

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



FROM: TLMA- Planning Department

SUBMITTAL DATE:
January 4, 2015

SUBJECT: GENERAL PLAN AMENDMENT NO. 943 (Foundation and Entitlement/Policy Amendment) and CHANGE of ZONE NO. 7741 – Intent to adopt a Mitigated Negative Declaration – APPLICANT: Carl Rheingans – ENGINEER/REPRESENTATIVE: Cozad & Fox, Inc. – Third Supervisorial District – AREA PLAN: Harvest Valley/Winchester – ZONE AREA: Winchester – ZONE: A-1-10 (Light Agriculture, 10-acre minimum) – POLICY AREA: Highway 79 – LOCATION: East of Highway 79/Winchester Road, North of Stowe Road, West of Richmond Road, and South of Stetson Avenue – PROJECT SIZE: 56.8-acres – REQUEST: The General Plan Amendment proposes to amend the project site's General Plan Foundation Component from Rural Community (RC) to Community Development (CD), amend its General Plan Land Use Designation from Estate Density Residential (EDR) (2-Acre Minimum) to Medium Density Residential (MDR) (2-5 DU/AC) and Commercial Retail (CR) (0.20 – 0.35 FAR), and change the site's Zoning Classification from A-1-10 (Light Agriculture, 10-Acre Minimum) to R-1 (One-Family Dwellings) and C-1 & C-P (General Commercial) on one parcel, totaling 56.8-acres, located within the Harvest Valley/Winchester Area Plan. Deposit Based Funds 100%.

Departmental Concurrence

Steve Weiss, AICP
Planning Director

(Continued on next page)

Juan C. Perez
TLMA Director

FINANCIAL DATA	Current Fiscal Year:	Next Fiscal Year:	Total Cost:	Ongoing Cost:	POLICY/CONSENT (per Exec. Office)
COST	\$ N/A	\$ N/A	\$ N/A	\$ N/A	Consent <input type="checkbox"/> Policy <input checked="" type="checkbox"/>
NET COUNTY COST	\$ N/A	\$ N/A	\$ N/A	\$ N/A	
SOURCE OF FUNDS: Deposit Based Funds 100%.				Budget Adjustment: N/A	
				For Fiscal Year: N/A	

C.E.O. RECOMMENDATION:

APPROVE

BY:
Tina Grande

County Executive Office Signature _____

MINUTES OF THE BOARD OF SUPERVISORS

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

Prev. Agn. Ref.: _____

District: 3

Agenda Number: _____

3-25

**SUBMITTAL TO THE BOARD OF SUPERVISORS, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA
FORM 11: GENERAL PLAN AMENDMENT NO. 943 and CHANGE of ZONE NO. 7741**

DATE: January 4, 2015

PAGE: Page 2 of 3

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

1. **ADOPT a MITIGATED NEGATIVE DECLARATION for ENVIRONMENTAL ASSESSMENT NO. 41771**, based on the findings incorporated in the initial study and the conclusion that the project will not have a significant effect on the environment; and
2. **TENTATIVELY APPROVE GENERAL PLAN AMENDMENT NO. 943** amending the project site's General Plan Foundation Component from Rural Community (RC) to Community Development (CD) amending its General Plan Land Use Designation from Estate Density Residential (EDR) (2-Acre Minimum) to Medium Density Residential (MDR) (2-5 DU/AC) and Commercial Retail (CR) (0.20 – 0.35 FAR), in accordance with the Proposed General Plan Land Use Exhibit #6, based on the findings and conclusions incorporated in the staff report; and, pending final adoption of the General Plan Amendment Resolution by the Board of Supervisors; and
3. **TENTATIVELY APPROVE CHANGE OF ZONE NO. 7741** changing the site's Zoning Classification from A-1-10 (Light Agriculture, 10-Acre Minimum) to R-1 (One-Family Dwellings) and C-1 & C-P (General Commercial), in accordance with the Proposed Zoning Exhibit #3 based on the findings and conclusions incorporated in the staff report; and, pending final adoption of a Zoning Ordinance by the Board of Supervisors.

BACKGROUND:

Project Scope

This General Plan Amendment proposes to amend the project site's General Plan Foundation Component from Rural Community (RC) to Community Development (CD), amend its General Plan Land Use Designation from Estate Density Residential (EDR) (2-Acre Minimum) to Medium Density Residential (MDR) (2-5 DU/AC) and Commercial Retail (CR) (0.20 – 0.35 FAR), and change the site's Zoning Classification from A-1-10 (Light Agriculture, 10-Acre Minimum) to R-1 (One-Family Dwellings) and C-1 & C-P (General Commercial) on one parcel, totaling 56.8-acres, located within the Harvest Valley/Winchester Area Plan.

General Plan Initiation Proceedings ("GPIP")

This project was submitted to the County of Riverside on February 13, 2008, during the 2008 General Plan Review Cycle application period and was recommended for initiation to the Board of Supervisors. On April 20, 2010, the Riverside County Board of Supervisors adopted an order initiating proceedings for General Plan Amendment No. 943.

Planning Commission

This project was presented to the Planning Commission for recommendation to the Board of Supervisors on November 4, 2015. The Planning Commission recommended approval of the project by a vote of 5-0. During the Planning Commission hearing, one resident spoke in favor of the project and one was opposed.

Highway 79 Policy Area

The project site is located within the Highway 79 Policy Area. Mitigation measures have been included with this project's Mitigated Negative Declaration and are restated in the Planning Commission Staff Report. Since the time of the November 2, 2015 Planning Commission hearing, revisions were made to the mitigation measures for the purpose of clarification, which have been incorporated into the Mitigated Negative Declaration. These revisions are not substantive in nature, rather they are meant to clarify and reduce ambiguity. The revised Mitigation measures clarify the details pertaining to the timing of mitigation implementation and restate the funding mechanism provision more concisely.

**SUBMITTAL TO THE BOARD OF SUPERVISORS, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA
FORM 11: GENERAL PLAN AMENDMENT NO. 943 and CHANGE of ZONE NO. 7741**

DATE: January 4, 2015

PAGE: Page 3 of 3

Environmental Assessment

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

General Plan Amendment Findings

Pursuant to the Riverside County General Plan, certain findings justifying this General Plan Amendment were made and discussed in the accompanying Planning Commission staff report. During the time between Planning Commission staff report preparation and the Board of Supervisors staff report preparation, the county-wide General Plan Amendment (GPA00960) was approved. The findings made for this project reference the previous General Plan; however, these findings are still consistent with the Amended Riverside County General Plan and are therefore applicable.

This proposed General Plan Amendment will result in a logical extension of the area's existing MDR residential lots, located to the northwest, while still preserving the existing larger residential lots in the area. This amendment will allow for an integration of smaller lots in conjunction with the existing larger lots, in an area that can reasonably accommodate the development pattern. This proposed General Plan Amendment will also change a portion of the project site to a commercial designation. Due to the general residential growth and new housing development in the area, supporting commercial services should be accommodated. The location of the proposed commercial designation is appropriate and is centralized around the residential community.

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. Planning Commission Staff Report

MINUTES OF THE BOARD OF SUPERVISORS
COUNTY OF RIVERSIDE, STATE OF CALIFORNIA



16-1

On motion of Supervisor Ashley, seconded by Supervisor Benoit and duly carried by unanimous vote, IT WAS ORDERED that the recommendation from Transportation And Land Management Agency/Planning regarding General Plan Amendment No. 943 (Foundation and Entitlement/Policy Amendment) And Change of Zone No. 7741. Recommendation for Adoption of a Negative Declaration for Environmental Assessment No. 41771; Tentative Approval of General Plan Amendment No. 943 to amend the foundation component from Rural Community (RC) to Community Development (CD), and to amend the land use from Estate Density Residential (EDR) (2-Acre Minimum) to Medium Density Residential (MDR) (2-5 DU/AC) and Commercial Retail (CR) (0.20 – 0.35 FAR); and Tentative Approval of Change of Zone No. 7741 to change the zoning from A-1-10 (Light Agriculture, 10-Acre Minimum) to R-1 (One-Family Dwellings) and C-1 & C-P (General Commercial) on one parcel, totaling 56.8-acres ("the project"). The project is located east of Highway 79/Winchester Road, north of Stowe Road, west of Richmond Road, and south of Stetson Avenue in the Harvest Valley / Winchester Area Plan, 3rd District, is continued to Tuesday, March 15, 2016 at 9:00 a.m. or as soon as possible.

Roll Call:

Ayes: Jeffries, Tavaglione, Washington, Benoit and Ashley
Nays: None
Absent: None

(Public Hearing Closed on February 9, 2016)

I hereby certify that the foregoing is a full true, and correct copy of an order made and entered on March 1, 2016 of Supervisors Minutes.

WITNESS my hand and the seal of the Board of Supervisors
Dated: March 1, 2016
Kecia Harper-Ihem, Clerk of the Board of Supervisors, in
and for the County of Riverside, State of California.

(seal)

By

A handwritten signature in blue ink, appearing to read "C. D. Byrd", is written over a horizontal line.

Deputy

AGENDA NO.
16-1

xc: Planning, COB

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



FROM: TLMA- Planning Department

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January 4, 2015

SUBJECT: GENERAL PLAN AMENDMENT NO. 943 (Foundation and Entitlement/Policy Amendment) and CHANGE of ZONE NO. 7741 – Intent to adopt a Mitigated Negative Declaration – APPLICANT: Carl Rheingans – ENGINEER/REPRESENTATIVE: Cozad & Fox, Inc. – Third Supervisorial District – AREA PLAN: Harvest Valley/Winchester – ZONE AREA: Winchester – ZONE: A-1-10 (Light Agriculture, 10-acre minimum) – POLICY AREA: Highway 79 – LOCATION: East of Highway 79/Winchester Road, North of Stowe Road, West of Richmond Road, and South of Stetson Avenue – PROJECT SIZE: 56.8-acres – REQUEST: The General Plan Amendment proposes to amend the project site's General Plan Foundation Component from Rural Community (RC) to Community Development (CD), amend its General Plan Land Use Designation from Estate Density Residential (EDR) (2-Acre Minimum) to Medium Density Residential (MDR) (2-5 DU/AC) and Commercial Retail (CR) (0.20 – 0.35 FAR), and change the site's Zoning Classification from A-1-10 (Light Agriculture, 10-Acre Minimum) to R-1 (One-Family Dwellings) and C-1 & C-P (General Commercial) on one parcel, totaling 56.8-acres, located within the Harvest Valley/Winchester Area Plan. Deposit Based Funds 100%.

Departmental Concurrence

Steve Weiss, AICP
Planning Director

(Continued on next page)

Juan C. Perez
TLMA Director

FINANCIAL DATA	Current Fiscal Year:	Next Fiscal Year:	Total Cost:	Ongoing Cost:	POLICY/CONSENT (per Exec. Office)
COST	\$ N/A	\$ N/A	\$ N/A	\$ N/A	Consent <input type="checkbox"/> Policy <input type="checkbox"/>
NET COUNTY COST	\$ N/A	\$ N/A	\$ N/A	\$ N/A	
SOURCE OF FUNDS: Deposit Based Funds 100%.				Budget Adjustment: N/A	
				For Fiscal Year: N/A	

C.E.O. RECOMMENDATION:

County Executive Office Signature

MINUTES OF THE BOARD OF SUPERVISORS

☐ Positions Added

☐ Change Order

☐ A-30

☐ 4/5 Vote

Prev. Agn. Ref.:

District: 3

Agenda Number:

**SUBMITTAL TO THE BOARD OF SUPERVISORS, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA
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1. **ADOPT** a **MITIGATED NEGATIVE DECLARATION** for **ENVIRONMENTAL ASSESSMENT NO. 41771**, 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
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Planning Commission

This project was presented to the Planning Commission for recommendation to the Board of Supervisors on November 4, 2015. The Planning Commission recommended approval of the project by a vote of 5-0. During the Planning Commission hearing, one resident spoke in favor of the project and one was opposed.

Highway 79 Policy Area

The project site is located within the Highway 79 Policy Area. Mitigation measures have been included with this project's Mitigated Negative Declaration and are restated in the Planning Commission Staff Report. Since the time of the November 2, 2015 Planning Commission hearing, revisions were made to the mitigation measures for the purpose of clarification, which have been incorporated into the Mitigated Negative Declaration. These revisions are not substantive in nature, rather they are meant to clarify and reduce ambiguity. The revised Mitigation measures clarify the details pertaining to the timing of mitigation implementation and restate the funding mechanism provision more concisely.

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General Plan Amendment Findings

Pursuant to the Riverside County General Plan, certain findings justifying this General Plan Amendment were made and discussed in the accompanying Planning Commission staff report. During the time between Planning Commission staff report preparation and the Board of Supervisors staff report preparation, the county-wide General Plan Amendment (GPA00960) was approved. The findings made for this project reference the previous General Plan; however, these findings are still consistent with the Amended Riverside County General Plan and are therefore applicable.

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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. Planning Commission Staff Report

Attachment A:
Planning Commission Minutes



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

I. AGENDA ITEM 4.2

GENERAL PLAN AMENDMENT NO. 943 (FOUNDATION AND ENTITLEMENT/POLICY) and CHANGE of ZONE NO. 7741 – Intent to Adopt a Mitigated Negative Declaration – Applicant: Carl Rheingans – Engineer/Representative: Cozad & Fox, Inc. – Third Supervisorial District – Area Plan: Harvest Valley/Winchester – Zone Area: Winchester – Zone: A-1-10 (Light Agriculture, 10-Acre Minimum) – Policy Area: Highway 79 – Location: East of Highway 79/Winchester Road, north of Stowe Road, west of Richmond Road, and mouth of Stetson Avenue – Project Size: 56.8 acres.

II. PROJECT DESCRIPTION:

Proposal to amend the project site's General Plan Foundation Component from Rural Community (RC) to Community Development (CD), amend its Land Use Designation from Estate Density Residential (EDR) (2-Acre Minimum) to Medium Density Residential (MDR) (2-5 D.U./Ac) and Commercial Retail (CR) (0.20 – 0.35 Floor Area Ratio), and change the site's zoning classification from A-1-10 (Light Agriculture, 10-Acre Minimum) to R-1 (One-Family Dwellings) and C-1/C-P (General Commercial) on one parcel, totaling 56.8 acres.

III. MEETING SUMMARY:

The following staff presented the subject proposal:

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

- Brian Fox, Representative, 151 S. Girard St., Hemet 92544 (951) 652-4454 spoke in **favor** of the proposed project.
- Gregg Cowdery, 28030 Patterson, Winchester 92596 (951) 294-0899 spoke in **opposition** to the proposed project.
- No one spoke in a neutral position.

IV. CONTROVERSIAL ISSUES:

Yes. Concern from the Winchester Community group that they would like to be involved in the review process for all future projects located within their Community of Winchester area.

V. PLANNING COMMISSION ACTION:

Public Comments: CLOSED

Motion by Commissioner Taylor Berger, 2nd by Chairman Valdivia

A vote of 5-0

ADOPTED PLANNING COMMISSION RESOLUTION No. 2015-029; 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.



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

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

ADOPT a MITIGATED NEGATIVE DECLARATION for ENVIRONMENTAL ASSESSMENT NO. 41771; and,

TENTATIVELY APPROVE GENERAL PLAN AMENDMENT NO. 943; and,

TENTATIVELY APPROVE CHANGE OF ZONE NO. 7741.

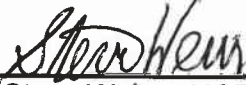
CD The entire discussion of this agenda item can be found on CD. For a copy of the CD, please contact Mary Stark, TLMA Commission Secretary, at (951) 955-7436 or email at mcstark@rctlma.org.

Attachment B:

Planning Commission Report Package

Agenda Item No.: 4 . 2
Area Plan: Harvest Valley/Winchester
Zoning Area: Winchester
Supervisory District: Third
Project Planner: John Earle Hildebrand III
Planning Commission: December 2, 2015

General Plan Amendment No. 943
Change of Zone No. 7741
Environmental Assessment No. 41771
Applicant: Carl Rheingans
Engineer/Representative: Cozad & Fox, Inc.



