefaction. No impacts are anticipated. No mitigation is required.

According to the General Plan, the project site is mapped as having moderate to high liquefaction potential. A project-specific geotechnical report, which addresses liquefaction potential with a project specific design recommendations will be required to be submitted to the County for review and approval.

Once a development proposal or land use application to subsequently subdivide, grade, or build on the property, consistent with General Plan GPA 1128 and CZ 7847 is submitted, it is anticipated that a subsequent review, beyond this EA, shall be required to assess additional potential site and/or project specific impacts.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

13. Ground-shaking Zone

a) 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) The proposed Project does not provide the opportunity for physical disturbance of the property; therefore, there is no potential for the Project to be subject to strong seismic ground shaking. No impacts are anticipated. No mitigation is required.

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

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

Monitoring: No monitoring is required.

14. Landslide Risk

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

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

Findings of Fact:

a) The proposed Project does not provide the opportunity for physical disturbance of the property; therefore, there is no potential for the Project being to 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. No impacts are anticipated. No mitigation is required.

According to Figure S-5, the Project site is generally flat except for the southwesterly corner of the project where a hill is located. A project-specific geotechnical report, which addresses landslide potential with a project specific design recommendations will be required to be submitted to the County for review and approval. This is a standard condition of approval and is not considered unique mitigation under CEQA.

Once a development proposal or land use application to subsequently subdivide, grade, or build on the property, consistent with General Plan GPA 1128 and CZ 7847 is submitted, it is anticipated that a subsequent review, beyond this EA, shall be required to assess additional potential site and/or project specific impacts.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

15. Ground Subsidence

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

Source: Riverside County General Plan Figure S-7 "Documented Subsidence Areas Map"

Findings of Fact:

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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a) The proposed Project does not provide the opportunity for physical disturbance of the property; therefore, there is no potential for the Project to be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the Project, and potentially result in ground subsidence. No impacts are anticipated. No mitigation is required.

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

Once a development proposal or land use application to subsequently subdivide, grade, or build on the property, consistent with General Plan GPA 1128 and CZ 7847 is submitted, it is anticipated that a subsequent review, beyond this EA, shall be required to assess additional potential site and/or project specific impacts.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

16. Other Geologic Hazards

a) Be subject to geologic hazards, such as seiche, mudflow, or volcanic hazard?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Sources: On-site Inspection, Project Application Materials,

Findings of Fact:

The Project does not present any other geological hazards or risks. Once a development proposal or land use application to subsequently subdivide, grade, or build on the property, consistent with General Plan GPA 1128 and CZ 7847 is submitted, it is anticipated that a subsequent review, beyond this EA, shall be required to assess additional potential site and/or project specific impacts.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

17. Slopes

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

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

Findings of Fact:

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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a-c) The proposed Project does not provide the opportunity for physical disturbance of the property; therefore, there is no potential for the Project to change topography or ground surface relief features; create cut or fill slopes greater than 2:1 or higher than 10 feet; or, result in grading that affects or negates subsurface sewage disposal systems. No impacts are anticipated. No mitigation is required.

As a standard condition for development pertaining to manufactured slope, any future development is typically required to plant and irrigate all manufactured slopes equal to or greater than 3 feet in vertical height with drought tolerant grass or ground cover; slopes 15 feet or greater in vertical height shall also be planted with drought tolerant shrubs or trees in accordance with the requirements of Ordinance 457. This is a standard condition of approval and is not considered unique mitigation under CEQA.

Once a development proposal or land use application to subsequently subdivide, grade, or build on the property, consistent with General Plan GPA 1128 and CZ 7847 is submitted, it is anticipated that a subsequent review, beyond this EA, shall be required to assess additional potential site and/or project specific impacts.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

18. Soils

a) Result in substantial soil erosion or the loss of topsoil?

b) Be located on expansive soil, as defined in Section 1802.3.2 of the California Building Code (2013), creating substantial risks to life or property?

c) Have soils incapable of adequately supporting use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of waste water?

Sources: Project Application Materials, and On-site Inspection.

Findings of Fact:

a-c) The proposed Project does not provide the opportunity for physical disturbance of the property; therefore, there is no potential for the Project to result in substantial soil erosion or the loss of topsoil; be located on expansive soil, as defined in Section 1802.3.2 of the California Building Code (2013), creating substantial risks to life or property or, result in grading that affects or negates subsurface sewage disposal systems; or, have soils incapable of adequately supporting use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of waste water. No impacts are anticipated. No mitigation is required.

The proposed Project site may be located on expansive soils; however, California Building Code (CBC) requirements pertaining to commercial development will mitigate any potential impacts. This is a standard condition of approval and is not considered unique mitigation under CEQA.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Once a development proposal or land use application to subsequently subdivide, grade, or build on the property, consistent with General Plan GPA 1128 and CZ 7847 is submitted, it is anticipated that a subsequent review, beyond this EA, shall be required to assess additional potential site and/or project specific impacts.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

19. Erosion

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

Sources: Project Application Materials, and On-site Inspection.

Findings of Fact:

a-b) The proposed Project does not provide the opportunity for physical disturbance of the property; therefore, there are no potential impacts from the Project that would change deposition, siltation, or erosion that may modify the channel of a river or stream or the bed of a lake; or, result in any increase in water erosion either on or off site. No impacts are anticipated. No mitigation is required.

Once a development proposal or land use application to subsequently subdivide, grade, or build on the property, consistent with General Plan GPA 1128 and CZ 7847 is submitted, it is anticipated that a subsequent review, beyond this EA, shall be required to assess additional potential site and/or project specific impacts.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

20. Wind Erosion and Blowsand from project either on or off site.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
a) Be impacted by or result in an increase in wind erosion and blowsand, either on or off site?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

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

Findings of Fact:

a) According to General Plan Figure S-8, Wind Erosion Susceptibility Map, the Project site is not located in an area of high wind erosion. No impacts are anticipated. No mitigation is required.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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GREENHOUSE GAS EMISSIONS Would the project

21. Greenhouse Gas Emissions

a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Sources: AB 32, SB 1368, EO S-03-05, EO S-20-06 and EO S-01-07.

Findings of Fact:

a-b) The proposed project is a General Plan Amendment only, there is no ground disturbance proposed. The proposed amendment will increase the potential density of the site, which would have an increase in potential impacts because there could be more homes in the area. However, this CEQA analysis is intended to be a programmatic CEQA level review. Any future implementing project on this site will be required to comply with California's AB-32 greenhouse gas reduction requirement. At this stage, it is too speculative to review the specific potential impacts as the number of residential units are not known. Additionally, many of the identified potential mitigation for GHG impacts are implemented at the construction level of development. Once a development proposal or land use application to subsequently subdivide, grade, or build on the property associated with General Plan Amendment No. 1128 is submitted, a subsequent review and EA shall be prepared assessing potential impacts.

On December 5, 2008 the SCAQMD Governing Board adopted an Interim quantitative GHG Significance Threshold for industrial projects where the SCAQMD is the lead agency (e.g., stationary source permit projects, rules, plans, etc.) of 10,000 Metric Tons (MT) CO₂ equivalent/year. In September 2010, the Working Group released revisions, which recommended a threshold of 3,000 MT CO₂e for mixed-use projects. This 3,000 MT/year recommendation will be used as a guideline for the analysis of subsequent Projects, which shall be consistent with GPA 1128 and CZ 7847.

Once a development proposal or land use application to subsequently subdivide, grade, or build on the property, consistent with General Plan GPA 1128 and CZ 7847 is submitted, it is anticipated that a subsequent review, beyond this EA, shall be required to assess additional potential site and/or project specific impacts.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

HAZARDS AND HAZARDOUS MATERIALS Would the project

22. Hazards and Hazardous Materials

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

Source: Project Application Materials

Findings of Fact:

a-b) The proposed Project does not provide the opportunity for physical disturbance of the property; therefore, the Project will not create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials; or, 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. No impacts are anticipated. No mitigation is required.

Subsequent development on the Project site, consistent with GPA 1128 and CZ 7847, may create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials; or may 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. During construction of individual projects, there is a potential for accidental release of petroleum products in sufficient quantity to pose a significant hazard to people and the environment. It is anticipated that SWPPPs prepared for these individual project can reduce such hazards to a less than significant level. The preparation of a SWPPP is considered a standard condition of approval and is not considered unique mitigation under CEQA.

Once a development proposal or land use application to subsequently subdivide, grade, or build on the property, consistent with General Plan GPA 1128 and CZ 7847 is submitted, it is anticipated that a subsequent review, beyond this EA, shall be required to assess additional potential site and/or project specific impacts.

c) The proposed Project does not provide the opportunity for physical disturbance of the property; therefore, the Project will not impair implementation of or physically interfere with an adopted emergency response plan or an emergency evacuation plan. No impacts are anticipated. No mitigation is required.

Subsequent development on the Project site, consistent with GPA 1128 and CZ 7847, will be located off of existing roads. Surrounding parcels are developed. A limited potential to interfere with an emergency response or evacuation plan will occur during individual construction projects. Control of

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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access will ensure emergency access during construction of these individual projects. Following construction, emergency access to the Project site and area will remain as was prior to the proposed Project.

Once a development proposal or land use application to subsequently subdivide, grade, or build on the property, consistent with General Plan GPA 1128 and CZ 7847 is submitted, it is anticipated that a subsequent review, beyond this EA, shall be required to assess additional potential site and/or project specific impacts.

d) The proposed Project does not provide the opportunity for physical disturbance of the property; therefore, the Project will not emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school. No impacts are anticipated. No mitigation is required.

No phases of implementation of subsequent development on the Project site, consistent with GPA 1128 and CZ 7847, will emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school. No existing or proposed schools are located within one-quarter mile of the proposed Project site.

Once a development proposal or land use application to subsequently subdivide, grade, or build on the property, consistent with General Plan GPA 1128 and CZ 7847 is submitted, it is anticipated that a subsequent review, beyond this EA, shall be required to assess additional potential site and/or project specific impacts.

e) The project is not located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

23. Airports

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

Sources: Riverside County General Plan Figure S-19 "Airport Locations", GIS database, and Table 4 ("Land Use Compatibility Guidelines for Airport Safety Zones for Hemet Ryan Airport"), Airport Land Use Commission Review

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

a-b) The project site is located in Area III of the Hemet-Ryan Airport Comprehensive Airport Land Use Compatibility Plan (HRACALUP). According to Table 4, there is no maximum population density requirement for Area III and a wide range of uses are permitted. Therefore, the project will not result in an inconsistency with an Airport Master Plan. The project was reviewed by the Riverside County Airport Land Use Commission (ALUC) and was found to be consistent with the HRACALUP. The impacts are considered less than significant. No mitigation is required.

c-d) Implementation of the proposed Project, and any subsequent development consistent with GPA 1128 and CZ 7847, shall comply with the Airport Land Use Compatibility Plan for Hemet Ryan Airport as fully set forth in Appendix L and as summarized in Table 4, as well as any applicable policies related to airports in the Land Use, Circulation, Safety and Noise Elements of the Riverside County General Plan in order for the Project not to result in a safety hazard for people residing or working in the proposed Project area. The impacts are considered less than significant. No mitigation is required.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

24. Hazardous Fire Area

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

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

Findings of Fact:

a) According to General Plan Figure S-11, "Wildfire Susceptibility," and GIS database, the Project site is not located within a Wildfire Susceptibility Area. Therefore, implementation of the proposed Project, and any subsequent development consistent with GPA 1128 and CZ 7847, will not 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. No impacts are anticipated. No mitigation is required.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

HYDROLOGY AND WATER QUALITY Would the project

25. Water Quality Impacts

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

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
b) Violate any water quality standards or waste discharge requirements?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Create or contribute runoff water that would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Place housing within a 100-year flood hazard area, as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Place within a 100-year flood hazard area structures which would impede or redirect flood flows?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g) Otherwise substantially degrade water quality?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
h) Include new or retrofitted stormwater Treatment Control Best Management Practices (BMPs) (e.g. water quality treatment basins, constructed treatment wetlands), the operation of which could result in significant environmental effects (e.g. increased vectors or odors)?	<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," Riverside County Flood Control District Review, GIS database

Findings of Fact:

a,b,d,g,h) The proposed Project does not provide the opportunity for physical disturbance of the property; therefore, the Project will not substantially alter the existing drainage pattern of the site or area, including the alteration of the course of a stream or river, in a manner that would result in substantial erosion or siltation on- or off-site; violate any water quality standards or waste discharge requirements; 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; otherwise substantially degrade water quality; or, include new or retrofitted stormwater Treatment Control Best Management Practices (BMPs) (e.g. water quality treatment basins, constructed treatment wetlands), the operation of which could result in significant environmental effects (e.g. increased vectors or odors). No impacts are anticipated. No mitigation is required.

Subsequent development on the Project site, consistent with GPA 1128 and CZ 7847, may 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; violate any water quality standards or waste discharge requirements; 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; otherwise substantially degrade water quality; or, include new or retrofitted stormwater Treatment Control Best Management Practices (BMPs) (e.g. water quality treatment

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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basins, constructed treatment wetlands), the operation of which could result in significant environmental effects (e.g. increased vectors and odors).

