

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

304B



FROM: TLMA- Planning Department

SUBMITTAL DATE:
December 14, 2015

SUBJECT: GENERAL PLAN AMENDMENT NO. 955 (Foundation and Entitlement/Policy Amendment) and CHANGE of ZONE NO. 7714 – Intent to adopt a Negative Declaration – APPLICANT: Happy Valley, LLC – ENGINEER/REPRESENTATIVE: Coachella Valley Engineers – SUPERVISORIAL DISTRICT: Fourth – AREA PLAN: Western Coachella Valley Area Plan – ZONE AREA: Chuckawalla – ZONE: W-2-40 and W-2-140 (Controlled Development) – LOCATION: South of 28th Avenue, west of Sunny Rock Road, East of Happy Valley Road, North of 30th Avenue – PROJECT SIZE: 631.8 acres – REQUEST: The General Plan Amendment proposes to amend the project site’s General Plan Foundation Component from Rural (R) and Open Space (OS) to Rural Community (RC) and amend its Land Use Designation from Rural Residential (RR) (5-Acre Minimum) and Rural (R) (20-Acre Minimum) to Estate Density Residential (EDR) (2-acre minimum) and the Change of Zone proposes to change the site’s Zoning Classification from W-2-40 and W-2-140 (Controlled Development) to R-A-2 (Residential Agriculture, 2-Acre Minimum) and R-R (Rural Residential) on 12 parcels, totaling 631.8 acres, located in the Western Coachella Valley Area Plan. Deposit Based Funds 100%.

Departmental Concurrence


Steve Weiss, AICP
Planning Director

(Continued on next page)


Juan C. Perez
TLMA Director

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

SOURCE OF FUNDS:

Budget Adjustment:

For Fiscal Year:

C.E.O. RECOMMENDATION: APPROVE

BY: 
Stephanie Persi

County Executive Office Signature

MINUTES OF THE BOARD OF SUPERVISORS

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

**SUBMITTAL TO THE BOARD OF SUPERVISORS, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA
FORM 11: GENERAL PLAN AMENDMENT NO. 955 and CHANGE of ZONE NO. 7714**

DATE: December 14, 2015

PAGE: Page 2 of 3

RECOMMENDED MOTION: The Planning Commission and Staff Recommend That the Board of Supervisors:

1. **ADOPT** a **NEGATIVE DECLARATION** for **ENVIRONMENTAL ASSESSMENT NO. 41783**, 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
2. **TENTATIVELY APPROVE GENERAL PLAN AMENDMENT NO. 955** – amending the project site's General Plan Foundation Component from Rural (R) and Open Space (OS) to Rural Community (RC) and amending the site's General Plan Land Use Designation from Rural Residential (RR) (5-Acre Minimum) and Rural (R) (20-Acre Minimum) to Estate Density Residential (EDR) (2-Acre Minimum) 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; and
3. **TENTATIVELY APPROVE CHANGE OF ZONE NO. 7714** – changing the project site's Zoning Classification from W-2-40 and W-2-140 (Controlled Development) to R-A-2 (Residential Agriculture, 2-Acre Minimum) and R-R (Rural 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 the Change of Zone Ordinance by the Board of Supervisors.

BACKGROUND:

Summary

Project Scope

The General Plan Amendment proposes to amend the project site's General Plan Foundation Component from Rural (R) and Open Space (OS) to Rural Community (RC) and amend its Land Use Designation from Rural Residential (RR) (5-Acre Minimum) and Rural (R) (20-Acre Minimum) to Estate Density Residential (EDR) (2-acre minimum) and the Change of Zone proposes to change the site's Zoning Classification from W-2-40 and W-2-140 (Controlled Development) to R-A-2 (Residential Agriculture, 2-Acre Minimum) and R-R (Rural Residential) on 12 parcels, totaling 631.8 acres, located in the Western Coachella Valley Area Plan.

The project site is located along the Dillon Road corridor, north of the City of Indio. The area is characterized as rural and supports a variety of larger residential lots as well as light animal keeping and agriculture, as ancillary uses to residential. There has been an ongoing pattern of residential development in the vicinity. The project site will be annexed into the Indio Hills CSA, which will establish a commitment for certain maintenance of roads and infrastructure throughout the project site as a whole, upon future build-out.

General Plan Initiation Proceedings ("GPIP")

This project was submitted to the County of Riverside on February 13, 2008, during the 2008 General Plan Review Cycle application period and was recommended for initiation to the Board of Supervisors. On January 27, 2009, the Riverside County Board of Supervisors adopted an order initiating proceedings for General Plan Amendment No. 955.

Planning Commission

This project was presented to the Planning Commission for recommendation to the Board of Supervisors on November 4, 2015. The Planning Commission recommended approval of the project by a vote of 5-0.

This General Plan Amendment application was originally a proposal to change the site's Land Use Designation to Low Density Residential (LDR) (1/2-Acre Minimum). During the GPIP hearing process, the Planning Commission concluded that 1/2-Acre sized lots would be inconsistent with the existing residential properties in the area and suggested that Estate Density Residential (EDR) (2-Acre Minimum) would be more appropriate.

**SUBMITTAL TO THE BOARD OF SUPERVISORS, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA
FORM 11: GENERAL PLAN AMENDMENT NO. 955 and CHANGE of ZONE NO. 7714**

DATE: December 14, 2015

PAGE: Page 3 of 3

This General Plan Amendment application was originally a proposal to change the site's Land Use Designation to Low Density Residential (LDR) (1/2-Acre Minimum). During the GPIIP hearing process, the Planning Commission concluded that 1/2-Acre sized lots would be inconsistent with the existing residential properties in the area and suggested that Estate Density Residential (EDR) (2-Acre Minimum) would be more appropriate. The applicant agreed with this recommendation and the project was subsequently recommended to the Board of Supervisors for initiation with a Land Use Designation modification to EDR.

Environmental Assessment

The cumulative impacts of all proposed 2008 Foundation Component applications have been previously analyzed in conjunction with a County-wide General Plan Amendment. As a result, this project was analyzed under an Initial Study, which resulted in preparation of a Negative Declaration of environmental effects. This project includes a General Plan Amendment only. There is no accompanying implementing project and there will be no significant impacts resulting from this project.

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.

SUPPLEMENTAL:

Additional Fiscal Information

N/A

Contract History and Price Reasonableness

N/A

ATTACHMENTS:

- A. Planning Commission Minutes**
- B. Indio Hills Community Council Report**
- C. Planning Commission Staff Report**

Attachment A:

Planning Commission Minutes



RIVERSIDE COUNTY
PLANNING DEPARTMENT

**PLANNING COMMISSION
MINUTE ORDER
NOVEMBER 4, 2015**

I. AGENDA ITEM 4.4

GENERAL PLAN AMENDMENT NO. 955 (Foundation and Entitlement/Policy) and CHANGE of ZONE NO. 7714 – Intent to Adopt a Negative Declaration – Applicant: Happy Valley, LLC – Engineer/Representative: Coachella Valley Engineers – Fourth Supervisorial District – Area Plan: Western Coachella Valley Area Plan – Zone Region: Chuckawalla – Zone: W-2-40 and W-2-140 (Controlled Development) – Location: South of 28th Avenue, west of Sunny Rock Road, East of Happy Valley Road, North of 30th Avenue – Project Size: 631.8 acres.

II. PROJECT DESCRIPTION:

Proposal to amend the project site's General Plan Foundation Component from Rural (R) and Open Space (OS) to Rural Community (RC), amend its Land Use Designation from Rural Residential (RR) (5-acre minimum) and Rural (OS:R) (20-acre minimum) to Estate Density Residential (EDR) (2-acre minimum) and change the site's zoning classification from W-2-40 and W-2-140 (Controlled Development) to R-A-2 (Residential Agriculture, 2-acre minimum) and R-R (Rural Residential) on 12 parcels, totaling 631.8 acres.

III. MEETING SUMMARY:

The following staff presented the subject proposal:

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

In favor of the proposed project:

- David Turner, Applicant, 77-933 Las Montanas Road, #101, Palm Desert (760) 360-4200

No one was in a neutral position or opposed.

IV. CONTROVERSIAL ISSUES:

None

V. PLANNING COMMISSION ACTION:

Public Comments: CLOSED

Motion by Commissioner Sanchez, 2nd by Commissioner Hake

A vote of 5-0

ADOPTED PLANNING COMMISSION RESOLUTION No. 2015-014; and,

PLANNING COMMISSION RECOMMEND THE FOLLOWING ACTIONS TO THE BOARD OF SUPERVISORS:

- 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
NOVEMBER 4, 2015**

ADOPT a **NEGATIVE DECLARATION for **ENVIRONMENTAL ASSESSMENT NO. 41783**; and,
TENTATIVELY APPROVE GENERAL PLAN AMENDMENT NO. 955; and,
TENTATIVELY APPROVE CHANGE OF ZONE NO. 7714.**

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 B:

Indio Hills Community Council Report

Community Council Advisory Project Review Report—Fourth District Planning Projects

Council: Indio Hills Address:

Meeting date: Dec. 15, 2015 Cross streets:

Project name: Happy Valley Parcel number(s): APN 750-130-001

Case number: APN 750-130-001

OPA 1955 Change of zone No. 7714

Advisory Action (number of votes): Support 3 NOT Support 1 Abstain 1 Absent Continue to

Advisory Motion

Ron Feiro made the motion that the Indio Hills Community Council not oppose the plan/zoning changes presented by Dave Turner of the Happy Valley project.

Advisory Discussion, Comments and Recommendations

Estelle Dahl showed a large aerial photo of the project's proposed area and pointed out it is located in a major alluvial fan + flood zone. She commented it would be foolish to allow 2 acre parcels in such an area. Each council member had a turn to speak.

Date: Dec. 15, 2015 Signature: Estelle Dahl

Print name and title: Estelle Dahl, I.H. Com. Council Secretary

Supervisor's Comments

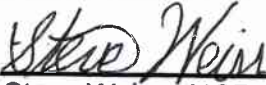
Directions: The council secretary or designated council member must complete, sign and return this document to the Supervisors liaison immediately following advisory action. This document will be filed to officially record community input on the project.

Attachment C:

Planning Commission Report Package

Agenda Item No.: **4.4**
Area Plan: Western Coachella Valley
Zoning Area: Chuckawalla
Supervisorial District: Fourth
Project Planner: John Earle Hildebrand III
Planning Commission: November 4, 2015

General Plan Amendment No. 955
Change of Zone No. 7714
Environmental Assessment No. 41783
Applicant: Happy Valley, LLC
Engineer/Representative: Coachella Valley
Engineers


Steve Weiss, AICP
Planning Director

COUNTY OF RIVERSIDE PLANNING DEPARTMENT STAFF REPORT

PROJECT DESCRIPTION AND LOCATION:

General Plan Amendment No. 955 (Foundation and Entitlement/Policy Amendment) and Change of Zone No. 7714 – Proposal to amend the project site's General Plan Foundation Component from Rural (R) and Open Space (OS) to Rural Community (RC), amend its General Plan Land Use Designation from Rural Residential (RR) (5-acre minimum) and Rural (R) (20-acre minimum) to Estate Density Residential (EDR) (2-acre minimum), and change its Zoning Classification from W-2-40 and W-2-140 (Controlled Development) to R-A-2 (Residential Agriculture, 2-acre minimum) and R-R (Rural Residential) on 12 parcels, totaling 631.8 acres, located south of 28th Avenue, west of Sunny Rock Road, East of Happy Valley Road, North of 30th Avenue, within the Western Coachella Valley Area Plan.

BACKGROUND:

General Plan Initiation Proceedings ("GPIP")

This project was submitted on February 13, 2008, during the 2008 General Plan Review Cycle application period and was recommended for initiation to the Riverside County Board of Supervisors. On January 27, 2009, the Board of Supervisors adopted an order initiating proceedings for General Plan Amendment No. 955. The GPIP Board of Supervisors report package is included with this report. An accompanying Change of Zone (No. 7714) application was submitted on June 6, 2009 to change the underlying Zoning Classification to be consistent with the proposed General Plan Land Use Designation. General Plan Amendment No. 955 and Change of Zone No. 7714 (the "project") are now being taken forward for consideration.

As originally submitted, this General Plan Amendment application was a proposal to change the site's Land Use from Rural Residential ("RR") (5-acre minimum lots) to Low Density Residential ("LDR") (half-acre minimum lots). The Planning Commission discussed this proposal during the GPIP hearing process and concluded that half-acre sized lots would be inconsistent with the existing residential properties in the area. As a result, the Planning Commission suggested that Estate Density Residential ("EDR") (2-acre lot minimum) would be more appropriate. The applicant agreed with this recommendation and the project was subsequently recommended to the Board of Supervisors for initiation with the Land Use modification to EDR.

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 Native American Tribes whose historical extent includes the project site. Consultation request notices were sent to each of the Tribes on the list on May 21, 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.

AB 52 became effective on July 1, 2015. In compliance with AB 52, separate notices regarding this project were mailed to all requesting Tribes on September 10, 2015. AB 52 provides for a 30-day review period in which all noticed Tribes may request consultation regarding the proposed project. Although County staff received no specific requests for consultation within the 30-day period, the Pechanga Tribe has requested in general, they be notified for potential consultation. The project site is located outside of the historical Pechanga Tribal extent and as a result from a conference call with the Pechanga tribe, no further consultation is required at this time. This project includes a General Plan Amendment and Change of Zone only. There will be no ground disturbance resulting from project approval. Furthermore, in accordance with AB 52, County staff will again notice the Pechanga Tribe, as well as all other requesting Tribes, at the time an implementing project is submitted.

ISSUES OF POTENTIAL CONCERN:

General Plan Amendment Findings

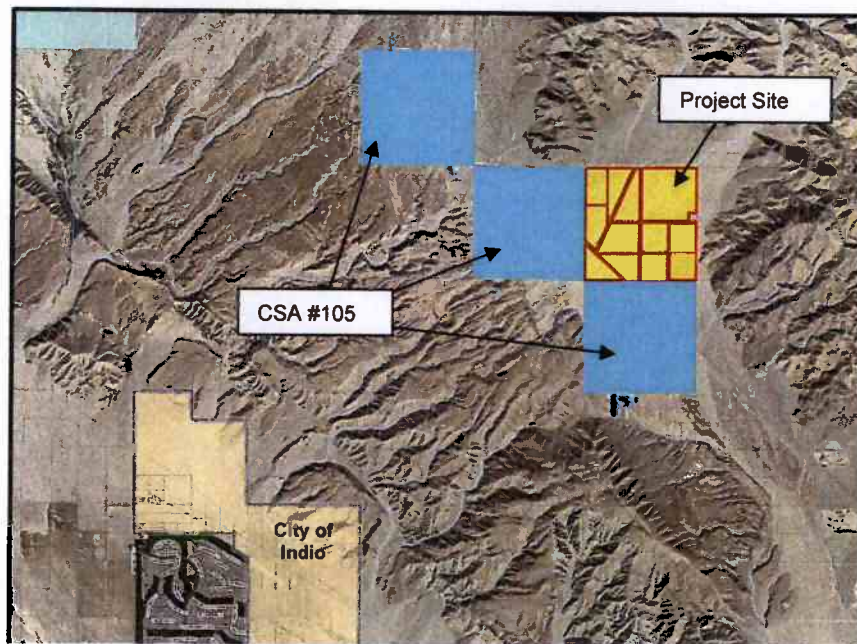
This project includes both a Regular Foundation Amendment and an Entitlement/Policy Amendment. A Regular Foundation Amendment application is allowed to be submitted only during a General Plan Review Cycle, which was previously every five (5) years and is now every eight (8) years. This project was submitted on February 13, 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 for a Regular Foundation Amendment. Additionally, five (5) findings must be made for 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 along the Dillon Road corridor, north of the City of Indio. The area is characterized as rural and supports a variety of larger residential lots as well as light animal keeping and agriculture, as ancillary uses to residential. There has been an ongoing pattern of residential development in the vicinity. In recognition of the need for new housing and in support of future development in the area, the project site will be annexed into the Community Service Area (“CSA”) of Indio Hills (#105). As shown on the below exhibit, the project site is located adjacent to the existing CSA boundary (shown as blue squares) on the west and south, but is not currently a part of it. Annexation into the CSA will establish a commitment for certain maintenance of roads and infrastructure throughout the project site, upon future build-out. This represents a new circumstance, as it demonstrates anticipation of new development for the area and is a justification for a General Plan Foundation Component Amendment.



Indio Hills CSA (#105)

Riverside County Vision

The Riverside County General Plan Vision Statement discusses many concepts, which are distinguished by categories and include housing, population growth, healthy communities, conservation, transportation, and several others. The Vision Statement itself is the County's blueprint for long-term, managed, and sustainable growth, but is also flexible to enable adaptation when market conditions and other external forces create opportunities. This is supported through Policy 5 of the Vision Statement under the Integration section, which states the following:

- Is flexible so that it can be adjusted to accommodate future circumstances, yet provides a solid foundation of stability so that basic ingredients in the plan are not sacrificed.

This proposed General Plan Foundation Component Amendment has been reviewed in conjunction with the Vision Statement and staff has determined that the project is consistent with its policies. Specifically, Policy 1 of the Population Growth portion of the Vision Statement discusses the downsides of random sprawl, focusing on where the growth and new development along existing corridors should occur. The Policy states the following:

- New growth patterns no longer reflect a pattern of random sprawl. Rather, they follow a framework of transportation and open space corridors, with concentrations of development that fit into that framework. In other words, important open space and transportation corridors define growth areas.

This project site is located adjacent to Dillon Road, the primary transportation corridor through the area. Furthermore, the site is located adjacent to existing residential development to the west and south. This project will result in contributing to the managed expansion of residential development, under a future project, concentrating the growth in a fixed area, rather than a random, sprawling, and unrelated site. For these reasons, this project is consistent with the Riverside County Vision Statement and this General Plan Foundation Component change is justified.

Internal Consistency

Staff has reviewed this project in conjunction with the Riverside County General Plan, and has determined that this project is in conformance with the policies and objectives of each Element. Furthermore, the project site is not located within any policy area or special overlay district that, as a result of this proposed land use change, would create an inconsistency with any of the elements. The Fundamental Housing Value of the Vision Statement, states the following:

- We acknowledge shelter as one of the most basic community needs and value the willingness of our communities and their leaders to accept housing for our growing population in our communities, particularly with respect to the ongoing shortage of affordable housing and its negative impacts on our communities.

This proposed General Plan Foundation Component Amendment will provide an opportunity for a residential development under a future project, addressing the need for new housing as a result of ongoing population growth in the area. This project will not create an inconsistency with any of the General Plan elements and as a result, a General Plan Foundation Component Amendment is justified.

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

a) The Riverside County Vision:

This General Plan Entitlement/Policy Amendment does not involve a change to the Riverside County Vision Statement, nor does it conflict with any of its provisions. This is demonstrated through the following policy within the Vision Statement under Population Growth:

- Population growth continues and is focused where it best can be accommodated.

This Amendment will result in a land use change to Estate Density Residential (EDR) (2-acre lot minimum) in a location that is adjacent to existing residential development to the west and south. The project site is currently vacant and can accommodate new development, as growth is being focused in an area adjacent to other existing development. This project does not conflict with the Riverside County Vision.

b) Any General Plan Principle; or

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. 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 special note.

The first principal is within Community Development – Housing Element:

- We recommend a program of innovative planning combined with effective incentives for those housing types and community forms which are most efficient in land consumption and extension of infrastructure and are adaptive to transit. We further recommend incentives to promote the conversion of existing legal parcels that are currently configured in inefficient lotting patterns to more efficient configurations, through such mechanisms as density transfer and clustering.

This project will result in a Land Use Amendment to Estate Density Residential (“EDR”) (2-acre lot minimum) on 638.1-acres of vacant land, situated between two existing developed residential tracts to the west and south. The existing configuration of the project site contains large, oddly shaped, legal parcels, not conducive for supporting residential development. This land use change will enable a future subdivision for efficiently organized residential lots, which can tie into and extend the existing infrastructure to the west and south.

The second principal is within Community Design – 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 shift from a 5-acre lot minimum to a 2-acre lot minimum. These relatively smaller lot sizes will provide for a variation within the project site area, which is consistent with the General Plan policy to provide for a range of residential products and lot sizes. Although the lots are smaller, they are still large enough to be compatible with the overall rural character of the area and the underlying zoning classification will continue to support residential ancillary uses typically associated with rural development, such as limited animal keeping and farming. As a result, this project is consistent with the General Plan Principles.

c) Any Foundation Component designation in the General Plan.