Steve Weiss, AICP
Planning Director

COUNTY OF RIVERSIDE PLANNING DEPARTMENT STAFF REPORT

PROJECT DESCRIPTION AND LOCATION:

General Plan Amendment No. 943 (Foundation and Entitlement/Policy Amendment) and Change of Zone No. 7741 – Proposal to amend the project site's General Plan Foundation Component from Rural Community (RC) to Community Development (CD), amend its Land Use Designation from Estate Density Residential (EDR) (2-acre minimum) to Medium Density Residential (MDR) (2-5 du/ac) and Commercial Retail (CR) (0.20 – 0.35 FAR), and change the site's zoning classification from A-1-10 (Light Agriculture, 10-acre minimum) to R-1 (One-Family Dwellings) and C-1 & C-P (General Commercial) on one parcel, totaling 56.8 acres, located East of Highway 79/Winchester Road, North of Stowe Road, West of Richmond Road, and South of Stetson Avenue, within the Harvest Valley/Winchester Area Plan.

BACKGROUND:

General Plan Initiation Proceedings ("GPIP")

This project was submitted on February 13, 2008, during the 2008 General Plan Review Cycle application period and was recommended for initiation to the Board of Supervisors. On April 20, 2010, the Riverside County Board of Supervisors adopted an order initiating proceedings for General Plan Amendment No. 943. The GPIP report package is included with this report. General Plan Amendment No. 943 and Change of Zone No. 7741 (the "project") are now being taken forward for consideration.

SB 18 and AB 52 Tribal Consultations

Pursuant to SB 18 requirements, Riverside County staff previously requested a list from the Native American Heritage Commission ("NAHC") of Native American Tribes whose historical extent includes the project site. Consultation request notices were sent to each of the Tribes on the list on November 9, 2010. 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 that 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 and Change of Zone only, resulting in no ground disturbance, no further consultation with the Pechanga Tribe is required. 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 to the County for review.

Airport Influence Area ("AIA")

The project site is located in close proximity to two Airport Influence Area boundaries with the Hemet-Ryan AIA to the east of the site and the March Air Reserve Base to the west of the site. However, no portion of the site lies within either boundary. As a result, this project is not subject to the Airport Land Use Commission review.

ISSUES OF POTENTIAL CONCERN:

Highway 79 Policy Area

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

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

General Plan Amendment Findings

This project includes both a Regular Foundation Amendment and an Entitlement/Policy Amendment. A Regular Foundation Amendment application is allowed to be submitted only during a General Plan Review Cycle, which was previously every five (5) years and is now every eight (8) years. This project was submitted on February 13, 2008, within the 2008 General Plan Review Cycle application period. A Regular Foundation Amendment is required to adhere to a two-step approval process; whereby the first step is for the Board of Supervisors to adopt an order to initiate the Amendment proceedings. The second step, after initiation, is for the proposed Regular Foundation Amendment to go through the

entitlement process, where the project will be publicly noticed and prepared for both Planning Commission and Board of Supervisors hearings and finalized during an adoption cycle.

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

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

New Circumstance

This project includes a Foundation Component General Plan Amendment to change to Community Development to enable an accompanying General Plan Land Use Designation change to Medium Density Residential (MDR) (2-5 du/ac) and Commercial Retail (CR) (0.20 – 0.35 FAR). To the northwest of the project site lies an existing residential tract, also developed at a Medium Density Residential range. That project was approved during 2003 and portions of the site are still under construction. Additionally, the property to the north of the project site also has a General Plan Land Use Designation of Medium Density Residential. The County received a Change of Zone application (CZ07295) in 2006, to change the property's Zone from A-1 (Light Agriculture) to R-1 (One-Family Dwellings); however, this application has since been abandoned. General growth within the area has occurred over the past decade. This application represents a compatible continuation of that growth. As a result of these circumstances, a General Plan Foundation Component change is appropriate.

Riverside County Vision

The Riverside County General Plan Vision Statement discusses many concepts, which are distinguished by categories such as 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 located southeast from another existing single family residential tract, also developed at a Medium Density range. Development of the project site is a logical extension to the existing development in the area and the property can accommodate new residential. Furthermore, access to the site can easily be taken from the adjacent Highway 79, a primary transportation corridor through the area. New residential development adjacent to the existing homes on to the northwest compliments a managed growth pattern, reducing sprawl. This is not a stand-alone, isolated area, whereby new development would exasperate sprawl. As result, this project is consistent with the Riverside County Vision Statement and a General Plan Foundation Component change is justified.

Internal Consistency

Aside from the Highway 79 Policy Area, for which this project already includes mitigation, the project site is not located within any other Policy Area or special overlay that would result in an inconsistency from a Foundation Component Amendment. Furthermore, 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. Development at a Medium Density is consistent with the other existing development in the area.

This Foundation Component Amendment is further supported through the following:

- Policy LU 22.1 of the General Plan Land Use Element states, "Accommodate the development of single- and multi-family residential units in areas appropriately designated by the General Plan and area plan land use maps."

This project includes a land use change to enable a future residential development project, that is compatible with the existing development and land use in the area. The project site and surrounding area is experiencing a transition from rural to urban, as shown by the recent development and changes to the land use patterns. The project site can accommodate a higher density level of development and this proposed amendment is appropriate.

Lastly, this proposed Amendment is also supported through the following:

- Policy LU 22.1 of the General Plan Land Use Element states, "Provide for a broad range of land uses, intensities, and densities, including a range of residential, commercial, business, industry, open space, recreation, and public facilities uses."

This Foundation Component change to Community Development will not only enable a General Plan Land Use change to Medium Density Residential, but also Commercial Retail. The establishment of some commercial land use is a reasonable change for the area, which could provide future support services for the residential development. A varied land use pattern provides for a more long-term sustainable community. 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 Regular Entitlement/Policy Amendment is also consistent with the Vision Statement for the same reasons as above, and also item number one of the Housing section of the Vision Statement, which says, "The people of Riverside County represent a richly varied range of income categories. Housing is available in every increment of this range, from highly affordable to exclusive executive housing and from rental to various forms of ownership housing. This is being satisfied through a combination of new housing, rehabilitated housing, group housing, resale, mixed-use development, and various housing assistance programs where they are needed." Development at a Medium Density Residential range generally provides for one of the more common housing product types, that a majority of consumers can acquire. This proposed residential density range is appropriate for the area, as it's compatible with the existing development to the northwest. As a result, this project is consistent with the Riverside County Vision Statement.

b) Any General Plan Principle; or

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

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

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

The community in which the project site is located has been maturing over the years and changing from rural to urban. This is shown by the type of development occurring the area, which constitutes smaller and more compact lots. The general land use pattern for the area has been changing, due to residential growth and the desire for new housing.

The second principal 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 shift to smaller residential lots with a range of 2-5 DU/AC, in support of the existing growth in the area and anticipated future needs. However, the area still has larger lot residential areas, which integrate into the community as a whole and provide for a variety of lifestyle choices.

The third principal is within the Economic Development category – Land Development Activity:

- Focus on availability of vacant, developable land that can accommodate a variety of economic enterprises.

This project will also establish a portion of the site as commercial, in order to provide services to the growing community. This blend of land uses in the area creates a more holistic community, providing an opportunity for a complementary commercial development. As a result, there is no conflict with any General Plan principles.

c) Any Foundation Component designation in the General Plan.

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 enabling a future residential development, compatible with the area, which supports the County's goals.

- 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 General Plan policies will be achieved through this Amendment:

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." As discussed in these findings, changing the site's land use to Medium Density Residential (2-5 DU/AC) is a consistent and logical extension of the existing MDR development to the northwest. The change will enable a future implementing residential project for new residential that is concentrated adjacent to existing development, rather than in a location that has no surrounding development or available infrastructure.

Additionally, Policy LU 22.4 of the General Plan Land Use Element states, "Accommodate the development of a variety of housing types, styles, and densities that are accessible to and meet the needs of a range of lifestyles, physical abilities, and income levels." This General Plan Amendment will result in a logical extension of the area's existing MDR residential lots, located to the northwest, while still preserving the existing larger residential lots in the area. This amendment will further this policy by allowing for an integration of smaller lots in conjunction with the existing larger lots, in an area that can reasonably accommodate the development pattern.

Lastly, Policy LU 23.1 of the General Plan Land Use Element states, "Accommodate the development of commercial uses in areas appropriately designated by the General Plan and area plan land use maps." This proposed Land Use Amendment will change a portion of the project site to a commercial designation. Due to the general residential growth and new housing development in the area, supporting commercial services should be accommodated. The location of the proposed commercial designation is appropriate and is centralized around the residential community. As a result, this proposed General Plan Amendment meets the purpose of the Riverside County General Plan and is justified.

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

As discussed in the above findings, there is an existing residential tract to the northwest of the project site, which has been developed at a Medium Density Residential range. This tract was approved for construction during 2003. Additionally, the property to the north of the project site also has a General Plan Land Use Designation of Medium Density Residential. The County received a Change of Zone application (CZ07295) in 2006, to change that property's Zone from A-1 (Light Agriculture) to R-1 (One-Family Dwellings), in order to bring the Zone into conformance with the General Plan, for the purpose of future development. This application however, has since been abandoned. For these reasons, new circumstances have occurred which justify this proposed General Plan Amendment.

SUMMARY OF FINDINGS:

- | | |
|---|---|
| 1. Existing Foundation General Plan Land Use (Ex #6): | Rural Community (RC) |
| 2. Proposed Foundation General Plan Land Use (Ex #6): | Community Development (CD) |
| 3. Existing General Plan Land Use (Ex #6): | Estate Density Residential (EDR) (2-acre minimum) |
| 4. Proposed General Plan Land Use (Ex #6): | Medium Density Residential (MDR) (2-5 DU/AC) and Commercial Retail (CR) (0.20-0.35 FAR) |
| 5. Surrounding General Plan Land Use (Ex #6): | Medium Density Residential (MDR) (2-5 DU/AC) to the north, Rural Residential (RR) (5-acre minimum) to the south, and Estate Density Residential (EDR) (2-acre minimum) to the east and west. |
| 6. Existing Zoning (Ex #3): | A-1-10 (Light Agriculture, 10-acre minimum) |
| 7. Proposed Zoning (Ex #3): | R-1 (One-Family Dwelling) and C-1 & C-P (General Commercial) |
| 8. Surrounding Zoning (Ex #3): | A-1-10 (Light Agriculture, 10-acre minimum) to the north, A-2-10 (Heavy Agriculture, 10-acre minimum) to the east, A-1-5 (Light Agriculture, 5-acre minimum) to the south, and A-1-10 (Light Agriculture, 10-acre minimum) and Rural Residential (R-R) to the west. |
| 9. Existing Land Use (Ex #1): | Vacant Land and Single-Family Residential |
| 10. Surrounding Land Use (Ex #1): | Vacant Land and Single-Family Residential |
| 11. Project Size (Ex #1): | Total Acreage: 56.8-acres |
| 12. Environmental Concerns: | See Environmental Assessment No. 41771 |

RECOMMENDATIONS:

ADOPT PLANNING COMMISSION RESOLUTION No. 2015-029 recommending adoption of General Plan Amendment No. 943 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 MITIGATED NEGATIVE DECLARATION for **ENVIRONMENTAL ASSESSMENT NO. 41771**, 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. 943 amending the project site's General Plan Foundation Component from Rural Community (RC) to Community Development (CD) and amending its Land Use Designation from Estate Density Residential (EDR) (2-acre minimum) to Medium Density Residential (MDR) (2-5 du/ac) and Commercial Retail (CR) (0.20 – 0.35 FAR), in accordance with the Proposed General Plan Land Use Exhibit #6; based on the findings and conclusions incorporated in the staff report; and, pending final adoption of the General Plan Amendment Resolution by the Board of Supervisors; and

TENTATIVELY APPROVE CHANGE OF ZONE NO. 7741 changing the site's zoning classification from A-1-10 (Light Agriculture, 10-acre minimum) to R-1 (One-Family Dwellings) and C-1 & C-P (General Commercial), in accordance with the Proposed Zoning Exhibit #3; based on the findings and conclusions incorporated in the staff report; and, pending final adoption of the Zoning Ordinance by the Board of Supervisors.

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

1. The project site has a General Plan Land Use of Rural Community: Estate Density Residential (RC:EDR) and is located within the Harvest Valley/Winchester Area Plan.
2. The project site is surrounded by properties which have a General Plan Land Use Designation of Medium Density Residential (MDR) (2-5 DU/AC) to the north, Rural Residential (RR) (5-acre minimum) to the south, and Estate Density Residential (EDR) (2-acre minimum) to the east and west.
3. This Regular Foundation Amendment and Entitlement/Policy Amendment will result in a Land Use change to Community Development: Medium Density Residential (MDR) (2-5 DU/AC) and Community Development: Commercial Retail (CD:CR) (0.20-0.35 FAR).
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. There is an existing residential tract to the northwest of the project site, which has been developed at a Medium Density Residential range. This tract was approved for construction during 2003. Additionally, the property to the north of the project site also has a General Plan Land Use Designation of Medium Density Residential. The County received a Change of Zone application (CZ07295) in 2006, to change that property's Zone from A-1 (Light Agriculture) to R-1 (One-Family Dwellings), in order to bring the Zone into conformance with the General Plan, for the purpose of future development. This application however, has since been abandoned.
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." As discussed in these findings, changing the site's land use to Medium Density Residential (2-5 DU/AC) is a consistent and logical extension of the existing MDR development to the northwest. The change will enable a future implementing residential project for new residential that is concentrated adjacent to existing development, rather than in a location that has no surrounding development or available infrastructure.
10. Policy LU 22.4 of the General Plan Land Use Element states, "Accommodate the development of a variety of housing types, styles, and densities that are accessible to and meet the needs of a range of lifestyles, physical abilities, and income levels." This General Plan Amendment will result in a logical extension of the area's existing MDR residential lots, located to the northwest, while still preserving the existing larger residential lots in the area. This amendment will further this policy by allowing for an integration of smaller lots in conjunction with the existing larger lots, in an area that can reasonably accommodate the development pattern.
11. Policy LU 23.1 of the General Plan Land Use Element states, "Accommodate the development of commercial uses in areas appropriately designated by the General Plan and area plan land use maps." This proposed Land Use Amendment will change a portion of the project site to a commercial designation. Due to the general residential growth and new housing development in the area, supporting commercial services should be accommodated. The location of the proposed commercial designation is appropriate and is centralized around the residential community.
12. The project site has an existing zoning classification of A-1-10 (Light Agriculture, 10-acre minimum).
13. The project site is surrounded by properties which have a zoning classification of A-1-10 (Light Agriculture, 10-acre minimum) to the north, A-2-10 (Heavy Agriculture, 10-acre minimum) to the east, A-1-5 (Light Agriculture, 5-acre minimum) to the south, and A-1-10 (Light Agriculture, 10-acre minimum) and Rural Residential (R-R) to the west.
14. This Change of Zone will result in a classification change to R-1 (One-Family Dwelling) and C-1 & C-P (General Commercial).
15. This project was noticed to all Native American Tribes, pursuant to SB 18 and AB 52.
16. Environmental Assessment No. 41771 identified no potentially significant impacts, and resulted in a Negative Declaration of environmental effects.