Future development on the proposed Project, site, which is consistent with GPA 1128 and CZ 7847, will be reviewed and conditioned by the Riverside County Flood Control District, County Building Department, and County Transportation Department, to mitigate any potential impacts through site design and the preparation of a Water Quality Management Plan (WQMP) and adherence to the requirements of the National Pollutant Discharge Elimination System (NPDES).

Once a development proposal or land use application to subsequently subdivide, grade, or build on the property, consistent with General Plan GPA 1128 and CZ 7847 is submitted, it is anticipated that a subsequent review, beyond this EA, shall be required to assess additional potential site and/or project specific impacts.

c) The proposed Project does not provide the opportunity for physical disturbance of the property; therefore, 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). No impacts are anticipated. No mitigation is required.

d) It is not anticipated that any future development, consistent with GPA 1128 and CZ 7847, would be of the nature that would 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).

Once a development proposal or land use application to subsequently subdivide, grade, or build on the property, consistent with General Plan GPA 1128 and CZ 7847 is submitted, it is anticipated that a subsequent review, beyond this EA, shall be required to assess additional potential site and/or project specific impacts.

e,f) The proposed Project does not provide the opportunity for physical disturbance of the property; therefore, the Project will not place housing within a 100-year flood hazard area, as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map; or, place within a 100-year flood hazard area structures which would impede or redirect flood flows. No impacts are anticipated. No mitigation is required.

According to Figure S-9, the proposed Project site is not located within a 100-year flood hazard area. Therefore, implementation of the proposed Project will not place housing within a 100-year flood hazard area, as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map; or, place within a 100-year flood hazard area structures which would impede or redirect flood flows. There are no potential impacts to or from flood hazards with the exception of dam inundation (see discussion in Section 16, Other Geologic Hazards, regarding seiche).

Once a development proposal or land use application to subsequently subdivide, grade, or build on the property, consistent with General Plan GPA 1128 and CZ 7847 is submitted, it is anticipated that a

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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subsequent review, beyond this EA, shall be required to assess additional potential site and/or project specific impacts.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

26. Floodplains

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

NA - Not Applicable U - Generally Unsuitable R - Restricted

a) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner that would result in flooding on- or off-site?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Changes in absorption rates or the rate and amount of surface runoff?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam (Dam Inundation Area)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Changes in the amount of surface water in any water body?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

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

Findings of Fact:

a-b) The proposed Project does not provide the opportunity for physical disturbance of the property; therefore, the Project will not substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner that would result in flooding on- or off-site; or, changes in absorption rates or the rate and amount of surface runoff. No impacts are anticipated. No mitigation is required.

Implementation of subsequent projects, consistent with GPA 1128 and CZ 7847, may alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner that would result in flooding on- or off-site; or, changes in absorption rates or the rate and amount of surface runoff.

Once a development proposal or land use application to subsequently subdivide, grade, or build on the property, consistent with General Plan GPA 1128 and CZ 7847 is submitted, it is anticipated that a subsequent review, beyond this EA, shall be required to assess additional potential site and/or project specific impacts.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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c) The proposed Project does not provide the opportunity for physical disturbance of the property; therefore, 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 (Dam Inundation Area). No impacts are anticipated. No mitigation is required.

According to Figure S-10, the proposed Project site is not located in a dam inundation area. Once a development proposal or land use application to subsequently subdivide, grade, or build on the property, consistent with General Plan GPA 1128 and CZ 7847 is submitted, it is anticipated that a subsequent review, beyond this EA, shall be required to assess additional potential site and/or project specific impacts.

d) The proposed Project does not provide the opportunity for physical disturbance of the property; therefore, the Project will not result in changes in the amount of surface water in any water body. No impacts are anticipated. No mitigation is required.

Implementation of subsequent projects, consistent with GPA 1128 and CZ 7847, will result in a less than significant impact that would change the amount of surface water in any water body. Please reference the discussion in Section 19 (Erosion) and Section 25 (Water Quality Impacts), above.

Once a development proposal or land use application to subsequently subdivide, grade, or build on the property, consistent with General Plan GPA 1128 and CZ 7847 is submitted, it is anticipated that a subsequent review, beyond this EA, shall be required to assess additional potential site and/or project specific impacts.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

LAND USE/PLANNING Would the project

27. Land Use

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

b) Affect land use within a city sphere of influence and/or within adjacent city or county boundaries?

Sources: Riverside County General Plan, GIS database, City of Hemet General Plan Land Use Plan (Figure 2.1), and Project Application Materials

Findings of Fact:

a) The proposed Project will change the General Plan and Zoning designation for the site. While the proposed Project will result in an alteration of the present or planned land use of the area, the uses proposed are similar in nature and scale to the surrounding, suburban form of development. For these reasons, the Land Use and zoning impacts are considered less than significant. No mitigation is required.

b) The proposed Project site is located within the City of Hemet Sphere of Influence. The Hemet General Plan Land Use Policy Map (Figure 2.1) identifies the site as Mixed Use (MU). This designation includes the commercial and HDR designated properties along Highway 74 where it will

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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be crossed by the future realignment of Highway 79. For these reasons, the impacts are considered less than significant. The proposed Project site is not within proximity to any other County boundary. No mitigation is required.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

28. Planning

a. Be consistent with the site's existing or proposed zoning?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Be compatible with existing surrounding zoning?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c. Be compatible with existing and planned surrounding land uses?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d. Be consistent with the land use designations and policies of the General Plan (including those of any applicable Specific Plan)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e. Disrupt or divide the physical arrangement of an established community (including a low-income or minority community)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

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

Findings of Fact:

a-e) The proposed Project is not consistent with the site's current zoning. The proposed Project is a General Plan Amendment and Change of Zone. With the approval of these applications, the proposed Project will be consistent with the proposed zoning. As a result, the proposed Project will be consistent with the land use designations and policies of the General Plan. There is no applicable Specific Plan that would apply to the proposed Project site. Any impacts will be considered less than significant. No mitigation is required.

As discussed above in 27, Land Use, while the proposed Project will result in an alteration of the present or planned land use of the area, the uses proposed are similar in nature and scale to the surrounding, suburban form of development. Therefore, the proposed Project will be compatible with existing surrounding zoning, and be compatible with existing and planned surrounding land uses. Any impacts will be considered less than significant. No mitigation is required.

Based on all of this information, the proposed Project will not disrupt or divide the physical arrangement of an established community. Any impacts will be considered less than significant. No mitigation is required.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

MINERAL RESOURCES Would the project

29. Mineral Resources	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a. Result in the loss of availability of a known mineral resource that would be of value to the region or the residents of the State?				
b. Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?	<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"/>
d. Expose people or property to hazards from proposed, existing or abandoned quarries or mines?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

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

a) The project site is within MRZ-3, which is defined as areas where the available geologic information indicates that mineral deposits are likely to exist; however, the significance of the deposit is undetermined. Since the Project site has not been used for mining, the Project, and any subsequent development consistent with GPA 1128 and CZ 7847, is not expected to 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. No impacts are anticipated. No mitigation is required.

b) The Project site has not been used for mining. Implementation of the proposed Project and any subsequent development consistent with GPA 1128 and CZ 7847, will not result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan. No impacts are anticipated. No mitigation is required.

c) The Project site is not adjacent to an existing surfaces mine. Implementation of the proposed Project, and any subsequent development consistent with GPA 1128 and CZ 7847, will not cause any incompatible land uses to be located adjacent to a State classified or designated area or existing surface mine. No impacts are anticipated. No mitigation is required.

d) The Project is not located adjacent to an existing surface mine and will not expose people or property to hazards from proposed, existing or abandoned quarries or mines. Implementation of the proposed Project, and any subsequent development consistent with GPA 1128 and CZ 7847, will not expose people or property to hazards from proposed, existing or abandoned quarries or mines. No impacts are anticipated. No mitigation is required.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

NOISE Would the project result in

Definitions for Noise Acceptability Ratings

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

NA - Not Applicable

A - Generally Acceptable

B - Conditionally Acceptable

C - Generally Unacceptable

D - Land Use Discouraged

30. Airport Noise

a. For a project located within an airport land use plan

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

NA A B C D

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

NA A B C D

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

Findings of Fact:

a-b) The project site is located in Area III of the Hemet-Ryan Airport Comprehensive Airport Land Use Compatibility Plan. Implementation of the proposed Project, and any subsequent development consistent with GPA 1128 and CZ 7847, shall comply with the Airport Land Use Compatibility Plan for Hemet Ryan Airport as fully set forth in Appendix L and as summarized in Table 4, as well as any applicable policies related to airports Safety and Noise Elements of the Riverside County General Plan in order for the Project not to result in a safety hazard for people residing or working in the proposed Project area. The impacts are considered less than significant. No mitigation is required.

Mitigation: No mitigation measures are required.

Monitoring: No mitigation monitoring is required.

31. 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:

There are no railroad lines in proximity to the Project. No impacts are anticipated to the Project, or any subsequent development consistent with GPA 1128 and CZ 7847. No mitigation is required.

Mitigation: No mitigation measures are required.

Monitoring: No mitigation monitoring is required.

32. Highway Noise

NA A B C D

Sources: Onsite Inspection, Project Application Materials

Findings of Fact:

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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The proposed Project does not provide the opportunity for physical disturbance of the property; therefore, the Project will not result in impacts from highway noise. No impacts are anticipated. No mitigation is required.

Once a development proposal or land use application to subsequently subdivide, grade, or build on the property, consistent with General Plan GPA 1128 and CZ 7847 is submitted, it is anticipated that a subsequent review, beyond this EA, shall be required to assess additional potential site and/or project specific impacts.

Mitigation: No mitigation measures are required.

Monitoring: No mitigation monitoring is required.

33. Other Noise

NA A B C D

Sources: Project Application Materials, and RCLIS.

Findings of Fact:

The Project is not located near any other source of potential noise. There will be no significant impacts from other noise sources. No additional mitigation is required.

Mitigation: No mitigation is required

Monitoring: No monitoring is required

34. Noise Effects on or by the Project

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

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

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

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

Source: Riverside County General Plan, Table N-1 ("Land Use Compatibility for Community Noise Exposure"); Project Application Materials

Findings of Fact:

a-d) The proposed Project does not provide the opportunity for physical disturbance of the property; therefore, the Project will not result in a substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project; a substantial temporary or periodic increase

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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in ambient noise levels in the project vicinity above levels existing without the project; exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies; or, exposure of persons to or generation of excessive ground-borne vibration or ground-borne noise levels. No impacts are anticipated. No mitigation is required.

Implementation of any subsequent development, consistent with GPA 1128 and CZ 7847, will result in an increase in ambient noise levels in the Project vicinity above levels existing without the proposed Project, and will result in a temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the Project. These impacts will occur during the grading and operational phases of the proposed Project.

Due to the scale and nature of any subsequent development, consistent with GPA 1128 and CZ 7847, the increase in roadway noise due to increased vehicle trips is considered incremental.

It is not anticipated that any subsequent development, consistent with GPA 1128 and CZ 7847, would expose persons to or generation of noise levels in excess of standards established in the General Plan or noise ordinance, or applicable standards of other agencies.

It is also not anticipated that any subsequent development, consistent with GPA 1128 and CZ 7847, would result in the exposure of persons to, or generation of ground borne or ground-borne noise levels. There are sensitive receptors adjacent to the Project site. The grading/site preparation is anticipated to be the loudest part of the construction process. Any vibration impacts are considered short-term and will not result in an exposure of persons to or generation of excessive ground-borne vibration or ground-borne noise levels.

Once a development proposal or land use application to subsequently subdivide, grade, or build on the property, consistent with General Plan GPA 1128 and CZ 7847 is submitted, it is anticipated that a subsequent review, beyond this EA, shall be required to assess additional potential site and/or project specific impacts.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

POPULATION AND HOUSING Would the project

35. Housing

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

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

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

d. Affect a County Redevelopment Project Area?

e. Cumulatively exceed official regional or local population projections?

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

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

Findings of Fact:

a-c) The proposed Project does not provide the opportunity for physical disturbance of the property; therefore, the Project will not result in displacement of substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere; create a demand for additional housing, particularly housing affordable to households earning 80% or less of the County’s median income; or, displace substantial numbers of people, necessitating the construction of replacement housing elsewhere. No impacts are anticipated. No mitigation is required.

The Project site is currently vacant. Therefore, implementation of the proposed Project will not displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere; create a demand for additional housing, particularly housing affordable to households earning 80% or less of the County’s median income; or, displace substantial numbers of people, necessitating the construction of replacement housing elsewhere. No impacts are anticipated. No mitigation is required.

d) There are no longer any County Redevelopment Project Areas. Therefore, implementation of the proposed Project cannot create any impacts. No mitigation is required.

e) The proposed Project does not provide the opportunity for physical disturbance of the property; however, proposed Project would have an incremental impact on the County of Riverside General Plan population projections, associated General Plan EIR analysis and, by extension, the SCAG forecasts. While incremental, implementation of the proposed Project will cumulatively exceed official regional or local population projections; however, due to the small scale of this increase, it will be considered less than significant. No mitigation is required.

f) Due to the nature and scale of the proposed Project, it will not 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). Please reference the discussion in Response 35.e. above. Impacts are considered incremental and less than significant. No mitigation is required.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

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

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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36. Fire Services

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Sources: Riverside County General Plan Safety Element, and Ordinance No. 659

Findings of Fact:

The proposed Project does not provide the opportunity for physical disturbance of the property; therefore, the Project will not result in substantial adverse physical impacts associated with the provision of new or physically altered government facilities or the need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for fire services. No impacts are anticipated. No mitigation is required.

