

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

801 B



FROM: TLMA- Planning Department

SUBMITTAL DATE:
January 12, 2016

SUBJECT: GENERAL PLAN AMENDMENT NO. 988 (Foundation and Entitlement/Policy Amendment) – Intent to adopt a Negative Declaration – **APPLICANT:** Oz Bratene – **ENGINEER/REPRESENTATIVE:** Oz Bratene – **First Supervisorial District** – **AREA PLAN:** Elsinore – **ZONE AREA:** Cleveland – **ZONE:** R-R (Rural Residential) – **LOCATION:** Southwest of the City of Wildomar, west of Calle Amigo, and south of the Cleveland National Forest – **PROJECT SIZE:** 25.7-acres – **REQUEST:** The General Plan Amendment proposes to amend the project site's General Plan Foundation Component from Open Space (OS) to Rural (RUR) and amend its General Plan Land Use Designation from Rural (RUR) (20-Acre Minimum) to Rural Residential (RR) (5-Acre Minimum), on one parcel, totaling 25.7-acres, located within the Elsinore Area Plan. Deposit based Funds 100%.

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

- ADOPT** a **NEGATIVE DECLARATION** for **ENVIRONMENTAL ASSESSMENT NO. 41818**, 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

Steve Weiss

Steve Weiss, AICP
Planning Director

(Continued on next page)

Juan C. Perez

Juan C. Perez
TLMA Director

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

SOURCE OF FUNDS:	Budget Adjustment:
	For Fiscal Year:

C.E.O. RECOMMENDATION:

APPROVE

BY

Tina Grande
Tina Grande

County Executive Office Signature

MINUTES OF THE BOARD OF SUPERVISORS

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

Prev. Agn. Ref.:

District: 1

Agenda Number:

16-2

Departmental Concurrence

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- 2. TENTATIVELY APPROVE GENERAL PLAN AMENDMENT NO. 988** amending the project site's General Plan Foundation Component from Open Space (OS) to Rural (RUR) and amending its General Plan Land Use Designation from Rural (RUR) (20-Acre Minimum) to Rural Residential (RR) (5-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.

BACKGROUND:

Project Scope

This General Plan Amendment proposes to amend the project site's General Plan Foundation Component from Open Space (OS) to Rural (RUR) and amend its General Plan Land Use Designation from Rural (RUR) (20-Acre Minimum) to Rural Residential (RR) (5-Acre Minimum), on one parcel, totaling 25.7-acres, located within the Elsinore Area Plan. There is no accompanying implementing project with this General Plan Amendment.

The project site currently has a General Plan Land Use of Open Space: Rural (OS:RUR) (20-Acre Minimum). However, prior to the adoption of the October 2003, county-wide General Plan update, the project site had a General Plan Land Use Designation of Agricultural. Additionally, the project site has historically been considered for residential development as far back as the early 1990's; however, due to economic changes over the past couple of decades, development of the property had been deferred, until the 2008 General Plan Foundation Cycle opened, providing the opportunity for a land use amendment. The applicant is seeking to change the site's Land Use Designation to a compatible residential designation, affording the same opportunity for development, as those properties in the surrounding area. Additionally, this Amendment will change the land use to a more consistent designation with that of the properties to the south, which are also Rural Residential.

General Plan Initiation Proceedings ("GPIP")

This project was submitted to the County of Riverside on February 14, 2008, during the 2008 General Plan Review Cycle application period and was recommended for initiation to the Board of Supervisors. On June 29, 2010, the Riverside County Board of Supervisors adopted an order initiating proceedings for General Plan Amendment No. 988.

Planning Commission

This project was presented to the Planning Commission for recommendation to the Board of Supervisors on December 2, 2015. The Planning Commission recommended approval of the project by a vote of 5-0.

Staff received several letters in opposition of this proposed amendment from residents in the area. Several of the same residents of the community also spoke in opposition of the project during the Planning Commission hearing. Of primary concern from the residents was the potential for additional traffic through the area and the negative visual impact new homes could have along the hillside. Several residents also discussed with the Planning Commission during the hearing, existing issues they were experiencing in the area. There is a drainage issue just below the project site, which is prone to flooding during rain events. It was conveyed to the Planning Commission that the residents regularly repair the dirt road in the area to make it passable for vehicles. The Planning Commission responded by stating that any new development in the immediate area would be required to make proportionate improvements, that would benefit the area as whole. Absent of new development, the drainage issue and potential future flooding, remains unchanged.

Access to the project site was also discussed during the Planning Commission hearing. There are limited locations for access to the project site; however, the applicant outlined two potential access points, through the possible extension of Calle de Companero and also Saint Gallen Way. Although not part of this project, the applicant also owns the property directly south of the project site, enabling additional control over the site's

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access. When designing the site, the applicant will work closely with County Fire to ensure adequate access, as well as work with the residents to design a roadway system with the least impacts. All letters received are included in the attached Planning Commission staff report package.

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 (GPA No. 960). 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.

General Plan Amendment Findings

The Riverside County General Plan requires certain findings for the adoption of a General Plan Amendment including, among others, that the amendment does not conflict with the County Vision or create internal inconsistency. These required findings were made for GPA No. 988 and are provided in the accompanying Planning Commission staff report. Additionally, during the time between the Planning Commission hearing and the Board of Supervisors' consideration, the Board adopted General Plan Amendment No. 960 (GPA No. 960) which comprehensively updated the County's General Plan. Therefore, it is important to note that although GPA No. 988 proposes to change the property's land use designation from Open Space: Rural (OS:RUR) (20-Acre Minimum) to Rural: Rural Residential (RUR:RR) (5-Acre Minimum), this change is consistent with the General Plan's Vision and policies as updated through GPA No. 960.

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. Indemnification Agreement**
- C. Planning Commission Staff Report**

Attachment A:

Planning Commission Minutes



RIVERSIDE COUNTY
PLANNING DEPARTMENT

**PLANNING COMMISSION
MINUTE ORDER
DECEMBER 2, 2015**

I. AGENDA ITEM 4.6

GENERAL PLAN AMENDMENT NO. 988 (FOUNDATION AND ENTITLEMENT/POLICY) –

Intent to Adopt a Negative Declaration – Applicant: Oz Bratene – Engineer/Representative: Oz Bratene – First Supervisorial District – Area Plan: Elsinore – Zone Area: Cleveland – Zone: R-R (Rural Residential) – Location: Southwest of the City of Wildomar, west of Calle Amigo, and south of the Cleveland National Forest – Project Size: 25.7 acres.

II. PROJECT DESCRIPTION:

Proposal to amend the project site's General Plan Foundation Component from Open Space (OS) to Rural (R) and amend its Land Use Designation from Rural (R) to Rural Residential (RR) (5-Acre Minimum), on one parcel, totaling 25.7 acres.

III. MEETING SUMMARY:

The following staff presented the subject proposal:

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

Spoke in **favor** of the proposed project:

Oz Bratene, Representative

Spoke in **opposition** to the proposed project:

- Davida Pearson, Neighbor, 19170 Saint Gallen Way, Murrieta 92562 (951) 898-0269
- Cynthia Carrick, Neighbor, 37550 Calle de Companero, Murrieta 92562 (951) 677-7085 gave her time to Ms. Pearson
- Dave Fontweau, Neighbor, 37936 Corte Aoma, Murrieta 92562 (951) 514-8608

No one spoke in a neutral position.

IV. CONTROVERSIAL ISSUES:

Yes. Residents adjacent to the project site have concerns about drainage, access, and traffic through their community and to the project site.

V. PLANNING COMMISSION ACTION:

Public Comments: CLOSED

Motion by Commissioner Leach, 2nd by Commissioner Chairman Valdivia

A vote of 5-0,

ADOPTED PLANNING COMMISSION RESOLUTION No. 2015-023; and,

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



RIVERSIDE COUNTY
PLANNING DEPARTMENT

**PLANNING COMMISSION
MINUTE ORDER
DECEMBER 2, 2015**

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

ADOPT a NEGATIVE DECLARATION for ENVIRONMENTAL ASSESSMENT NO. 41818; and,

TENTATIVELY APPROVE GENERAL PLAN AMENDMENT NO. 988.

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:

Indemnification Agreement

INDEMNIFICATION AGREEMENT

This INDEMNIFICATION AGREEMENT ("Agreement"), made by and between the COUNTY OF RIVERSIDE, a political subdivision of the State of California ("COUNTY"), and Kurt W. Rietsch and Judy A. Rietsch ("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 901-180-001 ("PROPERTY"); and,

WHEREAS, on February 14, 2008, PROPERTY OWNER filed an application for General Plan Amendment No. 988 ("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:
Kurt and Judy Rietsch
17066 Marinabay Drive
Huntington Beach, CA 92649

With a copy to:
Bratene Construction and Engineering
Attn: Oz Bratene
41625 Enterprise Circle South #B-2
Temecula, CA 92590

7. **Default and Termination.** This Agreement is not subject to termination, except by mutual agreement or as otherwise provided herein. In the event of a default of PROPERTY OWNER's obligations under this Agreement, COUNTY shall provide written notification to PROPERTY OWNER of such alleged default and PROPERTY OWNER shall have ten (10) days after receipt of written notification to cure any such alleged default. If PROPERTY 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: 2-18-16

FORM APPROVED COUNTY COUNSEL
BY: Melissa R. Cushman 2/11/16
MELISSA R. CUSHMAN
DATE

PROPERTY OWNER:
Kurt W. Rietsch and Judy A. Rietsch

By: Kurt W. Rietsch
Kurt W. Rietsch

Dated: 2-3-16

By: Judy A. Rietsch
Judy A. Rietsch

Dated: 2/3/16

CALIFORNIA NOTARY ACKNOWLEDGMENT

For An Individual Acting In His/Her Own Right:

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 ORANGE) ss.

On 02-03-2016 before me, ASIM MAHMOOD Notary Public, personally appeared Kurt W. Rietsch and Judy A. Rietsch

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]
Signature

ASIM MAHMOOD
Print Name

[NOTARIAL SEAL]



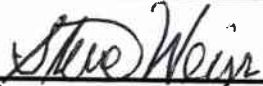
My commission expires: 08/17/2018

Attachment C:

Planning Commission Report Package

Agenda Item No.: 4.6
Area Plan: Elsinore
Zoning Area: Cleveland
Supervisorial District: First
Project Planner: John Earle Hildebrand III
Planning Commission: December 2, 2015

General Plan Amendment No. 988
Environmental Assessment No. 41818
Applicant: Oz Bratene
Engineer/Representative: Oz Bratene


Steve Weiss, AICP
Planning Director

COUNTY OF RIVERSIDE PLANNING DEPARTMENT STAFF REPORT

PROJECT DESCRIPTION AND LOCATION:

GENERAL PLAN AMENDMENT NO. 988 (Foundation and Entitlement/Policy Amendment) – Proposal to amend the project site’s General Plan Foundation Component from Open Space (OS) to Rural (RUR) and amend its Land Use Designation from Rural (RUR) (20-Acre Minimum) to Rural Residential (RR) (5-Acre Minimum), on one parcel, totaling 25.7-acres, located southwest of the City of Wildomar, west of Calle de Lobo, north of Saint Gallen way, and south of the Cleveland National Forest, within the Elsinore Area Plan.

BACKGROUND:

General Plan Initiation Proceedings (“GPIP”)

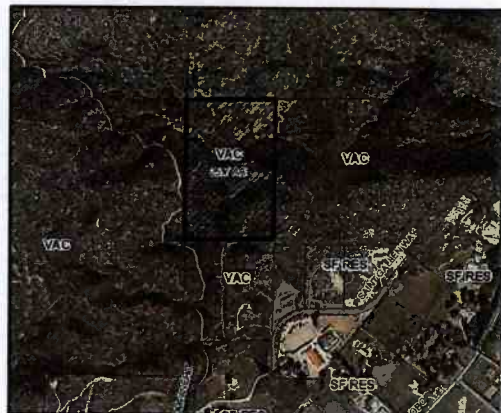
This project was submitted on February 14, 2008, during the 2008 General Plan Review Cycle application period and was recommended for initiation to the Board of Supervisors. On June 29, 2010, the Riverside County Board of Supervisors adopted an order initiating proceedings for General Plan Amendment No. 988. The GPIP report package is included with this report, as an attachment. GPA No. 988 (the “project”) is now being taken forward for consideration.

Project Scope

This project originally included two parcels, totaling 82.9-Acres in area. APN No. 901-180-003 is 57.2-acres in area and is owned by Edward Wright. APN No. 901-180-001 is 25.7-acres in area and is owned by Kurt Rietsch. During the project’s review period, Edward Wright requested to be removed from the General Plan Amendment process and is no longer part of the project’s scope. As a result, this project now includes a single 25.7-acre parcel, as shown below.



GPA00988 - Original Project Area



GPA00988 - Revised Project Area

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. Staff discussed the project during a conference call with the Pechanga Tribe and both staff and the Pechanga Tribe agreed that since this project includes a General Plan Amendment only, resulting in no ground disturbance, no further consultation with the Pechanga Tribe is required. Additionally, 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 CONCERNS:

General Plan Amendment Findings

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

The Administration Element of the Riverside County General Plan and Article 2 of Ordinance No. 348 provides that three (3) findings must be made 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 currently has a General Plan Land Use of Open Space: Rural (OS:RUR) (20-Acre Minimum). However, prior to the adoption of the most recent General Plan in October of 2003, the project site had a General Plan Land Use of Agricultural. Additionally, the project site has historically been considered for residential development as far back as the early 1990's, as shown by the

activity of the property owners in the attached documents, "History of the Wright Property" and the accompanying "Justification for Amendment." Due to economic changes over the past couple of decades, development of the property had been deferred, until the previous Foundation Cycle opened, providing the opportunity for a land use amendment. Additionally, this Amendment will change the land use to a more consistent designation with that of the properties to the south, which are Rural Residential. For these reasons, a General Plan Foundation Component Amendment is justified.

Riverside County Vision

The existing General Plan Land Use for the property is Rural, which requires development at 1 residential dwelling unit per 20-acres. This General Plan Amendment will result in changing the General Plan Land Use to Rural Residential, which would enable the project site to be developed at 1 residential unit per 5-acres. The Riverside County General Plan Vision Statement discusses many concepts, which are distinguished by categories and include housing, population growth, healthy communities, conservation, and transportation. This project has been reviewed in conjunction with the Vision Statement and staff has determined that the project is consistent with it. Specifically, Number 3 of the Population Growth section of the General Plan Vision Statement says, "Population growth continues and is focused where it can best be accommodated." Furthermore, Number 1 of the Population Growth section states, "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." The project site is adjacent to existing developed single family residential to the south and east. Development of the project site is a logical and compatible extension to the existing residential development in the area. This is not a stand-alone, isolated area, whereby new development would exasperate sprawl. Based upon the existing utility and street infrastructure in the area, which the project site could easily tie into, the site can accommodate new housing. For these reasons, this project is consistent with the Riverside County Vision Statement and this General Plan Foundation Component Amendment is justified.