CONCLUSIONS:

1. The proposed project is in conformance with the Community Development: Medium Density Residential (CD:MDR) (2-5 DU/AC) and Community Development: Commercial Retail (CD:CR) (0.20-0.35 FAR) Land Uses, and with all other elements of the Riverside County General Plan.
2. The proposed project is consistent with County's Zoning code, 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 Sphere of Influence; or
 - c. An AIA; or
 - d. A WRCMSHCP Criteria Cell; or
 - e. A "High" Wildfire Hazard Zone; or
 - f. A State Responsibility area.
3. The project site **is** located within:
 - a. A Special Flood Hazard Area, an Area Drainage Plan, or Dam Inundation Area; and
 - b. The Lakeview/Nuevo/Romoland/Homeland CSA No. 146; and
 - c. A "Low" Liquefaction zone.
4. The project site is currently designated as Assessor's Parcel Number: 465-060-004

RESOLUTION NO. 2015-029
RECOMMENDING ADOPTION OF
GENERAL PLAN AMENDMENT FILE NO. GPA00943

WHEREAS, pursuant to the provisions of Government Code Section(s) 65350/65450 et. seq., public hearings were held before the Riverside County Planning Commission in Riverside, California on December 2, 2015, to consider the above-referenced matter; and,

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

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

BE IT RESOLVED, FOUND, DETERMINED, AND ORDERED by the Planning Commission of the County of Riverside, in regular session assembled on December 2, 2015, that it has reviewed and considered the environmental document prepared or relied on and recommends the following based on the staff report and the findings and conclusions stated therein:

ADOPTION of the Mitigated Negative Declaration environmental document, Environmental Assessment File No. EA41771; and

ADOPTION of General Plan Amendment File No. GPA00943

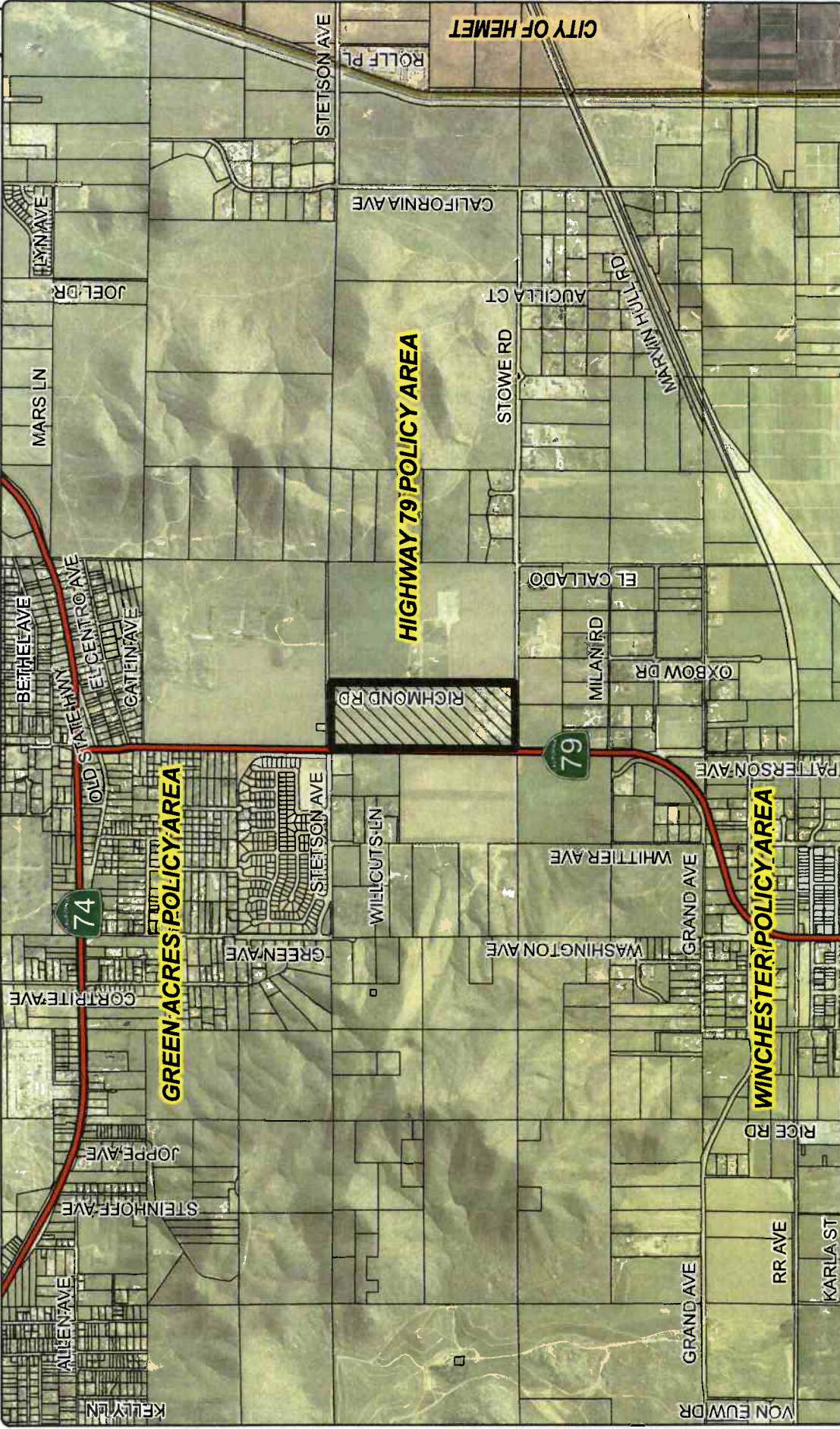
RIVERSIDE COUNTY PLANNING DEPARTMENT

CZ07741 GPA00943

VICINITY/POLICY AREAS

Supervisor Washington
District 3

Date Drawn: 10/08/2015
Vicinity Map



Zoning Area: Winchester

Author: Vinnie Nguyen



DISCLAIMER: On October 7, 2014, 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 designations than the previous General Plan. This map was prepared by the County Planning Department offices in Riverside at 951/955-1200 (Western County) or in Palm Desert at 760/862-8277 (Eastern County) or Website: <http://www.riverside.ca.gov>

RIVERSIDE COUNTY PLANNING DEPARTMENT

CZ07741 GPA00943

Supervisor Washinton
District 3

Date Drawn: 10/08/2015

Exhibit 1

LAND USE



Zoning Area: Winchester

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.rcslm.org>

RIVERSIDE COUNTY PLANNING DEPARTMENT

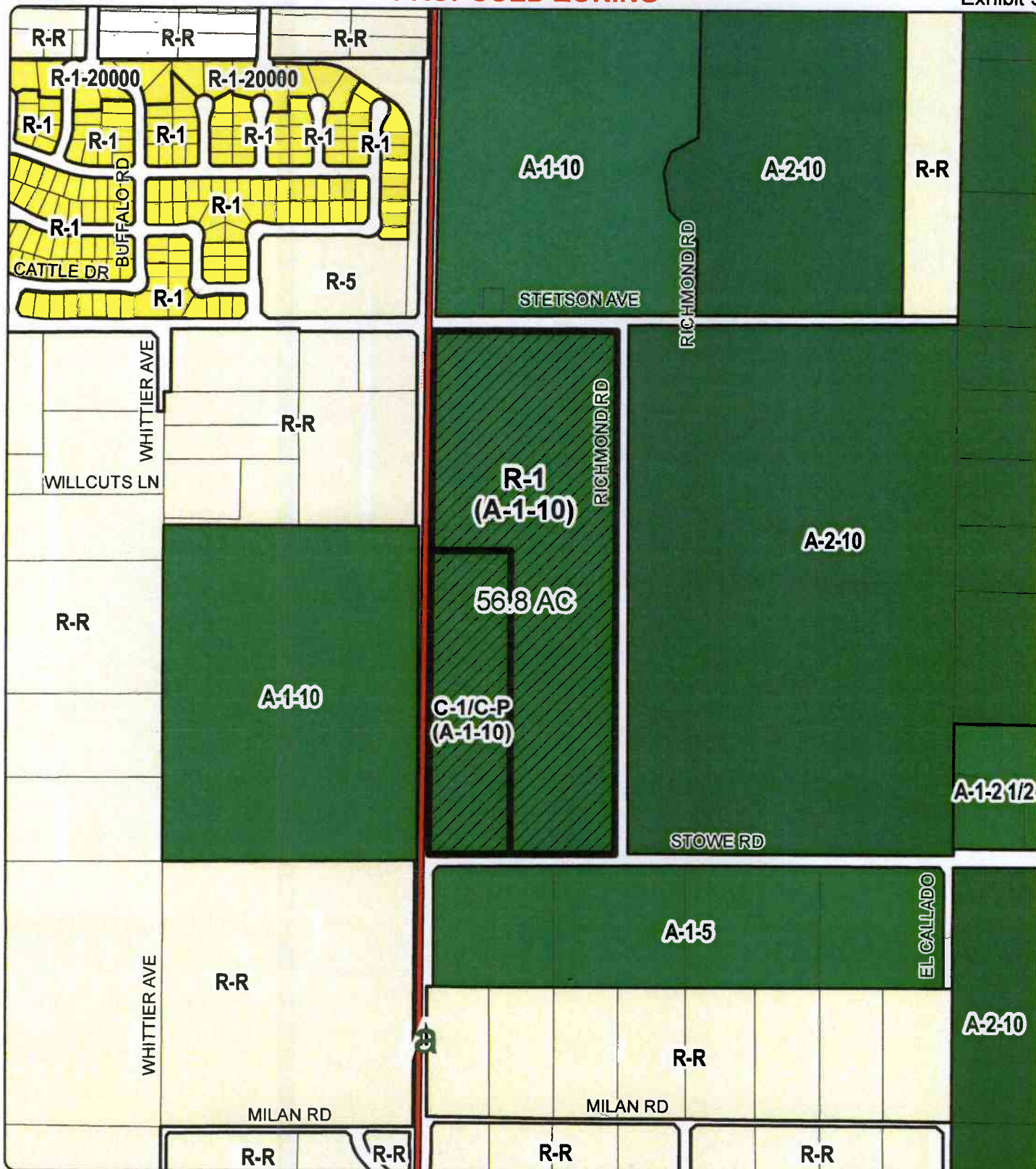
CZ07741 GPA00943

Supervisor Washinton
District 3

PROPOSED ZONING

Date Drawn: 10/26/2015

Exhibit 3



Zoning Area: Winchester

Author: S. Spadafora



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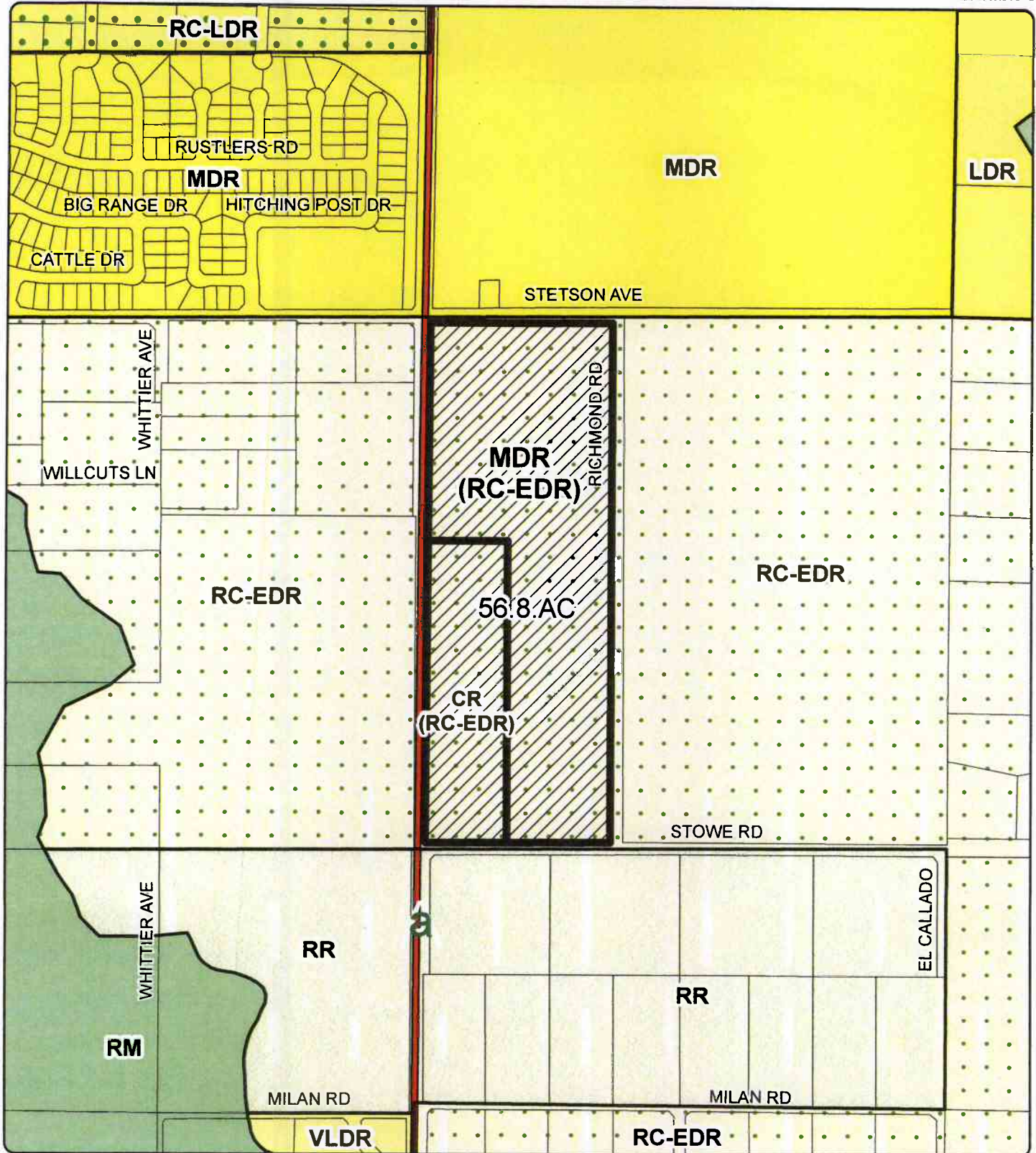
RIVERSIDE COUNTY PLANNING DEPARTMENT

CZ07741 GPA00943

PROPOSED GENERAL PLAN

Supervisor Stone
District: 3

Date Drawn: 10/08/2015
Exhibit 6



Zoning Area: Winchester

Author: S. Spadafora



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.rctima.org>

COUNTY OF RIVERSIDE

ENVIRONMENTAL ASSESSMENT FORM: INITIAL STUDY

Environmental Assessment File Number: 41771

Project Case: General Plan Amendment No. 943 and Change of Zone No. 7741

Lead Agency Name: County of Riverside Planning Department

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

Lead Agency Contact Person: John Earle Hildebrand III

Lead Agency Telephone Number: (951) 955-1888

Applicant's Name: Carl Rheingans

Applicant's Address: P.O. Box 99, Winchester, CA 92596

Applicant's Telephone Number: (951) 926-1888

I. PROJECT INFORMATION

- A. Project Description:** Proposal to amend the project site's General Plan Foundation Component from Rural Community (RC) to Community Development (CD), amend its Land Use Designation from Estate Density Residential (EDR) (2-acre minimum) to Medium Density Residential (MDR) (2-5 du/ac) and Commercial Retail (CR) (0.20 – 0.35 FAR), and change the site's zoning classification from A-1-10 (Light Agriculture, 10-acre minimum) to R-1 (One-Family Dwellings) and C-1 & C-P (General Commercial).
- B. Type of Project:** Site Specific ☒; Countywide ☐; Community ☐; Policy ☐.
- C. Total Project Area:** 56.8-acres
- D. Assessor's Parcel No:** 465-060-004
- E. Street References:** East of Highway 79/Winchester Road, North of Stowe Road, West of Richmond Road, and South of Stetson Avenue.
- F. Section, Township & Range Description or reference/attach a Legal Description:** Section 22, Township 5 South, Range 2 West
- G. Brief description of the existing environmental setting of the project site and its surroundings:** The project site is vacant land, surrounded by a mixture of vacant land and single family residential to the north, south and west, and vacant land to the east.

II. APPLICABLE GENERAL PLAN AND ZONING REGULATIONS

A. General Plan Elements/Policies:

- 1. Land Use:** This project includes a General Plan Amendment and Change of Zone only. There is no development plan associated with this project. This project will result in an amendment to the site's General Plan Foundation Component, the General Plan Land Use Designation, and the zoning classification in order to support future development. As a result, this project is consistent with the provisions of the Land Use Element.
- 2. Circulation:** The project is consistent with the provisions of the Circulation Element.
- 3. Multipurpose Open Space:** The project is consistent with the provisions of the Multipurpose Open Space Element.

