

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Source: GIS database, WRCMSHCP, HANS02186

Findings of Fact:

- a) The proposed project does not conflict with the provisions of an adopted Habitat Conservation Plan, Natural Conservation Community Plan, or other approved local, regional, or state conservation plan. The project site is within a criteria cell of the Western Riverside County Multi-Species Habitat Conservation program. A Habitat Evaluation and Acquisition Negotiation Strategy (HANS) review occurred, HANS02186, and found that no land will need to be conserved at the project site. The proposed project does not provide the opportunity for physical disturbance of the property; therefore, there is no potential for any impacts to biological resources. The proposed project will change the General Plan designation for the site, which could eventually lead to a higher level of development on the property. Once a development proposal or land use application to subsequently subdivide, grade, or build on the property associated with General Plan Amendment No. 950 and Change of Zone No. 7830 is submitted, a subsequent review and Environmental Assessment shall be prepared assessing potential impacts. Therefore, the impacts are less than significant.
- b) The proposed project will not 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). The proposed project does not provide the opportunity for physical disturbance of the property; therefore, there is no potential for any impacts to biological resources. The proposed project will change the General Plan designation for the site, which could eventually lead to a higher level of development on the property. Once a development proposal or land use application to subsequently subdivide, grade, or build on the property associated with General Plan Amendment No. 950 and Change of Zone No. 7830 is submitted, a subsequent review and Environmental Assessment shall be prepared assessing potential impacts. Therefore, the impacts are less than significant.
- c) The proposed project does not 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. The proposed project does not provide the opportunity for physical disturbance of the property; therefore, there is no potential for any impacts to biological resources. The proposed project will change the General Plan designation for the site, which could eventually lead to a higher level of development on the property. Once a development proposal or land use application to subsequently subdivide, grade, or build on the property associated with General Plan Amendment No. 950 and Change of Zone No. 7830 is submitted, a subsequent review and Environmental Assessment shall be prepared assessing potential impacts. Therefore, the impacts are less than significant.
- d) The proposed project does not 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. The proposed project does not provide the opportunity for physical disturbance of the property; therefore, there is no potential for any impacts to biological resources. The proposed project will change the General Plan designation for the site, which could eventually lead to a higher level of development on the property. Once a development proposal or land use application to subsequently subdivide, grade, or build on the property associated with General Plan Amendment No. 950 and Change of Zone No. 7830 is submitted, a subsequent review and Environmental Assessment shall be prepared assessing potential impacts. Therefore, the impacts are less than significant.

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e) The proposed project does not have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Game or U. S. Fish and Wildlife Service. The proposed project does not provide the opportunity for physical disturbance of the property; therefore, there is no potential for any impacts to biological resources. The proposed project will change the General Plan designation for the site, which could eventually lead to a higher level of development on the property. Once a development proposal or land use application to subsequently subdivide, grade, or build on the property associated with General Plan Amendment No. 950 and Change of Zone No. 7830 is submitted, a subsequent review and Environmental Assessment shall be prepared assessing potential impacts. Therefore, the impacts are less than significant.

f) The proposed project does not have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means. The proposed project does not have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Game or U. S. Fish and Wildlife Service. The proposed project does not provide the opportunity for physical disturbance of the property; therefore, there is no potential for any impacts to biological resources. The proposed project will change the General Plan designation for the site, which could eventually lead to a higher level of development on the property. Once a development proposal or land use application to subsequently subdivide, grade, or build on the property associated with General Plan Amendment No. 950 and Change of Zone No. 7830 is submitted, a subsequent review and Environmental Assessment shall be prepared assessing potential impacts. Therefore, the impacts are less than significant.

g) The proposed project does not conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance. The proposed project does not provide the opportunity for physical disturbance of the property; therefore, there is no potential for any impacts to biological resources. The proposed project will change the General Plan designation for the site, which could eventually lead to a higher level of development on the property. Once a development proposal or land use application to subsequently subdivide, grade, or build on the property associated with General Plan Amendment No. 950 and Change of Zone No. 7830 is submitted, a subsequent review and Environmental Assessment shall be prepared assessing potential impacts. Therefore, the impacts are less than significant.

Mitigation: No mitigation is required

Monitoring: No monitoring is required

CULTURAL RESOURCES Would the project

8. Historic Resources

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

Source: Project Application Materials

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Findings of Fact:

a-b) Based on aerial maps, there are no historic sites on the property. The proposed project does not provide the opportunity for physical disturbance of the property; therefore, there is no potential for any impacts. The proposed project will change the General Plan designation for the site, which could eventually lead to a higher level of development on the property. Once a development proposal or land use application to subsequently subdivide, grade, or build on the property associated with General Plan Amendment No. 950 and Change of Zone No. 7830 is submitted, a subsequent review and Environmental Assessment shall be prepared assessing potential ground disturbing cultural impacts.

Mitigation: No mitigation is required

Monitoring: No monitoring is required

9. Archaeological Resources	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Alter or destroy an archaeological site.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to California Code of Regulations, Section 15064.5?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Disturb any human remains, including those interred outside of formal cemeteries?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Restrict existing religious or sacred uses within the potential impact area?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Cause a substantial adverse change in the significance of a tribal cultural resource as defined in Public Resources Code 21074?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source: Project Application Materials

Findings of Fact:

a-e) The proposed project does not provide the opportunity for physical disturbance of the property; therefore, there is no potential for any impacts. As a result, no site specific archeological studies were requested. The proposed project will change the General Plan designation for the site, which could eventually lead to a higher level of development on the property. Once a development proposal or land use application to subsequently subdivide, grade, or build on the property associated with General Plan Amendment No. 950 and Change of Zone No. 7830 is submitted, a subsequent review and EA shall be prepared assessing potential impacts.

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. The Pechanga Tribe also wanted to go on record that they consider the project site a "Traditional Cultural Property (TCP)." They additionally request to participate in all future CEQA analysis.

Mitigation: No mitigation is required

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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 checked="" type="checkbox"/>	<input type="checkbox"/>
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Source: Riverside County General Plan Figure OS-8 "Paleontological Sensitivity"

Findings of Fact:

a) According to the General Plan the project is in an area of high sensitivity (high B). The proposed project does not provide the opportunity for physical disturbance of the property; therefore, there is no potential for any impacts at this stage. The proposed project will change the General Plan designation for the site, which could eventually lead to a higher level of development on the property. Once a development proposal or land use application to subsequently subdivide, grade, or build on the property associated with General Plan Amendment No. 950 and Change of Zone No. 7830 is submitted, a subsequent review and Environmental Assessment shall be prepared assessing potential impacts. Without ground disturbance the project's impacts are less than significant.

Mitigation: No mitigation is required

Monitoring: No monitoring is required

GEOLOGY AND SOILS Would the project

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

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

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

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Source: Riverside County General Plan Figure S-2 "Earthquake Fault Study Zones," GIS database

Findings of Fact:

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

Mitigation: No mitigation is required

Monitoring: No monitoring is required

12. Liquefaction Potential Zone

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

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Source: Riverside County General Plan Figure S-3 "Generalized Liquefaction"

Findings of Fact:

a) According to the General Plan, the project site is mapped as areas of low liquefaction potential. The proposed project does not provide the opportunity for physical disturbance of the property; therefore, there is no potential for any impacts at this stage. The proposed project will change the General Plan designation for the site, which could eventually lead to a higher level of development on the property. Once a development proposal or land use application to subsequently subdivide, grade, or build on the property associated with General Plan Amendment No. 950 and Change of Zone No. 7830 is submitted, a subsequent review and Environmental Assessment shall be prepared assessing potential impacts. Therefore the project's impacts are less than significant.

Mitigation: No mitigation is required

Monitoring: No monitoring is required

13. Ground-shaking Zone

a) Be subject to strong seismic ground shaking?

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

Findings of Fact:

a) Every project in California has some degree of potential exposure to significant ground shaking. The proposed project does not provide the opportunity for physical disturbance of the property; therefore, there is no potential for any impacts. The proposed project will change the General Plan designation for the site, which could eventually lead to a higher level of development on the property. Once a development proposal or land use application to subsequently subdivide, grade, or build on the property associated with General Plan Amendment No. 950 and Change of Zone No. 7830 is submitted, a subsequent review and Environmental Assessment shall be prepared assessing potential impacts. This will include adherence to the California Building code, Title 24, which will mitigate to some degree, the potential for ground shaking impacts. Therefore the project's impacts are less than significant.

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?

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

Findings of Fact:

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

Mitigation: No mitigation is required

Monitoring: No monitoring is required

15. Ground Subsidence

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

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

Findings of Fact:

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

Mitigation: No mitigation is required

Monitoring: No monitoring is required

16. Other Geologic Hazards

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

Source: Project Application Materials, GIS database

Findings of Fact:

a) Lake Perris is located about 4.3 miles to the east of the project site. The project site is not located within a Dam Inundation zone for Lake Perris. Based on the above, the potential for seiche or inundation is considered low. The proposed project will change the General Plan designation for the site, which could eventually lead to a higher level of development on the property. Once a development proposal or land use application to subsequently subdivide, grade, or build on the property associated with General Plan Amendment No. 950 and Change of Zone No. 7830 is submitted, a subsequent review and Environmental Assessment shall be prepared assessing

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potential impacts. As that no human occupation or ground disturbance is proposed with this project the impact is less than significant.

Mitigation: No mitigation is required

Monitoring: No monitoring is required

17. Slopes

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

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

Findings of Fact:

a-c) The project proposes no grading or construction of any kind, therefore there are no potential impacts to or from slopes. As was previously explained, the site is general flat. Once a development proposal or land use application to subsequently subdivide, grade, or build on the property associated with General Plan Amendment No. 950 and Change of Zone No. 7830 is submitted, a subsequent review and Environmental Assessment shall be prepared assessing potential impacts.

Mitigation: No mitigation is required

Monitoring: No monitoring is required

18. Soils

a) Result in substantial soil erosion or the loss of topsoil?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Be located on expansive soil, as defined in Section 1802.3.2 of the California Building Code (2007), creating substantial risks to life or property?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Have soils incapable of adequately supporting use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Project Application Materials, On-site Inspection

Findings of Fact:

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a-c) The project proposes no grading or construction of any kind, therefore there are no potential impacts to soils or septic tanks. The project proposes to increase the intensity of the property. Once a development proposal or land use application to subsequently subdivide, grade, or build on the property associated with General Plan Amendment No. 950 and Change of Zone No. 7830 is submitted, a subsequent review and Environmental Assessment shall be prepared assessing potential impacts. Therefore there is no impact.

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"/>

Source: Project Application Materials, On-site Inspection

Findings of Fact:

a-b) The project proposes no grading or construction of any kind; therefore there are no potential impacts to or from erosion. However, the proposed project will change the General Plan designation for the site, which could eventually lead to a higher level of development on the property. Once a development proposal or land use application to subsequently subdivide, grade, or build on the property associated with General Plan Amendment No. 950 and Change of Zone No. 7830 is submitted, a subsequent review and Environmental Assessment shall be prepared assessing potential impacts. Therefore there is no impact.

Mitigation: No mitigation is required

Monitoring: No monitoring is required

20. Wind Erosion and Blowsand from project either on or off site.

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

Findings of Fact:

a) According to General Plan figure S-8 the project is not located in an area of high wind erosion. Once a development proposal or land use application to subsequently subdivide, grade, or build on the property associated with General Plan Amendment No. 950 and Change of Zone No. 7830 is

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submitted, a subsequent review and Environmental Assessment shall be prepared assessing potential impacts. Therefore there is no impact.

Mitigation: No mitigation is required

Monitoring: No monitoring is required

GREENHOUSE GAS EMISSIONS Would the project

21. Greenhouse Gas Emissions

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

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

Source: Application Materials

Findings of Fact:

a.-b.) The proposed project is a General Plan Amendment only, there is no ground disturbance proposed. The proposed amendment will increase the potential intensity of the site, which would have an increase in potential impacts because there could be more traffic trips in the area (traffic trips are the largest generator of greenhouse gasses in this area). However, this CEQA analysis is intended to be a programmatic CEQA level review. Any future implementing project on this site will be required to comply with California's AB-32 greenhouse gas reduction requirement. At this stage, it is too speculative to review the specific potential impacts as the size of the proposed development (implementing project) is not known. Additionally, many of the identified potential mitigation for GHG impacts are implemented at the construction level of development. Once a development proposal or land use application to subsequently subdivide, grade, or build on the property associated with General Plan Amendment No. 950 and Change of Zone No. 7830 is submitted, a subsequent review and Environmental Assessment shall be prepared assessing potential impacts. Therefore the project's impacts are less than significant.

Mitigation: No mitigation is required

Monitoring: No monitoring is required

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?

b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?

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

Source: Project Application Materials

Findings of Fact:

a-b, d-e) The project proposes no grading or construction of any kind; therefore there are no potential impacts that could result from the transportation of hazardous materials; nor will the proposed change in land use density result in an increased potential for generating anything hazardous. The site is not listed as a hazardous materials site. Once a development proposal or land use application to subsequently subdivide, grade, or build on the property associated with General Plan Amendment No. 950 and Change of Zone No. 7830 is submitted, a subsequent review and Environmental Assessment shall be prepared assessing potential impacts. Therefore, the project has no impact.

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

Mitigation: No mitigation is required

Monitoring: No monitoring is required

23. Airports

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

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

Findings of Fact:

a-d) Based on the General Plan, figure S-19, the project is located within the March Air Reserve Base Airport Influence area. The project was reviewed by the Airport Land Use Commission on October 9, 2014 and was found consistent with the plan. Therefore the project is consistent with Airport Master Plans. The project would not result in a safety for people working or residing in the area as that the project is consistent with the Airport Land Use Plan. Once a development proposal or land use application to subsequently subdivide, grade, or build on the property associated with General Plan Amendment No. 950 and Change of Zone No. 7830 is submitted, a subsequent review and Environmental Assessment shall be prepared assessing potential impacts. Therefore, the project has no impact.

Mitigation: No mitigation is required

Monitoring: No monitoring is required

24. Hazardous Fire Area

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

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

Findings of Fact:

a) According to General Plan Figure S-11 the project is not located within a Wildfire Susceptibility Area. The project is not within a high fire area, and the project is not located within a state fire responsibility area. As that the project proposes no physical changes to the property, therefore it will not expose people or structures to any risk. Once a development proposal or land use application to subsequently subdivide, grade, or build on the property associated with General Plan Amendment No. 950 and Change of Zone No. 7830 is submitted, a subsequent review and Environmental Assessment shall be prepared assessing potential impacts. Therefore, the project has no impact.

Mitigation: No mitigation is required

Monitoring: No monitoring is required

HYDROLOGY AND WATER QUALITY Would the project

25. Water Quality Impacts

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

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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 Flood Control District Review, GIS database .

Findings of Fact:

a-h) The project site is not within a mapped flood zone. The project proposes no grading or construction of any kind; therefore there are no potential impacts to or from flood hazards. There is no land alteration proposed at this time that would alter any flows, violate any standards, impact ground water resources, create any runoff, or require any BMP's. No additional study of the current conditions was performed at this time because the proposed General Plan Amendment is not proposing any ground alteration at this time. However, the proposed project will change the General Plan designation for the site, which could eventually lead to a higher level of development on the property. Once a development proposal or land use application to subsequently subdivide, grade, or build on the property associated with General Plan Amendment No. 950 and Change of Zone No. 7830 is submitted, a subsequent review and Environmental Assessment shall be prepared assessing potential impacts which will include a hydrology analysis. Therefore the project has no impact.

Mitigation: No mitigation is required

Monitoring: No monitoring is required

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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 checked="" type="checkbox"/>	<input type="checkbox"/>
d) Changes in the amount of surface water in any water body?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

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

Findings of Fact:

a, b, d) The project site is not located within a flood zone. The project proposes no grading or construction of any kind; therefore there are no potential impacts to or from flood hazards. There is no land alteration proposed at this time that would alter any flows, violate any standards, impact ground water resources, create any runoff, or require any BMP's. However, the proposed project will change the General Plan designation for the site, which could eventually lead to a higher level of development on the property. Once a development proposal or land use application to subsequently subdivide, grade, or build on the property associated with General Plan Amendment No. 950 and Change of Zone No. 7830 is submitted, a subsequent review and Environmental Assessment shall be prepared assessing potential impacts. Therefore the project has no impact.

c) The project is not within a dam inundation area, and the project does not propose any structures and would not expose people injury or death involving flooding as a result of a failure of a levee or dam. Once a development proposal or land use application to subsequently subdivide, grade, or build on the property associated with General Plan Amendment No. 950 and Change of Zone No. 7830 is submitted, a subsequent review and Environmental Assessment shall be prepared assessing potential impacts. Therefore, the project has a less than significant impact.

Mitigation: No mitigation is required

Monitoring: No monitoring is required

LAND USE/PLANNING Would the project

27. Land Use	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
a) Result in a substantial alteration of the present or planned land use of an area?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

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

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

Findings of Fact:

a) The project will result in changes to the Land Use patterns in the area. The area is currently designated for residential uses with a 1 acre minimum lot size. The General Plan when it was adopted in 2003 did not anticipate the shift of available jobs for the citizens of Riverside County. With the proliferation of online retail, the number brick and mortar retail stores/businesses has declined and in its place a new economic paradigm has been created. Jobs are switching from the traditional brick and mortar retail to fulfillment centers and related support services. Also due to major shifts in energy policy, energy technology has been expanding, anything from battery technology to bio-fuels. This change in energy policy is creating small startup companies that desire to be in technology parks. This new condition was not anticipated in 2003 and the addition of the project site to Mead Valley Business Expansion Center would create an additional opportunity for residents of this area to have local jobs. This change will not be a substantial alteration of the present or planned land use of the area, simply a continuation of the existing trend for more business park that has been long established.

b) The project site is not within a city sphere of influence or adjacent to a city or county boundary.

The proposed project will change the General Plan designation for the site, which could eventually lead to a higher level of development on the property. Once a development proposal or land use application to subsequently subdivide, grade, or build on the property associated with General Plan Amendment No. 950 and Change of Zone No. 7830 is submitted, a subsequent review and Environmental Assessment shall be prepared assessing potential impacts. For these reasons, the Land Use and zoning impacts are considered less than significant.

Mitigation: No mitigation is required

Monitoring: No monitoring is required

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

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Source: Riverside County General Plan Land Use Element, Staff review, GIS database

Findings of Fact:

a-e) The project includes a Change of Zone to insure the General Plan and zoning are consistent. The proposed zoning will be a continuation of the existing zoning that occurs directly adjacent to the east. The proposed Land Use change is consistent with all policies of the General Plan and will not be dividing the physical arrangement of any communities. As previously stated, the potential impacts in this Environmental Assessment are being evaluated for the Land Use only. Once a development proposal or land use application to subsequently subdivide, grade, or build on the property associated with General Plan Amendment No. 950 and Change of Zone No. 7830 is submitted, a subsequent review and Environmental Assessment shall be prepared assessing potential impacts. For these reasons, the Land Use and zoning impacts are considered less than significant.

Mitigation: No mitigation is required

Monitoring: No monitoring is required

MINERAL RESOURCES Would the project

29. Mineral Resources

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

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

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

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

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

Findings of Fact:

a-d) According to the General Plan figure OS-5 the project is in MRZ-3a, which means that the project site is located in an area known to have mineral resources, but the significance of the deposit is undetermined. However, the project proposes no grading or construction of any kind; therefore there are no potential impacts to or from mineral resources. There are no known mines on or near the site. The proposed project will change the General Plan designation for the site, which could eventually lead to a higher level of development on the property. Once a development proposal or land use application to subsequently subdivide, grade, or build on the property associated with General Plan Amendment No. 950 and Change of Zone No. 7830 is submitted, a subsequent review and Environmental Assessment shall be prepared assessing potential impacts.

Mitigation: No mitigation is required

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

NOISE Would the project result in

Definitions for Noise Acceptability Ratings

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

NA - Not Applicable

A - Generally Acceptable

B - Conditionally Acceptable

C - Generally Unacceptable

D - Land Use Discouraged

30. Airport Noise

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

NA A B C D

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

NA A B C D

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

Findings of Fact:

a-b) According to the General Plan, Figure S-19, the project is located within an airport influence area. As that the project site is currently vacant land and that the project proposes no physical changes to the property, therefore it will not expose people to excessive noise levels. Once a development proposal or land use application to subsequently subdivide, grade, or build on the property associated with General Plan Amendment No. 950 and Change of Zone No. 7830 is submitted, a subsequent review and EA shall be prepared assessing potential impacts. Therefore, the project has no impact.

Mitigation: No mitigation is required

Monitoring: No monitoring is required

31. Railroad Noise

NA A B C D

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

Findings of Fact:

The project is located 2,000 feet from a railroad, however the proposed project does not provide the opportunity for physical disturbance of the property; therefore, there is no potential for any impacts from railroad noise. The proposed project will change the General Plan designation for the site, which

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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could eventually lead to a higher level of development on the property. Once a development proposal or land use application to subsequently subdivide, grade, or build on the property associated with General Plan Amendment No. 950 and Change of Zone No. 7830 is submitted, a subsequent review and Environmental Assessment shall be prepared assessing potential impacts. Therefore, there is no significant impact.