Internal Consistency

The project site is not located within any Policy Area or Special Overlay that would result in an inconsistency from a Foundation Component Amendment. Staff has reviewed this project in conjunction with each of the ten (10) Riverside County General Plan Elements, which includes Vision, Land Use, Circulation, Multi-Purpose Open Space, Safety, Noise, Housing, Air Quality, Healthy Communities, and Administration, and has determined that this project is in conformance with the policies and objectives of each Element. This is supported through the Fundamental Housing Value of the Vision Statement, which 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 implementing project, addressing the need for new housing as a result of ongoing population growth. 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:*

As demonstrated in the above discussion, this proposed General Plan Foundation Component Amendment is consistent with the Vision Statement of the Riverside County General Plan. In addition, this Entitlement/Policy Amendment is also consistent with the Vision Statement for the same reasons as above, and also with the Our Communities and Their Neighborhoods section of the Vision Statement, which says:

- Development occurs only where appropriate and where adequate public facilities and services are available or are provided for at the time of development in accordance with adopted level-of-service standards.

Changing the project site from Rural (RUR) (20-Acre Minimum) to Rural Residential (RR) (5-Acre Minimum) is appropriate and compatible with the other residential properties to the east and south, which have similar 5-acre lot sizes. Furthermore, certain utilities as well as an existing road network, are available in the area and could easily be extended to serve the project site. As a result, development of the project site is appropriate.

Additionally, the Population Growth section of the Vision Statement says:

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

As shown, the existing infrastructure in the area can accommodate new residential development. Densification of the site will enable the creation of additional dwelling units beyond what is anticipated under the current land use. These additional units further contribute to meeting the Regional Housing Needs Assessment unit counts. As a result, this project is consistent with the Riverside County Vision Statement.

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 principle is within the Community Development category – Maturing Communities:

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

The project site is adjacent to the La Cresta area, which is an expanding rural residential community. This application furthers this principle by contributing to the managed and responsible growth of the

area, with a compatible residential product, that will compliment the other existing residential development in the area.

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

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

This project will result in a Land Use shift from Rural (RUR) (20-Acre Minimum) to Rural Residential (RR) (5-Acre Minimum), in support of the existing growth in the area and anticipated future needs. As described above, development of these parcels is a natural extension to the other existing 5-acre lots to the east and south. The checks and balances of the subdivision process can prevent irresponsible development and will ensure these properties are developed in compliance with County regulations and guidelines. As a result, there is no conflict with any of the General Plan principles.

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

As demonstrated in the above findings, this proposed Foundation Component Amendment in conjunction with the Entitlement/Policy Amendment, does not conflict with the Riverside County Vision Statement or any of the General Plan principles. This Amendment will result in a logical extension of the existing and future residential development patterns for the area, which supports the County's goals and 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.

One of the primary goals of the Riverside County General Plan is to enable orderly and managed growth throughout the County. This is achieved through adherence to the General Plan's established policies, which enable implementation of its goals. The following two General Plan policies will be achieved through this Amendment:

- Policy LU 2.1(e) – Concentrate growth near or within existing urban and suburban areas to maintain the rural and open space character of Riverside County to the greatest extent possible.

This General Plan Amendment will result enabling a future residential development that will be a logical extension of the La Cresta area, which is the community to which these properties are connected. The project site is currently designated for residential use and could be developed at 1 residential dwelling unit per 20-acres. However, 5-acre lots are the predominant lot size for the area and this Land Use Amendment will enable a compatible type of product, concentrating growth in an area that can accommodate it.

- Policy LU 17.3 – Ensure that development does not adversely impact the open space and rural character of the surrounding area.

Development of the project site at a 5-acre Minimum lot size is a compatible size with the other existing residential development in the area. The project site currently allows for residential development; therefore development of the site would not adversely affect any onsite open space areas nor impact the existing designated Open Space: Conservation Habitat areas to the north and west of the site. As a result, this change in Land Use will further the General Plan's goals though enabling residential development in a logical location.

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

As discussed above, the project site currently has a General Plan Land Use of Open Space: Rural (OS:RUR) (20-acre minimum). However, prior to the adoption of the most recent General Plan in October of 2003, the project site had a General Plan Land Use of Agricultural. Additionally, the property owners have been working towards developing the site with residential over the past couple of decades. However, due to the past economic cycle downturns, development of the property had been deferred. The opportunity for a Foundation Component change occurred in 2008, which if approved, will result in the establishing a new land use, compatible with the other existing designations to the south and east. Furthermore, this Amendment will change the land use to a more consistent designation with that of the properties to the south, which are Rural Residential. The change to Rural Residential will be compatible with the area and enable a future development be similar to what is existing in the community. For these reasons, A General Plan modification is justified because of this new circumstance.

SUMMARY OF FINDINGS:

- | | |
|---|---|
| 1. Existing Foundation General Plan Land Use (Ex #6): | Open Space (OS) |
| 2. Proposed Foundation General Plan Land Use (Ex #6): | Rural (RUR) |
| 3. Existing General Plan Land Use (Ex #6): | Rural (RUR) |
| 4. Proposed General Plan Land Use (Ex #6): | Rural Residential (RR) |
| 5. Surrounding General Plan Land Use (Ex #6): | Open Space: Conservation Habitat (OS:CH) to the north and west, Open Space: Rural (OS:RUR) to the east, Rural: Rural Residential (RUR:RR) to the south. |
| 6. Existing Zoning (Ex #2): | Rural Residential (R-R) |
| 7. Proposed Zoning (Ex #2): | N/A |
| 8. Surrounding Zoning (Ex #2): | Rural Residential (R-R) |
| 9. Existing Land Use (Ex #1): | Vacant Land |
| 10. Surrounding Land Use (Ex #1): | Surrounded by vacant land and single family residential to the south and east |
| 11. Project Size (Ex #1): | Total Acreage: 25.7 Acres |
| 12. Environmental Concerns: | See Environmental Assessment No. 41818 |

RECOMMENDATIONS:

ADOPT PLANNING COMMISSION RESOLUTION No. 2015-023 recommending adoption of General Plan Amendment No. 988 to the Riverside County Board of Supervisors; and

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. 41818**, 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. 988** amending the project site's General Plan Foundation Component from Open Space (OS) to Rural (RUR) and amending its Land Use Designation from Rural (RUR) (20-Acre Minimum) to Rural Residential (RR) (5-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.

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 Open Space: Rural (OS-RUR) and is located within the Elsinore Area Plan.
2. The project site is surrounded by properties which have a General Plan Land Use of Open Space: Conservation Habitat (OS:CH) to the north and west, Open Space: Rural (OS:RUR) to the east, and Rural: Rural Residential (RUR:RR) to the south.
3. This Regular Foundation Component Amendment and Entitlement/Policy Amendment will result in a Land Use change to Rural: Rural Residential (RUR:RR) .
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 project site currently has a General Plan Land Use of Open Space: Rural (OS:RUR) (20-acre minimum). However, prior to the adoption of the most recent General Plan in October of 2003, the project site had a General Plan Land Use of Agricultural. Additionally, the property owners have been working towards developing the site with residential over the past couple of decades. However, due to the past economic cycle downturns, development of the property had been deferred. The opportunity for a Foundation Component change occurred in 2008, which if approved, will result in the establishing a new land use, compatible with the other existing designations to the south and east.

9. Policy LU 2.1(e) of the General Plan Land Use Element states, "Concentrate growth near or within existing urban and suburban areas to maintain the rural and open space character of Riverside County to the greatest extent possible." This General Plan Amendment will result enabling a future residential development that will be a logical extension of the La Cresta area, which is the community to which these properties are connected. The project site is currently designated for residential use and could be developed at 1 residential dwelling unit per 20-acres. However, 5-acre lots are the predominant lot size for the area and this Land Use Amendment will enable a compatible type of product, concentrating growth in an area that can accommodate it.
10. Policy LU 17.3 of the General Plan Land Use Element states, "Ensure that development does not adversely impact the open space and rural character of the surrounding area." Development of the project site at a 5-Acre Minimum lot size is a compatible size with the other existing residential development in the area. The project site currently allows for residential development; therefore development of the site would not adversely affect any onsite open space areas nor impact the existing designated Open Space: Conservation Habitat areas to the north and west of the site.
11. The project site has a zoning classification of Rural Residential (R-R).
12. The project site is surrounded by properties which have a zoning classification of Rural Residential (R-R).
13. The project site is not located within a Criteria Cell of the Western Riverside County Multi-Species Habitat Conservation Plan ("WRCMSHCP").
14. This project has been noticed pursuant to SB 18 and AB 52 requirements.
15. Environmental Assessment No. 41818 identified no potentially significant impacts, and resulted in a Negative Declaration of environmental effects.

CONCLUSIONS:

1. This project is in conformance with the Rural: Rural Residential (RUR:RR) General Plan Land Use, and with all other elements of the Riverside County General Plan.
2. This project is consistent with the Rural Residential (R-R) zoning classification of Ordinance No. 348, and with all other applicable provisions of Ordinance No. 348.
3. The public's health, safety, and general welfare are protected through project design.
4. The proposed project is compatible with the present and future logical development of the area.
5. The proposed project will not have a significant negative effect on the environment.
6. The proposed project will not preclude reserve design for the WRCMSHCP.

INFORMATIONAL ITEMS:

1. As of this writing, no letters, in support or opposition have been received.
2. The project site **is not** located within:

- a. The boundaries of a City; or
 - b. A City's sphere of influence; or
 - c. A WRCMSHCP Criteria Cell; or
 - d. An Airport Influence Area ("AIA"); or
 - e. A Special Flood Hazard Area, an area drainage plan, or dam inundation area; or
 - f. A County Service Area ("CSA").
3. The project site is located within:
- a. A "High" wildfire hazard zone; and
 - b. A State Responsibility area.
4. The project site is currently designated as Assessor's Parcel Number: 901-180-001.

2
3 **RESOLUTION NO. 2015-023**
4 **RECOMMENDING ADOPTION OF**
5 **GENERAL PLAN AMENDMENT NO. 988**
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 December 2, 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 December 2, 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. 41826; and
24

25 **ADOPTION** of General Plan Amendment No. 988
26
27
28

RIVERSIDE COUNTY PLANNING DEPARTMENT

GPA00988

LAND USE

Supervisor Jeffries
District 1

Date Drawn: 10/09/2015
Exhibit 1



Zoning Area: Cleveland

Author: Vinnie Nguyen

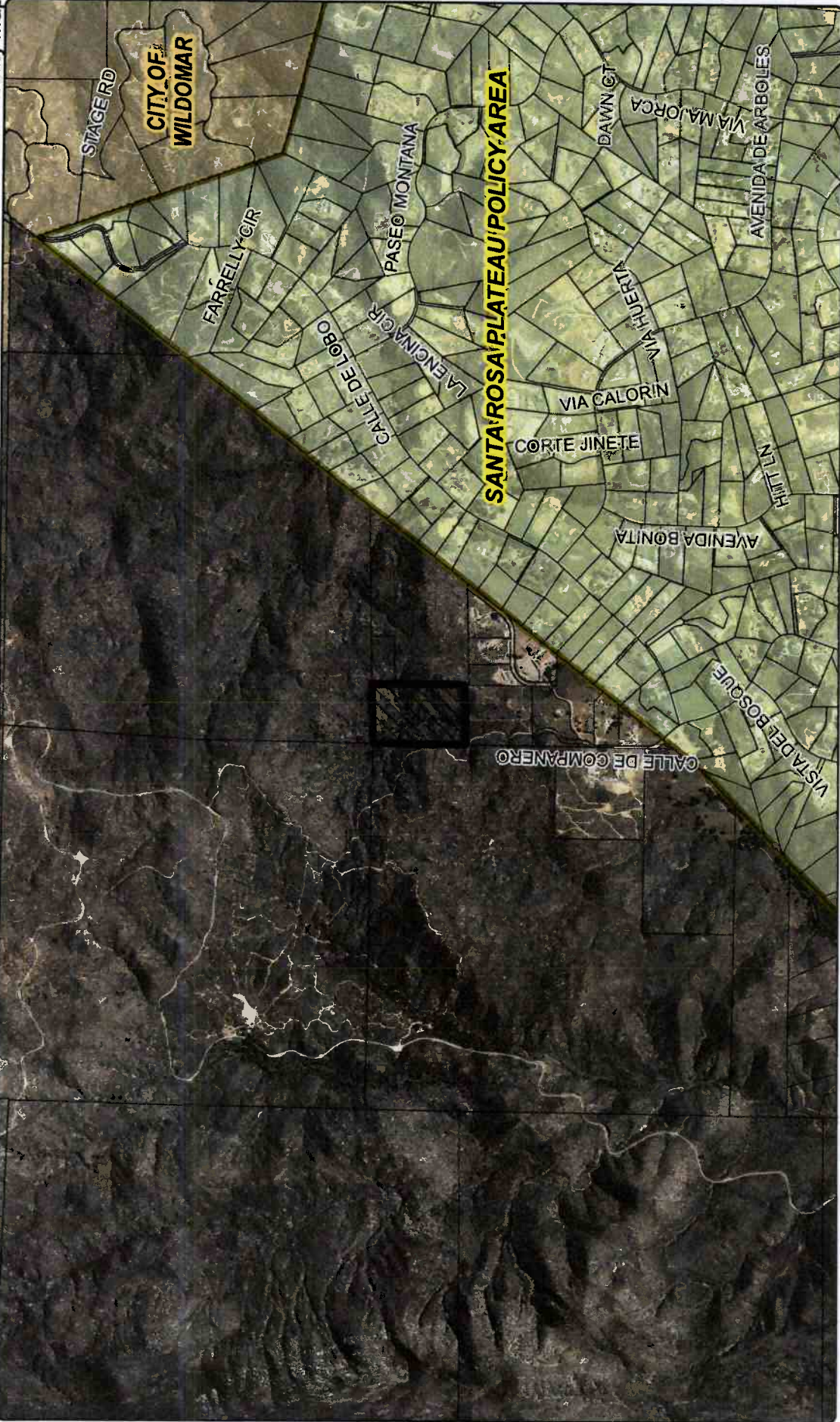


DISCLAIMER: On October 7, 2003, the County of Riverside adopted a new General Plan providing new land use designations for unincorporated Riverside County parcels. The new General Plan may contain different type of land use than is provided for under existing zoning. For further information, please contact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