4. **Safety:** The project is consistent with the provisions of the Safety Element.
 5. **Noise:** The project is consistent with the provisions of the Noise Element.
 6. **Housing:** The project is consistent with the provisions of the Housing Element.
 7. **Air Quality:** The project is consistent with the provisions of the Air Quality Element.
 8. **Healthy Communities:** The project is consistent with the provisions of the Healthy Communities Element.
- B. General Plan Area Plan(s):** Harvest Valley/Winchester
- C. General Plan Foundation Component (Existing):** Rural Community (RC)
- D. General Plan Land Use Designation (Existing):** Estate Density Residential (RC:EDR) (2-acre minimum)
- E. General Plan Foundation Component (Proposed):** Community Development (CD)
- F. General Plan Land Use Designation (Proposed):** Medium Density Residential (MDR) (2-5 DU/AC) and Commercial Retail (CR) (0.20-0.35 FAR)
- G. Overlay(s), if any:** N/A
- H. Policy Area(s), if any:** Highway 79
- I. Adjacent and Surrounding:**
1. **Area Plan(s):** Harvest Valley/Winchester
 2. **Foundation Component(s):** Rural Community
 3. **Land Use Designation(s):** Medium Density Residential (MDR) to the north, Rural Residential (RR) to the south, and Estate Density Residential (EDR) to the east and west.
 4. **Overlay(s), if any:** N/A
 5. **Policy Area(s), if any:** Highway 79
- J. Adopted Specific Plan Information**
1. **Name and Number of Specific Plan, if any:** N/A
 2. **Specific Plan Planning Area, and Policies, if any:** N/A
- K. Existing Zoning:** A-1-10 (Light Agriculture, 10-acre minimum)
- L. Proposed Zoning, if any:** R-1 (One-Family Dwellings) and C-1 & C-P (General Commercial)
- M. Adjacent and Surrounding Zoning:** A-1-10 (Light Agriculture, 10-acre minimum) to the north, A-2-10 (Heavy Agriculture, 10-acre minimum) to the east, A-1-5 (Light Agriculture, 5-

acre minimum) to the south, and A-1-10 (Light Agriculture, 10-acre minimum) and Rural Residential (R-R) to the west.

III. ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED

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

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

IV. DETERMINATION

On the basis of this initial evaluation:

A PREVIOUS ENVIRONMENTAL IMPACT REPORT/NEGATIVE DECLARATION WAS NOT PREPARED

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

A PREVIOUS ENVIRONMENTAL IMPACT REPORT/NEGATIVE DECLARATION WAS PREPARED

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

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


Signature

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

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

Findings of Fact:

a-b) State Route 74 from the Orange County border to the western edge of the San Bernardino National Forest has been designated as an Eligible State Scenic Highway. The project site is less than a mile south of State Route 74. Additionally, the project site is adjacent to Highway 79, which is also a designated scenic Highway. Any future implementing project will be required to adhere with design guidelines related to development along scenic highways.

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

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

2. Mt. Palomar Observatory				
a) Interfere with the nighttime use of the Mt. Palomar	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Observatory, as protected through Riverside County Ordinance No. 655?

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

Findings of Fact:

a) The proposed project is located within Zone B of the Palomar Nighttime Lighting Policy Area according to figure 6 in the harvest Valley/Winchester Area Plan. Any implementing project will be required to comply with Riverside County Ordinance No. 655, which is intended to restrict the use of certain light sources from emitting light spread into the night sky, resulting in undesirable light glow, which can negatively affect astronomical observations and research.

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

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

3. Other Lighting Issues

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

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b) Expose residential property to unacceptable light levels?

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Source: On-site Inspection, Project Application Description

Findings of Fact:

a-b) This proposed land use change could 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, its General Plan Land Use Designation, and its Zoning Classification, which could eventually lead to development on the property. Should a development proposal or land use application for subdividing, grading, or construction of the site be submitted, a subsequent Environmental Analysis shall be prepared, to assess the potential impacts. As a result, there will be no impacts.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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AGRICULTURE & FOREST RESOURCES Would the project

4. Agriculture

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

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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?

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

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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?

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

Findings of Fact:

a) The proposed project is located within an area of designated "other lands and prime farmland" in the General Plan. The California State Department of Conservation makes these designations based on soil types and land use designations. However, the current Land Use designations for the property do not permit commercial agricultural use. As a result, there will be no impacts.

b) There are no Williamson Act contracts on the site. There will be no impacts.

c-d) The properties surrounding the project site have a mixture of commercial and residential zoning. There will be no impacts.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

5. Forest

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

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

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c) Involve other changes in the existing environment which, due to their location or nature, could result in con-

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	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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version of forest land to non-forest use?

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

Findings of Fact:

a-c) Pursuant to the Riverside County General Plan Figure OS-3 "Parks, Forests and Recreation Areas," exhibit, the project site is not located within a forest land. There will be no impacts.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

AIR QUALITY Would the project

6. Air Quality Impacts

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

Source: SCAQMD CEQA Air Quality Handbook

Findings of Fact:

a-f) The proposed land use change will result in 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, its General Plan Land

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Use Designation, and its Zoning Classification, which could eventually lead to development on the property. Should a development proposal or land use application for subdividing, grading, or construction of the site be submitted, a subsequent Environmental Analysis shall be prepared, to assess the potential impacts. As a result, impacts associated with this project are considered less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

BIOLOGICAL RESOURCES Would the project

7. Wildlife & Vegetation

a) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Conservation Community Plan, or other approved local, regional, or state conservation plan?	<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 type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input checked="" 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 checked="" type="checkbox"/>	<input type="checkbox"/>

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

Findings of Fact:

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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a-g) County mapping shows that no parcels associated with this project are located within Criteria Cells under the Western Riverside County Multiple Species Habitat Conservation Plan ("WRCMSHCP").

Should this project be approved by the Board of Supervisors, there is no guarantee that development could occur on the entirety of the project site. Further study at the implementation stage may reveal biological constraints that would limit development. The applicant is aware of such risk associated with processing the General Plan Amendment without an associated 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, its General Plan Land Use Designation, and its Zoning Classification, which could eventually lead to development on the property. Should a development proposal or land use application for subdividing, grading, or construction of the site be submitted, a subsequent Environmental Analysis shall be prepared and possible biological study, to assess the potential impacts. As a result, impacts associated with this project are considered less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

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, its General Plan Land Use Designation, and its Zoning Classification, which could eventually lead to development on the property. Should a development proposal or land use application for subdividing, grading, or construction of the site be submitted, a subsequent Environmental Analysis shall be prepared, to assess the potential impacts. As a result, impacts associated with this project are considered less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

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

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 November 9, 2010. SB 18 provides for a 90-day review period in which all noticed Tribes may request consultation regarding the proposed project. County staff received no consultation requests for this project during the 90-day review period.

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

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

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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10. Paleontological Resources

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

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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 located within an area of "High" Sensitivity. Prior to site disturbance and during the time of an implementing project, analysis through the preparation of a Biological Study and Cultural Resource Study may be required.

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

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

GEOLOGY AND SOILS Would the project

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

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

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

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

Findings of Fact:

a-b) Pursuant to the Riverside County General Plan Figure S-2 "Earthquake Fault Study Zones" map, the project site is not located in an Earthquake Fault Zone. At this time, this project includes a General Plan Amendment only. As a result, no people or structures will be exposed to adverse effects associated with the fault zones. Additionally, any future development will be required to comply with the California Building Code, as it relates to development with proximity of a fault zone.

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, its General Plan Land Use Designation, and its Zoning Classification, which could eventually lead to development on the property. Should a development proposal or land use application for subdividing, grading, or construction of the site be submitted, a subsequent Environmental Analysis shall be prepared, to assess the potential impacts. As a result, impacts associated with this project are considered less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

12. Liquefaction Potential Zone

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

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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", the project site is mapped as an area of "Low" liquefaction potential.

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

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

13. Ground-shaking Zone

a) Be subject to strong seismic ground shaking?

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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

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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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, its General Plan Land Use Designation, and its Zoning Classification, which could eventually lead to development on the property. Should a development proposal or land use application for subdividing, grading, or construction of the site be submitted, a subsequent Environmental Analysis shall be prepared, to assess the potential impacts. 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?

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Source: On-site Inspection, Riverside County General Plan Figure S-5 "Regions Underlain by Steep Slope"

Findings of Fact:

a) The project site is generally flat and based upon the Riverside County General Plan Figure S-5 "Regions Underlain by Steep Slope" exhibit; there are no steep slopes that could potentially result in landslides. There will be no impacts.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

15. Ground Subsidence

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

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Source: Riverside County General Plan Figure S-7 "Documented Subsidence Areas Map"

Findings of Fact:

a) Pursuant to the Riverside County General Plan Figure S-7 "Documented Subsidence Areas Map" exhibit, the project site is located within an area susceptible to subsidence. 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, its General Plan Land Use Designation, and its Zoning Classification, which could eventually lead to development on the property. Should a development proposal or land use

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

16. Other Geologic Hazards

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

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Source: On-site Inspection, Project Application Materials

Findings of Fact:

a) Based on the review of the proposed project by the County Geologist, the project is not subject to any other geological hazards or risks. 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?

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

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

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

Findings of Fact:

a-c) The project site is generally flat and based upon the Riverside County General Plan Figure S-5 "Regions Underlain by Steep Slope" exhibit, there are no steep slopes that could potentially result in landslides. There will be no impacts.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

18. Soils

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

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	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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, its General Plan Land Use Designation, and its Zoning Classification, which could eventually lead to development on the property. Should a development proposal or land use application for subdividing, grading, or construction of the site be submitted, a subsequent Environmental Analysis shall be prepared, to assess the potential impacts. As a result, there will be no impacts.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

19. Erosion	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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, its General Plan Land Use Designation, and its Zoning Classification, which could eventually lead to development on the property. Should a development proposal or land use application for subdividing, grading, or construction of the site be submitted, a subsequent Environmental Analysis shall be prepared, to assess the potential impacts. As a result, there will be no impacts.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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20. Wind Erosion and Blowsand from project either on or off site.

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a) Be impacted by or result in an increase in wind erosion and blowsand, either on or off site?

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

Findings of Fact:

a) Pursuant to the Riverside County General Plan Figure S-8 "Wind Erosion Susceptibility Map" exhibit, the project site is located within an area of "Moderate" 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, its General Plan Land Use Designation, and its Zoning Classification, which could eventually lead to development on the property. Should a development proposal or land use application for subdividing, grading, or construction of the site be submitted, a subsequent Environmental Analysis shall be prepared, to assess the potential impacts. As a result, there will be no impacts.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

GREENHOUSE GAS EMISSIONS Would the project

21. Greenhouse Gas Emissions

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

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

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Source: Riverside County General Plan

a-b) This project will result in changing the project site's land use designation. This will result in the generation of additional vehicle trips to and from the site and the area as a whole at the time of build-out. Trip generation and subsequent mitigation measures will be analyzed in conjunction with a future implementing project.

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

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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to comply with California's AB-32 greenhouse gas reduction requirements. Many of the identified potential mitigation measures as a result of GHG impacts are implemented during the construction phase of the project. As a result, impacts associated with this project are considered less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

HAZARDS AND HAZARDOUS MATERIALS Would the project

22. Hazards and Hazardous Materials

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

Source: Project Application Materials

Findings of Fact:

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

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 could 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.

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.

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

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 or Compatibility Zone and therefore, does not require review by the Airport Land Use Commission ("ALUC"). 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 is not located within a Wildfire Susceptibility Area. There will be no impacts.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
HYDROLOGY AND WATER QUALITY Would the project				
25. Water Quality Impacts	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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 checked="" type="checkbox"/>	<input type="checkbox"/>
b) Violate any water quality standards or waste discharge requirements?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Create or contribute runoff water that would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Place housing within a Special Flood Hazard Area, as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f) Place within a Special Flood Hazard Area structures which would impede or redirect flood flows?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
g) Otherwise substantially degrade water quality?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input type="checkbox"/>

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

Findings of Fact:

a-h) The northern portion of the project site is located within a Special Flood Hazard Area. This project proposes no grading or construction at this time; therefore, there are no potential impacts to or from flood hazards. There is no land alteration proposed at this time that would alter any flows, violate any standards, impact ground water resources, create any runoff, or require any BMP's. No additional studies of the current conditions were conducted because there is no accompanying development project.

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

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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property. Should a development proposal or land use application for subdividing, grading, or construction of the site be submitted, a subsequent Environmental Analysis shall be prepared, to assess the potential impacts. As a result, impacts associated with this project are considered less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

26. Floodplains

Degree of Suitability in a Special Flood Hazard Area. As indicated below, the appropriate Degree of Suitability has been checked.

NA - Not Applicable ☒

U - Generally Unsuitable ☐

R - Restricted ☐

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

Source: Riverside County Flood Maps, Riverside County Flood Control District Flood Hazard Report/Condition, GIS database

Findings of Fact:

a-d) Pursuant to the Riverside County Flood Maps, the northern portion of the project site is located within a Special Flood Hazard Area. However, pursuant to the Riverside County General Plan Figure S-10 "Dam Failure Inundation Zone" exhibit, the project site is not located within close proximity to any "Dam Failure Inundation Zones".

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

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

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

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☒
☐

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

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☐
☒

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

Findings of Fact:

a) The project will result in changes to the General Plan Land Use pattern for the project site. The area is currently designated for lower density residential uses, 2-acre minimum lot sizes. However, the proposed change is a reasonable extension of the community's residential area to the north and will provide for some new commercial land use. As a result, impacts associated with this project are considered less than significant.

b) The project site is not located within any established sphere of influence boundary. 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?

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☐

b) Be compatible with existing surrounding zoning?

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☐
☒

c) Be compatible with existing and planned surrounding land uses?

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☐
☐
☒

d) Be consistent with the land use designations and policies of the General Plan (including those of any applicable Specific Plan)?

☐
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☐
☒

e) Disrupt or divide the physical arrangement of an established community (including a low-income or minority community)?

☐
☐
☐
☒

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

Findings of Fact:

a-e) This project includes a General Plan Amendment and accompanying Zone Change, which will result in the land use and zone becoming consistent. The proposed Zone Change to R-1 (One-Family Dwellings) and C-1 & C-P (General Commercial) is compatible with the surrounding Zoning.

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, its General Plan Land Use Designation, and its Zoning Classification, which could eventually lead to development on the property. Should a development proposal or land use application for subdividing, grading, or construction of the site be submitted, a subsequent Environmental Analysis shall be prepared, to assess the potential impacts. As a result, impacts associated with this project are considered less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

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"

a-d) Pursuant to the Riverside County General Plan Figure OS-5 "Mineral Resources Area", exhibit, the project site is not located within an area known to have mineral resources. Furthermore the existing land use and proposed land use under this project do not allow for mining operations. As a result, there will be no impacts.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

NOISE Would the project result in

Definitions for Noise Acceptability Ratings

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

NA - Not Applicable

A - Generally Acceptable

B - Conditionally Acceptable

C - Generally Unacceptable

D - Land Use Discouraged

30. Airport Noise

a) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport would the	<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
project expose people residing or working in the project area to excessive noise levels? NA <input checked="" type="checkbox"/> A <input type="checkbox"/> B <input type="checkbox"/> C <input type="checkbox"/> D <input type="checkbox"/>				
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 <input checked="" type="checkbox"/> A <input type="checkbox"/> B <input type="checkbox"/> C <input type="checkbox"/> D <input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

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

Findings of Fact:

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

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

31. Railroad Noise				
NA <input checked="" type="checkbox"/> A <input type="checkbox"/> B <input type="checkbox"/> C <input type="checkbox"/> D <input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

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

Findings of Fact:

Pursuant to the Riverside County General Plan Figure C-1 "Circulation Plan" exhibit, the project site is not located within close proximity of a railroad line. 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 <input checked="" type="checkbox"/> A <input type="checkbox"/> B <input type="checkbox"/> C <input type="checkbox"/> D <input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: On-site Inspection, Project Application Materials

Findings of Fact:

The project site is located along State Highway 79 and less than 1 mile south of State Route 74. Noise from this distance could be potentially significant. However, 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

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Plan Foundation Component, its General Plan Land Use Designation, and its Zoning Classification, which could eventually lead to development on the property. Should a development proposal or land use application for subdividing, grading, or construction of the site be submitted, a subsequent Environmental Analysis shall be prepared, to assess the potential impacts. As a result, there will be no impacts.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

33. Other Noise

NA ☒ A ☐ B ☐ C ☐ D ☐ ☐ ☐ ☐ ☒

Source: Project Application Materials, GIS database

Findings of Fact:

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

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

34. Noise Effects on or by the Project

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

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

a-d) This project will result is a land use change to denser residential and commercial, which will have a greater noise impact at build-out. However, all future onsite uses will be required to adhere to the Riverside County's allowable noise standards, which will be analyzed at the time of an implementing 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, its General Plan Land Use Designation, and its Zoning Classification, which could eventually lead to development on the property. Should a development proposal or land use application for subdividing, grading, or construction of the site be submitted, a subsequent Environmental Analysis shall be prepared, to assess the potential impacts. As a result, impacts associated with this project are considered less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

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 Estate Density Residential (EDR) allows for development at a minimum of 1 dwelling unit per 2-acres. At maximum build-out under the existing land use over the entire 56.8-acres, 28 lots could potentially be established. This General Plan Amendment will result in a land use change to Medium Density Residential (MDR) over a 45.5-acre portion of the entire 56.8-acre site. The balance of the site is proposed for a commercial land use. MDR allows for development at 2-5 dwelling units per acre (du/ac). At build-out, this would result in a potential range between 91 and 227 lots with a midpoint of 159 lots.