Mitigation: No mitigation is required

Monitoring: No monitoring is required

32. Highway Noise

NA A B C D

Source: Project Application Materials

Findings of Fact:

The project site is approximately 2,000 feet from Interstate 215. It is unknown at this time what type of use will go in at this project site, it may or may not have sensitive receptors that would be impacted by highway noise. Once a development proposal or land use application to subsequently subdivide, grade, or build on the property associated with General Plan Amendment No. 950 and Change of Zone No. 7830 is submitted, a subsequent review and Environmental Assessment shall be prepared assessing potential impacts. Therefore, there is no significant impact.

Mitigation: No mitigation is required

Monitoring: No monitoring is required

33. Other Noise

NA A B C D

Source: Project Application Materials, GIS database

Findings of Fact:

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

Mitigation: No mitigation is required

Monitoring: No monitoring is required

34. Noise Effects on or by the Project

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

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
b) A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Exposure of persons to or generation of excessive ground-borne vibration or ground-borne noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

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

Findings of Fact:

a-d) The project proposes no grading or construction of any kind. With no structures proposed on the site, and no expressed use permitted, no additional noise analysis is required at this time. The proposed project will change the General Plan designation for the site, which could eventually lead to a higher level of development on the property. Once a development proposal or land use application to subsequently subdivide, grade, or build on the property associated with General Plan Amendment No. 950 and Change of Zone No. 7830 is submitted, a subsequent review and EA shall be prepared assessing potential impacts. Therefore, the project will not cause significant impacts.

Mitigation: No mitigation is required

Monitoring: No monitoring is required

POPULATION AND HOUSING Would the project

35. Housing

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

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

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

a-f) The project site is within the I-215 Corridor redevelopment area. There are no residential structures on the subject site, so no or little displacement will occur. The proposed project will change the Land Use to Business Park, thus potentially adding a demand for additional housing through the creation of jobs. The proposed project will change the General Plan designation for the site, which could eventually lead to a higher level of development on the property. Once a development proposal or land use application to subsequently subdivide, grade, or build on the property associated with General Plan Amendment No. 950 and Change of Zone No. 7830 is submitted, a subsequent review and EA shall be prepared assessing potential impacts. Therefore, the project will not cause significant impacts.

Mitigation: No mitigation is required

Monitoring: No monitoring is required

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:

36. Fire Services

Source: Riverside County General Plan Safety Element

Findings of Fact:

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

Mitigation: No mitigation is required

Monitoring: No monitoring is required

37. Sheriff Services

Source: Riverside County General Plan

Findings of Fact:

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

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

38. Schools

Source: GIS database

Findings of Fact:

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

Mitigation: No mitigation is required

Monitoring: No monitoring is required

39. Libraries

Source: Riverside County General Plan

Findings of Fact:

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

Mitigation: No mitigation is required

Monitoring: No monitoring is required

40. Health Services

Source: Riverside County General Plan

Findings of Fact:

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

Mitigation: No mitigation is required

Monitoring: No monitoring is required

RECREATION

41. Parks and Recreation
 a) Would the project include recreational facilities or

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?				
b) Would the project include the use of existing neighborhood or regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Is the project located within a Community Service Area (CSA) or recreation and park district with a Community Parks and Recreation Plan (Quimby fees)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

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

Findings of Fact:

a-c) The project site is not located within a local Recreation and Park District. There are no parks proposed or required near the site. Quimby fees are not required on industrial development. There will be no impacts.

Mitigation: No mitigation is required

Monitoring: No monitoring is required

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

Findings of Fact:

There is a Community trail programmed along Tobacco Road. The proposed project will change the General Plan designation for the site, which could eventually lead to a higher level of development on the property. Once a development proposal or land use application to subsequently subdivide, grade, or build on the property associated with General Plan Amendment No. 950 and Change of Zone No. 7830 is submitted, a subsequent review and EA shall be prepared assessing potential impacts to the trail system.

Mitigation: No mitigation is required

Monitoring: No monitoring is required

TRANSPORTATION/TRAFFIC Would the project

43. Circulation	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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-				

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
motorized travel and relevant components of the circulation system, including but not limited to intersections, streets, highways and freeways, pedestrian and bicycle paths, and mass transit?				
b) Conflict with an applicable congestion management program, including, but not limited to level of service standards and travel demand measures, or other standards established by the county congestion management agency for designated roads or highways?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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?	<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 checked="" type="checkbox"/>	<input type="checkbox"/>
f) Cause an effect upon, or a need for new or altered maintenance of roads?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
g) Cause an effect upon circulation during the project's construction?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
h) Result in inadequate emergency access or access to nearby uses?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
i) Conflict with adopted policies, plans or programs regarding public transit, bikeways or pedestrian facilities, or otherwise substantially decrease the performance or safety of such facilities?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source: Riverside County General Plan, Project Materials

Findings of Fact:

a) 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. As previously explained, the proposed project will change the General Plan designation for the site, which could eventually lead to a higher level of development on the property. Once a development proposal or land use application to subsequently subdivide, grade, or build on the property associated with General Plan Amendment No. 950 and Change of Zone No. 7830 is submitted, a subsequent review and EA shall be prepared assessing potential impacts.

b) The proposed project will not conflict with an applicable congestion management program, including, but not limited to level of service standards and travel demand measures, or other standards established by the county congestion management agency for designated roads or highways. As previously explained, the proposed project will change the General Plan designation for the site, which could eventually lead to a higher level of development on the property. Once a development proposal or land use application to subsequently subdivide, grade, or build on the

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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property associated with General Plan Amendment No. 950 and Change of Zone No. 7830 is submitted, a subsequent review and EA shall be prepared assessing potential impacts.

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

e-i) The project is not proposing any development at the time, therefore there are no design changes to the streets or roads that may increase hazard due to road design. The increase in density will create a need to evaluate the impacts to the existing street design; however, the potential impacts would be too speculative at this stage, because the actual level of impact from the implementing development is not known at this time. The proposed change does not conflict with any adopted policies regarding public transit, bikeways or pedestrian access because the site is rural today, and the proposed change will maintain the rural nature of the area. The efficiency of transit will not change, and therefore not impact any policies regarding transit or other alternative means of travel. Once a development proposal or land use application to subsequently subdivide, grade, or build on the property associated with General Plan Amendment No. 950 and Change of Zone No. 7830 is submitted, a subsequent review and EA shall be prepared assessing potential impacts.

Mitigation: No mitigation is required

Monitoring: No monitoring is required

44. Bike Trails

Source: Riverside County General Plan

Findings of Fact:

There is a Community trail programmed along Tobacco Road. The proposed project will change the General Plan designation for the site, which could eventually lead to a higher level of development on the property. Once a development proposal or land use application to subsequently subdivide, grade, or build on the property associated with General Plan Amendment No. 950 and Change of Zone No. 7830 is submitted, a subsequent review and EA shall be prepared assessing potential impacts to the trail system.

Mitigation: No mitigation is required

Monitoring: No monitoring is required

UTILITY AND SERVICE SYSTEMS Would the project

45. Water

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

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

Source: Project Materials

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 is not proposing any construction at this time. However, the proposed project will change the General Plan designation for the site, which could eventually lead to a higher level of development on the property. An assessment of the availability of water to service the area will be required prior to the approval of an implementing project. This will include a commitment from the water purveyor in that area to provide water to the site (beyond that which already exists). Many of the homes in the area currently use well water. The increase intensity will likely require connection to a public water system, the construction of which will have potential impacts. However, at this stage, the specific size and need of water infrastructure to the area would be too speculative to analyze. Once a development proposal or land use application to subsequently subdivide, grade, or build on the property associated with General Plan Amendment No. 950 and Change of Zone No. 7830 is submitted, a subsequent review and Environmental Assessment shall be prepared assessing potential impacts. Therefore, the project's impacts are less than significant.

Mitigation: No mitigation is required

Monitoring: No monitoring is required

46. Sewer

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

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

Source: Project Materials

Findings of Fact:

a-b) The project is not proposing any construction at this time. However, the proposed project will change the General Plan designation for the site, which could eventually lead to a higher intensity of development on the property. The homes near project site are currently using septic systems. Specific permitting is required prior to the use of any septic system or sewer system. At this stage, the specific size and need of sewer infrastructure to the area would be too speculative to analyze. Once a development proposal or land use application to subsequently subdivide, grade, or build on the property associated with General Plan Amendment No. 950 and Change of Zone No. 7830 is submitted, a subsequent review and Environmental Assessment shall be prepared assessing potential impacts.

Mitigation: No mitigation is required

Monitoring: No monitoring is required

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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47. Solid Waste

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

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

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

Findings of Fact:

a-b) The project is not proposing any construction at this time. However, the proposed project will change the General Plan designation for the site, which could eventually lead to a higher level of development on the property. Once a development proposal or land use application to subsequently subdivide, grade, or build on the property associated with General Plan Amendment No. 950 and Change of Zone No. 7830 is submitted, a subsequent review and EA shall be prepared assessing potential impacts. Therefore, the proposed project will have no impact.

Mitigation: No mitigation is required

Monitoring: No monitoring is required

48. Utilities

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

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

Source: Application Materials

Findings of Fact:

a-g) The project is not proposing any construction at this time. At this stage, the specific size and need of infrastructure to the area would be too speculative to analyze. However, the proposed project will change the General Plan designation for the site, which could eventually lead to a higher intensity of development on the property. Once a development proposal or land use application to subsequently subdivide, grade, or build on the property associated with General Plan Amendment No.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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950 and Change of Zone No. 7830 is submitted, a subsequent review and Environmental Assessment shall be prepared assessing potential impacts. Therefore, the proposed project will have no impact.

Mitigation: No mitigation is required

Monitoring: No monitoring is required

49. Energy Conservation

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

Source:

Findings of Fact:

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

Mitigation: No mitigation is required

Monitoring: No monitoring is required

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: 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.

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)?

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Source: Staff review, Project Application Materials

Findings of Fact: The project does not have impacts which are individually limited, but cumulatively considerable. The proposal will increase the density of the area, which could potentially impact CEQA study areas cumulatively. At this stage, the specific level of changes is not known, as there is no construction proposed with this project. Once a development proposal or land use application to subsequently subdivide, grade, or build on the property associated with General Plan Amendment No. 950 and Change of Zone No. 7830 is submitted, a subsequent review and Environmental Assessment shall be prepared assessing potential impacts.

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

VI. EARLIER ANALYSES

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

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

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

VII. AUTHORITIES CITED

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

Revised: 8/26/2015 3:41 PM
EA for GPA00945D1

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

DATE: August 6, 2014

FILE COPY

TO:

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

P.D. Geology Section-D. Jones
P.D. Archaeology Section-H. Thompson
Riverside Transit Agency
Riv. Co. Sheriff's Dept.
Riv. Co. Waste Management Dept.
1st District Supervisor
1st District Planning Commissioner

ALUC – John Guerin
City of Perris
Eastern Municipal Water Dist.
Southern California Edison
Southern California Gas Co.

GENERAL PLAN AMENDMENT NO. 950 and CHANGE OF ZONE NO. 7830 – EA41779 - Applicant: Markham Development Management Group, Inc. – Engineer/Representative: Markham Development Management Group, Inc. – First/First Supervisorial District – North Perris Zoning Area – Mead Valley Area Plan: Rural Community: Very Low Density Residential (RC:VLDR) (1 Acre Minimum) - Location: Southerly side of Water Avenue, Easterly side of Tobacco Road, North of Orange Avenue, West of Harvill Avenue – 4.54 Net Acres – Zoning: Light Agriculture-1 Acre Minimum (A-1-1) **REQUEST:** Change of Zone No. 7830 proposes to change the site's existing zoning from Light Agriculture-1 Acre Minimum (A-1-1) to Industrial Park (IP). General Plan Amendment No. 950 proposes to change the General Plan from Rural Commercial: Very Low Density Residential (RC:VLDR) (1 Acre Minimum) to Community Development: Business Park (CD:BP) (0.25-0.60 Floor Area Ratio) on APN 317-270-002. (Please note: the Board of Supervisors initiated this General Plan Amendment to include three parcels outside of the control of the applicant 317-270-003, 317-270-004, and 317-270-011 to be Community Development: Business Park (CD:BP) these parcels are shown on the exhibit as directly south of the applicant controlled parcel.) - APN: 317-270-002 - Related Cases: N/A – Concurrent Cases: N/A

Please review the attached map(s) and/or exhibit(s) for the above-described project. This case is scheduled for a **LDC meeting on August 28, 2014**. All LDC Members please have draft conditions in the Land Management System on or before the above date. If it is determined that the attached map(s) and/or exhibit(s) are not acceptable, please have corrections in the system and DENY the routing on or before the above date. Once the route is complete, and the approval screen is approved with or without corrections, the case can be scheduled for a public hearing.

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

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

COMMENTS:

DATE: _____ SIGNATURE: _____

PLEASE PRINT NAME AND TITLE: _____

TELEPHONE: _____

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



AIRPORT LAND USE COMMISSION RIVERSIDE COUNTY

CHAIR October 14, 2014

Simon Housman
Rancho Mirage

VICE CHAIRMAN
Rod Ballance
Riverside

COMMISSIONERS

Arthur Butler
Riverside

John Lyon
Riverside

Glen Holmes
Hemet

Greg Pettis
Cathedral City

Richard Stewart
Moreno Valley

STAFF

Director
Ed Cooper

John Guerin
Russell Brady
Barbara Santos

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

www.rcaluc.org

Mr. Larry Ross, Principal Planner
Riverside County Planning Department
4080 Lemon Street, 12th Floor
Riverside CA 92501

[VIA HAND DELIVERY]

RE: AIRPORT LAND USE COMMISSION (ALUC) DEVELOPMENT REVIEW

File No.: ZAP1099MA14

Related File No.: GPA No. 950, CZ No. 7830

APNs: 317-270-002, 317-270-003, 317-270-004, 317-270-011

Dear Mr. Ross:

On October 9, 2014, the Riverside County Airport Land Use Commission (ALUC) found County of Riverside Case GPA No. 950, a proposal to change the General Plan (Mead Valley Area Plan) land use designation of 18.46 acres (four parcels) located southerly of Water Street, easterly of Tobacco Road, westerly of Harvill Avenue, and northerly of Orange Avenue from Rural Community: Very Low Density Residential (RC:VLDR) to Community Development: Business Park (CD:BP), **CONSISTENT** with the 1984 Riverside County Airport Land Use Plan, as applied to the Airport Influence Area of March Air Force Base (now March Air Reserve Base/Inland Port Airport).

On October 9, 2014, the Riverside County Airport Land Use Commission found County of Riverside Case CZ No. 7830, a proposal to change the zoning classification of the most northerly of these parcels, Assessor's Parcel Number 317-270-002, a 5.01-acre gross area property (4.54 net acres) located at the southeasterly corner of Water Street and Tobacco Road, from Light Agriculture One-Acre Minimum lot size (A-1-1) to Industrial Park (I-P), **CONSISTENT** with the 1984 Riverside County Airport Land Use Plan, as applied to the Airport Influence Area of March Air Force Base (now March Air Reserve Base/Inland Port Airport),

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

RB:bks

Attachment: Notice of Airport in Vicinity

RIVERSIDE COUNTY AIRPORT LAND USE COMMISSION **October 14, 2014**

cc: S.S.R. Investment Co., LP (South Pasadena) (applicant/payee)
 S.S.R. Investment Co., LP (Arlington TX) (landowner)
 Larry Markham, MDMG, Inc. (applicant's representative)
 Young Park, et al. (owner, APN 317-270-003)
 Malcolm and Dolly Seton, et al. (owner, APN 317-270-004)
 Dan Cederburg (owner, APN 317-270-011)
 Gary Gosliga, Airport Manager, March Joint Powers Authority
 Denise Hauser or Sonia Pierce, March Air Reserve Base
 ALUC Case File

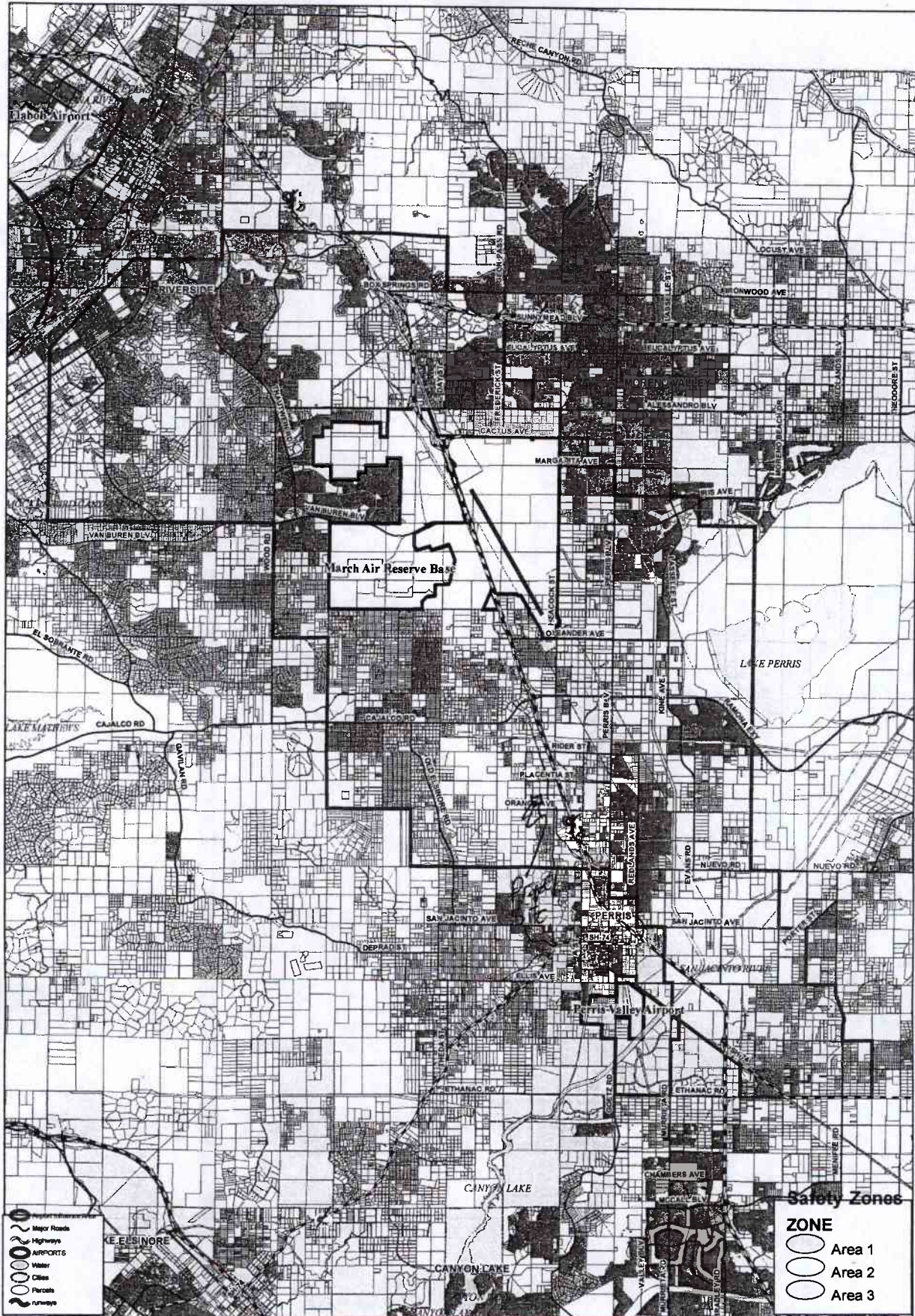
Y:\AIRPORT CASE FILES\March\ZAP1099MA14\ZAP1099MA14.LTR.doc

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)