Future development, consistent with GPA 1128 and CZ 7847, would result in an increased need for all public services, including fire. The Fire Department will review all subsequent development and will require standard conditions be assessed to reduce impacts from the proposed Project to fire services. In addition, prior to the issuance of a certificate of occupancy, all subsequent projects shall comply with the provisions of Ordinance No. 659, which requires payment of the appropriate fees set forth on the Ordinance. Ordinance No. 659 sets forth policies, regulations, and fees related to the funding and construction of facilities necessary to address direct and cumulative environmental effects generated by new development.

Once a development proposal or land use application to subsequently subdivide, grade, or build on the property, consistent with General Plan GPA 1128 and CZ 7847 is submitted, it is anticipated that a subsequent review, beyond this EA, shall be required to assess additional potential site and/or project specific impacts.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

37. Sheriff Services

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Sources: Riverside County General Plan, and Ordinance No. 659

Findings of Fact:

The proposed Project does not provide the opportunity for physical disturbance of the property; therefore, the Project will not result in substantial adverse physical impacts associated with the provision of new or physically altered government facilities or the need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for sheriff services. No impacts are anticipated. No mitigation is required.

Implementation of subsequent projects, consistent with GPA 1128 and CZ 7847 will result in an incremental impact on the demand for sheriff services. Prior to the issuance of a certificate of occupancy, all future development shall comply with the provisions of Ordinance No. 659, which requires payment of the appropriate fees set forth on the Ordinance. Ordinance No. 659 sets forth

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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policies, regulations, and fees related to the funding and construction of facilities necessary to address direct and cumulative environmental effects generated by new development.

Once a development proposal or land use application to subsequently subdivide, grade, or build on the property, consistent with General Plan GPA 1128 and CZ 7847 is submitted, it is anticipated that a subsequent review, beyond this EA, shall be required to assess additional potential site and/or project specific impacts.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

38. Schools

Sources: Hemet Unified School District correspondence, GIS database

Findings of Fact:

The proposed Project does not provide the opportunity for physical disturbance of the property; therefore, the Project will not result in substantial adverse physical impacts associated with the provision of new or physically altered government facilities or the need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for schools. No impacts are anticipated. No mitigation is required.

The proposed Project site is located with the Hemet Unified School District. Impacts to Hemet Unified School District facilities, from future development, consistent with GPA 1128 and CZ 7847, will be offset through the payment of mitigation fees to the Hemet Unified School District, prior to the issuance of a building permit. This is a standard condition and not considered unique mitigation under CEQA.

Once a development proposal or land use application to subsequently subdivide, grade, or build on the property, consistent with General Plan GPA 1128 and CZ 7847 is submitted, it is anticipated that a subsequent review, beyond this EA, shall be required to assess additional potential site and/or project specific impacts.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

39. Libraries

Source: Riverside County General Plan.

Findings of Fact:

The proposed Project does not provide the opportunity for physical disturbance of the property; therefore, the Project will not result in substantial adverse physical impacts associated with the provision of new or physically altered government facilities or the need for new or physically altered

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for libraries. No impacts are anticipated. No mitigation is required.

Subsequent development, consistent with GPA 1128 and CZ 7847, would result in an increased need for all public services, including books and materials for libraries. However, the costs associated with the increased need are addressed through the County's Development Impact Fees which would be required of all development on the Project site.

Once a development proposal or land use application to subsequently subdivide, grade, or build on the property, consistent with General Plan GPA 1128 and CZ 7847 is submitted, it is anticipated that a subsequent review, beyond this EA, shall be required to assess additional potential site and/or project specific impacts.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

40. Health Services

Source: Riverside County General Plan.

Findings of Fact:

The proposed Project does not provide the opportunity for physical disturbance of the property; therefore, the Project will not result in substantial adverse physical impacts associated with the provision of new or physically altered government facilities or the need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for health services. No impacts are anticipated. No mitigation is required.

Subsequent development, consistent with GPA 1128 and CZ 7847, would result in an increased need for all public services, including the health services. However, health care provision is generally driven by market forces, and any increase in population is generally addressed through market demand forces.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

RECREATION

41. Parks and Recreation

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

b. Would the project include the use of existing neighborhood or regional parks or other recreational facilities such that substantial physical deterioration of the

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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facility would occur or be accelerated?

c. Is the project located within a Community Service Area (CSA) or recreation and park district with a Community Parks and Recreation Plan (Quimby fees)?

Source: GIS database, Ord. No. 460, Section 10.35 (Regulating the Division of Land – Park and Recreation Fees and Dedications), Ord. No. 659 (Establishing Development Impact Fees), and Parks & Open Space Department Review.

Findings of Fact:

a-c) The proposed Project does not provide the opportunity for physical disturbance of the property; therefore, the Project will not include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment; include the use of existing neighborhood or regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated; or, be located within a Community Service Area (CSA) or recreation and park district with a Community Parks and Recreation Plan (Quimby fees). No impacts are anticipated. No mitigation is required.

Once a development proposal or land use application to subsequently subdivide, grade, or build on the property, consistent with General Plan GPA 1128 and CZ 7847 is submitted, it is anticipated that a subsequent review, beyond this EA, shall be required to assess additional potential site and/or project specific impacts.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

42. Recreational Trails

Source: Harvest Valley/Winchester Area Plan, Figure 9, "Trail and Bikeway System"

Findings of Fact:

The proposed Project does not provide the opportunity for physical disturbance of the property; therefore, the Project will not impact recreational trails. No mitigation is required.

According to Figure 9, "Trail and Bikeway System" of the Harvest Valley/Winchester Area Plan, the project is not adjacent to any trail system. Once a development proposal or land use application to subsequently subdivide, grade, or build on the property, consistent with General Plan GPA 1128 and CZ 7847 is submitted, it is anticipated that a subsequent review, beyond this EA, shall be required to assess additional potential site and/or project specific impacts.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

TRANSPORTATION/TRAFFIC Would the project
43. Circulation

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a. Conflict with an applicable plan, ordinance or policy establishing a measure of effectiveness for the performance of the circulation system, taking into account all modes of transportation, including mass transit and non-motorized travel and relevant components of the circulation system, including but not limited to intersections, streets, highways and freeways, pedestrian and bicycle paths, and mass transit?				
b. Conflict with an applicable congestion management program, including, but not limited to level of service standards and travel demand measures, or other standards established by the county congestion management agency for designated roads or highways?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c. Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d. Alter waterborne, rail or air traffic 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. Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g. farm equipment)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f. Cause an effect upon, or a need for new or altered maintenance of roads?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g. Cause an effect upon circulation during the project's construction?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
h. Result in inadequate emergency access or access to nearby uses?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
i. Conflict with adopted policies, plans or programs regarding public transit, bikeways or pedestrian facilities, or otherwise substantially decrease the performance or safety of such facilities?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Riverside County General Plan

Findings of Fact:

a-b, f-i) The proposed Project does not provide the opportunity for physical disturbance of the property; therefore, the Project will not conflict with an applicable plan, ordinance or policy establishing a measure of effectiveness for the performance of the circulation system, taking into account all modes of transportation, including mass transit and non-motorized travel and relevant components of the circulation system, including but not limited to intersections, streets, highways and freeways, pedestrian and bicycle paths, and mass transit; conflict with an applicable congestion management program, including, but not limited to level of service standards and travel demand measures, or other standards established by the county congestion management agency for designated roads or highways; cause an effect upon, or a need for new or altered maintenance of roads; cause an effect upon circulation during the project's construction; result in inadequate emergency access or access to nearby uses; or, conflict with adopted policies, plans or programs

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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regarding public transit, bikeways or pedestrian facilities, or otherwise substantially decrease the performance or safety of such facilities. No impacts are anticipated. No mitigation is required.

The Project site is located within the Highway 79 Policy Area of the Harvest Valley/Winchester Area Plan (HVWAP). The following objectives have been established in the SWAP for the Highway 79 Policy Area:

- HVWAP 9.1 Accelerate the construction of transportation infrastructure in the Highway 79 Policy Area. The County shall require that all new development projects demonstrate adequate transportation infrastructure capacity to accommodate the added traffic growth. The County shall coordinate with cities adjacent to the policy area to accelerate the usable revenue flow of existing funding programs, thus assuring that transportation infrastructure is in place when needed.
- HVWAP 9.2 Establish a program in the Highway 79 Policy Area to ensure that overall trip generation does not exceed system capacity and that the system operation continues to meet Level of Service standards. In general, the program would establish guidelines to be incorporated into individual Traffic Impact Analysis that would monitor overall trip generation from residential development to ensure that overall within the Highway 79 Policy Area development projects produce traffic generation at a level that is 9% less than the trips projected from the General Plan traffic model residential land use designations. Individually, projects could exceed the General Plan traffic model trip generation level, provided it can be demonstrated that sufficient reductions have occurred on other projects in order to meet Level of Service standards.

The applicant shall demonstrate compliance with Highway 79 Policy Area to "ensure that overall within the Highway 79 Policy Area development projects produce traffic generation at a level that is 9% less than the trips projected from the General Plan traffic model residential land use designations."

The following mitigation will be added to the Project:

" The project has been determined to be consistent with the Highway 79 Policy Area pursuant to the following (applied to the subsequent implementing project) or as approved by the TLMA Director:

- Prior to building permit issuance of any implementing project, the applicant shall participate in any adopted fee program established by the County intended to address the Highway 79 Policy Area. In the event an adopted fee program is not established, the implementing project shall satisfy one the conditions below or the applicant may voluntarily participate in providing a fee, as approved by the TLMA Director, that the County can use to build additional transportation infrastructure or acquire open space to offset the project's incremental impacts on the Highway 79 Policy Area. If the Highway 79 policies are amended, the applicant shall be entitled to, at the applicant's request, the benefit of having this condition amended in a corresponding fashion. If the Highway 79 policies are repealed, this condition shall automatically terminate.
- Prior to approval of the implementing project(s), for existing residential Land Use Designations the applicant shall demonstrate to the satisfaction of the Director of Transportation consistency with the Highway 79 Policy Area by demonstrating that the

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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allowable number of units have been determined utilizing the most recent edition of the ITE (Institute of Transportation Engineers) Trip Generation in consideration of (a) transportation demand management (TDM) measures; (b) product types; (c) transportation improvements; or (d) a combination of (a), (b) and (c), such that the project is generating equal to or less than the average daily vehicle trips that would have been generated if the project were constructed at a density of 9% below the mid-point of the density dictated by the existing General Plan Land Use designation at the time of the proposed project change which was [MDR & RM]. This condition does not apply to implementing project, which propose a non-residential land use development. If the Highway 79 policies are amended, the applicant shall be entitled to, at the applicant's request, the benefit of having this condition amended in a corresponding fashion. If the Highway 79 policies are repealed, this condition shall automatically terminate."

Any future development, consistent with GPA 1128 and CZ 7847, will be required to pay the appropriate Development Impact Fee (DIF), prior to the issuance of a building permit. In addition, prior to the issuance of an occupancy permit, the project proponent shall pay the Transportation Uniform Mitigation Fee (TUMF) in accordance with the fee schedule in effect at the time of issuance, pursuant to Ordinance No. 824. These are standard conditions of approval and are not considered unique mitigation under CEQA.

Once a development proposal or land use application to subsequently subdivide, grade, or build on the property, consistent with General Plan GPA 1128 and CZ 7847 is submitted, it is anticipated that a subsequent review, beyond this EA, shall be required to assess additional potential site and/or project specific impacts.

c-d) The proposed Project will not 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; or, 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. None of these are in proximity of the proposed Project, such that these would occur. There will be no impacts. No mitigation is required.

e) The proposed Project does not provide the opportunity for physical disturbance of the property; therefore, the Project will not substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g. farm equipment). No impacts are anticipated. No mitigation is required.

Any future improvements will be to County standards. Once a development proposal or land use application to subsequently subdivide, grade, or build on the property, consistent with General Plan GPA 1128 and CZ 7847 is submitted, it is anticipated that a subsequent review, beyond this EA, shall be required to assess additional potential site and/or project specific impacts.

Mitigation: The project has been determined to be consistent with the Highway 79 Policy Area pursuant to the following (applied to the subsequent implementing project) or as approved by the TLMA Director:

- Prior to building permit issuance of any implementing project, the applicant shall participate in any adopted fee program established by the County intended to address the Highway 79 Policy Area. In the event an adopted fee program is not established, the implementing project shall satisfy one the conditions below or the applicant may voluntarily participate in providing a

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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fee, as approved by the TLMA Director, that the County can use to build additional transportation infrastructure or acquire open space to offset the project's incremental impacts on the Highway 79 Policy Area. If the Highway 79 policies are amended, the applicant shall be entitled to, at the applicant's request, the benefit of having this mitigation amended in a corresponding fashion with the requirement of possible further CEQA action/review. If the Highway 79 policies are repealed, this mitigation shall automatically terminate.