RIVERSIDE COUNTY PLANNING DEPARTMENT
GPA00988
VICINITY/POLICY AREAS

Supervisor Jeffries
District 1

Date Drawn: 10/09/2015
Vicinity Map



Zoning Area: Cleveland

Author: Vinnie Nguyen



DISCLAIMER: On October 7, 2003, the County of Riverside adopted a new General Plan. This map and any use designations for unincorporated Riverside County are based on the General Plan. For further information, please contact the Riverside County Planning Department at (951)955-5200 (Western County) or in Palm Desert at (760)634-2777 (Eastern County) or Website: <http://www.riverside.ca.gov>

RIVERSIDE COUNTY PLANNING DEPARTMENT

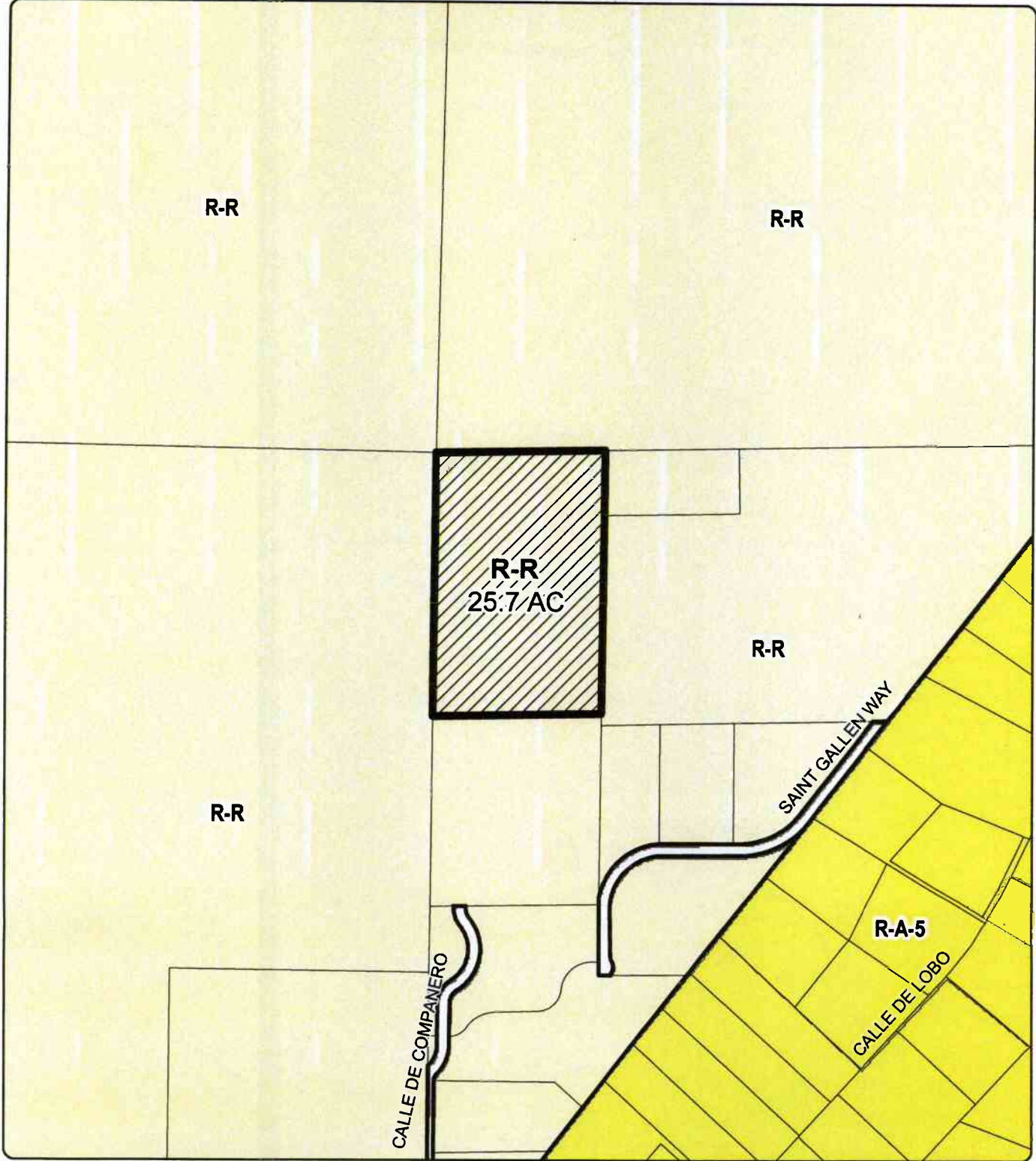
GPA00988

EXISTING ZONING

Supervisor Jeffries
District 1

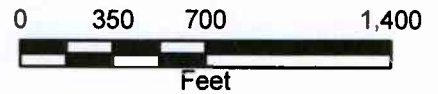
Date Drawn: 10/09/2015

Exhibit 2



Zoning Area: Cleveland

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.rcplma.org>

RIVERSIDE COUNTY PLANNING DEPARTMENT

GPA00988

PROPOSED GENERAL PLAN

Supervisor Jeffries
District 1

Date Drawn: 10/09/2015
Exhibit 6



Zoning Area: Cleveland

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.rcplma.org>

COUNTY OF RIVERSIDE

ENVIRONMENTAL ASSESSMENT FORM: INITIAL STUDY

Environmental Assessment No.: 41818
Project Cases: General Plan Amendment No. 988
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: Oz Bratene
Applicant's Address: 25759 Jefferson Avenue Murrieta, Ca 92562
Applicant's Telephone Number: (951) 834-9009

I. PROJECT INFORMATION

A. Project Description:

Proposal to amend the project site's General Plan Foundation Component from Open Space (OS) to Rural (RUR) and amend its Land Use Designation from Rural (RUR) to Rural Residential (RR) (5-Acre minimum), on one parcel, totaling 25.7-Acres.

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

C. Total Project Area: 25.7-Acres

D. Assessor's Parcel No.: 901-180-001

E. Street References: Southwest of the City of Wildomar, west of Calle de Lobo, north of Saint Gallen way, and south of the Cleveland National Forest.

F. Section, Township & Range Description or reference/attach a Legal Description:
Section 8, Township 7 South, Range 4 West

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

II. APPLICABLE GENERAL PLAN AND ZONING REGULATIONS

A. General Plan Elements/Policies:

1. **Land Use:** This project includes a Regular General Plan Foundation Component Amendment. There are no additional implementing development plans associated with this project. This project is consistent with the provisions of the Land Use Element.
2. **Circulation:** The project is consistent with all policies of the Circulation Element.
3. **Multipurpose Open Space:** The project is consistent with the policies of the Open Space Element.
4. **Safety:** The project is consistent with the policies of the Safety Element.

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

B. General Plan Area Plan: Elsinore

C. General Plan Foundation Component (Existing): Open Space (OS)

D. General Plan Land Use Designation (Existing): Rural (RUR)

E. General Plan Foundation Component (Proposed): Rural (RUR)

F. General Plan Land Use Designation (Proposed): Rural Residential (RR)

G. Overlay(s), if any: None

H. Policy Area(s), if any: None

I. Adjacent and Surrounding:

1. **Area Plan(s):** Elsinore

2. **Foundation Component(s):** Rural and Open Space

3. **Land Use Designation(s):** Open Space: Conservation Habitat to the north and west, Open Space: Rural (OS:RUR) to the east, Rural: Rural Residential (RUR:RR) to the south.

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

5. **Policy Area(s), if any:** Santa Rosa Plateau Policy Area to the southeast.

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): Rural Residential (R-R)

L. Zoning (Proposed): None

M. Adjacent and Surrounding Zoning: Surrounded by Rural Residential (R-R)

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

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

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

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

A PREVIOUS ENVIRONMENTAL IMPACT REPORT/NEGATIVE DECLARATION WAS PREPARED

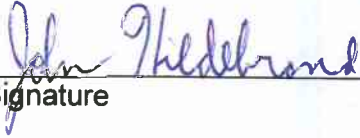
I find that although the proposed project could have a significant effect on the environment, **NO NEW ENVIRONMENTAL DOCUMENTATION IS REQUIRED** because (a) all potentially significant effects of the proposed project have been adequately analyzed in an earlier EIR or Negative Declaration pursuant to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

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

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

I find that at least one of the following conditions described in California Code of Regulations, Section 15162, exist and a **SUBSEQUENT ENVIRONMENTAL IMPACT REPORT** is required: (1) Substantial changes are proposed in the project which will require major revisions of the previous EIR or negative declaration due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects; (2) Substantial changes have occurred with respect to the circumstances under which the project is undertaken which will require major revisions of the previous EIR or negative declaration due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant

effects; or (3) New information of substantial importance, which was not known and could not have been known with the exercise of reasonable diligence at the time the previous EIR was certified as complete or the negative declaration was adopted, shows any the following:(A) The project will have one or more significant effects not discussed in the previous EIR or negative declaration;(B) Significant effects previously examined will be substantially more severe than shown in the previous EIR or negative declaration;(C) Mitigation measures or alternatives previously found not to be feasible would in fact be feasible, and would substantially reduce one or more significant effects of the project, but the project proponents decline to adopt the mitigation measures or alternatives; or,(D) Mitigation measures or alternatives which are considerably different from those analyzed in the previous EIR or negative declaration would substantially reduce one or more significant effects of the project on the environment, but the project proponents decline to adopt the mitigation measures or alternatives.



Signature

11-02-2015

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

Source: Riverside County General Plan Figure 9 – “Scenic Highways” in the Elsinore Area Plan

Findings of Fact:

a-b) Pursuant to the Riverside County General Plan Figure 9 – “Scenic Highways” exhibit in the Elsinore Area Plan, the project site is located more than five (5) miles south of State Route 74, which is a designated “State Eligible” Scenic Highway. Due to the project site’s distance from the SR-74, there will be no impacts.

Mitigation: No mitigation is required

Monitoring: No monitoring is required

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

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

Findings of Fact:

a) Pursuant to the Riverside County General Plan Figure 6 – “Mt. Palomar Nighttime Lighting Policy” exhibit in the Elsinore Area Plan, the project site is located within “Zone B”. A change from Open Space to Residential will result in the implementation of more lighting at build-out. Lighting

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

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 and its General Plan Land Use, 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 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

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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Expose residential property to unacceptable light levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source: On-site Inspection, Project Application Description

Findings of Fact:

a) A land use change from Rural (RUR) to Rural Residential (RR (5-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 and its General Plan Land Use, 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 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 the maps prepared pursuant to the Farmland Mapping and	<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
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". As a result, there will be no impact.

b) There are no Williamson Act contracts on the site. As a result, there are no impacts.

c-d) The properties surrounding the project site are zoned for 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"/>

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.

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

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

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

This is a programmatic level CEQA analysis. At this stage, the project does not provide the opportunity for physical disturbance of the site, as there is no associated development project. This project will result in amending the site's General Plan Foundation Component and its General Plan Land Use, 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 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

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

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

Findings of Fact:

a-g) Pursuant to the Riverside County GIS Database, the project site is not located within any Criteria Cells under the Western Riverside County Multiple Species Habitat Conservation Plan ("WRCMSHCP"). As a result, a Habitat Acquisitions and Negotiations Strategy ("HANS") application is not required. However, during the time of an implementing project, a biological assessment may be required to determine the site's biological resources and subsequently apply appropriate development mitigation measures.

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 its General Plan

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Land Use, 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 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. Additionally, portions of the site have been previously disturbed. The necessity for additional historic resource studies will be determined at the time of 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 and its General Plan Land Use, 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 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"/>
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"/>

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

Findings of Fact:

a-d) 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 26, 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 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 and its General Plan Land Use, 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 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:

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

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

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

Findings of Fact:

a-b) Pursuant to the Riverside County General Plan Figure S-2 "Earthquake Fault Study Zones" exhibit, the project site is not located within close proximity to any fault zones. As a result, there will be no impacts.

Mitigation: No mitigation is required

Monitoring: No monitoring is required

12. Liquefaction Potential Zone	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
a) Be subject to seismic-related ground failure, including liquefaction?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

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 shows no mapped liquefaction zones. As a result, there will be 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

13. Ground-shaking Zone

a) Be subject to strong seismic ground shaking?

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

Findings of Fact:

a) Every project in California has some degree of potential exposure to significant ground shaking. 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 an amendment to the site's General Plan Foundation Component and its General Plan Land Use, 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. 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, there will be no impacts.

Mitigation: No mitigation is required

Monitoring: No monitoring is required

14. Landslide Risk

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

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

Findings of Fact:

a) Pursuant to the Riverside County General Plan Figure S-5 "Regions Underlain by Steep Slope" exhibit, the project site is located within an area consisting of slope angles between 15% and 25%. This project includes a General Plan Land Use Amendment only. As a result, no people or structures will be exposed to adverse effects associated with the slope areas. Additionally, any future development will be required to comply with the California Building Code, as it relates to slope development and grading.

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 its General Plan

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Land Use, 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 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

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, is identified as having no subsidence potential. As a result, there will be no impacts.

Mitigation: No mitigation is required

Monitoring: No monitoring is required

16. Other Geologic Hazards

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

Source: On-site Inspection, Project Application Materials

Findings of Fact:

a) Elsinore Lake is located approximately four miles to the north of the project site. The project site is not located within the Elsinore Lake Dam Inundation Zone and indicates a low likeliness for geologic hazards, such as seiche, mudflow, or volcanic hazard. As a result, 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?

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
c) Result in grading that affects or negates subsurface sewage disposal systems?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Riv. Co. 800-Scale Slope Maps, Project Application Materials

Findings of Fact:

a-c) Pursuant to the Riverside County General Plan Figure S-5 "Regions Underlain by Steep Slope" exhibit, the project site is located within an area consisting of slope angles between 15% and 25%. This project includes a General Plan Land Use Amendment only. As a result, no people or structures will be exposed to adverse effects associated with the slope areas. Additionally, any future development will be required to comply with the California Building Code, as it relates to slope development and grading

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 its General Plan Land Use, 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 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

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) 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 its General Plan Land Use, 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

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

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) 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 its General Plan Land Use, 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 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

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

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" wind erosion.

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 its General Plan Land Use, 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

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

GREENHOUSE GAS EMISSIONS Would the project

21. Greenhouse Gas Emissions

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

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

Source: Riverside County General Plan

Findings of Fact:

a-b) 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 an amendment to the site's General Plan Foundation Component and its General Plan Land Use Designation, 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. 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?

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?

c) Impair implementation of or physically interfere with an adopted emergency response plan or an

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
emergency evacuation plan?				
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 and its General Plan Land Use, 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 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 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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Require review by the Airport Land Use Commission?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) For a project within the vicinity of a private airstrip, or heliport, would the project result in a safety hazard for people residing or working in the project area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

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

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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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 an Airport Influence Area ("AIA") or compatibility zone and will not require review by the Airport Land Use Commission ("ALUC"). 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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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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 "High" Wildfire Susceptibility Area and a State Responsibility Area.