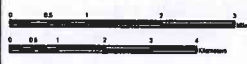
Riverside County Airports

March Air Reserve Base

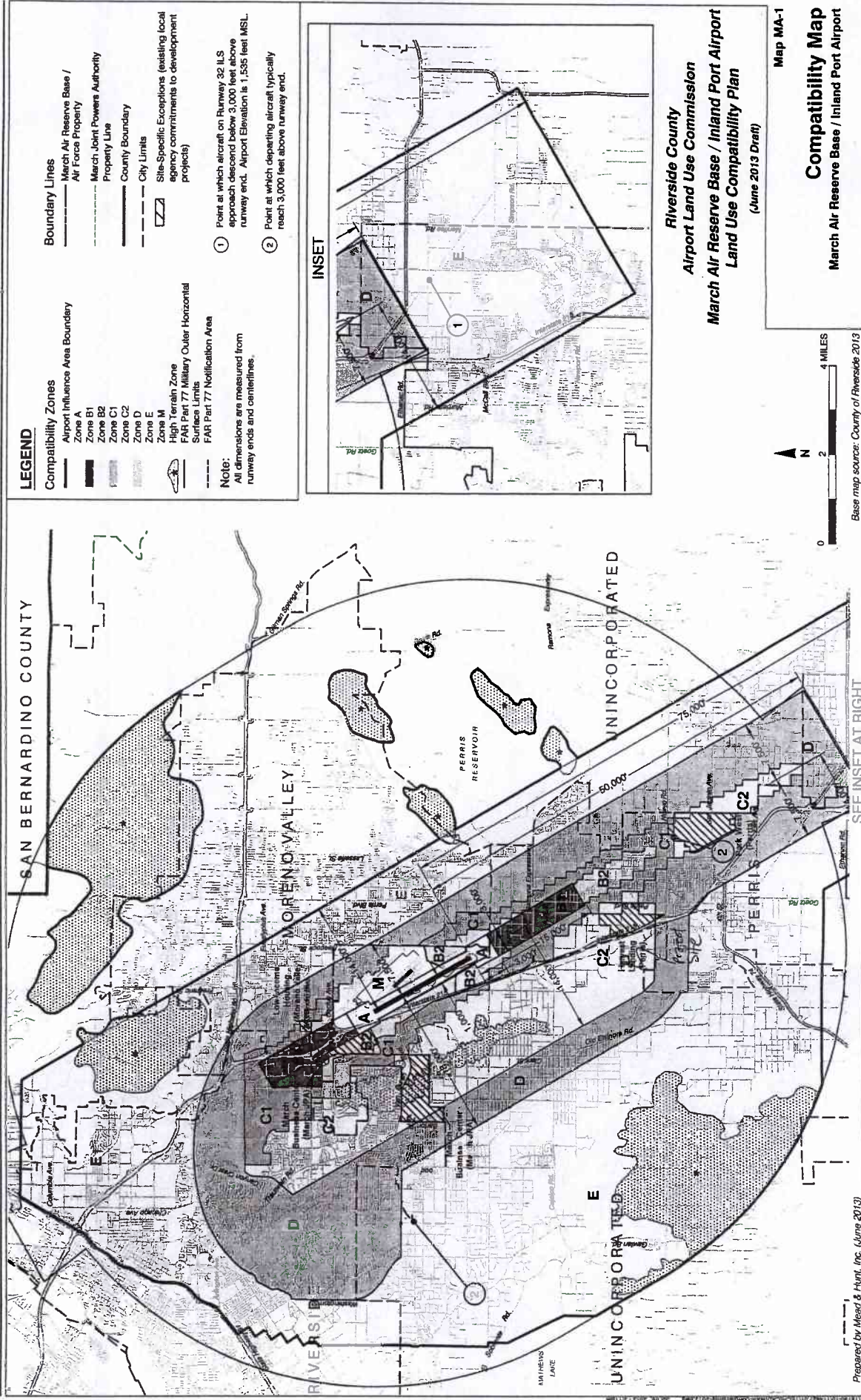


- Major Roads
- Highways
- AIRPORTS
- Water
- Cities
- Parcels
- Runways

- Safety Zones**
- ZONE**
- Area 1
 - Area 2
 - Area 3



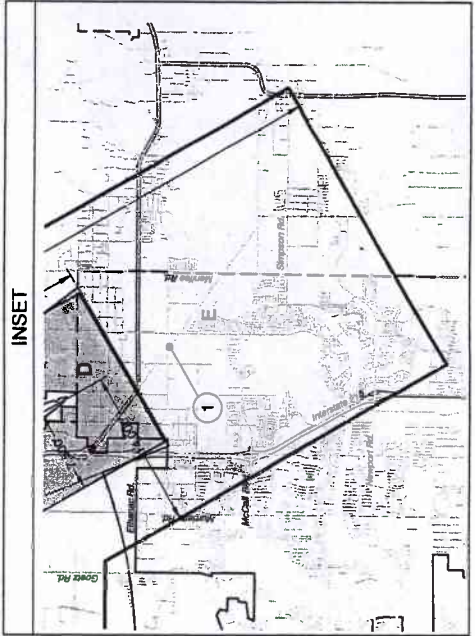
The County of Riverside assumes no warranty or legal responsibility for the information contained on this map. Date and information represented on this map is subject to updates, modifications and may not be complete or appropriate for all purposes. County GIS and other sources should be queried for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



LEGEND

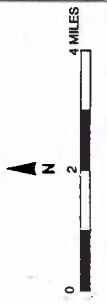
- Compatibility Zones**
- Airport Influence Area Boundary
 - Zone A
 - Zone B1
 - Zone B2
 - Zone C1
 - Zone C2
 - Zone D
 - Zone E
 - Zone M
 - High Terrain Zone
 - FAR Part 77 Military Outer Horizontal Surface Limits
 - FAR Part 77 Notification Area
- Note:**
All dimensions are measured from runway ends and centerlines.

- Boundary Lines**
- March Air Reserve Base / Air Force Property
 - - - March Joint Powers Authority Property Line
 - County Boundary
 - City Limits
 - ▨ Site-Specific Exceptions (existing local agency commitments to development projects)
- ① Point at which aircraft on Runway 32 ILS approach descend below 3,000 feet above runway end. Airport Elevation is 1,535 feet MSL.
- ② Point at which departing aircraft typically reach 3,000 feet above runway end.



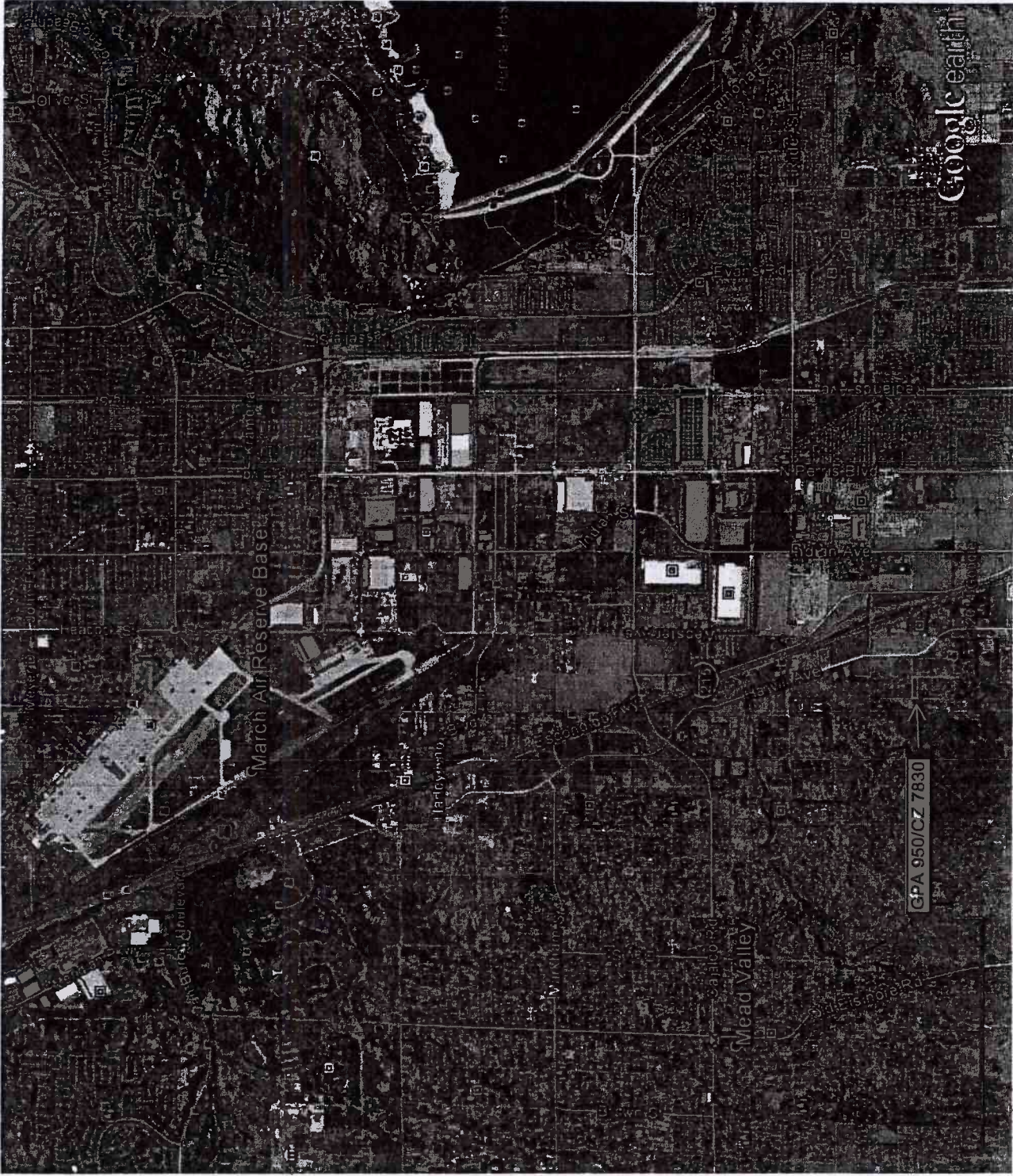
Riverside County
Airport Land Use Commission
March Air Reserve Base / Inland Port Airport
Land Use Compatibility Plan
 (June 2013 Draft)

Map MA-1
Compatibility Map
 March Air Reserve Base / Inland Port Airport



Base map source: County of Riverside 2013

SEE INSET AT RIGHT



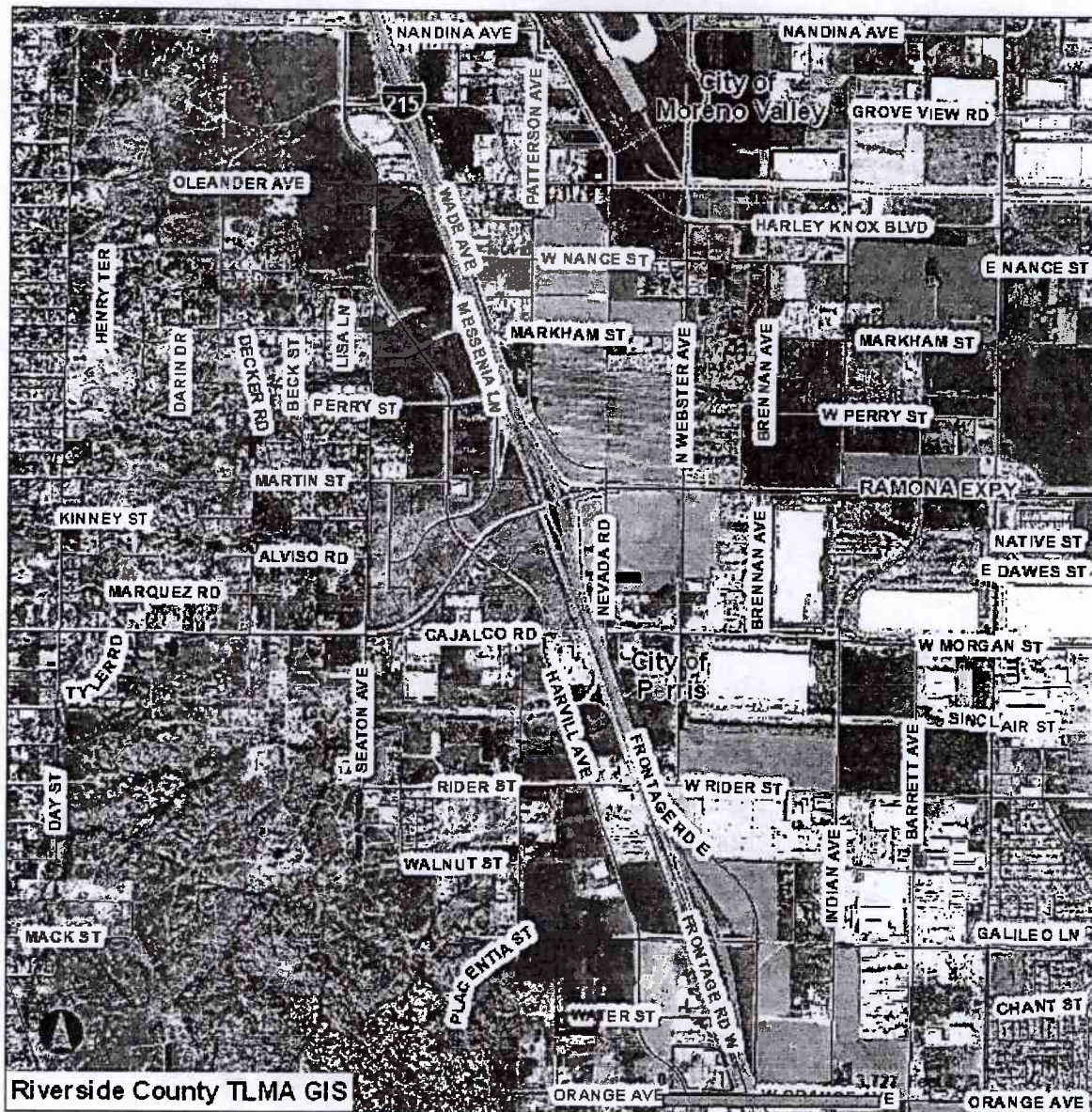
Google earth

miles
km

5 9



RIVERSIDE COUNTY GIS



Selected parcel(s):
317-270-002

AIRPORTS

INTERSTATES

HIGHWAYS

STREETS

AIRPORT RUNWAYS

AIRPORT INFLUENCE AREAS

AIRPORT BOUNDARIES

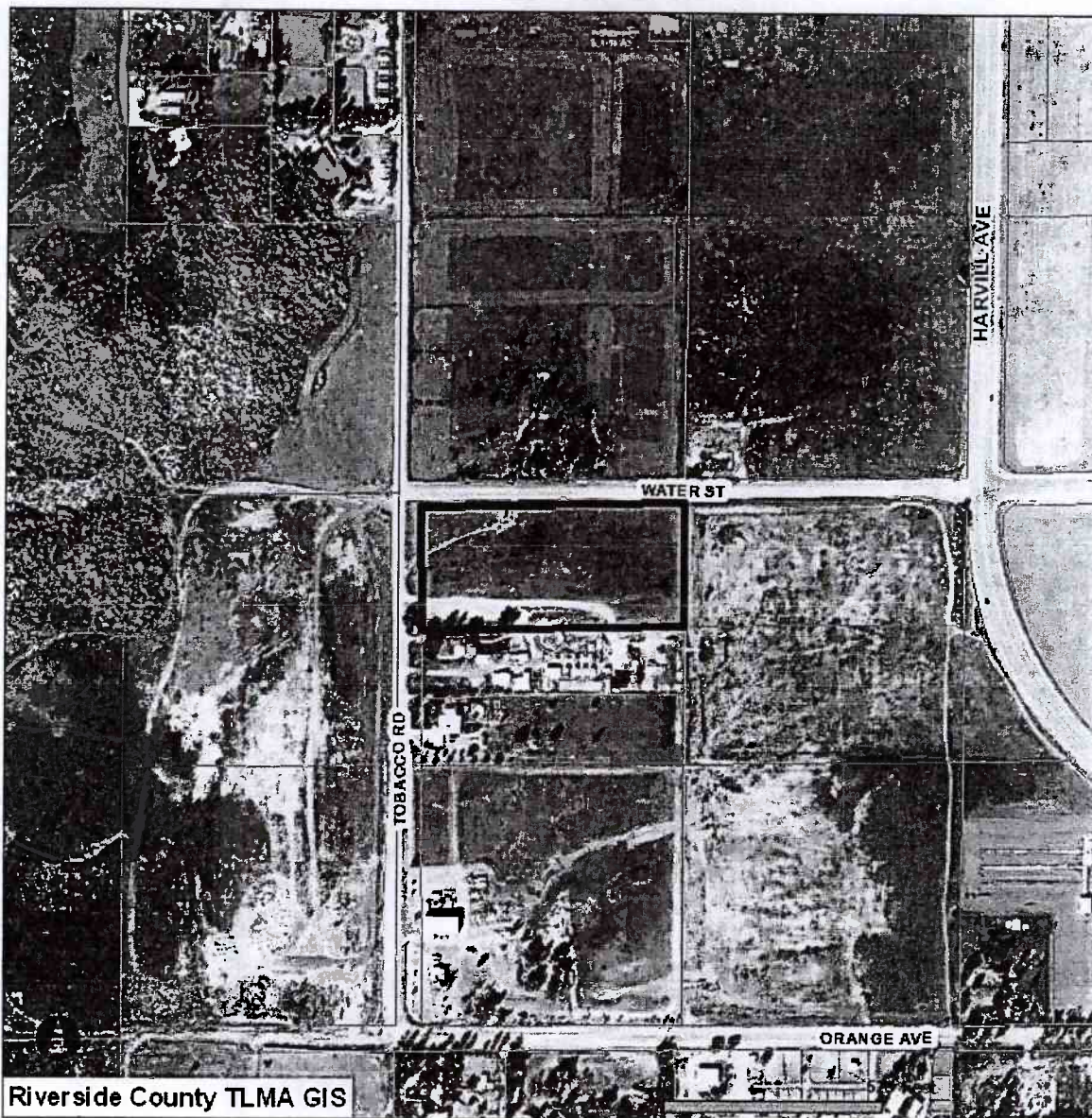
IMPORTANT

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REPORT PRINTED ON...Wed Sep 17 14:42:27 2014

Version 131127

RIVERSIDE COUNTY GIS



Selected parcel(s):
317-270-002

AIRPORTS

SELECTED PARCEL

INTERSTATES

HIGHWAYS

PARCELS

AIRPORT INFLUENCE AREAS

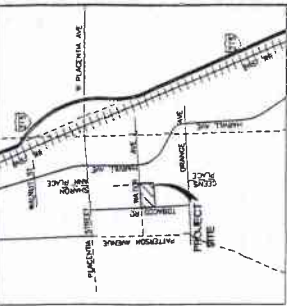
IMPORTANT

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REPORT PRINTED ON...Wed Sep 17 14:38:55 2014

Version 131127

GENERAL PLAN AMENDMENT NO. 00950



VENUE MAP
 MAP NO. 17
 2000 CHINA BROS. CO. MAP
 PAGE 171, CORP. E-3

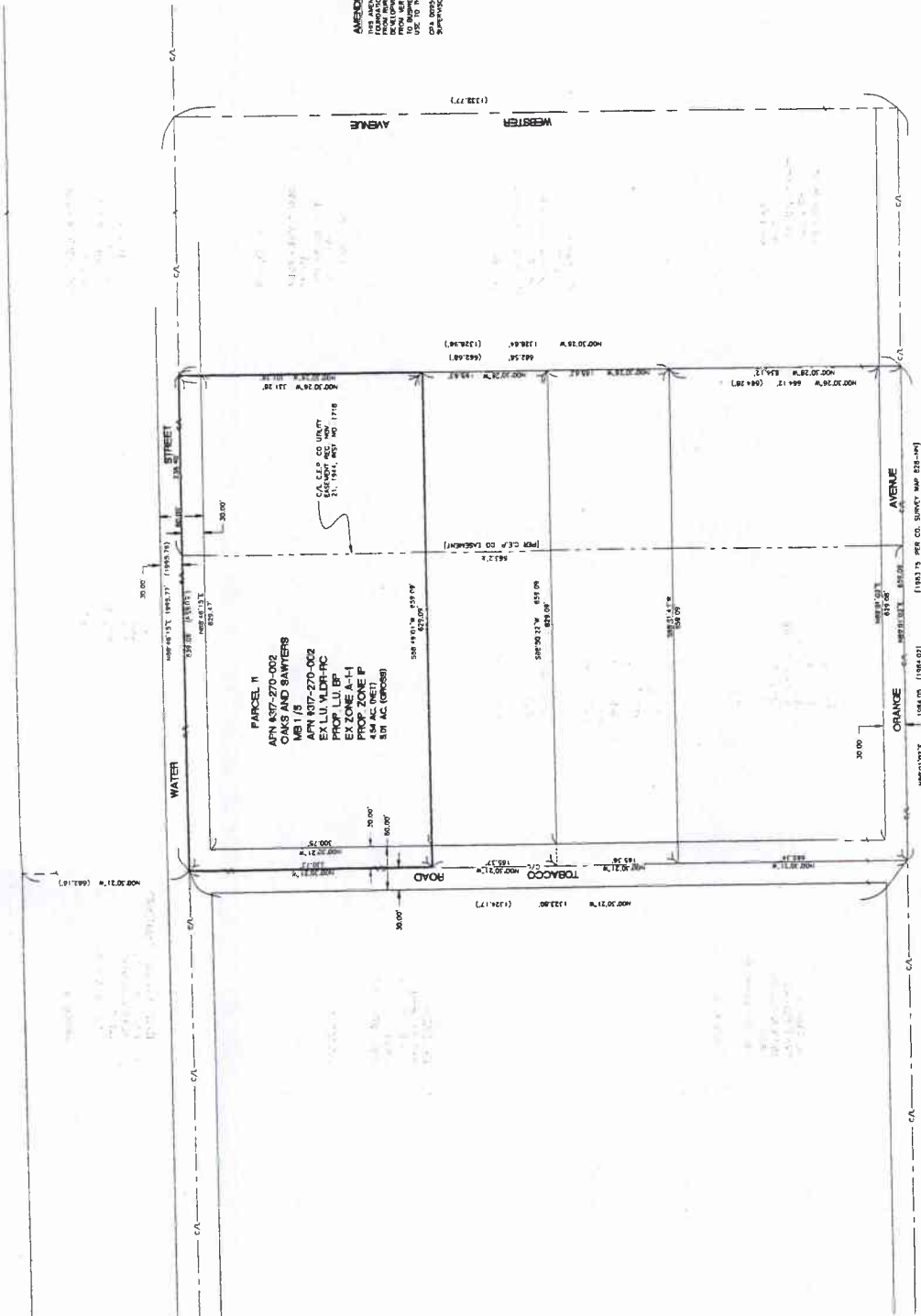
- GENERAL NOTES**
- LEGAL DESCRIPTION**
 TRACT 17, SECTION 16, TOWNSHIP 37N, RANGE 12E, COUNTY OF SUTTER, CALIFORNIA. THE PROPERTY IS PART OF THE COUNTY RECORDER'S MAP NO. 171, CORP. E-3, AND IS DESCRIBED AS FOLLOWS: [Detailed description of the parcel boundaries and area]
 - TOTAL ORIGINAL ACRES**
 2.00 ACRES (87,120 SQ. FT.)
 - EXISTING ZONING**
 A-1-1
 - PROPOSED ZONING**
 EX-1
 - EXISTING LAND USE DESIGNATION**
 AGRICULTURE
 - PROPOSED LAND USE DESIGNATION**
 RESIDENTIAL
 - METHOD OF BEVERAGE DISPOSAL**
 SEWER
 - UTILITIES**
 WATER - EASTERN MARIPOSA STATE DISTRICT
 ELECTRIC - SOUTHERN CALIFORNIA Edison
 GAS - SUTTER COUNTY
 VALLEY VIEW UNITED SCHOOL DISTRICT
 - ASSESSOR'S PARCEL NO. 12**
 017-000-000
 - 2000 THOMAS BROS. CO. MAP**
 PAGE 171, CORP. E-3
 - MAP PREPARED**
 APR. 11, 2004

