

FORM APPROVED COUNTY COUNSEL
 BY: *[Signature]* 12/3/15
 GREGORY P. PRIAMOS DATE

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

104B



FROM: TLMA- Planning Department

SUBMITTAL DATE:
 December 02, 2015

GENERAL PLAN AMENDMENT NO. 998 (Foundation and Entitlement/Policy Amendment), CHANGE of ZONE NO. 7865, RESOLUTION NO. 2015-261 AND ORDINANCE NO. 348.4820 – Intent to Adopt a Mitigated Negative Declaration - Proposal to amend the project site's General Plan Foundation Component from Rural (R) to Community Development (CD), amend its Land Use Designation from Rural Residential (RR) (5-Acre Minimum) to Medium Density Residential (MDR) (2-5 DU/AC) and change the project site's zoning classification from R-R (Rural Residential) to R-4 (Planned Residential) on one parcel, totaling 162.85 acres, located North of Keller Road, south of Scott Road, east of Christine Street, and west of Highway 79 / Winchester Road, within the Southwest Area Plan. Deposit Based Funds 100%.

RECOMMENDED MOTION: That the Board of Supervisors:

- ADOPT** a **MITIGATED NEGATIVE DECLARATION** for **ENVIRONMENTAL ASSESSMENT NO. 41828**, based on the findings incorporated in the initial study and the conclusion that the project will not have a significant effect on the environment; and

(Continued on next page)

[Signature: Steve Weiss]
 Steve Weiss, AICP
 Planning Director

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

C.E.O. RECOMMENDATION:

APPROVE
[Signature: Tina Grande]
 BY: Tina Grande

County Executive Office Signature

MINUTES OF THE BOARD OF SUPERVISORS

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

Prev. Agn. Ref.: _____ District: 3 Agenda Number: _____

16-3

Departmental Concurrence

**SUBMITTAL TO THE BOARD OF SUPERVISORS, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA
FORM 11: GENERAL PLAN AMENDMENT NO. 998 AND CHANGE OF ZONE NO. 7865**

DATE: December 2, 2015

PAGE: Page 2 of 2

RECOMMENDED MOTION (continued):

2. **APPROVE GENERAL PLAN AMENDMENT NO. 998** to amend the project site's General Plan Foundation Component from Rural (R) to Community Development (CD) and amend its Land Use Designation from Rural Residential (RR) (5-Acre Minimum) to Medium Density Residential (MDR) (2-5 du/ac), in accordance with the Proposed General Plan Land Use Exhibit #6, based on the findings and conclusions incorporated in the staff report; and,
2. **ADOPT RESOLUTION NO. 2015-261** amending the Riverside County General Plan (Fourth Land Use Cycle Amendments for 2015) in accordance with the Board's action taken on General Plan Amendment No. 998; and,
3. **APPROVE CHANGE OF ZONE NO. 7865** changing the project site's zoning classification from R-R (Rural Residential) to R-4 (Planned Residential), in accordance with the Proposed Zoning Exhibit #3 based on the findings and conclusions incorporated in the staff report; and
5. **ADOPT ORDINANCE NO. 348.4820** amending the zoning in the French Valley Area shown on Map No. 2.2384 Change of Zone Case No. 7865.

BACKGROUND:

Summary

The project is requesting a Foundation level change and amendment of the Land Use designation from Rural Residential: Rural Residential (R:RR) (5 acre minimum lot size) to Community Development: Medium Density Residential (MDR) (2-5 du/ac) on 162.85 acres. The application for the Foundation level change was submitted February 14, 2008, during the permitted window and is therefore consistent with the Certainty System as outlined in the General Plan.

The Project was presented to the Planning Commission for recommendation to the Board on October 21, 2015. The Planning Commission recommended approval of the project by a vote of 4-0.

On January 13, 2010 the Planning Commission provided comments to the Board of Supervisors on the project during the General Plan Initiation Process (GPIP). On March 16, 2010, the Riverside County Board of Supervisors adopted an order initiating proceedings for General Plan Amendment No. 998. The GPIP report package is included with this report. GPA No. 998 and Change of Zone No. 7865 (the "project") are now being taken forward for consideration.

The project is located within a Criteria Cell of the Multiple Species Habitat Conservation Plan(MSHCP). As a result of Habitat Acquisition and Negotiation Strategy process it was determined that the site would require conservation of between 50 and 55 acres. The exact amount of land required to be dedicated for conservation will be determined when a development project is submitted and a detailed analysis of impacts can occur.

The project is conceptually consistent with the "The Community of Winchester Draft Land Use Study," however the study has not been formally adopted by the County of Riverside, nor have the recommendations been included in the county-wide General Plan update, GPA960. Full analysis of the project and its consistency with The Community of Winchester Draft Land Use Study can be found in the attached Staff Report.

The project was transmitted to both the City of Murrieta and the City of Menifee, neither City has provided any comments or concerns regarding this project.

**SUBMITTAL TO THE BOARD OF SUPERVISORS, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA
FORM 11: GENERAL PLAN AMENDMENT NO. 998 AND CHANGE OF ZONE NO. 7865**

DATE: December 2, 2015

PAGE: Page 3 of 3

Change of Zone No. 7865 proposes to change the zoning on the site from R-R (Rural Residential) to R-4 (Planned Residential) to be consistent with the proposed General Plan Amendment change.

Impact on Citizens and Businesses

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

ATTACHMENTS :

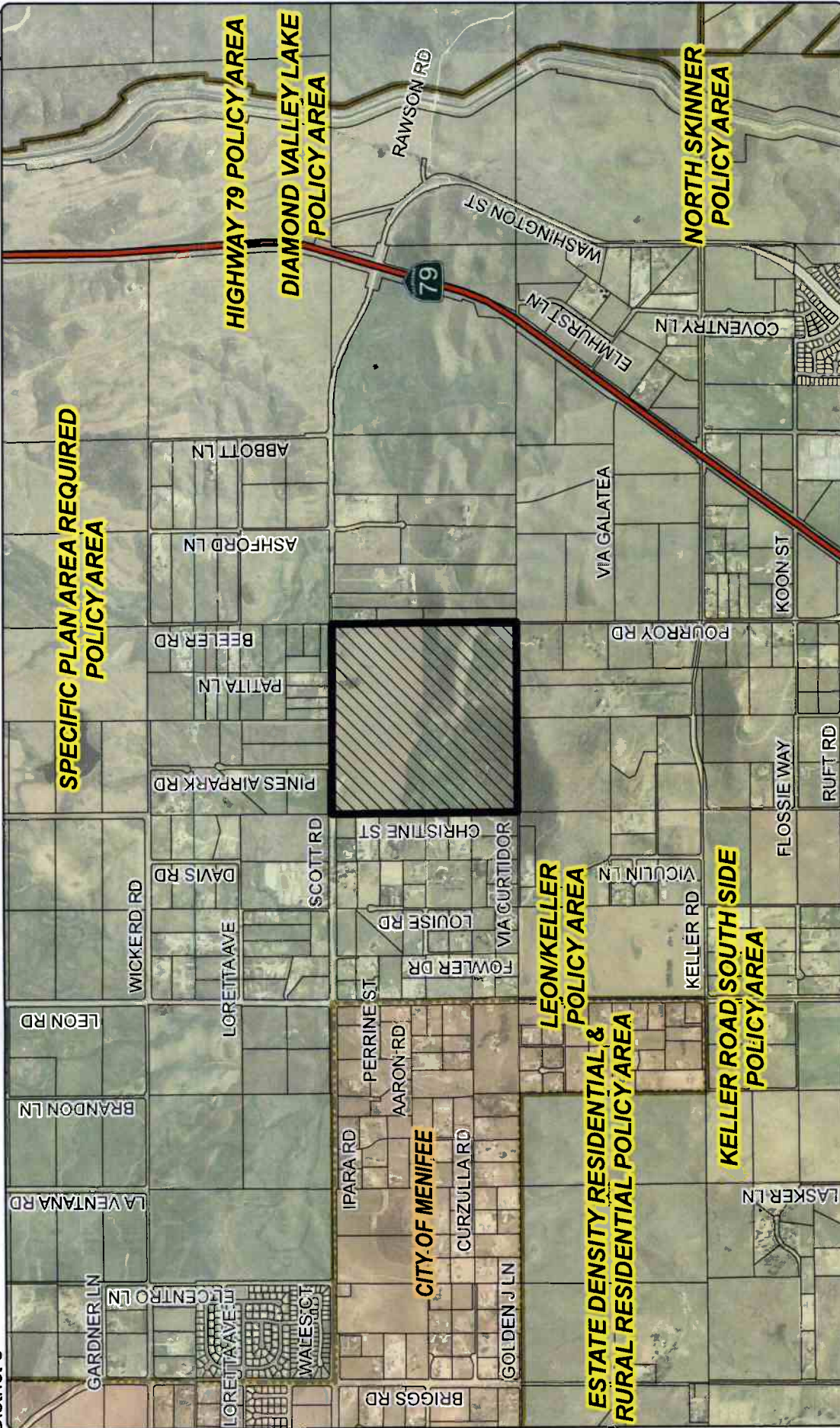
- A. VICINITY MAP EXHIBIT**
- B. PROPOSED ZONING EXHIBIT**
- C. PROPOSED GENERAL PLAN EXHIBIT**
- D. RESOLUTION NO. 2015-261**
- E. ORDINANCE NO. 348.4820**
- F. PLANNING COMMISSION MINUTES**
- G. PLANNING COMMISSION STAFF REPORTS**

Attachment A

**RIVERSIDE COUNTY PLANNING DEPARTMENT
CZ07865 GPA00998
VICINITY/POLICY AREAS**

Supervisor Washington
District 3

Date Drawn: 09/21/2015
Vicinity Map



Zoning Area: French Valley

Author: Vinnie Nguyen



DISCLAIMER: On October 7, 2003, the County of Riverside adopted a new General Plan. The new General Plan may contain different types of land use than is provided for under existing zoning. For further information, please contact the Riverside County Planning Department at (951) 940-2000 (Riverside County) or in Palm Desert at (760) 940-4277 (Palm Desert County) or at <http://www.riversidecounty.net>

Attachment B

RIVERSIDE COUNTY PLANNING DEPARTMENT

CZ07865 GPA00998

PROPOSED ZONING

Supervisor Washington
District 3

Date Drawn: 09/21/2015
Exhibit 3



Zoning Area: French Valley

Author: Vinnie Nguyen

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Attachment C

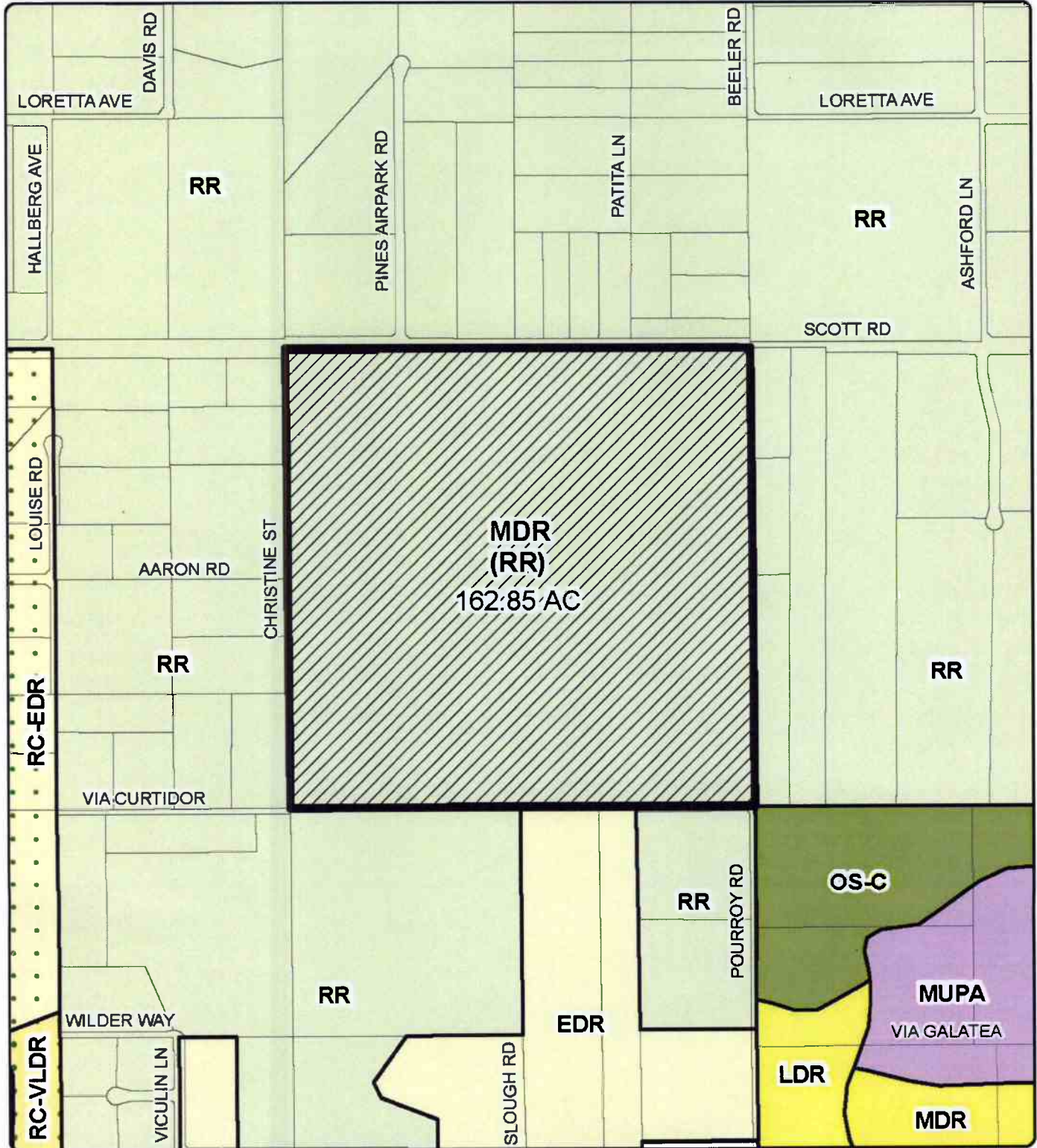
RIVERSIDE COUNTY PLANNING DEPARTMENT

CZ07865 GPA00998

PROPOSED GENERAL PLAN

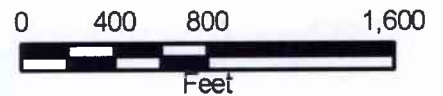
Supervisor Washington
District 3

Date Drawn: 09/21/2015
Exhibit 6



Zoning Area: French Valley

Author: Vinnie Nguyen



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Attachment D

2
3 **RESOLUTION NO. 2015-261**
4 **AMENDING THE RIVERSIDE COUNTY**
5 **GENERAL PLAN**
6 **(Fourth Land Use Cycle of General Plan Amendments for 2015)**