This project will result in a Foundation Component Amendment. However, as demonstrated in the above findings, this proposed Amendment in conjunction with the Entitlement/Policy Amendment, does not conflict with the Riverside County Vision Statement, any of the General Plan principles, nor any other Foundation Component. This Amendment will result in a logical extension of the existing residential development pattern through the Dillon Road area, which supports the County’s goals and overall vision.

- 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.*

This proposed General Plan Entitlement/Policy Land Use Amendment contributes to the General Plan's policies, through the following ways:

- LU 7.1 – Accommodate the development of a balance of land uses that maintain and enhance the County's fiscal viability, economic diversity, and environmental integrity.

This balance of land uses is achieved through the ongoing adaptation of the General Plan's Land Use, where appropriate, to meet the market's changing needs. Providing a variety of residential lot sizes will contribute to the long-term supply of housing stock and will ensure that residents are afforded more options in a variety of locations.

This project further contributes to the General Plan by the following:

- LU 8.5 – In conjunction with the CEQA process, evaluate the potential for residential projects not located within existing parks and recreation districts of County Service Areas (CSAs) that provide for neighborhood and community park development and maintenance to be annexed into such districts or CSAs, and require such annexation where appropriate and feasible.

The project site is located between two existing, developed communities to the west and south. Both developed communities are within the County Service Area of Indio Hills (#105); however, the project site is not. This project site will be annexed into the CSA, contributing to the long-term maintenance of the site and any future parks, at time of build-out. In conjunction with the vision for a future residential development, an opportunity for annexation into an existing CSA has been provided, furthering the General Plan Land Use Policies.

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

As discussed in the above findings, the project site is situated between two existing developed communities on the west and south, which are currently part of the Community Service Area ("CSA") of Indio Hills (#105). The project site will be annexed into the CSA in anticipation of future residential development. This annexation will establish a commitment by the County for certain ongoing maintenance throughout the project site, at the time of build-out. This represents a new circumstance and justifies a General Plan Amendment.

SUMMARY OF FINDINGS:

- | | |
|--------------------------------------------------------|--------------------------------------------------------------------------------|
| 1. Existing General Plan Foundation Component (Ex #6): | Rural (R) and Open Space (OS) |
| 2. Proposed General Plan Foundation Component (Ex #6): | Rural Community (RC) |
| 3. Existing General Plan Land Use (Ex #6): | Rural Residential (RR) (5-acre minimum) and Rural (R) (20-acre minimum) |
| 4. Proposed General Plan Land Use (Ex #6): | Estate Density Residential (EDR) (2-acre minimum) |
| 5. Surrounding General Plan Land Uses (Ex #6): | Rural Residential (RR) (5-acre minimum) to the west and south and Conservation |

- | | |
|-----------------------------------|------------------------------------------------------------------------------------------------------------------|
| 6. Existing Zoning (Ex #3): | Habitat (CH) to the north and east
W-2-40 and W-2-140 (Controlled Development) (40-acre and 140-acre minimum) |
| 7. Proposed Zoning (Ex #3): | R-A-2 (Residential Agriculture, 2-acre minimum) and R-R (Rural Residential) |
| 8. Surrounding Zoning (Ex #3): | W-2-10 (Controlled Development) to the west and south and NA (Natural Assets) to the north and east |
| 9. Existing Land Use (Ex #1): | Vacant Land |
| 10. Surrounding Land Use (Ex #1): | Single-Family Residential and Vacant Land |
| 11. Project Size (Ex #1): | Total Acreage: 631.8 Acres |
| 12. Environmental Concerns: | See Environmental Assessment No. 41783 |

RECOMMENDATIONS:

ADOPT PLANNING COMMISSION RESOLUTION No. 2015-014 recommending adoption of General Plan Amendment No. 955 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 **NEGATIVE DECLARATION** for **ENVIRONMENTAL ASSESSMENT NO. 41783**, 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. 955 – amending the project site's General Plan Foundation Component from Rural (R) and Open Space (OS) to Rural Community (RC) and amending the site's General Plan Land Use Designation from Rural Residential (R:RR) (5-acre minimum) and Rural (OS:R) (20-acre minimum) to Estate Density Residential (RC:EDR) (2-acre minimum) 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. 7714 – changing the project site's Zoning classification from W-2-40 and W-2-140 (Controlled Development) to R-A-2 (Residential Agriculture, 2-acre minimum) and R-R (Rural 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 the Change of Zone 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 Open Space: Rural (OS:R) (20-acre minimum) and is located within the Western Coachella Valley Area Plan.

2. The project site is surrounded by properties which have a General Plan Land Use Designation of Rural Residential (RR) (5-acre minimum) to the west and south, and Conservation Habitat (CH) to the north and east.
3. This Regular Foundation Component Amendment and Entitlement/Policy Amendment will result in a Land Use Amendment to Rural Community: Estate Density Residential (RC:EDR) (2-acre minimum).
4. As provided in this staff report, this project is consistent with both the Administrative Element of the Riverside County General Plan and Sections 2.4 and 2.5 of Ordinance No. 348.
5. As provided in this staff report, this project is in conformance with each of the Riverside County General Plan Elements and will not create an internal inconsistency with them.
6. As provided in this staff report, this project does not conflict with nor does it require any changes to the Riverside County Vision Statement.
7. As provided in this staff report, this project is consistent with the planning principles in Appendix B of the Riverside County General Plan.
8. The Vision Statement itself is the County's blueprint for long-term, managed, and sustainable growth, but is also flexible to enable adaptation when market conditions and other external forces create opportunities. This is supported through Policy 5 of the Vision Statement under the Integration section, which states the following: Is flexible so that it can be adjusted to accommodate future circumstances, yet provides a solid foundation of stability so that basic ingredients in the plan are not sacrificed. This proposed General Plan Foundation Component Amendment has been reviewed in conjunction with the Vision Statement and staff has determined that the project is consistent with its policies.
9. Policy 1 of the Population Growth portion of the Vision Statement discusses the downsides of random sprawl, focusing on where the growth and new development along existing corridors should occur. The Policy states the following: New growth patterns no longer reflect a pattern of random sprawl. Rather, they follow a framework or transportation and open space corridors, with concentrations of development that fit into that framework. In other words, important open space and transportation corridors define growth areas. This project site is located adjacent to Dillon Road, the primary transportation corridor through the area. Furthermore, the site is located adjacent to existing residential development to the west and south. This project will result in contributing to the managed expansion of residential development, under a future project, concentrating the growth in a fixed area, rather than a random, sprawling, and unrelated site.
10. Policy LU 7.1 states, "Accommodate the development of a balance of land uses that maintain and enhance the County's fiscal viability, economic diversity, and environmental integrity." This balance of land uses is achieved through the ongoing adaptation of the General Plan's Land Use, where appropriate, to meet the market's changing needs. Providing a variety of residential lot sizes will contribute to the long-term supply of housing stock and will ensure that residents are afforded more options in a variety of locations.
11. Policy LU 8.5 states, " In conjunction with the CEQA process, evaluate the potential for residential projects not located within existing parks and recreation districts of County Service Areas (CSAs) that provide for neighborhood and community park development and maintenance to be annexed

into such districts or CSAs, and require such annexation where appropriate and feasible.” The project site is located between two existing, developed communities to the west and south. Both developed communities are within County Service Area of Indio Hills (#105); however, the project site is not. The project site will be annexed into the CSA, which will further contribute to the long-term maintenance of the area as a whole.

12. The project site has an existing zoning classification of W-2-40 and W-2-140 (Controlled Development 40-acre and 140-acre minimum lots).
13. The project site is surrounded by properties which have a zoning classification of W-2-10 to the west and south and NA (Natural Assets) to the north and east.
14. This Change of Zone will result in a zoning classification change to R-A-2 (Residential Agriculture, 2-acre minimum) and R-R (Rural Residential).
15. Environmental Assessment No. 41783 identified no potentially significant impacts, and resulted in a Negative Declaration of environmental effects.

CONCLUSIONS:

1. This proposed project is in conformance with the Rural Community: Estate Density Residential (RC:EDR) (2-acre minimum) General Plan Land Use Designation, and with all other elements of the Riverside County General Plan.
2. This proposed project is consistent with the R-A-2 (Residential Agriculture, 2-acre minimum) and R-R (Rural 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.

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. A designated City’s sphere of influence; or
 - b. The boundaries of a City; or
 - c. A Criteria Cell of the Coachella Valley Multi-Species Habitat Conservation Plan (“CVMSHCP”); or
 - d. An Airport Influence Area (“AIA”); or
 - e. A County Service Area (“CSA”); or
 - f. A “High” Wildfire Hazard Zone; or
 - g. A State Fire Responsibility Area.
3. The project site **is** located within:
 - a. Close proximity to San Andres Fault Zone; and

- b. "Moderate" liquefaction area; and
 - c. "Susceptible" ground subsidence; and
 - d. A 100-year flood plain.
4. The project site is currently designated as Assessor's Parcel Numbers: 750-130-001 through 750-130-004 and 750-130-006 through 750-130-013.

2
3 **RESOLUTION NO. 2015-014**
4 **RECOMMENDING ADOPTION OF**
5 **GENERAL PLAN AMENDMENT NO. 955**
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 November 4, 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 November 4, 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

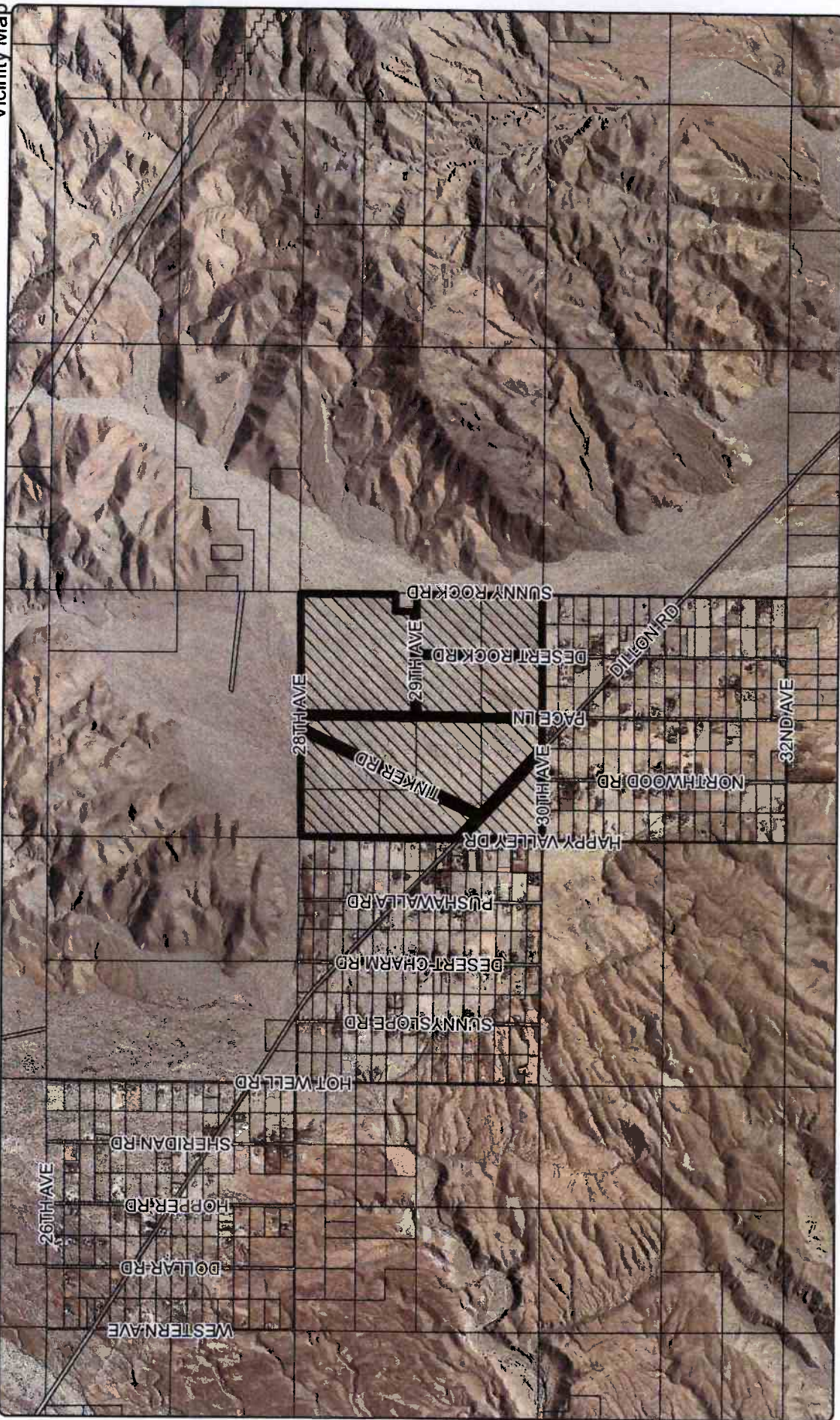
22 **ADOPTION** of the Negative Declaration environmental document, Environmental Assessment
23 No. 41783; and
24

25 **ADOPTION** of General Plan Amendment No. 955
26
27
28

**RIVERSIDE COUNTY PLANNING DEPARTMENT
CZ07714 GPA00955
VICINITY/POLICY AREAS**

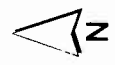
Supervisor Benoit
District 4

Date Drawn: 10/24/13
Vicinity Map



Zoning Area: Chuckawalla

Author: Vinnie Nguyen



DISCLAIMER: On October 7, 2004, the County of Riverside adopted a new General Plan providing for land use designations for unincorporated Riverside County. This map is a vicinity map and does not constitute a final use permit. For more information on the General Plan, please contact the Planning Department at (951) 956-5000 (Western County) or at (951) 956-8277 (Eastern County) or visit the website <http://www.riverside.ca.gov>.