This is a programmatic level CEQA analysis. At this stage, there is no associated development project and therefore project will not expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands. However, this project will result in amending the site's General Plan Foundation Component and its General Plan Land Use Designation, 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 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

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	<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
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)?				
d) Create or contribute runoff water that would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Place housing within a 100-year flood hazard area, as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Place within a 100-year flood hazard area structures which would impede or redirect flood flows?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g) Otherwise substantially degrade water quality?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
h) Include new or retrofitted stormwater Treatment Control Best Management Practices (BMPs) (e.g. water quality treatment basins, constructed treatment wetlands), the operation of which could result in significant environmental effects (e.g. increased vectors or odors)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Riverside County Flood Control District Flood Hazard Report/Condition.

Findings of Fact:

a-h) Pursuant to the Riverside County General Plan Figure S-9 "100- and 500-Year Flood Hazard Zones" exhibit, the project site is not located within either a 100-year or 500-year floodplain zone. Approval of this project will result in amending the site's General Plan Foundation Component and its General Plan Land Use Designation. 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. Should a development proposal or land use application for subdividing, grading, or construction of the site 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

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	<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
rate or amount of surface runoff in a manner that would result in flooding on- or off-site?				
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 not located within either a 100-year or 500-year floodplain zone. Additionally, Elsinore Lake is located approximately four miles to the north of the project site. The project site is not located within the Elsinore Lake Dam Inundation zone. Approval of this project will result in amending the site's General Plan Foundation Component and its General Plan Land Use Designation. 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. Should a development proposal or land use application for subdividing, grading, or construction of the site be submitted, a subsequent Environmental Analysis shall be prepared, to assess the potential impacts. As a result, there will be no impacts.

Mitigation: No mitigation is required

Monitoring: No monitoring is required

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) Approval of this project will result in a General Plan Foundation Component Amendment from Open Space (OS) to Rural (RUR) and a General Plan Land Use Designation Amendment from Rural (RUR) to Rural Residential (RR), on a single 25.7-acre parcel.

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, there is no associated development project. However, amending the site's General Plan Land Use, 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 Assessment shall be prepared, to determine potential impacts. As a result, impacts are considered less than significant.

b) The project site is not located in a City or within a designated City's Sphere of Influence. As a result, there will be no impacts.

Mitigation: No mitigation is required

Monitoring: No monitoring is required

28. Planning

a) Be consistent with the site's existing or proposed zoning?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Be compatible with existing surrounding zoning?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Be compatible with existing and planned surrounding land uses?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Be consistent with the land use designations and policies of the General Plan (including those of any applicable Specific Plan)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Disrupt or divide the physical arrangement of an established community (including a low-income or minority community)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input 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 Designation of Rural and is proposed to be amended to Rural Residential. The proposed land use amendment will result in a reasonable integration of smaller residential lot sizes into the area, which are compatible with the other existing residential lots to the south.

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 its General Plan Land Use, 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 Assessment shall be prepared, to determine potential impacts. As a result, impacts are considered less than significant.

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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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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Be an incompatible land use located adjacent to a State classified or designated area or existing surface mine?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Expose people or property to hazards from proposed, existing or abandoned quarries or mines?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

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

Findings of Fact:

a-d) Pursuant to the Riverside County General Plan Figure OS-5 "Mineral Resources Area" exhibit, the project site located within the "Unstudied" Mineral Resource Area. However, due to the small size of the project site and the existing residential developments within the surrounding area, extracting minerals from the project would be unfeasible.

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 its General Plan Land Use, 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 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

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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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NA A B C D

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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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," County of Riverside Airport Facilities Map exhibit, the project site not located within a designated Airport Influence Area ("AIA"). As a result, there will be no impacts from airport noise.

Mitigation: No mitigation is required

Monitoring: No monitoring is required

31. Railroad Noise

NA A B C D

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

Findings of Fact:

Pursuant to the Riverside County General Plan Figure C-1 "Circulation Plan" exhibit, the project site is not located near any railroads. As a result, there will be no impacts from railroad noise.

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 is not located near any highways. Highway 79 is located approximately five (5) miles to the east of the project site. Any noise generated from the Highway at this distance will be negligible. As a result, there will be no impacts from highway noise.

Mitigation: No mitigation is required

Monitoring: No monitoring is required

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	han Significant Impact	No Impact
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33. Other Noise

NA A B C D

Source: Project Application Materials, GIS database

Findings of Fact:

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

Mitigation: No mitigation is required

Monitoring: No monitoring is required

34. Noise Effects on or by the Project

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

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

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

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

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

Findings of Fact:

a-d) This General Plan land use change to denser residential will result in the creation of higher noise impacts at build-out. However, all future onsite uses will be required to adhere to the Riverside County's allowable noise standards for Residential designations and will be analyzed at the time of 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 and its General Plan Land Use, 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 Assessment shall be prepared, to determine potential impacts. As a result, there will be 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

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"/>
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 Open Space: Rural (OS:RUR) allows for development at a minimum of 1 dwelling unit per 20-acres. At maximum build-out under the existing land use over the 25.7-acre site, 1 lot could be established. This General Plan Amendment will result in a land use change to Rural: Rural Residential (RUR:RR), which allows for development at 1 dwelling unit per 5 acres. At build-out, this could result in establishing 5 lots over the same 25.7-acres.

Appendix E, of the 2003 Riverside County General Plan, provides assumptions used for residential build-out densities and population projections. The increase in dwelling units will result in a potential population increase from the existing land use (RUR) to the proposed land use (RR) of 12 persons using the General Plan assumption of 3.01 residents per unit and calculated using the following (3.01*5 units)-(3.01*1 units). This is a generalized average, calculated with standard values, codified in the Riverside County General Plan.

Currently, the project site is vacant land; therefore, the 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 from the existing land use by approximately 12 persons; however, this change is a negligible increase to the overall population projections for Riverside County.

Additionally, 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

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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development project. This project will result in amending the site's General Plan Foundation Component and its General Plan Land Use, 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 Assessment shall be prepared, to determine potential impacts. As a result, impacts will be 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, resulting in little need for public services at this time. However, there will be a net increase in dwelling units at the time of build-out, resulting from this land use change to a higher density. At time of future construction, resulting from an implementing project, costs associated with the increased need for Fire Services will be addressed through the County's Development Impact Fee schedule. As a result, there are 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, resulting in little need for public services at this time. However, there will be a net increase in dwelling units at the time of build-out, resulting from this land use change to a higher density. At time of future construction, resulting from an implementing project, costs associated with the increased need for Sheriff Services will be addressed through the County's Development Impact Fee schedule. As a result, there are 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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38. Schools

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Source: School District, GIS Database

Findings of Fact:

The project site is currently vacant land, resulting in little need for public services at this time. However, there will be a net increase in dwelling units at the time of build-out, resulting from this land use change to a higher density. At time of future construction, resulting from an implementing project, costs associated with the increased need for new School Services will be addressed through the County's Development Impact Fee schedule. As a result, there are no impacts.

Mitigation: No mitigation is required

Monitoring: No monitoring is required

39. Libraries

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Source: Riverside County General Plan

Findings of Fact:

The project site is currently vacant land, resulting in little need for public services at this time. However, there will be a net increase in dwelling units at the time of build-out, resulting from this land use change to a higher density. At time of future construction, resulting from an implementing project, costs associated with the increased need for Library Services will be addressed through the County's Development Impact Fee schedule. As a result, there are no impacts.

Mitigation: No mitigation is required

Monitoring: No monitoring is required

40. Health Services

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Source: Riverside County General Plan

Findings of Fact:

The project site is currently vacant land, resulting in little need for public services at this time. However, there will be a net increase in dwelling units at the time of build-out, resulting from this land use change to a higher density. At time of future construction, resulting from an implementing project, costs associated with the increased need for Health Services will be addressed through the County's Development Impact Fee schedule. As a result, there are 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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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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Would the project include the use of existing neighborhood or regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Is the project located within a Community Service Area (CSA) or recreation and park district with a Community Parks and Recreation Plan (Quimby fees)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

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

Findings of Fact:

a-c) There are no designated trails or parks proposed or required near the project site, nor is the project site located within a Community Service Area (“CSA”). A recreational facilities needs/expansion assessment and a park fees assessment will be conducted in the future when 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 and its General Plan Land Use, 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 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

42. Recreational Trails

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Source: Riv. Co. 800-Scale Equestrian Trail Maps, Open Space and Conservation Map for Western County trail alignments, Riverside County General Plan Figure 7 – “Trails and Bikeway System” in the Sun City/Menifee Valley Area Plan

Findings of Fact:

Pursuant to the Riverside County General Plan Figure 7 – “Trails and Bikeway System” exhibit, there are no identified “Recreational Trail” locations in proximity to the project site. As a result, there will be 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

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 Elsinore Area Plan. This is a General Plan Amendment application only and will result in changing the site's land use from Rural to Rural Residential. Details of a future implementing project will be reviewed in conjunction with any applicable circulation plans or polices. Additionally, this land use amendment by itself is consistent with the existing circulation plans for the area. As a result, the impacts are considered 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 its General Plan Land Use, 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 Assessment shall be prepared, to determine potential impacts. As a result, impacts associated with this project are considered less than significant.

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

e-i) There is no implementing project in conjunction with this General Plan Land Use Amendment, therefore there are no design changes to the streets or roads that may increase hazards due to road design. The increase in density will create a need to evaluate the impacts to the existing street design; however, the potential impacts would be too speculative at this stage, because the actual level of impact from the implementing development is not known at this time. The proposed change does not conflict with any adopted policies regarding public transit, bikeways or pedestrian access. The efficiency of transit will not change, and therefore not impact any policies regarding transit or other alternative means of travel. Once a development proposal or land use application to subsequently subdivide, grade, or build on the property is submitted, a subsequent review and EA shall be prepared assessing potential impacts. As a result, impacts are considered less than significant.

Mitigation: No mitigation is required

Monitoring: No monitoring is required

44. Bike Trails

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Source: Riverside County General Plan Figure 7 – “Trails and Bikeway System” in the Sun City/Menifee Valley Area Plan

Findings of Fact:

Any demand or requirement for bike trails shall be reviewed and imposed upon 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 Land Use, 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 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

UTILITY AND SERVICE SYSTEMS Would the project

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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"/>
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"/>

Source: Department of Environmental Health Review

Findings of Fact:

a-b) The project site is vacant and therefore the water service demand is currently negligible. However, this land use change in residential density from 20-acre lot minimums to 5-acre lot minimums, will create a greater net impact on water requirements upon build-out. An assessment of the availability of water to service the area, will be required prior to the approval of an implementing project. This will include a commitment from the water purveyor to provide water to the site (beyond what currently exists). 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 and its General Plan Land Use, 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 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"/>
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"/>

Source: Department of Environmental Health Review

Findings of Fact:

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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a-b) The project site is vacant and therefore the water service demand is currently negligible. However, this land use change in residential density from 20-acre lot minimums to 5-acre lot minimums will create a greater net impact on sewer requirements upon build-out. 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 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 and its General Plan Land Use, 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 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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Source: Riverside County General Plan, Riverside County Waste Management District correspondence

Findings of Fact:

a-b) The project site is vacant and therefore solid waste service is currently negligible. However, this land use change in residential density from 20-acre lot minimums to 5-acre lot minimums will create a greater net impact on solid waste service needs upon build-out. 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 and its General Plan Land Use, 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 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

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:

Findings of Fact:

a-g) The type and scale of the future implementing project will determine the specific size, quantity, and design of additional utility services needed at the project site. At this stage, the utility requirements 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 and its General Plan Land Use, 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 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"/>
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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 and its General Plan Land Use, 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 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

<p>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?</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
--	--------------------------	--------------------------	--------------------------	-------------------------------------

Source: Staff review, Project Application Materials

Findings of Fact:

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

<p>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)?</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
---	--------------------------	--------------------------	--------------------------	-------------------------------------

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 and its General Plan Land Use, 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

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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subsequent Environmental Assessment shall be prepared, to determine potential impacts. As a result, there will be no impacts.

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"/>
---	--------------------------	--------------------------	--------------------------	-------------------------------------

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 and its General Plan Land Use Designation, 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 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). In this case, a brief discussion should identify the following:

Earlier Analyses Used, if any: n/a

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.

JUSTIFICATION FOR AMENDMENT – Parcels 901-180-001 & 901-180-003

These properties represent significant investments by owners under an understanding that residential development could be pursued with possibly 5-acre minimum homesites, as we understand was the case prior to the current General Plan Designation.

The following reasons are listed as arguments in favor of amending the General Plan Designation to restore the opportunity to prove that 5-acre minimum lot size development is feasible in a responsible manner:

1. Properties immediately adjacent to the south are currently designated as Rural-RR (5-acre minimum), and properties immediately to the east are currently zoned R-A-5 (5-acre minimum).
2. The 5-acre minimum designation is consistent with the entire La Cresta area, which is the community to which these properties are really connected, even though that area is across the Area Boundary in the Southwest Area Land Use Plan.
3. Access is available to both parcels via Calle De Companero and Saint Gallen Way, and both property owners are eager to develop a joint circulating road system to satisfy typical Fire Department concerns. Owner Rietsch also owns the adjacent parcel (APN 901-180-004) which is at the current northern terminus of Calle De Companero, and he will dedicate right-of-way through that property to access the subject parcels.
4. The terrain of the subject parcels is essentially the same as the terrain of the adjacent parcel, APN 901-180-004, which is currently designated RUR-RR (5-acre minimum). In addition, this terrain is very similar, arguably gentler, than the terrain of the recently developed La Cresta Highlands, which is allowed to process subdivisions to 5-acre home-sites.
5. The property owners are currently negotiating a possible additional access to Calle De Lobo.
6. Electric and phone facilities are currently available in Calle De Companero and Saint Gallen Way, and can easily be extended to the subject parcels.
7. Water is only available by means of wells since these parcels are part of an isolated group of properties lying outside the Rancho California Water District, but adequate aquifers have been located, and drilled wells presently service the water needs of several residents on the adjacent parcels to the south. RCWD does have a hydrant at the current northern end of Calle De Companero.
8. Additional home-sites will result in additional tax revenues for the County, and will provide additional opportunities for more families to enjoy the enviable lifestyle unique to the La Cresta area.
9. These parcels are a natural extension of the 5-acre designations of the adjacent properties and deserve the opportunity to demonstrate that responsible development can support much more than the current restriction of one (1) home-site per 20 acres. The checks and balances of the subdivision process can easily prevent irresponsible development and will force any owner to meet the same stringent requirements as enforced in the entire adjacent La Cresta area. No special treatment is requested, just the equal opportunity to show how these properties can be developed in compliance with County regulations and guidelines.