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

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

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

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

- 17 A. **General Plan Amendment No. 998 (GPA No. 998)** is a proposal to amend the General
18 Plan Land Use Element by amending the Foundation Component and Land Use
19 designations in the Southwest Area Plan from Rural: Rural Residential (R:RR) to
20 Community Development: Medium Density Residential (CD:MDR) (2-5 du/ac) on an
21 approximately 162.85 acre site located on north of Keller Road, south of Scott Road, east
22 of Christine Street, and west of Highway 79/Winchester Road in the French Valley Zoning
23 Area of the Third Supervisorial District, as shown on the exhibit titled "CZ07865
24 GPA00998 Proposed General Plan, Exhibit 6" a copy of which is attached hereto and
25 incorporated herein by reference. General Plan Amendment No. 998 is associated with
26 Change of Zone No. 7865 and Environmental Assessment No. 41828, which were
27 considered concurrently with this amendment at the public hearings before the Planning
28 Commission and the Board of Supervisors. Change of Zone No. 7865 proposes to change
the zoning classification from Rural Residential (RR) to Planned Residential (R-4), in

FORM APPROVED COUNTY COUNSEL
BY: MICHELLE CLACK
DATE: 12/3/15

1 accordance with “CZ07865 GPA00998 Proposed Zoning, Exhibit 3” a copy of which is
2 attached hereto and incorporated herein by reference, on the approximately 162.85 acre
3 site. The Planning Commission recommended approval of GPA No. 998 on October 21,
4 2015, and the Board of Supervisors approved GPA No. 998 on December 15, 2015.

5 **BE IT FURTHER RESOLVED** by the Board of Supervisors, based on the evidence presented on
6 this matter, both written and oral, including Environmental Assessment No. 41828, that:

- 7 1. The site is located in the Southwest Area Plan.
- 8 2. The Southwest Area Plan Land Use Map determines the extent, intensity, and
9 location of land uses within the Southwest Area.
- 10 3. The site is currently designated Rural: Rural Residential (R:RR) allowing 5 acre
11 minimum lots within the Rural Foundation Component.
- 12 4. General Plan Amendment No. 998 is a foundation amendment timely filed for the
13 Eight-Year General Plan Review Cycle. It changes the Southwest Area Plan land
14 use designation on approximately 162.85 acres by amending the General Plan
15 Foundation Component from Rural: Rural Residential (R:RR) to Community
16 Development: Medium Density Residential (CD:MDR) (2-5 du/ac) as shown on
17 the exhibit titled “CZ07865 GPA00998 Proposed General Plan, Exhibit 6”.
- 18 5. The project site is surrounded by properties which are designated Community
19 Development: Estate Density Residential (2-acre minimum) to the south and Rural:
20 Rural Residential (5-acre minimum) to the west, north, and east.
- 21 6. The project site’s current zoning is Rural Residential (R-R).
- 22 7. The site is surrounded by properties zoned Rural Residential (R-R) to the north,
23 south, east and west.
- 24 8. Surrounding land uses include single family detached dwellings to the west, north,
25 and east, vacant land to the south.
- 26 9. The Riverside County Vision discusses many concepts, which are separated by
27 categories, and include housing, population growth, communities, and
28 transportation. The proposed amendment does not conflict with the Riverside

1 County Vision, or create an inconsistency. The Population Growth portion of the
2 General Plan Vision Statement discusses the downsides of random sprawl and
3 states that population growth continues and is focused where it can best be
4 accommodated. Changing the project site's General Plan Foundation Component to
5 Community Development will enable the site to be developed with new residential
6 development, consistent with the density of the existing development to the west
7 and the other proposed General Plan Land Use Amendments along Scott Road.
8 Development of the project site would result in a logical extension of the existing
9 residential tract to the west and along Scott Road, rather than developing a stand-
10 alone site, further contributing to sprawl. Furthermore, the Housing portion of the
11 Riverside County Vision Statement envisions that the regional housing needs
12 forecasts are well coordinated within Riverside County and are accepted by
13 regional and state agencies. Currently, Riverside County is in the process of
14 updating its General Plan Housing Element. The project's increased development
15 density would enable more dwelling units to be constructed and therefore, would
16 further contribute to satisfying the State mandated Regional Housing Needs
17 Assessment (RHNA) required amount of dwelling units. For these reasons, General
18 Plan Amendment No. 998 is consistent with the Riverside County Vision.

19 10. General Plan Amendment No. 998 will not change or conflict with any General
20 Planning Principle set forth in General Plan Appendix B. Appendix B contains
21 seven categories of principles including Community Development, Environmental
22 Protection, Transportation, Community Design, Agricultural, Rural Development,
23 and Economic Development. General Plan Amendment No. 998 has been
24 reviewed in conjunction with these categories and determined to be consistent with
25 the planning principles contained therein. Specifically, the following two
26 principles are of note:

- 27 a. The first principle is within the Community Development category –
28 Maturing Communities which states the “General Plan Vision

1 acknowledges that every community in the County is maturing in its
2 own way, at its own pace, and within its own context. Policies and
3 programs should be tailored to local needs in order to accommodate the
4 particular level of anticipated maturation in any given community.” As
5 demonstrated by the number of General Plan Amendment applications
6 for denser land use along Scott Road, the area is maturing from a rural
7 residential settlement pattern to an urbanized area. General Plan
8 Amendment No. 998 furthers the principle by enabling new residential
9 development pursuant to the collective new vision.

10 b. The second principle is within the Community Design category –
11 Community Variety, Choice, and Balance which states that
12 “Communities should range in location and type from urban to
13 suburban to rural, and in intensity from dense urban centers to small
14 cities and towns to rural country villages to ranches and farms. Low
15 density residential development should not be the predominant use or
16 standard by which residential desirability is determined.” This
17 amendment will result in a Land Use shift from Rural Residential to
18 Medium Density Residential, in support of the existing and proposed
19 growth along Scott Road. The change will enable a future residential
20 infill development project along a primary transportation corridor. Also,
21 as previously stated, development at a Medium Density Residential
22 (“MDR”) (2-5 du/ac) range is compatible with the existing MDR tract
23 to the west, initially constructed in 2001 and includes 186 lots. This
24 proposed General Plan Amendment is a logical expansion of the
25 existing Land Use pattern, creating a transition of housing density
26 ranges from MDR along Scott Road to larger lot requirements to the
27 north, which is consistent with the principle to provide a variety of
28 housing products and lot sizes.

1 As a result, there is no conflict with any of the General Plan principles.

2 11. General Plan Amendment No. 998 will change the Foundation Component
3 Designation from Rural Community to Community Development. Upon this
4 change, the land use designation change to Medium Density Residential
5 (CD:MDR) (2-5 du/ac) is consistent with the Community Development
6 Foundation. Once the foundation changes to Community Development, no further
7 changes will be needed and therefore there will not be any conflict with any
8 Foundation Component Designation in the General Plan.

9 12. The project has been reviewed against each of the ten (10) Riverside County
10 General Plan elements, including Vision, Land Use, Circulation, Multi-Purpose
11 Open Space, Safety, Noise, Housing, Air Quality, Healthy Communities, and
12 Administration, and it has been determined that this proposed Foundation
13 Component change is in conformance. The project site is also located within the
14 Highway 79 Policy Area. Through mitigation described in the accompanying
15 Mitigated Negative Declaration, this project will be in conformance. As a result,
16 this project will not create an internal inconsistency with any of the General Plan
17 elements or policies.

18 13. General Plan Amendment No. 998 would either contribute to the achievement of
19 the purposes of the General Plan or, at a minimum, would not be detrimental to
20 them by:

- 21 a. One of the primary goals of the Riverside County General Plan is to
22 enable orderly and managed growth throughout the County. Policy LU
23 3.1(b) of the General Plan Land Use element states, "Assist in and
24 promote the development of infill and underutilized parcels which are
25 located in the Community Development areas, as identified on the
26 General Plan Land Use Map." This amendment will result in changing
27 the project site from one Foundation Component to another and also the
28 Land Use Designation from Rural Residential to Medium Density

1 Residential. As a result, this change in Land Use will further the
2 General Plan's goals though enabling a compatible infill residential
3 development project in logical location.

4 b. Additionally, Policy LU 22.4 of the General Plan Land Use element
5 states, "Accommodate the development of a variety of housing types,
6 styles and densities that are accessible to and meet the needs of a range
7 of lifestyles, physical abilities, and income levels." This amendment
8 will result in a land use change to enable a relatively denser
9 development in conjunction with a future implementing project. This
10 change from 5 acre minimum lots sizes to 2-5 dwelling units per acre,
11 will allow for a variety of housing product types and a blend residential
12 lot sizes for the area. As a result, this proposed amendment will further
13 contribute to achieving the goal of Policy LU 22.4 and as such, is
14 consistent with the General Plan.

15 c. Further, Policy LU 8.1 of the General Plan Land Use element states,
16 "Provide for permanent preservation of open space lands that contain
17 important natural resources, hazards, water features, watercourses, and
18 scenic and recreational values." Policy LU 8.4 states, "Allow clustering
19 and/or density transfers in order to preserve open space, natural
20 resources, and/or biologically sensitive resources." The project site is
21 162.85 acres in area and is entirely located within MSHCP Criteria Cell
22 No. 5074. Approximately 50 – 55 acres of the southern portion of the
23 site will be permanently conserved. As a result of this conservation
24 requirement, a density transfer of residential units, from what would be
25 allowed to be developed across the entire 162.85 acre site, under the
26 MDR (2-5 du/ac) Land Use Designation, will be allowed to be
27 developed within the remaining 112.85 acre portion of the site. This
28 project will result in the permanent dedication of approximately 50 – 55

1 acres for open space conservation and will be allowed a density transfer,
2 to be implemented during the time of a future project, which is
3 consistent with the Land Use Policies of the Riverside County General
4 Plan.

5 14. New conditions or special circumstances were disclosed during the review process
6 that were not anticipated in preparing the General Plan and subsequently justify
7 modifying the General Plan. The project site is located on the south side of Scott
8 Road and is approximately a half mile to the east of the City of Menifee. Since the
9 2003 General Plan update, there have been a number of other proposed General
10 Plan Foundation Component Amendment applications along Scott Road, requesting
11 similar increased residential densities. A general shift in vision of the land use
12 along Scott Road has occurred over the past decade, as demonstrated by the
13 number of General Plan Amendment requests for Medium Density Residential.
14 This fundamental change to the land use pattern represents a new circumstance. In
15 addition, there is a new high school approved for construction, located to the
16 northwest of the project site, approximately a mile away. As a result of the General
17 Plan Amendment applications along the Scott Road area, requesting a land use
18 change to Medium Density Residential and a new high school in close proximity of
19 the project site, a General Plan modification is justified because of these new
20 circumstances.

21 15. General Plan Amendment No. 998 will not be detrimental to public health, safety
22 or welfare.

23 16. The project site is located within Criteria Cell No. 5074 of the Multiple Species
24 Habitat Conservation Plan (“MSHCP”) Boundary and as a result, requires
25 compliance with the MSHCP. Furthermore, the project site is part of Cell Group
26 “U,” which is a contribution area to the assembly of Proposed Constrained Linkage
27 17 (PCL 17). A Habitat Acquisition and Negotiation Strategy (“HANS”)
28 application (No. HANS02237) was submitted to the County on May 12, 2015,

1 pursuant to Resolution No. 2013-111 for stand-alone General Plan Amendments.
2 The application was also submitted to the Riverside Conservation Authority
3 (“RCA”) for Joint Project Review (JPR). In accordance with Resolution No. 2013-
4 111, the County has reviewed the project for determination if any portion of the
5 property is needed to meet the requirements of the conservation criteria of the
6 MSHCP, but survey reports for Sections 6.1.2, 6.1.3, and 6.3.2 of the MSHCP will
7 not be conducted until a specific development/entitlement application is submitted
8 to the County. Based on this initial review, the County has determined that
9 conservation of a 50 to 55 acre portion within the southern area of the project site is
10 consistent with the criteria cell goals. Within Cell Group U several other
11 completed JPRs will also contribute to PCL 17. Overall, 275 acres have been
12 conserved and 241 acres are planned for conservation (including this project) in
13 PCL 17 based on completed JPRs. The future size and configuration of PCL 17 is
14 expected to be sufficient to allow for movement of the planning species for PCL 17
15 (quino checkerspot butterfly, coastal California gnatcatcher, bobcat). There is
16 fragmentation on the western portion of Cell Group U and the eastern edge of Cell
17 Group B to the west in the form of large lot residential uses that existed prior to
18 adoption of the MSHCP. This project would not cause any new fragmentation in
19 the area nor would impede the ability of MSHCP conservation goals to be reached
20 in this area. This project includes a General Plan Amendment and Zone Change
21 only, there is no accompanying implementing project at this time. Final
22 configuration of the conservation area will be established at the time a development
23 application is submitted. The conservation area will be transferred to the RCA
24 through recordation of a final map. The final configuration will be subject to
25 review and approval under the full HANS review process; however, the RCA shall
26 not seek more than the acreage of conservation described above. RCA’s Joint
27 Project Review has also determined that the conservation area of 50 to 55 acres is
28 consistent with criteria cell goals.

1 17. On December 8, 2015, the Board adopted Resolution No. 2015-260 amending the
2 Riverside County General Plan. Specifically, Resolution No. 2015-260 approved
3 General Plan Amendment No. 960 (GPA No. 960) which represents the first
4 comprehensive General Plan update since the adoption of the 2003 General Plan.
5 Although GPA No. 960 may have renumbered some of the policies of the General
6 Plan referenced in this resolution, GPA No. 960 did not make any change to those
7 policies and GPA No. 998 remains consistent with the General Plan as updated
8 through GPA No. 960.