Appendix E, of the 2003 Riverside County General Plan, provides assumptions used for residential build-out densities and population projections. For this area, the General Plan assumes a rate of 3.01 residents per unit. If the site were to develop under the existing EDR land use at a maximum build-

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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out, it would result in 84 residents, calculated as $(3.01 \times 28 \text{ units})$. If the site were to develop under the proposed MDR land use, it would result in a range from 273 residents $(3.01 \times 91 \text{ units})$ to 683 residents $(3.01 \times 227 \text{ units})$, with a midpoint of 478 residents $(3.01 \times 159 \text{ units})$. This is a generalized average, calculated with standard values, codified in the Riverside County General Plan.

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 development project. This project will result in amending the site's General Plan Foundation Component, its General Plan Land Use Designation, and its Zoning Classification, which could eventually lead to development on the property. Should a development proposal or land use application for subdividing, grading, or construction of the site be submitted, a subsequent Environmental Analysis shall be prepared, to assess the potential impacts. As a result, impacts associated with this project are considered less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

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

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

Findings of Fact:

All development projects, once implemented, create an increased need for at least some public services. At time of future construction, resulting from an implementing project, costs associated with the increased need will be addressed through the County's Development Impact Fee schedule.

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, its General Plan Land Use Designation, and its Zoning Classification, which could eventually lead to development on the property. Should a development proposal or land use application for subdividing, grading, or construction of the site be submitted, a subsequent Environmental Analysis shall be prepared, to assess the potential impacts. As a result, impacts associated with this project are considered less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

37. Sheriff Services

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Source: Riverside County General Plan

Findings of Fact:

All development projects, once implemented, create an increased need for at least some public services. At time of future construction, resulting from an implementing project, costs associated with the increased need will be addressed through the County's Development Impact Fee schedule.

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, its General Plan Land Use Designation, and its Zoning Classification, which could eventually lead to development on the property. Should a development proposal or land use application for subdividing, grading, or construction of the site be submitted, a subsequent Environmental Analysis shall be prepared, to assess the potential impacts. As a result, impacts associated with this project are considered less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

38. Schools

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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Source: Hemet Unified School District correspondence, GIS database

Findings of Fact:

All development projects, once implemented, create an increased need for at least some public services. At time of future construction, resulting from an implementing project, costs associated with the increased need will be addressed through the County's Development Impact Fee schedule.

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, its General Plan Land Use Designation, and its Zoning Classification, which could eventually lead to development on the property. Should a development proposal or land use application for subdividing, grading, or construction of the site be submitted, a subsequent Environmental Analysis shall be prepared, to assess the potential impacts. As a result, impacts associated with this project are considered less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

39. Libraries

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

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

All development projects, once implemented, create an increased need for at least some public services. At time of future construction, resulting from an implementing project, costs associated with the increased need will be addressed through the County's Development Impact Fee schedule.

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, its General Plan Land Use Designation, and its Zoning Classification, which could eventually lead to development on the property. Should a development proposal or land use application for subdividing, grading, or construction of the site be submitted, a subsequent Environmental Analysis shall be prepared, to assess the potential impacts. As a result, impacts associated with this project are considered less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

40. Health Services

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Source: Riverside County General Plan

Findings of Fact:

All development projects, once implemented, create an increased need for at least some public services. At time of future construction, resulting from an implementing project, costs associated with the increased need will be addressed through the County's Development Impact Fee schedule.

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, its General Plan Land Use Designation, and its Zoning Classification, which could eventually lead to development on the property. Should a development proposal or land use application for subdividing, grading, or construction of the site be submitted, a subsequent Environmental Analysis shall be prepared, to assess the potential impacts. As a result, impacts associated with this project are considered less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

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?

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	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
b) Would the project include the use of existing neighborhood or regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Is the project located within a Community Service Area (CSA) or recreation and park district with a Community Parks and Recreation Plan (Quimby fees)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input 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) This project includes a land use amendment for a higher density residential, which may impact the existing parks and facilities in the area or result in construction of new facilities. During the time of an implementing project, further analysis will be conducted to determine the level of new facilities the may be needed.

The project site is located within the Lakeview/Nuevo/Romoland/Homeland Community Service Area, No. 146.

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, its General Plan Land Use Designation, and its Zoning Classification, which could eventually lead to development on the property. Should a development proposal or land use application for subdividing, grading, or construction of the site be submitted, a subsequent Environmental Analysis shall be prepared, to assess the potential impacts. As a result, impacts associated with this project are considered less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

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

Findings of Fact:

Pursuant to the Harvest Valley/Winchester Area Plan Figure 9, "Trails and Bikeway System" exhibit, there is an established Regional Trail located to the north of the project site. Potential impacts to the trail will be analyzed in conjunction with any future implementing project.

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

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Use Designation, and its Zoning Classification, which could eventually lead to development on the property. Should a development proposal or land use application for subdividing, grading, or construction of the site be submitted, a subsequent Environmental Analysis shall be prepared, to assess the potential impacts. As a result, impacts associated with this project are considered less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

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 checked="" type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input 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 type="checkbox"/>	<input checked="" type="checkbox"/>
f) Cause an effect upon, or a need for new or altered maintenance of roads?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g) Cause an effect upon circulation during the project's construction?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
h) Result in inadequate emergency access or access to nearby uses?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
i) Conflict with adopted policies, plans or programs regarding public transit, bikeways or pedestrian facilities, or otherwise substantially decrease the performance or safety of such facilities?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source: Riverside County General Plan, Highway 79 Policy

Findings of Fact:

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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a) The project site is located within the Highway 79 Policy Area of the Riverside County General Plan. Approval of this project will result in a General Plan Amendment and Zone Change, which will increase the project site's allowable build-out density. The Highway 79 Policy states "...ensure that overall within the Highway 79 Policy Area, development projects produce traffic generation at a level that is 9% less than the trips projected from the General Plan traffic model residential land use designations." This Policy intends to limit the existing build-out of the current Land Use Designation, due to potential infrastructure limitations. The proposed increase to the project site's density is in conflict with the Policy. Mitigation, which shall be adhered to during time of any implementing project, is proposed below. This mitigation will assure that the goals of the Policy are met at the implementation stage of development. The project is consistent with all other plans. With the proposed mitigation, the impacts are less than significant.

b) With implementation of the below mitigation, the resulting project will address any congestion management program through the standard fees and mitigation required at the time development is proposed. As previously discussed, the proposed project will result in an amendment to the General Plan Land Use and a Zone Change, which could eventually lead to a higher level of development on the property.

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, its General Plan Land Use Designation, and its Zoning Classification, which could eventually lead to development on the property. Should a development proposal or land use application for subdividing, grading, or construction of the site be submitted, a subsequent Environmental Analysis shall be prepared, to assess the potential impacts. As a result, impacts associated with this project are considered less than significant.

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 and Change of Zone, 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 associated with this project are considered less than significant.

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

- Prior to building permit issuance of any implementing project, the applicant shall participate in a funding mechanism program established by the County intended to implement the policies of the Highway 79 Policy Area. In the event a funding mechanism program is not established, the implementing project shall satisfy one the conditions below or the applicant may alternatively

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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volunteer to contribute funds, in an amount determined by the TLMA Director, that the County may use to build additional transportation infrastructure or to acquire open space to offset the project's incremental impacts within the Highway 79 Policy Area.

- Prior to approval of an implementing project, the applicant shall demonstrate to the satisfaction of the TLMA Director, consistency with the Highway 79 Policy Area by demonstrating that the allowable number of residential dwelling units has been determined utilizing the most recent edition of the ITE (Institute of Transportation Engineers) Trip Generation in consideration of (a) transportation demand management (TDM) measures; (b) product types; (c) transportation improvements; or (d) any combination of (a), (b) and (c), such that the project is generating an amount equal to or less than the average daily vehicle trips that would have been generated if the project were constructed at a density of 9% below the midpoint of the density dictated by the existing General Plan Land Use designation. This mitigation does not apply to implementing projects which propose a non-residential land use development.
- If the policies within the Highway 79 Policy Area are amended which makes this mitigation measure no longer feasible or necessary, the applicant may process an amendment to these mitigation measures in compliance with CEQA. (*Stone v. Board of Supervisors* (1988) 205 CA3d 927 and *Mani Bros. Real Estate Group v. City of Los Angeles* (2007) 153 CA4th 1385). If the Highway 79 Policy Area is repealed, these mitigation measures shall not be applicable.

Monitoring: Monitoring will be achieved through review of the future implementing project.

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

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 Foundation Component, its General Plan Land Use Designation, and its Zoning Classification, which could eventually lead to development on the property. Should a development proposal or land use application for subdividing, grading, or construction of the site be submitted, a subsequent Environmental Analysis shall be prepared, to assess the potential impacts. As a result, there will be no impacts.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

UTILITY AND SERVICE SYSTEMS Would the project

45. Water

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

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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) An assessment of the availability of water, to service the area, will be required prior to the approval of an implementing project. This will include a commitment from the water purveyor in that area to provide water to the site (beyond that which already exists). However, at this stage, the specific size and need of water infrastructure to the area would be 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, its General Plan Land Use Designation, and its Zoning Classification, which could eventually lead to development on the property. Should a development proposal or land use application for subdividing, grading, or construction of the site be submitted, a subsequent Environmental Analysis shall be prepared, to assess the potential impacts. As a result, there will be no impacts.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

46. Sewer	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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:

a-b) The future implementing project will be required to connect to and construct a sewer system, which could result in potential impacts. At this stage, the specific size and need of sewer infrastructure to the project site is 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, its General Plan Land Use Designation, and its Zoning Classification, which could eventually lead to development on the

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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property. Should a development proposal or land use application for subdividing, grading, or construction of the site be submitted, a subsequent Environmental Analysis shall be prepared, to assess the potential impacts. As a result, there will be no impacts.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

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 type and scale of the future implementing project will determine the solid waste needs of the site's development. At this stage, the specific solid waste needs are too speculative to analyze.

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

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

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"/>
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b) Natural gas?

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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c) Communications systems?

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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d) Storm water drainage?

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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e) Street lighting?

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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f) Maintenance of public facilities, including roads?

<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
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, its General Plan Land Use Designation, and its Zoning Classification, which could eventually lead to development on the property. Should a development proposal or land use application for subdividing, grading, or construction of the site be submitted, a subsequent Environmental Analysis shall be prepared, to assess the potential impacts. As a result, there will be no impacts.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

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.

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, its General Plan Land Use Designation, and its Zoning Classification, which could eventually lead to development on the property. Should a development proposal or land use application for subdividing, grading, or construction of the site be submitted, a subsequent Environmental Analysis shall be prepared, to assess the potential impacts. As a result, there will be no impacts.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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MANDATORY FINDINGS OF SIGNIFICANCE

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

Source: Staff review, Project Application Materials

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

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

Source: Staff review, Project Application Materials

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

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

Source: Staff review, project application

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

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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General Plan Foundation Component, its General Plan Land Use Designation, and its Zoning Classification, which could eventually lead to development on the property. Should a development proposal or land use application for subdividing, grading, or construction of the site be submitted, a subsequent Environmental Analysis shall be prepared, to assess the potential impacts. As a result, there will be no impacts.

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:

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.

GPA00943 & CZ07741

MITIGATION, MONITORING, AND REPORTING PROGRAM

Mitigation measures were incorporated into this project to reduce potential environmental impacts identified in Environmental Assessment No. 41771, resulting in a Mitigated Negative Declaration. Pursuant to Section 15097 (c), a written monitoring and reporting program has been compiled to verify implementation of adopted mitigation measures. "Monitoring" refers to the ongoing or periodic process of project oversight. "Reporting" refers to the written compliance review that will be presented to the responsible parties included in the table below. Any future implementing development project within the limits of GPA00943 and CZ07741 will be required to report to the County that these mitigation measures have been satisfied. The following table provides the required information which includes identification of the potential impacts, the various mitigation measures, applicable implementation timing, identification of the agencies responsible in implementation, and the monitoring/reporting method for each mitigation measure identified.

Impact Category	Mitigation Measure	Implementation Timing	Responsible Party	Monitoring/ Reporting Method
Transportation /Traffic	<p>The project has been determined to be consistent with the Highway 79 Policy Area pursuant to the following (applied to the subsequent implementing project) or as approved by the TLMA Director:</p> <ul style="list-style-type: none"> Prior to building permit issuance of any implementing project, the applicant shall participate in a funding mechanism program established by the County intended to implement the policies of the Highway 79 Policy Area. In the event a funding mechanism program is not established, the implementing project shall satisfy one the conditions below or the applicant may alternatively volunteer to contribute funds, in an amount determined by the TLMA Director, that the County may use to build additional transportation infrastructure or to acquire open space to offset the project's incremental impacts within the Highway 79 Policy Area. Prior to approval of an implementing project, the applicant shall demonstrate to the satisfaction of the TLMA Director, consistency with the Highway 79 Policy Area by demonstrating that the allowable 	Prior to implementing project approval and/or prior to building permit issuance	Project Proponent	A report or fee must be submitted by any implementin g project proponent

Potentially
Significant
Impact

Less than
Significant
with
Mitigation
Incorporated

Less
Than
Significant
Impact

No
Impact

Impact Category	Mitigation Measure	Implementation Timing	Responsible Party	Monitoring/ Reporting Method
	<p>number of residential dwelling units has been determined utilizing the most recent edition of the ITE (Institute of Transportation Engineers) Trip Generation in consideration of (a) transportation demand management (TDM) measures; (b) product types; (c) transportation improvements; or (d) any combination of (a), (b) and (c), such that the project is generating an amount equal to or less than the average daily vehicle trips that would have been generated if the project were constructed at a density of 9% below the midpoint of the density dictated by the existing General Plan Land Use designation. This mitigation does not apply to implementing projects which propose a non-residential land use development.</p> <ul style="list-style-type: none"> If the policies within the Highway 79 Policy Area are amended which makes this mitigation measure no longer feasible or necessary, the applicant may process an amendment to these mitigation measures in compliance with CEQA. (Stone v. Board of Supervisors (1988) 205 CA3d 927 and Mani Bros. Real Estate Group v. City of Los Angeles (2007) 153 CA4th 1385). If the Highway 79 Policy Area is repealed, these mitigation measures shall not be applicable. 			

Scan

COUNTY OF RIVERSIDE
TRANSPORTATION AND LAND MANAGEMENT AGENCY

George A. Johnson · Agency Director

Planning Department

Ron Goldman · Planning Director

DATE: March 23, 2010

TO: Clerk of the Board of Supervisors

FROM: Planning Department - Riverside Office

SUBJECT: GPA00943

(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 04/06/2010 BOS Agenda

Documents to be sent to County Clerk's Office for Posting:

NONE - GPIP

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

Paul
4/23/10

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



FROM: TLMA - Planning Department

SUBMITTAL DATE:
March 23, 2010

SUBJECT:

GENERAL PLAN AMENDMENT NO. 943- Foundation-Regular - Applicant: Carl Rheingans - Engineer/Representative: Cozad & Fox, Inc. - Third Supervisorial District - Winchester Area Zoning District - Harvest Valley/Winchester Area Plan: Rural Community: Estate Density Residential (RC:EDR) (2 Acre Minimum Lot Size) - Location: Easterly of Highway 79, westerly of Richmond Road, southerly of Stetson Avenue and northerly of Stowe Road - 56.84 Gross Acres - Zoning: Light Agriculture - 10 Acre Minimum Lot Size (A-1-10) - REQUEST: This General Plan Amendment proposes to amend the General Plan Foundation Component of the subject site from Rural Community to Community Development and to amend the general plan land use designation of the subject site from Estate Density Residential (RC:EDR) (2 Acre Minimum Lot Size) to Medium Density Residential (CD:MDR) (2-5 DU/AC) and Commercial Retail (CD:CR) (0.20-0.35 FAR) - APN: 465-060-004.

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 based on the attached report. The initiation of proceedings by the Board of Supervisors for the amendment of the General Plan, or any element thereof, shall not imply any such amendment will be approved.