- Prior to approval of the implementing project(s), for existing residential Land Use Designations the applicant shall demonstrate to the satisfaction of the Director of Transportation consistency with the Highway 79 Policy Area by demonstrating that the allowable number of units have been determined utilizing the most recent edition of the ITE (Institute of Transportation Engineers) Trip Generation in consideration of (a) transportation demand management (TDM) measures; (b) product types; (c) transportation improvements; or (d) a combination of (a), (b) and (c), such that the project is generating equal to or less than the average daily vehicle trips that would have been generated if the project were constructed at a density of 9% below the midpoint of the density dictated by the existing General Plan Land Use designation at the time of the proposed project change which was [MDR & RM]. This mitigation does not apply to implementing projects which propose a non-residential land use development. If the Highway 79 policies are amended, the applicant shall be entitled to, at the applicant's request, the benefit of having this mitigation amended in a corresponding fashion with the requirement of possible further CEQA action/review. If the Highway 79 policies are repealed, this mitigation shall automatically terminate.

Monitoring: Monitoring will be achieved through the Project review of implementing projects within the General Plan Amendment area.

44. Bike Trails

Source: Harvest Valley/Winchester Area Plan, Figure 9, "Trail and Bikeway System"

Findings of Fact:

The proposed Project does not provide the opportunity for physical disturbance of the property; therefore, the Project will not impact recreational trails. No mitigation is required.

According to Figure 9, "Trail and Bikeway System" of the Harvest Valley/Winchester Area Plan, the project is not adjacent to any trail system. Once a development proposal or land use application to subsequently subdivide, grade, or build on the property, consistent with General Plan GPA 1128 and CZ 7847 is submitted, it is anticipated that a subsequent review, beyond this EA, shall be required to assess additional potential site and/or project specific impacts.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

UTILITY AND SERVICE SYSTEMS Would the project

45. Water

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

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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effects?

b. Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Sources: Department of Environmental Health Review

Findings of Fact:

a-b) The proposed Project does not provide the opportunity for physical disturbance of the property; therefore, the Project will not require or result in the construction of new water treatment facilities or expansion of existing facilities, the construction of which would cause significant environmental effects; or, have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed. No impacts are anticipated. No mitigation is required.

Once a development proposal or land use application to subsequently subdivide, grade, or build on the property, consistent with General Plan GPA 1128 and CZ 7847 is submitted, it is anticipated that a subsequent review, beyond this EA, shall be required to assess additional potential site and/or project specific impacts.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

46. Sewer

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

Findings of Fact:

a-b) The proposed Project does not provide the opportunity for physical disturbance of the property; therefore, the Project will not require or result in the construction of new wastewater treatment facilities, including septic systems, or expansion of existing facilities, the construction of which would cause significant environmental effects; or, 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. No impacts are anticipated. No mitigation is required.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Once a development proposal or land use application to subsequently subdivide, grade, or build on the property, consistent with General Plan GPA 1128 and CZ 7847 is submitted, it is anticipated that a subsequent review, beyond this EA, shall be required to assess additional potential site and/or project specific impacts.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

47. Solid Waste

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

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

Source: Riverside County General Plan

Findings of Fact:

a-b) The proposed Project does not provide the opportunity for physical disturbance of the property; therefore, the Project will not need to be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs; or, comply with federal, state, and local statutes and regulations related to solid wastes including the CIWMP (County Integrated Waste Management Plan). No impacts are anticipated. No mitigation is required.

Once a development proposal or land use application to subsequently subdivide, grade, or build on the property, consistent with General Plan GPA 1128 and CZ 7847 is submitted, it is anticipated that a subsequent review, beyond this EA, shall be required to assess additional potential site and/or project specific impacts.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

48. Utilities

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

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

Sources: Application Materials

Findings of Fact:

a) The proposed Project does not provide the opportunity for physical disturbance of the property; therefore, the Project will not impact the electricity facilities requiring or resulting in the construction of new facilities or the expansion of existing facilities; the construction of which could cause significant environmental effects. No impacts are anticipated. No mitigation is required.

b) The proposed Project does not provide the opportunity for physical disturbance of the property; therefore, the Project will not impact the natural gas facilities requiring or resulting in the construction of new facilities or the expansion of existing facilities; the construction of which could cause significant environmental effects. No impacts are anticipated. No mitigation is required.

c) The proposed Project does not provide the opportunity for physical disturbance of the property; therefore, the Project will not impact the communication systems requiring or resulting in the construction of new facilities or the expansion of existing facilities; the construction of which could cause significant environmental effects. No impacts are anticipated. No mitigation is required.

d) Please refer to the discussion of the drainage system in the hydrology section of this document (Section 25) as it pertains to any subsequent development, consistent with GPA 1128 and CZ 7847. No impacts are anticipated. No mitigation is required.

e) The proposed Project does not provide the opportunity for physical disturbance of the property; therefore, the Project will not impact street lighting, requiring or resulting in the construction of new facilities or the expansion of existing facilities; the construction of which could cause significant environmental effects. No impacts are anticipated. No mitigation is required.

New streetlights, in future development, will be installed by the proposed Project in accordance with standard requirements and County Ordinance No. 655. The installation of these lighting improvements are part of the proposed Project and with compliance with Ordinance No. 655, the installation and future operation of these street lights can be accomplished without causing significant adverse environmental impact.

f) The proposed Project does not provide the opportunity for physical disturbance of the property; therefore, the Project will not impact the maintenance of public facilities, including roads requiring or resulting in the construction of new facilities or the expansion of existing facilities; the construction of which could cause significant environmental effects. No impacts are anticipated. No mitigation is required.

Ultimate development on the Project site will add new roads and may add circulation system improvements to the County's circulation system. Other project features, such as street lights, will also require future maintenance by the County. Ongoing maintenance costs will be covered by annual property taxes of the proposed Project and the future maintenance of public facilities will not cause significant adverse environmental impacts in the future.

g) The proposed Project does not provide the opportunity for physical disturbance of the property; therefore, the Project will not impact other governmental services, including roads requiring or resulting in the construction of new facilities or the expansion of existing facilities; the construction of which could cause significant environmental effects. No impacts are anticipated. No mitigation is required.

Once a development proposal or land use application to subsequently subdivide, grade, or build on the property, consistent with General Plan GPA 1128 and CZ 7847 is submitted, it is anticipated that a subsequent review, beyond this EA, shall be required to assess additional potential site and/or project specific impacts.

Mitigation: No mitigation required.

Monitoring: No monitoring required.

49. Energy Conservation

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

Source: Title 24 Energy Conservation Requirements.

Findings of Fact:

The Project will comply with all Title 24 energy conservation requirements. No conflict with any adopted energy conservation plans would occur when future development, consistent with GPA 1128 and CZ 7847 is implemented.

Mitigation: No mitigation required.

Monitoring: No monitoring required.

MANDATORY FINDINGS OF SIGNIFICANCE

50. 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: As discussed in Section 7, Biological Resources – Wildlife & Vegetation, Section 8, Cultural Resources – Historic Resources, Section 9, Cultural Resources – Archaeological Resources,

and Section 10, Cultural Resources – Paleontological Resources, implementation of the proposed Project would not substantially degrade the quality of the environment, substantially reduce the habitat of fish or wildlife species, cause a fish or wildlife populations to drop below self-sustaining levels, threaten to eliminate a plant or animal community, or reduce the number or restrict the range of a rare or endangered plant or animal, or eliminate important examples of the major periods of California history or prehistory. No impacts are anticipated.

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

Source: Staff review, Project Application Materials

Findings of Fact: It has been determined (see Sections 1-48 of this Environmental Assessment), that the Project does not have impacts which are individually limited, but cumulatively considerable. No impacts are anticipated.

52. Does the project have environmental effects that will cause substantial adverse effects on human beings, either directly or indirectly?

Source: Staff review, project application

Findings of Fact: It has been determined (see Sections 1-48 of this Environmental Assessment), that the Project would not result in environmental effects, which would cause substantial adverse effects on human beings, either directly or indirectly. Impacts are considered less than significant.

VI. EARLIER ANALYSES

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

Earlier Analyses Used, if any: Not Applicable

Location Where Earlier Analyses, if used, are available for review: Not Applicable

AUTHORITIES CITED

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

Revised: 2/10/2015 8:57 AM
EA.GPA01128.CZ07847

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

DATE: November 27, 2013

TO:

Riv. Co. Transportation Dept.	Riv. Co. Environmental Programs Division	3rd District Planning Commissioner
Riv. Co. Environmental Health Dept.	P.D. Geology Section	City of Hemet
Riv. Co. Public Health – Industrial Hygiene	P.D. Landscaping Section	Hemet Unified School Dist.
Riv. Co. Public Health – M. Osur	P.D. Archaeology Section	Eastern Municipal Water Dist.
Riv. Co. Fire Department	Riv. Co. Sheriff's Dept.	Southern California Edison
Riv. Co. Building & Safety – Grading	Riv. County ALUC	Southern California Gas Co.
Riv. Co. Building & Safety – Plan Check	Hemet Ryan Airport	CALTRANS Dist. 8
Regional Parks & Open Space District	3rd District Supervisor	SB18

GENERAL PLAN AMENDMENT NO. 1128 – EA42642 – Applicant: Massoud Tajik. – Engineer/Representative: Farah Khorashadi – Third/Third Supervisorial District – Hemet-San Jacinto Zoning District – Harvest Valley Winchester Area Plan: Community Development: Medium Density Residential (RC:MDR) (2-5 DU/Acre) and Rural: Rural Mountainous (R:RM) – Location: Southerly of Lyn Ave, westerly side of Cordoba Drive, northerly of Stetson Ave and easterly of California Ave – 24.13 Net Acres – Zoning: Mobile home Subdivision – 20,000 Square Foot Minimum (R-T-20000) REQUEST: The General Plan Amendment proposes to amend the General Plan land use designation from Community Development: Medium Density Residential (RC:MDR) (2-5 DU/Acre) to Community Development: High Density Residential (RC:HDR) (8-14 DU/Acre) - APNs: 465-020-004 and 465-020-005.

Please review the attached map(s) and/or exhibit(s) for the above-described project. This case is scheduled for a **DRT meeting on December 19, 2013**. All LDC/DRT Members please have draft conditions in the Land Management System on or before the above date. If it is determined that the attached map(s) and/or exhibit(s) are not acceptable, please have corrections in the system and DENY the routing on or before the above date. Once the route is complete, and the approval screen is approved with or without corrections, the case can be scheduled for a public hearing.

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

Should you have any questions regarding this project, please do not hesitate to contact **H.P. Kang**, Project Planner, at **(951) 955-1888** or email at **hpkang@rctlma.org / MAILSTOP# 1070**.

Public Hearing Path: DH: PC: BOS:

COMMENTS:

DATE: _____ SIGNATURE: _____

PLEASE PRINT NAME AND TITLE: _____

TELEPHONE: _____

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



PECHANGA CULTURAL RESOURCES
Temecula Band of Luiseño Mission Indians

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

March 21, 2014

Chairperson:
Mary Bear Magee

Vice Chairperson:
Darlene Miranda

Committee Members:
Evie Gerber
Bridgett Barcello Maxwell
Richard B. Scearce, III
Germaine Arenas

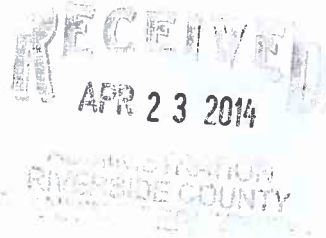
Director:
Gary DuBois

Coordinator:
Paul Macarro

Cultural Analyst:
Anna Hoover

VIA E-MAIL and USPS

Mr. H.P. Kang
Project Planner
County of Riverside
Planning Department
4080 Lemon Street 12th Floor
Riverside CA 92502-1409



Re: Pechanga Tribe Request for Consultation Pursuant to SB18 on General Plan Amendment No. 1128

Dear Mr. Kang:

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 County of Riverside. 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. The Tribe understands that this notice is not a development Project but will be amending the Riverside County General Plan Land Use Element from Community Development: Medium Density Residential (2-5 Du/Ac) to Community Development: High Density Residential (8-14 Du/Ac). As we have previously consulted with the County on various aspects of the General Plan, we would like to continue an open dialogue on the proposed changes/amendments, and that we be consulted on all future entitlements associated with this area.

As such, the Tribe hereby invokes its right to consult with the County of Riverside under SB 18 and requests that a face-to-face meeting with representatives of the County be scheduled as soon as possible so that we can begin discussing our concerns regarding proposed mitigation.

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.

Pechanga Comment Letter to the County of Riverside
Re: Pechanga Tribe Request for SB 18 GPA1128
April 21, 2014
Page 2

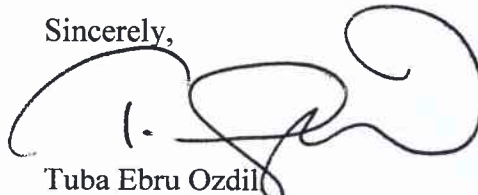
The Pechanga Tribe asserts that the County of Riverside is within Luiseño, and therefore the Tribe's, aboriginal territory as evidenced by the existence of Luiseño place names, *tóota yixélval* (rock art, pictographs, petroglyphs), villages and complexes within the County's boundaries. This culturally sensitive area is affiliated with the Pechanga Band of Luiseño Indians because of the Tribe's cultural ties to this area, history of working with the County, published ethnographic information and traditional tribal values documenting the Tribe's ancestor's use of this area. During our consultation we will provide more specific, confidential information as applicable.