9 18. The findings of the initial study performed pursuant to Environmental Assessment
10 No. 41828, a copy of which is attached hereto, are incorporated herein by
11 reference. The Environmental Assessment determined that the proposed general
12 plan amendment and associated change of zone (the “project”) would not have any
13 potentially significant impacts and concluded that the project would not have a
14 significant effect on the environment.

15 **BE IT FURTHER RESOLVED** by the Board of Supervisors that it **ADOPTS** the Mitigated
16 Negative Declaration for Environmental Assessment No. 41828, and **ADOPTS** General Plan Amendment
17 No. 998 as described herein and as shown on the revised General Plan Land Use Exhibit No. 6 titled
18 “CZ07865 GPA00998 Recommended General Plan Amendment”

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

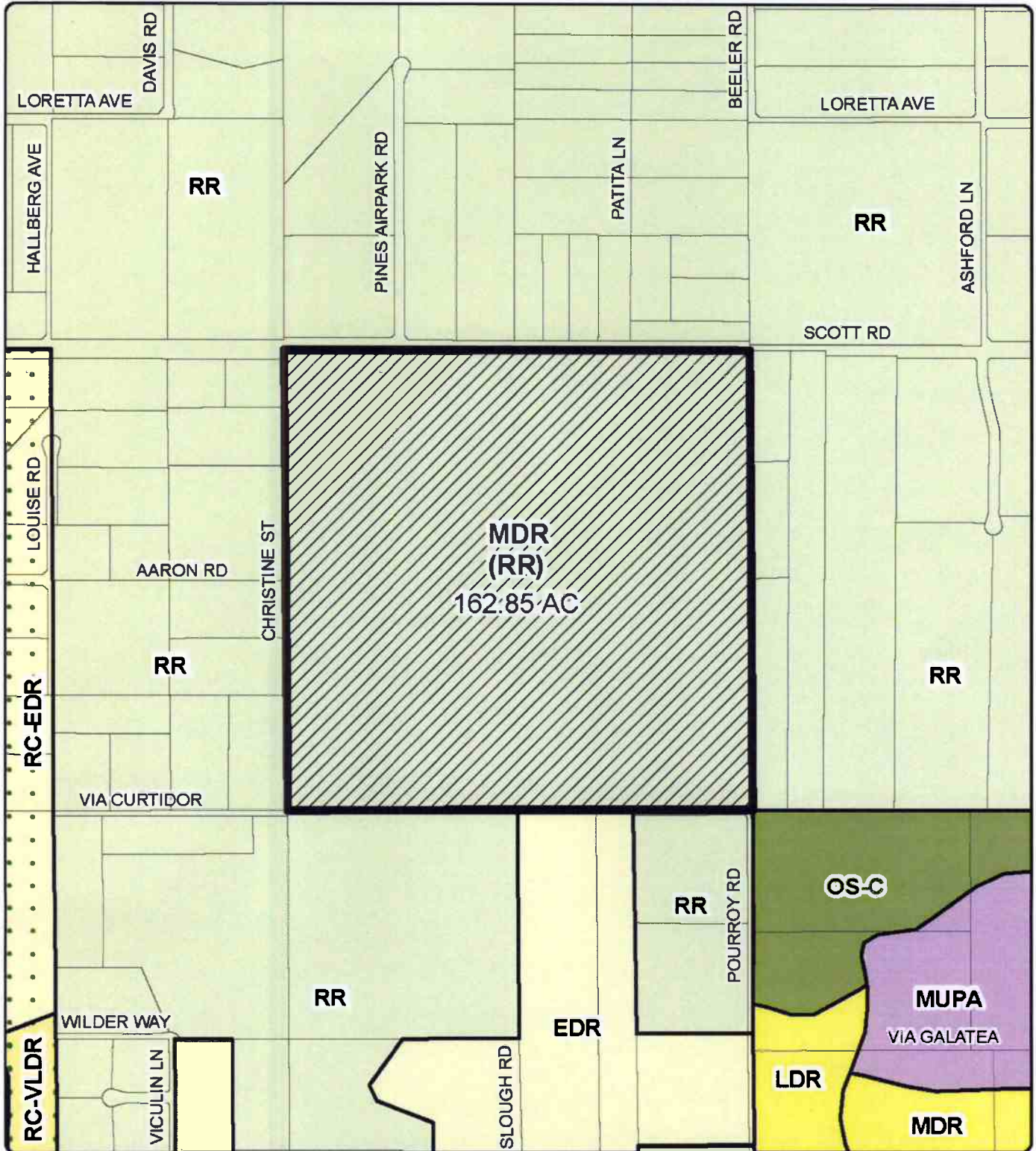
RIVERSIDE COUNTY PLANNING DEPARTMENT

CZ07865 GPA00998

PROPOSED GENERAL PLAN

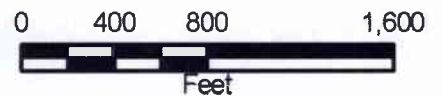
Supervisor Washington
District 3

Date Drawn: 09/21/2015
Exhibit 6



Zoning Area: French Valley

Author: Vinnie Nguyen



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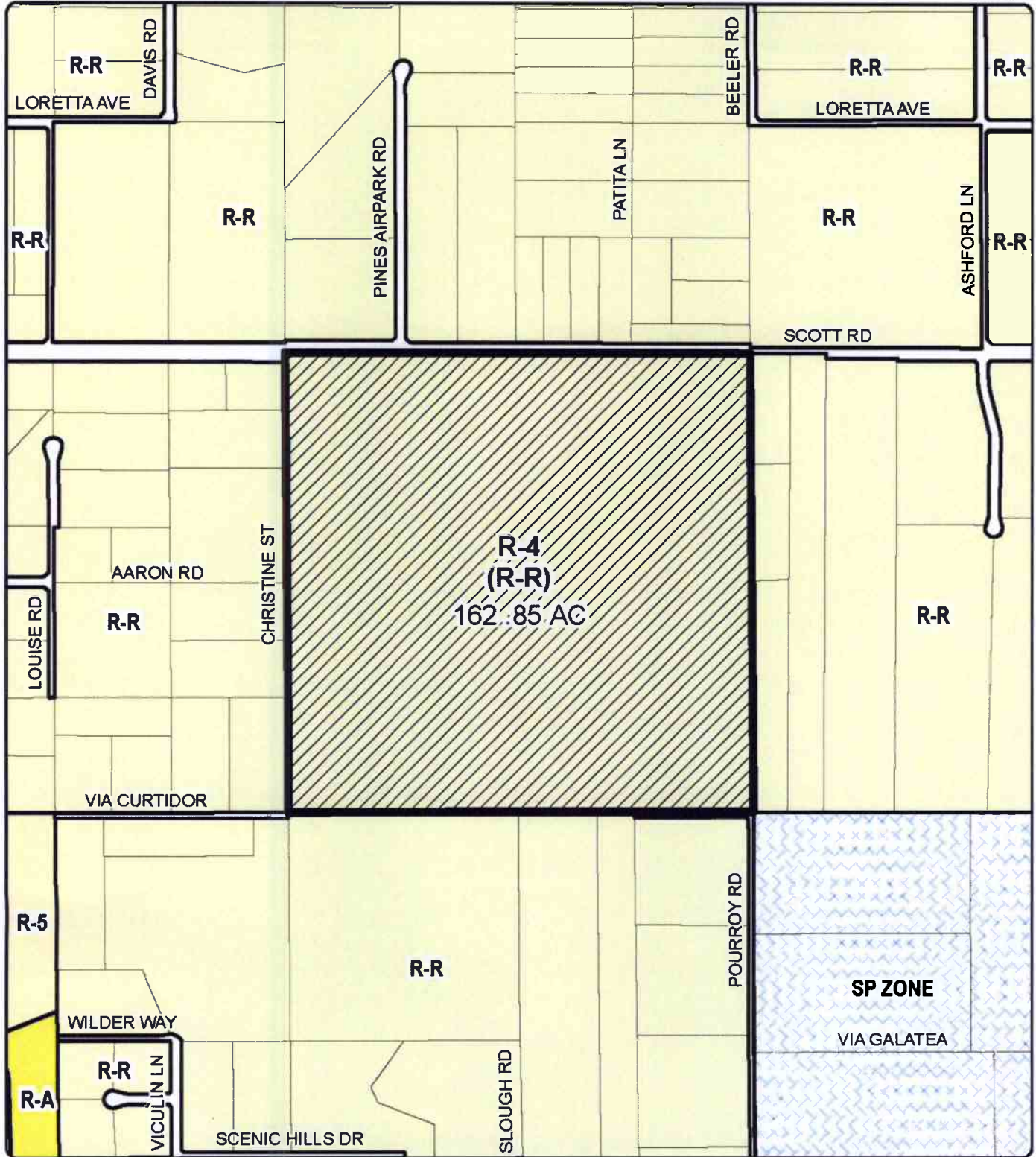
RIVERSIDE COUNTY PLANNING DEPARTMENT

CZ07865 GPA00998

PROPOSED ZONING

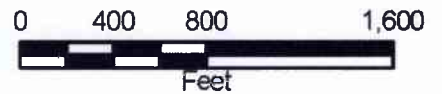
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Date Drawn: 09/21/2015
Exhibit 3



Zoning Area: French Valley

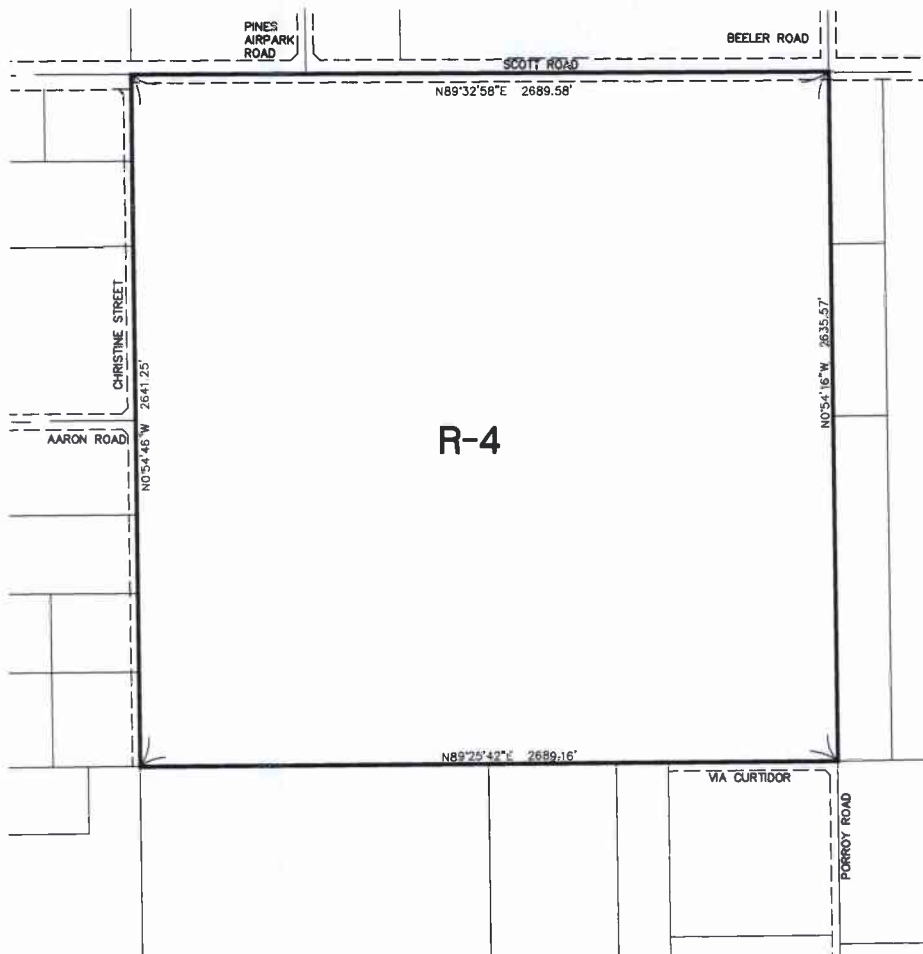
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Attachment E

FRENCH VALLEY AREA
SECTION 20, TOWNSHIP 6 SOUTH, RANGE 2 WEST SBM.



LEGEND

R-4 PLANNED RESIDENTIAL

MAP NO. 2.2384

CHANGE OF OFFICIAL ZONING PLAN
AMENDING

MAP NO. 2 ORDINANCE NO. 348

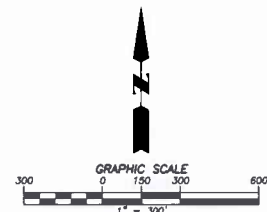
CHANGE OF ZONE CASE NO. 7865

ADOPTED BY ORDINANCE NO. 348.4820

DECEMBER 15, 2015

RIVERSIDE COUNTY BOARD OF SUPERVISORS

ASSESSOR'S PARCEL NUMBER 472-070-001



RIVERSIDE COUNTY PLANNING DEPARTMENT

CZ07865 GPA00998

PROPOSED ZONING

Supervisor Washington
District 3

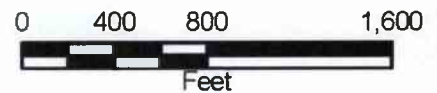
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Attachment F



**PLANNING COMMISSION
MINUTE ORDER
OCTOBER 21, 2015**

I. AGENDA ITEM 4.3

GENERAL PLAN AMENDMENT NO. 998 (FOUNDATION AND ENTITLEMENT/POLICY) and CHANGE of ZONE NO. 7865 – Intent to Adopt a Mitigated Negative Declaration - Applicant: Andy Domenigoni – Engineer/Representative: Tom Nievez / AEI-CASC – Third Supervisorial District – Area Plan: Southwest – Zone Area: French Valley – Zone: Rural Residential (R-R) – Policy Area: Highway 79 – Location: Northerly of Keller Road, southerly of Scott Road, easterly of Christine Street, and westerly of Highway 79 / Winchester Road – Project Size: 162.85 acres.