LEGEND

1. EXISTING LOT LINES
 2. EXISTING LOT USE
 3. PROPOSED LOT LINES
 4. PROPOSED LOT USE
 5. EXISTING EASEMENTS
 6. EXISTING EASEMENTS
 7. EXISTING EASEMENTS
 8. EXISTING EASEMENTS
 9. EXISTING EASEMENTS
 10. EXISTING EASEMENTS
 11. EXISTING EASEMENTS
 12. EXISTING EASEMENTS

OWNER
 SUTTER INVESTMENT CO. OF CALIF. (FORMERLY SUTTER INVESTMENT CO. OF CALIF.)
 4544 HARRIS ST., TUBACULA, CA 95287
 (916) 789-8991

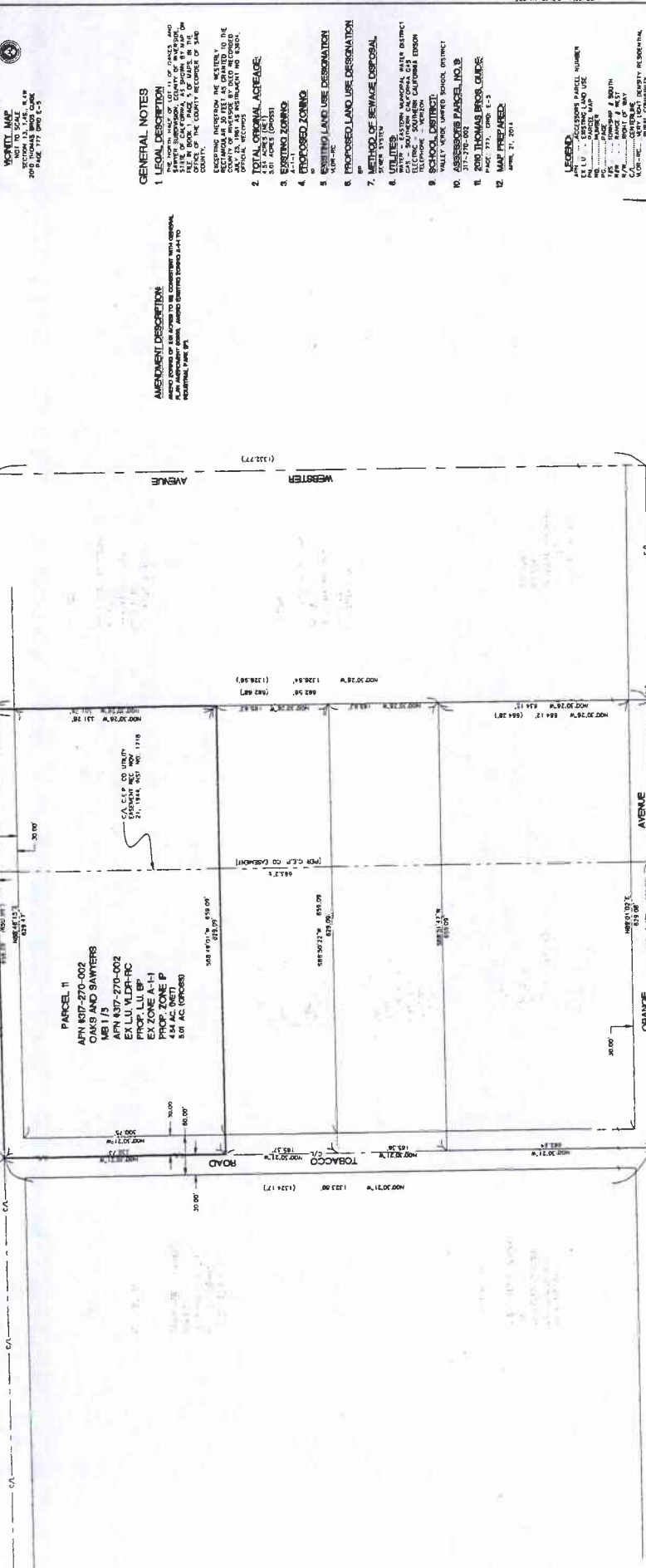
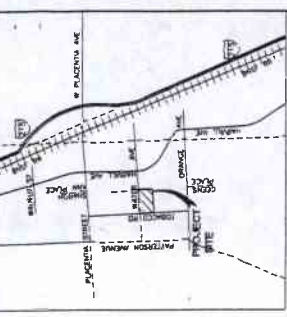
MPMG
 METROPOLITAN DEVELOPMENT MANAGEMENT GROUP, INC.
 4835 Highway 99, Suite 100
 Truckee, California 96203
 (916) 937-1111
 FAX: (916) 937-1112



AMENDMENT DESCRIPTION:
 THE AMENDMENT IS A GENERAL PLAN AMENDMENT TO THE GENERAL PLAN OF SUTTER COUNTY, CALIFORNIA, TO REZONE THE PROPERTY FROM AGRICULTURE (A-1) TO RESIDENTIAL (EX-1) ZONING. THE AMENDMENT IS NECESSARY TO ALLOW THE PROPERTY TO BE DEVELOPED FOR RESIDENTIAL USE TO THE NORTH AND EAST.

THIS MAP IS BASED ON RECORD DATA AND THE SURVEYOR HAS CONDUCTED A VISUAL CHECK OF THE RECORD DATA. THE SURVEYOR HAS CONDUCTED A VISUAL CHECK OF THE RECORD DATA AND HAS FOUND NO DISCREPANCIES. THE SURVEYOR HAS CONDUCTED A VISUAL CHECK OF THE RECORD DATA AND HAS FOUND NO DISCREPANCIES. THE SURVEYOR HAS CONDUCTED A VISUAL CHECK OF THE RECORD DATA AND HAS FOUND NO DISCREPANCIES.

CHANGE OF ZONE NO. 07830



GENERAL NOTES
 1. LEGAL DESCRIPTION
 2. TOTAL ORIGINAL ACRES
 3. EXISTING ZONING
 4. PROPOSED ZONING
 5. EXISTING LAND USE DESIGNATION
 6. PROPOSED LAND USE DESIGNATION
 7. METHOD OF BEHAVIOR CONTROL
 8. UTILITIES
 9. SCHOOL DISTRICT
 10. ASSESSORS PARCEL NO'S
 11. ZONING MAP SHEET NO'S
 12. DATE PREPARED

AMENDMENT DESCRIPTION:
 1. AMENDMENT NO.
 2. AMENDMENT DATE
 3. AMENDMENT TYPE

GENERAL NOTES
 1. LEGAL DESCRIPTION
 2. TOTAL ORIGINAL ACRES
 3. EXISTING ZONING
 4. PROPOSED ZONING
 5. EXISTING LAND USE DESIGNATION
 6. PROPOSED LAND USE DESIGNATION
 7. METHOD OF BEHAVIOR CONTROL
 8. UTILITIES
 9. SCHOOL DISTRICT
 10. ASSESSORS PARCEL NO'S
 11. ZONING MAP SHEET NO'S
 12. DATE PREPARED

LEGEND:
 1. ACCESSION PARCEL NUMBER
 2. LOCALITY MAP SHEET NUMBER
 3. LOCALITY MAP SHEET NUMBER
 4. LOCALITY MAP SHEET NUMBER
 5. LOCALITY MAP SHEET NUMBER
 6. LOCALITY MAP SHEET NUMBER
 7. LOCALITY MAP SHEET NUMBER
 8. LOCALITY MAP SHEET NUMBER
 9. LOCALITY MAP SHEET NUMBER
 10. LOCALITY MAP SHEET NUMBER
 11. LOCALITY MAP SHEET NUMBER
 12. LOCALITY MAP SHEET NUMBER



NO.	DATE	REVISION

THIS MAP IS BASED ON RECORD DATA AND SURVEY DATA. THE PROPERTY LINES SHOWN HEREON ARE NOT TO BE CONSIDERED AS A WARRANTY OF TITLE OR A GUARANTEE OF ACCURACY. THE OWNER SHALL BE RESPONSIBLE FOR OBTAINING NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.

PREPARED BY APPLICANT:

MDMG
 MARKHAM DEVELOPMENT MANAGEMENT GROUP INC.
 1455 Elgin Street, Suite 110
 Markham, Ontario L3R 0Y6
 (905) 947-3434
 FAX: (905) 947-3434

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AUG 28 2014

County of Riverside
4080 Lemon St., 8th Floor
Riverside, CA 92501

August 28, 2014

Attention: Planning

Subject: General Plan Amendment No. 950
APN317-270-002, -003, 004, & -011

Please be advised that the division of the property shown on General Plan Amendment No. 950 will not unreasonably interfere with the free and complete exercise of any easements and/or facilities held by Southern California Edison Company within the boundaries of said map.

This letter should not be construed as a subordination of the Company's rights, title and interest in and to said easement(s), nor should this letter be construed as a waiver of any of the provisions contained in said easement(s) or a waiver of costs for relocation of any affected facilities.

In the event that the development requires relocation of facilities, on the subject property, which facilities exist by right of easement or otherwise, the owner/developer will be requested to bear the cost of such relocation and provide Edison with suitable replacement rights. Such costs and replacement rights are required prior to the performance of the relocation.

If you have any questions, or need additional information in connection with the subject subdivision, please contact me at (626) 302-4473.

Steven D. Lowry
Title and Real Estate Services
Corporate Real Estate Department

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

DATE: August 6, 2014

TO:

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

P.D. Geology Section-D. Jones
P.D. Archaeology Section-H. Thompson
Riverside Transit Agency
Riv. Co. Sheriff's Dept.
Riv. Co. Waste Management Dept.
1st District Supervisor
1st District Planning Commissioner

ALUC – John Guerin
City of Perris
Eastern Municipal Water Dist.
Southern California Edison
Southern California Gas Co.

GENERAL PLAN AMENDMENT NO. 950 and CHANGE OF ZONE NO. 7830 – EA41779 - Applicant: Markham Development Management Group, Inc. – Engineer/Representative: Markham Development Management Group, Inc. – First/First Supervisorial District – North Perris Zoning Area – Mead Valley Area Plan: Rural Community: Very Low Density Residential (RC:VLDR) (1 Acre Minimum) - Location: Southerly side of Water Avenue, Easterly side of Tobacco Road, North of Orange Avenue, West of Harvill Avenue – 4.54 Net Acres – Zoning: Light Agriculture-1 Acre Minimum (A-1-1) **REQUEST:** Change of Zone No. 7830 proposes to change the site's existing zoning from Light Agriculture-1 Acre Minimum (A-1-1) to Industrial Park (IP). General Plan Amendment No. 950 proposes to change the General Plan from Rural Commercial: Very Low Density Residential (RC:VLDR) (1 Acre Minimum) to Community Development: Business Park (CD:BP) (0.25-0.60 Floor Area Ratio) on APN 317-270-002. (Please note: the Board of Supervisors initiated this General Plan Amendment to include three parcels outside of the control of the applicant 317-270-003, 317-270-004, and 317-270-011 to be Community Development: Business Park (CD:BP) these parcels are shown on the exhibit as directly south of the applicant controlled parcel.) - APN: 317-270-002 - Related Cases: N/A – Concurrent Cases: N/A

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COMMENTS: *Low Veg. + Subside => GFD.*
Low Paved

DATE: 8/28/14

SIGNATURE: 

PLEASE PRINT NAME AND TITLE: DL Wong / Chief Eng. Sec

TELEPHONE: X56863

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.

Judson II

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

DATE: August 6, 2014

TO:

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Riv. Co. Environmental Health Dept.
Riv. Co. Fire Department
Riv. Co. Building & Safety - Grading
Riv. Co. Building & Safety - Plan Check
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ALUC - John Guerin
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COMMENTS:

The applicant must begin an aggressive public outreach campaign with his neighbors.

DATE: 8/20/14

SIGNATURE: *R. E. Meyer*

PLEASE PRINT NAME AND TITLE: Robert E. Meyer

TELEPHONE: _____

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

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

DATE: August 6, 2014

Airport Land Use Committee
Received
AUG 11 2014

TO:

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Riv. Co. Environmental Health Dept.
Riv. Co. Fire Department
Riv. Co. Building & Safety – Grading
Riv. Co. Building & Safety – Plan Check
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ALUC – John Guerin
City of Perris
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Southern California Gas Co.

GENERAL PLAN AMENDMENT NO. 950 and CHANGE OF ZONE NO. 7830 – EA41779 - Applicant: Markham Development Management Group, Inc. – Engineer/Representative: Markham Development Management Group, Inc. – First/First Supervisorial District – North Perris Zoning Area – Mead Valley Area Plan: Rural Community: Very Low Density Residential (RC:VLDR) (1 Acre Minimum) - Location: Southerly side of Water Avenue, Easterly side of Tobacco Road, North of Orange Avenue, West of Harvill Avenue – 4.54 Net Acres – Zoning: Light Agriculture-1 Acre Minimum (A-1-1) **REQUEST:** Change of Zone No. 7830 proposes to change the site's existing zoning from Light Agriculture-1 Acre Minimum (A-1-1) to Industrial Park (IP). General Plan Amendment No. 950 proposes to change the General Plan from Rural Commercial: Very Low Density Residential (RC:VLDR) (1 Acre Minimum) to Community Development: Business Park (CD:BP) (0.25-0.60 Floor Area Ratio) on APN 317-270-002. (Please note: the Board of Supervisors initiated this General Plan Amendment to include three parcels outside of the control of the applicant 317-270-003, 317-270-004, and 317-270-011 to be Community Development: Business Park (CD:BP) these parcels are shown on the exhibit as directly south of the applicant controlled parcel.) - APN: 317-270-002 - Related Cases: N/A – Concurrent Cases: N/A

Please review the attached map(s) and/or exhibit(s) for the above-described project. This case is scheduled for a **LDC meeting on August 28, 2014**. All LDC Members please have draft conditions in the Land Management System on or before the above date. If it is determined that the attached map(s) and/or exhibit(s) are not acceptable, please have corrections in the system and DENY the routing on or before the above date. Once the route is complete, and the approval screen is approved with or without corrections, the case can be scheduled for a public hearing.

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

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

COMMENTS: *The project site is located within Airport Area II of the March Air Reserve Base Airport Influence Area, and within proposed Compatibility Zone C2 pursuant to the Draft March ALUCP. All GPAs and zoning changes within Airport Influence Areas require ALUC hearing.*

DATE: August 20, 2014 SIGNATURE: John J. Guerin

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

TELEPHONE: (951) 955-0982

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.

JM

ok clear
JM

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

DATE: August 6, 2014

TO:

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

P.D. Geology Section-D. Jones
P.D. Archaeology Section-H. Thompson
Riverside Transit Agency
Riv. Co. Sheriff's Dept.
Riv. Co. Waste Management Dept.
1st District Supervisor
1st District Planning Commissioner

ALUC – John Guerin
City of Perris
Eastern Municipal Water Dist.
Southern California Edison
Southern California Gas Co.

GENERAL PLAN AMENDMENT NO. 950 and CHANGE OF ZONE NO. 7830 – EA41779 - Applicant: Markham Development Management Group, Inc. – Engineer/Representative: Markham Development Management Group, Inc. – First/First Supervisorial District – North Perris Zoning Area – Mead Valley Area Plan: Rural Community: Very Low Density Residential (RC:VLDR) (1 Acre Minimum) - Location: Southerly side of Water Avenue, Easterly side of Tobacco Road, North of Orange Avenue, West of Harvill Avenue – 4.54 Net Acres – Zoning: Light Agriculture-1 Acre Minimum (A-1-1) **REQUEST:** Change of Zone No. 7830 proposes to change the site's existing zoning from Light Agriculture-1 Acre Minimum (A-1-1) to Industrial Park (IP). General Plan Amendment No. 950 proposes to change the General Plan from Rural Commercial: Very Low Density Residential (RC:VLDR) (1 Acre Minimum) to Community Development: Business Park (CD:BP) (0.25-0.60 Floor Area Ratio) on APN 317-270-002. (Please note: the Board of Supervisors initiated this General Plan Amendment to include three parcels outside of the control of the applicant 317-270-003, 317-270-004, and 317-270-011 to be Community Development: Business Park (CD:BP) these parcels are shown on the exhibit as directly south of the applicant controlled parcel.) - APN: 317-270-002 - Related Cases: N/A – Concurrent Cases: N/A

Please review the attached map(s) and/or exhibit(s) for the above-described project. This case is scheduled for a **LDC meeting on August 28, 2014**. All LDC Members please have draft conditions in the Land Management System on or before the above date. If it is determined that the attached map(s) and/or exhibit(s) are not acceptable, please have corrections in the system and DENY the routing on or before the above date. Once the route is complete, and the approval screen is approved with or without corrections, the case can be scheduled for a public hearing.

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

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

COMMENTS: *No Comments*

COUNTY OF RIVERSIDE
WASTE MANAGEMENT
AUG 11 AM 10:04

DATE: 8-11-14

SIGNATURE: *Jose L. Merlan*

PLEASE PRINT NAME AND TITLE: Jose L. Merlan Urban/Regional Planner II

TELEPHONE: (951) 486-3351

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.



RIVERSIDE COUNTY
PLANNING DEPARTMENT

Juan C. Perez
Interim Planning Director

December 18, 2014

SSR Investments
c/o MDMG Inc.
41635 Enterprise Circle N Suite B
Temecula Ca 92590

Dear SSR Investments:

Re: JPR 14-08-29-01 Determination Letter – No Conservation
HANS No. 2186
Case No. GPA00950
Assessor's Parcel Number(s): 317-270-002

This letter is to inform you that the HANS determination for the subject property was forwarded to the Regional Conservation Authority (RCA) for Joint Project Review (JPR) pursuant to Section 6.6.2 of the Western Riverside Multiple Species Habitat Conservation Plan (MSHCP). As stated on the attached "RCA JPR Review", the RCA has concurred with the County that no conservation is described for this property.

You may proceed with the planning process for this property. Please note, however, that this determination does not preclude compliance with any conditions incorporated into your final project approval.

If you have further questions concerning the attached comments, please contact the Environmental Programs Division of the Planning Department at (951) 955-6892.

Sincerely,

PLANNING DEPARTMENT


Chad Young
Senior Ecological Resources Specialist

CY:ms

xc: Karin Watts-Bazan, Deputy County Counsel
David Jones, Chief Engineering Geologist
Brian Beck, RCA
Stephanie Standerfer, Dudek

Riverside Office • 4080 Lemon Street, 12th Floor
P.O. Box 1409, Riverside, California 92502-1409
(951) 955-6892 • Fax (951) 955-1811

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



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Executive Staff

Charles Landry
Executive Director

3403 10th Street, Suite 320
Riverside, California 92501

P.O. Box 1667
Riverside, California 92502-1667

Phone: (951) 955-9700

Fax: (951) 955-8873

www.wrc-rca.org

RECEIVED
SEP 16 2014

ADMINISTRATION
RIVERSIDE COUNTY
PLANNING DEPARTMENT

September 11, 2014

Chad Young
Environmental Programs Department
County of Riverside
4080 Lemon Street, 12th Floor
Riverside, California 92501

Dear Mr. Young

Please find the following JPR attached:

JPR 14-08-29-01. Permittee: Riverside County, HANS LITE 2186. The JPR file attached includes the following:

- RCA JPR
- Exhibit A, Vicinity Map with MSHCP Schematic Cores and Linkages
- Exhibit B, Criteria Area Cells with MSHCP Vegetation and Project Location
- Exhibit C, Criteria Area Cells with MSHCP Soils and Project Location
- HANS 2186 County-Provided Intake Map
- Regional Map.