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 County on ensuring that a full, comprehensive environmental review of the Project's impacts is completed. Further, we hope to assist the County with ensuring that the amended language is crafted to assist with avoidance, preservation and mitigation to cultural resources and associated cultural issues, as mandated by CEQA.

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.

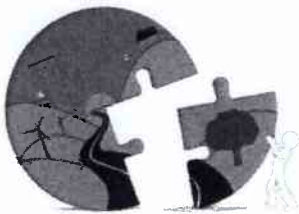
The Pechanga Tribe looks forward to working together with the County of Riverside in protecting the invaluable Pechanga cultural resources located within the County. Please contact me at 951-770-8113 or at ezdil@pechanga-nsn.gov once you have had a chance to review these comments so that we might schedule our consultation meeting. Thank you.

Sincerely,



Tuba Ebru Ozdil
Planning Specialist

cc Pechanga Office of the General Counsel



RIVERSIDE COUNTY PLANNING DEPARTMENT

Carolyn Syms Luna
Director

APPLICATION FOR CHANGE OF ZONE

CHECK ONE AS APPROPRIATE:

Standard Change of Zone

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

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

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED.

CASE NUMBER: C207847 DATE SUBMITTED: 8-15-2014

APPLICATION INFORMATION

Applicant's Name: MASSOUD TAJIK E-Mail: MTAJIK@COX.NET

Mailing Address: 2654 PALISADES DRIVE
DANA POINT CA. 92624
City State ZIP

Daytime Phone No: (949) 547-1188 Fax No: (949) 481-0102

Engineer/Representative's Name: FARAH KHORASHADI E-Mail: FARANK56@GMAIL.COM

Mailing Address: 280 CALDECOTT LANE #109
OAKLAND CA. 94618
City State ZIP

Daytime Phone No: (951) 218-6897 Fax No: ()

Property Owner's Name: MASSOUD & LINDA TAJIK E-Mail: MTAJIK@COX.NET

Mailing Address: 2654 PALISADES DRIVE
DANA POINT CA. 92624
City State ZIP

Daytime Phone No: (949) 547-1188 Fax No: (949) 481-0102

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

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

"Planning Our Future... Preserving Our Past"

APPLICATION FOR CHANGE OF ZONE

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

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

AUTHORIZATION FOR CONCURRENT FEE TRANSFER

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

MASSOUD TAJIK
PRINTED NAME OF APPLICANT

Masoud Tajik
SIGNATURE OF APPLICANT

AUTHORITY FOR THIS APPLICATION IS HEREBY GIVEN:

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

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

MASSOUD TAJIK
PRINTED NAME OF PROPERTY OWNER(S)

Masoud Tajik
SIGNATURE OF PROPERTY OWNER(S)

FAKHRI SAMINI
PRINTED NAME OF PROPERTY OWNER(S)

Fakhri Samini
SIGNATURE OF PROPERTY OWNER(S)

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

PROPERTY INFORMATION:

Assessor's Parcel Number(s): 465-020-004 AND 005

Section: 13 Township: 5 SOUTH Range: 2 WEST

Approximate Gross Acreage: 25+ ACRES

General location (nearby or cross streets): North of STETSON AVE., South of FLORIDA AVE. (SR74) East of CALIFORNIA AVE. West of WARREN ROAD

APPLICATION FOR CHANGE OF ZONE

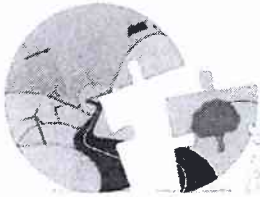
Thomas Brothers map, edition year, page number, and coordinates: EDITION 39, PAGE #840

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

EXISTING ZONE IS RT 20,000 AND THE PROPOSED ZONES
ARE R-4 & R-5 ✓

Related cases filed in conjunction with this request:

GPA # 01128
EA 42642
CFB 06027



**RIVERSIDE COUNTY
PLANNING DEPARTMENT**

Carolyn Syms Luna
Director

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

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

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

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED.

CASE NUMBER: GPA 01128 DATE SUBMITTED: 11-6-13

I. GENERAL INFORMATION

APPLICATION INFORMATION

Applicant's Name: MASSOUD TAJIK E-Mail: MTAJIK@COX.NET

Mailing Address: 26541 PALISADES DRIVE
DANA POINT CA. 92624
City State ZIP

Daytime Phone No: (949) 547-1188 Fax No: (949) 481-0102

Engineer/Representative's Name: Farah KHORASHADI E-Mail: FarahK56@Gmail.com

Mailing Address: 280 Caldecott Lane #109
Oakland CA 94618
City State ZIP

Daytime Phone No: (951) 218-6897 Fax No: ()

Property Owner's Name: MASSOUD & LINDA TAJIK E-Mail: MTAJIK@COX.NET

Mailing Address: 26541 PALISADES DRIVE
DANA POINT CALIF. 92624
City State ZIP

Daytime Phone No: (949) 547-1188 Fax No: (949) 481-0102

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Palm Desert, California 92211
(760) 863-8277 · Fax (760) 863-7555

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APPLICATION FOR AMENDMENT TO THE RIVERSIDE COUNTY GENERAL PLAN

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

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

AUTHORIZATION FOR CONCURRENT FEE TRANSFER

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

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

MASSOUD TAJIK
PRINTED NAME OF APPLICANT

Massoud Tajik
SIGNATURE OF APPLICANT

AUTHORITY FOR THIS APPLICATION IS HEREBY GIVEN:

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

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

MASSOUD TAJIK
PRINTED NAME OF PROPERTY OWNER(S)

Massoud Tajik
SIGNATURE OF PROPERTY OWNER(S)

FAKHRI SAMINI
PRINTED NAME OF PROPERTY OWNER(S)

Fakhri Samini
SIGNATURE OF PROPERTY OWNER(S)

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

PROPERTY INFORMATION:

Assessor's Parcel Number(s): 465-020-004 AND -005

Section: 13 Township: 5 SOUTH Range: 2 WEST

Approximate Gross Acreage: 25+ ACRES

APPLICATION FOR AMENDMENT TO THE RIVERSIDE COUNTY GENERAL PLAN

General location (nearby or cross streets): North of STETSON AVE., South of FLORIDA AVE., East of CALIFORNIA AVE., West of WARREN ROAD

Thomas Brothers map, edition year, page number, and coordinates: EDITION 39, PAGE #840

Existing Zoning Classification(s): RT-20,000

Existing Land Use Designation(s): MDR (2-5 UNITS/AC) & RM

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

REQUESTING HIGH DENSITY RESIDENTIAL 8-14 D.U./AC.

Related cases filed in conjunction with this request:

NONE

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

Case Nos. _____

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

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

Is water service available at the project site: Yes No

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

Is sewer service available at the site? Yes No

If "No," how far away are the nearest available sewer line(s)? (No. of feet/miles) 1,320 FEET

APPLICATION FOR AMENDMENT TO THE RIVERSIDE COUNTY GENERAL PLAN

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

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

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

Santa Ana River Santa Margarita River San Jacinto River Colorado River

HAZARDOUS WASTE SITE DISCLOSURE STATEMENT

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

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

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

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

Owner/Representative (1) Muhammad Ojeh Date 11/1/2013

Owner/Representative (2) Robert [Signature] Date 11/1/2013

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

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

AREA PLAN MAP PROPOSED FOR AMENDMENT (Please name):

Harvest valley / Winchester Area plan

EXISTING DESIGNATION(S): MDR & RM

PROPOSED DESIGNATION(S): 14.7 Acre HDR , 8.3 Acre MDR , 2.4 Acre RM

Justification for Amendment

The project site is a total of 25.7 acres and currently is designated as MDR (2-5 DU/Acre) on the majority of the property with a portion of the southwest corner of the property designated RM . The amendment would change these designations to HDR (8-14 DU/Acre) on the southwesterly 14.7 acres of the property and would leave the existing MDR (2-5 DU/Acre) designation on the northeasterly 8.3 acre portion of the property.

All of the alternatives proposed by RCTC for the future realignment of Highway 79 will affect the northwesterly portion of the project site. The proposed designation would be located next to the future highway and would be more compatible with that facility. Currently the properties immediately surrounding the project's northwest, north and east boundaries are designated MDR (2-5 DU/Acre). Properties designated RM (10 Acre Minimum) are located along the south half of the westerly boundary and the west half of the southerly boundary of the project site. RC-EDR (2 Acre Minimum) designated property is located along the eastern half of southerly boundary of the site. However, there is a property located less than 200 feet northerly of the subject property that is currently designated HDR. That HDR designated property has frontage along Highway 74, which is approximately ¼ mile northerly of the project site. The characteristics of the HDR designated property and the subject site will be similar once the realignment of Highway 79 is completed. The future realignment of Highway 79 will also ultimately create a land use barrier between the developable portions of the site and surrounding properties that are northwesterly of the site.

The project site is located within the sphere of influence of the City of Hemet. The City of Hemet General Plan designates the site for Mixed Use development. This same designation includes the commercial and HDR designated properties along Highway 74 where it will be crossed by the future realignment of Highway 79. This indicates that the City of Hemet recognizes that the properties surrounding the location where these two main Highway corridors will meet will have higher intensity uses and that the project site is encompassed within the influenced area.

INDEMNIFICATION AGREEMENT

This INDEMNIFICATION AGREEMENT (“Agreement”), made by and between the COUNTY OF RIVERSIDE, a political subdivision of the State of California (“COUNTY”), and Fakhri Samini, Massoud Tajik and Linda J. Tajik (“PROPERTY OWNER”), relating to the PROPERTY OWNER’S indemnification of the COUNTY under the terms set forth herein:

WITNESSETH:

WHEREAS, the PROPERTY OWNER has a legal interest in the certain real property described as APNs 465-020-004 and 465-020-005 (“PROPERTY”); and,

WHEREAS, on November 6, 2013, PROPERTY OWNER filed an application for General Plan Amendment No. 1128 and on August 15, 2014, PROPERTY OWNER filed an application for Change of Zone No. 7847 (“PROJECT”); and,

WHEREAS, judicial challenges of projects requiring discretionary approvals, including, but not limited to, California Environmental Quality Act determinations, are costly and time consuming. Additionally, project opponents often seek an award of attorneys’ fees in such challenges; and,

WHEREAS, since property owners are the primary beneficiaries of such approvals, it is appropriate that such owners bear the expense of defending against any such judicial challenge, and bear the responsibility of any costs, attorneys’ fees and damages which may be awarded to a successful challenger; and,

WHEREAS, in the event a judicial challenge is commenced against the PROJECT, the COUNTY has requested and the PROPERTY OWNER has agreed to defend, indemnify and hold harmless the COUNTY, its agents, officers, or employees from any claim, action or proceeding against the COUNTY, its agents, officers, or employees to attack, set aside, void or annul any approval of the COUNTY, its advisory agencies, appeal boards, or legislative body concerning the PROJECT or its associated environmental documentation (“LITIGATION”); and,

WHEREAS, this Agreement is entered into by the COUNTY and PROPERTY OWNER to establish specific terms concerning PROPERTY OWNER’S indemnification obligation for the PROJECT.

NOW, THEREFORE, it is mutually agreed between COUNTY and PROPERTY OWNER as follows:

1. **Indemnification.** PROPERTY OWNER , at its own expense, shall defend, indemnify and hold harmless the COUNTY, its agents, officers, and employees from and against any claim, action or proceeding brought against the COUNTY, its agents, officers, and employees to attack, set aside, void or annul any approval of the PROJECT including any associated costs, damages, and expenses including, but not limited to, costs associated with Public Records Act requests submitted to the COUNTY related to the PROJECT and an award of attorneys' fees and costs incurred or arising out of the above-referenced claim, action or proceeding brought against the COUNTY ("Indemnification Obligation.")

2. **Defense Cooperation.** PROPERTY OWNER and the COUNTY shall reasonably cooperate in all aspects of the LITIGATION. Nothing contained in this Agreement, however, shall be construed to limit the discretion of COUNTY, in the interest of the public welfare, to settle, defend, appeal or to decline to settle or to terminate or forego defense or appeal of the LITIGATION. It is also understood and agreed that all litigation pleadings are subject to review, revision and approval by COUNTY's Office of County Counsel.

3. **Representation and Payment for Legal Services Rendered.** COUNTY shall have the absolute right to approve any and all counsel retained to defend COUNTY in the LITIGATION. PROPERTY OWNER shall pay the attorneys' fees and costs of the legal firm retained by APPLICANT to represent the COUNTY in the LITIGATION. Failure by PROPERTY OWNER to pay such attorneys' fees and costs may be treated as an abandonment of the PROJECT and as a default of APPLICANT's obligations under this Agreement.

4. **Payment for COUNTY's LITIGATION Costs.** Payment for COUNTY's costs related to the LITIGATION shall be made on a deposit basis. LITIGATION costs include any associated costs, fees, damages, and expenses as further described in Section 1 herein as Indemnification Obligation. Within thirty (30) days of receipt of notice from COUNTY that LITIGATION has been initiated against the PROJECT, PROPERTY OWNER shall initially deposit with the COUNTY's Planning Department the total amount of Twenty Thousand Dollars (\$20,000). PROPERTY OWNER shall deposit with COUNTY such additional amounts as COUNTY reasonably and in good faith determines, from time to time, are necessary to cover costs and expenses incurred by the COUNTY, including but not limited to, the Office of County Counsel, Riverside County Planning Department and the Riverside County Clerk of the Board associated with the LITIGATION. Within ten (10) days of written notice from COUNTY, PROPERTY OWNER shall make such additional deposits. Collectively, the initial deposit and additional deposits shall be referred to herein as the "Deposit."