BACKGROUND: The initiation of proceedings for any General Plan Amendment (GPA) requires the adoption of an order by the Board of Supervisors. The Planning Director is


Ron Goldman
Planning Director

Initials:
the

Continued on attached page

REVIEWED BY EXECUTIVE OFF

DATE

Departmental Concurrence

Tina Grande

Policy

Consent

Dept't Re

Policy

Consent

Per Exec. Ofc.:

Prev. Agn. Ref.

District: Third

Agenda Number:

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 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.

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

- I. AGENDA ITEM 5.3: GENERAL PLAN AMENDMENT NO. 943** – Foundation / Regular – Applicant: Carl Rheingans – Engineer/Representative: Cozad & Fox, Inc. - Third Supervisorial District - Winchester Area Zoning District - Harvest Valley/Winchester Area Plan: Rural Community: Estate Density Residential (RC-EDR) (2 Acre Minimum) – Location: Easterly of HWY 79, westerly of Richmond Road, southerly of Stetson Avenue and northerly of Stowe Road - 56.84 Gross Acres - Zoning: Light Agriculture - 10 Acre Minimum (A-1-10) - APN: 465-060-004. (Continued from 1/7/09 and 12/2/09).

II. PROJECT DESCRIPTION

This General Plan Amendment proposes to amend the General Plan Foundation Component from Rural Community to Community Development and to amend the general plan land use designation from Estate Density Residential (RC:EDR) (2 ac. min.) to Medium Density Residential (CD:MDR) (2-5 Dwelling Units per Acre) and Community Development: Commercial Retail (CD:CR) (0.20-0.35 Floor Area Ratio).

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:

Sam Alhadeff, Applicant's Representative, 41607 Margarita Rd., #103, Temecula, California 92591

Dennis Stafford, Other Interested Party

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, recommended 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.

Agenda Item No.: 5.3
Area Plan: Harvest Valley/Winchester
Zoning District: Winchester
Supervisory District: Third
Project Planner: Tamara Harrison
Planning Commission: January 13, 2010

General Plan Amendment No. 943
Applicant: Carl Rheingans
Engineer/Representative: Cozad & Fox Inc.

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 GPA00943 from Rural Community: Estate Density Residential to Community Development: Medium Density Residential and Commercial Retail and the Planning Commission made the comments below. The Planning Director continues to recommend that the Board tentatively decline to 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: No Comment

Commissioner John Snell: No Comment

Commissioner John Petty: Mr. Petty indicated that the subject site is located within an area that is undergoing transition given development that has taken place in the area and the proposed re-alignment of Highway 79. Due to these factors, Commissioner Petty commented that things are likely to change significantly in the area. Mr. Petty also commented that the area experienced flood control improvements with the development of Tract Map No. 30351 (Osborne Development) to the North of the subject site. The presence of an existing commercial use on the southern portion of the site was also noted by Commissioner Petty.

Commissioner Jim Porras: No Comment

Commissioner Jan Zuppardo: No Comment

Agenda Item No.: 5.3
Area Plan: Harvest Valley/ Winchester
Zoning District: Winchester Area
Supervisory District: Third
Project Planner: Tamara Harrison
Planning Commission: January 13, 2010
Continued from: January 7, 2009 and December 2, 2009

General Plan Amendment No. 943
E.A. Number 41771
Applicant: Carl Rheingans
Engineer/Rep.: Cozad and Fox Inc

COUNTY OF RIVERSIDE PLANNING DEPARTMENT STAFF REPORT

PROJECT DESCRIPTION AND LOCATION:

The applicant proposes to amend the General Plan Foundation Component of the subject site from Rural Community (RC) to Community Development (CD) and to amend the land use designation of the subject site from Estate Density Residential (RC:EDR) (2 acre minimum lot size) to Medium Density Residential (CD:MDR) (2-5 du/ac) and Commercial Retail (CD:CR) (0.25-0.35 FAR) for an approximately 56.84-acre parcel. The project is located northerly of Stowe Road, southerly of Stetson Avenue, easterly of Highway 79 and westerly of Richmond Road.

POTENTIAL ISSUES:

The subject parcel is located in the "Winchester" community within the Harvest Valley/ Winchester area plan. The site is currently surrounded by lots that are a minimum of 2 acres and larger with the majority of those lots falling within the Rural and Rural Community foundation components. No significant change has occurred in the area since the adoption of the general plan in October of 2003 that would substantiate the request. Tract Map 30351, located to the northwest of the subject site approved 218 single-family lots (20 with a 20,000 square foot minimum lot size and 198 with a 7,200 square foot minimum lot size); however the case was approved by the Board of Supervisors in January of 2003 prior to the adoption of the general plan. Tract Map 33117, located directly north of the subject site across Stetson Avenue is a proposal for 469 single-family lots and is currently under review with the Planning Department. Stetson Avenue currently serves as a demarcation line between Community Development designations and non-Community Development designations in the vicinity. Existing Community Development designations can also be found to the far south of the subject site and serve to reinforce the area's commercial core and also serves as a transition/buffer from the commercial core to lower density designations.

The proposal includes a request for approximately 43 acres of Medium Density Residential and approximately 14 acres of Commercial Retail on the southern portion of the property. The southern portion of the lot contains an existing commercial use, known as "Winchester Farms." At the time the staff report was written, entitlement for "Winchester Farms" had not been found. The commercial core for the "Winchester" community has been identified by the General Plan as the intersection of Winchester Road and Simpson Road. The subject site falls outside of the identified core and is not a reasonable extension of the Commercial Retail designation in the area.

The site is also 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 those "high risk" areas and providing secondary public access for the areas that are proposing developments. The site has also been identified as falling within the 100-year flood plain, requiring flood plain management review. The proposal would potentially increase the number of structures that may be exposed to such hazards and therefore, creating an inconsistency between the land use element and the safety element of the General Plan.

The site is located within the boundaries of the Multiple Species Habitat Plan (MSHCP), however, the site does not fall within a criteria cell. The site will be required to conform to additional plan wide requirements of the MSHCP such as Riparian/Riverine Policies, Specific Species Surveys, Urban/Wildlands Interface Guidelines (UWIG) and Narrow Endemic Plant Species Policies and Determination of Biologically Equivalent or Superior Preservation Analysis (DBESP) as applicable.

The current proposal is inconsistent with the General Plan's Highway 79 Policy Area. The policy area requires that residential development be proposed at 9% below the mid-point of the existing designation due to transportation infrastructure and capacity deficiencies. The policy did not include provisions to increase potential densities within the policy area as proposed by this amendment. A workshop was held at the regular Planning Commission meeting on September 30, 2009 in order to discuss the Highway 79 Policy area and the regular Foundation General Plan Amendments that fall within the policy area. As a result of the workshop, the Planning Commission recommended that those Foundation General Plan Amendments within the policy area be brought forward on a case by case basis in order to determine the appropriateness of each proposal and that the Highway 79 policies be reviewed during the General Plan update for potential amendments.

RECOMMENDATION:

The Planning Director recommends that the Board of Supervisors **tentatively decline** to adopt an order initiating proceedings for General Plan Amendment No. 943 from Rural Community: Estate Density Residential to Community Development: Medium Density Residential and Commercial Retail.

INFORMATIONAL ITEMS:

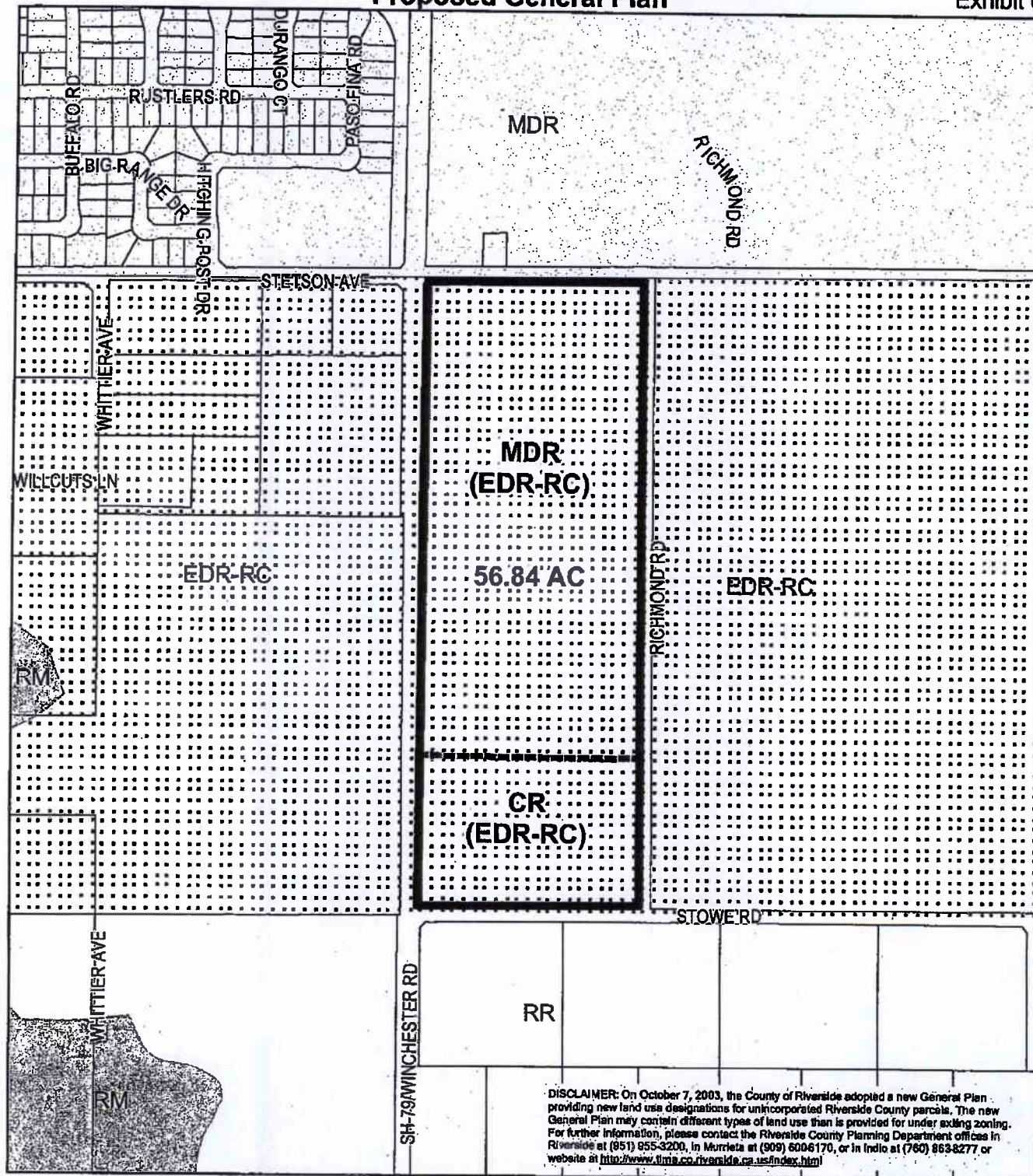
1. This project was filed with the Planning Department on February 13, 2008.
2. Deposit Based Fees charged for this project as of the time of staff report preparation, total \$6,643.76.
3. The project site is currently designated as Assessor's Parcel Numbers 465-060-004.