January 28, 2008

HISTORY OF WRIGHT PROPERTY

Mr. Michael Harrod, Principle Planner

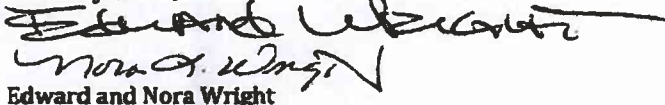
County of Riverside -Transportation and Land Management Agency

Planning Department

RE: Wright Family Trust Property 57.12 acres PN# 901180003-6

- Changes from OS-RUR to RR.
- We have owned the property for 34 years.
- BLM survey in 1980's and change of property lines - Development on hold until BLM survey accepted between 1985 and 1986.
- Secondary access a problematic concern. The county no longer is accepting Flag lots or Emergency access.
- 1990's Our attempt to develop our property failed due to financial difficulties with our developing partner and the engineering firm.
- **Zoning changes over the years from Agricultural; Rural Residence and now Open Space-Rural (RUR) * Unfortunately I was uninformed of the change to OS-RUR designation in 2003.**
- 2004 began working with a land consultant on a Tentative Map No. 22689
- 2007 New property owner Kurt W. Rietsch of adjacent 25 acres to the East PN. 901 180 001 had discussions of a joint partnership on the development of both parcels and allowing for secondary access requirements.
- 2008 Oz Bratene of Bratene Eng. will coordinate working with property owners by developing both parcels and working on viable access alternatives.
- Our property lines intersect with 9 neighbors now with the RR designation, including 5 in La Cresta.
- Our desire all along has been to develop our property, however due to many changing circumstances over the years the project was delayed. Please strongly consider our request for the right to develop our property in the near future.

Sincerely Yours,


Edward and Nora Wright

The Wright Family Trust

Hildebrand, John

From: Marji Boughton <marjib@cmstelcom.com>
Sent: Monday, November 30, 2015 5:04 PM
To: Hildebrand, John
Cc: Marji Boughton; ifonlybill@cox.net; dollycar09@verizon.net; shalapt@cox.net; Davida Pearson
Subject: General Plan Amendment No. 988

Mr. Hildebrand: Good afternoon!

I received a notice about an upcoming Riverside County Planning Commission Public Hearing regarding General Plan Amendment No. 988 and I do not understand what it means to "Adopt a Negative Declaration". It would be very beneficial, and I would very much appreciate your help in defining the term. I have grave concerns about access to the VAC property being addressed in this Amendment, and where access is intended to originate.

I own the property located along Calle de Companero and Saint Gallen Way— APN's – 901180008-1 & 901180009-2. Initially I had agreed to an easement with Mr. Marple so he could access his property that was just east of my parcels. When he developed his acreage, Saint Gallen Way was created. At the time of my agreement with Mr. Marple, there was no discussion that it would be used to service any VAC area north of his property, and in all honesty, I thought that was Cleveland National Forest land. There are several issues pertaining to the easements given along both Calle de Companero and Saint Gallen Way as it pertains to the location of the existing roads in relation to the location of the actual easement. They are not in alignment. These need to be discussed in detail if that is the intended route for access to the VAC land. Until those issues are addressed, sadly, I'm unable to support the proposed Amendment.

So we can better understand the exact location of the access to the VAC parcel referenced in the General Plan Amendment No. 988, I would appreciate your clarification as to the direction from which the traffic will originate to access the property, and the path the traffic will take to actually arrive at the VAC property in question.

Thank you for your help in clarifying my language question, as well as the access route to the property in question.

Your time is valuable and I appreciate it. Have a great day! Marji Boughton

Marji Boughton
Business Development
800-336-3677 ex. 112
Cell: 619-954-9099
marjib@cmstelcom.com

Hildebrand, John

From: Judith Feeney <judith.feeney@verizon.net>
Sent: Monday, November 30, 2015 5:22 PM
To: Hildebrand, John
Subject: Zoning change request

Mr. Hildebran,

As a La Cresta resident, I object to approval of rezoning 25+ acres from open space to residential in an area adjacent to my development. Our roads are private and we pay to maintain them. Unauthorized extra use and wear on our roads is not welcome, nor is further encroachment into wild areas that we strive to preserve. We chose to live on the edge of that wild area and don't want to be separated from it. More building means less space for wildlife and unnecessary encroachment. Please don't allow that to happen! The toll road #241 has already been an insult to the area.

Regards,
Judy Feeney,
35 year resident

Hildebrand, John

From: Russen,Keith,WEST END,NROC <Keith.Russen@us.nestle.com>
Sent: Monday, November 30, 2015 6:04 PM
To: Hildebrand, John
Subject: 4.6 GENERAL PLAN AMENDMENT NO. 988

I have a number of concerns with this proposal:

1. Sounds like this will increase the demand on an already stressed well water supply
2. Change in the General Plan for open space views will have long term negative appeal for the community and encourage other developers to degrade the opens space views even more.
3. Fire access would put homes in the area at greater risk (my guess it may be difficult to even get fire insurance being in a higher risk area with no buffer)
4. Sounds like you will need multiple road access points to these sites possibly disrupting already established residences

I would encourage the Board to stick with the original denial.

Keith Russen
38690 Vista Del Bosque
Murrieta Ca 92562

Hildebrand, John

From: James Kramer <jkramer1970@yahoo.com>
Sent: Monday, November 30, 2015 7:27 PM
To: Hildebrand, John
Subject: GENERAL PLAN AMENDMENT NO. 988

Mr. Hildebrand :
I just became aware of proposed approval for negative declaration scheduled for December 2, 2015 meeting. As a resident of La Cresta,
I have several questions that need to be answered. Since La Cresta HOA maintains all the roads in the LaCresta Area, is the proposed development going to be required to be part of La Cresta HOA? Are they going to construct a second access road from this area? A development of this size will have impacts to general area. Why is an environmental impact report not required for this project?

Jim Kramer
jkramer1970@yahoo.com

Hildebrand, John

From: Terry Krimsky <terrykrimsky@verizon.net>
Sent: Tuesday, December 01, 2015 2:57 PM
To: Hildebrand, John
Subject: Re: meeting Wednesday - 4.6 GENERAL PLAN AMENDMENT NO. 988 (FOUNDATION AND ENTITLEMENT/POLICY)

Importance: High

Dear Mr. Hildebrand,

We are residents who live in La Cresta, Murrieta, CA directly off Calle de Lobo. We, as others like us are deeply concerned regarding the proposed amendment to radically change the zoning of a 25 acre rural zoned property to rural residential. Doing so would allow construction of multiple residences without restriction, all of which would use the roads that our Association dues pay for maintaining. We La Crestans would unfairly be burdened with the cost of road repair for these excess residents, and it seems inevitable litigation will result against all parties, including, but not limited to Riverside County, Oz Bratene, and all subsequent buyers/residents that will comprise the rezoned 25 acre parcel.

According to online research, Oz Bratene is an alleged small-time construction company in Temecula whose online permits show remodeling jobs. I have not been able to locate any major construction projects. It is very conceivable he would build homes on the parcels that do not conform to La Cresta's architectural guidelines and sell them. Without there being any incorporation into La Cresta's Association, he could build whatever he wanted and they would not conform to La Cresta's guidelines, which would devalue our property values. Trailers could be erected and rented out – the possibilities are endless.

Residents could erect all sorts of out buildings, sheds, trailers, etc. They could install exterior lighting that would negatively impact La Crestans' ability to see the stars. Our Association guidelines are strict about exterior lighting so we may have this enjoyment. This would negatively impact our property values as well as our views and we would no longer have the quiet enjoyment we now experience. I can well imagine that in addition to the litigation regarding road maintenance costs, there would also be damages sought for property devaluations, quiet enjoyment, et al. It would change the nature of the Preserve.

Finally, once the proverbial barn door is opened, it would not be closed and the hills above La Cresta which are viewable to all valley residents would no longer retain the rural beauty they now enjoy. Those of us who paid a premium for a rural view will see an immediate depreciation in property value. What may seem at first glance as a small impact is in reality a major domino effect impact that is quite far reaching. We respectfully implore Riverside County to reconsider granting this rezoning proposal on behalf of one party due to the financial and environmental impacts that would affect countless existing La Cresta residents, our community as a whole and place an unnecessary burden on Riverside County's legal defense budget.

Thank you for your consideration in this matter.

Regards,
Roger and Terry Krimsky
La Cresta Residents

This message has been sent with request of proof of electronic delivery

Hildebrand, John

From: CCHS Gmail <cchsvickie@gmail.com>
Sent: Tuesday, December 01, 2015 3:21 PM
To: Hildebrand, John
Subject: General Plan Amendment No 988

1 December 2015

Riverside County Planning Dept
4080 Lemon St
Riverside, CA

Subject: General Plan Amendment No 988

To Whom It May Concern,

Based on the information provided regarding the subject General Plan Amendment, we strongly object to the proposed changes for the following reasons:

1. We purchased our property, APN 901-110-006, in Feb 2014 based on the size of the property and the size of adjacent properties. The proposed amendment creates property sizes inconsistent with parcels adjacent to ours.
2. The county road, South Main Divide, is inadequately maintained to support additional traffic.
3. A complete and thorough Environmental Impact Report should be completed given the proximity of the amendment property to the Cleveland National Forest.
4. La Cresta enforces covenants that will ensure quality and suitability of the homes in the area while the proposed amendment does not address such covenants.

Sincerely,

Vickie Moser

Hildebrand, John

From: Jerry Tedder <jt1buckaroo@dslextreme.com>
Sent: Tuesday, December 01, 2015 6:39 PM
To: Hildebrand, John
Subject: Amendment no. 988

Dear Mr. John Hildebrand,

Please do not pass the Amendment no. 988, as it would impact us, being that we live on Calle De Lobo. Clearing the chaparral to prepare the land for building would cause flooding that would flood our streets and make the creek beds overflow. Reducing to 5 acre lot sizes would also make for quite a lot more people using our private roads....roads that they would not be helping to maintain.

The area being considered is in a natural state and is far too beautiful to be filled with homes. There are many different wild animals that live in that area and they would be displaced. Views of the lovely, natural land lost for good.

Thank you for your consideration,

Jerry and Beverly Tedder
37797 Calle De Lobo
Murrieta, Ca. 92562
951 677-8148

Hildebrand, John

From: shalapt <shalapt@cox.net>
Sent: Tuesday, December 01, 2015 4:27 PM
To: Hildebrand, John
Subject: General Plan Amendment No.988

Riverside County Planning Dept.
ATTN. John Hildebrand

We, William & Shala Taylor owners of 37500 Calle De Companero would like to voice our opposition to the Proposed Plan Amendment #988 to Rural Residential.

Our property is cut in half by Calle De Companero or Main Divide Road (which does not even belong where it is located). The easement is suppose to be on the next section of land to the west) We also have St. Gallen Way on another 2 sides of our property and the traffic is very dusty. Just from the 5 homes on it. Also the county let my former neighbor David Perez, build a Dam for a road across the Creek coming down the canyon (this creek is the headwaters of the San Mateo Creek!) , which #988 is going to deforest and will in my opinion possibly cause serious damage to our property if the road/dam fails with the increased runoff.

William Taylor
Shala Taylor

Hildebrand, John

From: Davida Pearson <pearson.davida@gmail.com>
Sent: Tuesday, December 01, 2015 6:39 PM
To: Hildebrand, John
Subject: Generla Plan Amendment No. 988

December 1, 2015

RE: General Plan Amendment No. 988

Mr. John Hildebrand:

Regarding the notice of Public Hearing and Intent to Adopt a Negative Declaration, I would like to voice my objection to any change in the current zoning laws.

When I purchased my property on Saint Gallen Way, I found the surrounding property was zoned (OS) Open Space and would not be developed. The terrain is hilly with deep valleys that accommodate the rainfall coming off the Cleveland National Forest without detriment to the surrounding property owners. The grading and denuding of all chaparral in this parcel will result in flooding the properties below. In addition, since this area is not flat, it will take an enormous amount of grading and filling of this terrain to supply the five requested parcels.

How will they access this property since the narrow dirt road would require upgrading, and will not accommodate heavy equipment? Apparently due to lack of funds, our roads are unpaved and not maintained by Riverside County. We are without a street sign sans the homemade one, and have no fire hydrants. In addition, part of Saint Gallen Way accesses an easement across an adjoining property. Naturally, we are concerned with fires and flooding since any major catastrophe has us sheltering in place. During the brief snowstorm last January, we were without power, telephone service and water (for those of us on wells). The roads were not usable during this time. Although power was restored after 4 days, a leak forced my water to be turned off, so I still could not flush a toilet, shower, telephone or leave my home because of the road situation for another 3 days. I was able to siphon melting snow from my rain gutters to flush the toilets and added snow to the water trough for my horses to drink.

Since Riverside County takes no responsibility in road maintenance, we are left to our own resources. More homes on this dirt road mean more traffic and this single lane dirt road already fails to accommodate the current traffic in inclement weather. Additionally, should this pass, we request assurance that money will be placed in bond to protect against any illegal grading.

Thank you in advance for your time and consideration to my many concerns.

Warm Regards,

Davida M. Pearson

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

322B



REVIEWED BY EXECUTIVE OFFICE

DATE 6/22/10
Tina Grande

Departmental Concurrence

FROM: TLMA - Planning Department

SUBMITTAL DATE:
June 17, 2010

SUBJECT: GENERAL PLAN AMENDMENT NO. 988 – Foundation-Regular – Applicant: Oz Bratene – Engineer/Representative: Oz Bratene - First Supervisorial District - Cleveland Zoning Area - Elsinore Area Plan: Open Space: Rural (OS-RUR) – Location: Southwesterly of the City of Wildomar, westerly of Calle Amigo and southerly of the Cleveland National Forest - 82.90 Gross Acres - Zoning: Rural Residential (R-R) - **REQUEST:** This General Plan Amendment proposes to amend the General Plan Foundation Component of the subject site from Open Space: Rural (OS-RUR) to Rural: Rural Residential (RUR-RR) - APN: 901-180-001- 901-180-003.

RECOMMENDED MOTION: The Planning Director recommends that the Board of Supervisors tentatively decline to adopt an order initiating proceedings for the above referenced general plan amendment. 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 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

Jerry Jolliffe, Deputy Planning Director for,

Jerry Jolliffe
Ron Goldman
Planning Director

Initials:
RG:th

MINUTES OF THE BOARD OF SUPERVISORS

On motion of Supervisor Buster, seconded by Supervisor Stone and duly carried, IT WAS ORDERED the recommended motion was denied, and IT WAS FURTHER ORDERED to tentatively adopt an order to initiate the proceedings for the above referenced general plan amendment.