5. **Return of Deposit.** COUNTY shall return to PROPERTY OWNER any funds remaining on deposit after ninety (90) days have passed since final adjudication of the LITIGATION.

6. **Notices.** For all purposes herein, notices shall be effective when personally delivered, delivered by commercial overnight delivery service, or sent by certified or registered mail, return receipt requested, to the appropriate address set forth below:

COUNTY:
Office of County Counsel
Attn: Shellie Clack
3960 Orange Street, Suite 500
Riverside, CA 92501

PROPERTY OWNER :
Massoud Tajik
26541 Palisades Drive
Dana Point, CA 92624

With a copy to:
Fakhri Samini
2 Forest Hills Court
Dana Point, CA 92629

7. **Default and Termination.** This Agreement is not subject to termination, except by mutual agreement or as otherwise provided herein. In the event of a default of PROPERTY OWNER's obligations under this Agreement, COUNTY shall provide written notification to PROPERTY OWNER of such alleged default and PROPERTY OWNER shall have ten (10) days after receipt of written notification to cure any such alleged default. If PROPERTY fails to cure such alleged default within the specified time period or otherwise reach agreement with the COUNTY on a resolution of the alleged default, COUNTY may, in its sole discretion, do any of the following or combination thereof:

- a. Deem PROPERTY OWNER's default of PROPERTY OWNER's obligations as abandonment of the PROJECT and as a breach of this Agreement;
- b. Rescind any PROJECT approvals previously granted;
- c. Settle the LITIGATION.

In the event of a default, PROPERTY OWNER shall remain responsible for any costs and attorney's fees awarded by the Court or as a result of settlement and other expenses incurred by the COUNTY related to the LITIGATION or settlement.

8. **COUNTY Review of the PROJECT.** Nothing in this Agreement shall be construed to limit, direct, impede or influence the COUNTY's review and consideration of the PROJECT.

9. **Complete Agreement/Governing Law.** This Agreement represents the complete understanding between the parties with respect to matters set forth herein. This Agreement shall be construed in accordance with the laws of the State of California.

10. **Successors and Assigns.** The obligations specific herein shall be made, and are binding on the successors in interest of the PROPERTY OWNER, whether the succession is by agreement, by operation of law or by any other means.

11. **Amendment and Waiver.** No modification, waiver, amendment or discharge of this Agreement shall be valid unless the same is in writing and signed by all parties.

12. **Severability.** If any term, provision, covenant or condition of this Agreement is held to be invalid, void or otherwise unenforceable, to any extent, by any court of competent jurisdiction, the remainder of this Agreement shall not be affected thereby, and each term, provision, covenant or condition of this Agreement shall be valid and enforceable to the fullest extent permitted by law.

13. **Survival of Indemnification.** The parties agree that this Agreement shall constitute a separate agreement from any PROJECT approval, and if the PROJECT, in part or in whole, is invalidated, rendered null or set aside by a court of competent jurisdiction, the parties agree to be bound by the terms of this Agreement, which shall survive such invalidation, nullification or setting aside.

14. **Interpretation.** The parties have been advised by their respective attorneys, or if not represented by an attorney, represent that they had an opportunity to be so represented in the review of this Agreement. Any rule of construction to the effect that ambiguities are to be resolved against the drafting party shall not be applied in interpreting this Agreement.

15. **Captions and Headings.** The captions and section headings used in this Agreement are inserted for convenience of reference only and are not intended to define, limit or affect the construction or interpretation of any term or provision hereof.

16. **Jurisdiction and Venue.** Any action at law or in equity arising under this Agreement or brought by a party hereto for the purpose of enforcing, construing or determining the validity of any provision of this Agreement shall be filed in the Courts of Riverside County, State of California, and the parties hereto waive all provisions of law providing for the filing, removal or change of venue to any other court or jurisdiction.

17. **Counterparts; Facsimile & Electronic Execution.** This Agreement may be executed in one or more counterparts, each of which shall be deemed an original, but all of which together shall constitute one and the same document. To facilitate execution of this Agreement, the parties may execute and exchange facsimile or electronic counterparts, and facsimile or electronic counterparts shall serve as originals.

18. **Joint and Several Liability.** In the event there is more than one PROPERTY OWNER, the liability of PROPERTY OWNER shall be joint and several, and PROPERTY OWNER each of them shall be jointly and severally liable for performance of all of the obligations of PROPERTY OWNER under this Agreement.

19. **Effective Date.** The effective date of this Agreement is the date the parties sign the Agreement. If the parties sign the Agreement on more than one date, then the last date the Agreement is signed by a party shall be the effective date.

IN WITNESS WHEREOF, the parties hereto have duly caused this Agreement to be executed by their authorized representatives as of the date written.

COUNTY:
COUNTY OF RIVERSIDE,
a political subdivision of the State of California

By: Steven Weiss
Marion Ashley, Chairman
Board of Supervisors
Steven Weiss
Planning Director
Authorized Delegate for Board of Supervisors
Item 3-35, 3/25/15

Dated: 4/28/15

PROPERTY OWNER:

By: Massoud Tajik
Massoud Tajik

Dated: 2-10-2015

By: Linda J. Tajik
Linda J. Tajik

Dated: 2-10-15

By: Fakhri Samini
Fakhri Samini

Dated: 2/10/2015

5

FORM APPROVED COUNTY COUNSEL
BY: Michelle Clack
MICHELLE CLACK
DATE: 4/13/15

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

A **PUBLIC HEARING** has been scheduled, pursuant to Riverside County Land Use Ordinance No. 348, before the **RIVERSIDE COUNTY PLANNING COMMISSION** to consider the project shown below:

GENERAL PLAN AMENDMENT NO. 1128 AND CHANGE OF ZONE NO. 7847 – Intent to Adopt a Mitigated Negative Declaration – Applicant: Massoud Tajik – Third Supervisorial District – Hemet-San Jacinto Zoning District – Harvest Valley Winchester Area Plan: Community Development: Medium Density Residential (CD:MDR) (2-5 D.U./Ac.) and Rural: Rural Mountainous (R:RM) – Location: Northerly of Stetson Avenue, southerly of Lyn Avenue, easterly of California Avenue, and westerly of Cordoba Drive – 25.7 Acres – Zoning: Mobile Home Subdivision & Mobile Home Parks – 20,000 Sq. Ft. Minimum (R-T-20000) – **REQUEST:** The General Plan Amendment proposes to amend the General Plan Land Use Element from Community Development: Medium Density Residential (CD:MDR) (2-5 D.U./Ac.) and Rural: Rural Mountainous (R:RM) to Community Development: High Density Residential (CD:HDR) (8-14 D.U./Ac.), Open Space: Conservation (OS:C), and Rural: Rural Mountainous (R:RM). The Change of Zone proposes to change the zoning of the subject site from Mobile Home Subdivision & Mobile Home Parks (R-T-20000) to Planned Residential (R-4) and Open Area Combining Zone-Residential Developments (R-5).

TIME OF HEARING: **9:00 am** or as soon as possible thereafter
MARCH 18, 2015
RIVERSIDE COUNTY ADMINISTRATIVE CENTER
BOARD CHAMBERS, 1ST FLOOR
4080 LEMON STREET
RIVERSIDE, CA 92501

For further information regarding this project, please contact Project Planner, Damaris Abraham, at 951-955-5917 or email dabraham@rctlma.org or go to the County Planning Department's Planning Commission agenda web page at <http://planning.rctlma.org/PublicHearings.aspx>.

The Riverside County Planning Department has determined that the above project will not have a significant effect on the environment and has recommended adoption of a mitigated negative declaration. The Planning Commission will consider the proposed project and the proposed mitigated negative declaration, at the public hearing. The case file for the proposed project and the proposed mitigated negative declaration may be viewed Monday through Thursday, 8:30 a.m. to 5:00 p.m., at the County of Riverside Planning Department, 4080 Lemon Street, 12th Floor, Riverside, CA 92501. For further information or an appointment, contact the project planner.

Any person wishing to comment on a proposed project may do so, in writing, between the date of this notice and the public hearing or appear and be heard at the time and place noted above. All comments received prior to the public hearing will be submitted to the Planning Commission, and the Planning Commission will consider such comments, in addition to any oral testimony, before making a decision on the proposed project.

If you challenge this project in court, you may be limited to raising only those issues you or someone else raised at the public hearing, described in this notice, or in written correspondence delivered to the Planning Commission at, or prior to, the public hearing. Be advised that, as a result of public hearings and comment, the Planning Commission may amend, in whole or in part, the proposed project. Accordingly, the designations, development standards, design or improvements, or any properties or lands, within the boundaries of the proposed project, may be changed in a way other than specifically proposed.

Please send all written correspondence to:
RIVERSIDE COUNTY PLANNING DEPARTMENT
Attn: Damaris Abraham
P.O. Box 1409, Riverside, CA 92502-1409

PROPERTY OWNERS CERTIFICATION FORM

I, VINNIE NGUYEN, certify that on 5/14/2015,

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

APN (s) or case numbers CZ07847/GPA01128 For

Company or Individual's Name Planning Department,

Distance buffered 600'.

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

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

NAME: Vinnie Nguyen

TITLE GIS Analyst

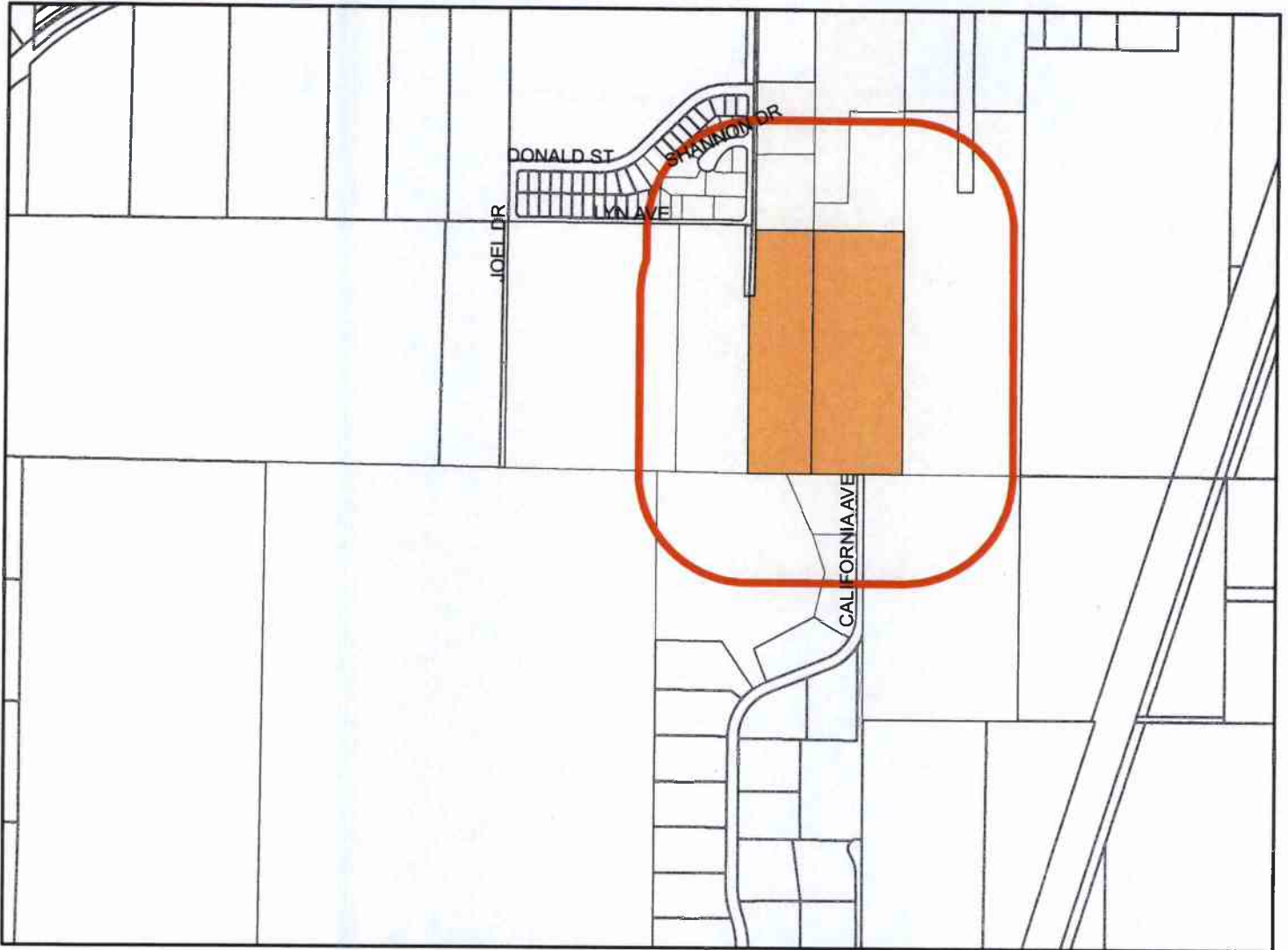
ADDRESS: 4080 Lemon Street 2nd Floor

Riverside, Ca. 92502

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

At
copy
11/14/2015

CZ07847/GPA01128 (600 feet buffer)