II. PROJECT DESCRIPTION:

Proposal to amend the project site's General Plan Foundation Component from Rural (R) to Community Development (CD), amend its Land Use Designation from Rural Residential (RR) (5-acre minimum) to Medium Density Residential (MDR) (2-5 du/ac) and change the project site's zoning classification from Rural Residential (R-R) to Planned Residential (R-4) on one parcel, totaling 162.85 acres.

III. MEETING SUMMARY:

The following staff presented the subject proposal:

Project Planner: John Hildebrand at (951) 955-1888 or email jhildebr@rctlma.org.

Spoke in favor of the proposed project:

Tom Nievez, Applicant's Representative, 1470 E. Cooley Dr., Colton 92324 (909) 783-0101

Andy Donemigoni, Applicant, was available for questions.

IV. CONTROVERSIAL ISSUES:

Yes. Conversion of land use from Rural Residential (5-acre minimum) to Medium Density Residential (2-5 du/ac) in a rural area.

V. PLANNING COMMISSION ACTION:

Public Comments: **CLOSED**

Motion by Commissioner Taylor Berger, 2nd by Commissioner Valdivia

A vote of 4-0 (Commissioner Hake absent)

ADOPTED PLANNING COMMISSION RESOLUTION No. 2015-018; and,

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

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



RIVERSIDE COUNTY
PLANNING DEPARTMENT

**PLANNING COMMISSION
MINUTE ORDER
OCTOBER 21, 2015**

ADOPT a MITIGATED NEGATIVE DECLARATION for ENVIRONMENTAL ASSESSMENT NO. 41828; and,

TENTATIVELY APPROVE GENERAL PLAN AMENDMENT NO. 998; and,

TENTATIVELY APPROVE CHANGE OF ZONE NO. 7865.


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

Attachment G

4.3

Agenda Item No.:
Area Plan: Southwest
Zoning Area: French Valley
Supervisory District: Third
Project Planner: John Earle Hildebrand III
Planning Commission: October 21, 2015

General Plan Amendment No. 998
Change of Zone No. 7865
Environmental Assessment No. 41828
Applicant: Andy Domenigoni
Engineer/Representative: Tom Nieves / AEI-CASC


Steve Weiss, AICP
Planning Director

COUNTY OF RIVERSIDE PLANNING DEPARTMENT STAFF REPORT

PROJECT DESCRIPTION AND LOCATION:

GENERAL PLAN AMENDMENT NO. 998 (Foundation and Entitlement/Policy Amendment) and CHANGE of ZONE NO. 7865 – Proposal to amend the project site's General Plan Foundation Component from Rural (R) to Community Development (CD), amend its Land Use Designation from Rural Residential (RR) (5-acre minimum) to Medium Density Residential (MDR) (2-5 du/ac) and change the project site's zoning classification from R-R (Rural Residential) to R-4 (Planned Residential) on one parcel, totaling 162.85 acres, located North of Keller Road, south of Scott Road, east of Christine Street, and west of Highway 79 / Winchester Road, within the Southwest Area Plan.

BACKGROUND:

General Plan Initiation Proceedings ("GPIP")

This project was submitted on February 14, 2008, during the 2008 General Plan Review Cycle application period and was recommended for initiation to the Board of Supervisors by County staff, the Planning Director, and the Planning Commission. On March 16, 2010, the Riverside County Board of Supervisors adopted an order initiating proceedings for General Plan Amendment No. 998. The GPIP report package is included with this report. GPA No. 998 and Change of Zone No. 7865 (the "project") are now being taken forward for consideration.

SB 18 and AB 52 Tribal Consultations

Pursuant to SB 18 requirements, Riverside County staff previously requested a list from the Native American Heritage Commission ("NAHC") of tribes whose historical extent includes the project site. Consultation request notices were sent to each of the Native American Tribes on the list on May 13, 2015. SB 18 provides that the noticed tribes have 90 days in which to request consultation regarding the proposed project. County staff received no SB 18 consultation requests for this project during the 90 day period. However, the Pechanga Tribe has requested in general, that when any Riverside County projects are located within their designated historical tribal extent, they are contacted for potential consultation. AB 52, became effective on July 1, 2015. In accordance with AB 52, notices regarding this project were mailed to all requesting Tribes on September 10, 2015. The County received no requests from the Tribes for formal AB 52 consultation on this project.

MSHCP

The project site is located within Criteria Cell No. 5074 of the Multiple Species Habitat Conservation Plan ("MSHCP") Boundary and as a result, is subject to the Regional Conservation Authority ("RCA") review. Furthermore, the project site is part of Cell Group "U," which is a contribution area to the assembly of Proposed Constrained Linkage 17. This linkage area will connect to areas south of the

project site and extend both east and west. A Habitat Acquisition and Negotiation Strategy ("HANS") LITE application (No. HANS02237) was submitted on May 12, 2015 and resulted in the southern portion of the project site being required for conservation. The applicant has agreed to conserve a 50 to 55 acre portion within the southern area of the project site. This project includes a General Plan Amendment and Zone Change only, there is no accompanying implementing project at this time. Final configuration of the conservation area will be established at the time a development application is submitted. The conservation area will be transferred to the RCA through recordation of a final map. The final configuration will be subject to review and approval under the full HANS review process; however, the RCA shall not seek more than the acreage of conservation described above.

The Community of Winchester Draft Land Use Study

The Community of Winchester Draft Land Use Study was prepared for The County of Riverside Economic Development Agency. The study states that "the purpose of the Study is to evaluate the existing land uses as identified in the 2003 Riverside County Harvest Valley/Winchester Area Plan Land Use Map and provide proposed land use modifications that would support the long-term build out of a balanced, diversified, and economically sustainable community." The Winchester Study has not been formally adopted by the County of Riverside, nor have the recommendations been included in the county-wide General Plan update, GPA960. However, the recommendations of the study may be incorporated into the next County General Plan Update, scheduled for some time in 2016.

This Land Use Study includes some additional areas that were not within the Harvest Valley/Winchester Area Plan, but are considered to be within the unincorporated "Community of Winchester," including this project site. The Plan describes the proposed land use changes in the southeast vicinity of the proposed Project as follows, "To the east of Leon Road and north of Scott Road, a recommendation of Medium Density Residential centering around Commercial Retail is proposed to accommodate local retail shopping needs within walking distance to the surrounding residential developments." The recommendations in the Study propose changing the land use designation of the land generally located southeast of the intersection of Leon Road and Wickerd Road, continuing south to Scott Road and east to Pines Airpark Road from Rural Residential to Commercial Retail. East of the Commercial Retail, the Draft Study would change the land use designation from Rural Residential to Medium Density Residential east to Abbott Road. The Study states that the land use recommendations are conceptual and not parcel specific. Furthermore, the Study does not propose any land use designation change for land on which this project is located, nor does the Study address the Estate Density Residential and Rural Residential Policy Area located west of Leon Road or Policy SCMVAP 6-1.

As a result, this proposed project is neither consistent, nor inconsistent with the Study. Staff is providing this information not as an analysis to determine consistency with the Study, but to provide further context of a larger regional land planning effort as it relates to this proposed General Plan Amendment.

Sphere of Influence

The project site is located within close proximity to the City of Menifee and also the City of Murrieta. Furthermore, the project site is located within the sphere of influence boundary area for the City of Murrieta. This project was transmitted to the City of Murrieta for review, which resulted in no comments or concerns. As a courtesy, this project was also transmitted to the City of Menifee for their review, due to the proximity of the project site to their City boundary. The City of Menifee also had no comments or concerns regarding this project.

ISSUES OF POTENTIAL CONCERN:

Highway 79 Policy Area

The project site is also located within the Highway 79 Policy Area, which requires that new residential development be constructed at 9% below the mid-point of the existing land use. This required reduction is due to transportation infrastructure and capacity deficiencies. Mitigation measures have been added to the accompanying Mitigated Negative Declaration, which makes the project consistent with the goals of the policy. The mitigation measures are as follows:

- Prior to building permit issuance of any implementing project, the applicant shall participate in any adopted fee program established by the County intended to address the Highway 79 Policy Area. In the event an adopted fee program is not established, the implementing project shall satisfy one of the conditions below or the applicant may voluntarily participate in providing a fee, as approved by the TLMA Director, that the County can use to build additional transportation infrastructure or acquire open space to offset the project's incremental impacts on the Highway 79 Policy Area.
- Prior to approval of an implementing project, the applicant shall demonstrate to the satisfaction of the Director of Transportation, consistency with the Highway 79 Policy Area by demonstrating that the allowable number of residential dwelling units has been determined utilizing the most recent edition of the ITE (Institute of Transportation Engineers) Trip Generation in consideration of (a) transportation demand management (TDM) measures; (b) product types; (c) transportation improvements; or (d) any combination of (a), (b) and (c), such that the project is generating an amount equal to or less than the average daily vehicle trips that would have been generated if the project were constructed at a density of 9% below the midpoint of the density dictated by the existing General Plan Land Use designation. This mitigation does not apply to implementing projects which propose a non-residential land use development.
- If the Highway 79 policy is amended, the applicant shall be entitled to, at the applicant's request, the benefit of having this mitigation amended in a corresponding fashion with the requirement of possible further CEQA action/review. If the Highway 79 policy is repealed, these mitigations shall automatically terminate.

General Plan Amendment Findings

This project includes both a Regular Foundation Amendment and an Entitlement/Policy Amendment. A Regular Foundation Amendment application is allowed to be submitted only during a General Plan Review Cycle, which was previously every five (5) years and is now every eight (8) years. This project was submitted on February 14, 2008, within the 2008 General Plan Review Cycle application period. A Regular Foundation Amendment is required to adhere to a two-step approval process; whereby the first step is for the Board of Supervisors to adopt an order to initiate the Amendment proceedings. The second step, after initiation, is for the proposed Regular Foundation Amendment to go through the entitlement process, where the project will be publicly noticed and prepared for both Planning Commission and Board of Supervisors hearings and finalized during an adoption cycle.

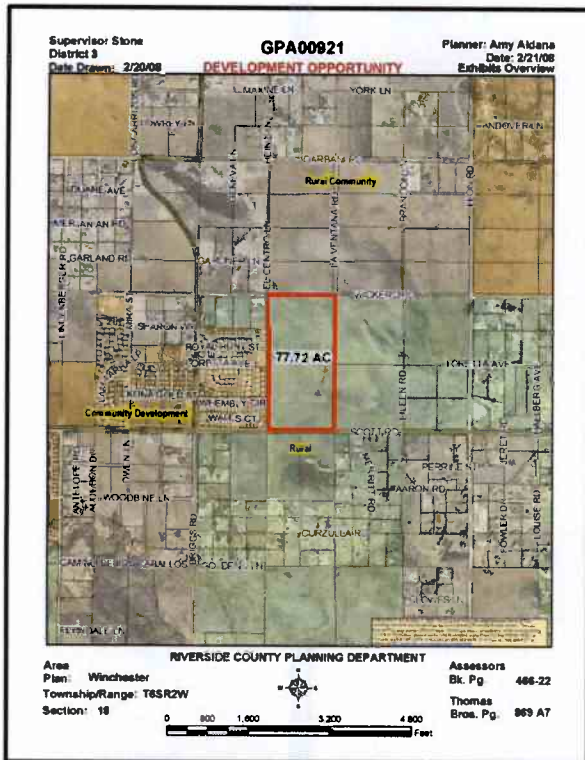
The Administration Element of the Riverside County General Plan and Article 2 of Ordinance No. 348 provides that three (3) findings must be made to justify a Regular Foundation Amendment. Additionally, five (5) findings must be made to justify an Entitlement/Policy Amendment. This proposed project is a request to change from one Foundation Component to another, as well as from one Land Use Designation to another. As a result, both sets of findings must be made. There is some overlap between the Foundation and Entitlement/Policy Amendment findings, which are further described below:

- 1) (FOUNDATION FINDING) The Foundation change is based on substantial evidence that new conditions or circumstances disclosed during the review process justify modifying the General Plan, that the modifications do not conflict with the overall Riverside County Vision, and that they would not create an internal inconsistency among the elements of the General Plan.

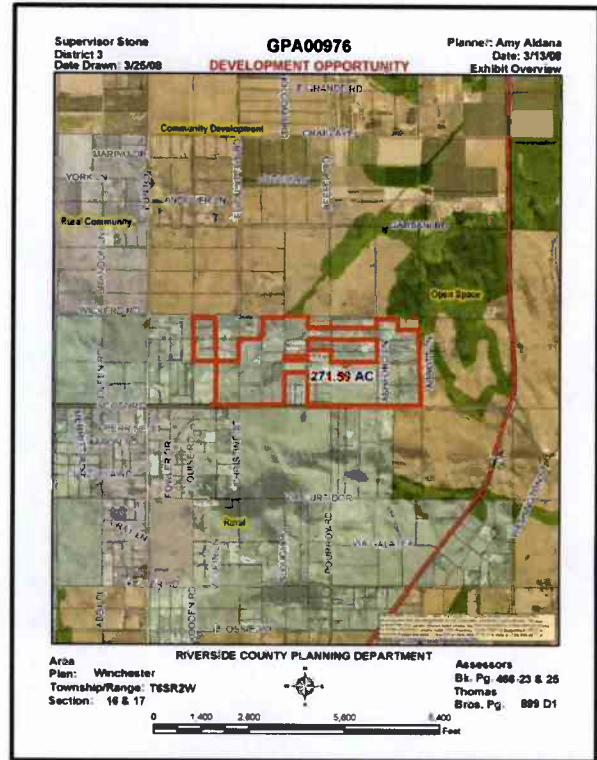
New Circumstance

The project site is located on the southside of Scott Road and is approximately a half mile to the east of the City of Menifee. Since the 2003 General Plan update, there have been a number of other proposed General Plan Foundation Component Amendment applications along Scott Road, requesting similar increased residential densities. They are as follows:

- General Plan Amendment No. 921, located approximately a half mile to the northwest of the project site, is a proposal to change from Rural Residential (5 acre minimum) to Medium Density Residential (2-5 du/ac) on 77.7 acres.
- General Plan Amendment No. 976, located approximately a half mile to the east, is a proposal to change from Rural Residential (5 acre minimum) to Medium Density Residential (2-5 du/ac) on 271 acres.