Supervisor Stone
District 3
Date: 3/05/08

GPA00943

Planner: Amy Aldana
Date: 3/11/08
Exhibit 6

Proposed General Plan



RIVERSIDE COUNTY PLANNING DEPARTMENT

Zone
Area: Winchester
Township/Range: T5SR2W
Section: 22

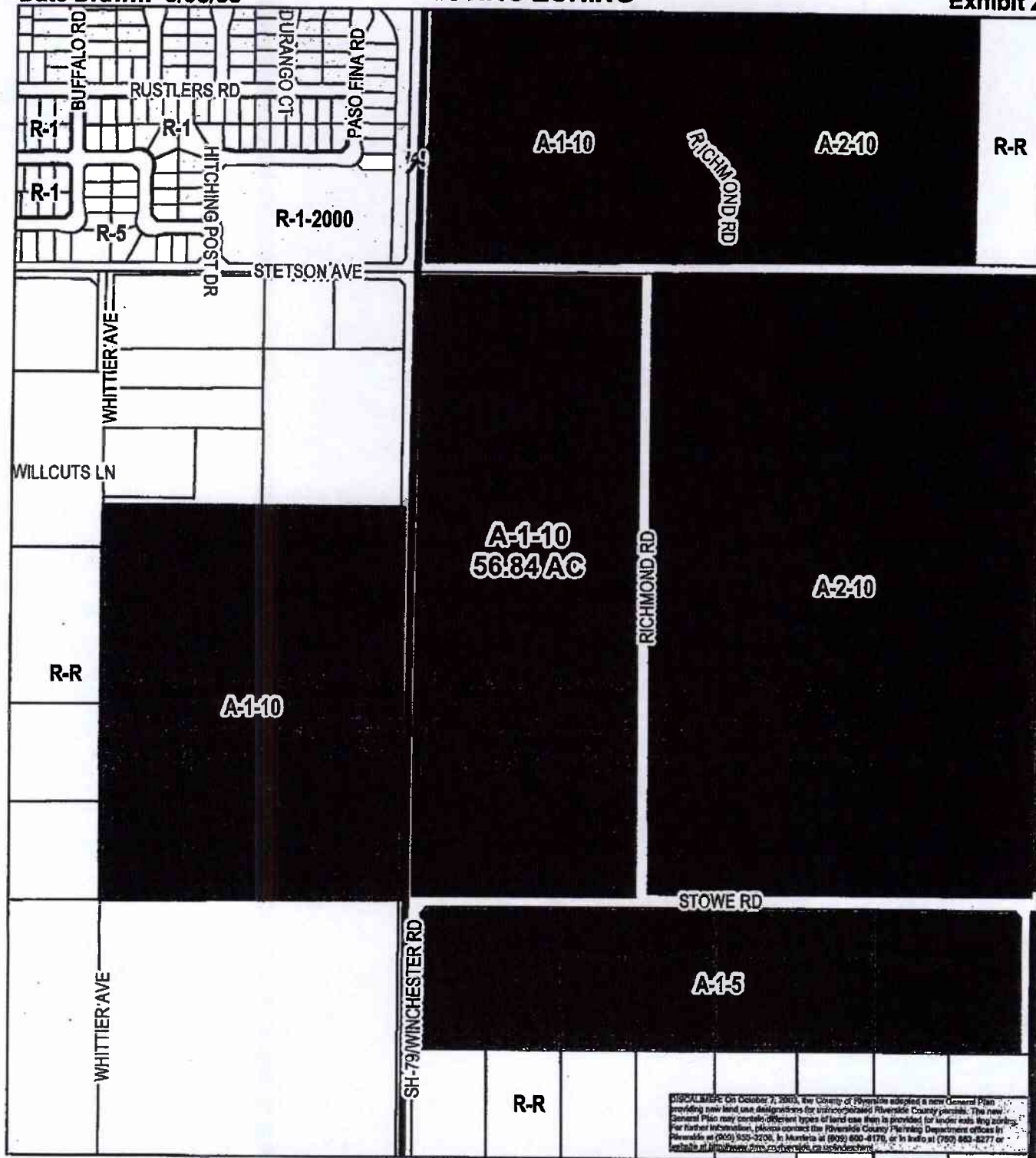


Assessors
Bk. Pg. 465-06
Thomas
Bros. Pg. 839 4G

Supervisor Stone
District 3
Date Drawn: 3/05/08

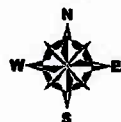
GPA00943
EXISTING ZONING

Planner: Amy Aldana
Date: 3/11/08
Exhibit 2



Zone
Area: Winchester
Township/Range: T5SR2W
Section : 22

RIVERSIDE COUNTY PLANNING DEPARTMENT

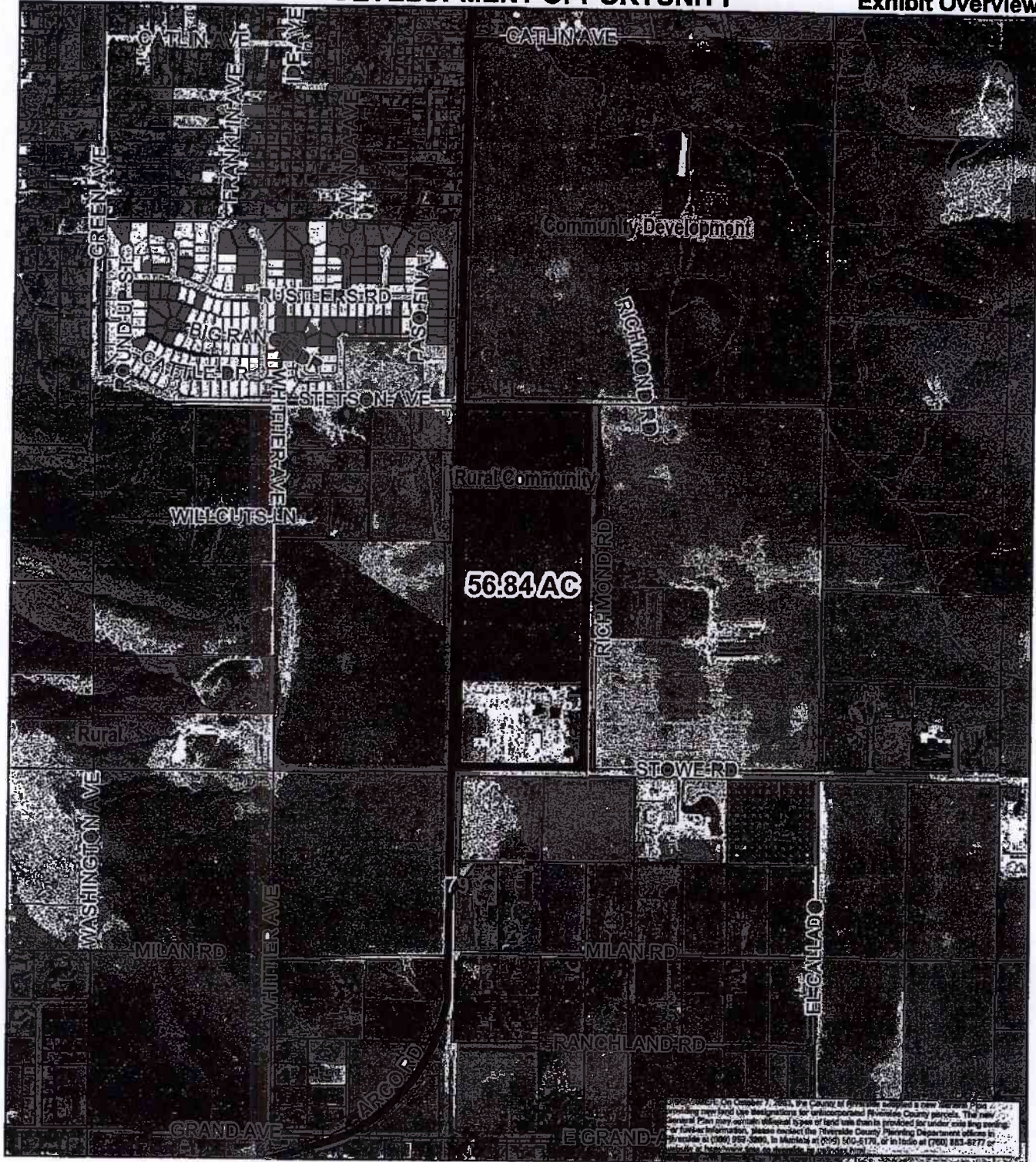


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Bk. Pg. 465-06
Thomas
Bros. Pg. 839 4G

Supervisor Stone
District 3
Date Drawn: 3/05/08

GPA00943
DEVELOPMENT OPPORTUNITY

Planner: Amy Aldana
Date: 3/11/08
Exhibit Overview



Area
Plan: Winchester
Township/Range: T5SR2W
Section: 22

RIVERSIDE COUNTY PLANNING DEPARTMENT

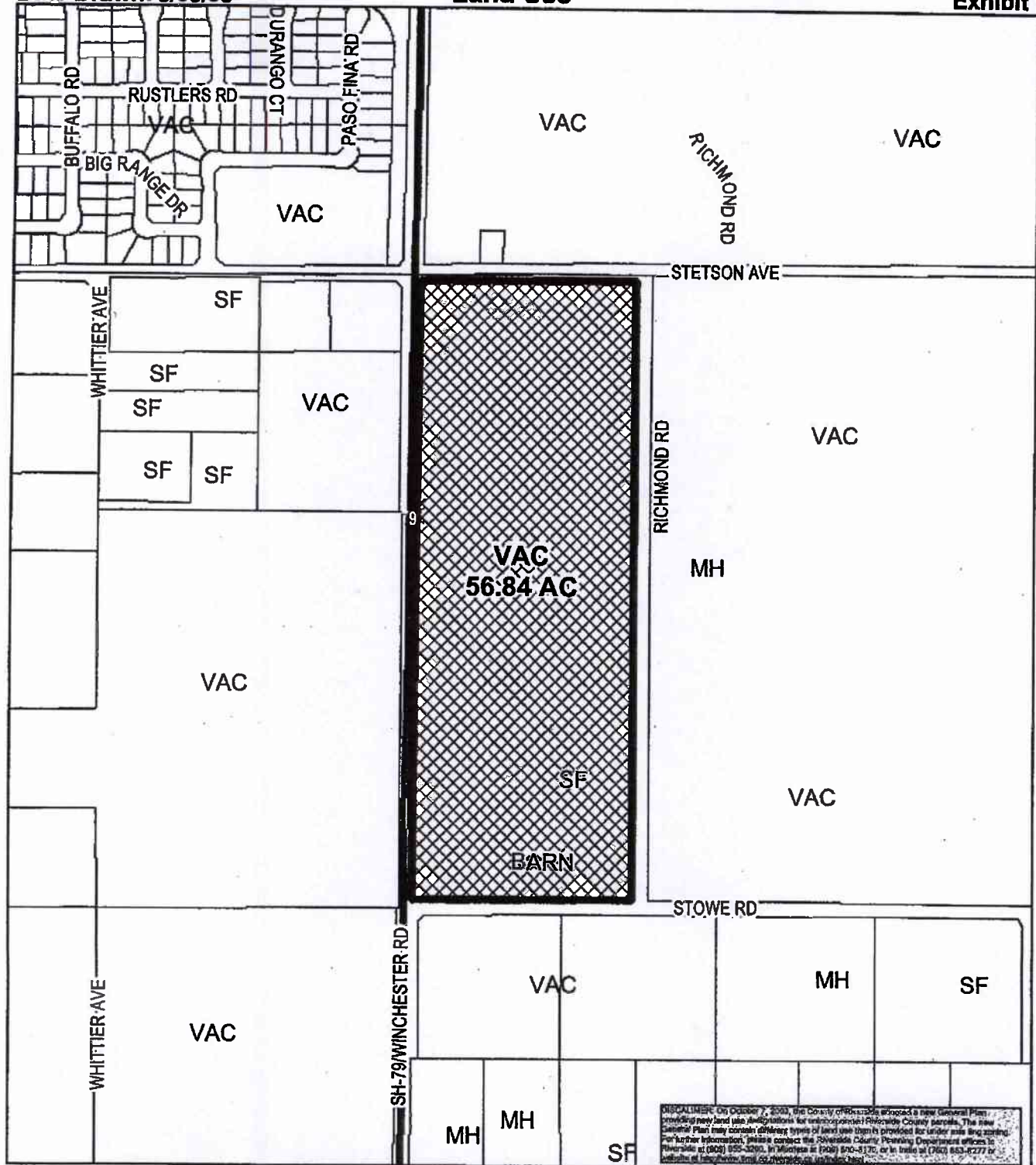


Assessors
Bk. Pg. 465-06
Thomas
Bros. Pg. 839 4G

Supervisor Stone
District 3
Date Drawn: 3/05/08

GPA00943
Land Use

Planner: Amy Aldana
Date: 3/11/08
Exhibit 1



Zone
Area: Winchester
Township/Range: T5SR2W
Section: 22

RIVERSIDE COUNTY PLANNING DEPARTMENT



Assessors
Bk. Pg. 465-06
Thomas
Bros. Pg. 839 4G

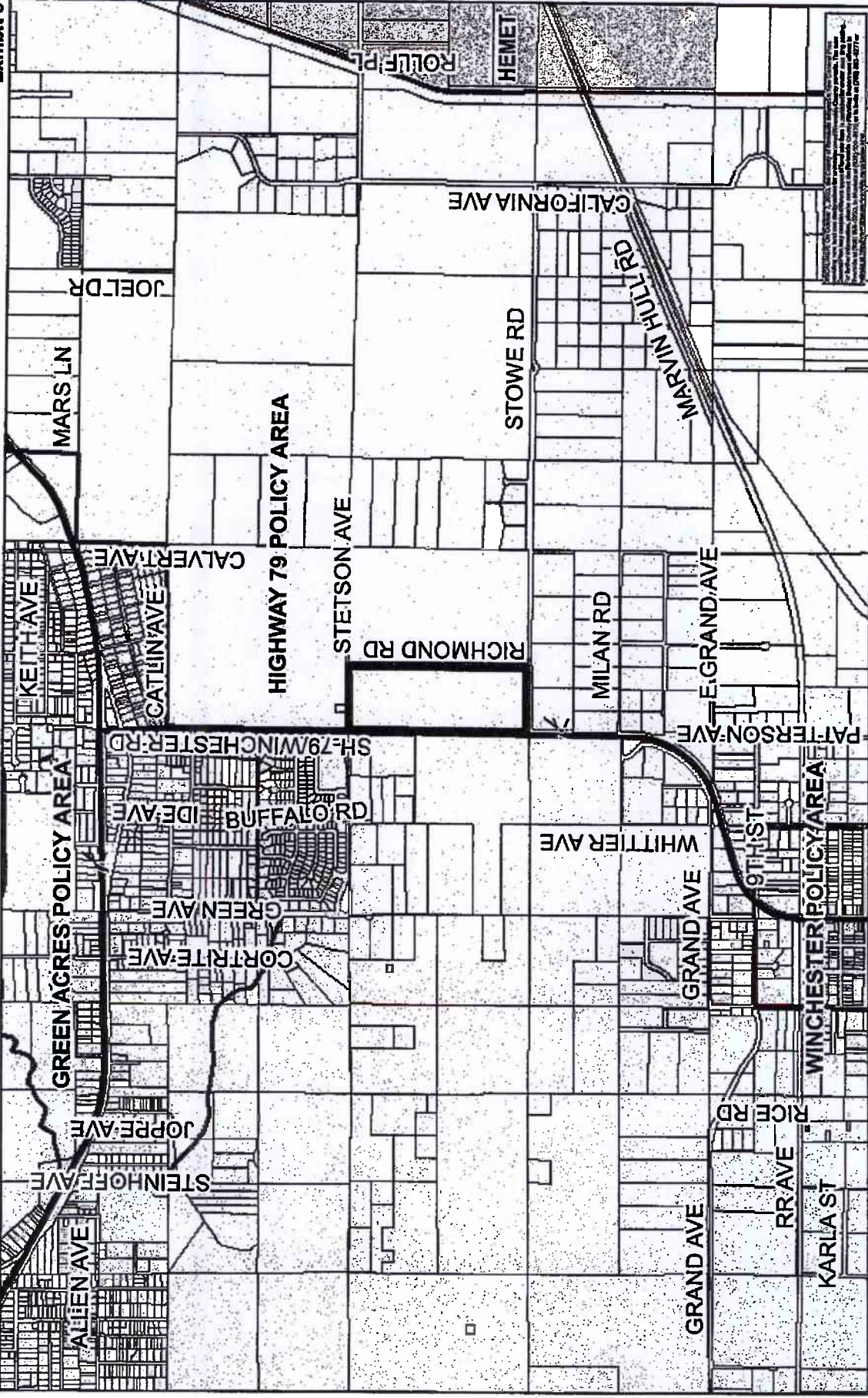
Supervisor Stone
District 3

Date Drawn: 3/05/08

GPA00943

POLICY AREAS

Planner: Amy Aldana
Date: 3/11/08
Exhibit 8



Zone: Winchester
Area:

Township/Range: T5SR2W

Section: 22

RIVERSIDE COUNTY PLANNING DEPARTMENT

Assessors
Bk. Pg. 465-06
Thomas
Bros. Pg. 839 4G



Supervisor Stone
District 3

Date Drawn: 3/05/08

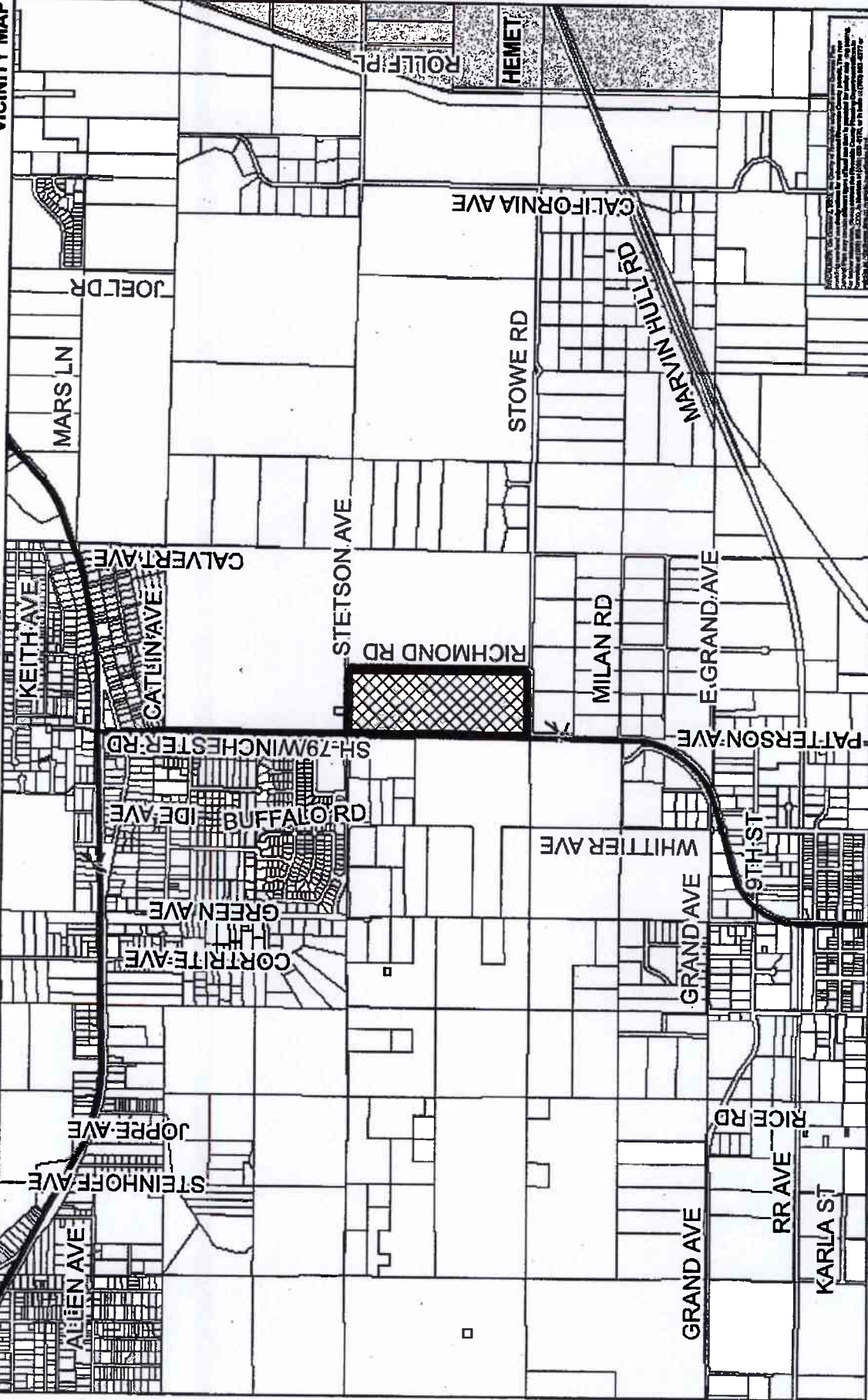
GPA00943

VICINITY MAP

Planner: Amy Aldana

Date: 3/11/08

VICINITY MAP



Zone
Area: Winchester

Township/Range: T5SR2W

Section: 22

RIVERSIDE COUNTY PLANNING DEPARTMENT

Assessors
Bk. Pg. 465-06
Thomas
Bros. Pg. 839 4G



APPLICATION FOR AMENDMENT TO THE RIVERSIDE COUNTY GENERAL PLAN

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

Commercial Retail

A fruit stand is currently operating on the property. To make this business operate economically the zoning needs to be Commercial Retail. With the rapid development taking place in the area we see a demand for businesses which fit the rural commercial zoning designation, therefore we are requesting Commercial Retail on 13.79 ac north of Stowe Rd.