Thank you,

Stephanie Standerfer

Western Riverside County Regional Conservation Authority

cc: Karin Cleary-Rose
U.S. Fish and Wildlife Service
777 East Tahquitz Canyon Way,
Suite 208
Palm Springs, California 92262

Heather A. Pert
California Dept. of Fish and Wildlife
3602 Inland Empire Blvd. #C220
Ontario, California 91764



RCA Joint Project Review (JPR)

JPR #: 14-08-29-01

Date: 9/11/14

Project Information

Permittee: County of Riverside EPD
 Case Information: HANS LITE 2186 = GPA 00925
 Site Acreage: 4.54 acres
 Portion of Site Proposed for MSHCP Conservation Area: 0 acres

Criteria Consistency Review

Consistency Conclusion: *The project is consistent with both the Criteria and Other Plan requirements.*

Data:

Applicable Core/Linkage: Proposed Noncontiguous Habitat Block 4
 Area Plan: Mead Valley

APN	Sub-Unit	Cell Group	Cell
317-270-002	SU1 – Motte/Rimrock	Independent	2529

Criteria and Project Information

Criteria Comments:

- a. As stated in Section 3.2.3 of the MSHCP, “Proposed Noncontiguous Habitat Block 4 is comprised of the Motte Rimrock Reserve. It provides Habitat for a number of Planning Species, including Quino checkerspot butterfly, coastal California gnatcatcher, and Stephens’ kangaroo rat. Maintenance of large intact interconnected habitat blocks is important for these species. As shown in the table below, areas not affected by edge total approximately 920 acres of the total 1,150 acres occupied by this habitat block. Since this habitat block may be affected by edge, treatment and management of edge conditions will be necessary to ensure that it provides Habitat and movement functions for species using this habitat block as planned adjacent land uses are developed along the edge. Guidelines”
- b. The project site is located within Cell 2529. As stated in Section 3.3.15 of the MSHCP, “Conservation within this Cell will contribute to assembly of Proposed Noncontiguous Habitat Block 4. Conservation within this Cell will focus on assembly of coastal sage scrub habitat. Areas conserved within this Cell will be connected to coastal sage scrub habitat proposed for conservation in Cell Group B to the west. Conservation within this Cell will range from 5%-15% of the Cell focusing in the western portion of the Cell.”



RCA Joint Project Review (JPR)

JPR #: 14-08-29-01

Date: 9/11/14

- c. Rough Step: The proposed project is within Rough Step Unit 7. . Rough Step Unit 7 encompasses 130,824 acres within the central northwestern corner of western Riverside County. The Rough Step Unit 7 area includes Lake Matthews, Estelle Mountain, Motte Rimrock Preserve, and upland habitats in the Gavilan Hills and Harford Springs Park. Rough Step Unit 7 also includes portions of the cities of Corona, Riverside, and Perris. Rough Step Unit 7 is bounded by State Route 91 to the north, Interstate 215 to the east, and the Santa Ana Mountains to west. Within Rough Step Unit 7, there are 26,775 acres within the Criteria Area. Key vegetation communities within Rough Step Unit 7 include coastal sage scrub; grasslands; woodlands and forests; riparian scrub, woodland, forest; and Riversidean alluvial fan sage scrub. Based on the 2012 MSHCP Annual Report, all vegetation categories are “in” rough step. Based on the MSHCP baseline vegetation mapping, the vegetation communities on site include developed and disturbed lands. Therefore the project will not affect Rough Step status.
- d. Per County of Riverside Resolution No. 2013-111, for stand alone General Plan Amendments (i.e. without any other entitlement applications), the County will conduct a determination if any portion of the property is needed to meet the requirements of the conservation Criteria of the MSHCP, but survey reports for Sections 6.1.2, 6.1.3 and 6.3.2 will not be conducted until a specific development/entitlement application is submitted to the County. The County has deemed projects with General Plan Amendments only as “Habitat Acquisition and Negotiation Strategy (HANS) LITE” cases.
- e. Project information was provided by the Permittee in the JPR application, including a MSHCP Compliance Review Worksheet prepared by Riverside County Environmental Programs Department (EPD) dated August 13, 2014. This HANS Lite project is being processed with GPA 00925. EPD states, “GPA 00925 will not alter the General Plan Designation on the portions of the property described for conservation under the MSHCP.” The project site is currently undeveloped, but located adjacent to a developed site. The site is bordered by Water Street to the north and Tobacco Road to the west which are both dirt roads. No project description information was provided by EPD.
- f. Reserve Assembly: As discussed above, the project site is located in Cell 2529, which is intended to contribute to Proposed Noncontiguous Habitat Block 4. The project site is located in the central portion of Cell 2529, not the western portion of the Cell which is the area described for Conservation. Of the 160 acres in Cell 2529, approximately 5% is currently developed with rural residential development, and roads. There currently is vacant land located along the western portion of the Cell Group that could be subject to conservation in the future. There is currently no fragmentation to the west that would impede the ability of the Reserve Feature to be built out. Future proposed development of the project site in the central portion of Cell 2529 will not preclude the ability of MSHCP Conservation goals to be reached in this area. The project does not affect the Reserve Assembly goals of the MSHCP.



RCA Joint Project Review (JPR)

JPR #: 14-08-29-01

Date: 9/11/14

Other Plan Requirements

Per County of Riverside Resolution No. 2013-111, and as stated above, HANS LITE applications are not subject to other Plan requirements. Any future entitlement applications involving the subject parcels, that do not qualify for HANS LITE, will be subject to a full HANS process including analysis of other Plan requirements.

Data:

Section 6.1.2 – Was Riparian/Riverine/Vernal Pool Mapping or Information Provided?

Undetermined. No biological surveys have been completed to date. Upon submittal of any future development/entitlement submitted for this project, biological surveys and evaluations of Section 6.1.2 resources shall be submitted to the RCA for concurrence. If any impacts to Section 6.1.2 resources will occur as a result of development, a Determination of Biologically Equivalent or Superior Preservation (DBESP) shall be required and submitted to the RCA and Wildlife Agencies pursuant to Section 6.1.2 of the MSHCP.

Section 6.1.3 – Was Narrow Endemic Plant Species Survey Information Provided?

No. The project site is not located within a Narrow Endemic Plant Species Survey Area (NEPSSA).

Section 6.3.2 – Was Additional Survey Information Provided?

Undetermined. The project site is located within an Additional Survey Needs and Procedures Area for burrowing owl. No biological surveys have been conducted to date. Upon submittal of any future development/entitlement submitted for this project, biological surveys and evaluations of Section 6.3.2 resources shall be submitted to the RCA for concurrence. If any impacts to Section 6.3.2 resources will occur as a result of development, a DBESP shall be required and submitted to the RCA and Wildlife Agencies pursuant to Section 6.3.2 of the MSHCP.

Section 6.1.4 – Was Information Pertaining to Urban/Wildland Interface Guidelines Provided?

Yes. The property is located near future and existing Conservation Areas.

Other Plan Requirement Comments:

- a. Section 6.1.2: The project consists of a General Plan Amendment with no development proposed at this time. Per Riverside County Resolution No. 2013-111, MSHCP required habitat assessments and surveys shall not be required until land use application is submitted to the County. When a specific development is proposed, a habitat assessment shall be conducted by a qualified biologist to determine presence or absence of riparian and riverine resources, riparian birds, vernal pools, and fairy shrimp, and avoidance of these habitats, where possible. If the future proposed project cannot avoid riparian/riverine resources, a



RCA Joint Project Review (JPR)

JPR #: 14-08-29-01

Date: 9/11/14

- DBESP including appropriate mitigation (i.e., on-site or off-site enhancement, restoration, establishment (creation), preservation, payment into habitat mitigation banks or in lieu fee programs, or a combination of one of these options) to offset the loss of functions and values as they pertain to the MSHCP covered species, is required. The project will demonstrate compliance with Section 6.1.2 of the MSHCP when any future land use application requiring discretionary approval is submitted.
- b. Section 6.3.2: The project site is located within an Additional Survey Needs and Procedures Area for burrowing owl. When a specific development is proposed, a habitat assessment shall be conducted by a qualified biologist to determine whether suitable habitat for burrowing owl are present/absent on site, and if so, focused surveys during the appropriate nesting season is required. If burrowing owls are detected, areas with long term conservation value (generally a minimum of 3 pairs of owls and 35 acres of habitat) are subject to avoidance of 90% of portions of the property that provide for long-term conservation value. If 90% avoidance of areas with long-term conservation value for burrowing owl cannot be met, a DBESP shall be prepared and submitted along with the JPR, to the Permittee, RCA, and Wildlife Agencies for review and approval. If there is no long-term conservation value, the burrowing owls may be relocated. The project will demonstrate compliance with Section 6.3.2 of the MSHCP when any future land use application requiring discretionary approval is submitted.
- c. Section 6.1.4: Future and existing Conservation Areas are located adjacent to the project site. To preserve the integrity of areas dedicated as MSHCP Conservation Areas, the guidelines contained in Section 6.1.4 related to controlling adverse effects for development adjacent to the MSHCP Conservation Area shall be implemented by the Permittee in their actions relative to the project. Specifically, the Permittee should include as project conditions of approval, once a development/entitlement proposal is processed, including the following measures:
- i. Incorporate measures to control the quantity and quality of runoff from the site entering the MSHCP Conservation Area. In particular, measures shall be put in place to avoid discharge of untreated surface runoff from developed and paved areas into MSHCP Conservation Areas.
 - ii. Land uses proposed in proximity to the MSHCP Conservation Area that use chemicals or generate bioproducts, such as manure, that are potentially toxic or may adversely affect wildlife species, Habitat, or water quality shall incorporate measures to ensure that application of such chemicals does not result in discharge to the MSHCP Conservation Area. The greatest risk is from landscaping fertilization overspray and runoff.
 - iii. Night lighting shall be directed away from the MSHCP Conservation Area to protect species within the MSHCP Conservation Area from direct night lighting. Shielding shall be incorporated in project designs to ensure ambient lighting in the MSHCP Conservation Area is not increased.
 - iv. Proposed noise-generating land uses affecting the MSHCP Conservation Area shall incorporate setbacks, berms, or walls to minimize the effects of noise on MSHCP Conservation Area resources pursuant to applicable rules, regulations, and guidelines related to land use noise standards.



RCA Joint Project Review (JPR)

JPR #: 14-08-29-01

Date: 9/11/14

- v. Consider the invasive, non-native plant species listed in Table 6-2 of the MSHCP in approving landscape plans to avoid the use of invasive species for the portions of the project that are adjacent to the MSHCP Conservation Area. Considerations in reviewing the applicability of this list shall include proximity of planting areas to the MSHCP Conservation Areas, species considered in the planting plans, resources being protected within the MSHCP Conservation Area and their relative sensitivity to invasion, and barriers to plant and seed dispersal, such as walls, topography, and other features.
- vi. Proposed land uses adjacent to the MSHCP Conservation Area shall incorporate barriers, where appropriate, in individual project designs to minimize unauthorized public access, domestic animal predation, illegal trespass, or dumping into the MSHCP Conservation Areas. Such barriers may include native landscaping, rocks/boulders, fencing, walls, signage, and/or other appropriate mechanisms.
- vii. Manufactured slopes associated with the proposed site development shall not extend into the MSHCP Conservation Area.

SNS

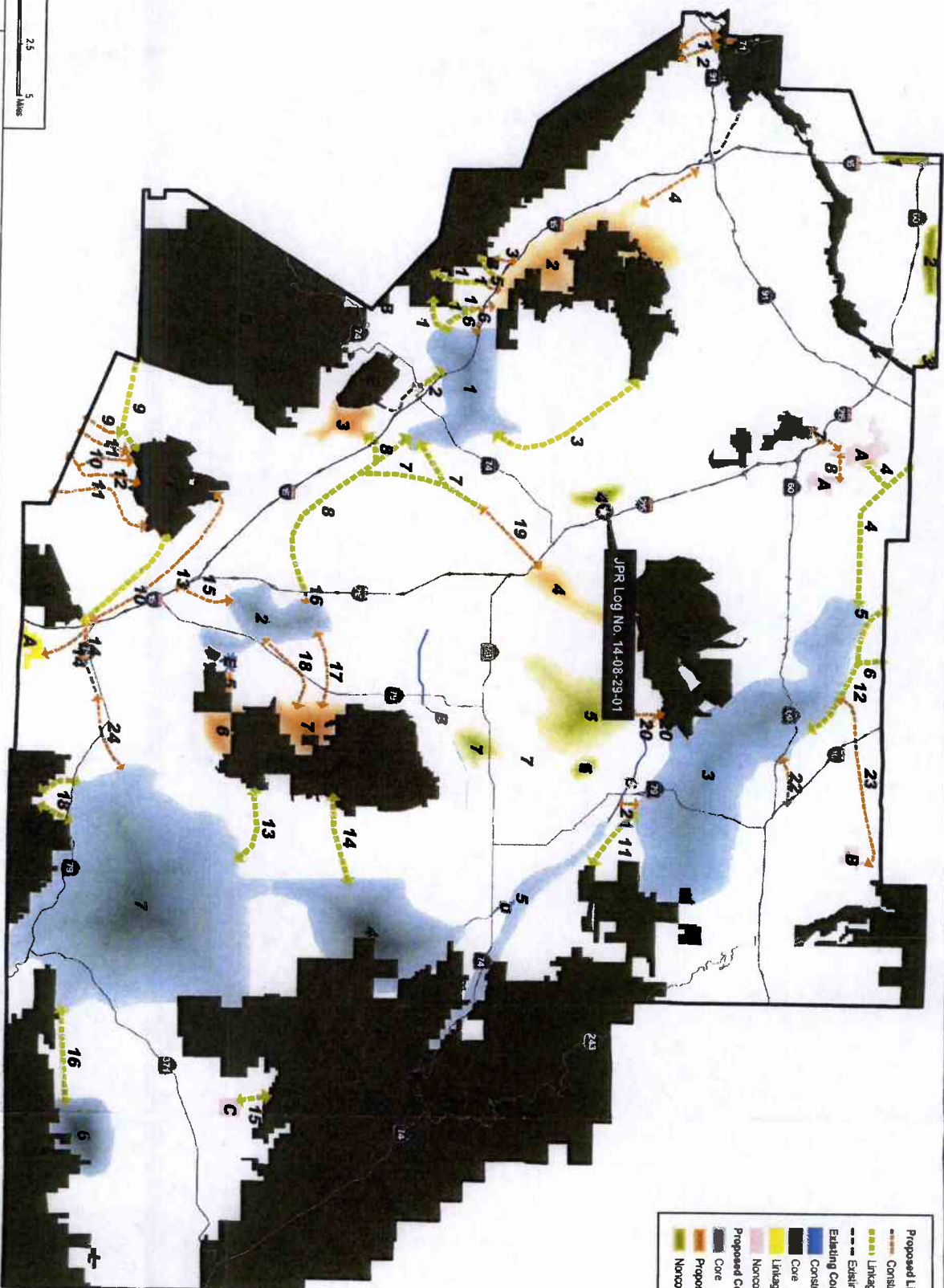


RCA Joint Project Review (JPR)

JPR #: 14-08-29-01

Date: 9/11/14

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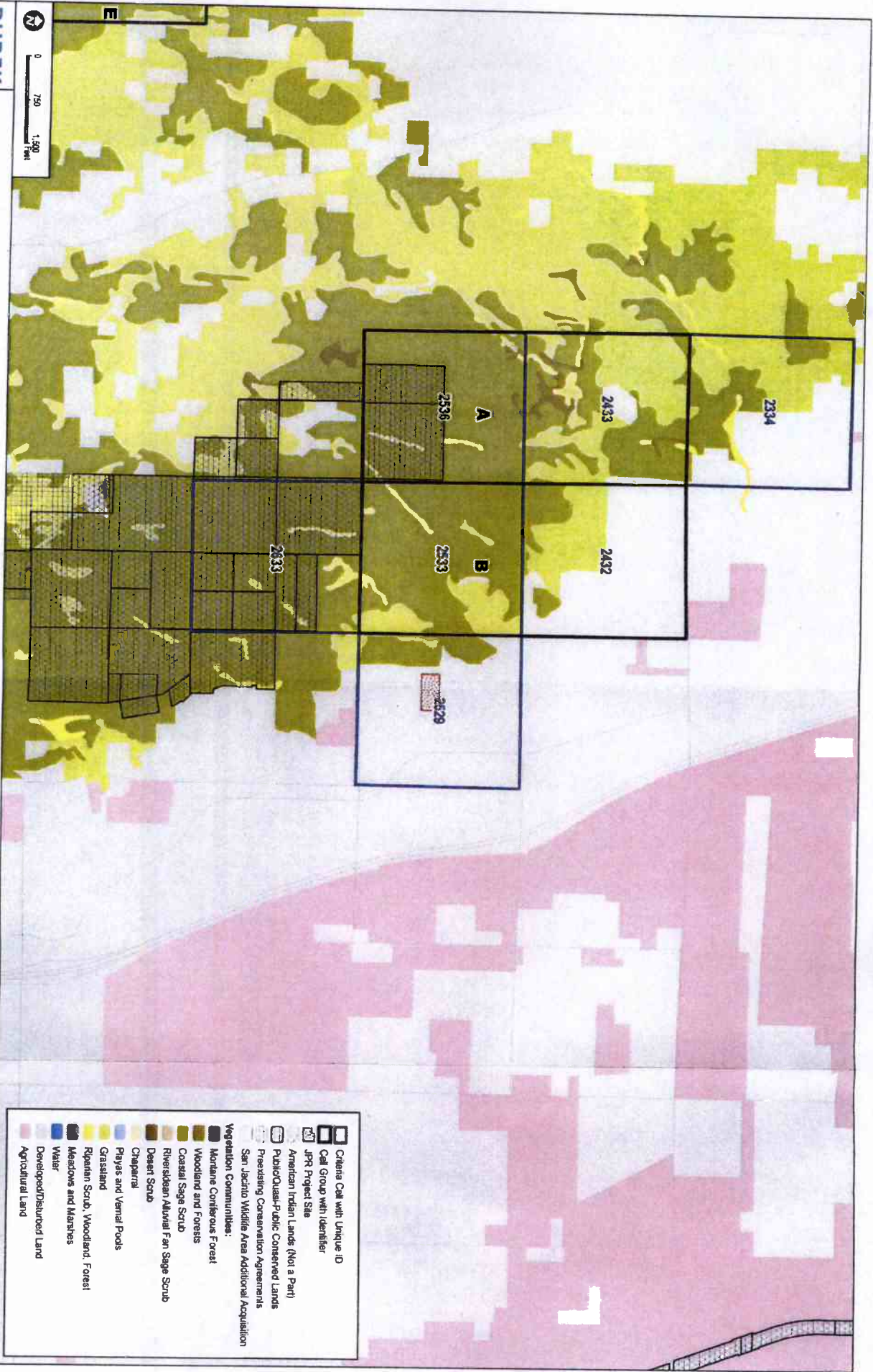


- Proposed Linkages:**
- Constrained Linkage
 - Linkage
 - Existing Channel
- Existing Cores & Linkages:**
- Constrained Linkage
 - Core
 - Noncontiguous Habitat Block
 - Linkage
- Proposed Cores & Habitat Blocks:**
- Proposed Extension of Existing Cores
 - Core
 - Noncontiguous Habitat Block



DUDEK

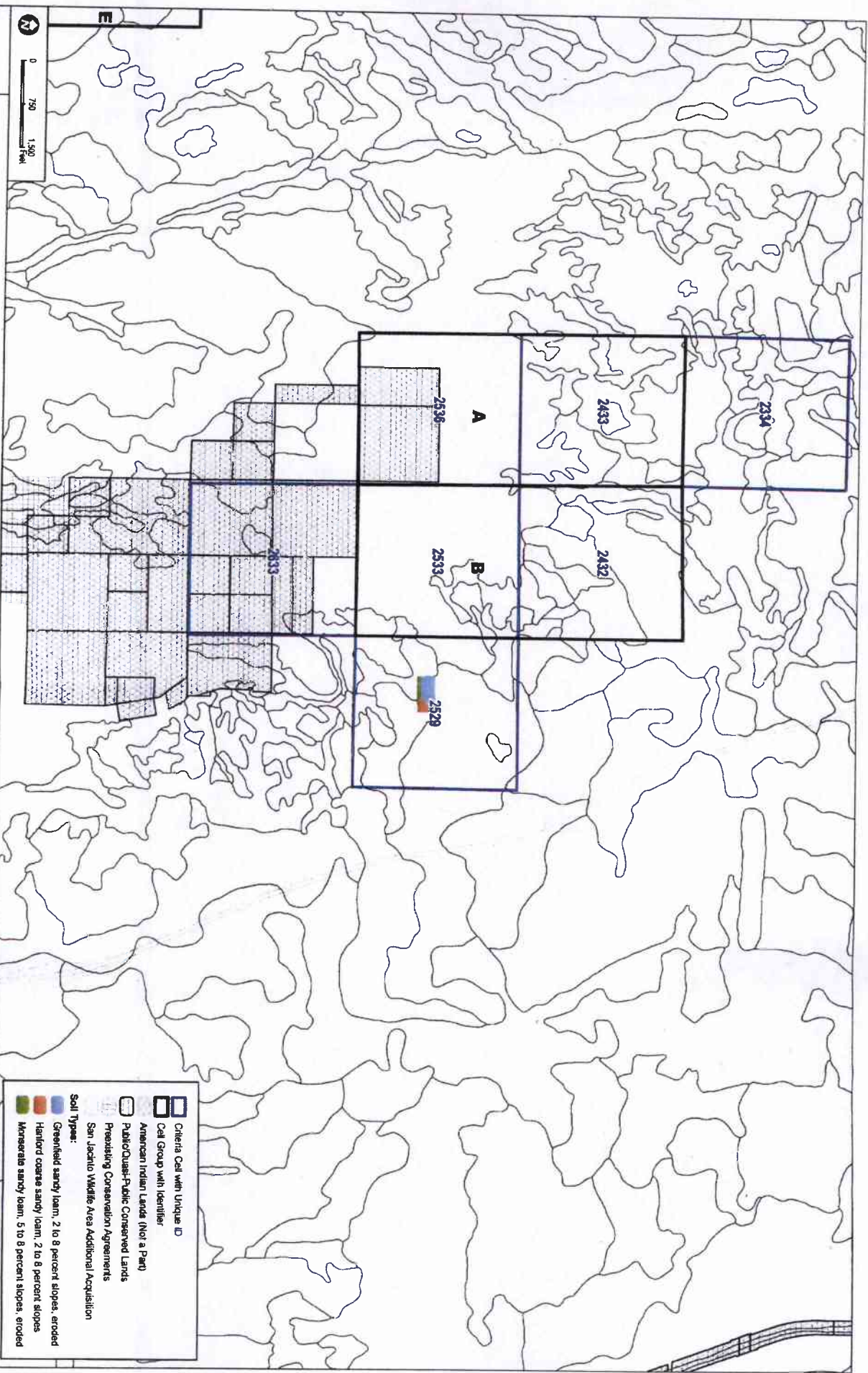
EXHIBIT A
JPR Log No. 14-08-29-01 - Vicinity Map with MSHCP Schematic Cores and Linkages