GPA00921 Aerial Location Map

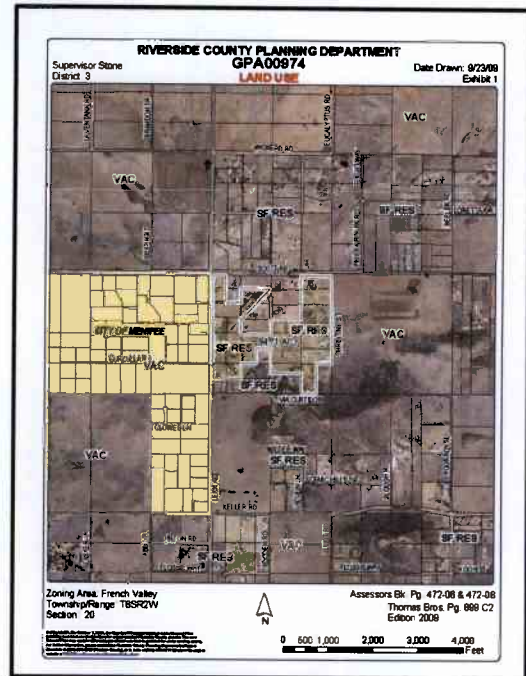


GPA00976 Aerial Location Map

- There have been other similar General Plan Amendment proposals in the immediate area, including Nos. 926 and 974 for conversion of the land use to Medium Density Residential (2-5 du/ac) as well. However, these two applications have been withdrawn, but may be resubmitted during the 2016 General Plan Review Cycle.



GPA00926 Aerial Location Map



GPA00974 Aerial Location Map

A general shift in vision of the land use along Scott Road has occurred over the past decade, as demonstrated by the number of General Plan Amendment requests for Medium Density Residential. This fundamental change to the land use pattern represents a new circumstance. In addition, there is a new high school approved for construction, located to the northwest of the project site, approximately a mile away. As a result of the General Plan Amendment applications along the Scott Road area, requesting a land use change to Medium Density Residential and a new high school in close proximity of the project site, a General Plan modification is justified because of these new circumstances.

Riverside County Vision

The Riverside County General Plan Vision element discusses many concepts, which are separated by categories and include housing, population growth, healthy communities, conservation, transportation, and several others. The Vision itself is the County's blueprint for long-term, managed and sustainable growth, but is also flexible to adapt when market conditions and other external forces fundamentally shift land use patterns. This project has been reviewed in conjunction with the Vision element and staff has determined that the project is consistent with it. Specifically, the Population Growth portion of the General Plan Vision element discusses the downsides of random sprawl and focusing on where the growth and new development can be accommodated. Changing the project site's General Plan Foundation Component to Community Development will enable the site to be developed with new residential, consistent with the density of the existing development to the west and the other proposed General Plan Land Use Amendments along Scott Road. Development of the project site would result in a logical extension of the existing residential tract to the west and along Scott Road, rather than developing a stand-alone site, further contributing to sprawl. Furthermore, the Housing portion of the Riverside County Vision states that the regional housing needs forecasts are well coordinated within Riverside County and are accepted by regional and state agencies. Currently, Riverside County is in the process of updating its General Plan Housing Element. The project's increased development density would enable more dwelling units to be constructed and therefore, would further contribute to satisfying the State mandated RHNA

(Regional Housing Needs Assessment) required amount of dwelling units. For these reasons, this project is consistent with the Riverside County Vision.

Internal Consistency

Staff has reviewed this proposed General Plan Foundation Component Amendment, in conjunction with each of the ten (10) Riverside County General Plan elements, including Vision, Land Use, Circulation, Multi-Purpose Open Space, Safety, Noise, Housing, Air Quality, Healthy Communities, and Administration, and has determined that this proposed Foundation Component change is in conformance. The project site is also located within the Highway 79 Policy Area. Through mitigation described in the accompanying Mitigated Negative Declaration, this project will be in conformance. As a result, this project will not create an inconsistency with any of the General Plan elements or policies.

2) (ENTITLEMENT/POLICY FINDING) The proposed change does not involve a change in or conflict with:

a) The Riverside County Vision:

As demonstrated in the above discussion, this proposed General Plan Amendment is consistent with the Vision element of the Riverside County General Plan. This project will result in a land use change to a property nearby an existing, developed residential tract. This will enable development to occur in logical, consolidated area, rather than as a stand-alone site, which would further contribute to residential sprawl. In addition, the densification of the site will create additional dwelling units beyond what is anticipated under the current land use. These additional units contribute to meeting the Regional Housing Needs Assessment unit counts. As a result, this project is consistent with the Riverside County Vision.

b) Any General Plan Principle; or

The Riverside County General Plan, Appendix B: General Planning Principles, consists of seven (7) categories, including Community Development, Environmental Protection, Transportation, Community Design, Agricultural, Rural Development, and Economic Development. This project has been reviewed in conjunction with these categories and staff has determined that the project is consistent with the planning principles contained within. Specifically, there are two principles that are of note.

The first principle is within the Community Development category – Maturing Communities:

- The General Plan Vision acknowledges that every community in the County is maturing in its own way, at its own pace, and within its own context. Policies and programs should be tailored to local needs in order to accommodate the particular level of anticipated maturation in any given community.

As demonstrated by the number of General Plan Amendment applications for denser land use along Scott Road, the area is maturing from a rural residential settlement pattern to an urbanized area. This application furthers the principle by enabling new residential development pursuant to the collective new vision.

The second principle is within the Community Design category – Community Variety, Choice, and Balance:

- Communities should range in location and type from urban to suburban to rural, and in intensity from dense urban centers to small cities and towns to rural country villages to ranches and farms. Low density residential development should not be the predominant use or standard by which residential desirability is determined.

This project will result in a Land Use shift from Rural Residential to Medium Density Residential, in support of the existing and proposed growth along Scott Road. The change will enable a future residential infill development project along a primary transportation corridor. Also, as previously stated, development at a Medium Density Residential ("MDR") (2-5 du/ac) range is compatible with the existing MDR tract to the west, initially constructed in 2001 and includes 186 lots. This proposed General Plan Amendment is a logical expansion of the existing Land Use pattern, creating a transition of housing density ranges from MDR along Scott Road to larger lot requirements to the north, which is consistent with the principle to provide a variety of housing products and lot sizes. As a result, there is no conflict with any of the General Plan principles.

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

This project is a proposal to change a General Plan Foundation Component to enable an accompanying Entitlement/Policy Amendment of the Land Use. As demonstrated in the above findings, this Land Use change does not conflict with the Riverside County General Plan and is consistent with the Highway 79 Policy Area, through mitigation identified in the accompanying Mitigated Negative Declaration.

- 3) (ENTITLEMENT/POLICY FINDING) The proposed amendment would either contribute to the achievement of the purposes of the General Plan or, at a minimum, would not be detrimental to them.

One of the primary goals of the Riverside County General Plan is to enable orderly and managed growth throughout the County. Policy LU 3.1(b) of the General Plan Land Use element states, "Assist in and promote the development of infill and underutilized parcels which are located in the Community Development areas, as identified on the General Plan Land Use Map." This General Plan Amendment will result in changing the project site from one Foundation Component to another and also the Land Use Designation from Rural Residential to Medium Density Residential. As a result, this change in Land Use will further the General Plan's goals though enabling a compatible infill residential development project in logical location.

Additionally, Policy LU 22.4 of the General Plan Land Use element states, "Accommodate the development of a variety of housing types, styles and densities that are accessible to and meet the needs of a range of lifestyles, physical abilities, and income levels." This Amendment will result in a land use change to enable a relatively denser development in conjunction with a future implementing project. This change from 5 acre minimum lots sizes to 2-5 dwelling units per acre, will allow for a variety of housing product types and a blend residential lot sizes for the area. As a result, this proposed Amendment will further contribute to achieving this goal and as such, is consistent with the General Plan.

Lastly, Policy LU 8.1 of the General Plan Land Use element states, "Provide for permanent preservation of open space lands that contain important natural resources, hazards, water features, watercourses, and scenic and recreational values." and Policy LU 8.4 states, "Allow clustering

and/or density transfers in order to preserve open space, natural resources, and/or biologically sensitive resources.” The project site is 162.85 acres in area and is entirely located within MSHCP Criteria Cell No. 5074. Approximately 50 – 55 acres of the southern portion of the site will be permanently conserved. As a result of this conservation requirement, a density transfer of residential units, from what would be allowed to be developed across the entire 162.85 acre site, under the MDR (2-5 du/ac) Land Use Designation, will be allowed to be developed within the remaining 112.85 acre portion of the site. This project will result in the permanent dedication of approximately 50 – 55 acres for open space conservation and will be allowed a density transfer, to be implemented during the time of a future project, which is consistent with the Land Use Policies of the Riverside County General Plan.

4) (ENTITLEMENT/POLICY FINDING) *Special circumstances or conditions have emerged that were unanticipated in preparing the General Plan.*

As discussed in the above Foundation finding section, GPA00921, GPA00976, GPA00926, and GPA00974 are other General Plan Foundation Component Amendment applications for properties located along Scott Road, which are requests for a Land Use change to Medium Density Residential. These applications, which represent multiple property owners, are a reflection of a desire for a denser, development pattern. In addition, there is a proposed new high school located approximately one mile to the northwest of the project site, which will result in a need for additional housing and services in the area. These General Plan Amendment applications for Medium Density Residential along Scott Road, in conjunction with a proposed new high school are a change in circumstances.

SUMMARY OF FINDINGS:

- | | |
|---|---|
| 1. Existing Foundation General Plan Land Use (Ex #6): | Rural (R) |
| 2. Proposed Foundation General Plan Land Use (Ex #6): | Community Development (CD) |
| 3. Existing General Plan Land Use (Ex #6): | Rural Residential (RR) (5-acre minimum) |
| 4. Proposed General Plan Land Use (Ex #6): | Medium Density Residential (MDR) (2-5 du/ac) |
| 5. Surrounding General Plan Land Use (Ex #6): | Estate Density Residential (2-acre minimum) to the south, Rural Residential (5-acre minimum) to the west, north, and east |
| 6. Existing Zoning (Ex #3): | R-R (Rural Residential) |
| 7. Proposed Zoning (Ex #3): | R-4 (Planned Residential) |
| 8. Surrounding Zoning (Ex #2): | R-R (Rural Residential) to the north, south, east, and west |
| 9. Existing Land Use (Ex #1): | Vacant Land |
| 10. Surrounding Land Use (Ex #1): | Some single family detached dwellings to the west, north, and east, vacant land to the south |
| 11. Project Size (Ex #1): | Total Acreage: 162.85 Acres |
| 12. Environmental Concerns: | See Environmental Assessment No. 41828 |

RECOMMENDATIONS:

ADOPT PLANNING COMMISSION RESOLUTION No. 2015-018 recommending adoption of General Plan Amendment No. 998 to the Riverside County Board of Supervisors;

THE PLANNING STAFF RECOMMENDS THAT THE PLANNING COMMISSION RECOMMEND THE FOLLOWING ACTIONS TO THE BOARD OF SUPERVISORS:

ADOPT a **MITIGATED NEGATIVE DECLARATION** for **ENVIRONMENTAL ASSESSMENT NO. 41828**, based on the findings incorporated in the initial study and the conclusion that the project will not have a significant effect on the environment; and,

TENTATIVELY APPROVE GENERAL PLAN AMENDMENT NO. 998 to amend the project site's General Plan Foundation Component from Rural (R) to Community Development (CD) and amend its Land Use Designation from Rural Residential (RR) (5-acre minimum) to Medium Density Residential (MDR) (2-5 du/ac), in accordance with the Proposed General Plan Land Use Exhibit #6, based on the findings and conclusions incorporated in the staff report; and, pending final adoption of the General Plan Amendment Resolution by the Board of Supervisors.

TENTATIVELY APPROVE CHANGE OF ZONE NO. 7865 changing the zoning classification from R-R (Rural Residential) to R-4 (Planned Residential), in accordance with the Proposed Zoning Exhibit #3 based on the findings and conclusions incorporated in the staff report; and, pending final adoption of a Zoning Ordinance by the Board of Supervisors.

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

1. The project site has a General Plan Land Use of Rural: Rural Residential (R:RR) (5-acre minimum) and is located within the Southwest Area Plan.
2. The project site is surrounded by properties which have a General Plan Land Use of Estate Density Residential (2-acre minimum) to the south and Rural Residential (5-acre minimum) to the west, north, and east.
3. This Regular Foundation Component Amendment and Entitlement/Policy Amendment will result in a Land Use change to Community Development: Medium Density Residential (CD:MDR) (2-5 du/ac).
4. The required findings for a Regular Foundation Component Amendment and an Entitlement/Policy Amendment are set forth in the Administrative Element of the Riverside County General Plan and Sections 2.4 and 2.5 of Ordinance No. 348, which implements the associated General Plan provisions. As provided in this staff report, this project is consistent with both.
5. As a result of several new General Plan Amendment applications along the Scott Road area, requesting a land use change to Medium Density Residential and a proposed new high school in close proximity of the project site, a General Plan modification is justified because of these new circumstances.
6. As provided in this staff report, County staff has concluded that this project will not create inconsistencies between any of the Riverside County General Plan elements. Staff has reviewed

this project in conjunction with each of the nine (10) Riverside County General Plan elements, including Vision, Land Use, Circulation, Multi-Purpose Open Space, Safety, Noise, Housing, Air Quality, Healthy Communities, and Administration, and has determined that this project is in conformance.