RIVERSIDE COUNTY PLANNING DEPARTMENT

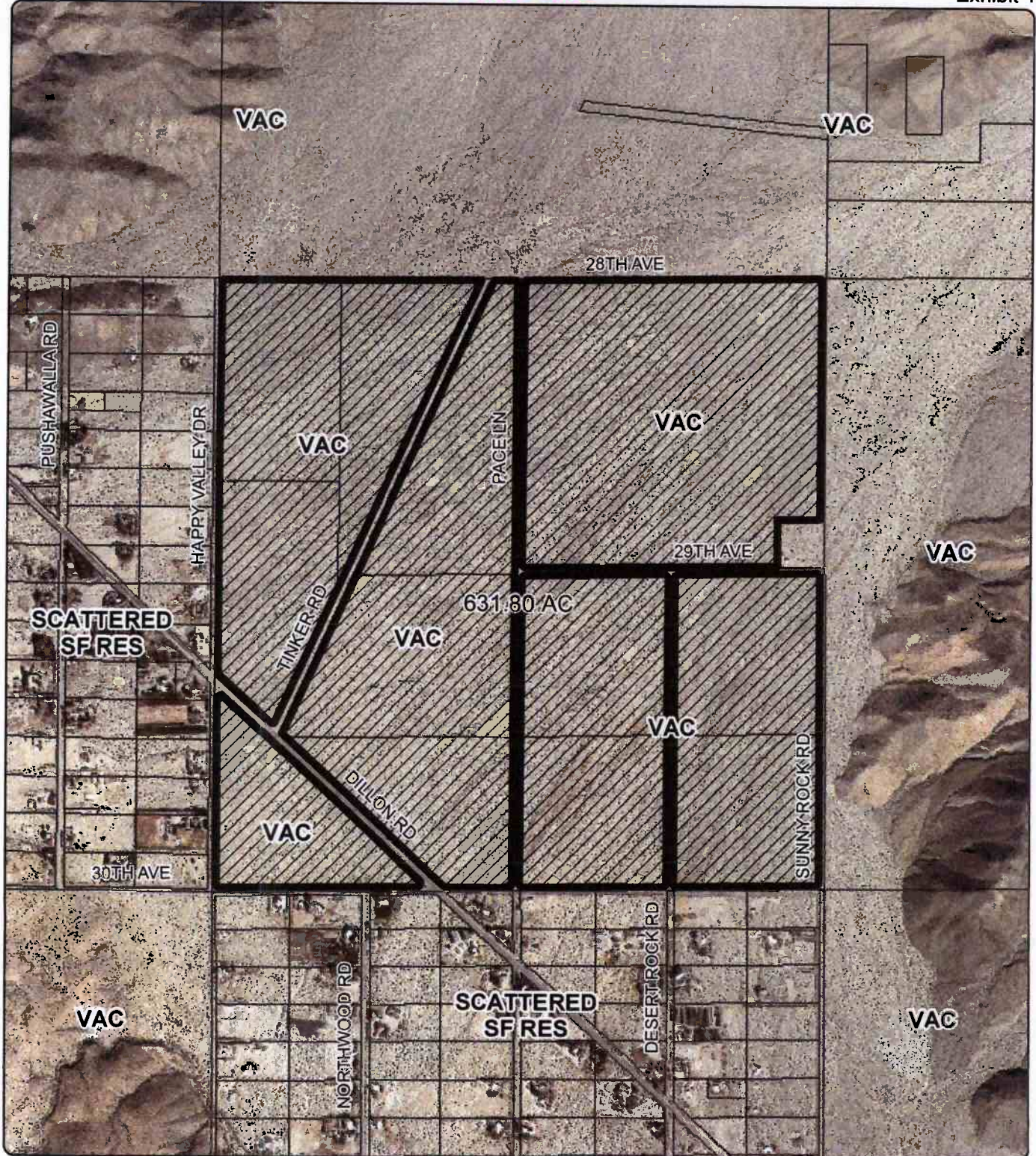
CZ07714 GPA00955

LAND USE

Supervisor Benoit
District 4

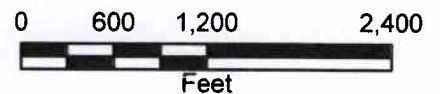
Date Drawn: 08/19/2015

Exhibit 1



Zoning Area: Chuckawalla

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.rctdnet.org>

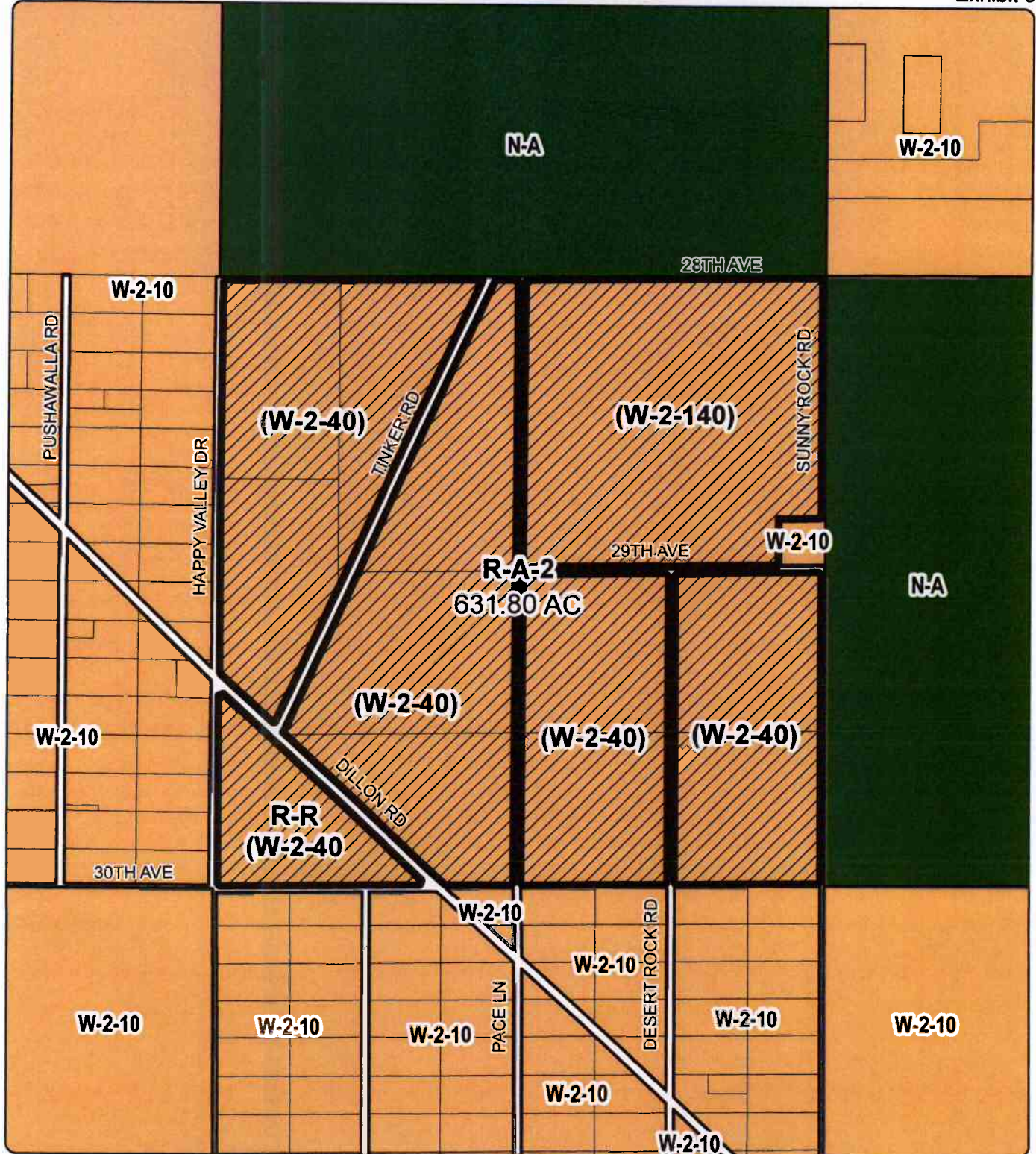
RIVERSIDE COUNTY PLANNING DEPARTMENT

CZ07714 GPA00955

PROPOSED ZONING

Supervisor Benoit
District 4

Date Drawn: 08/19/2015
Exhibit 3



Zoning Area: Chuckawalla

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.tonline.org>

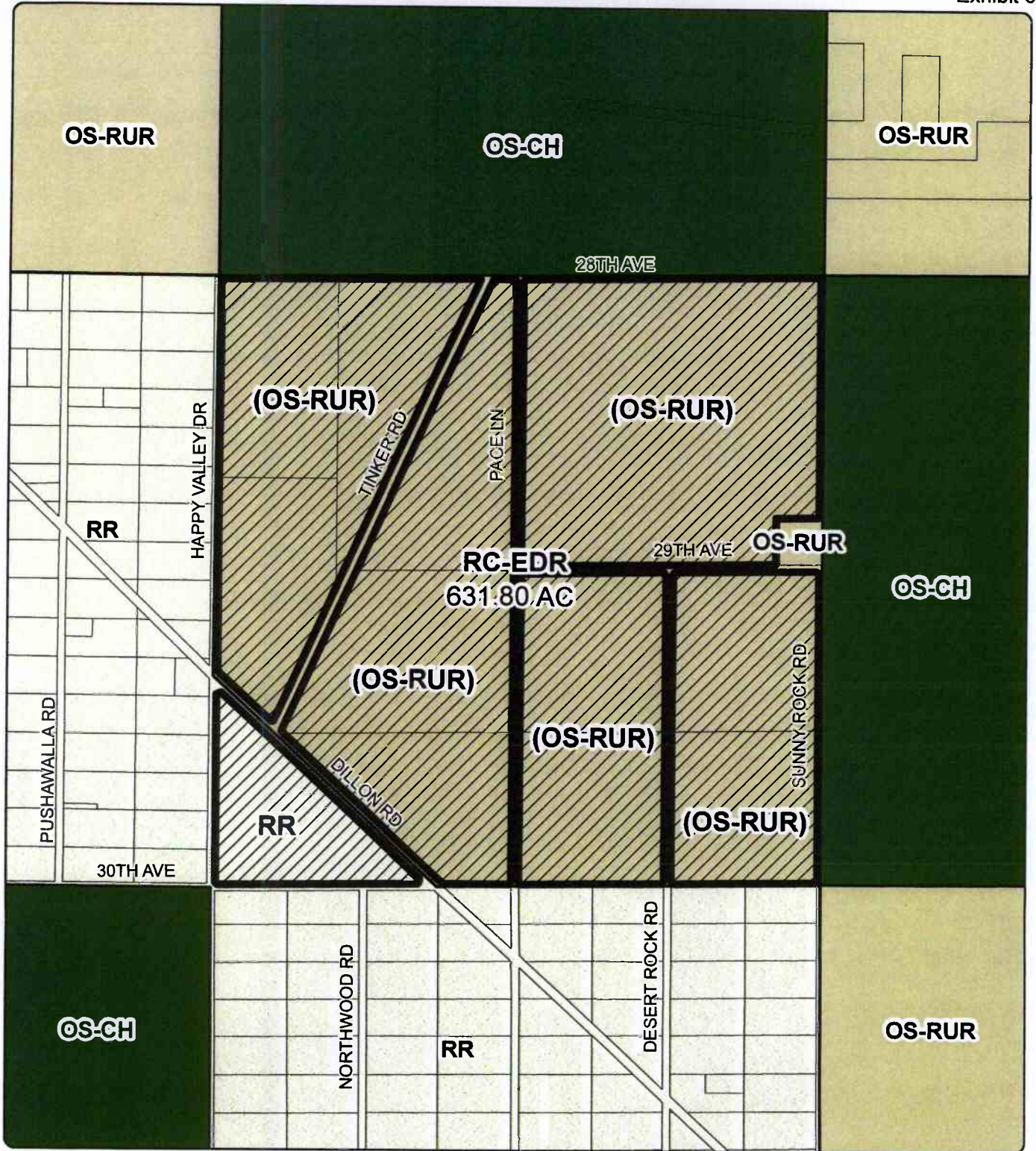
RIVERSIDE COUNTY PLANNING DEPARTMENT

CZ07714 GPA00955

PROPOSED GENERAL PLAN

Supervisor Benoit
District 4

Date Drawn: 08/19/2015
Exhibit 6



Zoning Area: Chuckawalla

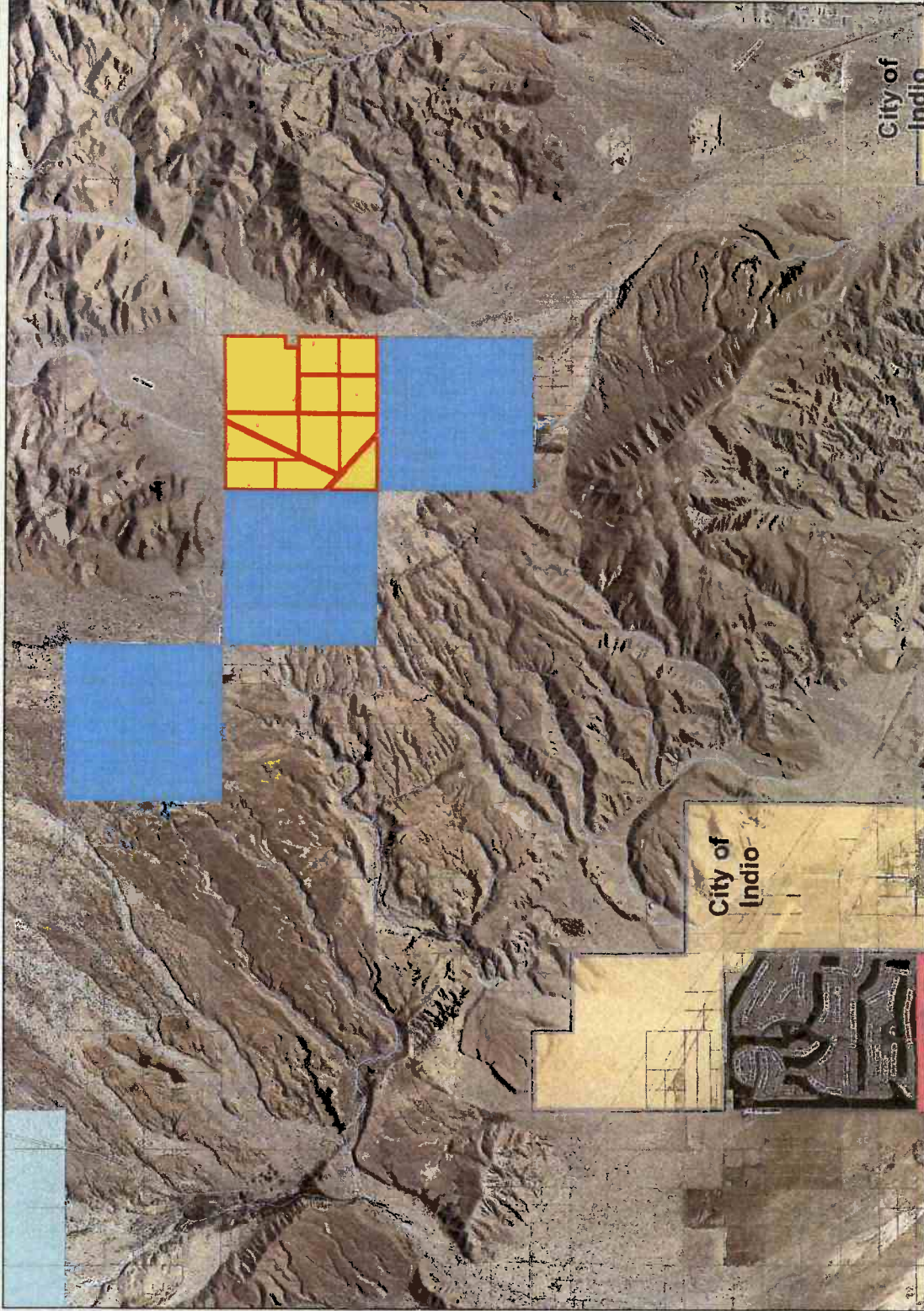
Author: Vinnie Nguyen



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.rcshms.org>

CZ07714 & GPA00955

Community Service Area - Indio Hills (#105)



Legend

- CSA
- <all other values>
 - #83
 - #103
 - #83
 - BELLE MEADOWS, #148
 - N PALM SPRINGS, #13
 - BERMUDA DUNES, #121
 - PALM SPRINGS, #15
 - CABAZON, #85
 - PERRIS, #89
 - CHERRY VALLEY, #27
 - PERRIS/WAGON WHEEL, #70
 - CORONITA, #1
 - PINE COVE, #38
 - CORONITA, #21
 - PINYON FLATS, #60
 - CRESTMORE, #73
 - QUAIL VALLEY, #86
 - DESERT CENTER/LAKE TAMARIC
 - RIPLEY, #62
 - DESERT HOT SPRINGS, #115
 - RUBIDOUX, #72
 - HEMET, #59
 - SE HEMET, #94
 - HEMET, #69
 - SKY VALLEY, #104

Notes

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



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COUNTY OF RIVERSIDE

ENVIRONMENTAL ASSESSMENT FORM: INITIAL STUDY

Environmental Assessment No.: 41783

Project Cases: General Plan Amendment No. 955 & Change of Zone No. 7714

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's Name: Happy Valley, LLC c/o David Turner

Applicant's Address: 77-933 Las Montanas Road, Suite 101, Palm Desert, CA 92211-4131

Applicant's Telephone Number: (760) 360-4200

I. PROJECT INFORMATION

A. Project Description:

Proposal to amend the project site's General Plan Foundation Component from Rural (R) and Open Space (OS) to Rural Community (RC), amend its General Plan Land Use Designation from Rural Residential (RR) (5-acre minimum) and Rural (RUR) (20-acre minimum) to Estate Density Residential (EDR) (2-acre minimum) and change the site's Zoning Classification from W-2-40 and W-2-140 (Controlled Development) to R-A-2 (Residential Agriculture, 2-acre minimum) and R-R (Rural Residential) on 12 parcels, totaling 631.8 acres.

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

C. Total Project Area: 631.8 acres

D. Assessor's Parcel No.: 750-130-001 through 750-130-004 and 750-130-006 through 750-130-013

E. Street References: South of 28th Avenue, west of Sunny Rock Road, East of Happy Valley Road, North of 30th Avenue.

F. Section, Township, & Range Description: Section 11, Township 4 South, Range 7 East

G. Brief description of the existing environmental setting of the project site and its surroundings: The project site is vacant land. There is vacant land to the north and east with single family residential to the west and south.

II. APPLICABLE GENERAL PLAN AND ZONING REGULATIONS

A. General Plan Elements/Policies:

1. **Land Use:** This project includes a General Plan Amendment and Change of Zone only. There is no development plan associated with this project. This project will result in an amendment to the Riverside County General Plan foundation component, the General Plan land use designation, and the underlying Zone in order to support future development. As a result, this project is consistent with the provisions of the Land Use Element.

2. **Circulation:** This project is consistent with the provisions of the Circulation Element.

3. **Multipurpose Open Space:** This project is consistent with the policies of the Open Space Element.
 4. **Safety:** This project is consistent with the policies of the Safety Element.
 5. **Noise:** This project is consistent with the policies of the Noise Element.
 6. **Housing:** This project is consistent with the policies of the Housing Element.
 7. **Air Quality:** This project is consistent with the policies of the Air Quality Element.
- B. General Plan Area Plan:** Western Coachella Valley Area Plan
- C. General Plan Foundation Component (Existing):** Rural (R) and Open Space (OS)
- D. General Plan Land Use Designation (Existing):** Rural Residential (RR) (5-acre minimum) & Rural (RUR) (20-acre minimum)
- E. General Plan Foundation Component (Proposed):** Rural Community (RC)
- F. General Plan Land Use Designation (Proposed):** Estate Density Residential (EDR) (2-acre minimum)
- G. Overlay(s), if any:** None
- H. Policy Area(s), if any:** None
- I. Adjacent and Surrounding:**
1. **Area Plan(s):** Western Coachella Valley Area Plan
 2. **Land Use Designation(s):** Rural Residential (RR) (5-acre minimum) to the west and south, and Conservation Habitat (CH) to the north and east.
 3. **Overlay(s), if any:** None
 4. **Policy Area(s), if any:** None
- 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):** W-2-40 and W-2-140 (Controlled Development)
- L. Zoning (Proposed):** R-A-2 (Residential Agriculture, 2-acre minimum) and R-R (Rural Residential)
- M. Adjacent and Surrounding Zoning:** W-2-10 to the west and south, NA (Natural Assets) to the north and east.

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 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:

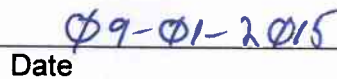
A PREVIOUS ENVIRONMENTAL IMPACT REPORT/NEGATIVE DECLARATION WAS NOT PREPARED
<input checked="" type="checkbox"/> I find that the proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.
<input type="checkbox"/> I find that although the proposed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

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 checked="" type="checkbox"/>	<input type="checkbox"/>
b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings and unique or landmark features; obstruct any prominent scenic vista or view open to the public; or result in the creation of an aesthetically offensive site open to public view?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source: Riverside County General Plan Figure 9 in Western Coachella Valley Area Plan – “Scenic Highways”

Findings of Fact:

a-b) Pursuant to the Riverside County General Plan Figure 9 in Western Coachella Valley Area Plan – “Scenic Highways” exhibit, the project site is located adjacent to Dillan Road, which is a “County Eligible” designated Scenic Highway. All implementing projects will be required to conform to the Western Coachella Valley Area Plan and the Circulation element policies, relating to scenic highway criteria. In addition the change from 5-acre minimum lot sizes to 2-acre minimum will result in a higher density development. Consideration to open space, vehicle circulation, and landscaping to mitigate potential aesthetic impacts, will be made in conjunction with an implementing 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, General Plan Land Use Designation, and Zoning Classification only, which could lead to future development of the site. Should a development proposal or land use application to subdivide, grade, or construct be submitted, a subsequent Environmental Assessment shall be prepared to determine 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?

Source: GIS database, Ord. No. 655 (Regulating Light Pollution), Riverside County General Plan Figure 6 in Western Coachella Valley Area Plan – “Mt. Palomar Nighttime Lighting Policy”

Findings of Fact:

a) Pursuant to the Riverside County General Plan Figure 6 in Western Coachella Valley Area Plan – “Mt. Palomar Nighttime Lighting Policy” exhibit, the project site is not located within the policy area. As a result, there will be no impacts. However, all new lighting will be required to adhere to Riverside County lighting standards to avoid potential lighting impacts. This will be analyzed in conjunction with a future implementing project.

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 5-acre minimum to 2-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, General Plan Land Use Designation, and Zoning Classification only, which could lead to future development of the site. Should a development proposal or land use application to subdivide, grade, or construct be submitted, a subsequent Environmental Assessment shall be prepared to determine 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.

AGRICULTURE & FOREST RESOURCES Would the project

4. Agriculture

a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland) as shown on

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?				
b) Conflict with existing agricultural zoning, agricultural use or with land subject to a Williamson Act contract or land within a Riverside County Agricultural Preserve?	<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, the project site is located within an area designated as "Other Lands". The California State Department of Conservation makes these designations based on soil types and land use designations. Although the current Zoning designation is W-2-40 and W-2-140, which allows for commercial farming, the project site is not conducive to support crop farming, due to the extreme temperatures in the area and high water demand. As a result, the loss of viable agricultural land is negligible. 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.

Mitigation: No mitigation is required

Monitoring: No monitoring is required

5. Forest	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of forest land to non-forest use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

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

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

Findings of Fact:

a-c) Pursuant to the Riverside County General Plan Figure OS-3 "Parks, Forests, and Recreation Areas" exhibit, the project site is not located within any designated forest land area. 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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Violate any air quality standard or contribute substantially to an existing or projected air quality violation?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Expose sensitive receptors which are located within 1 mile of the project site to project substantial point source emissions?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Involve the construction of a sensitive receptor located within one mile of an existing substantial point source emitter?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f) Create objectionable odors affecting a substantial number of people?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: SCAQMD CEQA Air Quality Handbook

Findings of Fact:

a-f) The proposed land use change will result in a net increase in population and/or vehicle trips at the time of build out, based upon the proposed higher residential density change. However, the amount of the increase is too speculative to provide a detailed analysis at this time. Additionally, there are no point source 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, General Plan Land Use Designation, and Zoning Classification only, which could lead to future development of the site. Should a development proposal or land use application to subdivide, grade, or construct be submitted,

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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a subsequent Environmental Assessment shall be prepared to determine 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?

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

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

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

Findings of Fact:

a-g) The project site is located within the Coachella Valley MSHCP extent, but not within a specific criteria cell or proposed biological reserve area. As a result, the HANS process is not required.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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However, at the time of an implementing project, a biological study will be required to determine existing habitats, as well as any required conservation areas.

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, General Plan Land Use Designation, and Zoning Classification only, which could lead to future development of the site. Should a development proposal or land use application to subdivide, grade, or construct be submitted, a subsequent Environmental Assessment shall be prepared to determine 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

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) There are no known historic features located on the project site. However, during the time of an implementing project review, the necessity for a Historic Resource Study will be determined.

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, General Plan Land Use Designation, and Zoning Classification only, which could lead to future development of the site. Should a development proposal or land use application to subdivide, grade, or construct be submitted, a subsequent Environmental Assessment shall be prepared to determine 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.

9. Archaeological Resources

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

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
d) Restrict existing religious or sacred uses within the potential impact area?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Cause a substantial adverse change in the significance of a tribal cultural resource as defined in Public Resources Code 21074?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source: Project Application Materials

Findings of Fact:

a-e) Pursuant to SB 18 requirements, Riverside County staff previously requested a list from the Native American Heritage Commission ("NAHC") of Native American Tribes whose historical extent includes the project site. Consultation request notices were sent to each of the Tribes on the list on May 21, 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.

AB 52 became effective on July 1, 2015. In compliance with AB 52, separate notices regarding this project were mailed to all requesting Tribes on September 10, 2015. AB 52 provides for a 30-day review period in which all noticed Tribes may request consultation regarding the proposed project. Although County staff received no specific requests for consultation within the 30-day period, the Pechanga Tribe has requested in general, they be notified for potential consultation. The project site is located outside of the historical Pechanga Tribal extent and as a result from a conference call with the Pechanga tribe, no further consultation is required at this time. This project includes a General Plan Amendment and Change of Zone only. There will be no ground disturbance resulting from project approval. Furthermore, in accordance with AB 52, County staff will again notice the Pechanga Tribe, as well as all other requesting Tribes, at the time an implementing project is submitted.