Selected Parcels

465-240-028	465-330-001	465-240-026	465-240-029	465-240-034	465-240-030	465-240-032	465-020-002	465-020-003	465-240-033
465-240-038	465-240-036	465-240-031	465-330-002	465-040-012	465-020-004	465-240-024	465-030-030	465-020-005	465-050-006
465-240-037	465-240-023	465-240-035	465-020-026	465-330-003	465-240-025	465-020-006	465-020-023	465-240-013	465-240-027
465-240-012	465-040-013								



830 415 0 830 Feet

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AIRPORT LAND USE COMMISSION RIVERSIDE COUNTY

February 9, 2015

CHAIR
Simon Housman
Rancho Mirage

Ms. Damaris Abraham, Urban Regional Planner III
Riverside County Planning Department
4080 Lemon Street, 12th Floor

VICE CHAIRMAN
Rod Ballance
Riverside

Riverside CA 92501
[VIA HAND DELIVERY]

COMMISSIONERS

RE: AIRPORT LAND USE COMMISSION (ALUC) DEVELOPMENT REVIEW

Arthur Butler
Riverside

File No.: ZAP1037HR14
Related File No.: GPA No. 01128, CZ No. 07847
APNs: 465-020-004 and 465-020-005

John Lyon
Riverside

Dear Ms. Abraham:

Glen Holmes
Hemet

Greg Pettis
Cathedral City

Steve Manos
Lake Elsinore

On February 5, 2015, the Riverside County Airport Land Use Commission (ALUC) found County of Riverside Case GPA No. 1128, a proposal to amend the General Plan (Harvest Valley/Winchester Area Plan) land use designations of 25.4 acres located easterly of California Avenue and its southerly straight-line extension and southerly of State Highway Route 74/Florida Avenue, the easterly straight-line extension of Lyn Avenue, and Roseland Mobile Estates from Community Development: Medium Density Residential [CD:MDR] (2 to 5 dwelling units per acre) and Rural: Rural Mountainous [R:RM] (1 dwelling unit per ten acres) to Community Development: High Density Residential [CD:HDR] (8 to 14 dwelling units per acre), Open Space – Conservation [OS:C], and Rural: Rural Mountainous [R:RM], **CONSISTENT** with the 1992 Hemet-Ryan Airport Comprehensive Airport Land Use Plan.

STAFF

Director
Ed Cooper

John Guerin
Russell Brady
Barbara Santos

On February 5, 2015, the Riverside County Airport Land Use Commission (ALUC) found County of Riverside Case CZ No. 7847, a proposal to change the zoning classification of the site referenced above from Mobile Home Subdivisions and Mobile Home Parks (R-T-20,000) to Planned Residential (R-4) and Open Area Combining Zone – Residential (R-5), **CONSISTENT** with the 1992 Hemet-Ryan Airport Comprehensive Airport Land Use Plan.

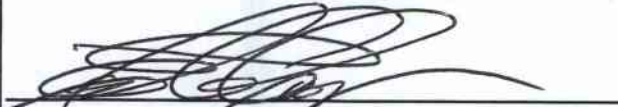
County Administrative Center
4080 Lemon St., 14th Floor
Riverside, CA 92501
(951) 955-5132

www.rcaluc.org

These findings of consistency relate to airport compatibility issues and do not necessarily constitute an endorsement of these proposals. As the site is located within Area III of the Hemet-Ryan Airport Influence Area, both the existing and the proposed General Plan designations and zoning are consistent with the Hemet-Ryan Airport Comprehensive Airport Land Use Plan.

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

Sincerely,
RIVERSIDE COUNTY AIRPORT LAND USE COMMISSION


Edward C. Cooper, Director

JJGJG/RB

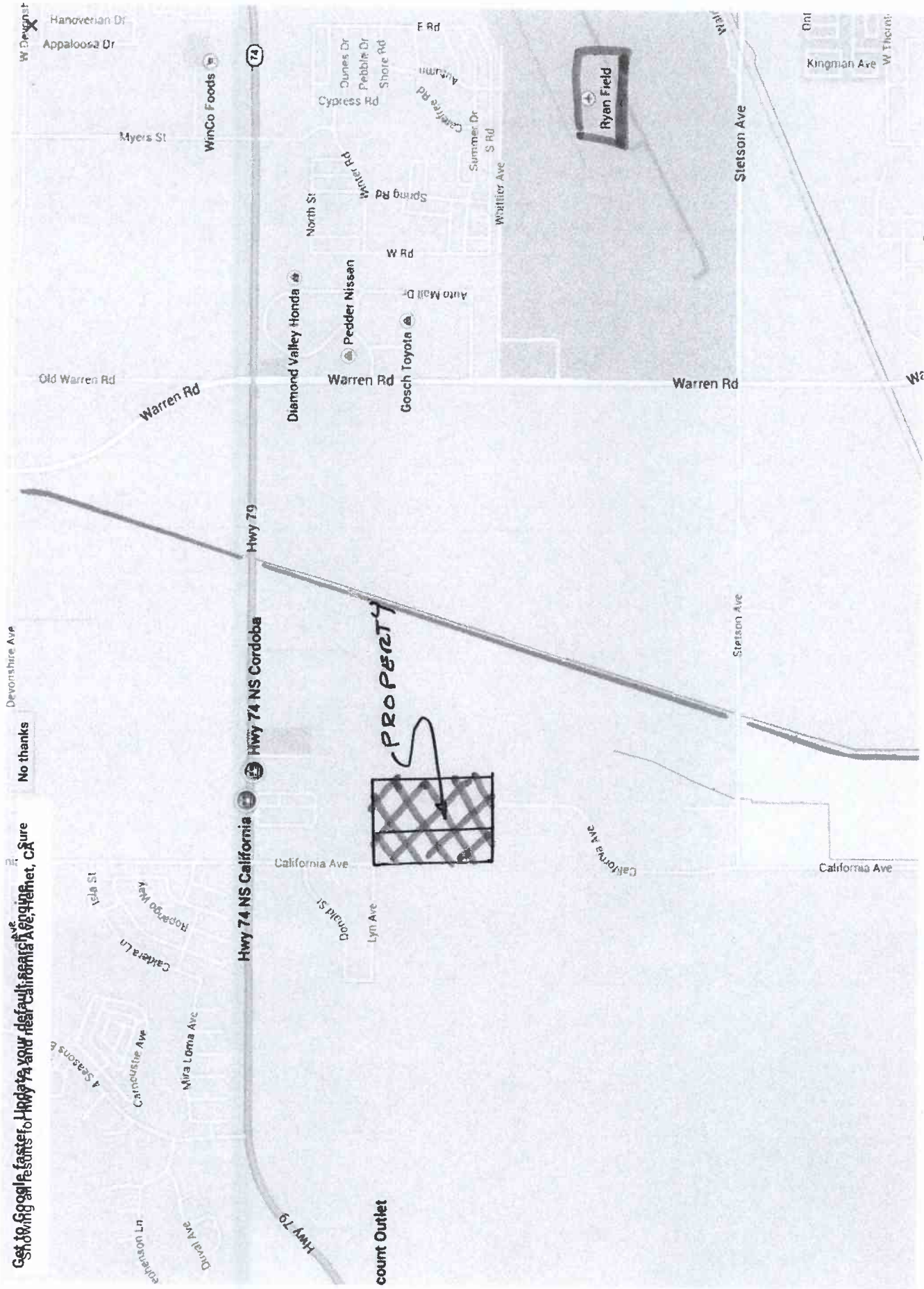
Attachment: Notice of Airport in Vicinity

cc: Massoud and Linda Tajik (applicant/landowner)
 Fakhri Samini/Estate of Parviz Samini (payee/landowner)
 Farah Khorashadi (applicant's representative)
 Daryl Shippy, Riverside County Economic Development Agency – Aviation Division
 ALUC Case File

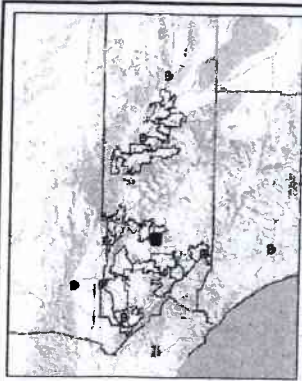
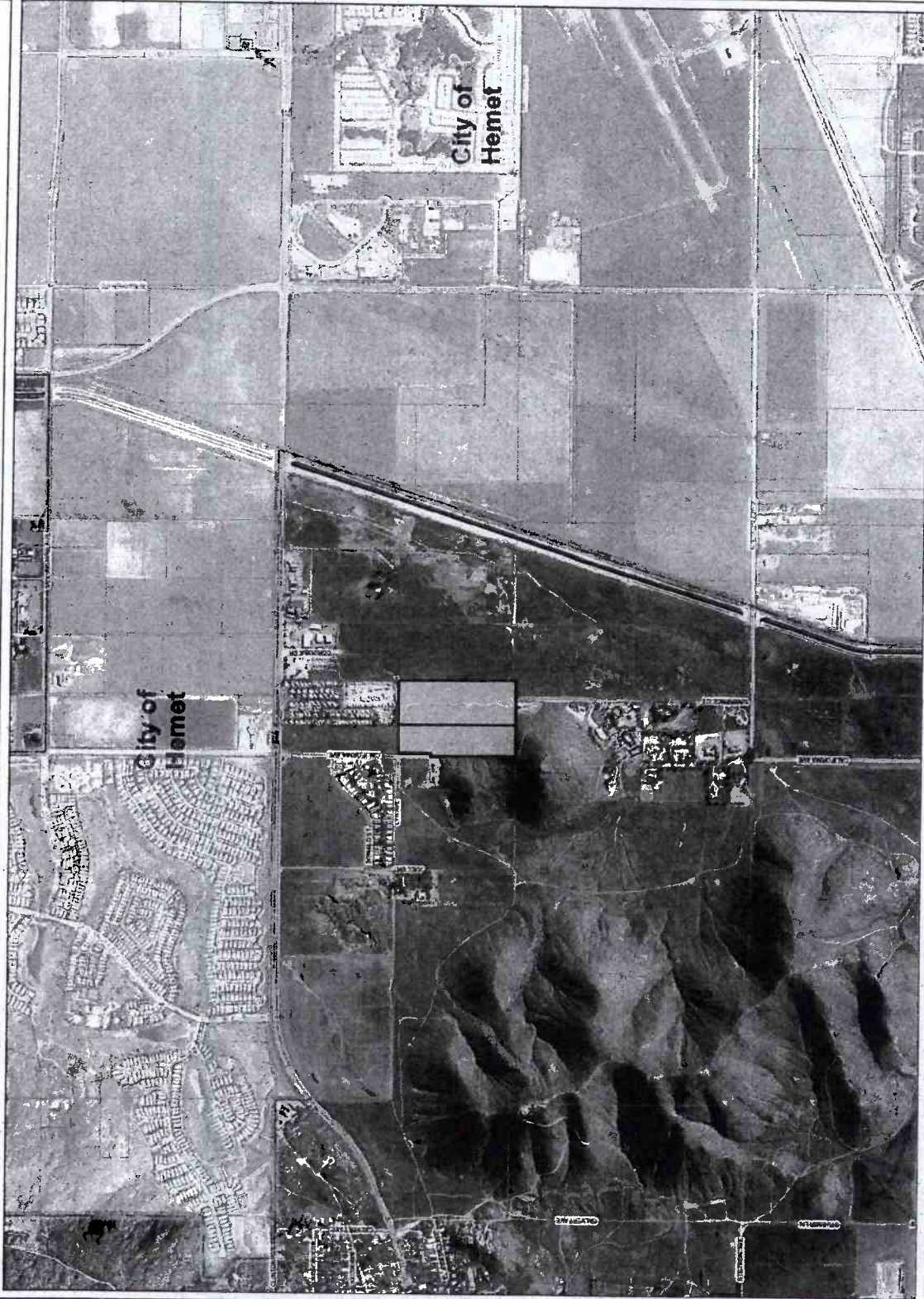
Y:\AIRPORT CASE FILES\Hemet-Ryan\ZAP1037HR14\ZAP1037HR14.LTR.doc

NOTICE OF AIRPORT IN VICINITY

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



My Map



Legend

- City Boundaries
- Cities
- roads
- highways
- HWY
- INTERCHANGE
- INTERSTATE
- OFFRAMP
- ONRAMP
- USHWY
- roads
- Major Roads
- Arterial
- Collector
- Residential
- counties
- cities
- hydrographylines
- waterbodies
- Lakes
- Rivers