Ayes: Buster, Tavaglione, Stone and Benoit
Nays: None
Absent: Ashley
Date: June 29, 2010
xc: Planning, Applicant

Kecia Harper-Ihem
Clerk of the Board
By Kecia Harper-Ihem
Deputy

Prev. Agn. Ref.

District: First

Agenda Number:

15.2

Dept Recomm.: Policy
Per Exec. Ofc.: Policy
 Consent
 Consent

The Honorable Board of Supervisors
Re: General Plan Amendment No. 988
Page 2 of 2

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.

COUNTY OF RIVERSIDE

TRANSPORTATION AND LAND MANAGEMENT AGENCY

George A. Johnson · Agency Director

Planning Department

Ron Goldman · Planning Director

3228

DATE: June 15, 2010

TO: Clerk of the Board of Supervisors

FROM: Planning Department - Riverside Office

SUBJECT: General Plan Amendment No. 988

(Charge your time to these case numbers)

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

- | | |
|---|---|
| <input type="checkbox"/> Place on Administrative Action (Receive & File; EOT) | <input type="checkbox"/> Set for Hearing (Legislative Action Required; CZ, GPA, SP, SPA) |
| <input type="checkbox"/> Labels provided If Set For Hearing | <input type="checkbox"/> Publish in Newspaper: |
| <input type="checkbox"/> 10 Day <input type="checkbox"/> 20 Day <input type="checkbox"/> 30 day | **SELECT Advertisement** |
| <input type="checkbox"/> Place on Consent Calendar | <input type="checkbox"/> **SELECT CEQA Determination** |
| <input type="checkbox"/> Place on Policy Calendar (Resolutions; Ordinances; PNC) | <input type="checkbox"/> 10 Day <input type="checkbox"/> 20 Day <input type="checkbox"/> 30 day |
| <input checked="" type="checkbox"/> Place on Section Initiation Proceeding (GPIP) | <input type="checkbox"/> Notify Property Owners (app/agencies/property owner labels provided) |
| | Controversial: <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO |

Designate Newspaper used by Planning Department for Notice of Hearing: NONE - GPIP

Please schedule on the June 29, 2010 BOS Agenda

Riverside Office · 4080 Lemon Street, 9th Floor
P.O. Box 1409, Riverside, California 92502-1409
(951) 955-3200 · Fax (951) 955-3157

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

Russ
6-17-10

**PLANNING COMMISSION
MINUTE ORDER JANUARY 13, 2010
RIVERSIDE COUNTY ADMINISTRATIVE CENTER**

I. **AGENDA ITEM 5.5: GENERAL PLAN AMENDMENT NO. 988** – Foundation / Regular – Applicant: Oz Bratene – Engineer/Representative: Oz Bratene - First Supervisorial District - Cleveland Zoning Area - Elsinore Area Plan: Open Space: Rural (OS-RUR) – Location: Southwesterly of the City of Wildomar, westerly of Calle Amigo and southerly of the Cleveland National Forest - 82.90 Gross Acres - Zoning: Rural Residential (R-R) - APN(s): 901-180-001- 901-180-003. (Continued from 9/30/09 , 10/28/09 and 12/2/09).

II. **PROJECT DESCRIPTION**

This General Plan Amendment proposes to amend the General Plan Foundation Component of the subject site from Open Space: Rural (OS-RUR) to Rural: Rural Residential (RUR-RR).

III. **MEETING SUMMARY**

The following staff presented the subject proposal:

Project Planner, Tamara Harrison, at (951) 955-9721 or e-mail tharriso@rctlma.org.

The following spoke in favor of the subject proposal:

Oz Bratene, Applicant

No one spoke in a neutral position or in opposition of the subject proposal.

IV. **CONTROVERSIAL ISSUES**

NONE

V. **PLANNING COMMISSION ACTION**

The Planning Commission commented on the General Plan Amendment. If you wish to listen to the entire discussion, see Section VI below. Additionally, the comments of individual Commissioners are summarized in the Planning Director's Report and Recommendation to the Board of Supervisors.

TO TENTATIVELY DECLINE TO INITIATE the GENERAL PLAN AMENDMENT.

VI. **CD**

The entire discussion of this agenda item can be found on CD. For a copy of the CD, please contact Chantell Griffin, Planning Commission Secretary, at (951) 955-3251 or E-mail at cgriffin@rctlma.org.

**PLANNING COMMISSION
MINUTE ORDER DECEMBER 2, 2009
RIVERSIDE COUNTY ADMINISTRATIVE CENTER**

- I. **AGENDA ITEM 5.7: GENERAL PLAN AMENDMENT NO. 988** - Foundation / Regular - Applicant: Oz Bratene - Engineer/Representative: Oz Bratene - First Supervisorial District - Cleveland Zoning Area - Elsinore Area Plan: Open Space: Rural (OS-RUR) - Location: Southwesterly of the City of Wildomar, westerly of Calle Amigo and southerly of the Cleveland National Forest - 82.90 Gross Acres - Zoning: Rural Residential (R-R)

- II. **PROJECT DESCRIPTION**
This General Plan Amendment proposes to amend the General Plan Foundation Component of the subject site from Open Space: Rural (OS-RUR) to Rural: Rural Residential (RUR-RR).

- III. **MEETING SUMMARY**
The subject proposal did not require a presentation.
Project Planner, Tamara Harrison, at (951) 955-9721 or e-mail tharriso@rctlma.org.

No one spoke in favor, neutral, or in opposition of the subject proposal.

- IV. **CONTROVERSIAL ISSUES**
NONE

- V. **PLANNING COMMISSION ACTION**
The Planning Commission, continued the subject proposal to January 13, 2010.

- VI. **CD**
The entire discussion of this agenda item can be found on CD. For a copy of the CD, please contact Chantell Griffin, Planning Commission Secretary, at (951) 955-3251 or E-mail at cgriffin@rctlma.org.

**PLANNING COMMISSION
MINUTE ORDER OCTOBER 28, 2009
RIVERSIDE COUNTY ADMINISTRATIVE CENTER**

- I. **AGENDA ITEM 8.7: GENERAL PLAN AMENDMENT NO. 988** – Foundation / Regular – Applicant: Oz Bratene – Engineer/Representative: Oz Bratene - First Supervisorial District - Cleveland Zoning Area - Elsinore Area Plan: Open Space: Rural (OS-RUR) – Location: Southwesterly of the City of Wildomar, westerly of Calle Amigo and southerly of the Cleveland National Forest - 82.90 Gross Acres - Zoning: Rural Residential (R-R) - APN: 901-180-001- 901-180-003. (Continued from 9/30/09).

- II. **PROJECT DESCRIPTION**
This General Plan Amendment proposes to amend the General Plan Foundation Component of the subject site from Open Space: Rural (OS-RUR) to Rural: Rural Residential (RUR-RR).

- III. **MEETING SUMMARY**
The following staff presented the subject proposal:
Project Planner, Tamara Harrison at 951-955-9721 or e-mail tharriso@rctlma.org.

The following spoke in favor of the subject proposal:
Oz Bratene, Applicant

No one spoke in a neutral position or in opposition of the subject proposal.

- IV. **CONTROVERSIAL ISSUES**
NONE

- V. **PLANNING COMMISSION ACTION**
The Planning Commission, continued the subject proposal to December 2, 2009.

- VI. **CD**
The entire discussion of this agenda item can be found on CD. For a copy of the CD, please contact Chantell Griffin, Planning Commission Secretary, at (951) 955-3251 or E-mail at cgriffin@rctlma.org.

**PLANNING COMMISSION
MINUTE ORDER SEPTEMBER 30, 2009
RIVERSIDE COUNTY ADMINISTRATIVE CENTER**

- I. AGENDA ITEM 9.4: GENERAL PLAN AMENDMENT NO. 988 - Foundation / Regular - Applicant: Oz Bratene - Engineer/Representative: Oz Bratene - First Supervisorial District - Cleveland Zoning Area - Elsinore Area Plan: Open Space: Rural (OS-RUR) - Location: Southwesterly of the City of Wildomar, westerly of Calle Amigo and southerly of the Cleveland National Forest - 82.90 Gross Acres - Zoning: Rural Residential (R-R) - APNs: 901-180-001, 901-180-002 and 901-180-003**
- II. PROJECT DESCRIPTION**
This General Plan Amendment proposes to amend the General Plan Foundation Component of the subject site from Open Space: Rural (OS-RUR) to Rural: Rural Residential (RUR-RR).
- III. MEETING SUMMARY**
The following staff presented the subject proposal:
Project Planner, Tamara Harrison at 951-955-9721 or e-mail tharriso@rctlma.org.
- No one spoke in favor, neutral or in opposition of the subject proposal.
- IV. CONTROVERSIAL ISSUES**
NONE
- V. PLANNING COMMISSION ACTION**
The Planning Commission, continued the subject proposal to October 28, 2009.
- VI. CD**
The entire discussion of this agenda item can be found on CD. For a copy of the CD, please contact Chantell Griffin, Planning Commission Secretary, at (951) 955-3251 or E-mail at cgriffin@rctlma.org.

Agenda Item No.: 5.5
Area Plan: Elsinore
Zoning District: Cleveland Area
Supervisory District: First
Project Planner: Tamara Harrison
Planning Commission: January 13, 2010
Continued from: September 30, 2009 and
December 2, 2009

General Plan Amendment No. 988
Applicant: Oz Bratene
Engineer/Representative: Oz Bratene

COUNTY OF RIVERSIDE PLANNING DIRECTOR'S REPORT AND RECOMMENDATIONS

RECOMMENDATIONS:

The Planning Director recommends that the Board of Supervisors tentatively decline to adopt an order initiating proceedings for General Plan Amendment No. 988 from Open Space: Rural to Rural: Rural Residential and the Planning Commission made the comments below. The Planning Director continues to recommend that the Board tentatively adopt an order initiating proceedings for the general plan amendment. 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: Mr. Roth agreed with staff that initiation of the proposal would not be appropriate at the subject site. He indicated that the proposal does not work due to the lack of secondary access at the site.

Commissioner John Snell: No Comments

Commissioner John Petty: No Comments

Commissioner Jim Porras: No Comments

Commissioner Jan Zuppardo: No Comments

Agenda Item No.: 5.5
Area Plan: Elsinore
Zoning District: Cleveland Area
Supervisory District: First
Project Planner: Tamara Harrison
Planning Commission: January 13, 2010
Continued from: September 30, 2009,
October 28, 2009 and December 2, 2009

General Plan Amendment No. 988
Applicant: Oz Bratene
Engineer/Rep.: Oz Bratene

COUNTY OF RIVERSIDE PLANNING DEPARTMENT
STAFF REPORT

PROJECT DESCRIPTION AND LOCATION:

The applicant proposes to amend the General Plan Foundation Component and Land Use designation from "Open Space: Rural" (OS: RUR) (20 Ac. Min.) to "Rural: Rural Residential" (RUR:RR) (5 Ac. Min.) for an approximately 82.90-acre property. The project is located southwesterly of the City of Wildomar, westerly of Calle Amigo and southerly of the Cleveland National Forest.

POTENTIAL ISSUES:

The subject site is located within the Elsinore Area Plan. The Elsinore Area land use plan "focuses on preserving the numerous unique features in the Elsinore area and, at the same time, guides the accommodation of future growth." The mountainous environment of the area leads to unspoiled views and is a major feature of the area plan. The Cleveland National Forest abuts the subject site to the north and to the west, the Rural: Rural Residential designation can be found south of the site and the Rural: Rural Mountainous designation lies to the east of the site. Also, immediately to the east of the proposed site is the community of La Cresta and the Santa Rosa Plateau Policy Area, both within the Southwest Area Plan. The existing Open Space: Rural designation on the proposed site provides a buffer between the Cleveland National Forest, the rural residential designations to the south, and the La Cresta development to the east. The existing designation also helps to decrease the adverse impacts to those features in the area from potential development.

The proposed site is subject to a "high risk" of fire hazards. The Safety Element of the General Plan addresses these risks in a number of ways including deterring building in these "high risk" areas and providing secondary access to the site. Access is currently limited to the site given the lack of roadways in the area as well as the terrain found in the area. The applicant anticipates that Parcel Map 33273 (APN 928-060-019, located easterly of the proposed site) will be developed in such a manner that will ultimately provide primary and secondary access to the subject site. Parcel Map No. 33273 (PM33273) is currently being reviewed by the Planning Department. The applicant has been in contact with Riverside County Fire regarding the proposal; see the attached e-mail from Oz Bratene dated October 6, 2009. The site also contains steep slopes with elevations that range from approximately 2360' to 2240', a difference of 120 feet. High fire risk coupled with the terrain and lack of access could expose potential dwellings to a number of safety hazards. Increasing the intensity of uses on the site could also potentially create inconsistencies amongst the Land Use element and the Safety element of the General Plan.

No evidence has been disclosed at this time that new conditions or circumstances are present in the area that would justify the proposal.

RECOMMENDATIONS:

The Planning Director recommends to tentatively decline to adopt an order initiating proceedings for General Plan Amendment No. 988 from Open Space: Rural to Rural: Rural Residential. The adoption of such an order does not imply that the proposed GPA will be approved.

INFORMATIONAL ITEMS:

1. The project was filed with the Planning Department on February 14, 2008.
2. Deposit Based Fees charged to this project, as of the time of staff report preparation, total \$4819.78.
3. The project site is currently designated as Assessor's Parcel Numbers 901-180-001 and 901-180-003.

Harrison, Tamara

From: Oz Bratene [oz@engencorp.com]
ent: Tuesday, October 06, 2009 5:56 PM
To: Harrison, Tamara
Subject: GPA00988

Hi Tamara,

Thanks for your help in getting our case extended last Wednesday. In the morning on that day, I talked to Dan Wagner, Steve Diaz and Todd Letterman of Fire Department. They all told me that they would support our GPA because it would create a secondary access to homes already built that only have one way out. There are 9 lots in that area that only have one access, and all could have a second access if our GPA gets approved and the land is subdivided. If I get a letter from Fire in support of the GPA, will Planning consider changing their report to support the GPA, since this is a real safety issue?

This situation, in fact, qualifies as a "new condition", where we have two owners getting together and be willing to spend the money to create a secondary access for that area. Theirs are the only two parcels in that area large enough to warrant spending money to purchase additional land for use as a secondary access. Without their efforts, there will probably never be a secondary access to those existing parcels, which are all in high fire area.

Please let me know.

Oz Bratene



Civil Engineers - RCE 21873
General Contractors - Lic. 378242

25759 Jefferson Avenue
Murrieta, CA 92562
Phone: (951) 834-9009
Fax: (951) 834-9007

June 15,2010

Ms. Tamara Harrison
Riverside County Planning Department

Re: Criteria Threshold/Secondary Access
GPA 00988

Dear Ms. Harrison:

I'm writing this letter as a result of my discussion with Planning Commissioner John Roth just prior to our Planning Commission Hearing a few months ago. Our discussion was intended to center on the opportunity to provide a secondary access to 10 existing parcels in this same area, which are presently served by only one access. The approval of the subject General Plan Amendment would eventually result in a Tentative Map condition requiring a secondary access, and my clients would then have the incentive and assurance they need to enter into a purchase agreement for property to provide such secondary access. They understand that without such access, their Map would be "dead in the water".