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, General Plan Land Use Designation, and Zoning Classification only, which could lead to future development of the site. Should a development proposal or land use application to subdivide, grade, or construct be submitted, a subsequent Environmental Assessment shall be prepared to determine 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 General Plan Figure OS-8 "Paleontological Sensitivity"

Findings of Fact:

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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a) Pursuant to the Riverside County General Plan, Figure OS-8 "Paleontological Sensitivity" exhibit, the project site is primarily located within an area designated as "Low Sensitivity". Prior to any 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, General Plan Land Use Designation, and Zoning Classification only, which could lead to future development of the site. Should a development proposal or land use application to subdivide, grade, or construct be submitted, a subsequent Environmental Assessment shall be prepared to determine 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:

a-b) Pursuant to the Riverside County General Plan Figure S-2 "Earthquake Fault Study Zones" map, the "San Andres Fault Zone" is located in close proximity to the project site, at the southwest. However, at this time, this project includes a General Plan Amendment and Zone Change only. As a result, no people or structures will be exposed to adverse effects associated with the fault zone. Additionally, any future development will be required to comply with the California Building Code, as it relates to development within proximity of a fault zone.

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, General Plan Land Use Designation, and Zoning Classification only, which could lead to future development of the site. Should a development proposal or land use application to subdivide, grade, or construct be submitted, a subsequent Environmental Assessment shall be prepared to determine potential impacts. In addition, the implementing project will be subject for review by the County Geologist, and will be

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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designed according to any geotechnical or related studies. As a result, impacts associated with this project are considered less than significant.

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, the project site is located within an area identified as having "Moderate" liquefaction potential. This project includes a General Plan Amendment and Zone Change only. As a result, no people or structures will be exposed to adverse effects associated with the liquefaction 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 liquefaction potential.

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, General Plan Land Use Designation, and Zoning Classification only, which could lead to future development of the site. Should a development proposal or land use application to subdivide, grade, or construct be submitted, a subsequent Environmental Assessment shall be prepared to determine 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

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) Nearly every location in California has some degree of potential exposure to significant ground shaking. 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, General Plan Land Use Designation, and Zoning Classification only, which could lead to future development of the site.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Should a development proposal or land use application to subdivide, grade, or construct be submitted, a subsequent Environmental Assessment shall be prepared to determine 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. As a result, impacts associated with this project are considered less than significant.

Mitigation: No mitigation is required

Monitoring: No monitoring is required

14. Landslide Risk

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

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, the project site is primarily flat with a gradual incline towards the east. As a result, the project site will not be affected by any "Steep Slope" issues at time of an implementing project. There are 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:

a) Pursuant to the Riverside County General Plan Figure S-7 "Documented Subsidence Areas Map" exhibit, the project site is located within an area identified as "Susceptible" subsidence potential. This project includes a General Plan Amendment and Change of Zone only. As a result, no people or structures will be exposed to adverse effects associated with potential subsidence. 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.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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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, General Plan Land Use Designation, and Zoning Classification only, which could lead to future development of the site. Should a development proposal or land use application to subdivide, grade, or construct be submitted, a subsequent Environmental Assessment shall be prepared to determine 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

16. Other Geologic Hazards

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

Source: On-site Inspection, Project Application Materials

Findings of Fact:

a) The project site is not located within close proximity to any other geological hazards or risk areas. There will be no impacts.

Mitigation: No mitigation is required

Monitoring: No monitoring is required

17. Slopes

a) Change topography or ground surface relief features?

b) Create cut or fill slopes greater than 2:1 or higher than 10 feet?

c) Result in grading that affects or negates subsurface sewage disposal systems?

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

a-c) Pursuant to the Riverside County General Plan Figure S-5 "Regions Underlain by Steep Slope" exhibit, the project site is primarily flat with a gradual incline towards the east. As a result, the project site will not be affected by any "Steep Slope" issues. There will be no impacts.

Mitigation: No mitigation is required

Monitoring: No monitoring is required

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
18. Soils				
a) Result in substantial soil erosion or the loss of topsoil?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Be located on expansive soil, as defined in Section 1802.3.2 of the California Building Code (2007), creating substantial risks to life or property?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Have soils incapable of adequately supporting use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

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

Findings of Fact:

a-c) During the time of an implementing project, a geotechnical study and soils analysis may be required to be prepared. However, 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, General Plan Land Use Designation, and Zoning Classification only, which could lead to future development of the site. Should a development proposal or land use application to subdivide, grade, or construct be submitted, a subsequent Environmental Assessment shall be prepared to determine potential impacts. As a result, there are no impacts.

Mitigation: No mitigation is required

Monitoring: No monitoring is required

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

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

Findings of Fact:

a-b) During the time of an implementing project, a geotechnical study and soils analysis may be required to be prepared. However, 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, General Plan Land Use Designation, and Zoning Classification only, which could lead to future development of the site. Should a development proposal or land use application to subdivide, grade, or construct be submitted, a subsequent Environmental Assessment shall be prepared to determine potential impacts. As a result, 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

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

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

Findings of Fact:

a) Pursuant to the Riverside County General Plan Figure S-8 "Wind Erosion Susceptibility Map" exhibit, the project site is located within an area of "Moderate" and "High" wind erosion. However, at this time, this project includes a General Plan Amendment and Zone Change only. As a result, no people or structures will be exposed to adverse effects associated with winds. Additionally, any future development will be required to comply with the California Building Code and Riverside County Building Code requirements, as it relates to development within a high wind area.

Mitigation: No mitigation is required

Monitoring: No monitoring is required

GREENHOUSE GAS EMISSIONS Would the project

21. Greenhouse Gas Emissions	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?

b) Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Source: County of Riverside General Plan

Findings of Fact:

a-b) This project will result in a General Plan Land Use amendment from 5-acre minimum residential lots to 2-acre minimum residential lots. This will result in the generation of additional vehicle trips to and from the project site and the area as a whole. Trip generation and subsequent mitigation measures will be analyzed in conjunction with a future implementing 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, General Plan Land Use Designation, and Zoning Classification only, which could lead to future development of the site.

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Should a development proposal or land use application to subdivide, grade, or construct be submitted, a subsequent Environmental Assessment shall be prepared to determine potential impacts. Additionally, any future implementing project on this site will be required to comply with California's AB-32 greenhouse gas reduction requirements as well as Riverside County's Climate action Plan. Many of the identified potential mitigation measures resulting from GHG impacts are implemented during the construction phase of the project. As a result, impacts associated with this project are considered less than significant.

Mitigation: No mitigation is required

Monitoring: No monitoring is required

HAZARDS AND HAZARDOUS MATERIALS Would the project

22. Hazards and Hazardous Materials

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

Source: Project Application Materials

Findings of Fact:

a-b, d-e) 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, General Plan Land Use Designation, and Zoning Classification only, which could lead to future development of the site. Should a development proposal or land use application to subdivide, grade, or construct be submitted, a subsequent Environmental Assessment shall be prepared to determine potential impacts. As a result, there will be no impacts.

c) The project will result in higher development intensity of the site than was proposed in the General Plan in 2003. The increase in density may result in an overburden of streets previously identified as evacuation routes for other projects. However, the Transportation Department will require any future development proposals on the site, to add mitigation to those projects to assure the streets will

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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accommodate adequate emergency provisions. As a result, impacts associated with this project are considered less than significant.

Mitigation: No mitigation is required

Monitoring: No monitoring is required

23. Airports

a) Result in an inconsistency with an Airport Master Plan?

b) Require review by the Airport Land Use Commission?

c) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area?

d) For a project within the vicinity of a private airstrip, or heliport, would the project result in a safety hazard for people residing or working in the project area?

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

Findings of Fact:

a-d) Pursuant to the Riverside County General Plan Figure S-19 "Airport Locations" exhibit, the project site is not located within a designated Airport Influence Area ("AIA"). As a result, there will be no impacts.

Mitigation: No mitigation is required

Monitoring: No monitoring is required

24. Hazardous Fire Area

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

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

Findings of Fact:

a) Pursuant to the Riverside County General Plan Figure S-11 "Wildfire Susceptibility" exhibit, the project site is located within a "Low" Wildfire Susceptibility Area.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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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, General Plan Land Use Designation, and Zoning Classification only, which could lead to future development of the site. Should a development proposal or land use application to subdivide, grade, or construct be submitted, a subsequent Environmental Assessment shall be prepared to determine 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

HYDROLOGY AND WATER QUALITY Would the project

25. Water Quality Impacts

a) Substantially alter the existing drainage pattern of the site or area, including the alteration of the course of a stream or river, in a manner that would result in substantial erosion or siltation on- or off-site?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Violate any water quality standards or waste discharge requirements?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Create or contribute runoff water that would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Place housing within a 100-year flood hazard area, as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f) Place within a 100-year flood hazard area structures which would impede or redirect flood flows?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
g) Otherwise substantially degrade water quality?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
h) Include new or retrofitted stormwater Treatment Control Best Management Practices (BMPs) (e.g. water quality treatment basins, constructed treatment wetlands), the operation of which could result in significant environmental effects (e.g. increased vectors or odors)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Riverside County General Plan Figure S-9 "100- and 500-Year Flood Hazard Zones", Riverside County Flood Control District Flood Hazard Report/Condition

Findings of Fact:

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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a-h) Pursuant to the Riverside County General Plan Figure S-9 "100- and 500-Year Flood Hazard Zones" exhibit, the project site is located within a 100-year floodplain zone. Approval of this project will result in a General Plan Amendment and change of the underlying Zone only. There is no grading proposed at this time that would alter any flows, violate any standards, impact ground water resources, create any runoff, or require any BMP's. No additional studies of the current conditions were conducted because there is no accompanying development 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, General Plan Land Use Designation, and Zoning Classification only, which could lead to future development of the site. Should a development proposal or land use application to subdivide, grade, or construct be submitted, a subsequent Environmental Assessment shall be prepared to assess the potential impacts from flooding and water needs. Additionally, at the time of the implementing project review, a water supply assessment may be required to be prepared. As a result, impacts associated with this project are considered less than significant.

Mitigation: No mitigation is required

Monitoring: No monitoring is required

26. Floodplains

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

NA - Not Applicable U - Generally Unsuitable R - Restricted

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

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

Findings of Fact:

a-d) Pursuant to the Riverside County General Plan Figure S-9 "100- and 500-Year Flood Hazard Zones" exhibit, the project site is located within a 100-year floodplain zone. Approval of this project will

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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result in a General Plan Amendment and change of the underlying Zone only. There is no grading proposed at this time that would alter any flows, violate any standards, impact ground water resources, create any runoff, or require any BMP's. No additional studies of the current conditions were conducted because there is no accompanying development project.

Pursuant to the Riverside County General Plan Figure S-10 "Dam Failure Inundation Zone" exhibit, the project site is not located within close proximity to any dam failure inundation 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, General Plan Land Use Designation, and Zoning Classification only, which could lead to future development of the site. Should a development proposal or land use application to subdivide, grade, or construct be submitted, a subsequent Environmental Assessment shall be prepared to assess the potential impacts from flooding. As a result, there will be no impacts.

Mitigation: No mitigation is required

Monitoring: No monitoring is required

LAND USE/PLANNING Would the project

27. Land Use

a) Result in a substantial alteration of the present or planned land use of an area?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Affect land use within a city sphere of influence and/or within adjacent city or county boundaries?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

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

Findings of Fact:

a) This project will result in changes to the site's General Plan land use pattern. The project site has a current General Plan Land Use of Rural Residential (5-acre lot size minimum) and is proposed to be amended to Estate Density Residential (2-acre lot size minimum). The proposed Land Use amendment will result in a reasonable integration of smaller residential lot sizes, providing a variety of residential product types for the area. All potential impacts associated with this higher density land use will be analyzed in conjunction with an implementing future project. As a result, impacts associated with this project are considered less than significant.

b) The project site is not located within a designated sphere of influence. As a result, there will be no impacts.

Mitigation: No mitigation is required

Monitoring: No monitoring is required

28. Planning

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Be consistent with the site's existing or proposed zoning?				
b) Be compatible with existing surrounding zoning?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Be compatible with existing and planned surrounding land uses?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Be consistent with the land use designations and policies of the General Plan (including those of any applicable Specific Plan)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Disrupt or divide the physical arrangement of an established community (including a low-income or minority community)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

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

Findings of Fact:

a-e) This project will result in changes to the site's General Plan land use pattern. The project site has a current General Plan Land Use of Rural Residential (5-acre lot size minimum) and is proposed to be amended to Estate Density Residential (2-acre lot size minimum). The proposed Land Use amendment will result in a reasonable integration of smaller residential lot sizes, providing a variety of residential product types for the area.

The existing Zoning for the project site is W-2-40 and W-2-140 (Controlled Development) and is proposed to be changed to R-A-2 (Residential Agriculture, 2-acre minimum) and R-R (Rural Residential). This General Plan Amendment and accompanying Zone Change will allow the implementation of the smaller lots through a future development 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, General Plan Land Use Designation, and Zoning Classification only, which could lead to future development of the site. Should a development proposal or land use application to subdivide, grade, or construct be submitted, a subsequent Environmental Assessment shall be prepared to determine 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

MINERAL RESOURCES Would the project

29. Mineral Resources

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

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

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
c) Be an incompatible land use located adjacent to a State classified or designated area or existing surface mine?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Expose people or property to hazards from proposed, existing or abandoned quarries or mines?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

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

Findings of Fact:

a-d) Pursuant to the Riverside County General Plan Figure OS-5 "Mineral Resources Area" exhibit, the project site is located within the "MRZ-3" Mineral Resource Area. Due to the other existing residential uses in the surrounding area, extracting minerals from the project site would be unfeasible. Also, the project site currently has a Controlled Development Zoning designation, which precludes the establishment of any mineral extraction operations. As a result, there will be no impacts.

Mitigation: No mitigation is required

Monitoring: No monitoring is required

NOISE Would the project result in

Definitions for Noise Acceptability Ratings

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

NA - Not Applicable

A - Generally Acceptable

B - Conditionally Acceptable

C - Generally Unacceptable

D - Land Use Discouraged

30. Airport Noise

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

NA A B C D

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

NA A B C D

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

Findings of Fact:

a-b) Pursuant to the Riverside County General Plan Figure S-19 "Airport Locations" exhibit, the project site is not located within the an Airport Influence Area. As a result, there will be no impacts from airport related sources.

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

31. Railroad Noise

NA A B C D

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

Findings of Fact:

Pursuant to the Riverside County General Plan Figure C-1 "Circulation Plan" exhibit, the project site is not located within close proximity of a railroad. As a result, there will be no impacts.

Mitigation: No mitigation is required

Monitoring: No monitoring is required

32. Highway Noise

NA A B C D

Source: On-site Inspection, Project Application Materials

Findings of Fact:

The project site is located adjacent to Dillon Road, which has a 128-foot Right-of-Way. Noise impacts associated with this road will be analyzed further, in conjunction with a future implementing 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, General Plan Land Use Designation, and Zoning Classification only, which could lead to future development of the site. Should a development proposal or land use application to subdivide, grade, or construct be submitted, a subsequent Environmental Assessment shall be prepared to determine potential impacts. As a result, there will be no impacts.

Mitigation: No mitigation is required

Monitoring: No monitoring is required

33. Other Noise

NA A B C D

Source: Project Application Materials, GIS database

Findings of Fact:

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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The project site is not located near any other source of significant potential noise. As a result, there will be no impacts.

Mitigation: No mitigation is required

Monitoring: No monitoring is required

34. Noise Effects on or by the Project

a) A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Exposure of persons to or generation of excessive ground-borne vibration or ground-borne noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

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

Findings of Fact:

a-d) This General Plan Amendment will result in changing the land use to a denser residential designation, which could result in the generation of more noise. A noise study may be required at the time of an implementing project. However, residential use in general, is compatible with the area.

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, General Plan Land Use Designation, and Zoning Classification only, which could lead to future development of the site. Should a development proposal or land use application to subdivide, grade, or construct be submitted, a subsequent Environmental Assessment shall be prepared to determine potential impacts. As a result, there will be no impacts.

Mitigation: No mitigation is required

Monitoring: No monitoring is required

POPULATION AND HOUSING Would the project

35. Housing

a) Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
b) Create a demand for additional housing, particularly housing affordable to households earning 80% or less of the County's median income?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Affect a County Redevelopment Project Area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Cumulatively exceed official regional or local population projections?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f) Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

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

Findings of Fact:

a-f) The existing General Plan Land Use of Rural Residential (RR) allows for development at a minimum of 1 dwelling unit per 5-acres. At maximum build-out under the existing land use over the 631.8-acre project site, 126 lots could potentially be established. This General Plan Amendment will result in a General Plan Land Use change to Estate Density Residential (EDR), which allows for development at a minimum of 1 dwelling unit per 2-acres. At build-out, this would result in a potential maximum development of 315 dwelling units over the same 631.8-acre site.

Appendix E, of the 2003 Riverside County General Plan, provides assumptions for residential build-out densities and population projections. For the Coachella Valley area, the General Plan assumes 2.97 residents per single-family detached dwelling unit. Under the existing Land Use of Rural Residential, with the maximum number of potential dwelling units (2.97*126 units), there would be approximately 374 persons residing within the project site, at time of complete build-out. Under the proposed Land Use of Estate Density Residential, with the maximum number of potential dwelling units (2.97*315 units), there would be approximately 935 persons residing within the project site, at time of complete build-out. As a result of the Land Use Amendment, there would be a potential population net increase of 561 persons (2.97*315 units)-(2.97*126 units), within the project site. However, this is a generalized average, which has been calculated using the standard values codified in the Riverside County General Plan.

Currently, the site is vacant land; therefore, this project will not displace any existing housing nor will it affect an established redevelopment area. Once built-out, the project site could result in a population increase by approximately 561 persons; however, this change is a negligible increase to the overall population projections for Riverside County.

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, General Plan Land Use Designation, and Zoning Classification only, which could lead to future development of the site. Should a development proposal or land use application to subdivide, grade, or construct be submitted,

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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a subsequent Environmental Assessment shall be prepared to determine 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

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

36. Fire Services

Source: Riverside County General Plan Safety Element

Findings of Fact:

The project site is currently vacant land. The increase in residential density from 5-acre minimum lots to 2-acre minimum lots will create a net increase in the need for services. However, all development projects, once implemented, create the need for at least some public services. At the time of future construction, resulting from an implementing project, costs associated with the potential increased need for fire services will be assessed and those services will be established.

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, General Plan Land Use Designation, and Zoning Classification only, which could lead to future development of the site. Should a development proposal or land use application to subdivide, grade, or construct be submitted, a subsequent Environmental Assessment shall be prepared to determine potential impacts. As a result, there will be no impacts.

Mitigation: No mitigation is required

Monitoring: No monitoring is required

37. Sheriff Services

Source: Riverside County General Plan

Findings of Fact:

The project site is currently vacant land. The increase in residential density from 5-acre minimum lots to 2-acre minimum lots will create a net increase in the need for services. However, all development projects, once implemented, create the need for at least some public services. At the time of future construction, resulting from an implementing project, costs associated with the potential increased need for sheriff services will be assessed and those services will be established.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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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, General Plan Land Use Designation, and Zoning Classification only, which could lead to future development of the site. Should a development proposal or land use application to subdivide, grade, or construct be submitted, a subsequent Environmental Assessment shall be prepared to determine potential impacts. As a result, there will be no impacts.

Mitigation: No mitigation is required

Monitoring: No monitoring is required

38. Schools

Source: Moreno Valley Unified School District, GIS database

Findings of Fact:

The project site is currently vacant land. The increase in residential density from 5-acre minimum lots to 2-acre minimum lots will create a net increase in the need for services. However, all development projects, once implemented, create the need for at least some public services. At the time of future construction, resulting from an implementing project, costs associated with the potential increased need for school services will be assessed and those services will be established.

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, General Plan Land Use Designation, and Zoning Classification only, which could lead to future development of the site. Should a development proposal or land use application to subdivide, grade, or construct be submitted, a subsequent Environmental Assessment shall be prepared to determine potential impacts. As a result, there will be no impacts.

Mitigation: No mitigation is required

Monitoring: No monitoring is required

39. Libraries

Source: Riverside County General Plan

Findings of Fact:

The project site is currently vacant land. The increase in residential density from 5-acre minimum lots to 2-acre minimum lots will create a net increase in the need for services. However, all development projects, once implemented, create the need for at least some public services. At the time of future

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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construction, resulting from an implementing project, costs associated with the potential increased need for library services will be assessed and those services will be established.

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, General Plan Land Use Designation, and Zoning Classification only, which could lead to future development of the site. Should a development proposal or land use application to subdivide, grade, or construct be submitted, a subsequent Environmental Assessment shall be prepared to determine potential impacts. As a result, there will be no impacts.