7. As provided in this staff report, County staff has concluded that this project does not conflict with nor does it require any changes to the Riverside County Vision element. Furthermore, this project will result in a change to a denser residential land use, which is a logical extension of the existing Medium Density Residential to the west.
8. The project site is also located within the Highway 79 Policy Area. The project will be in conformance through mitigation described in the accompanying Mitigated Negative Declaration and restated as follows:
 - Prior to building permit issuance of any implementing project, the applicant shall participate in any adopted fee program established by the County intended to address the Highway 79 Policy Area. In the event an adopted fee program is not established, the implementing project shall satisfy one the conditions below or the applicant may voluntarily participate in providing a fee, as approved by the TLMA Director, that the County can use to build additional transportation infrastructure or acquire open space to offset the project's incremental impacts on the Highway 79 Policy Area.
 - Prior to approval of an implementing project, the applicant shall demonstrate to the satisfaction of the Director of Transportation, consistency with the Highway 79 Policy Area by demonstrating that the allowable number of residential dwelling units has been determined utilizing the most recent edition of the ITE (Institute of Transportation Engineers) Trip Generation in consideration of (a) transportation demand management (TDM) measures; (b) product types; (c) transportation improvements; or (d) any combination of (a), (b) and (c), such that the project is generating an amount equal to or less than the average daily vehicle trips that would have been generated if the project were constructed at a density of 9% below the midpoint of the density dictated by the existing General Plan Land Use designation. This mitigation does not apply to implementing projects which propose a non-residential land use development.
 - If the Highway 79 policy is amended, the applicant shall be entitled to, at the applicant's request, the benefit of having this mitigation amended in a corresponding fashion with the requirement of possible further CEQA action/review. If the Highway 79 policy is repealed, these mitigations shall automatically terminate.
9. The Riverside County General Plan is the guiding document which enables the orderly and managed growth throughout the County. Policy LU 3.1(b) of the General Plan Land Use element states, "Assist in and promote the development of infill and underutilized parcels which are located in the Community Development areas, as identified on the General Plan Land Use Map." This General Plan Amendment will result in changing the project site from one Foundation Component to another and also the Land Use Designation from Rural Residential to Medium Density Residential. As a result, this change in Land Use will further the General Plan's goals though enabling a compatible infill residential development project in a logical location.
10. Policy LU 22.4 of the General Plan Land Use element states, "Accommodate the development of a variety of housing types, styles and densities that are accessible to and meet the needs of a range of lifestyles, physical abilities, and income levels." This Amendment will result in a land use

change to enable a denser development in conjunction with a future implementing project. The change will allow for a variety of housing product types and a blend residential lot sizes for the area. As a result, this proposed Amendment will further contribute to achieving this goal and as such, is consistent with the General Plan.

11. Policy LU 8.1 of the General Plan Land Use element states, "Provide for permanent preservation of open space lands that contain important natural resources, hazards, water features, watercourses, and scenic and recreational values." and Policy LU 8.4 states, "Allow clustering and/or density transfers in order to preserve open space, natural resources, and/or biologically sensitive resources." The project site is 162.85 gross acres in area and is entirely located within MSHCP Criteria Cell No. 5074. Approximately 50 – 55 acres of the southern portion of the site will be permanently conserved. As a result of this conservation requirement, a density transfer of residential units, from what would be allowed to be developed across the entire site, under the MDR (2-5 du/ac) Land Use Designation, will be allowed to be developed within the remaining 112.85 acre portion of the site. This project will result in the permanent dedication of approximately 50 – 55 acres for open space conservation purposes and will be allowed a density transfer, to be implemented during the time of a future project, which is consistent with the Land Use Policies of the Riverside County General Plan.
12. Appendix B: General Planning Principles, within the Riverside County General Plan, consists of seven (7) categories, including Community Development, Environmental Protection, Transportation, Community Design, Agricultural, Rural Development, and Economic Development. As provided in this staff report, County staff has concluded that this project is consistent with each of these planning principle categories.
13. The project site has a zoning classification of R-R (Rural Residential).
14. The project site is surrounded by properties which have a zoning classification of R-R (Rural Residential) to the north, south, east, and west.
15. This Change of Zone will result in a new zoning classification of R-4 (Planned Residential).
16. The project site is located within Criteria Cell No. 5074 of the Multiple Species Habitat Conservation Plan ("MSHCP"). Approximately 50 – 55 acres of the project site on the south, has been identified as conservation area and will not be developed.
17. In accordance with AB 52, notices were mailed to all requesting Tribes on September 2, 2015. County Staff received no requests for consultation on this project.
18. The project site is located within a "Low" wildfire hazard zone.
19. Fire protection and suppression services will be available for the site through Riverside County Fire Department. It is not located with a State Responsibility Area.
20. Environmental Assessment No. 41828 identified the following potentially significant impacts:
 - a. Transportation/Traffic

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

CONCLUSIONS:

1. The proposed project is in conformance with the Community Development: Medium Density Residential (2-5 du/ac) Land Use, and with all other elements of the Riverside County General Plan.
2. The proposed project is consistent with the R-4 (Planned Residential) zoning classification of Ordinance No. 348, and with all other applicable provisions of Ordinance No. 348.
3. The public's health, safety, and general welfare are protected through project design.
4. The proposed project is compatible with the present and future logical development of the area.
5. The proposed project will not have a significant negative effect on the environment.
6. The proposed project will contribute to the assemblage of the Western Riverside County Multiple Species Habitat Conservation Plan ("WRCMSHCP"), through conservation of approximately 50 – 55 acres of the project site.

INFORMATIONAL ITEMS:

1. As of this writing, no letters, in support or opposition have been received.
2. The project site **is not** located within:
 - a. The boundaries of a City; or
 - b. An Airport Influence Area ("AIA"); or
 - c. A 100-year flood plain, an area drainage plan, or dam inundation area; or
 - d. County Service Area ("CSA"); or
 - e. A "High" wildfire hazard zone; or
 - f. A State Responsibility area.
3. The project site **is** located within:
 - a. The City of Menifee's sphere of influence; and
 - b. Criteria Cell No. 5074 of the Multi-Species Habitat Conservation Plan ("MSHCP"); and
 - c. "Low" liquefaction area.
4. The project site is currently designated as Assessor's Parcel Number: 472-070-001.

2
3 **RESOLUTION NO. 2015-018**
4 **RECOMMENDING ADOPTION OF**
5 **GENERAL PLAN AMENDMENT NO. 998**
6

7 **WHEREAS**, pursuant to the provisions of Government Code Section(s) 65350/65450 et. seq.,
8 public hearings were held before the Riverside County Planning Commission in Riverside, California on
9 October 21, 2015, to consider the above-referenced matter; and,

10 **WHEREAS**, all the provisions of the California Environmental Quality Act (CEQA) and
11 Riverside County CEQA implementing procedures have been met and the environmental document
12 prepared or relied on is sufficiently detailed so that all the potentially significant effects of the project on
13 the environment and measures necessary to avoid or substantially lessen such effects have been evaluated
14 in accordance with the above-referenced Act and Procedures; and,

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

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

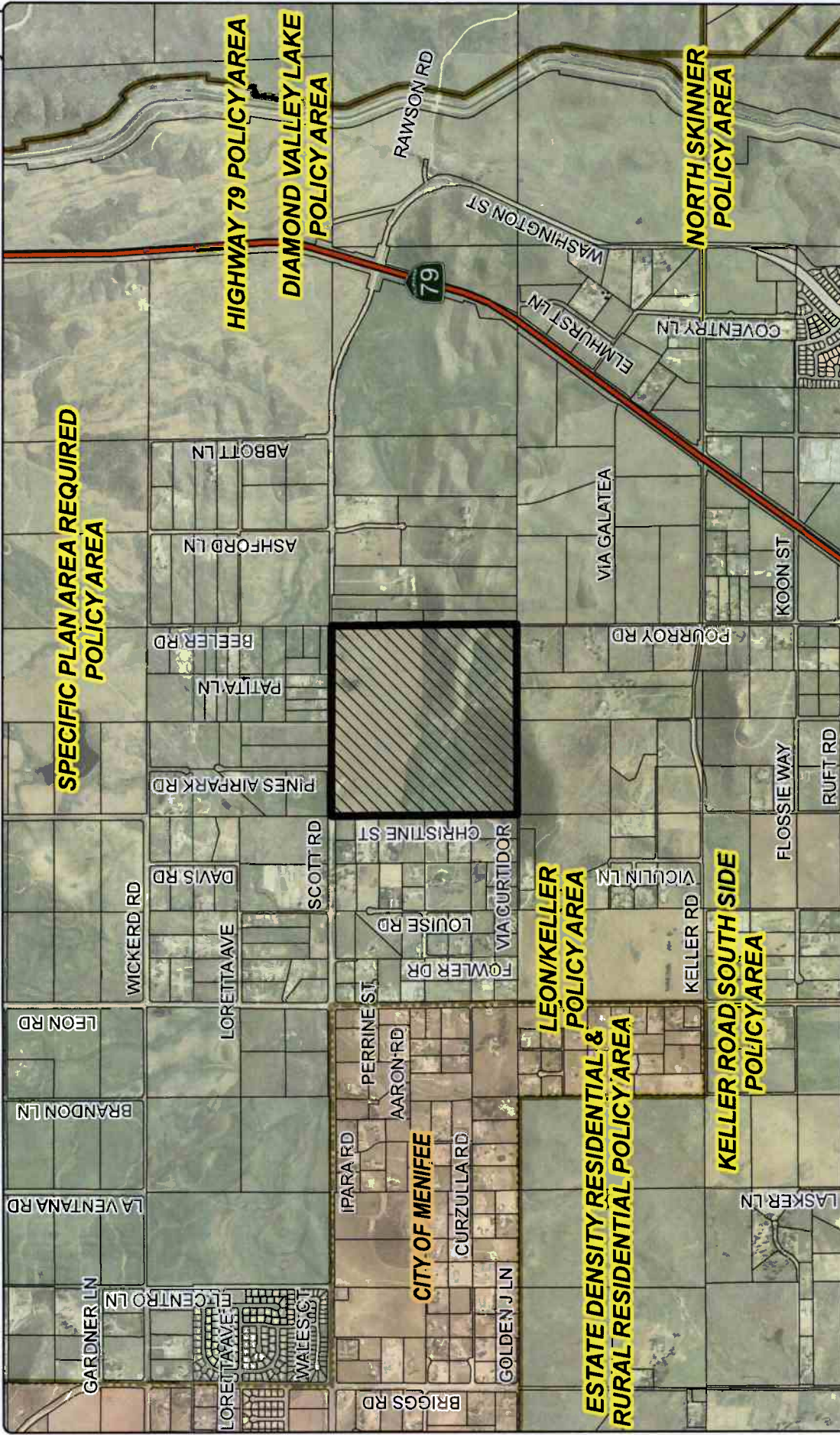
22 **ADOPTION** of the Mitigated Negative Declaration environmental document, Environmental
23 Assessment File No. 41828; and
24

25 **ADOPTION** of General Plan Amendment No. 998
26
27
28

**RIVERSIDE COUNTY PLANNING DEPARTMENT
CZ07865 GPA00998
VICINITY/POLICY AREAS**

Supervisor Washington
District 3

Date Drawn: 09/21/2015
Vicinity Map



Zoning Area: French Valley

Author: Vinnie Nguyen



DISCLAIMER: On October 7, 2015, the Planning Commission adopted a new General Plan resolution, one that will allow for the incorporation of Riverside County parcels. The new General Plan may contain different types of land use than is provided for under existing zoning. For further information, please contact the Riverside County Planning Department at (951)960-5437 (Business Control) or Website: <http://www.riversidecounty.gov>

RIVERSIDE COUNTY PLANNING DEPARTMENT

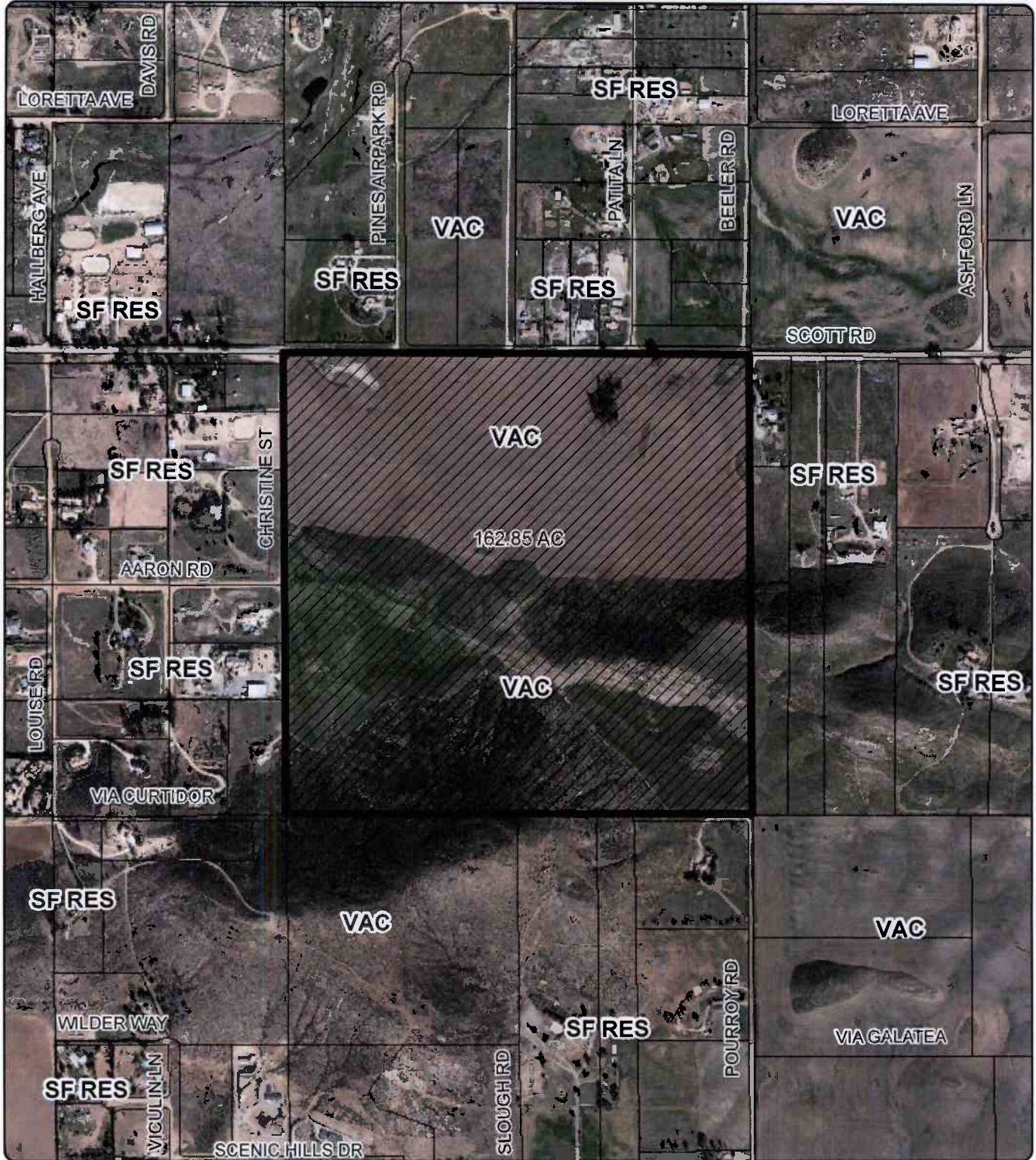
CZ07865 GPA00998

Supervisor Washington
District 3

Date Drawn: 09/21/2015

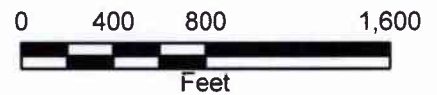
LAND USE

Exhibit 1



Zoning Area: French Valley

Author: Vinnie Nguyen



DISCLAIMER: On October 7, 2003, the County of Riverside adopted a new General Plan providing new land use designations for unincorporated Riverside County parcels. The new General Plan may contain different type of land use than is provided for under existing zoning. For further information, please contact the Riverside County Planning Department offices in Riverside at (951)955-3200 (Western County) or in Palm Desert at (760)863-8277 (Eastern County) or Website <http://rclanning.usfms.org>