- Criteria Cell with Unique ID
 - Cell Group with Identifier
 - JPR Project Site
 - American Indian Lands (Not a Part)
 - Public/Class-Public Conserved Lands
 - Preserving Conservation Agreements
 - San Jacinto Wildlife Area Additional Acquisition
- Vegetation Communities:**
- Montane Coniferous Forest
 - Woodland and Forests
 - Coastal Sage Scrub
 - Riversidean Alluvial Fan Sage Scrub
 - Desert Scrub
 - Chaparral
 - Playas and Vernal Pools
 - Grassland
 - Riparian Scrub, Woodland, Forest
 - Meadows and Marshes
 - Water
 - Developed/Disturbed Land
 - Agricultural Land

EXHIBIT B
JPR Log No. 14-08-29-01 - Criteria Area Cells with MSHCP Vegetation and Project Location

DUDEK



DUDEK

JPR Log No. 14-08-29-01 - Criteria Area Cells with MSHCP Soils and Project Location

EXHIBIT C

- Criteria Cell with Unique ID
 - Cell Group with Identifier
 - American Indian Lands (Not a Part)
 - Public/Quasi-Public Conserved Lands
 - Pending Conservation Agreements
 - San Jacinto Wildlife Area Additional Acquisition
- Soil Types:**
- Greenfield sandy loam, 2 to 8 percent slopes, eroded
 - Hardford coarse sandy loam, 2 to 8 percent slopes
 - Manserville sandy loam, 5 to 8 percent slopes, eroded



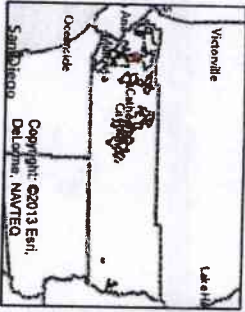
MSHCP HANS 2186

11/15/10
JPE 14-08-29-01 2214010327

Perris & Steele Peak
Quadrangles

- Roads
- PARCELS
- TAKE_BOUNDARIES
- HANS Designations
- Development
- Proposed MSHCP Conservation Area
- Critical Cells

FINAL
8/13/2014

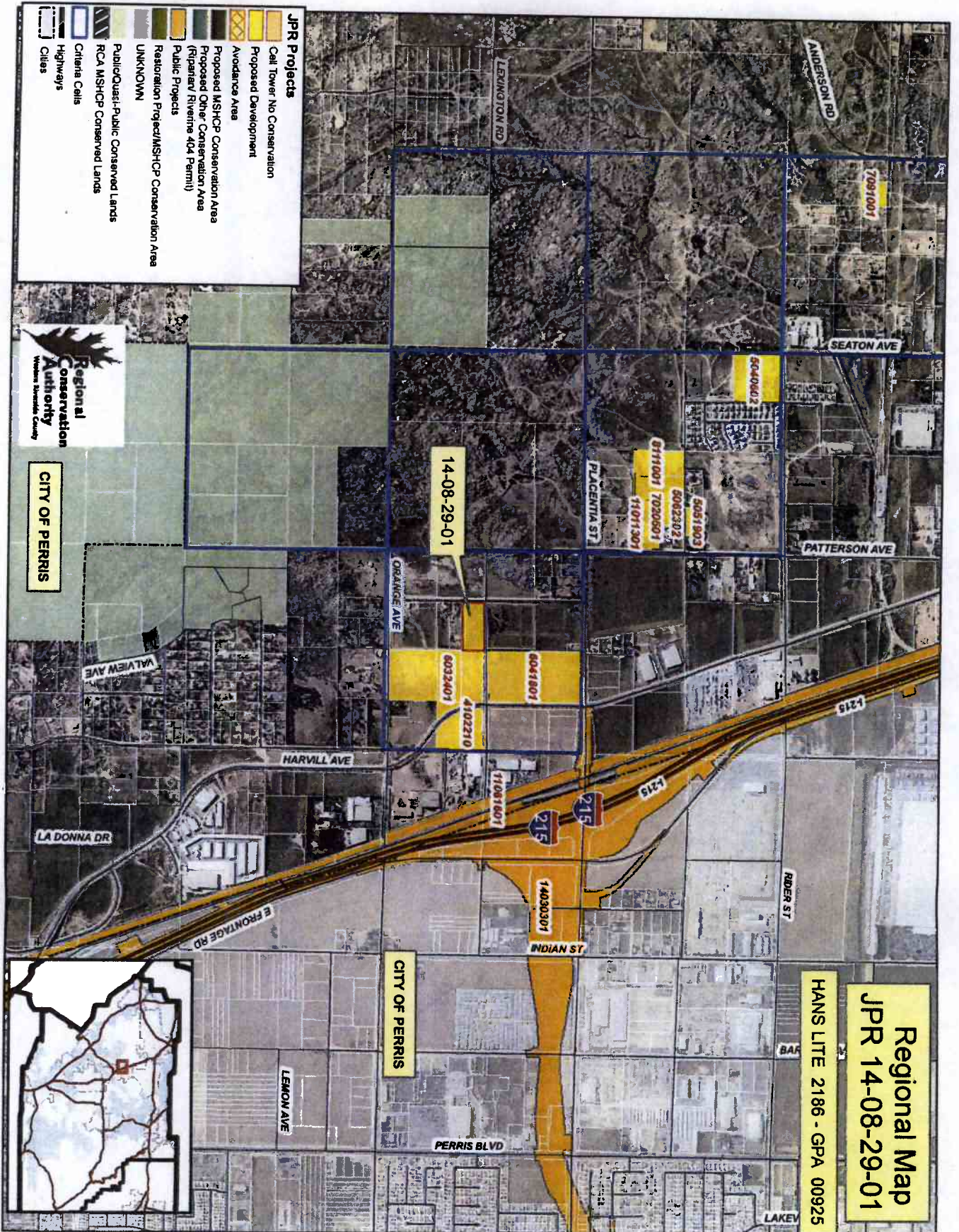


Disclaimer: Maps and data are to be used for reference purposes only. The user assumes all responsibility for the accuracy of the information contained on this map. The user is advised to verify the accuracy of the information contained on this map before using it for any purpose. The user is advised to verify the accuracy of the information contained on this map before using it for any purpose. The user is advised to verify the accuracy of the information contained on this map before using it for any purpose.



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- JPR Projects**
- Cell Tower No Conservation
 - Proposed Development
 - Avoidance Area
 - Proposed MSHCP Conservation Area
 - Proposed Other Conservation Area (Riparian/Riverine 404 Permit)
 - Public Projects
 - Restoration Project/MSHCP Conservation Area
 - UNKNOWN
 - Public/Quasi-Public Conserved Lands
 - RCA MSHCP Conserved Lands
 - Criteria Cells
 - Highways
 - Cities



CITY OF PERRIS

Regional Map
JPR 14-08-29-01

HANS LITE 2186 - GPA 00925



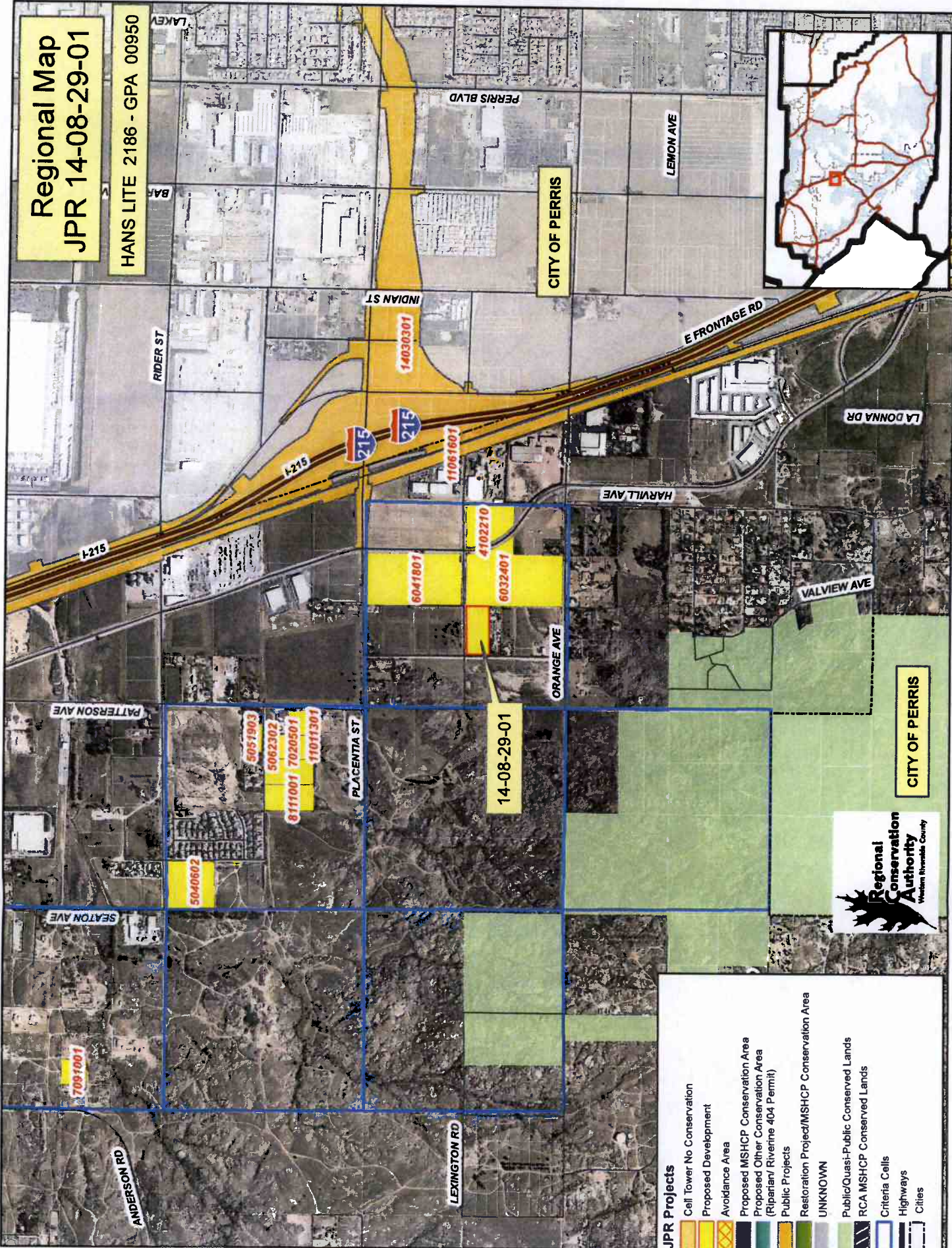
Rough Step Unit 7

**Regional Map
JPR 14-08-29-01**

HANS LITE 2186 - GPA 00950

CITY OF PERRIS

CITY OF PERRIS



JPR Projects

- Cell Tower No Conservation
- Proposed Development
- Avoidance Area
- Proposed MSHCP Conservation Area
- Proposed Other Conservation Area (Riparian/ Rivenne 404 Permit)
- Public Projects
- Restoration Project/MSHCP Conservation Area
- UNKNOWN
- Public/Quasi-Public Conserved Lands
- RCA MSHCP Conserved Lands
- Criteria Cells
- Highways
- Cities





RCA Joint Project Review (JPR)

JPR #: 14-08-29-01

Date: ~~9/11/14~~ 10/7/14

Project Information

Permittee: County of Riverside EPD
 Case Information: HANS LITE 2186 = GPA 00925-00950
 Site Acreage: 4.54 acres
 Portion of Site Proposed for
 MSHCP Conservation Area: 0 acres

Criteria Consistency Review

Consistency Conclusion: *The project is consistent with both the Criteria and Other Plan requirements.*

Data:

Applicable Core/Linkage: Proposed Noncontiguous Habitat Block 4
 Area Plan: Mead Valley

APN	Sub-Unit	Cell Group	Cell
317-270-002	SU1 – Motte/Rimrock	Independent	2529

Criteria and Project Information

Criteria Comments:

- a. As stated in Section 3.2.3 of the MSHCP, “Proposed Noncontiguous Habitat Block 4 is comprised of the Motte Rimrock Reserve. It provides Habitat for a number of Planning Species, including Quino checkerspot butterfly, coastal California gnatcatcher, and Stephens’ kangaroo rat. Maintenance of large intact interconnected habitat blocks is important for these species. As shown in the table below, areas not affected by edge total approximately 920 acres of the total 1,150 acres occupied by this habitat block. Since this habitat block may be affected by edge, treatment and management of edge conditions will be necessary to ensure that it provides Habitat and movement functions for species using this habitat block as planned adjacent land uses are developed along the edge. Guidelines”
- b. The project site is located within Cell 2529. As stated in Section 3.3.15 of the MSHCP, “Conservation within this Cell will contribute to assembly of Proposed Noncontiguous Habitat Block 4. Conservation within this Cell will focus on assembly of coastal sage scrub habitat. Areas conserved within this Cell will be connected to coastal sage scrub habitat proposed for conservation in Cell Group B to the west. Conservation within this Cell will range from 5%-15% of the Cell focusing in the western portion of the Cell.”



RCA Joint Project Review (JPR)

JPR #: 14-08-29-01

Date: 9/11/14-10/7/14

- c. Rough Step: The proposed project is within Rough Step Unit 7. . Rough Step Unit 7 encompasses 130,824 acres within the central northwestern corner of western Riverside County. The Rough Step Unit 7 area includes Lake Matthews, Estelle Mountain, Motte Rimrock Preserve, and upland habitats in the Gavilan Hills and Harford Springs Park. Rough Step Unit 7 also includes portions of the cities of Corona, Riverside, and Perris. Rough Step Unit 7 is bounded by State Route 91 to the north, Interstate 215 to the east, and the Santa Ana Mountains to west. Within Rough Step Unit 7, there are 26,775 acres within the Criteria Area. Key vegetation communities within Rough Step Unit 7 include coastal sage scrub; grasslands; woodlands and forests; riparian scrub, woodland, forest; and Riversidean alluvial fan sage scrub. Based on the 2012 MSHCP Annual Report, all vegetation categories are “in” rough step. Based on the MSHCP baseline vegetation mapping, the vegetation communities on site include developed and disturbed lands. Therefore the project will not affect Rough Step status.
- d. Per County of Riverside Resolution No. 2013-111, for stand alone General Plan Amendments (i.e. without any other entitlement applications), the County will conduct a determination if any portion of the property is needed to meet the requirements of the conservation Criteria of the MSHCP, but survey reports for Sections 6.1.2, 6.1.3 and 6.3.2 will not be conducted until a specific development/entitlement application is submitted to the County. The County has deemed projects with General Plan Amendments only as “Habitat Acquisition and Negotiation Strategy (HANS) LITE” cases.
- e. Project information was provided by the Permittee in the JPR application, including a MSHCP Compliance Review Worksheet prepared by Riverside County Environmental Programs Department (EPD) dated August 13, 2014. This HANS Lite project is being processed with GPA ~~00925~~ 00950. EPD states, “GPA ~~00925~~ 00950 will not alter the General Plan Designation on the portions of the property described for conservation under the MSHCP.” The project site is currently undeveloped, but located adjacent to a developed site. The site is bordered by Water Street to the north and Tobacco Road to the west which are both dirt roads. No project description information was provided by EPD.
- f. Reserve Assembly: As discussed above, the project site is located in Cell 2529, which is intended to contribute to Proposed Noncontiguous Habitat Block 4. The project site is located in the central portion of Cell 2529, not the western portion of the Cell which is the area described for Conservation. Of the 160 acres in Cell 2529, approximately 5% is currently developed with rural residential development, and roads. There currently is vacant land located along the western portion of the Cell Group that could be subject to conservation in the future. There is currently no fragmentation to the west that would impede the ability of the Reserve Feature to be built out. Future proposed development of the project site in the central portion of Cell 2529 will not preclude the ability of MSHCP Conservation goals to be reached in this area. The project does not affect the Reserve Assembly goals of the MSHCP.



RCA Joint Project Review (JPR)

JPR #: 14-08-29-01

Date: ~~9/11/14~~ 10/7/14

Other Plan Requirements

Per County of Riverside Resolution No. 2013-111, and as stated above, HANS LITE applications are not subject to other Plan requirements. Any future entitlement applications involving the subject parcels, that do not qualify for HANS LITE, will be subject to a full HANS process including analysis of other Plan requirements.

Data:

Section 6.1.2 – Was Riparian/Riverine/Vernal Pool Mapping or Information Provided?

Undetermined. No biological surveys have been completed to date. Upon submittal of any future development/entitlement submitted for this project, biological surveys and evaluations of Section 6.1.2 resources shall be submitted to the RCA for concurrence. If any impacts to Section 6.1.2 resources will occur as a result of development, a Determination of Biologically Equivalent or Superior Preservation (DBESP) shall be required and submitted to the RCA and Wildlife Agencies pursuant to Section 6.1.2 of the MSHCP.

Section 6.1.3 – Was Narrow Endemic Plant Species Survey Information Provided?

No. The project site is not located within a Narrow Endemic Plant Species Survey Area (NEPSSA).

Section 6.3.2 – Was Additional Survey Information Provided?

Undetermined. The project site is located within an Additional Survey Needs and Procedures Area for burrowing owl. No biological surveys have been conducted to date. Upon submittal of any future development/entitlement submitted for this project, biological surveys and evaluations of Section 6.3.2 resources shall be submitted to the RCA for concurrence. If any impacts to Section 6.3.2 resources will occur as a result of development, a DBESP shall be required and submitted to the RCA and Wildlife Agencies pursuant to Section 6.3.2 of the MSHCP.

Section 6.1.4 – Was Information Pertaining to Urban/Wildland Interface Guidelines Provided?

Yes. The property is located near future and existing Conservation Areas.

Other Plan Requirement Comments:

- a. Section 6.1.2: The project consists of a General Plan Amendment with no development proposed at this time. Per Riverside County Resolution No. 2013-111, MSHCP required habitat assessments and surveys shall not be required until land use application is submitted to the County. When a specific development is proposed, a habitat assessment shall be conducted by a qualified biologist to determine presence or absence of riparian and riverine resources, riparian birds, vernal pools, and fairy shrimp, and avoidance of these habitats, where possible. If the future proposed project cannot avoid riparian/riverine resources, a



RCA Joint Project Review (JPR)

JPR #: 14-08-29-01

Date: 9/11/14-10/7/14

DBESP including appropriate mitigation (i.e., on-site or off-site enhancement, restoration, establishment (creation), preservation, payment into habitat mitigation banks or in lieu fee programs, or a combination of one of these options) to offset the loss of functions and values as they pertain to the MSHCP covered species, is required. The project will demonstrate compliance with Section 6.1.2 of the MSHCP when any future land use application requiring discretionary approval is submitted.