Mitigation: No mitigation is required

Monitoring: No monitoring is required

40. Health Services

Source: Riverside County General Plan

Findings of Fact:

The project site is currently vacant land. The increase in residential density from 5-acre minimum lots to 2-acre minimum lots will create a net increase in the need for services. However, all development projects, once implemented, create the need for at least some public services. At the time of future construction, resulting from an implementing project, costs associated with the potential increased need for health services will be assessed and those services will be established.

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, General Plan Land Use Designation, and Zoning Classification only, which could lead to future development of the site. Should a development proposal or land use application to subdivide, grade, or construct be submitted, a subsequent Environmental Assessment shall be prepared to determine potential impacts. As a result, there will be no impacts.

Mitigation: No mitigation is required

Monitoring: No monitoring is required

RECREATION

41. Parks and Recreation

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

b) Would the project include the use of existing neighborhood or regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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c) Is the project located within a Community Service Area (CSA) or recreation and park district with a Community Parks and Recreation Plan (Quimby fees)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
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Source: GIS database, Ord. No. 460, Section 10.35 (Regulating the Division of Land – Park and Recreation Fees and Dedications), Ord. No. 659 (Establishing Development Impact Fees), Parks & Open Space Department Review

Findings of Fact:

a-c) There are no trails or parks proposed or required near the project site at this time. Quimby fees will be assessed once a development proposal or land use application to subsequently subdivide, grade, or build on the property is submitted. The need for new public parks will be analyzed in conjunction with a future implementing project and the appropriate size and location of any required public parks will be integrated into the project.

Pursuant to the Riverside County GIS database, the project site is not located within a Community Service Area (“CSA”). However, CSA “Indio Hills” (#105) is adjacent to the project site to the west and to the south. Annexation into this existing CSA may be a requirement imposed in conjunction with a future implementing development 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, General Plan Land Use Designation, and Zoning Classification only, which could lead to future development of the site. Should a development proposal or land use application to subdivide, grade, or construct be submitted, a subsequent Environmental Assessment shall be prepared to determine 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

42. Recreational Trails	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Source: Riv. Co. 800-Scale Equestrian Trail Maps, Open Space and Conservation Map for Western County trail alignments

Findings of Fact:

There are no trails or parks proposed or required near the site. Quimby fees will be assessed once a development proposal or land use application to subsequently subdivide, grade, or build on the property is submitted. Recreation trails may be integrated into the project as part of an overall amenity for the community. Specifics of any potential trails will be analyzed in conjunction with a future implementing project. 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

TRANSPORTATION/TRAFFIC Would the project

43. Circulation

a) Conflict with an applicable plan, ordinance or policy establishing a measure of effectiveness for the performance of the circulation system, taking into account all modes of transportation, including mass transit and non-motorized travel and relevant components of the circulation system, including but not limited to intersections, streets, highways and freeways, pedestrian and bicycle paths, and mass transit?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Conflict with an applicable congestion management program, including, but not limited to level of service standards and travel demand measures, or other standards established by the county congestion management agency for designated roads or highways?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Alter waterborne, rail, or air traffic?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g. farm equipment)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f) Cause an effect upon, or a need for new or altered maintenance of roads?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
g) Cause an effect upon circulation during the project's construction?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
h) Result in inadequate emergency access or access to nearby uses?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
i) Conflict with adopted policies, plans or programs regarding public transit, bikeways or pedestrian facilities, or otherwise substantially decrease the performance or safety of such facilities?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source: Riverside County General Plan

Findings of Fact:

a) The project site is located within the Western Coachella Valley Area Plan of the Riverside County General Plan. Details of any future implementing project will be reviewed in conjunction with all applicable circulation plans. New roads and circulation infrastructure will be necessary to support the new residential development and will be analyzed in conjunction with a future project. Additionally, this General Plan Land Use Amendment and Change of Zone are consistent with the existing circulation plans for the area. As a result, the impacts are less than significant.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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b) The future implementing project will address any congestion management programs through standard fees and mitigation. As previously discussed, 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 and a Change of Zone, 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. The impacts are less than significant.

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

e-i) There is no accompanying development associated with this proposed General Plan Amendment; therefore, there are no design changes to the streets or roads that may increase hazards. The proposed change does not conflict with any adopted policies regarding public transit, bikeways, or pedestrian access, as the project site is currently vacant land. The surrounding circulation system will not change and therefore, will not impact any policies regarding transit or other alternative means of travel at this time. Dillon Road has an Arterial Road classification and is designated for a Combination Trail (Regional Trail / Class 1 Bike Path). Any necessary modifications to Dillon Road and upgrades to establish the Class 1 Bike Path, will be included as part of the future implementing project. Once a development proposal or land use application to subdivide, grade, or build on the property is submitted, a subsequent review and EA shall be prepared assessing potential transportation-related impacts. As a result, the impacts are less than significant.

Mitigation: No mitigation is required

Monitoring: No monitoring is required

44. Bike Trails

Source: Riverside County General Plan

Findings of Fact:

Dillon Road has an Arterial Road classification and is designated for a Combination Trail (Regional Trail / Class 1 Bike Path). Any future implementing project will be required to address all transportation related upgrades and how to integrate the bike path into the development, if not already established.

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, General Plan Land Use Designation, and Zoning Classification only, which could lead to future development of the site. Should a development proposal or land use application to subdivide, grade, or construct be submitted, a subsequent Environmental Assessment shall be prepared to determine potential impacts. As a result, there will be no impacts.

Mitigation: No mitigation is required

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

UTILITY AND SERVICE SYSTEMS Would the project

45. Water

a) Require or result in the construction of new water treatment facilities or expansion of existing facilities, the construction of which would cause significant environmental effects?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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b) Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Source: Department of Environmental Health Review

Findings of Fact:

a-b) A change in residential density from 5-acre lot minimums to 2-acre lot minimums will have a greater impact on water requirements. An assessment of the availability of water to service the area and demand needs, will be required prior to the approval of an implementing project. This will include a commitment from the water purveyor to provide water to the site (beyond what currently exists) and a Water Supply Assessment Study. However, at this stage, the specific size and need of water infrastructure to the area, is too speculative to analyze as there is no implementing 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, General Plan Land Use Designation, and Zoning Classification only, which could lead to future development of the site. Should a development proposal or land use application to subdivide, grade, or construct be submitted, a subsequent Environmental Assessment shall be prepared to determine potential impacts. As a result, there will be no impacts.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

46. Sewer

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

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

a-b) A change in residential density from 5-acre lot minimums to 2-acre lot minimums will have a greater impact on sewer capacity needs. The future implementing project may be required to connect to and construct a new sewer system. However, at this stage, the specific size and need of any new sewer infrastructure in the area, is too speculative to analyze as there is no implementing 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, General Plan Land Use Designation, and Zoning Classification only, which could lead to future development of the site. Should a development proposal or land use application to subdivide, grade, or construct be submitted, a subsequent Environmental Assessment shall be prepared to determine potential impacts. As a result, there will be no impacts.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

47. Solid Waste

a) Is the project served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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b) Does the project comply with federal, state, and local statutes and regulations related to solid wastes including the CIWMP (County Integrated Waste Management Plan)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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a-b) A change in residential density from 5-acre lot minimums to 2-acre lot minimums will have a greater impact on solid waste service needs. The type and scale of the future implementing project will determine the specific solid waste needs of the overall development. At this stage, specific solid waste needs are too speculative to analyze.

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, General Plan Land Use Designation, and Zoning Classification only, which could lead to future development of the site. Should a development proposal or land use application to subdivide, grade, or construct be submitted, a subsequent Environmental Assessment shall be prepared to determine potential impacts. As a result, there will be no impacts.

Mitigation: No mitigation is required

Monitoring: No monitoring is required

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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48. Utilities

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

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

Source: Application Materials

Findings of Fact:

a-g) A change in residential density from 5-acre lot minimums to 2-acre lot minimums will have a greater impact on general infrastructure needs and utility requirements. The scope of any future implementing project will determine the specific size, quantity, and design of additional utility services needed at the project site. At this stage, the general utility requirements are too speculative to analyze, as there is no implementing 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, General Plan Land Use Designation, and Zoning Classification only, which could lead to future development of the site. Should a development proposal or land use application to subdivide, grade, or construct be submitted, a subsequent Environmental Assessment shall be prepared to determine potential impacts. As a result, there will be no impacts.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

49. Energy Conservation

a) Would the project conflict with any adopted energy conservation plans?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
---------------------------------------------------------------------------	--------------------------	--------------------------	--------------------------	-------------------------------------

Source: Riverside County General Plan

Findings of Fact:

a) Any future implementing project will be required to comply with California's AB 32 greenhouse gas reduction requirements as well as Riverside County's Climate action Plan. Many of the potential mitigation measures are reviewed and subsequently implemented during the construction phase of the project.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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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, General Plan Land Use Designation, and Zoning Classification only, which could lead to future development of the site. Should a development proposal or land use application to subdivide, grade, or construct be submitted, a subsequent Environmental Assessment shall be prepared to determine potential impacts. As a result, there will be no impacts.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

MANDATORY FINDINGS OF SIGNIFICANCE

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

Source: Staff review, Project Application Materials

Findings of Fact:

Implementation of the proposed project would not substantially degrade the quality of the environment, substantially reduce the habitat of fish or wildlife species, cause a fish or wildlife populations to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of rare or endangered plants or animals, or eliminate important examples of the major periods of California history or prehistory. As a result, there will be no impacts.

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

Source: Staff review, Project Application Materials

Findings of Fact:

The project does not have impacts which are individually limited, but cumulatively considerable. 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, General Plan Land Use Designation,

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

and Zoning Classification only, which could lead to future development of the site. Should a development proposal or land use application to subdivide, grade, or construct be submitted. As a result, impacts associated with this project are considered less than significant.

52. Does the project have environmental effects that will cause substantial adverse effects on human beings, either directly or indirectly?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Source: Staff review, project application

Findings of Fact:

The proposed project would not result in environmental effects which would cause substantial adverse effects on human beings, either directly or indirectly. 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, General Plan Land Use Designation, and Zoning Classification only, which could lead to future development of the site. Should a development proposal or land use application to subdivide, grade, or construct be submitted, a subsequent Environmental Assessment shall be prepared to determine potential impacts. As a result, there will be no impacts.

VI. EARLIER ANALYSES

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

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

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

VII. AUTHORITIES CITED

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



RIVERSIDE COUNTY

PLANNING DEPARTMENT

Steven Weiss, AICP
Planning Director

November 4, 2015

MEMO

RE: AGENDA ITEM 4.4 – GPA00955 & CZ07714 – STAFF RESPONSES TO LETTERS

To: Planning Commission

After preparation of the staff report package and prior to the Planning Commission hearing, County staff received the attached letters regarding GPA00955. Below is a listing, citing each letter and a brief accompanying staff response.

1. Janet Matkin

- Homeowner in the area. Is opposed to the land use change to the land use change to 2-acre lots. Is concerned about water availability and preserving the areas open space.

2. Endangered habitats League (EHL)

- Questioning the new circumstance in the area to allow for development. States this will contribute to further sprawl. Further states the area is a sand source for Fringe-Toed Lizards.
- The project site is located adjacent to the Indio Hills/Joshua Tree National Park Linkage Conservation Area to the north and the Desert Tortoise and Linkage Conservation Area to the west, but is not located within their established boundaries, nor any CVMSHCP boundary area. The Lizard Sand source is located to the north of the project. County Biologists state that since the site is NOT within a boundary, there is no need for additional conservation of Sand Source. The CVMSHCP boundaries were established in 2010 and represent the extent of conservation for the desert area. During the time of any future implementing project, a biological study will still need to be prepared to determine any additional habitat impacts.

3. Coachella Valley Water District

- Requesting coordination for water service during the implementing project phase.

Riverside County Planning Department

Attn: John Hildebrand

P.O. Box 1409

Riverside, California 92502-1409

General Plan Amendment No.955(Foundation and Entitlement/Policy)
Chuckawalla-Zone: W-2-40 and W-2-140 to Rural Residential.

How did the Riverside Planning Department determine that the above project will not have a significant effect upon the environment?

This property is rural Riverside near Indio in a place called Indio Hills. It is a small/mid sized rural community. My property is on Happy Valley Dr. directly across from this property.

I have a list of why this should not be re-zoned to smaller parcels. This area is one of the few remaining rural community's and this property supports a lot of both wildlife, ie Quail, Rabbits, Roadrunners, Hawks and coyotes etc. you get the picture. It also supports an abundance of plant life, several kinds of cactus ie Beavertail, cholla, needle etc. If for no other reason these species and plant life will suffer greatly if small lots are made to be built upon. This would destroy one of the few remaining areas in our valley with this type of habitat.

Not to mention the amount of water that it would take to support and building on that land. I have lived out here since before we had running water and had to have it trucked in. So I know how precious water can be. We as a state are already on mandatory water rationing. We do not need another area that has no real infrastructure or way to support the amount of water it would need.

The Coachella Valley's rural way of life is shrinking. Allowing smaller lots and more building in the few remaining rural area seems counter active to a way of life for the humans, the animals and all the plants that make desert rural living still possible for all.

Sincerely,

Jane Mary Matkin
28305 Happy Valley Dr.
Indio Hills, Ca. 92241-8162

ENDANGERED HABITATS LEAGUE

DEDICATED TO ECOSYSTEM PROTECTION AND SUSTAINABLE LAND USE



October 29, 2015

VIA ELECTRONIC MAIL

Planning Commission
Riverside County
4080 Lemon St
Riverside CA 92501

RE: Items 4.1 – 4.7, Hearing Date: November 4, 2015

Dear Chair and Members of the Commission:

Endangered Habitats League (EHL) appreciates the opportunity to comment on three items before you. For your reference, EHL served on the advisory committees for all three components of the Riverside County Integrated Project.

4.1 GPA 896 – *No position*

This GPA would change land in Temescal Wash from OS to CD. Prior to Commission action, MSHCP consistency should be confirmed via adherence to the HANS determination to set aside the southern portion of the site for wildlife connectivity.

4.2 GPA 917 – *Recommend denial*

This GPA would convert Rural land in Reche Canyon to RC estate lots. It is in an high fire hazard area. There is no planning rationale for putting additional life and property at risk of fire, for adding population remote from most infrastructure and services, in using land inefficiently for large lots, or for adding long distance commuters to the highways. Please note that this GPA was initially recommended for denial of initiation by staff.

4.3 GPA 945 – *Recommend denial*

The conversion of this 19-acre Rural parcel to Community Development (commercial retail) would “leapfrog” over vacant parcels already so designated. Note that this GPA was initially recommended for denial of initiation by staff.

4.4 GPA 955 – *Recommend denial*

The initial staff recommendation for denial found no new conditions or circumstances that would justify this large 591-acre Foundation change, thus the General Plan standard is not met. The modification to 2-acre estate lots instead of low density

residential does not change this fact. The current designation – Open Space Rural – is the lowest density in the General Plan and reflects the lack of infrastructure, services, and sewer. The project is simply sprawl. Also, according to the staff report, the area is a “sand source” for the Coachella Valley Fringe-toed Lizard Preserve Dunes.

4.5 GPA 983 – *No position*

4.6 GPA 1036 – *No position*

4.7 GPA 1039 – *No position*

Thank you for considering our views.

Yours truly,

A handwritten signature in blue ink, appearing to read "Dan Silver".

Dan Silver
Executive Director



Established in 1918 as a public agency

Coachella Valley Water District

Directors:

John P. Powell, Jr., President - Div. 3
Peter Nelson, Vice President - Div. 4
G. Patrick O'Dowd - Div. 1
Ed Pack - Div. 2
Cástulo R. Estrada - Div. 5

Officers:

Jim Barrett, General Manager
Julia Fernandez, Board Secretary

Best Best & Krieger LLP, Attorneys

November 13, 2015

File: 0163.1
1150.011

Mr. John Hildebrande
Riverside County Planning Department
P.O. Box 1409
Riverside, CA 92502-1409

Dear Mr. Hildebrand:

**Subject: Notice of Intent to Adopt a Negative Declaration for General Plan
Amendment No. 955 and Change of Zone No. 7714**

Thank you for affording the Coachella Valley Water District (CVWD) the opportunity to review the Notice of Intent to Adopt a Negative Declaration for General Plan Amendment No. 955 and Change of Zone No. 7714 in a portion of unincorporated Riverside County near the community of Indio Hills. CVWD provides domestic water, wastewater, recycled water, irrigation/drainage, regional stormwater protection and groundwater management services to a population of nearly 300,000 throughout the Coachella Valley.

At this time, CVWD submits the following comments regarding the proposed project:

- The proposed project is located outside of the CVWD stormwater boundary; however, CVWD recommends that the project proponent coordinate with the Riverside County Flood Control and Water Conservation District since the project site appears to be subject to alluvial fan flooding.
- This development lies within the study area of the Mission Creek Garnet Hill Water Management Plan. The goal of the plan is to eliminate overdraft and ensure a sustainable water supply in accordance with the Sustainable Groundwater Management Act (SGMA). The elements of the Water Management Plan include supplemental imported water, source substitution and water conservation. The plan lists specific conservation actions that shall be incorporated

If you have any questions, please call Luke Stowe, Environmental Supervisor, extension 2545.

Sincerely,

Steve Bigley
Director of Environmental Services

LS: ms\Env Svcs\2015\Nov\Riv Co GPA I Hills SubDivide.doc



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

907B



FROM: TLMA – Planning Department

SUBMITTAL DATE:
January 5, 2009

SUBJECT: GENERAL PLAN AMENDMENT NO. 955 – Foundation-Regular – Applicant: Happy Valley, LLC – **Engineer/Representative:** Coachella Valley Engineers - Fourth Supervisorial District - Chuckawalla Zoning Area - Western Coachella Valley Area Plan: Open Space: Rural (OS-RUR) (20 Ac. Min.) and Rural: Rural Residential (RUR: RR) (5 Ac. Min) – **Location:** Northerly of 30th Ave., easterly of Happy Valley Drive, southerly of 28th Avenue, and westerly of Sunny Rock Road – 591.55 Gross Acres - **Zoning:** Controlled Development Areas - 40 Ac. Min. (W-2-40) and Controlled Development Areas - 140 Ac. Min. (W-2-140) - **REQUEST:** This General Plan Amendment proposes to amend the General Plan Foundation Component of the subject site from Open Space to Rural Community and to amend the General Plan land use designation from Rural (OS:RUR) (20 Ac Min.) to Estate Density Residential (RC:EDR) (2 Ac. Min.) - **APN(s):** 750-130-001, 750-130-002, 750-130-003, 750-130-004, 750-130-006, 750-130-007, 750-130-008, 750-130-009, 750-130-010, 750-130-011, 750-130-012, 750-130-013

RECOMMENDED MOTION:

The Planning Director recommends that the Board of Supervisors adopt an order initiating the above referenced general plan amendment based on the attached report. The initiation of proceedings by the Board of Supervisors for the amendment of the General Plan, or any element thereof, shall not imply any such amendment will be approved.

BACKGROUND:

The initiation of proceedings for any General Plan Amendment (GPA) requires the adoption of an order by the Board of Supervisors. The Planning Director is required to prepare a report and recommendation on every GPA application and submit it to the Board of Supervisors. Prior to the submittal to the Board, comments on the application are requested from the Planning Commission, and the Planning Commission comments are included in the report to the Board. The Board will either approve or disapprove the initiation of proceedings for the GPA requested



Ron Goldman
Planning Director

RG:TH

REVIEWED BY EXECUTIVE OFFICE

DATE 1/20/09

Tina Grande
Departmental Concurrence

Dep't Recomm.: Consent Policy
Per Exec. Ofc.: Consent Policy

Prev. Agn. Ref.

District: Fourth

Agenda Number:

15.3

The Honorable Board of Supervisors
RE: General Plan Amendment No. 955
Page 2 of 2

in the application. The consideration of the initiation of proceedings by the Planning Commission and the Board of Supervisors pursuant to this application does not require a noticed public hearing. However, the applicant was notified by mail of the time, date and place when the Planning Commission and the Board of Supervisors would consider this GPA initiation request.

If the Board of Supervisors adopts an order initiating proceedings pursuant to this application, the proposed amendment will thereafter be processed, heard and decided in accordance with all the procedures applicable to GPA applications, including noticed public hearings before the Planning Commission and Board of Supervisors. The adoption of an order initiating proceedings does not imply that any amendment will be approved. If the Board of Supervisors declines to adopt an order initiating proceedings, no further proceedings on this application will occur.