Commissioner Roth then said he could support the GPA if we had already acquired the access, but could not support it without that access already being in place. He felt it was a case of what comes first, "the chicken or the egg". However, this is placing an unrealistically "high threshold" on the GPA, since the need for a secondary access is typically a condition placed at the Tentative Map stage. The GPA should consider compatibility with the surrounding uses. A GPA designation to Rural Residential would give these two parcels the same development opportunities that all the adjacent privately owned parcels have enjoyed.

In addition, this could remove a potential liability for the County, in that the adjacent 4 parcels of Parcel Map 22689 were conditioned as follows: "Prior to the recordation of the final map, the applicant/developer **shall provide alternate or secondary access** as approved by the County Road Department". **No secondary access was ever provided.** The Map was recorded and properties are presently occupied without a secondary emergency access in place. I submit that there will never be such an access unless this GPA is approved.

I hope this will enter into the judgement as to the value and equity of providing this Amendment to the General Plan.

Thank you,

Oz Bratene

Office: (951) 834-9009
Fax: (951) 834-9007
Cell: (951) 201-2542
Email: brateneconst@prodigy.net

ENDANGERED HABITATS LEAGUE

DEDICATED TO ECOSYSTEM PROTECTION AND SUSTAINABLE LAND USE



September 26, 2009

VIA ELECTRONIC MAIL AND FACSIMILE

Riverside County Planning Commission
ATTN: Mike Harrod
County of Riverside
408 Lemon St., 9th Floor
Riverside, CA 92501

**RE: Item 9.0, General Plan Amendment Initiation Proceedings
(September 30, 2009)**

Dear Chair and Commission Members:

The Endangered Habitats League (EHL) appreciates the opportunity to comment on these landowner-initiated GPA proposals. In all cases, we commend the staff recommendations for upholding the planning integrity of the General Plan, for following the directives of the Administrative Element, and in respecting public safety and MSHCP imperatives.

Item 9.1, GPA 780 (Elsinore)

Concur with staff recommendation to deny initiation. There are numerous compelling reasons to deny this complex proposal, which responds to no changed circumstances. It would markedly intensify residential uses in an intrinsically unsafe high fire hazard area, whose emergency egress route – Highway 74 – is already severely challenged. The lack of proper secondary access cannot be mitigated, and the proposal is opposite to the recommendation of the Riverside County Fire Hazard Reduction Task Force:

Update the Riverside County General Plan and complete consistency zoning actions to limit residential growth within or adjacent to high fire hazard areas.

As the cogent staff report demonstrates, if land currently designated as Open Space-Conservation Habitat needs redesignation on technical grounds, alternative designations such as Rural Mountainous or Open Space-Rural that are more appropriate are available, and future development could still be consolidated via clustering. Furthermore, the loss of Public/Quasi Public MSHCP lands under the exchange scenario creates General Plan and MSHCP inconsistencies. Finally, such intensification in a relatively remote area is inconsistent with the General Plan Vision of avoiding leapfrog development away from services. Indeed, the General Plan Advisory Committee rejected a Rural Village Overlay for El Cariso for all these reasons

Item 9.2. GPA 1033 (SWAP)

Concur with recommendation in staff report to deny initiation. This proposal to extend the Citrus Vineyard Policy Area to Vail Lake is wholly unsuited for this locale. As pointed out in the thorough staff report, it would introduce a type and intensity of development far in excess of that anticipated by the General Plan's Vail Lake Policy Area and the policies of SWAP. The small farm and commercial development model of Citrus Vineyard has no relevance to the biological, viewshed, and recreational imperatives of Vail Lake. No changed circumstances justify this wholesale change. A massive upzoning to 2-acre lots would introduce large scale residential uses into a high fire hazard area, decimate the biological resources needed for MSCHP assembly, and constitute a leapfrog pattern of development apart from services and infrastructure. Finally, according to the Planning Department, "The proposed amendment also creates an internal inconsistency among the Elements of the General Plan, particularly the Multipurpose Open Space Element and the Safety Element."

Item 9.3. GPA 1000 (SWAP)

Concur with staff recommendation to deny initiation. Conversion of this 379-acre rural location to Community Development/Specific Plan would defy all relevant planning principles. It would urbanize an intact rural area discontinuous from urban infrastructure and services, maximize greenhouse gas emissions, and, contrary to the recommendation of the Fire Hazard Reduction Task Force, place development in a rugged, high fire hazard location. No new circumstance justifies this Foundation change, which would thus conflict with the Administrative Element of the General Plan. According to the staff report, this increase in intensity "would be contrary to the existing character and land use pattern in the area."

Item 9.4. GPA 988 (Elsinore)

Concur with staff recommendation to deny initiation. This proposal responds to no changed circumstances. It would intensify residential uses within a very high fire hazard area, contrary to the recommendation of the Fire Hazard Reduction Task Force. The current designation correctly reflects the viewshed and buffer characteristics of the area, and should not be altered. According to staff, "Increasing the intensity of uses on the site could also potentially create inconsistencies amongst the Land Use element and the Safety element of the General Plan."

Item 9.5. GPA 985 (Elsinore)

Concur with staff recommendation to deny initiation. This constrained site has serious and unresolved flood hazard issues, and the claim to provide needed affordable housing does not stand up to scrutiny, as documented in the staff report. Furthermore, the change would likely interfere with MSCHP assembly and should not proceed unless and until facilitation of a reserve segment can be documented.

Item 9.6. GPA 977 (Mead Valley/Elsinore)

Concur with staff recommendation to deny initiation. This is a massive proposal to redesignate 405 acres of Rural Mountainous and Rural Residential to Rural Community 1-acre lots. Discontiguous from infrastructure and services, and not responding to changed circumstances, the proposal utterly lacks planning merit. Indeed, due to public safety and MSHCP conflicts, staff concluded that:

This amendment would potentially create inconsistency between the Land Use Element and the Safety Element by increasing density in an area with steep slopes, high fire hazard and no nearby fire stations, limited access, and subject to flooding. Increasing the density/intensity of allowable land use on the site, as proposed by this amendment, would also exacerbate potentially conflicts between such uses and the conservation requirements as set forth in the MSHCP, causing inconsistencies between the Land Use Element and the Multi-Purpose Open Space Element of the General Plan.

Item 9.7. GPA 924 (Mead Valley)

Concur with staff recommendation to deny initiation.

Item 9.8. GPA 958 (Mead Valley)

Concur with recommendation in staff report to deny initiation. The proposed change from Rural to Rural Community does not respond to new circumstances and would create a "spot zone."

Item 9.9. GPA 1084 (Jurupa)

Concur with staff recommendation to initiate.

Thank you for considering our views, and we look forward to working with you as the Five-Year Update proceeds.

Sincerely,



Dan Silver, MD
Executive Director

Electronic cc: Board Offices
George Johnson, TLMA
Ron Goldman, Planning Dept.

Carolyn Luna, EPD
Interested parties

CC 004707

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

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

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

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

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED.

CASE NUMBER: GPA00988 DATE SUBMITTED: _____
EA41814 *CFG05165*

I. GENERAL INFORMATION

APPLICATION INFORMATION

Applicant's Name: OZ BRATENE E-Mail: brateneconst@PRODIGY.NET

Mailing Address: 25759 JEFFERSON AVENUE
MURRIETA CA 92562
City State ZIP

Daytime Phone No: (951) 834-9009 Fax No: (951) 834-9007

Engineer/Representative's Name: SAME E-Mail: _____

Mailing Address: _____
Street

City State ZIP

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

Property Owner's Name: SEE ATTACHED PAGE E-Mail: _____

Mailing Address: _____
Street

City State ZIP

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

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

APPLICATION FOR AMENDMENT TO THE RIVERSIDE COUNTY GENERAL PLAN

Thomas Brothers map, edition year, page number, and coordinates: 2006, Pg. 926, F-3 & 4

Existing Zoning Classification(s): RR - 20 Ac. MIN.

Existing Land Use Designation(s): OPEN SPACE - RURAL

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

THE REQUEST IS TO CHANGE THE GENERAL PLAN DESIGNATION FROM "OPEN SPACE/RURAL (20 AC. MIN.)" TO "RURAL/RURAL RESIDENTIAL (5 AC. MIN.)"

Related cases filed in conjunction with this request:

NONE

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

Case Nos. _____

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

Name of Company or District serving the area the project site is located (if none, write "none.")	Are facilities/services available at the project site?	
	Yes	No
Electric Company <u>SO. CALIF. EDISON Co.</u>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Gas Company <u>NONE</u>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Telephone Company <u>VERIZON</u>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Water Company/District <u>ELSINORE MUNICIPAL WATER DISTRICT</u>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Sewer District <u>NONE</u>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Is water service available at the project site: Yes No WELLS ONLY.

If "No," how far away are the nearest available water line(s)? (No of feet/miles) 2500 FEET, BUT DIFFERENT WATER DISTRICT.

Is sewer service available at the site? Yes No SEPTIC ONLY

If "No," how far away are the nearest available sewer line(s)? (No. of feet/miles) 8 MILES

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

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

APPLICATION FOR AMENDMENT TO THE RIVERSIDE COUNTY GENERAL PLAN

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

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

HAZARDOUS WASTE SITE DISCLOSURE STATEMENT

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

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

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

Owner/Representative (1) *[Signature]* Date 2/13/08
Owner/Representative (2) _____ Date _____

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

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

AREA PLAN MAP PROPOSED FOR AMENDMENT (Please name):

ELSINORE AREA LAND USE PLAN

EXISTING DESIGNATION(S): OPEN SPACE - RURAL (RUR)

PROPOSED DESIGNATION(S): RURAL - RURAL RESIDENTIAL (RR)

JUSTIFICATION FOR AMENDMENT – Parcels 901-180-001 & 901-180-003

These properties represent significant investments by owners under an understanding that residential development could be pursued with possibly 5-acre minimum homesites, as we understand was the case prior to the current General Plan Designation.

The following reasons are listed as arguments in favor of amending the General Plan Designation to restore the opportunity to prove that 5-acre minimum lot size development is feasible in a responsible manner:

1. Properties immediately adjacent to the south are currently designated as Rural-RR (5-acre minimum), and properties immediately to the east are currently zoned R-A-5 (5-acre minimum).
2. The 5-acre minimum designation is consistent with the entire La Cresta area, which is the community to which these properties are really connected, even though that area is across the Area Boundary in the Southwest Area Land Use Plan.
3. Access is available to both parcels via Calle De Companero and Saint Gallen Way, and both property owners are eager to develop a joint circulating road system to satisfy typical Fire Department concerns. Owner Rietsch also owns the adjacent parcel (APN 901-180-004) which is at the current northern terminus of Calle De Companero, and he will dedicate right-of-way through that property to access the subject parcels.
4. The terrain of the subject parcels is essentially the same as the terrain of the adjacent parcel, APN 901-180-004, which is currently designated RUR-RR (5-acre minimum). In addition, this terrain is very similar, arguably gentler, than the terrain of the recently developed La Cresta Highlands, which is allowed to process subdivisions to 5-acre home-sites.
5. The property owners are currently negotiating a possible additional access to Calle De Lobo.
6. Electric and phone facilities are currently available in Calle De Companero and Saint Gallen Way, and can easily be extended to the subject parcels.
7. Water is only available by means of wells since these parcels are part of an isolated group of properties lying outside the Rancho California Water District, but adequate aquifers have been located, and drilled wells presently service the water needs of several residents on the adjacent parcels to the south. RCWD does have a hydrant at the current northern end of Calle De Companero.
8. Additional home-sites will result in additional tax revenues for the County, and will provide additional opportunities for more families to enjoy the enviable lifestyle unique to the La Cresta area.
9. These parcels are a natural extension of the 5-acre designations of the adjacent properties and deserve the opportunity to demonstrate that responsible development can support much more than the current restriction of one (1) home-site per 20 acres. The checks and balances of the subdivision process can easily prevent irresponsible development and will force any owner to meet the same stringent requirements as enforced in the entire adjacent La Cresta area. No special treatment is requested, just the equal opportunity to show how these properties can be developed in compliance with County regulations and guidelines.

January 28, 2008

HISTORY OF WRIGHT PROPERTY

Mr. Michael Harrod, Principle Planner

County of Riverside -Transportation and Land Management Agency

Planning Department

RE: Wright Family Trust Property 57.12 acres PN# 901180003-6

- Changes from OS-RUR to RR.
- We have owned the property for 34 years.
- BLM survey in 1980's and change of property lines - Development on hold until BLM survey accepted between 1985 and 1986.
- Secondary access a problematic concern. The county no longer is accepting Flag lots or Emergency access.
- 1990's Our attempt to develop our property failed due to financial difficulties with our developing partner and the engineering firm.
- Zoning changes over the years from Agricultural; Rural Residence and now Open Space-Rural (RUR) * Unfortunately I was uninformed of the change to OS-RUR designation in 2003.
- 2004 began working with a land consultant on a Tentative Map No. 22689
- 2007 New property owner Kurt W. Rietsch of adjacent 25 acres to the East PN. 901 180 001 had discussions of a joint partnership on the development of both parcels and allowing for secondary access requirements.
- 2008 Oz Bratene of Bratene Eng. will coordinate working with property owners by developing both parcels and working on viable access alternatives.
- Our property lines intersect with 9 neighbors now with the RR designation, including 5 in La Cresta.
- Our desire all along has been to develop our property, however due to many changing circumstances over the years the project was delayed. Please strongly consider our request for the right to develop our property in the near future.

Sincerely Yours,



Edward and Nora Wright

The Wright Family Trust

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. 988 (Foundation and Entitlement/Policy) – Intent to Adopt a Negative Declaration – Applicant: Oz Bratene – Engineer/Representative: Oz Bratene – First Supervisorial District – Area Plan: Elsinore – Zone Area: Cleveland – Zone: R-R (Rural Residential) – Location: Southwest of the City of Wildomar, west of Calle de Lobo, north of Saint Gallen way, and south of the Cleveland National Forest – Project Size: 25.7 acres – **REQUEST:** Proposal to amend the project site's General Plan Foundation Component from Open Space (OS) to Rural (R) and amend its Land Use Designation from Rural (R) to Rural Residential (RR) (5-Acre Minimum), on one parcel, totaling 25.7 acres – Project Planner: John Hildebrand at (951) 955-1888 or email jhildebr@rctlma.org.