- b. Section 6.3.2: The project site is located within an Additional Survey Needs and Procedures Area for burrowing owl. When a specific development is proposed, a habitat assessment shall be conducted by a qualified biologist to determine whether suitable habitat for burrowing owl are present/absent on site, and if so, focused surveys during the appropriate nesting season is required. If burrowing owls are detected, areas with long term conservation value (generally a minimum of 3 pairs of owls and 35 acres of habitat) are subject to avoidance of 90% of portions of the property that provide for long-term conservation value. If 90% avoidance of areas with long-term conservation value for burrowing owl cannot be met, a DBESP shall be prepared and submitted along with the JPR, to the Permittee, RCA, and Wildlife Agencies for review and approval. If there is no long-term conservation value, the burrowing owls may be relocated. The project will demonstrate compliance with Section 6.3.2 of the MSHCP when any future land use application requiring discretionary approval is submitted.
- c. Section 6.1.4: Future and existing Conservation Areas are located adjacent to the project site. To preserve the integrity of areas dedicated as MSHCP Conservation Areas, the guidelines contained in Section 6.1.4 related to controlling adverse effects for development adjacent to the MSHCP Conservation Area shall be implemented by the Permittee in their actions relative to the project. Specifically, the Permittee should include as project conditions of approval, once a development/entitlement proposal is processed, including the following measures:
 - i. Incorporate measures to control the quantity and quality of runoff from the site entering the MSHCP Conservation Area. In particular, measures shall be put in place to avoid discharge of untreated surface runoff from developed and paved areas into MSHCP Conservation Areas.
 - ii. Land uses proposed in proximity to the MSHCP Conservation Area that use chemicals or generate bioproducts, such as manure, that are potentially toxic or may adversely affect wildlife species, Habitat, or water quality shall incorporate measures to ensure that application of such chemicals does not result in discharge to the MSHCP Conservation Area. The greatest risk is from landscaping fertilization overspray and runoff.
 - iii. Night lighting shall be directed away from the MSHCP Conservation Area to protect species within the MSHCP Conservation Area from direct night lighting. Shielding shall be incorporated in project designs to ensure ambient lighting in the MSHCP Conservation Area is not increased.
 - iv. Proposed noise-generating land uses affecting the MSHCP Conservation Area shall incorporate setbacks, berms, or walls to minimize the effects of noise on MSHCP Conservation Area resources pursuant to applicable rules, regulations, and guidelines related to land use noise standards.



RCA Joint Project Review (JPR)

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- v. Consider the invasive, non-native plant species listed in Table 6-2 of the MSHCP in approving landscape plans to avoid the use of invasive species for the portions of the project that are adjacent to the MSHCP Conservation Area. Considerations in reviewing the applicability of this list shall include proximity of planting areas to the MSHCP Conservation Areas, species considered in the planting plans, resources being protected within the MSHCP Conservation Area and their relative sensitivity to invasion, and barriers to plant and seed dispersal, such as walls, topography, and other features.
- vi. Proposed land uses adjacent to the MSHCP Conservation Area shall incorporate barriers, where appropriate, in individual project designs to minimize unauthorized public access, domestic animal predation, illegal trespass, or dumping into the MSHCP Conservation Areas. Such barriers may include native landscaping, rocks/boulders, fencing, walls, signage, and/or other appropriate mechanisms.
- vii. Manufactured slopes associated with the proposed site development shall not extend into the MSHCP Conservation Area.

SNS



RCA Joint Project Review (JPR)

JPR #: 14-08-29-01

Date: ~~9/11/14~~ 10/7/14

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March 1, 2009

VIA FACSIMILE AND ELECTRONIC MAIL

The Hon. Jeff Stone
Riverside County Board of Supervisors
4080 Lemon St. 5th Floor
Riverside, CA 92501

RE: Item 15, General Plan Amendment Initiation Proceedings (March 3, 2009)

Dear Chairman Stone and Members of the Board:

The Endangered Habitats League (EHL) appreciates the opportunity to comment on this set of landowner-initiated GPAs.

Item 15.1, GPA 980 (San Jacinto Valley)

Concur with the staff recommendation for denial of initiation. As detailed in the staff report, the required General Plan findings cannot be made. The proposed conversion of Agriculture to Rural Community is inconsistent with the continuation and expansion of agriculture in the San Jacinto Valley called for in the General Plan. The resulting "spot zone" would cause disorderly growth and erode the Foundation elements. Furthermore, the property lies within MSHCP Criteria Cells, and any up-planning to Rural Community is likely to *undermine preserve assembly*. According to the staff report, "The proposed GPA would create land uses that were inconsistent and incompatible with the surrounding properties and with the vision of the SJVAP."

Item 15.2, GPA 950 (Mead Valley)

No position.

In conclusion, we urge you to maintain the integrity of the Foundation system, retain community character and agricultural resources, promote orderly growth, and not impair MSHCP assembly. Once again, we appreciate being able to work with you on a successful Update Cycle.

With best regards,

Dan Silver, MD
Executive Director

cc: Clerk of the Board
Board offices

electronic cc: George Johnson
Ron Goldman
Damian Meins
Mike Harrod
Katherine Lind
Interested parties

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

00004675

**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: GP000950 DATE SUBMITTED: 2/13/08

I. GENERAL INFORMATION

APPLICATION INFORMATION

Applicant's Name: MDMG Inc. E-Mail: JRB@MARKHAMDMG.COM

Mailing Address: 41635 Enterprise Circle North Suite B
Temecula, CA 92590
City State ZIP

Daytime Phone No: (951) 296-3466 Fax No: (951) 296-3476

Engineer/Representative's Name: MDMG Inc. E-Mail: jrb@markhamdmg.com

Mailing Address: 41635 Enterprise Circle North Suite B
Temecula CA 92590
City State ZIP

Daytime Phone No: (951) 296-3466 Fax No: (951) 296-3476

Property Owner's Name: SSR Inv Co, c/o Gene Tobin E-Mail: _____

Mailing Address: 44414 Katie Ct.
Temecula CA 92592
City State ZIP

Daytime Phone No: (_____) _____ Fax No: (_____) _____

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

APPLICATION FOR AMENDMENT TO THE RIVERSIDE COUNTY GENERAL PLAN

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

AUTHORIZATION FOR CONCURRENT FEE TRANSFER

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

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

Julie A. White
PRINTED NAME OF APPLICANT

[Signature]
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.

JAMES R BACIA MDMG INC
PRINTED NAME OF PROPERTY OWNER(S)

[Signature]
SIGNATURE OF PROPERTY OWNER(S)

PRINTED NAME OF PROPERTY OWNER(S)

SIGNATURE OF PROPERTY OWNER(S)

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

PROPERTY INFORMATION:

Assessor's Parcel Number(s): 317-270-002

Section: 13 Township: T4S Range: R4W

Approximate Gross Acreage: 5.01

General location (nearby or cross streets): North of Orange Ave., South of Water Ave., East of Tobacco Rd., West of Harvill Ave.

APPLICATION FOR AMENDMENT TO THE RIVERSIDE COUNTY GENERAL PLAN

Thomas Brothers map, edition year, page number, and coordinates: TBM Guide 2006, Page 777 - D5, E5

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

Existing Land Use Designation(s): VLDR-RC

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

Amend 5.01 Acres of the Mead Valley Area Plan from VLDR to BP

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. N/A

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	Southern California Edison	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Gas Company	Southern California Gas Co.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Telephone Company	Verizon	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Water Company/District	Eastern Municipal Water District	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Sewer District	Eastern Municipal Water District	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Is water service available at the project site: Yes No

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

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) N/A

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

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

APPLICATION FOR AMENDMENT TO THE RIVERSIDE COUNTY GENERAL PLAN

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

- Santa Ana River Santa Margarita River San Jacinto River Colorado River

HAZARDOUS WASTE SITE DISCLOSURE STATEMENT

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

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

- The project is not located on or near an identified hazardous waste site.
- The project is located on or near an identified hazardous waste site. Please list the location of the hazardous waste site(s) on an attached sheet.

Owner/Representative (1) _____ Date _____

Owner/Representative (2) _____ Date _____

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

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

AREA PLAN MAP PROPOSED FOR AMENDMENT (Please name):

Mead Valley

EXISTING DESIGNATION(S): VLDR-RC

PROPOSED DESIGNATION(S): BP

APPLICATION FOR AMENDMENT TO THE RIVERSIDE COUNTY GENERAL PLAN

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

See Attached Sheet

III. AMENDMENTS TO POLICIES:

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

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

Element: _____ Area Plan: _____

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

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

APPLICATION FOR AMENDMENT TO THE RIVERSIDE COUNTY GENERAL PLAN

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

IV. OTHER TYPES OF AMENDMENTS:

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

A. AMENDMENTS TO BOUNDARIES OF OVERLAYS OR POLICY AREAS:

Policy Area: _____
(Please name)

Proposed Boundary Adjustment (Please describe clearly): _____

B. AMENDMENTS TO CIRCULATION DESIGNATIONS:

Area Plan (if applicable): _____

Road Segment(s) _____

Existing Designation: _____

Proposed Designation: _____

APPLICATION FOR AMENDMENT TO THE RIVERSIDE COUNTY GENERAL PLAN

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

V. CASE INFORMATION REQUIREMENTS FOR GENERAL PLAN AMENDMENT:

**FILING INSTRUCTIONS FOR
GENERAL PLAN AMENDMENT APPLICATION**

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

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

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

APPLICATION FOR AMENDMENT TO THE RIVERSIDE COUNTY GENERAL PLAN

based fee.

1. The site plan must contain the following:
 - A. Name, address, and telephone number of applicant.
 - B. Name, address, and telephone number of land owner.
 - C. Name, address, and telephone number of map preparer.
 - D. Scale (number of feet per inch).
 - E. A vicinity map showing the location and names of adjoining streets.
 - F. Legal description of property (accurate and complete so as to bear legal scrutiny).
 - G. North arrow (top of map north).
 - H. Existing General Plan Designation(s) and Proposed General Plan Designation(s).
 - I. Amendment description (e.g. Amend Mead Valley Area Plan from Light Industrial to Commercial Retail on 75.12 acres).
 - J. Area calculations including total area involved and property size.
 - K. Date the site plan was prepared.
 - L. Location and names of adjoining streets, alleys, and rights-of-way providing legal access to the property.
 - M. Overall dimensions of the property and location of adjoining lot lines.
 - N. Location and dimensions of existing structures, easements and/or uses onsite.
 - O. Thomas Bros. Map coordinates and page number (identify edition year used).

Failure to submit all the required information is justification for rejection of the application.

FOR ALL APPLICATIONS:

Attach check payable to "COUNTY OF RIVERSIDE." (Please see current fee schedule for the appropriate deposit-based fee.)

NOTE: Label packets for notification of surrounding property owners will be requested by the project planner just prior to the scheduling of the General Plan Amendment for a public hearing. An amendment will not be scheduled for hearing until complete sets of property owners' labels have been received.

Justification for General Plan Amendment Change of Land Use

Site: APN# 317-270-002
Mead Valley Area Plan
Perris/Harvill Area

Applicant: MDMG inc.

The proposed amendment will change 5.01 acres of *Very Low Density Residential - Rural Community Foundation* to land use listed below.

- 5.01 acres Business Park (BP)

The following justifications are cited.

1. The land use will achieve a higher and better use for the subject property.
2. BP will allow for a more consistent land use for the area. Currently rural-type large lot residential properties abut BP and LI uses. The point where the RR zone to the west starts provides a logical breakpoint due to the change in topography.
3. Consistently changing the land use of the entire block from Water St. along Tobacco Rd. to Orange St. to BP will bring neighboring properties into conformance with the land use ordinance.

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. 950, CHANGE OF ZONE NO. 7830 – Adopt Mitigated Negative Declaration – Applicant: MDMG Inc. – Engineer/Representative: MDMG Inc. – First Supervisorial District – North Perris Area – Mead Valley Area Plan – Rural Community: Very Low Density Residential (RC:VLDR) (1 acre minimum lot size) – Location: South of Water Street, north of Orange Avenue, east of Tobacco Road, and west of Harvill Avenue – 4.54 acres – Zoning: Light Agriculture 1 Acre Minimum (A-1-1) – **REQUEST:** The applicant proposes to amend the General Plan Component and Land Use designations of the subject site from Rural Community: Very Low Density Residential (RC:VLDR) (1 acre minimum lot size) to Community Development: Business Park (CD:BP) on approximately 4.54 acres. The application was submitted during the permitted time period to request foundation changes in 2008. Change of Zone No. 7830 proposes to change the zoning on the 4.54 acre site from Light Agriculture 1 Acre Minimum (A-1-1) to Industrial Park (IP).

TIME OF HEARING: **9:00 am** or as soon as possible thereafter
SEPTEMBER 16, 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, Larry Ross, at 951-955-9294 or email lross@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.

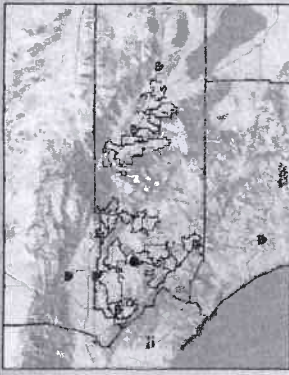
Any person wishing to comment on a proposed project may do so, in writing, between the date of this notice and the public hearing or appear and be heard at the time and place noted above. All comments received prior to the public hearing will be submitted to the Planning Commission, and the Planning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

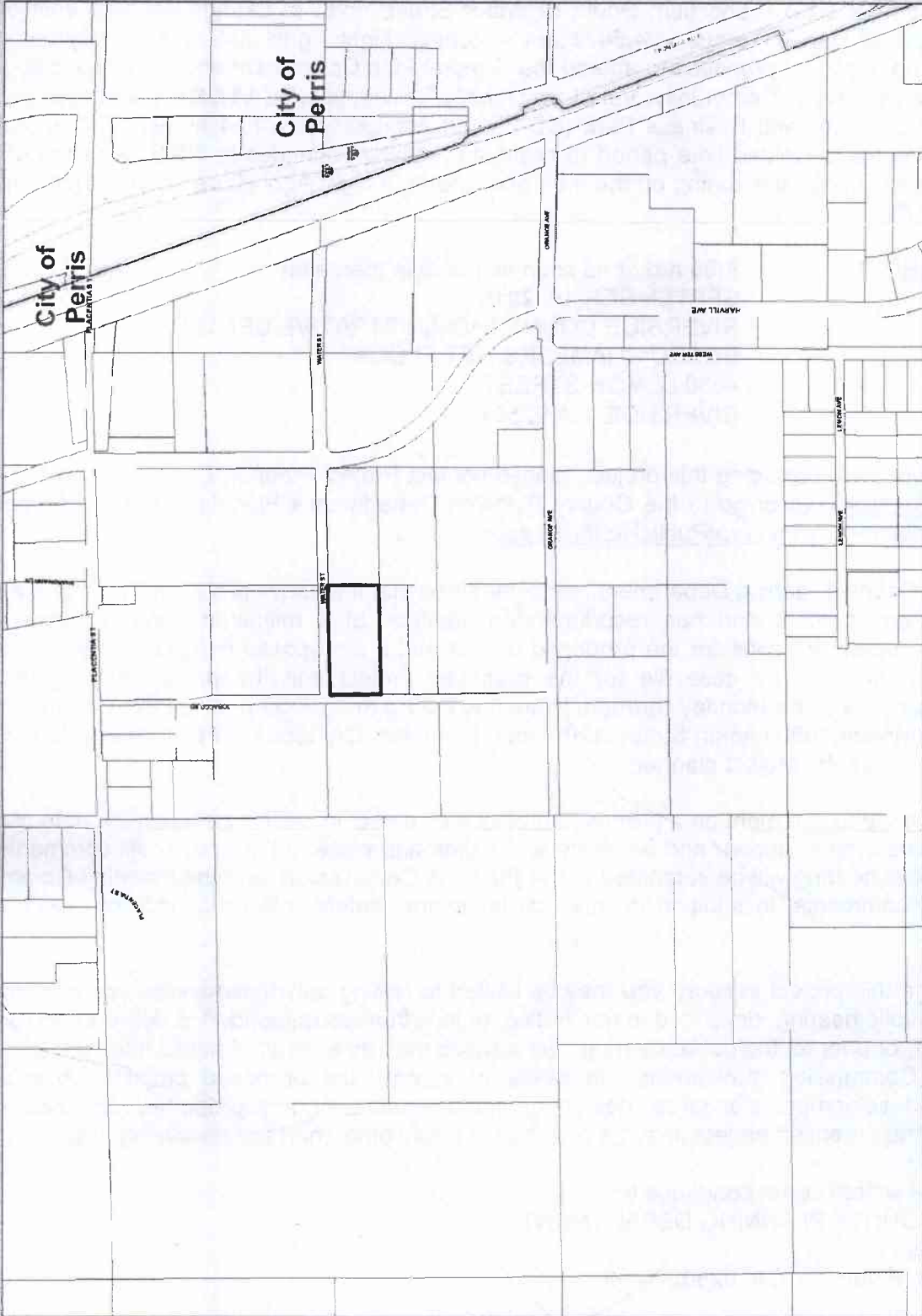
Please send all written correspondence to:
RIVERSIDE COUNTY PLANNING DEPARTMENT
Attn: Larry Ross
P.O. Box 1409, Riverside, CA 92502-1409

General Plan Amendment No. 950

Change of Zone No. 7830



- Legend**
- RCLIS Parcels
 - City Boundaries
 - Cities**
 - roadsanno
 - highways
 - HWY
 - INTERCHANGE
 - INTERSTATE
 - OFFRAMP
 - ONRAMP
 - USHWY
 - 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 1,093 2,186 Feet

REPORT PRINTED ON... 8/18/2015 7:55:49 AM

© Riverside County TLMA GIS

PROPERTY OWNERS CERTIFICATION FORM

I, VINNIE NGUYEN, certify that on 6/17/2015.

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

APN (s) or case numbers CZ07830 / GPA0950 For

Company or Individual's Name Planning Department,

Distance buffered 1600'.

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

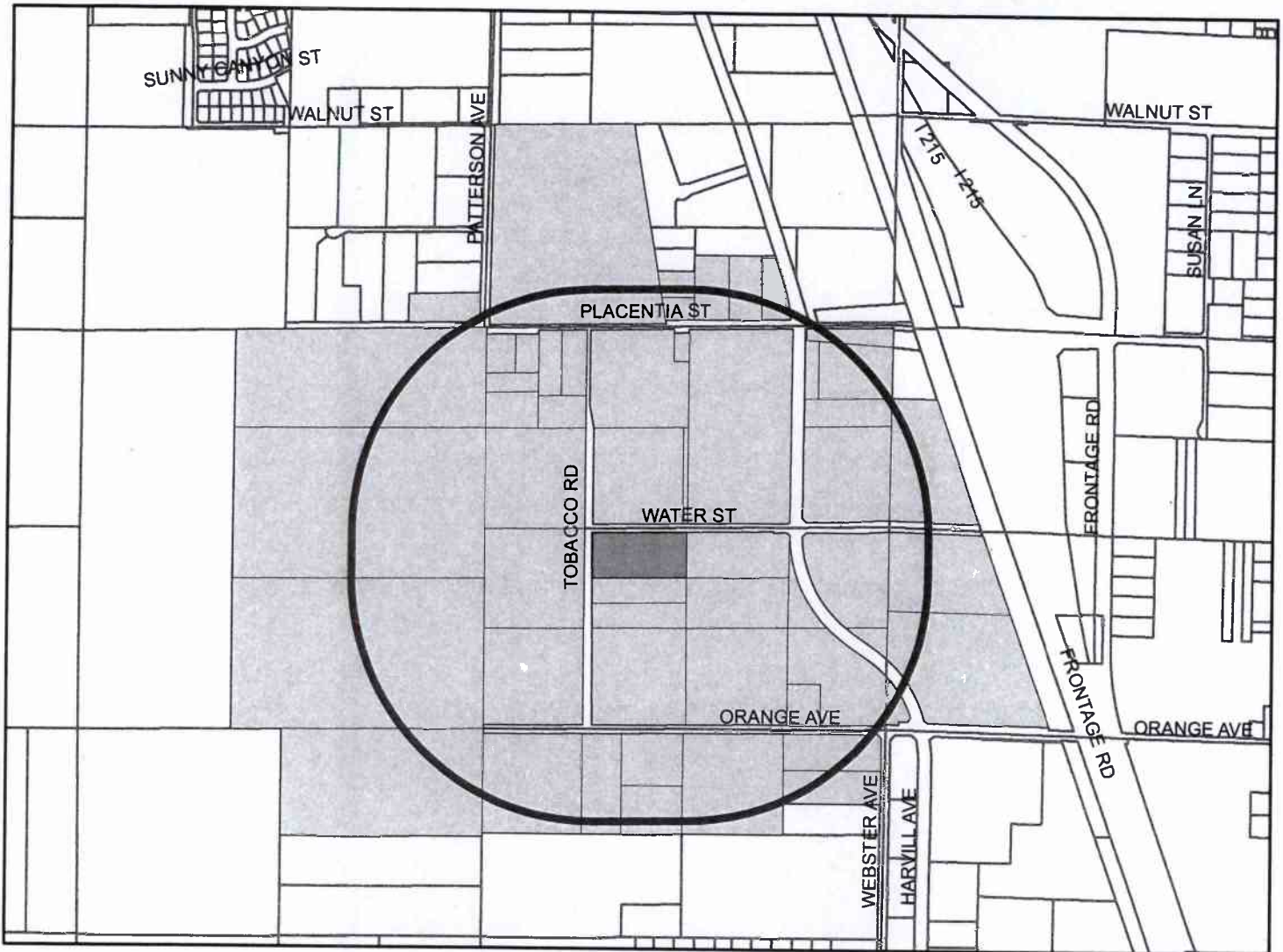
ADDRESS: 4080 Lemon Street 2nd Floor

Riverside, Ca. 92502

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

Checked good w/inf / 12-17-15

CZ07830 GPA0950 (1600 feet buffer)