The Board of Supervisors established the procedures for initiation of GPA applications with the adoption of Ordinance No. 348.4573 (effective May 8, 2008), which amended Article II of that ordinance.

Agenda Item No.: 6.7
Area Plan: Western Coachella Valley
Zoning District: Chuckwalla
Supervisorial District: Fourth
Project Planner: Tamara Harrison
Planning Commission: September 17, 2008

General Plan Amendment No. 955
Applicant: Happy Valley, LLC
Engineer/Representative: Coachella Valley
Engineers

COUNTY OF RIVERSIDE PLANNING DIRECTOR'S REPORT AND RECOMMENDATIONS

RECOMMENDATIONS:

The Planning Director recommended that adoption of an order initiating proceedings for General Plan Amendment No. 955 from Open Space: Rural (OS:RUR) to Rural Community: Estate Density Residential (RC:EDR) would be appropriate and the Planning Commission made the comments below. The Planning Director continues to recommend that initiation from OS:RUR to RC:EDR would be appropriate. For additional information regarding this case, see the attached Planning Department Staff Report(s).

PLANNING COMMISSION COMMENTS TO THE PLANNING DIRECTOR:

The following comment(s) were provided by the Planning Commission to the Planning Director:

Commissioner John Roth: No Comments

Commissioner John Snell: No Comments

Commissioner John Petty: Commissioner Porras indicated that the community is enthusiastic about this proposal and he agreed with staff that initiation would be appropriate.

Commissioner Jim Porras: No Comments

Commissioner Jan Zuppardo: No Comments

Agenda Item No.: 6.7
Area Plan: Western Coachella Valley
Zoning District: Chuckawalla Zoning
Supervisory District: Fourth
Project Planner: Tamara Harrison
Planning Commission: September 17, 2008
Continued from: August 12, 2008

General Plan Amendment No. 955
E.A. Number 41783
Applicant: Happy Valley, LLC
Engineer/Rep.: Coachella Valley Eng.

COUNTY OF RIVERSIDE PLANNING DEPARTMENT STAFF REPORT

PROJECT DESCRIPTION AND LOCATION:

The applicant proposes to amend the General Plan Foundation and Land Use designations from "Open Space: Rural" (OS:RUR) (20 acre min.) to Rural Community: Estate Density Residential (RC:EDR) (2 acre min.) for an approximately 591.55-acre parcel. The project is located southerly of 28th Avenue, northerly of 30th Avenue, easterly of Happy Valley Drive and westerly of Sunny Rock Road

FURTHER PLANNING CONSIDERATIONS:

August 26, 2008

The proposal was discussed at the August 12, 2008 Planning Commission meeting where the Commission directed staff and the applicant to meet so that any additional information the applicant could provide would be considered. Subsequently, a meeting was held August 21, 2008 between the applicant and the Planning Department to discuss the proposal further.

The proposal of Rural Community: Estate Density Residential as opposed to Rural Community: Low Density Residential, the applicant's initial proposal, maintains the larger lots that the area has been characterized by and sustains the overall vision for the area.

The applicant has agreed that the portion of the site that is within ½ mile of the Indio Hills and San Andreas Faults will be left with the current designation with no changes proposed.

The applicant addressed the lack of infrastructure in the following ways: 1). Water is available up both Dillon Road and Happy Valley Drive. 2). Once the project is in the design phase, the proposed lots will contain septic tanks, however, dry sewer will be put in so that once sewer services are available in the area the project will be able to connect.

RECOMMENDATION:

Comment that adoption of an order initiating proceedings for General Plan Amendment No. 955 from Open Space: Rural to Rural Community Estate Density Residential **would be appropriate**. The adoption of such an order does not imply that the proposed GPA will be approved.

Y:\Advanced Planning\2008 FOUNDATION COMPONENT REVIEW\GPA Cases\GPA 955\GPA00955 Staff Report modified.doc

Agenda Item No.: 5.9
Area Plan: Western Coachella Valley
Zoning District: Chuckawalla Zoning
Supervisorial District: Fourth
Project Planner: Tamara Harrison
Planning Commission: August 12, 2008

General Plan Amendment No. 955
E.A. Number 41783
Applicant: Happy Valley, LLC
Engineer/Rep.: Coachella Valley

**COUNTY OF RIVERSIDE PLANNING DEPARTMENT
STAFF REPORT**

PROJECT DESCRIPTION AND LOCATION:

The applicant proposes to amend the General Plan Foundation and Land Use designations from "Open Space: Rural" (OS:RUR) (20 acre min.) and "Rural: Rural Residential" (RUR:RR) (5 acre min.) to Rural Community: Low Density Residential (RC:LDR) (1/2 acre min.) for an approximately 591.55-acre parcel. The project is located southerly of 28th Avenue, northerly of 30th Avenue, easterly of Happy Valley Drive and westerly of Sunny Rock Road

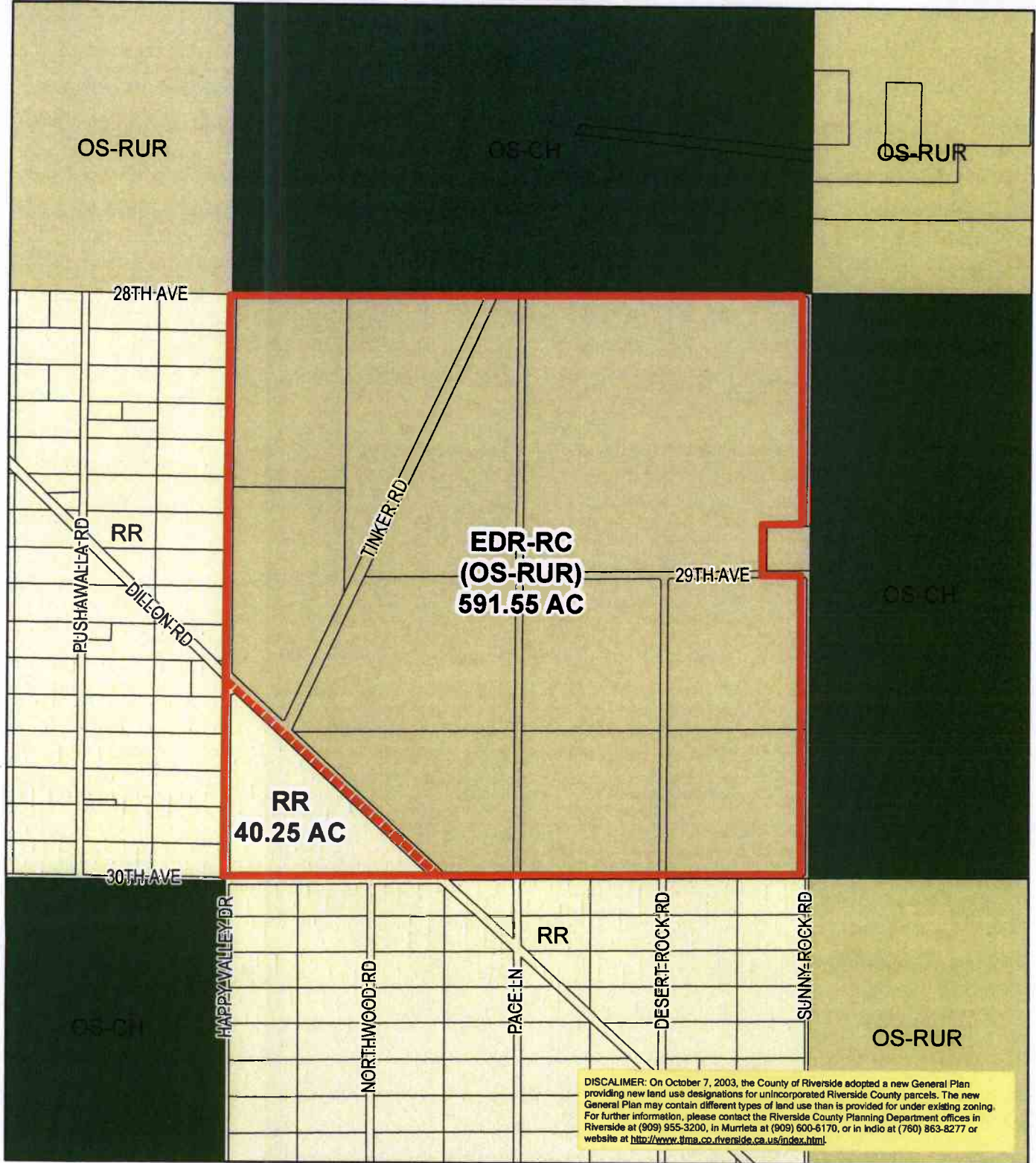
POTENTIAL ISSUES:

The proposed site is located within the "Indio Hills" community of the Western Coachella Valley" area plan. This area serves as a major sand source for the "Coachella Valley Fringe-toed Lizard Preserve Dunes." The area is characterized per the General Plan as a "sparsely developed" rural residential area. The surrounding land use designations include Open Space: Rural and Conservation Habitat designations as well as Rural: Rural: Rural Residential designations. The proposed change would create a pocket of Rural Community: Low Density Residential in an area that is characterized by larger lot open space and rural designations; therefore, proposing a designation that is inconsistent with the existing land use pattern and the overall vision for the area.

Portions of the site are within 1/2 mile of the Indio Hills and San Andreas Faults, thus, creating the increased potential for seismic hazards and fault rupture. According to the General Plan's Safety Element, the primary technique used to mitigate said hazards is to setback from, and avoid, active faults. If an active fault is present, any structure used for human occupancy shall be setback a minimum of 50 ft. unless otherwise determined by the County Engineering Geologist. Increasing the intensity of the land use at the subject site would create an inconsistency between the land use map/element and the safety element of the General plan, potentially increasing the possibility of hazardous activities. The Land Use element of the General Plan requires that an appropriate level of services and infrastructure are available to meet the demands of the proposed land use. No substantial evidence has been provided to show that new conditions or circumstances are present in the area to justify the proposed change; sewer is not available at the site and according to the application is approximately 5 miles away.

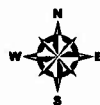
RECOMMENDATION:

Comment that adoption of an order initiating proceedings for General Plan Amendment No. 955 from Open Space: Rural and Rural: Rural Residential to Rural Community Low Density Residential **would not be appropriate.**



RIVERSIDE COUNTY PLANNING DEPARTMENT

Zone
 Area: Chuckawalla
 Township/Range: T4SR7E
 Section: 11

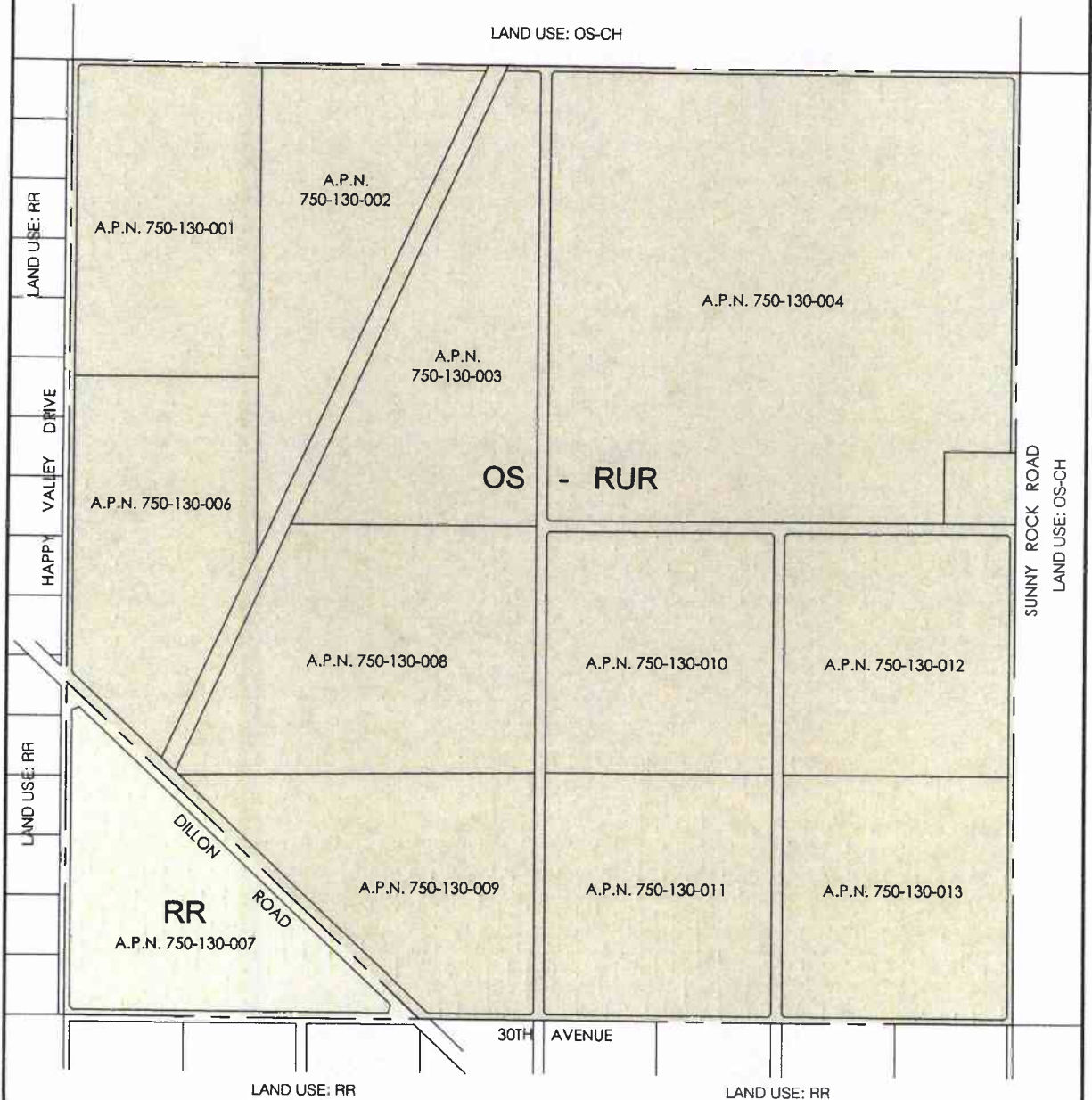


Assessors
 Bk. Pg. 750-13
 Thomas
 Bros. Pg. 390 D7



EXISTING GENERAL PLAN

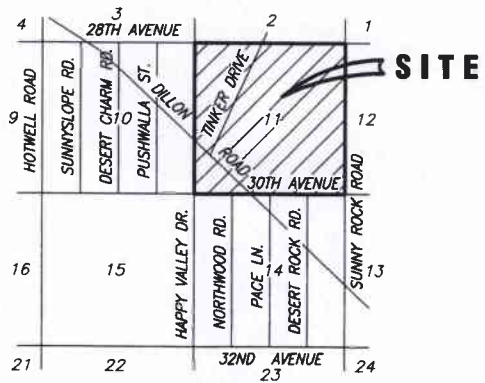
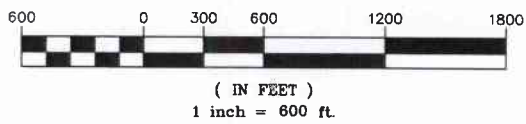
SEC. 11, T.4S., R.7E. S.B.B. & M.