TIME OF HEARING: **9:00 am** or as soon as possible thereafter
DECEMBER 2, 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

PROPERTY OWNERS CERTIFICATION FORM

I, VINNIE NGUYEN, certify that on 10/9/2015.

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

APN (s) or case numbers GPA00988 For

Company or Individual's Name Planning Department,

Distance buffered 2400'.

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

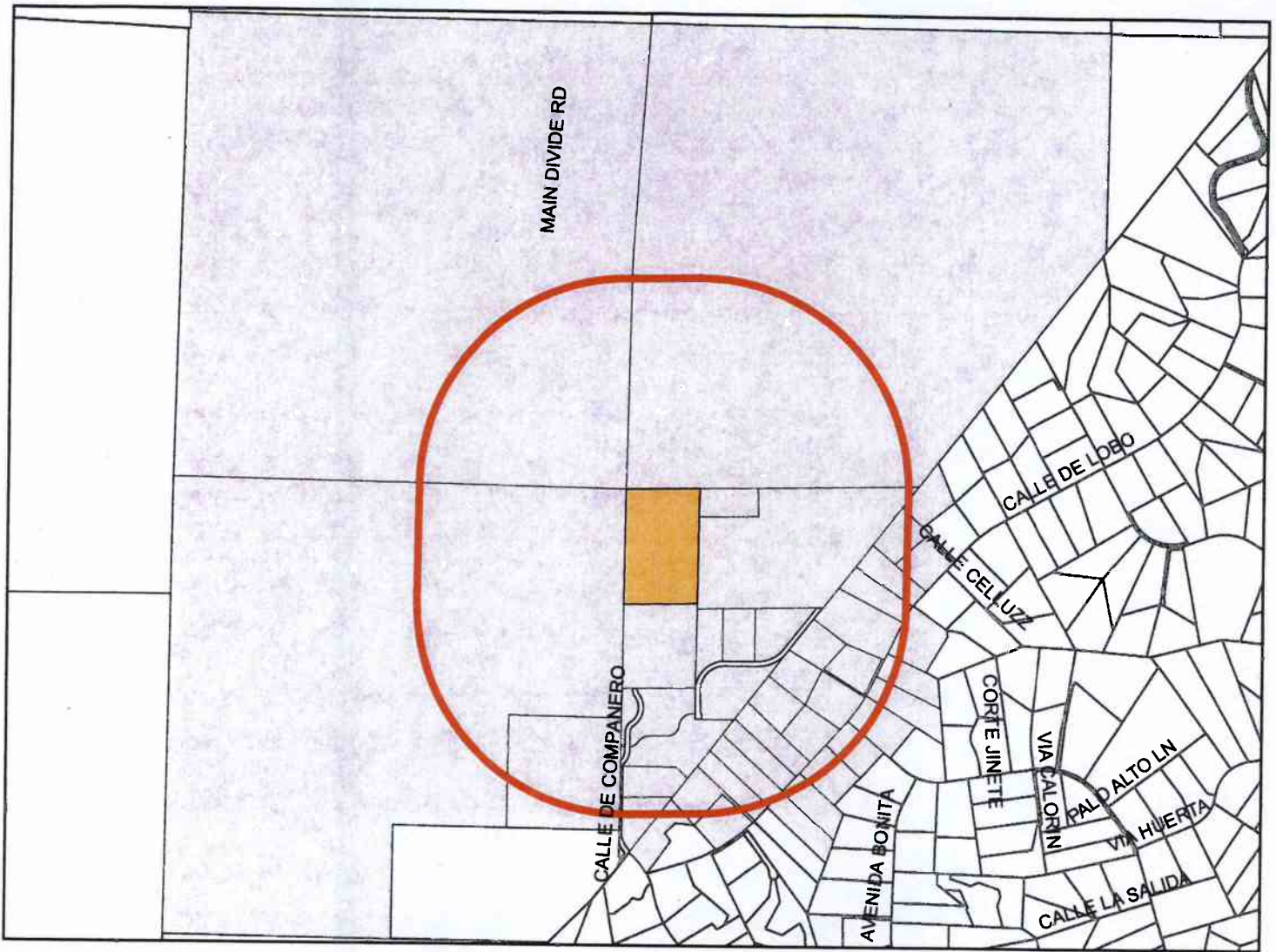
TITLE GIS Analyst

ADDRESS: 4080 Lemon Street 2nd Floor

Riverside, Ca. 92502

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

GPA00988 (2400 feet buffer)



Selected Parcels

929-100-011	929-090-020	928-050-002	928-060-002	928-060-019	901-180-014	928-060-009	901-180-015	929-100-005	901-180-013
928-050-017	928-060-003	901-180-003	929-100-012	928-060-006	928-060-007	929-100-002	928-060-004	928-060-016	901-110-006
929-100-003	929-100-009	928-050-004	901-180-001	901-180-004	928-050-003	929-100-010	928-060-018	901-180-002	901-180-008
901-180-009	928-060-008	901-180-016	929-100-006	901-180-010	929-100-001	928-060-010	928-050-005	901-180-011	929-100-004
901-110-001	901-110-002	901-110-004	928-040-003	901-180-006	901-180-007				



1,900 950 0 1,900 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: 901110006, APN: 901110006
VICKIE MOSER, ETAL
37565 CALLE DE COMPANERO
MURRIETA, CA. 92562

ASMT: 901180011, APN: 901180011
ROBIN SPENCER, ETAL
37570 CALLE DE COMPANERO
MURRIETA, CA. 92562

ASMT: 901180002, APN: 901180002
MARIAN ALEXANDER
6182 SADDLE TREE LN
YORBA LINDA CA 92686

ASMT: 901180013, APN: 901180013
DAVIDA PEARSON
19170 SAINT GALLEN WAY
MURRIETA, CA. 92562

ASMT: 901180003, APN: 901180003
NORA WRIGHT, ETAL
307 LEE ANN LN
ENCINITAS CA 92024

ASMT: 901180014, APN: 901180014
SHEILA DOMBRADY, ETAL
19200 SAINT GALLEN WAY
MURRIETA, CA. 92562

ASMT: 901180004, APN: 901180004
JUDY RIETSCH, ETAL
16836 MARINA BAY DR
HUNTINGTON BEACH CA 92649

ASMT: 901180015, APN: 901180015
KAREN LAWRENCE, ETAL
P O BOX 797
MURRIETA CA 92654

ASMT: 901180007, APN: 901180007
SHALA TAYLOR, ETAL
309 PASEO DE CRISTOBAL
SAN CLEMENTE CA 92672

ASMT: 928040003, APN: 928040003
SUSAN SCHUTZ MEZIN, ETAL
19690 CORTE PALO VIEJO
MURRIETA CA 92562

ASMT: 901180009, APN: 901180009
MARJORIE BOUGHTON
12917 CAMINITO BESO
SAN DIEGO CA 92130

ASMT: 928050002, APN: 928050002
SUSAN DAVIS, ETAL
37961 CALLE DE LOBO
MURRIETA, CA. 92562

ASMT: 901180010, APN: 901180010
CYNTHIA CARRICK, ETAL
37550 CALLE DE COMPANERO
MURRIETA, CA. 92562

ASMT: 928050003, APN: 928050003
GEORGETTE RICHMOND, ETAL
215 S JUANITA ST NO A
REDONDO BEACH CA 90277



ASMT: 928050004, APN: 928050004
MARTHA VAN ZANTEN, ETAL
37950 CALLE DE LOBO RD
MURRIETA, CA. 92562

ASMT: 928050005, APN: 928050005
LESLEY MORICO, ETAL
26567 CHAMOMILE ST
MURRIETA CA 92562

ASMT: 928050017, APN: 928050017
DP HOLDING
32033 SEA RIDGE CIR
RCH PALOS VERDES CA 90275

ASMT: 928060002, APN: 928060002
CAROLE WYATT
10162 US HWY 77
MARIETTA OK 73448

ASMT: 928060003, APN: 928060003
SHELLEY WOLD, ETAL
38176 CALLE DE LOBO RD
MURRIETA, CA. 92562

ASMT: 928060004, APN: 928060004
HENGMAO INV CA
3615 WALNUT AVE
CHINO CA 91710

ASMT: 928060006, APN: 928060006
ERNEST CRISMON
38195 CALLE DE LOBO
MURRIETA, CA. 92562

ASMT: 928060008, APN: 928060008
PHILIP EWELL, ETAL
19495 LOBO DE PRADERA
MURRIETA, CA. 92562

ASMT: 928060009, APN: 928060009
LETICIA TRONCOSO, ETAL
38233 CALLE DE LOBO
MURRIETA, CA. 92562

ASMT: 928060010, APN: 928060010
LISA ALVARDO, ETAL
38151 CALLE DE LOBO
MURRIETA, CA. 92562

ASMT: 928060018, APN: 928060018
JOSE PEREZ, ETAL
C/O JOSE JESUS PEREZ
9005 SORBONNE WAY
BUENA PARK CA 90620

ASMT: 928060019, APN: 928060019
GWENDALYN GOLDING, ETAL
38055 CALLE DE LOBO
MURRIETA, CA. 92562

ASMT: 929090020, APN: 929090020
ASHLEY COLLINS
38550 CALLE DE COMPANERO
MURRIETA, CA. 92562

ASMT: 929100001, APN: 929100001
TAMMY HILDRETH, ETAL
38573 CALLE DE LOBO
MURRIETA, CA. 92562



ASMT: 929100002, APN: 929100002
PATRICIA BRUESCH, ETAL
25817 WASHINGTON AVE
MURRIETA CA 92562

ASMT: 929100012, APN: 929100012
CHARLES BACHMANN, ETAL
38510 CALLE DE LOBO
MURRIETA, CA. 92562

ASMT: 929100003, APN: 929100003
JAYMA ENGLE
38525 CALLE DE LOBO
MURRIETA, CA. 92562

ASMT: 929100005, APN: 929100005
JOAN PATTERSON, ETAL
8037 THOROUGHbred ST
ALTA LOMA CA 91701

ASMT: 929100006, APN: 929100006
JUDY CLARK, ETAL
2801 BAYSHORE DR
NEWPORT BEACH CA 92663

ASMT: 929100009, APN: 929100009
SHIRLEY SOOTER, ETAL
38355 AVENIDA BONITA
MURRIETA CA 92562

ASMT: 929100010, APN: 929100010
LIESELOTTE EVANS
38340 CALLE DE LOBO
MURRIETA, CA. 92562

ASMT: 929100011, APN: 929100011
EULA ANYIWO, ETAL
38500 CALLE DE LOBO
MURRIETA, CA. 92562





RIVERSIDE COUNTY PLANNING DEPARTMENT

*Steven Weiss, AICP
Planning Director*

NEGATIVE DECLARATION

Project/Case Number: General Plan No. 988

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 Title: Project Planner Date: November 2, 2015

Applicant/Project Sponsor: Oz Bratene Date Submitted: February 14, 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 Earle Hildebrand at 951-955-1888.

Revised: 10/02/15
Y:\Planning Master Forms\CEQA Forms\Negative Declaration.doc

Please charge deposit fee case#: ZEA41818 ZCFG05165 .

FOR COUNTY CLERK'S USE ONLY



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.

GPA00988

Project Title/Case Numbers

John Hildebrand

County Contact Person

(951) 955-1888

Phone Number

N/A

State Clearinghouse Number (if submitted to the State Clearinghouse)

Oz Bratene

Project Applicant

25759 Jefferson Avenue Murrieta Ca. 92562

Address

Southwest of the City of Wildomar, west of Calle de Lobo, north of Saint Gallen way, and south of the Cleveland National Forest (APN: 901-180-001)

Project Location

This General Plan Amendment proposes to amend the General Plan Foundation Component of the subject site from Open Space: Rural (OS-RUR) to Rural: Rural Residential (RUR-RR)

Project Description

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

1. The project WILL NOT have a significant effect on the environment.
2. A NEGATIVE DECLARATION was prepared 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 made pursuant to the provisions of CEQA.

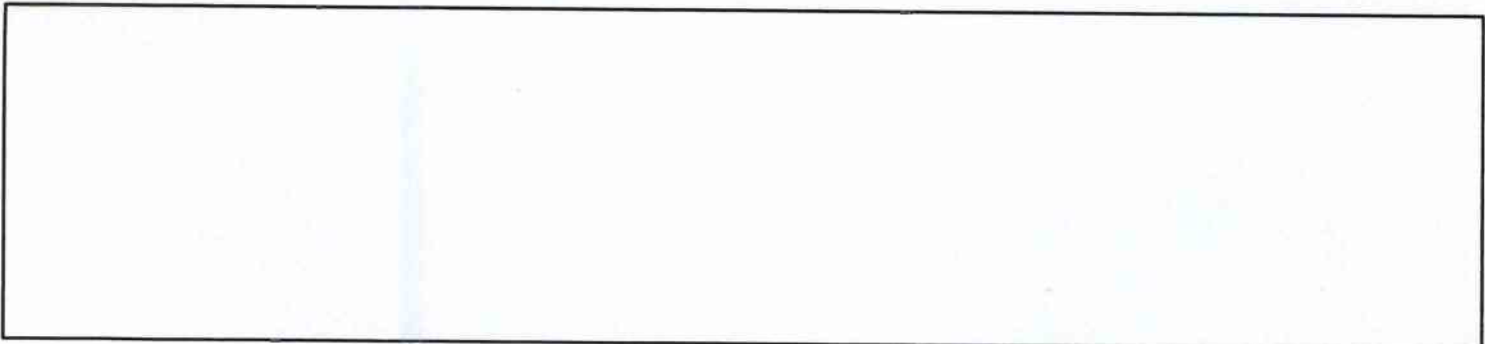
This is to certify that the earlier EA, with any comments, responses, and record of project approval is available to the general public at: Riverside County Planning Department, 4080 Lemon Street, 12th Floor, Riverside, CA 92501.

John Hildebrand
Signature

Project Planner
Title

11-02-2015
Date

Date Received for Filing and Posting at OPR: _____



COUNTY OF RIVERSIDE
SPECIALIZED DEPARTMENT RECEIPT
Permit Assistance Center

O* REPRINTED * T0800890

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: NORA WRIGHT
paid by: CK 104
CA FISH & GAME FEE FOR EA 41818
paid towards: CFG05165 CALIF FISH & GAME: DOC FEE
at parcel:
appl type: CFG3

\$64.00

By _____ Feb 14, 2008 14:25
SBROSTRO posting date Feb 14, 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 * R1510800

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: NORA WRIGHT \$2,210.00
paid by: CK 003404
CA FISH & GAME FEE FOR EA 41818
paid towards: CFG05165 CALIF FISH & GAME: DOC FEE
at parcel:
appl type: CFG3

By _____ Sep 28, 2015 10:46
GLKING posting date Sep 25, 2015

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

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