RIVERSIDE COUNTY PLANNING DEPARTMENT

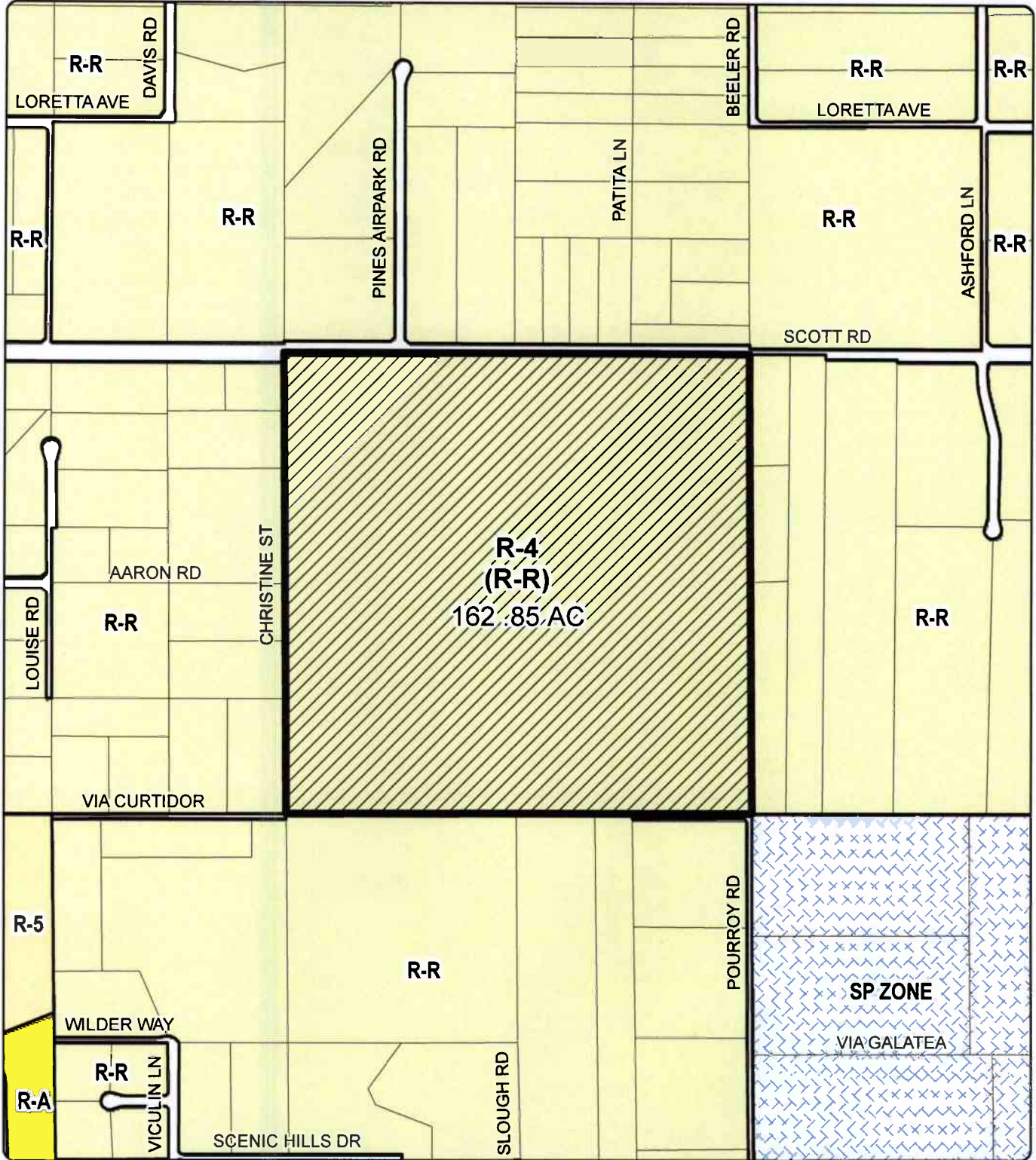
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PROPOSED ZONING

Supervisor Washington
District 3

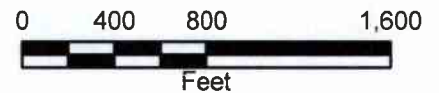
Date Drawn: 09/21/2015

Exhibit 3



Zoning Area: French Valley

Author: Vinnie Nguyen



DISCLAIMER: On October 7, 2003, the County of Riverside adopted a new General Plan providing new land use designations for unincorporated Riverside County parcels. The new General Plan may contain different type of land use than is provided for under existing zoning. For further information, please contact the Riverside County Planning Department offices in Riverside at (951)955-3200 (Western County) or in Palm Desert at (760)863-8277 (Eastern County) or Website <http://planning.rcdtime.org>

RIVERSIDE COUNTY PLANNING DEPARTMENT

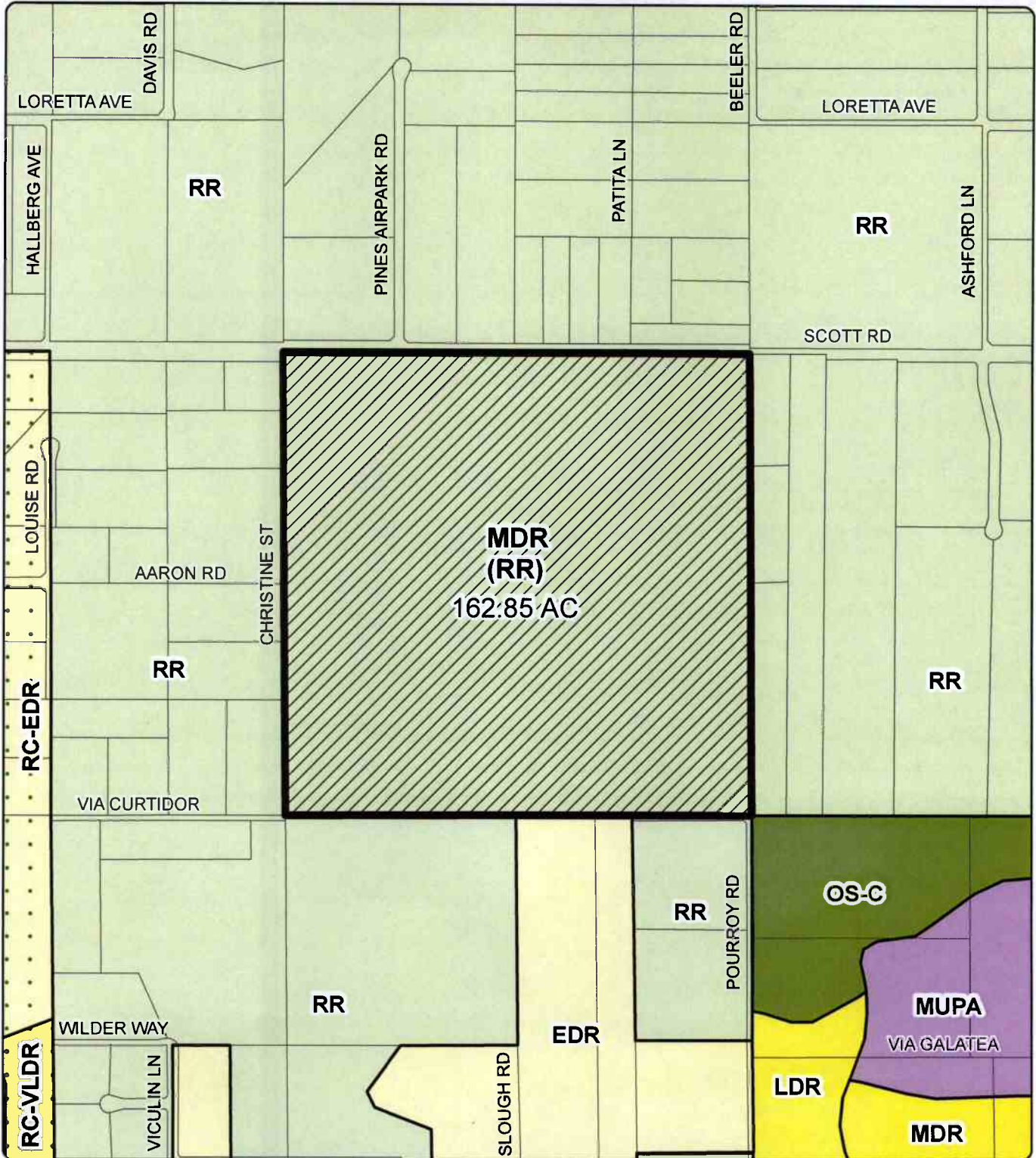
CZ07865 GPA00998

PROPOSED GENERAL PLAN

Supervisor Washington
District 3

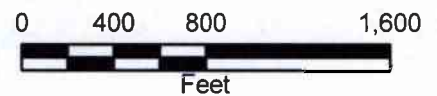
Date Drawn: 09/21/2015

Exhibit 6



Zoning Area: French Valley

Author: Vinnie Nguyen



DISCLAIMER: On October 7, 2003, the County of Riverside adopted a new General Plan providing new land use designations for unincorporated Riverside County parcels. The new General Plan may contain different type of land use than is provided for under existing zoning. For further information, please contact the Riverside County Planning Department offices in Riverside at (951)955-3200 (Western County) or in Palm Desert at (760)863-8277 (Eastern County) or Website <http://planning.rctdms.org>

COUNTY OF RIVERSIDE

ENVIRONMENTAL ASSESSMENT FORM: INITIAL STUDY

Environmental Assessment Number: 41828

Project Cases: General Plan Amendment No. 998 & Change of Zone No. 7865

Lead Agency Name: County of Riverside Planning Department

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

Lead Agency Contact Person: John Earle Hildebrand III

Lead Agency Telephone Number: (951) 955-1888

Applicant Name: Andy Domenigoni

Applicant Address: 31851 Winchester Road, Winchester, CA 92596

Applicant Telephone Number: (951) 926-6924

I. PROJECT INFORMATION

A. Project Description: Proposal to amend the project site's General Plan Foundation Component from Rural (R) to Community Development (CD), amend its Land Use Designation from Rural Residential (RR) (5-acre minimum) to Medium Density Residential (MDR) (2-5 du/ac) and change the project site's zoning classification from R-R (Rural Residential) to R-4 (Planned Residential) on one parcel, totaling 162.85 acres.

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

C. Total Project Area: 162.85 acres

D. Assessor's Parcel No: 472-070-001

E. Street References: North of Keller Road, south of Scott Road, east of Christine Street, and west of Highway 79 / Winchester Road

F. Section, Township & Range Description: Section 20, Township 6 South, Range 2 West

G. Brief description of the existing environmental setting of the project site and its surroundings: No existing structures on site, vacant land. Agricultural land, chaparral, coastal sage scrub, grassland.

II. APPLICABLE GENERAL PLAN REGULATIONS

A. General Plan Elements/Policies:

- 1. Land Use:** This project includes a Regular General Plan Foundation Component Amendment, a General Plan Entitlement/Policy Amendment, and a Change of Zone only. There are no additional implementing development plans associated with this project. This project is consistent with the provisions of the Land Use Element.
- 2. Circulation:** The project is consistent with the Highway 79 policy area provisions (through mitigation), and all other policies of the Circulation Element.
- 3. Multipurpose Open Space:** The project is consistent with the policies of the Open Space Element.
- 4. Safety:** The project is consistent with the policies of the Safety Element.

5. **Noise:** The project is consistent with the policies of the Noise Element.
6. **Housing:** The project is consistent with the policies of the Housing Element.
7. **Air Quality:** The project is consistent with the policies of the Air Quality Element.
8. **Healthy Communities:** The project is consistent with the policies of the Healthy Communities Element.

B. General Plan Area Plan: Southwest

C. General Plan Foundation Component (Existing): Rural (R)

D. General Plan Land Use Designation (Existing): Rural Residential (RR) (5-acre minimum)

E. General Plan Foundation Component (Proposed): Community Development (CD)

F. General Plan Land Use Designation (Proposed): Medium Density Residential (MDR) (2-5 du/ac)

G. Overlay(s), if any: None

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

I. Adjacent and Surrounding:

1. **Area Plan(s):** Harvest Valley/Winchester and Southwest

2. **Foundation Component(s):** Rural to the west, north, and east, Community Development to the south

3. **Land Use Designation(s):** Rural Residential (RR) (5 acre minimum) to the west, north, and east, Estate Density Residential (EDR) (2 acre minimum) to the south

4. **Overlay(s), if any:** None

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

J. Adopted Specific Plan Information

1. **Name and Number of Specific Plan, if any:** None

2. **Specific Plan Planning Area, and Policies, if any:** None

K. Zoning (Existing): R-R (Rural Residential)

L. Zoning (Proposed): R-4 (Planned Residential)

M. Adjacent and Surrounding Zoning: R-R (Rural Residential) to the north, south, east, and west

III. ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED

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

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

IV. DETERMINATION

On the basis of this initial evaluation:


A PREVIOUS ENVIRONMENTAL IMPACT REPORT/NEGATIVE DECLARATION WAS NOT PREPARED

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

A PREVIOUS ENVIRONMENTAL IMPACT REPORT/NEGATIVE DECLARATION WAS PREPARED

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

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



Signature



Date

John Earle Hildebrand III, *Project Planner*

Printed Name

For: Steve Weiss, AICP – *Planning Director*

V. ENVIRONMENTAL ISSUES ASSESSMENT

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

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

Source: Riverside County General Plan Figure 8 in the Southwest Area Plan - "Scenic Highways"

Findings of Fact:

a-b) Pursuant to the Riverside County General Plan Figure 8 in the Southwest Area Plan – "Scenic Highways" exhibit, the project site is not located adjacent any designated scenic highways.