LEGEND

- OS-RUR OPEN SPACE, RURAL
- RR RURAL RESIDENTIAL

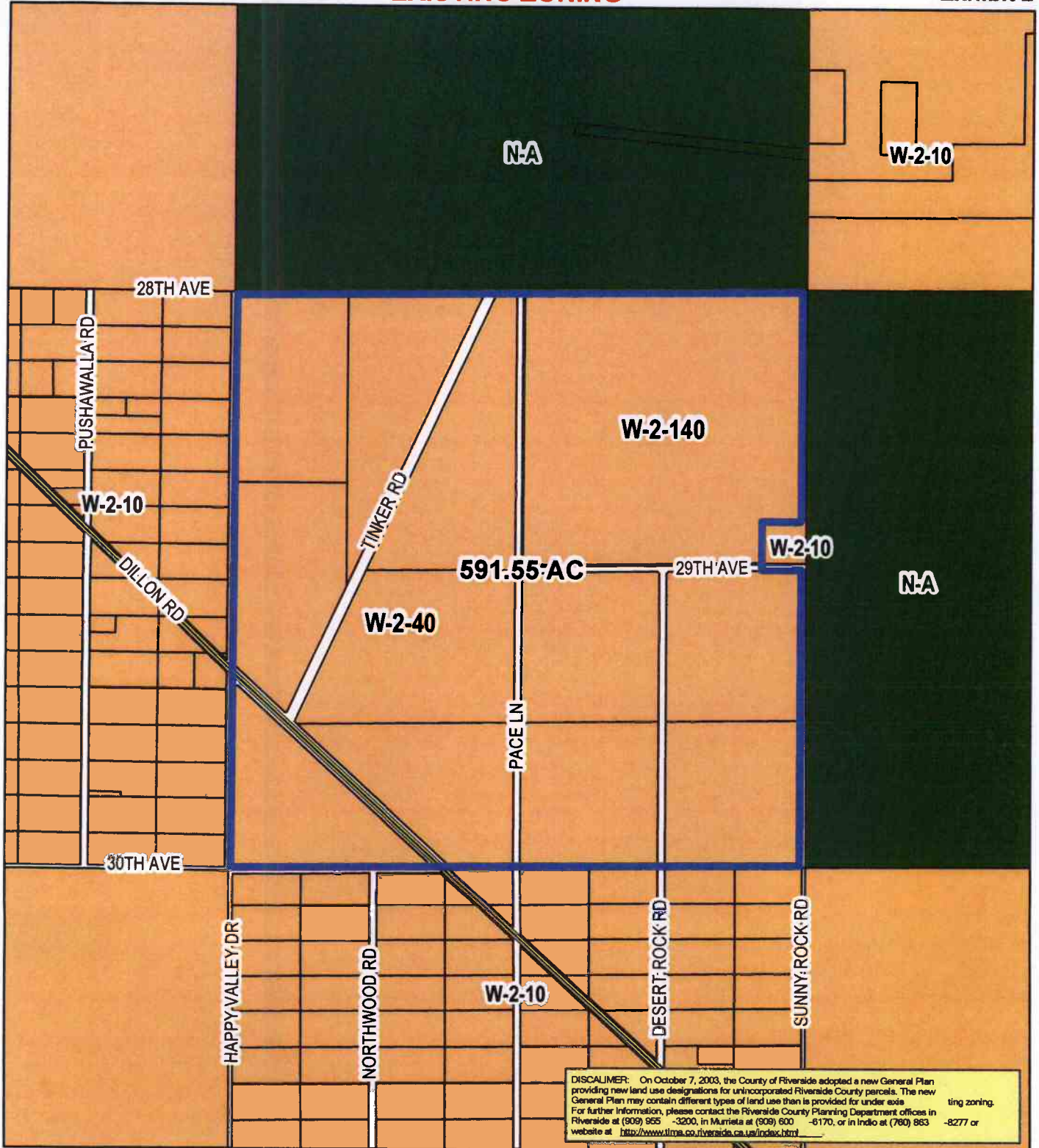
GRAPHIC SCALE



VICINITY MAP



NTS

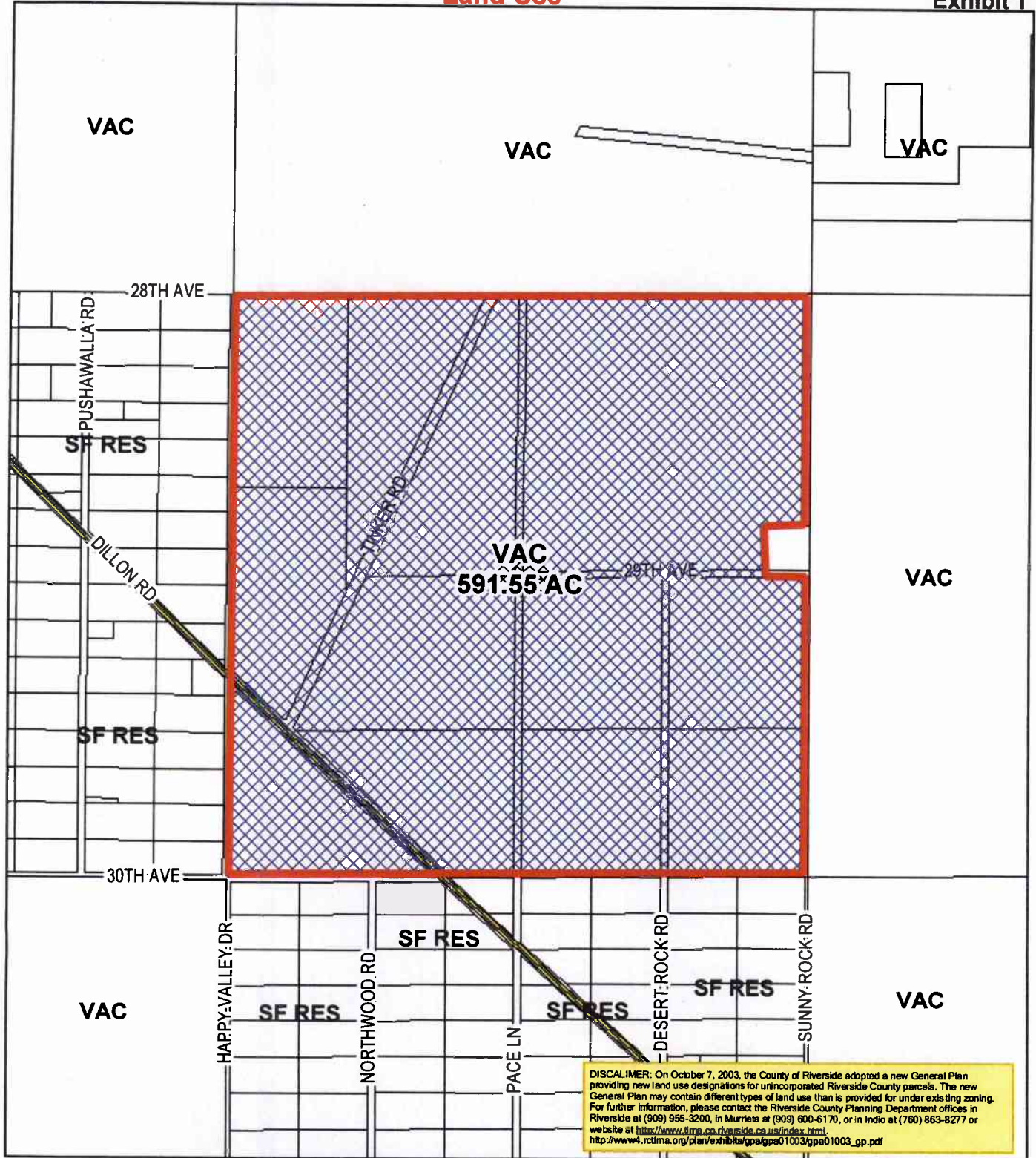


Zone
Area: Chuckawalla
Township/Range: T4SR7E
Section: 11

RIVERSIDE COUNTY PLANNING DEPARTMENT

Assessors
Bk. Pg. 750-13
Thomas
Bros. Pg. 390 D7





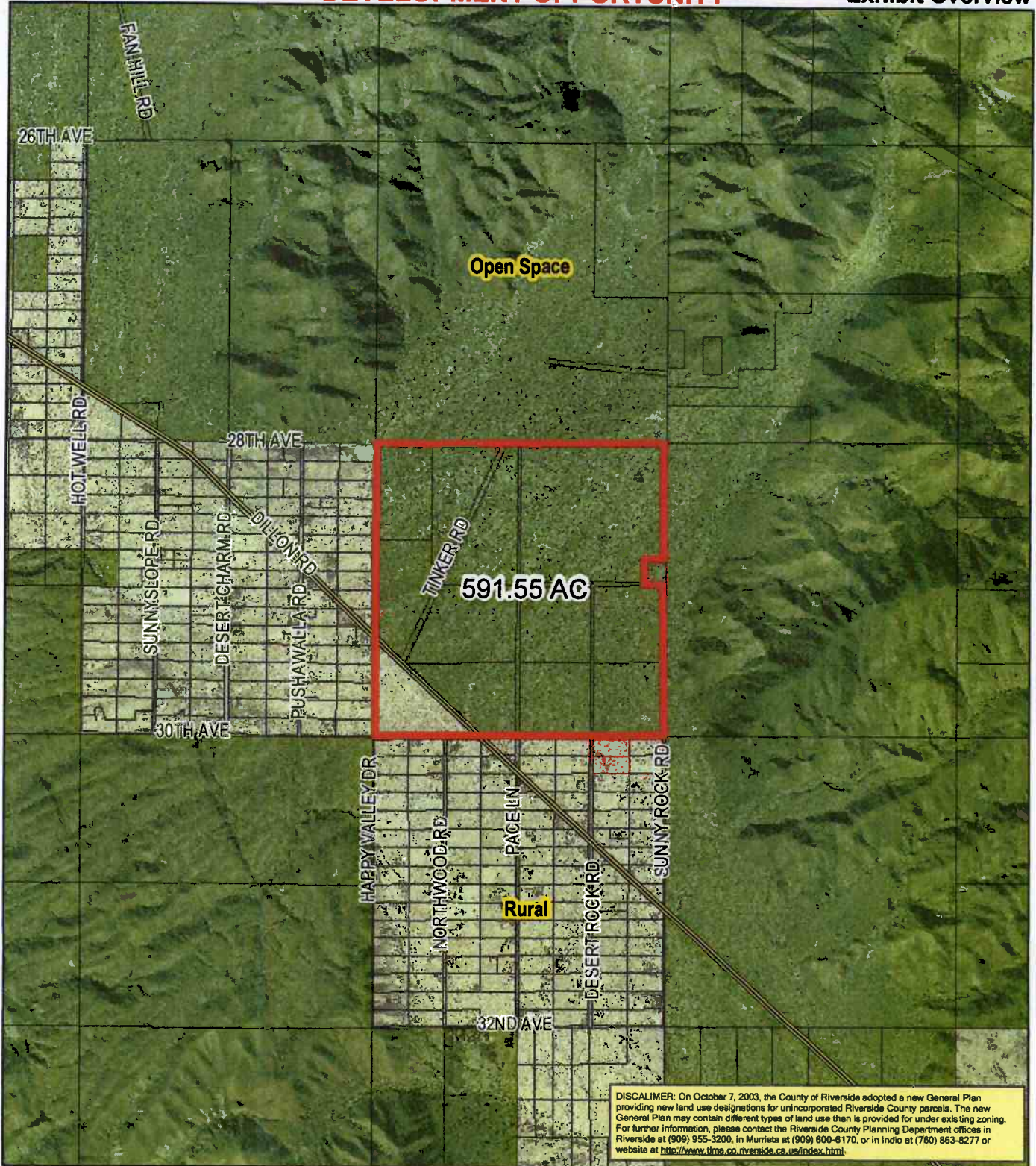
Zone
Area: Chuckawalla
Township/Range: T4SR7E
Section: 11

RIVERSIDE COUNTY PLANNING DEPARTMENT



Assessors
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Thomas
Bros. Pg. 390 D7

DEVELOPMENT OPPORTUNITY



RIVERSIDE COUNTY PLANNING DEPARTMENT

Area
Plan: Chuckawalla
Township/Range: T4SR7E
Section: 11



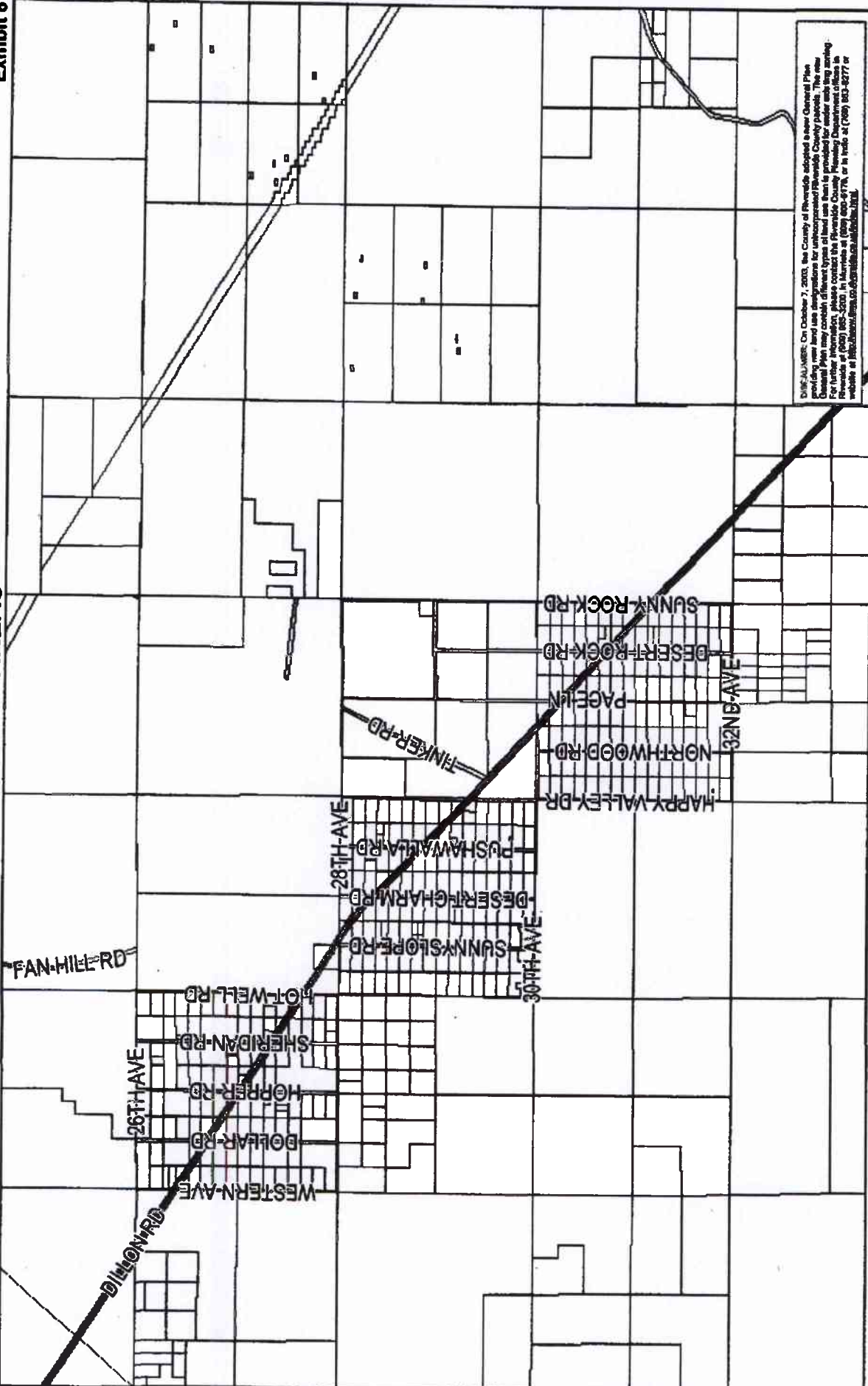
Assessors
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Thomas
Bros. Pg. 390 D7



Supervisor Wilson
District 4
Date Drawn: 4/17/08

GPA00955 POLICY AREAS

Planner: Amy Aldana
Date: 3/17/08
Exhibit 8



Zone
Area: Chuckawalla
Township/Range: T4SR7E
Section: 11

RIVERSIDE COUNTY PLANNING DEPARTMENT

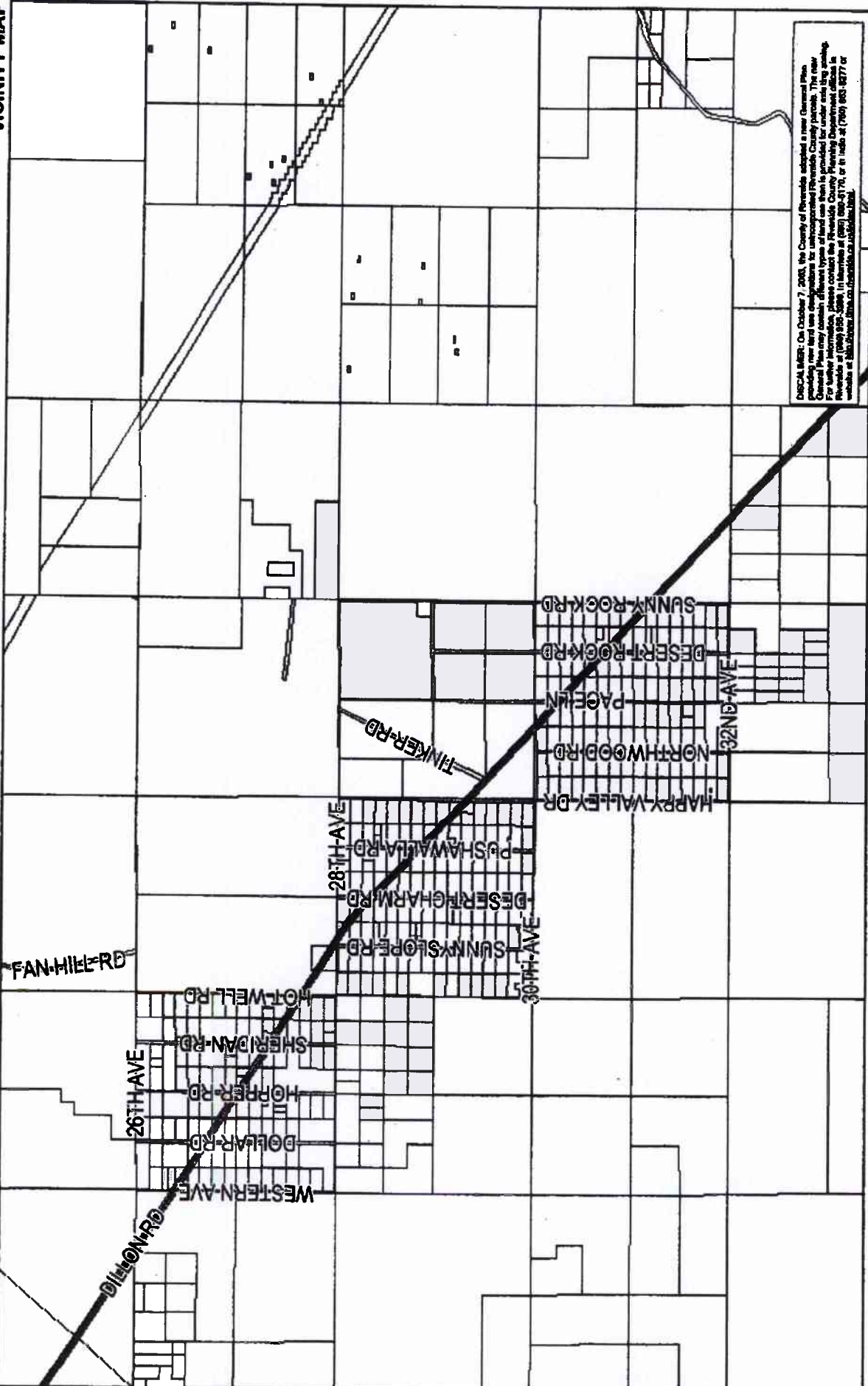
Assessors
Blk. Pg. 750-13
Thomas
Bros. Pg. 390 D7



Supervisor Wilson
District 4
Date Drawn: 4/17/08

GPA00955 VICINITY MAP

Planner: Army Aldana
Date: 3/17/08
VICINITY MAP



Zone
Area: Chuckawalla
Township/Range: T4SR7E
Section: 11

RIVERSIDE COUNTY PLANNING DEPARTMENT



Assessors
Blk. Pg. 750-13
Thomas
Bros. Pg. 390 D7

INDEMNIFICATION AGREEMENT

This INDEMNIFICATION AGREEMENT (“Agreement”), made by and between the COUNTY OF RIVERSIDE, a political subdivision of the State of California (“COUNTY”), and Coachella Valley Properties, LLC, a California Limited Liability Company, Happy Valley, LLC, a California Limited Liability Company and Dakota Dunes, Inc., a California Corporation (“PROPERTY OWNER”), relating to the PROPERTY OWNER’S indemnification of the COUNTY under the terms set forth herein:

WITNESSETH:

WHEREAS, the PROPERTY OWNER has a legal interest in the certain real property described as APN 750-130-001, 750-130-002, 750-130-003, 750-130-004, 750-130-006, 750-130-007, 750-130-008, 750-130-009, 750-130-010, 750-130-011, 750-130-012 and 750-130-013 (“PROPERTY”); and,

WHEREAS, on February 13, 2008, PROPERTY OWNER filed an application for General Plan Amendment No. 955 and on June 5, 2009 filed an application for Change of Zone No. 7714 (“PROJECT”); and,

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

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

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

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

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

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

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

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

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

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

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

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

PROPERTY OWNER :
Coachella Valley Properties, LLC
Attn: Susan Harvey
77-933 Las Montanas Road, Suite 101
Palm Desert, CA 92211

Happy Valley, LLC
Attn: Rob Mc Adams
77-933 Las Montanas Road, Suite 101
Palm Desert, CA 92211

Dakota Dunes, Inc.
Attn: David Turner
77-933 Las Montanas Road, Suite 101
Palm Desert, CA 92211

With a copy to:
Coachella Valley Engineers
Attn: David Turner
77-933 Las Montanas Road, Suite 101
Palm Desert, CA 92211

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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


By: Steven Weiss
Steven Weiss
Riverside County Planning Director

Dated: 9/31/15

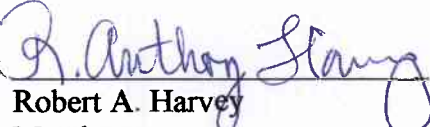
FORM APPROVED COUNTY COUNSEL
BY: Melissa R. Cushman 9/3/15
MELISSA R. CUSHMAN DATE

PROPERTY OWNER:

Coachella Valley Properties, LLC, a California Limited Liability Company

By: 
Susan M. Harvey
Member


Dated: 8/24/15

By: 
Robert A. Harvey
Member

Dated: 8-24-15


Happy Valley, LLC, a California Limited Liability Company

By: Pacific Beach Desert, Inc., its member

By: 
Rob Mc Adams
President and Secretary

Dated: Aug 24/2015

Dakota Dunes, Inc., a California Corporation

By: 
David Turner
President and Chief Financial Officer

Dated: 8/24/15

ACKNOWLEDGMENT

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

State of California
County of Riverside)

On Aug. 24, 2015 before me, Selene Valdez, notary public personally appeared Susan M. Harvey and Robert Anthony Harvey, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) ~~is/are~~ subscribed to the within instrument and acknowledged to me that ~~he/she/they~~ executed the same in ~~his/her/their~~ authorized capacity(ies), and that by ~~his/her/their~~ signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

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

WITNESS my hand and official seal.



Signature [Handwritten Signature]

(Seal)

ACKNOWLEDGMENT

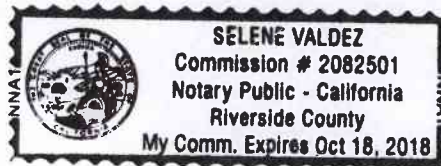
A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California
County of Riverside)

On Aug. 24, 2015 before me, Selene Valdez, notary public personally appeared Robert McAdams, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) ~~is/are~~ subscribed to the within instrument and acknowledged to me that he/~~she/they~~ executed the same in his/~~her/their~~ authorized capacity(ies), and that by his/~~her/their~~ signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

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

WITNESS my hand and official seal.



Signature [Handwritten Signature]

(Seal)

ACKNOWLEDGMENT

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

State of California
County of Riverside)

On Aug. 24, 2015 before me, Selene Valdez, notary public personally appeared David Turner, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/~~are~~ subscribed to the within instrument and acknowledged to me that he/~~she/they~~ executed the same in his/~~her/their~~ authorized capacity(ies), and that by his/~~her/their~~ signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

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

WITNESS my hand and official seal.



Signature [Handwritten Signature]

(Seal)

ACKNOWLEDGMENT

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

State of California
County of _____)

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

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

WITNESS my hand and official seal.