Notes

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



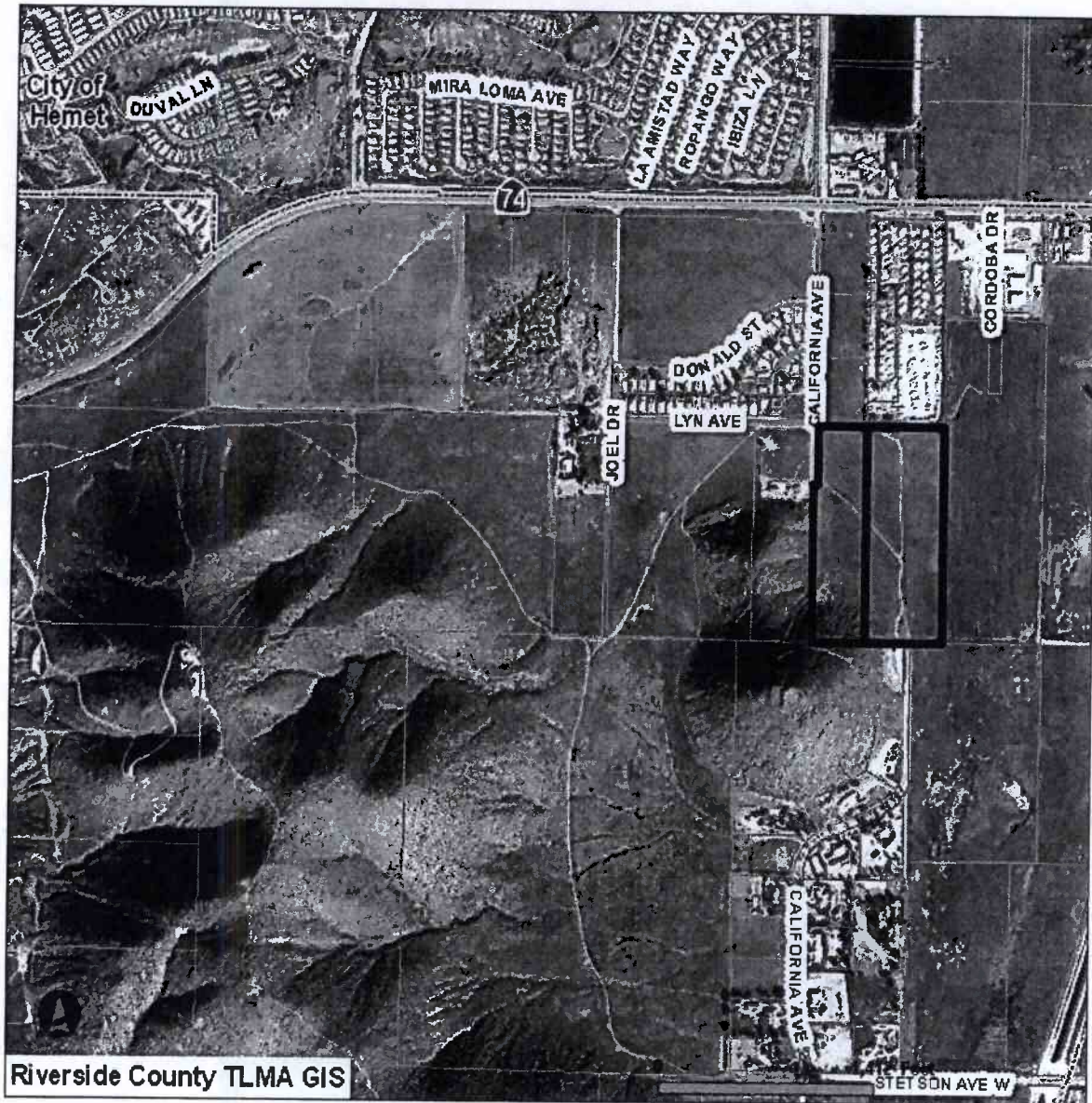
0 2,099 4,198 Feet



REPORT PRINTED ON... 1/15/2015 11:38:30 AM

© Riverside County TLMA GIS

RIVERSIDE COUNTY GIS



Selected parcel(s):
 465-020-004 465-020-005

AIRPORTS

- SELECTED PARCEL
- AIRPORT INFLUENCE AREAS
- INTERSTATES
- HIGHWAYS
- PARCELS

IMPORTANT

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REPORT PRINTED ON...Fri Jan 09 10:21:50 2015

Version 131127

ASMT: 465020003, APN: 465020003
GABRIELLE BIDONDO
2573 SEGOVIA
LA VERNE CA 91750

ASMT: 465040013, APN: 465040013
CHING WANG, ETAL
C/O CHIANG WANG
3296 E GUAISTI RD STE 120
ONTARIO CA 91761

ASMT: 465020004, APN: 465020004
LINDA TAJIK, ETAL
26541 PALISADES DR
CAPISTRANO BEACH CA 92624

ASMT: 465050006, APN: 465050006
PEAK EMERALD ACRES
9595 WILSHIRE BLV STE 710
BEVERLY HILLS CA 90212

ASMT: 465020005, APN: 465020005
PARVIZ SAMINI
3 GUADALMINA DR
DANA POINT CA 92629

ASMT: 465240012, APN: 465240012
WILLIAM BAKER
34885 DONALD ST
HEMET, CA. 92545

ASMT: 465020023, APN: 465020023
VON HYDINGER
206 FURYK WAY
HEMET CA 92545

ASMT: 465240013, APN: 465240013
VICTORIA CASAS, ETAL
27336 CEDAR CT
MORENO VALLEY CA 92555

ASMT: 465020026, APN: 465020026
16051 AVD SAN MIGUEL
LA MIRADA CA 90638

ASMT: 465240023, APN: 465240023
LINDA RHINEHART, ETAL
26205 CALIFORNIA AVE
HEMET, CA. 92545

ASMT: 465030030, APN: 465030030
MWD
C/O ASSEST MANAGEMENT
P O BOX 54153
LOS ANGELES CA 90054

ASMT: 465240024, APN: 465240024
EDWINA WOODWARD, ETAL
34974 SHANNON DR
HEMET, CA. 92545

ASMT: 465040012, APN: 465040012
MARJORIE GOTTULA
37565 CALLE DE COMPANERO
MURRIETA CA 92562

ASMT: 465240025, APN: 465240025
TIMOTHY HARRISON
34962 SHANNON DR
HEMET, CA. 92545



ASMT: 465240026, APN: 465240026
CHARLES PRESHAW
34950 SHANNON DR
HEMET, CA. 92545

ASMT: 465240033, APN: 465240033
GAYLE HOLYOAK, ETAL
1200 GARRY LN
HEMET CA 92543

ASMT: 465240027, APN: 465240027
SALLY SHULL, ETAL
34938 SHANNON DR
HEMET, CA. 92545

ASMT: 465240034, APN: 465240034
SHERRY OGIER, ETAL
34946 LYN AVE
HEMET, CA. 92545

ASMT: 465240028, APN: 465240028
JOAN REED, ETAL
34926 SHANNON DR
HEMET, CA. 92545

ASMT: 465240035, APN: 465240035
ROXANNE HOLIDAY
34922 LYN AVE
HEMET, CA. 92545

ASMT: 465240029, APN: 465240029
DENNIS CUTSCHALL
34914 SHANNON DR
HEMET, CA. 92545

ASMT: 465240036, APN: 465240036
JOSEPHINE RICHARDS
34912 LYN AVE
HEMET, CA. 92545

ASMT: 465240030, APN: 465240030
ELEANOR SHOOK
34955 SHANNON DR
HEMET, CA. 92545

ASMT: 465240037, APN: 465240037
DAVID JOHNSON, ETAL
C/O PHILIP L PINNEAUX
25112 LAS BOLSAS
LAGUNA HILLS CA 92653

ASMT: 465240031, APN: 465240031
JUANITA GOMEZ
34987 SHANNON DR
HEMET, CA. 92545

ASMT: 465240038, APN: 465240038
JACQUELYN BAKER
34888 LYN AVE
HEMET, CA. 92545

ASMT: 465240032, APN: 465240032
FRANCISCO CAMARILLO
20401 SOLEDAD CYN RD 449
CANYON COUNTRY CA 91351

ASMT: 465330001, APN: 465330001
CENTRAL ASIA INSTITUTE
P O BOX 7209
BOZEMAN MT 59771



ASMT: 465330002, APN: 465330002
LARRY NGUYEN
26543 CALIFORNIA AVE
HEMET CA 92545

ASMT: 465330003, APN: 465330003
CATHERINE MATSON, ETAL
26726 CALIFORNIA AVE
HEMET CA 92545



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

Hemet Unified School District
2350 W. Latham Ave.
Hemet, CA 92545-3654

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

The Gas Company
7000 Indiana Ave., #105
Riverside, CA 92506

CALTRANS District #8
ATTN: Dan Kopulsky
464 W. 4th St., 6th Floor
Mail Stop 725
San Bernardino, CA 92401-1400

Hemet City Hall
445 E. Florida Ave.
Hemet, CA 92543

Hemet-Ryan Airport
ATTN: General Manager
4710 W. Stetson Ave.
Hemet, CA 92545

Applicant/Owner:
Massoud Tajik
26541 Palisades Drive
Dana Point, CA 92624

Eng-Rep:
Farah Khorashadi
280 Caldecott Lane #109
Oakland, Ca 94618

Applicant/Owner:
Massoud Tajik
26541 Palisades Drive
Dana Point, CA 92624

Eng-Rep:
Farah Khorashadi
280 Caldecott Lane #109
Oakland, Ca 94618



RIVERSIDE COUNTY PLANNING DEPARTMENT

Steve Weiss, AICP
Planning Director

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

FROM: Riverside County Planning Department
 4080 Lemon Street, 12th Floor
P. O. Box 1409
Riverside, CA 92502-1409

38686 El Cerrito Road
Palm Desert, California 92211

SUBJECT: Filing of Notice of Determination in compliance with Section 21152 of the California Public Resources Code.

EA42642/GPA01128/CZ07847
Project Title/Case Numbers

Damaris Abraham
County Contact Person

(951) 955-5719
Phone Number

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

Massoud Taik
Project Applicant

26541 Palisades Drive, Dana Point, CA 92624
Address

The project is located northerly of Stetson Avenue, southerly of Lyn Avenue, easterly of California Avenue, and westerly of Cordoba Drive.
Project Location

General Plan Amendment No. 1128 proposes to amend the General Plan Land Use Element from Community Development: Medium Density Residential (CD:MDR) (2-5 D.U./Ac.) and Rural: Rural Mountainous (R:RM) to Community Development: High Density Residential (CD:HDR) (8-14 D.U./Ac.), Open Space: Conservation (OS:C), and Rural: Rural Mountainous (R:RM). Change of Zone No. 7847 proposes to change the zoning of the subject site from Mobile Home Subdivision & Mobile Home Parks (R-T-20000) to Planned Residential (R-4) and Open Area Combining Zone-Residential Developments (R-5).
Project Description

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

1. The project WILL NOT have a significant effect on the environment.
2. A Mitigated Negative Declaration was prepared for the project pursuant to the provisions of the California Environmental Quality Act (\$2,210.00 + \$50.00) and reflect the independent judgment of the Lead Agency.
3. Mitigation measures WERE made a condition of the approval of the project.
4. A Mitigation Monitoring and Reporting Plan/Program WAS adopted.
5. A statement of Overriding Considerations WAS NOT adopted for the project.
6. Findings were made pursuant to the provisions of CEQA.

This is to certify that the Mitigated Negative Declaration, with comments, responses, and record of project approval is available to the general public at: Riverside County Planning Department, 4080 Lemon Street, 12th Floor, Riverside, CA 92501.

Signature

Title

Date

Date Received for Filing and Posting at OPR: _____

DM/dm Revised 12/09/2014
Y:\Planning Case Files-Riverside office\GPA01128\DH-PC-BOS Hearings\DH-PC\GPA01128.CZ07847.NOD Form.docx

Please charge deposit fee case#: ZEA42642 ZCFG06021

FOR COUNTY CLERK'S USE ONLY



RIVERSIDE COUNTY PLANNING DEPARTMENT

*Steve Weiss, AICP
Planning Director*

MITIGATED NEGATIVE DECLARATION

Project/Case Number: GPA01128/CZ07847

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

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

COMPLETED/REVIEWED BY:

By: Damaris Abraham Title: Project Planner Date: February 10, 2015

Applicant/Project Sponsor: Massoud Tajik Date Submitted: November 6, 2013

ADOPTED BY: Board of Supervisors

Person Verifying Adoption: _____ Date: _____

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

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

For additional information, please contact Damaris Abraham at (951) 955-5719.

Revised: 10/16/07
Y:\Planning Case Files-Riverside office\GPA01128\DH-PC-BOS Hearings\DH-PC\GPA01128.CZ07847.Mitigated Negative Declaration.docx

Please charge deposit fee case#: ZEA42642 ZCFG06021

FOR COUNTY CLERK'S USE ONLY

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SPECIALIZED DEPARTMENT RECEIPT
Permit Assistance Center

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(951) 955-3200

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(951) 694-5242

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Indio, CA 92211
(760) 863-8271

Received from: TAJIK MASSOUD \$50.00
paid by: CK 270
EA42642
paid towards: CFG06021 CALIF FISH & GAME: DOC FEE
at parcel:
appl type: CFG3

By _____ Nov 06, 2013 10:56
MGARDNER posting date Nov 06, 2013

Account Code	Description	Amount
658353120100208100	CF&G TRUST: RECORD FEES	\$50.00

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(760) 863-8271

Received from: TAJIK MASSOUD \$2,210.00
paid by: CK 6324
EA42642 FOR GPA01128 CZ07847
paid towards: CFG06021 CALIF FISH & GAME: DOC FEE
at parcel:
appl type: CFG3

By _____ Dec 29, 2014 13:25
MGARDNER posting date Dec 29, 2014

Account Code	Description	Amount
658353120100208100	CF&G TRUST	\$2,210.00

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