Selected Parcels

- | | | | | | | | | | |
|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|
| 317-260-003 | 317-260-004 | 317-270-001 | 317-270-012 | 322-240-029 | 317-260-020 | 317-260-021 | 305-060-015 | 317-260-030 | 317-260-031 |
| 317-260-032 | 317-260-027 | 317-260-034 | 317-270-011 | 317-240-028 | 317-240-029 | 317-240-039 | 305-090-048 | 317-260-019 | 322-240-019 |
| 322-240-021 | 317-220-018 | 317-260-014 | 317-260-015 | 317-270-009 | 317-270-003 | 317-250-007 | 317-250-008 | 317-250-009 | 322-240-020 |
| 322-240-006 | 322-240-017 | 317-260-024 | 317-270-004 | 317-270-006 | 317-270-010 | 317-270-015 | 317-270-016 | 317-240-021 | 322-240-016 |
| 317-240-020 | 317-270-014 | 317-240-001 | 322-240-022 | 317-260-005 | 317-270-002 | 305-090-047 | 317-260-029 | 317-260-016 | 317-260-017 |
| 317-260-018 | 305-090-049 | 317-270-013 | 317-270-017 | | | | | | |



1,000 500 0 1,000 Feet

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

ASMT: 305090047, APN: 305090047
STAR MILLING CO
P O BOX 1987
PERRIS CA 92572

ASMT: 317240039, APN: 317240039
DEBRA SAMARIN, ETAL
603 REPOSADO
LA HABRA HEIGHTS CA 91633

ASMT: 305090048, APN: 305090048
EARTHSHINE
15421 CHEMICAL LN
HUNTINGTON BEACH CA 92649

ASMT: 317250009, APN: 317250009
JOHN STCLAIR
3651 GLEN OAKS MANOR DR
SARASOTA FL 34232

ASMT: 305090049, APN: 305090049
WILLIAM CRAMER
601 S PERALTA HILLS DR
ANAHEIM CA 92807

ASMT: 317260004, APN: 317260004
ANITA BRAMLETT SIMS
23551 PLACENTIA ST
PERRIS, CA. 92570

ASMT: 317220018, APN: 317220018
GUADALUPE BUENROSTRO, ETAL
23430 PLACENTIA ST
PERRIS, CA. 92570

ASMT: 317260005, APN: 317260005
CIRA SERRANO, ETAL
P O BOX 2366
PERRIS CA 92572

ASMT: 317240001, APN: 317240001
ROBERT BARKER
1851 OUTPOST DR
HOLLYWOOD CA 90068

ASMT: 317260015, APN: 317260015
SUSANNE ESQUIRE, ETAL
43800 CORONADO DR
TEMECULA CA 92592

ASMT: 317240020, APN: 317240020
PATSY WILLIAMS, ETAL
20463 SHARON ANN LN
PERRIS CA 92570

ASMT: 317260017, APN: 317260017
THRIFTY OIL CO
13116 IMPERIAL HWY
SANTA FE SPGS CA 90670

ASMT: 317240021, APN: 317240021
NAOMI BARNES
20491 SHARON ANN LN
PERRIS, CA. 92570

ASMT: 317260018, APN: 317260018
VIANEY ZEPEDA
2974 INDIAN AVE
PERRIS CA 92571



ASMT: 317260019, APN: 317260019
FLORINE ROMERO
23491 PLACENTIA ST
PERRIS, CA. 92570

ASMT: 317270003, APN: 317270003
YOUNG PARK, ETAL
20800 TOBACCO RD
PERRIS, CA. 92570

ASMT: 317260021, APN: 317260021
CHARLES ROMERO
20610 PATTERSON AVE
PERRIS, CA. 92570

ASMT: 317270004, APN: 317270004
DOLLY SETON, ETAL
20860 TOBACCO RD
PERRIS, CA. 92570

ASMT: 317260024, APN: 317260024
RAQUEL BARRIENTOS, ETAL
23511 PLACENTIA ST
PERRIS, CA. 92570

ASMT: 317270009, APN: 317270009
ANDY TRAN, ETAL
9883 RIO HONDO PKY
EL MONTE CA 91733

ASMT: 317260029, APN: 317260029
STATE OF CALIF
DEPT OF TRANSPORTATION
464 W FOURTH ST 6TH FL
SAN BERNARDINO CA 92401

ASMT: 317270011, APN: 317270011
DAN CEDERBURG
23672 ORANGE AVE
PERRIS, CA. 92570

ASMT: 317260032, APN: 317260032
CLA VAL CO
P O BOX 1325
NEWPORT BEACH CA 92663

ASMT: 317270012, APN: 317270012
ANOTHER MERIDIAN CO
P O BOX 986
RIVERSIDE CA 92502

ASMT: 317260034, APN: 317260034
COUNTY OF RIVERSIDE
C/O REAL ESTATE DIVISION
3403 10TH ST NO 500
RIVERSIDE CA 92501

ASMT: 317270013, APN: 317270013
WILLIAM CRAMER
P O BOX 18929
ANAHEIM CA 92817

ASMT: 317270002, APN: 317270002
SSR INV CO
1930 ALPHA AVE
SOUTH PASADENA CA 91030

ASMT: 317270014, APN: 317270014
REDEVELOPMENT AGENCY COUNTY OF RIVE
C/O DEPT OF FACILITIES MANAGEMENT
3133 MISSION INN MS 2600
RIVERSIDE CA 92507



ASMT: 317270016, APN: 317270016
MC SHANE CORP
C/O ANNA RYAN
9550 W HIGGINS RD STE 200
ROSEMONT IL 60018

ASMT: 322240022, APN: 322240022
SCOTT SMITH
4924 TUJUNGA NO 4
NORTH HOLLYWOOD CA 91601

ASMT: 317270017, APN: 317270017
JANET CRAMER, ETAL
42105 ROCKVIEW DR
HEMET CA 92544

ASMT: 322240029, APN: 322240029
CAROLYN MELKA
7174 VIA MARIPOSA NORTE
BONSALL CA 92003

ASMT: 322240006, APN: 322240006
PATRICIA MACIEL, ETAL
23525 ORANGE AVE
PERRIS, CA. 92570

ASMT: 322240016, APN: 322240016
PEDRO BARBON
23874 CITRUS AVE
PERRIS CA 92570

ASMT: 322240017, APN: 322240017
JUVENTINA TRUJILLO, ETAL
21063 WEBSTER AVE
PERRIS, CA. 92570

ASMT: 322240019, APN: 322240019
JAMES FLORES
23805 ORANGE AVE
PERRIS, CA. 92570

ASMT: 322240021, APN: 322240021
JAMES HSIAO
4167 LYND AVE
ARCADIA CA 91006



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

Val Verde Unified School District
975 W. Morgan St.
Perris, CA 92571-3103

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

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

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

ALUC
ATTN: John Guerin
Mail Stop 1070

City of Perris
101 N. D St.
Perris, CA 92570-1917

Dan, Executive Director
Endangered Habitats League
8424 Santa Monica Blvd., Suite A 592
Los Angeles, CA 90069-4267

Malcom Seton
20800 Tobacco Road
Perris, CA 92570

Jo Young Park
20860 Tobacco Road
Perris, CA 92570

Dan Cederburg
23672 Orange Ave.
Perris, CA 92570

Carolyn Schlundt Melka
7174 Mariposa Norte
Bonsall, CA 92003

Applicant/Engineer:
MDMG Inc.
Attn: James Bach
41635 Enterprise Circle North
Temecula, CA 92590

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MDMG Inc.
Attn: James Bach
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Temecula, CA 92590

Applicant/Engineer:
MDMG Inc.
Attn: James Bach
41635 Enterprise Circle North
Temecula, CA 92590

Owner:
Violette So Mirhan
1930 Alpha Ave.
South Pasadena, CA 91030

Owner:
Violette So Mirhan
1930 Alpha Ave.
South Pasadena, CA 91030

Owner:
Violette So Mirhan
1930 Alpha Ave.
South Pasadena, CA 91030

Owner:
SSR Investment Co.
44414 Katie Ct.
Temecula, CA 92592

Owner:
SSR Investment Co.
44414 Katie Ct.
Temecula, CA 92592

Owner:
SSR Investment Co.
44414 Katie Ct.
Temecula, CA 92592

INDEMNIFICATION AGREEMENT

This INDEMNIFICATION AGREEMENT ("Agreement"), made by and between the County of Riverside, a political subdivision of the State of California ("COUNTY"), and S.S.R. Investment Co., a Limited Partnership ("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 APN 317-270-002 ("PROPERTY"); and,

WHEREAS, on February 13, 2008, PROPERTY OWNER filed an application for General Plan Amendment No. 950 and on May 13, 2014, filed an application for Change of Zone No. 7830 (collectively the "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: Melissa Cushman
3960 Orange Street, Suite 500
Riverside, CA 92501

PROPERTY OWNER :
Violette So Mirhan
1930 Alpha Ave
South Pasadena, CA 91030

With a copy to:
James R. Bach
41635 Enterprise Circle North
Temecula, CA 92590

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
Name: Steven Weiss
Title: Planning Director

Dated: 4/17/15

PROPERTY OWNER:
S.S.R. Investment Co.,

By: S.S.R. Investment Co.,
a California limited partnership

By: SSW Investment Inc.
a California corporation
Its: General Partner

By: Violetta So Mirhan
Name: Violetta So Mirhan
Title: President

Dated: 3/17/15

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

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

CIVIL CODE § 1189

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California)
County of LOS ANGELES)
On 3/17/15 before me, SIMON K. LUI, NOTARY PUBLIC
Date Here Insert Name and Title of the Officer
personally appeared VIOLETTE SO MINHAN
Name(s) of Signer(s)

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.



Signature [Handwritten Signature]
Signature of Notary Public

Place Notary Seal Above

OPTIONAL

Though this section is optional, completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document

Title or Type of Document: INDEMNIFICATION Agreement Document Date: 3/17/15
Number of Pages: 5 Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

Signer's Name: Violette Minhhan
 Corporate Officer — Title(s): PRESIDENT
 Partner — Limited General
 Individual Attorney in Fact
 Trustee Guardian or Conservator
 Other: _____
Signer Is Representing: _____

Signer's Name: _____
 Corporate Officer — Title(s): _____
 Partner — Limited General
 Individual Attorney in Fact
 Trustee Guardian or Conservator
 Other: _____
Signer Is Representing: _____

Copy

State of California
Secretary of State



I, BRUCE McPHERSON, Secretary of State of the State of California, hereby certify:

That the attached transcript of 3 page(s) has been compared with the record on file in this office, of which it purports to be a copy, and that it is full, true and correct.



IN WITNESS WHEREOF, I execute this certificate and affix the Great Seal of the State of California this day of

OCT 11 2005

A handwritten signature in cursive script, appearing to read "Bruce McPherson".

BRUCE McPHERSON
Secretary of State

Copy

ENDORSED - FILED
In the office of the Secretary of State
of the State of California

OCT - 8 2005

**AMENDED AND RESTATED
ARTICLES OF INCORPORATION
OF
JBL INVESTMENTS, INC.**

Allen D. Su and Esther Joy Su certify that:

1. They are the president and the secretary, respectively, of JBL Investments, Inc., a California corporation.
2. The articles of incorporation of this corporation are amended and restated to read as follows:

"ARTICLE I

NAME

The name of this corporation is JBL Investments, Inc.

ARTICLE II

PURPOSE

The purpose of this corporation is to engage in any lawful act or activity for which a corporation may be organized under the General Corporation Law of California other than the banking business, the trust company business or the practice of a profession permitted to be incorporated by the California Corporations Code.

ARTICLE III

COMMON STOCK

(a) The corporation is authorized to issue two classes of shares to be designated respectively 'Class A Voting Common Stock' shares and 'Class B Non-Voting Common Stock.' The number of authorized Class A Voting Common Stock is 100,000 and the number of authorized Class B Non-Voting Common Stock is 1,000,000. Each share of Class A Voting Common Stock and Class B Non-Voting Common Stock shall have no par value.

Copy

(b) Except as otherwise provided by law, the holders of the Class A Voting Common Stock shall have exclusive voting rights and powers, including the exclusive right to receive notice of shareholders' meetings. The holders of Class B Non-Voting Common Stock shall have no voting rights except as otherwise provide by law. The rights, privileges and restrictions granted to or imposed on the voting and non-voting stock shall otherwise be identical.

(c) Each share of outstanding common stock shall become one share of Class A Voting Common Stock upon this amendment and restatement.

(d) For purposes of Internal Revenue Code sections 1361(b)(1)(D) and 1361(c)(4), the voting and non-voting shares shall be treated as one class of shares.

ARTICLE IV

LIABILITY AND INDEMNIFICATION

(a) The liability of the directors of the corporation for monetary damages shall be eliminated to the fullest extent permissible under California law.

(b) The corporation is authorized to provide indemnification of agents (as defined in Section 317 of the California Corporations Code) through bylaw provisions, agreements with the agents, vote of shareholders or disinterested directors, or otherwise, in excess of the indemnification otherwise permitted by Section 317 of the California Corporations Code, subject only to the applicable limits set forth in Section 204 of the California Corporations Code with respect to actions for breach of duty to the corporation and its shareholders.

(c) The corporation is authorized to provide insurance for agents as set forth in Section 317 of the California Corporations Code, provided that, in cases where the corporation owns all or a portion of the shares of the company issuing the insurance policy, the company and/or the policy must meet one of the two sets of conditions set forth in Section 317, as amended.

(d) Any repeal or modification of the foregoing provisions of this Article V by the shareholders of this corporation shall not adversely affect any right or protection of an agent of this corporation existing at the time of such repeal or modification."

3. The foregoing amendment and restatement of articles of incorporation has been duly approved by the board of directors.

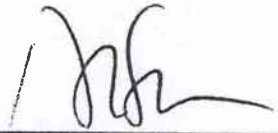
4. The foregoing amendment and restatement of articles of incorporation has been duly approved by the required vote of shareholders in accordance with Section 902 of the Corporations Code. The total number of outstanding shares of the corporation is 100. The

Copy

number of shares voting in favor of the amendment equaled or exceeded the vote required. The percentage vote required was more than 50%.

We further declare under penalty of perjury under the laws of the State of California that the matters set forth in this certificate are true and correct of our own knowledge.

Dated: 7-30-05



Allen D. Su, President



Esther Joy Su, Secretary



**UNANIMOUS WRITTEN CONSENT
OF THE BOARD OF DIRECTORS OF
JBL INVESTMENTS, INC.,
A CALIFORNIA CORPORATION**

The undersigned, being all of the members of the Board of Directors ("Board") of JBL Investments, Inc., a California corporation (the "Corporation"), do hereby adopt the following resolutions effective as of DECEMBER 30, 2014, by unanimous written consent:

1. Election of Corporate Officers.

RESOLVED, that the following persons are hereby elected to the corporate offices set forth opposite their respective names, to serve during the ensuing year until the next annual meeting of the Board and until their successors are elected:

Allen D. Su	President
Lyndon D. Su	Chief Financial Officer
Esther Joy Su	Secretary

2. Approval of Agreement with County of Riverside.

WHEREAS, there has been presented to the Board a certain [*customize as appropriate: INDEMNIFICATION Agreement (the "Agreement"), pursuant to which it is proposed, among other things, that the Corporation agree to indemnify the County of Riverside*];

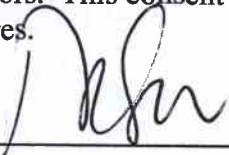
WHEREAS, the Board deems it desirable and in the best interests of the Corporation and its shareholders to enter into the Agreement;

RESOLVED, that the form, terms and provisions of the Agreement are in all respects approved; and that the President of the Corporation is authorized and directed to execute and deliver the Agreement in substantially the form presented to the Board, but with such changes therein as the President may approve, such approval to be conclusively evidenced by the execution of the Agreement by the President;

RESOLVED, that each officer of the Corporation, including the President, is

hereby authorized and directed to take such further action and to execute and deliver such further instruments or agreements as such officer may deem reasonably necessary or appropriate to carry out the purpose and intent of the foregoing recitals and resolution.

This consent is executed in accordance with California Corporations Code Section 307(b) and shall be filed with the minutes of the proceedings of the directors. This consent may be executed by the directors in counterparts and by facsimile signatures.



Allen D. Su



Esther Joy Su



Lyndon D. Su

CERTIFIED COPY OF RESOLUTIONS
OF THE BOARD OF DIRECTORS OF
JBL INVESTMENTS, INC.

I, Allen Su, the undersigned, do hereby certify that: (i) I am the duly appointed and acting President of JBL Investments, Inc., a California corporation (the "Corporation"); (ii) the following is a complete, true and correct copy of certain resolutions of the Corporation's board of directors ("Board"); (iii) such resolutions were duly adopted by unanimous written consent of the Board; and (iii) such resolutions have not been rescinded or modified:

Approval of Agreement with County of Riverside.

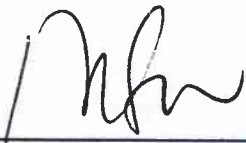
WHEREAS, there has been presented to the Board a certain *[customize as appropriate: INDEMNIFICATION Agreement (the "Agreement")]*, pursuant to which it is proposed, among other things, that the Corporation agree to indemnify the County of Riverside;

WHEREAS, the Board deems it desirable and in the best interests of the Corporation and its shareholders to enter into the Agreement;

RESOLVED, that the form, terms and provisions of the Agreement are in all respects approved; and that the President of the Corporation is authorized and directed to execute and deliver the Agreement in substantially the form presented to the Board, but with such changes therein as the President may approve, such approval to be conclusively evidenced by the execution of the Agreement by the President;

RESOLVED, that each officer of the Corporation, including the President, is hereby authorized and directed to take such further action and to execute and deliver such further instruments or agreements as such officer may deem reasonably necessary or appropriate to carry out the purpose and intent of the foregoing recitals and resolution.

IN WITNESS WHEREOF, I have hereunto subscribed my name this 30 day of December, 2014.



Allen Su, President, JBL Investments, Inc.



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.

EA41779 and GPA00950 and CZ07830

Project Title/Case Numbers

Larry Ross

County Contact Person

951-955-9294

Phone Number

N/A

State Clearinghouse Number (if submitted to the State Clearinghouse)

MDMG Inc.

Project Applicant

41635 Enterprise Circle North, Suite B, Temecula, CA 92590

Address

South of Water Street, north of Orange Ave, east of Tobacco Road, and west of Harvill Avenue.

Project Location

The project amends the General Plan Foundation Component and Land Use designations of the subject site from Rural Community: Very Low Density Residential (RC:VLDR) (1 acre minimum lot size) to Community Development: Business Park (CD:BP) and proposes to change the zoning from Light Agriculture 1 Acre Minimum (A-1-1) to Industrial Park (IP) on approximately 4.54 acres.

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 Negative Declaration was prepared and certified 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 NOT adopted as part of the project.
4. A Mitigation Monitoring and Reporting Plan/Program WAS NOT adopted.
5. A statement of Overriding Considerations WAS NOT adopted for the project.
6. Findings were made pursuant to the provisions of CEQA.

This is to certify that the 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 8/27/2015

Y:\Planning Case Files-Riverside office\GPA00950\DH-PC-BOS Hearings\DH-PC\NOD Form GPA00950.docx

Please charge deposit fee case#: ZEA41779 ZCFG5128

FOR COUNTY CLERK'S USE ONLY



RIVERSIDE COUNTY PLANNING DEPARTMENT

*Steve Weiss, AICP
Planning Director*

NEGATIVE DECLARATION

Project/Case Number: General Plan Amendment No. 950 and Change of Zone No. 7830

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

PROJECT DESCRIPTION, LOCATION (see Environmental Assessment).

COMPLETED/REVIEWED BY:

By: Larry Ross Title: Project Planner Date: 6-12-15

Applicant/Project Sponsor: MDMG Inc. Date Submitted: 2-13-08

ADOPTED BY: Board of Supervisors

Person Verifying Adoption: _____ Date: _____

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

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

For additional information, please contact Larry Ross, Principal Planner at lross@rctlma.org.

Revised: 10/16/07

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Please charge deposit fee case#: ZEA41779 ZCFG05128

FOR COUNTY CLERK'S USE ONLY

COUNTY OF RIVERSIDE
SPECIALIZED DEPARTMENT RECEIPT
Permit Assistance Center

* REPRINTED * R0801511

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

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

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

Received from: MDMG INC \$64.00
paid by: CK 122 & 30805
paid towards: CFG05128 CALIF FISH & GAME: DOC FEE
CALIFORNIA FISH AND GAME FOR EA41779
at parcel #:
appl type: CFG3

By _____ Feb 13, 2008 15:31
MGARDNER posting date Feb 13, 2008

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

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

Additional info at www.rctlma.org

COUNTY OF RIVERSIDE
SPECIALIZED DEPARTMENT RECEIPT
Permit Assistance Center

O* REPRINTED * R1510826

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

39493 Los Alamos Road
Suite A
Murrieta, CA 92563
(951) 694-5242

38686 El Cerrito Rd
Indio, CA 92211
(760) 863-8271

Received from: MDMG INC \$2,210.00
paid by: CK 282
CALIFORNIA FISH AND GAME FOR EA41779
paid towards: CFG05128 CALIF FISH & GAME - NEG DECL
at parcel:
appl type: CFG1

By _____ Sep 28, 2015 14:39
MGARDNER posting date Sep 28, 2015

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

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