This is a programmatic level CEQA analysis. At this stage, the project does not provide the opportunity for physical disturbance of the site, as there is no associated development project. This project will result in amending the site's General Plan Foundation Component, Land Use Designation and Zone Classification, which could eventually lead to development on the property. Should a development proposal or land use application for subdividing, grading, or construction of the site be submitted, a subsequent Environmental Analysis shall be prepared, to assess the potential impacts. As a result, impacts associated with this project are considered less than significant.

Mitigation: No mitigation is required

Monitoring: No monitoring is required

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

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Source: GIS database, Ord. No. 655 (Regulating Light Pollution), Riverside County General Plan Figure 5 in the Southwest Area Plan – “Mt. Palomar Nighttime Lighting Policy”

Findings of Fact:

a) Pursuant to the Riverside County General Plan Figure 5 in the Southwest Area Plan – “Mt. Palomar Nighttime Lighting Policy” exhibit, the project site is located within Zone b. Any implementing project will be required to comply with Riverside County Ordinance No. 655, which is intended to restrict the use of certain light sources from emitting light spread into the night sky, resulting in undesirable light glow, which can negatively affect astronomical observations and research.

This is a programmatic level CEQA analysis. At this stage, the project does not provide the opportunity for physical disturbance of the site, as there is no associated development project. This project will result in amending the site’s General Plan Foundation Component, Land Use Designation and Zone Classification, which could eventually lead to development on the property. Should a development proposal or land use application for subdividing, grading, or construction of the site be submitted, a subsequent Environmental Analysis shall be prepared, to assess the potential impacts. As a result, impacts associated with this project are considered less than significant.

Mitigation: No mitigation is required

Monitoring: No monitoring is required

3. Other Lighting Issues

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

b) Expose residential property to unacceptable light levels?

Source: On-site Inspection, Project Application Description

Findings of Fact:

a-b) A change in residential density from 1 dwelling unit per 5 acre minimum to 2-5 dwelling units per 1 acre minimum will result in the implementation of more lighting at build-out. Lighting requirements and any subsequent restrictions will be reviewed in conjunction with a future implementing project’s lighting plan.

This is a programmatic level CEQA analysis. At this stage, the project does not provide the opportunity for physical disturbance of the site, as there is no associated development project. This project will result in amending the site’s General Plan Foundation Component, Land Use Designation and Zone Classification, which could eventually lead to development on the property. Should a development proposal or land use application for subdividing, grading, or construction of the site be submitted, a subsequent Environmental Analysis shall be prepared, to assess the potential impacts. As a result, impacts associated with this project are considered less than significant.

Mitigation: No mitigation is required

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

AGRICULTURE & FOREST RESOURCES Would the project

4. Agriculture

a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland) as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Conflict with existing agricultural zoning, agricultural use or with land subject to a Williamson Act contract or land within a Riverside County Agricultural Preserve?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Cause development of non-agricultural uses within 300 feet of agriculturally zoned property (Ordinance No. 625 "Right-to-Farm")?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

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

Findings of Fact:

a) Pursuant to the Riverside County General Plan Figure OS-2 "Agricultural Resources" exhibit, a portion of the project site in the north is located within an area designated as "Unique Farmland" with the remainder of the site designated as "Other Farmland". The California State Department of Conservation makes these designations based on soil types and land use designations. The project site is currently zoned R-R (Rural Residential), which does allow for a variety of commercial farming uses. However, half of the site to south is located within fairly steep terrain, making crop farming generally unfeasible. Furthermore, the surrounding properties are all zoned for residential use and the areas to the north and west contain residential dwelling units. As a result, the project site is not conducive to support agricultural uses.

In addition, this is a programmatic level CEQA analysis. At this stage, the project does not provide the opportunity for physical disturbance of the site, as there is no associated development project. This project will result in amending the site's General Plan Foundation Component, Land Use Designation and Zone Classification, which could eventually lead to development on the property. Should a development proposal or land use application for subdividing, grading, or construction of the site be submitted, a subsequent Environmental Analysis shall be prepared, to assess the potential impacts. As a result, impacts associated with this project are considered less than significant.

b) There are no Williamson Act contracts on the site, and neither the zoning nor the land use designations are Agriculture. There are no impacts.

c-d) The properties surrounding the project site are zoned residential. There are no impacts.

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

5. Forest

a) Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Govt. Code section 51104(g))?

b) Result in the loss of forest land or conversion of forest land to non-forest use?

c) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of forest land to non-forest use?

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

Findings of Fact:

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

Mitigation: No mitigation is required

Monitoring: No monitoring is required

AIR QUALITY Would the project

6. Air Quality Impacts

a) Conflict with or obstruct implementation of the applicable air quality plan?

b) Violate any air quality standard or contribute substantially to an existing or projected air quality violation?

c) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)?

d) Expose sensitive receptors which are located within 1 mile of the project site to project substantial point source emissions?

e) Involve the construction of a sensitive receptor located within one mile of an existing substantial point source emitter?

f) Create objectionable odors affecting a substantial number of people?

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Source: SCAQMD CEQA Air Quality Handbook

Findings of Fact:

a-f) The proposed land use change will result in an increase in population and/or vehicle trips at time of build-out, based upon the proposed residential density change. However, there is no development plan associated with the project at this time. During the review of a future implementing project, appropriate air quality impact mitigation measures will be imposed upon the project.

There are no point source air pollution emitters within one mile of the project site.

This is a programmatic level CEQA analysis. At this stage, the project does not provide the opportunity for physical disturbance of the site, as there is no associated development project. This project will result in amending the site's General Plan Foundation Component, Land Use Designation and Zone Classification, which could eventually lead to development on the property. Should a development proposal or land use application for subdividing, grading, or construction of the site be submitted, a subsequent Environmental Analysis shall be prepared, to assess the potential impacts. As a result, impacts associated with this project are considered less than significant.

Mitigation: No mitigation is required

Monitoring: No monitoring is required

BIOLOGICAL RESOURCES Would the project

7. Wildlife & Vegetation

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

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

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

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

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

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
f) Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: GIS database, WRCMSHCP and/or CVMSHCP, On-site Inspection

Findings of Fact:

a-g) The project site is located within Criteria Cell No. 5074 of the Multiple Species Habitat Conservation Plan ("MSHCP") Boundary and as a result, is subject to the Regional Conservation Authority ("RCA") review. Furthermore, the project site is part of Cell Group "U", which is a contribution area to the assembly of Proposed Constrained Linkage 17. This linkage area will connect to areas south of the project site and extend both east and west. A Habitat Acquisition and Negotiation Strategy ("HANS") LITE application (No. HANS02237) was submitted on May 12, 2015 and resulted in the southern portion of the project site being required for conservation. The applicant and has agreed to conserve a 50 to 55 acre portion within the southern area of the project site. This project includes a General Plan Amendment and Zone Change only, there is no accompanying implementing project at this time. A final configuration of the conservation area will be established at the time a development application is submitted. The conservation area will be transferred to the RCA through recordation of a final map. The final configuration will be subject to review and approval under the full HANS review process; however, the County shall not seek more than the acreage of conservation described above. As a result, impacts associated with this project are considered 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: On-site Inspection, Project Application Materials

Findings of Fact:

a-b) Based on a site visit of the subject property, 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 and Zoning Classification of 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,

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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or build on the property is submitted, a subsequent review and EA shall be prepared assessing potential ground disturbing cultural impacts. As a result, impacts associated with this project are considered less than significant.

Mitigation: No mitigation is required

Monitoring: No monitoring is required

9. Archaeological Resources

a) Alter or destroy an archaeological site.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to California Code of Regulations, Section 15064.5?	<input type="checkbox"/>	<input type="checkbox"/>	<input 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 type="checkbox"/>	<input checked="" type="checkbox"/>
d) Restrict existing religious or sacred uses within the potential impact area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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: Riverside County Parcel Report

Findings of Fact:

a-e) Pursuant to SB-18 requirements, Riverside County staff previously requested a list from the Native American Heritage Commission (“NAHC”) of tribes whose historical extent includes the project site. Consultation request notices were sent to each of the Native American Tribes on the list on May 18, 2015. SB-18 provides for a 90-day review period in which all noticed tribes may request consultation regarding the proposed project. County staff received no consultation requests for this project during the 90-day review period. However, the Pechanga Tribe has requested in general, that when any Riverside County projects are located within their designated historical tribal extent, they are contacted for potential consultation.

New State legislation, AB-52, became effective on July 1, 2015. This legislation requires a lead agency to notify any Native American Tribe who has requested to consult, within 30-days after a project is deemed complete, unless an environmental Notice of Preparation (“NOP”) was posted prior to July 1, 2015. This project includes the preparation of a Mitigated Negative Declaration of environmental effects, which was prepared after September 1, 2015. As a result, AB-52 notices were mailed to all requesting tribes on September 2, 2015, in compliance with the new legislation. County Staff received no requests for consultation on this project.

This is a programmatic level CEQA analysis. At this stage, the project does not provide the opportunity for physical disturbance of the site, as there is no associated development project. This project will result in amending the site’s General Plan Foundation Component, Land Use Designation and Zone Classification, which could eventually lead to development on the property. Should a development proposal or land use application for subdividing, grading, or construction of the site be

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submitted, a subsequent Environmental Analysis shall be prepared, to assess the potential impacts. As a result, impacts associated with this project are considered less than significant.

Mitigation: No mitigation is required

Monitoring: No monitoring is required

10. Paleontological Resources

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

Source: Riverside County Parcel Report

Findings of Fact:

a) Pursuant to the Riverside County General Plan, Figure OS-8, the project site is primarily located within an area designated as "Low" and "Undetermined" Sensitivity. Prior to site disturbance and during the time of an implementing project, analysis through the preparation of a Biological Study and Cultural Resource Study may be required.

This is a programmatic level CEQA analysis. At this stage, the project does not provide the opportunity for physical disturbance of the site, as there is no associated development project. This project will result in amending the site's General Plan Foundation Component, Land Use Designation and Zone Classification, which could eventually lead to development on the property. Should a development proposal or land use application for subdividing, grading, or construction of the site be submitted, a subsequent Environmental Analysis shall be prepared, to assess the potential impacts. As a result, impacts associated with this project are considered 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?

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?

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

Findings of Fact:

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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a-b) Pursuant to the Riverside County General Plan Figure S-2 "Earthquake Fault Study Zones" exhibit, the project site is not located within close proximity to any fault zones. As a result, there will be 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?

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

Findings of Fact:

a) Pursuant to the Riverside County General Plan Figure S-3 "Generalized Liquefaction" exhibit, a portion of the project site to the north is identified "Low Liquefaction" and a small portion of the project site in the southeast is also identified as "Low Liquefaction". The remainder of the project site shows no mapped liquefaction zones.

This is a programmatic level CEQA analysis. At this stage, the project does not provide the opportunity for physical disturbance of the site, as there is no associated development project. This project will result in amending the site's General Plan Foundation Component, Land Use Designation and Zone Classification, which could eventually lead to development on the property. Should a development proposal or land use application for subdividing, grading, or construction of the site be submitted, a subsequent Environmental Analysis shall be prepared, to assess the potential impacts. As a result, there will be no impacts.

Mitigation: No mitigation is required

Monitoring: No monitoring is required

13. Ground-shaking Zone

a) Be subject to strong seismic ground shaking?

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

Findings of Fact:

a) 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 and Zoning Classification of 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

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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subdivide, grade, or build on the property is submitted, a subsequent review and EA shall be prepared assessing potential impacts. This will include adherence to the California Building code, Title 24, which will mitigate to some degree, the potential for ground shaking impacts.

Mitigation: No mitigation is required

Monitoring: No monitoring is required

14. Landslide Risk

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

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

Findings of Fact:

a) Pursuant to the Riverside County General Plan Figure S-5 "Regions Underlain by Steep Slope" exhibit, a portion of the site towards the southern end is characterized as having Steep Slopes in the 25-30% slope angle range. However this portion of the site is designated for conservation and will not be developed. The remaining developable portion of the site has a gradual incline towards the south and is less than 15% slope angle.

This is a programmatic level CEQA analysis. At this stage, the project does not provide the opportunity for physical disturbance of the site, as there is no associated development project. This project will result in amending the site's General Plan Foundation Component, Land Use Designation and Zone Classification, which could eventually lead to development on the property. Should a development proposal or land use application for subdividing, grading, or construction of the site be submitted, a subsequent Environmental Analysis shall be prepared, to assess the potential impacts. As a result, 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"

Findings of Fact:

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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a) Pursuant to the Riverside County General Plan Figure S-7 "Documented Subsidence Areas Map" exhibit, a portion of the project site to the north is identified as "Susceptible" and a small portion of the project site in the southeast is also identified as "Susceptible". This project includes a General Plan Land Use Amendment and Change of Zone only, there is no implementing project. As a result, no people or structures will be exposed to adverse effects associated with the subsidence zone. Additionally, any future development will be required to comply with the California Building Code, as it relates to development within the proximity of a fault zone and ground subsidence potential. There will be no impacts.

Mitigation: No mitigation is required

Monitoring: No monitoring is required

16. Other Geologic Hazards

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

Findings of Fact:

a) Based on the review of the proposed project, the site is not located within proximity of any other geological hazards or risks. As a result, there are no impacts.

Mitigation: No mitigation is required

Monitoring: No monitoring is required

17. Slopes

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

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

Findings of Fact:

a-c) Pursuant to the Riverside County General Plan Figure S-5 "Regions Underlain by Steep Slope" exhibit, a portion of the site towards the southern end is characterized as having Steep Slopes in the 25-30% slope angle range. However this portion of the site is designated for conservation and will not be developed. The remaining developable portion of the site has a gradual incline towards the south and is less than 15% slope angle.