Signature _____

(Seal)

NOTICE OF PUBLIC HEARING
and
INTENT TO ADOPT A NEGATIVE DECLARATION

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

GENERAL PLAN AMENDMENT NO. 955 (Foundation and Entitlement/Policy) and CHANGE of ZONE NO. 7714 – Intent to Adopt a Negative Declaration – Applicant: Happy Valley, LLC – Engineer/Representative: Coachella Valley Engineers – Fourth Supervisorial District – Area Plan: Western Coachella Valley Area Plan – Zone Region: Chuckawalla – Zone: W-2-40 and W-2-140 (Controlled Development) – Location: South of 28th Avenue, west of Sunny Rock Road, East of Happy Valley Road, North of 30th Avenue – Project Size: 631.8 acres – **REQUEST:** Proposal to amend the project site's General Plan Foundation Component from Rural (R) and Open Space (OS) to Rural Community (RC), amend its Land Use Designation from Rural Residential (RR) (5-acre minimum) and Rural (OS:R) (20-acre minimum) to Estate Density Residential (EDR) (2-acre minimum) and change the site's zoning classification from W-2-40 and W-2-140 (Controlled Development) to R-A-2 (Residential Agriculture, 2-acre minimum) and R-R (Rural Residential) on 12 parcels, totaling 631.8 acres.

GPIP: The County of Riverside Board of Supervisors adopted an order initiating proceedings for General Plan Amendment No. 955 on January 27, 2009.

TIME OF HEARING: **9:00 am** or as soon as possible thereafter
NOVEMBER 4, 2015
RIVERSIDE COUNTY ADMINISTRATIVE CENTER
BOARD CHAMBERS, 1ST FLOOR
4080 LEMON STREET
RIVERSIDE, CA 92501

For further information regarding this project, please contact Project Planner, John Hildebrand, at 951-955-1888 or email jhildebr@rctlma.org or go to the County Planning Department's Planning Commission agenda web page at <http://planning.rctlma.org/PublicHearings.aspx>.

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

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

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

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

NOTICE OF PUBLIC HEARING
SCHEDULING REQUEST FORM

DATE SUBMITTED: 10/05/2015

TO: Planning Commission Secretary

FROM: John Hildebrand

(Riverside)

PHONE No.: (951) 955-1888

E-Mail: jhildebr@rctlma.org

SCHEDULE FOR: Planning Commission on 11/04/2015

20-Day Advertisement: Advertisement Adopt Negative Declaration

GENERAL PLAN AMENDMENT NO. 955 (Foundation and Entitlement/Policy) and CHANGE of ZONE NO. 7714 – Intent to adopt a Negative Declaration – APPLICANT: Happy Valley, LLC – ENGINEER/REPRESENTATIVE: Coachella Valley Engineers – SUPERVISORIAL DISTRICT: Fourth – AREA PLAN: Western Coachella Valley Area Plan – ZONE AREA: Chuckawalla – ZONE: W-2-40 and W-2-140 (Controlled Development) – LOCATION: South of 28th Avenue, west of Sunny Rock Road, East of Happy Valley Road, North of 30th Avenue – PROJECT SIZE: 631.8 acres – REQUEST: Proposal to amend the project site's General Plan Foundation Component from Rural (R) and Open Space (OS) to Rural Community (RC), amend its Land Use Designation from Rural Residential (RR) (5-acre minimum) and Rural (R) (20-acre minimum) to Estate Density Residential (EDR) (2-acre minimum) and change the site's zoning classification from W-2-40 and W-2-140 (Controlled Development) to R-A-2 (Residential Agriculture, 2-acre minimum) and R-R (Rural Residential) on 12 parcels, totaling 631.8 acres – PROJECT PLANNER: John Hildebrand at (951) 955-1888 or email jhildebr@rctlma.org. (Legislative) – APNs: 750-130-001 through 750-130-004 and 750-130-006 through 750-130-013.

STAFF RECOMMENDATION:

- APPROVAL (CONSENT CALENDAR)
- APPROVAL
- APPROVAL WITHOUT DISCUSSION
- CONTINUE WITH DISCUSSION TO _____.
- CONTINUE WITHOUT DISCUSSION TO _____.
- CONTINUE WITHOUT DISCUSSION OFF CALENDAR
- DENIAL
- SCOPING SESSION
- INITIATION OF THE GENERAL PLAN AMENDMENT
- DECLINE TO INITIATE THE GENERAL PLAN AMENDMENT
- _____

Provide one set of mailing labels, including surrounding property owners, Non-County Agency and Interested Parties and, owner, applicant, and engineer/representative *(Confirmed to be less than 6 months old from date of preparation to hearing date)*

Provide one set of labels for owner, applicant, and engineer/representative.

Fee Balance: \$-3,022.91, as of 10/05/2015.

CFG Case # CFG05132 - Fee Balance: \$ 0

Estimated amount of time needed for Public Hearing: 10 Minutes (Min 5 minutes)

Controversial: YES NO

PROPERTY OWNERS CERTIFICATION FORM

I, VINNIE NGUYEN, certify that on 8/19/2015,

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

APN (s) or case numbers CZ07714 / GPA00955 For

Company or Individual's Name Planning Department,

Distance buffered 600'

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

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

NAME: Vinnie Nguyen

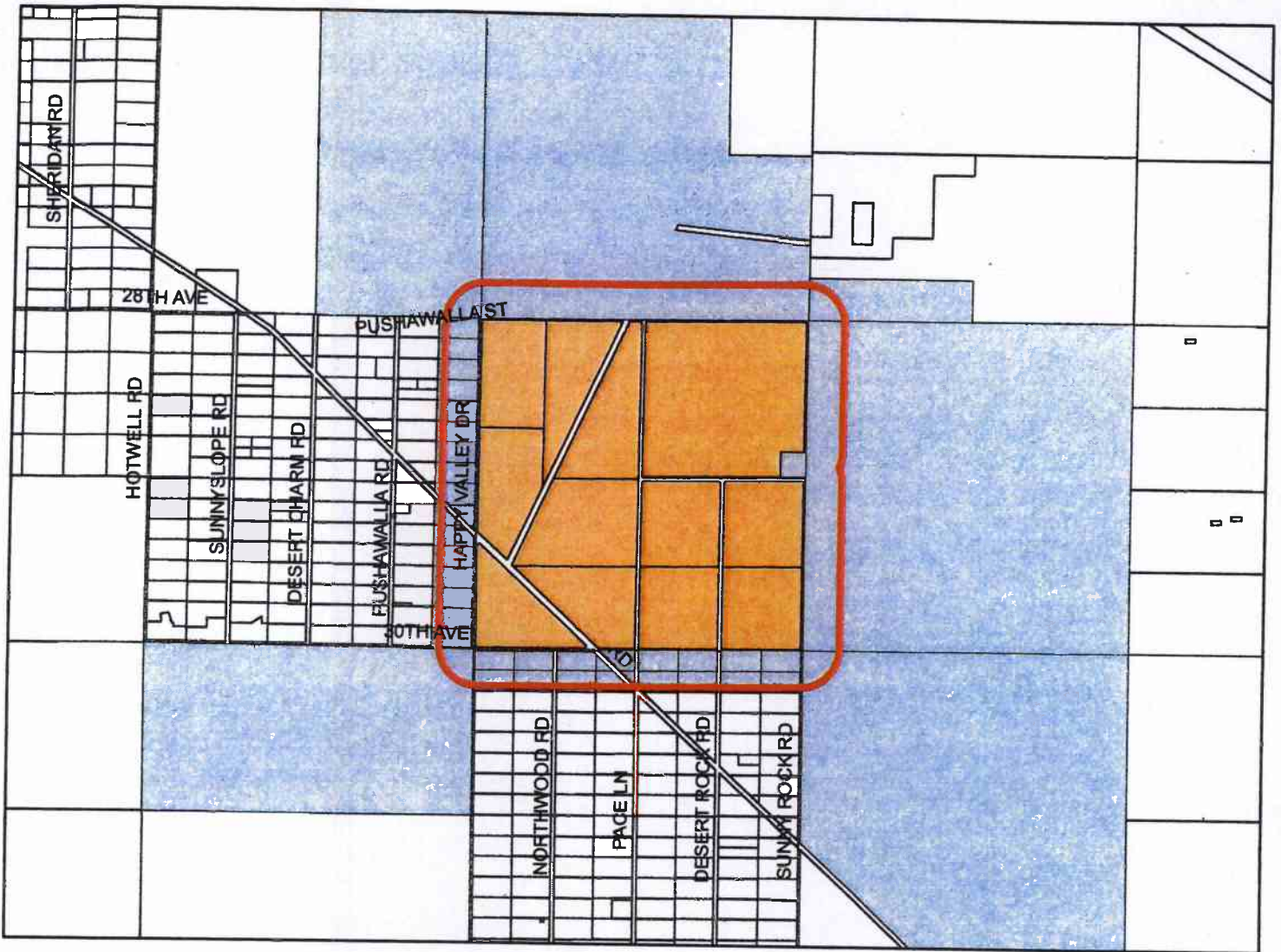
TITLE GIS Analyst

ADDRESS: 4080 Lemon Street 2nd Floor

Riverside, Ca. 92502

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

CZ07714 GPA00955 (600 Feet buffer)



Selected Parcels

- | | | | | | | | | | |
|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|
| 750-110-075 | 750-120-066 | 750-160-058 | 750-120-071 | 750-110-073 | 750-160-002 | 750-130-001 | 750-130-002 | 750-130-003 | 750-130-004 |
| 750-130-006 | 750-130-007 | 750-130-008 | 750-130-009 | 750-130-010 | 750-130-011 | 750-130-012 | 750-130-013 | 750-130-005 | 750-160-020 |
| 750-160-037 | 750-160-057 | 750-160-021 | 750-160-056 | 750-070-004 | 750-160-003 | 750-110-077 | 750-110-067 | 750-120-055 | 750-160-055 |
| 750-160-035 | 750-160-022 | 750-160-004 | 750-160-017 | 750-120-056 | 750-160-038 | 750-160-036 | 750-120-068 | 750-160-001 | 750-180-001 |
| 750-120-059 | 750-120-063 | 750-120-064 | 750-110-080 | 750-160-018 | 750-120-062 | 750-120-060 | 750-120-073 | 750-110-063 | 750-050-006 |
| 750-050-008 | 750-110-065 | 750-110-071 | 750-130-014 | 750-150-006 | 750-120-075 | 750-160-019 | | | |



2,750 1,375 0 2,750 Feet

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

ASMT: 750050006, APN: 750050006
STATE OF CALIF
C/O CALIFORNIA DEPT FISH & GAME
1807 13TH ST STE 103
SACRAMENTO CA 95814

ASMT: 750070004, APN: 750070004
GARY BENVENUTO
HILDA BENVENUTO
23977 BALSAM CT
AUBURN CA 95603

ASMT: 750110063, APN: 750110063
NEAL GREGG
2050 SPRINGFIELD DR 206
CHICO CA 95928

ASMT: 750110067, APN: 750110067
JANET MATKIN
28305 HAPPY VALLEY RD
DSRT HOT SPG, CA. 92241

ASMT: 750110073, APN: 750110073
BLANCA ACOSTA
28575 HAPPY VALLEY RD
DSRT HOT SPG, CA. 92241

ASMT: 750110075, APN: 750110075
LOUISE SMITH, ETAL
P O BOX 1920
INDIO CA 92202

ASMT: 750110077, APN: 750110077
JAIME NAVARRO
28875 HAPPY VALLEY RD
DSRT HOT SPG, CA. 92241

ASMT: 750110080, APN: 750110080
MARCI WOOD
70130 MIRAGE COVE
RANCHO MIRAGE CA 92270

ASMT: 750120055, APN: 750120055
ANTONIA REID, ETAL
PO BOX 19065
SAN DIEGO CA 92159

ASMT: 750120056, APN: 750120056
MARIO PEREZ, ETAL
29181 HAPPY VALLEY RD
DSRT HOT SPG, CA. 92241

ASMT: 750120059, APN: 750120059
LUIS HUERTA
28900 PUSHAWALLA RD
DSRT HOT SPG CA 92240

ASMT: 750120060, APN: 750120060
MICKY GOGLAS
49375 SHERMAN ST
INDIO CA 92201

ASMT: 750120062, APN: 750120062
MARSHALL MATHISEN
81975 DILLON RD
DSRT HOT SPG, CA. 92241

ASMT: 750120064, APN: 750120064
LUIS HUERTA
28900 PUCHAWALLA RD
DSRT HOT SPG CA 92241



ASMT: 750120066, APN: 750120066
SERAFIN LEON, ETAL
31020 VIA LAS PALMAS
THOUSAND PALMS CA 92276

ASMT: 750120068, APN: 750120068
LEON HOLIDAY
29591 HAPPY VALLEY RD
DSRT HOT SPG, CA. 92241

ASMT: 750120071, APN: 750120071
DONNA BLUEMM, ETAL
29705 HAPPY VALLEY RD
DSRT HOT SPG, CA. 92241

ASMT: 750120073, APN: 750120073
MARITZA MARTINEZ, ETAL
29825 HAPPY VALLEY RD
DSRT HOT SPGS CA 92241

ASMT: 750120075, APN: 750120075
VISTA MIRAGE HOMES
31520 AVE EL PUEBLO
CATHEDRAL CY CA 92234

ASMT: 750130005, APN: 750130005
CVWD
P O BOX 1058
COACHELLA CA 92236

ASMT: 750130013, APN: 750130013
HAPPY VALLEY, ETAL
C/O DAKOTA DUNES INC
77933 LAS MONTANAS NO 101
PALM DESERT CA 92211

ASMT: 750130014, APN: 750130014
USA 747
US DEPT OF THE INTERIOR
WASHINGTON DC 21401

ASMT: 750150006, APN: 750150006
USA 747
UNKNOWN 060192

ASMT: 750160001, APN: 750160001
LINDA PETERSEN
43690 LOUISIANA ST
PALM DESERT CA 92211

ASMT: 750160002, APN: 750160002
BESSIE RIGGS, ETAL
30111 NORTHWOOD RD
DSRT HOT SPG, CA. 92240

ASMT: 750160003, APN: 750160003
GEORGANN CUNNEY
P O BOX 905
THOUSAND PLMS CA 92276

ASMT: 750160004, APN: 750160004
MARTHA ARISTA, ETAL
30311 NORTHWOOD RD
DSRT HOT SPG CA 92241

ASMT: 750160017, APN: 750160017
MARIA ZEPEDA, ETAL
30100 NORTHWOOD RD
DSRT HOT SPG CA 92241



ASMT: 750160018, APN: 750160018
MARIA RODRIGUEZ
P O BOX 253
PALM SPRINGS CA 92262

ASMT: 750160019, APN: 750160019
SUE MEYERS, ETAL
82410 DILLON HWY
DSRT HOT SPG, CA. 92241

ASMT: 750160020, APN: 750160020
DAGOBERTO VAZQUEZ
34640 EAGLE CANYON RD
CATHEDRAL CY CA 92234

ASMT: 750160021, APN: 750160021
ROSA GALLEGOS, ETAL
P O BOX 1152
INDIO CA 92202

ASMT: 750160022, APN: 750160022
JOHN STEINBACH
42569 RANCHO MIRAGE
RANCHO MIRAGE CA 92270

ASMT: 750160035, APN: 750160035
JIN KIM
30080 PACE LN
DSRT HOT SPG, CA. 92241

ASMT: 750160036, APN: 750160036
LEO CLOSE
C/O LINDA DEANE
2940 PENNINGTON DR
MEDFORD OR 97504

ASMT: 750160037, APN: 750160037
DAVID WITT
82520 DILLON RD
DSRT HOT SPGS CA 92241

ASMT: 750160038, APN: 750160038
PABLO CASTILLO, ETAL
30195 DESERT ROCK RD
DSRT HOT SPG, CA. 92240

ASMT: 750160055, APN: 750160055
JERONIMO CONTRERAS
P O BOX 1010
INDIO CA 92202

ASMT: 750160056, APN: 750160056
GABINO SAENZ
47432 HALF MOON CT
INDIO CA 92201

ASMT: 750160057, APN: 750160057
CYNTHIA MOSES, ETAL
30200 DESERT ROCK RD
DSRT HOT SPG, CA. 92241

ASMT: 750160058, APN: 750160058
BANK OF AMERICA
C/O OCWEN LOAN SERVICING
1661 WORTHINGTON RD
WEST PALM BEACH FL 33409

ASMT: 750180001, APN: 750180001
LOST HORSE MOUNTAIN
C/O MATTHEW V JOHNSON
45445 PORTOLA AVE STE 5
PALM DESERT CA 92260



GPA00955 – Applicant

Coachella Valley Engineers
c/o David Turner
77933 Las Montanas Road, Suite 101
Palm Desert, CA 92211

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GPA00955 – Representative

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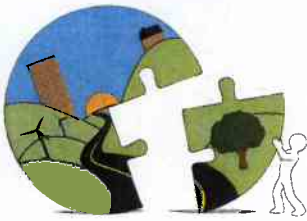
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RIVERSIDE COUNTY PLANNING DEPARTMENT

Steven Weiss, AICP
Planning Director

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

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

38686 El Cerrito Road
Palm Desert, California 92211

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

General Plan Amendment No. 955 & Zone Change No. 7714

Project Title/Case Numbers

John Earle Hildebrand III – Project Planner
County Contact Person

(951) 955-1888
Phone Number

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

Happy Valley, LLC
Project Applicant

77-933 Las Montanas Road, Suite 101, Palm Desert, CA 92211
Address

South of 28th Avenue, west of Sunny Rock Road, East of Happy Valley Road, North of 30th Avenue, APNs: 750-130-001 through 013
Project Location

Proposal to amend the project site's General Plan Foundation Component from Rural (R) and Open Space (OS) to Rural Community (RC), amend its Land Use Designation from Rural Residential (RR) (5-acre minimum) and Rural (R) (20-acre minimum) to Estate Density Residential (EDR) (2-acre minimum) and change the site's zoning classification from W-2-40 and W-2-140 (Controlled Development) to R-A-2 (Residential Agriculture, 2-acre minimum) and R-R (Rural Residential) on 12 parcels, totaling 631.8 acres.
Project Description

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

1. The project WILL NOT have a significant effect on the environment.
2. An NEGATIVE DECLARATION was prepared for the project pursuant to the provisions of the California Environmental Quality Act and reflects the independent judgment of the Lead Agency.
3. Mitigation measures WERE NOT made a condition of the approval of the project.
4. A Mitigation Monitoring and Reporting Plan/Program WAS NOT adopted.
5. A statement of Overriding Considerations WAS NOT adopted.
6. Findings WERE NOT made pursuant to the provisions of CEQA.

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

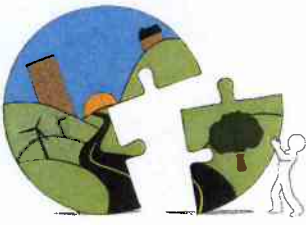
Signature

Project Planner
Title

09/01/2015
Date

Date Received for Filing and Posting at OPR: _____





RIVERSIDE COUNTY
PLANNING DEPARTMENT

Steven Weiss, AICP
Planning Director

NEGATIVE DECLARATION

Project/Case Number: General Plan Amendment No. 955 & Zone Change No. 7714

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

PROJECT DESCRIPTION, LOCATION (see Environmental Assessment).

COMPLETED/REVIEWED BY:

By: John Earle Hildebrand III Title: Project Planner Date: September 1, 2015

Applicant/Project Sponsor: Happy Valley, LLC Date Submitted: February 13, 2008

ADOPTED BY: Board of Supervisors

Person Verifying Adoption: _____ Date: _____

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

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

For additional information, please contact John Hildebrand at (951) 955-1888.

Revised: 10/16/07
Y:\Planning Master Forms\CEQA Forms\Negative Declaration.doc

Please charge deposit fee case#: ZEA41783 ZCFG05132 .

FOR COUNTY CLERK'S USE ONLY

COUNTY OF RIVERSIDE
SPECIALIZED DEPARTMENT RECEIPT
Permit Assistance Center

O* REPRINTED * I0800464

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

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

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

Received from: MADISON 58 PARTNERS LLC \$64.00
paid by: CK 1109
CFG FOR EA GPA 955
paid towards: CFG05132 CALIF FISH & GAME: DOC FEE
at parcel:
appl type: CFG3

By _____ Feb 13, 2008 16:29
KHAFLIGE posting date Feb 13, 2008

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

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

COUNTY OF RIVERSIDE
SPECIALIZED DEPARTMENT RECEIPT
Permit Assistance Center

O* REPRINTED * I1502578

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

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

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

Received from: MADISON 58 PARTNERS LLC \$2,210.00
paid by: CK 1188
CFG FOR EA GPA 955
paid towards: CFG05132 CALIF FISH & GAME: DOC FEE
at parcel:
appl type: CFG3

By _____ Oct 01, 2015 11:14
JCMITCHE posting date Oct 01, 2015

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

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