Residential

The cost to sewer Estate Density Residential lots is prohibitive consequently making our property undevelopable. The City of Hemet has designated the land north of Station Ave. at 2-5 units which is our northern boundary. The land at the northwest corner is zoned R-1 and is currently being built to single family use.

III. AMENDMENTS TO POLICIES:

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

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

Element: _____ Area Plan: _____

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

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

WHAT IS THE PROJECT SCHEDULE?

The Project is currently in the phase of preparing the environmental technical reports and developing the Draft Project Report for preliminary engineering design. The Draft ES/EIR will be prepared during this phase of the Project as well. The Draft ES/EIR will be released for public and agency review, and then the preferred alternative for the Project will be identified once public comments on the Draft ES/EIR are received and analyzed. Following this, the Final Project Report and the ES/EIR will be circulated. The final engineering design can be completed and Project construction can begin once the Final ES/EIR is approved and all permits are obtained.

WHO ARE THE PROJECT PARTNERS?

The Riverside County Transportation Commission (RCTC), in cooperation with the California Department of Transportation (Caltrans), the Federal Highway Administration (FHWA), the County of Riverside, and the cities of Hemet and San Jacinto are all partners in this Project.

WHAT IS NEW IN THE PROJECT LIBRARY?

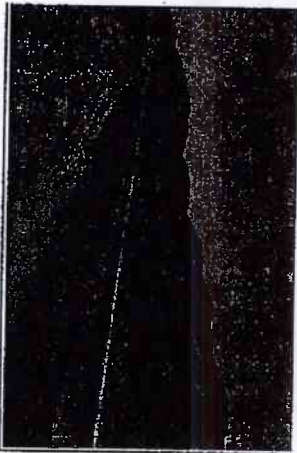
The Scoping Summary Report is available on the Project web site. Go to www.sr79project.info and click on "Final Scoping Summary Report - September 2005." This and other SR-79 Realignment Project documents are available on the Project web site. The Hemet Public Information Meeting Summary Report is anticipated to be available on the Project web site in December 2006.



HOW CAN YOU PARTICIPATE IN THE PROCESS?

You can attend the next public meeting, provide comments, ask questions, request to be added to the mailing list, or review Project documents. Please go to www.sr79project.info or call (951) 787-2141. You may also write to:

Hilda Sugita—Deputy Executive Director or
Cathy Bechtel—Project Delivery Director
Riverside County Transportation Commission
P.O. Box 12000 • Riverside, CA 92505-2208

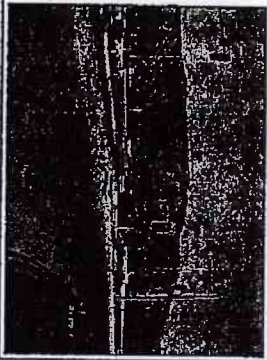


SR-79 REALIGNMENT PROJECT

A project of the Riverside County Transportation Commission

WHAT IS THE SR-79 REALIGNMENT PROJECT?

The SR-79 Realignment Project (Project) proposes to realign SR-79 between Damarigton Parkway and Gilman Springs Road. Currently, the highway follows a circuitous north-south route through the downtown areas of Hemet and San Jacinto and needs improvements in efficiency, safety and capacity. The Project would realign the highway to provide a more direct route within the San Jacinto Valley. Regional motorists will be able to use a direct, north-south route while residents of Hemet and San Jacinto will enjoy better mobility on local streets.

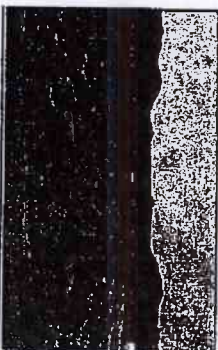


WHAT IS HAPPENING WITH THE SR-79 REALIGNMENT PROJECT?

In October 2005, the public participated in a Project status meeting held in the City of Hemet to present updates about the Project. During that meeting, members of the public reviewed maps of the current Project alternatives and participated in a discussion about the Project. The Project alternative maps identified that the Eastern Study Area (along Sanderson Avenue) was eliminated and the proposed "New Study Area"/Mid-Western alignment (between California Avenue and Patterson/Veneta) was to be included as a proposed alternative for the Project. The Western and Central Study Areas also were included and discussed at the public meeting.

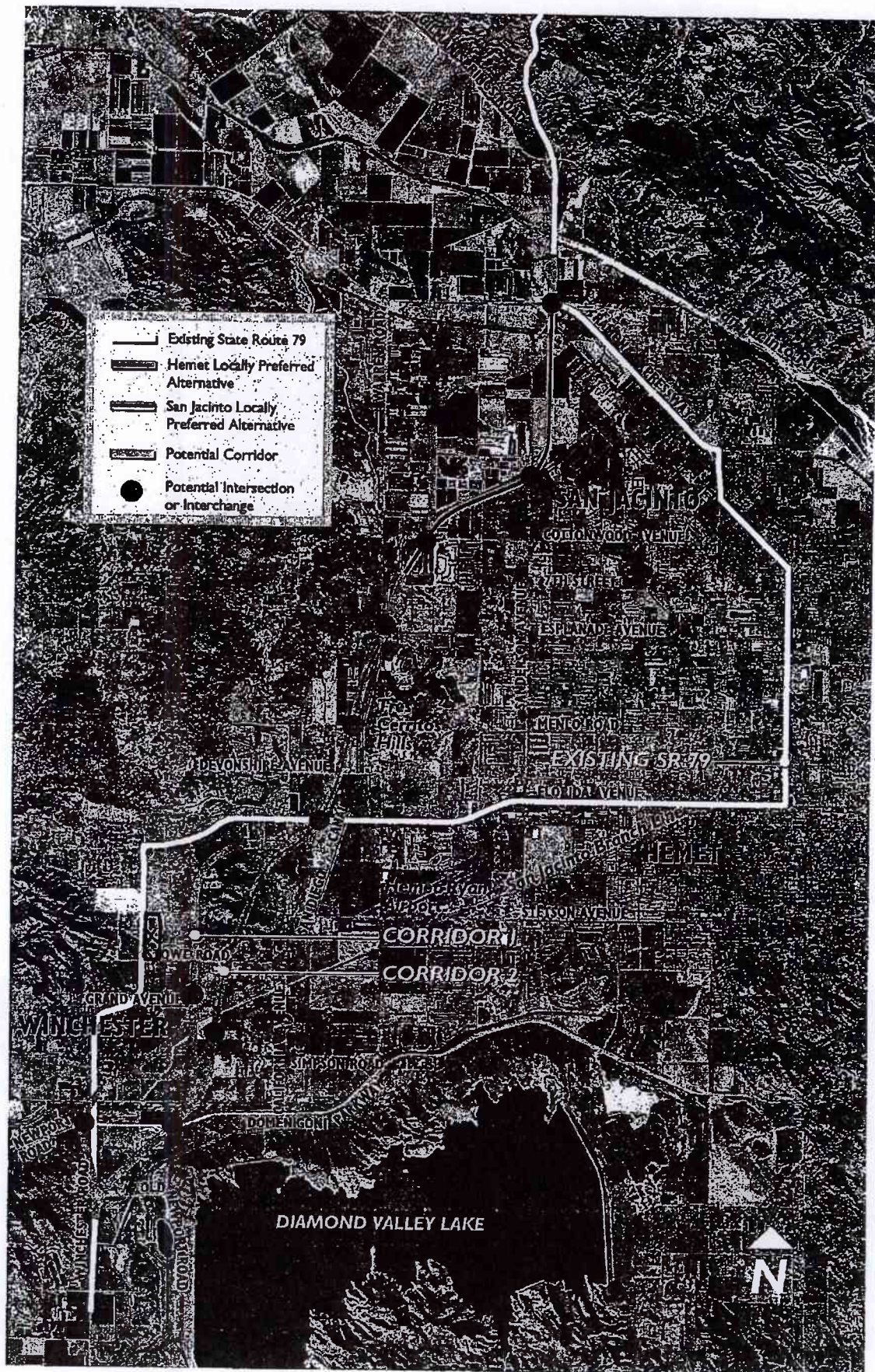
In general, comments about the Project included:

- Pick the straightest, most direct route
- Avoid impacting neighborhood areas and relocating families and seniors
- Maintain the quality of life in the area
- Design SR-79 to have access points in appropriate locations



Since the meeting in October 2005, the SR-79 Realignment Project Team has been meeting on a regular basis with the California Department of Transportation (Caltrans), and the cities of Hemet and San Jacinto, and the County of Riverside. As part of this coordination effort, the engineers have further refined the Central, Western, and New Study Area/Mid-Western alignments and have been working to narrow their respective study areas. In addition, the alignments have been renamed to identify them more easily. These alignments will now be referred to as Alternative Corridors 1, 2, and 3. These corridors can be reviewed on the inside map.





ENDANGERED HABITATS LEAGUE

DEDICATED TO ECOSYSTEM PROTECTION AND SUSTAINABLE LAND USE



January 4, 2009

VIA ELECTRONIC MAIL AND FACSIMILE

Riverside County Planning Commission
ATTN: Mike Harrod
4080 Lemon St.
Riverside, CA 92501

RE: Item 6.0, General Plan Amendment Initiation Proceedings (January 7, 2009)

Dear Chairperson and Commission Members:

The Endangered Habitats League (EHL) wishes to express some general concerns about the landowner-initiated GPA process and then comment about specific items on the January 7 agenda.

General concerns are as follows:

- Given the importance of the Five-Year Update Cycle, there should have been more outreach to interested stakeholders for both the landowner specific and for the County-initiated GPA 960 process.
- There is insufficient coordination between GPA 960 and landowner-initiated GPAs. For example, in the Coachella Valley, 13,000 acres of urban conversion is being initiated through the landowner process, with thousands more acres of such conversion being considered in GPA 960. Landowner initiation is proceeding absent an understanding of the "big picture" of what amount of additional Community Development land is actually needed or a meaningful discussion of where, from an infrastructure and services standpoint, it might best be sited. This non-comprehensive approach defeats the purpose of the Five-Year Cycle.
- The 140 landowner-initiated GPAs are not being presented to the public in a holistic manner, for example in workshops, even though they have the potential to erode the Foundation system.
- Some decisions to date reflect a lack of planning discipline, such as GPA 996 (600 acres of remote Rural land in the Pass/National Forest area, of high fire hazard, initiated as a conversion to Rural Community estates).

Comments on specific items are as follows, with our strongest concern over Item 6.7, GPA 914 (Lake Mathews/Gavilan), which has precedent-setting MSHCP implications.

Item 6.3. GPA 943 (Winchester)

Concur with the staff recommendation for non-initiation, as the proposal would violate an established boundary of Community Development and Rural Community.

Item 6.4. GPA 973 (Winchester)

Disagree with the staff recommendation to change Rural Community to Community Development (Estates) prior to a coherent plan for urbanization. It appears premature.

Item 6.5. GPA 1001 (Winchester)

Concur with the staff recommendation for non-initiation, as the proposal would violate an established boundary of Community Development and Rural Community.

Item 6.7. GPA 914 (Lake Mathews/Gavilan)

Strongly disagree with the staff recommendation to change 46 acres of unparcelized Rural land to 2-acre Rural Community. The property is surrounded on 2 sides by similarly unparcelized Rural land, and at the southeast corner touches a large area of Open Space: Conservation. As Rural, the parcel now forms a good edge for the existing Rural Community. There is no planning justification – such as correcting a “spot zone” – for any change. Borders are always needed between Rural Community and Rural, and this one isn’t “broken.” Fire hazard also argues strongly against change.

Furthermore, along with adjacent, unsubdivided properties to the south and east, this parcel is part of a *large block of high quality wildlife habitat*. From the aerial, it appears to be highly important Riversidean sage scrub. Indeed, this entire block of land, including the area of the proposed GPA, is *overlain with MSHCP criteria cells*. The analysis contained in the staff report is wholly inadequate from the perspective of the MSHCP, with little sense of preserve needs. For example, there is no discussion of the potential for clustering at different density levels to achieve MSHCP as well as community compatibility goals.

However, any increase in General Plan intensity from the current Rural will make it more difficult to achieve the vital public purposes and infrastructure mitigation obligations of the MSHCP. The County should not “shoot itself in the foot” with *unjustified* conversion of Rural land, and thus set a precedent for uncalled for undermining of the MSHCP.

Item 6.7. GPA 991 (San Jacinto Valley/Sage Rd)


Disagree with the staff recommendation for replanning to partial Community Development but *agree* with placing the southern portion in Open Space: Conservation. Clearly, the designations on this 300-acre property need to be cleaned up, but it is unclear why the same benefits could not be achieved without introducing urbanization into an

area of intact Rural, Rural Community and Agriculture, and which now contains large expanses of unparcelized natural open space.

The property's southern half is overlain with an MSCP criteria cell and staff needs to be more definitive as to whether its modification of the proposed GPA will result in successful MSHCP assembly. If the Commission does accept the staff recommendation, it is crucial that development not create a "hole in the donut" in the southwest border, and that, as staff appropriately recommends, this portion is replaced with Open Space: Conservation. Consistency with on and off-site open space would thus be achieved.

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

With best wishes for the New Year,

A handwritten signature in dark ink, appearing to read "Dan Silver", followed by a stylized flourish or initial.

Dan Silver, MD
Executive Director

Electronic cc: Ron Goldman
Carolyn Luna
Charles Landry

November 30, 2009

VIA ELECTRONIC MAIL AND FACSIMILE

Riverside County Planning Commission
ATTN: Mike Harrod
County of Riverside
4080 Lemon St., 9th Floor
Riverside, CA 92501

**RE: Item 5.0, General Plan Amendment Initiation Proceedings
(December 2, 2009)**

Dear Chair and Commission Members:

The Endangered Habitats League (EHL) appreciates the opportunity to comment on these landowner-initiated GPA proposals, which once again call for planning rigor and retaining the integrity of the Foundation system.

Item 5.1, GPA 1033 (Southwest Area Plan)

Concur with staff recommendation to decline to initiate. Important new information is contained in the staff report that adds to the many compelling reasons to deny initiation. Specifically, according to the Rancho California Water District, the new agricultural uses would face a water shortage (and presumably further stress existing farms and vineyards), polluted runoff would pose a threat to drinking water quality in the Vail Lake reservoir, and there is a shortage of sewer treatment capacity.

As noted previously, this proposal to extend the Citrus Vineyard Policy Area to Vail Lake is wholly unsuited for this locale. As shown 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 5.2, GPA 985 (Elsinore)

Concur with staff recommendation to decline to initiate. 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 5.3. GPA 1000 (Southwest Area Plan)

Concur with staff recommendation to decline to initiate. 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 5.4. GPA 998 (French Valley)

Concur with staff recommendation to decline to initiate. The French Valley presents difficult challenges for MSHCP assembly, and this proposal to convert Rural land to Community Development within a Criteria Cell would prejudice preserve assembly. The steep slopes also present landslide hazards. For these reasons, the project could, according to staff, create General Plan inconsistencies involving the Land Use Multi-Purpose Open Space, and Safety Elements. Surrounding parcels are intact Rural, and no changed circumstances justify piecemeal urbanization of an area generally recognized as an important community separator.

Item 5.5. GPA 977 (Mead Valley/Elsinore)

Concur with staff recommendation to decline to initiate. This is a massive proposal to redesignate 405 acres of Rural Mountainous and Rural Residential to Rural Community 1-acre lots. Discontinuous 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 5.6. GPA 1043 (Southwest Area Plan)

Concur with staff recommendation to decline to initiate. This 629-acre property in rugged terrain is remote from infrastructure and services and is at high fire risk. Uses

should not be intensified here. Furthermore, the Riverside County Fire Hazard Reduction Task Force made the following recommendation:

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

As staff notes, the proposal would be inconsistent with the General Plan vision for the area, create internal inconsistencies in the General Plan, and reflects no changed circumstances.

Item 5.7. GPA 988 (Elsinore)

Concur with staff recommendation to decline to initiate. 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 5.8. GPA 943 (Winchester)

Concur with staff recommendation to decline to initiate, as the proposal would violate an established boundary of Community Development and Rural Community.

Item 5.9. GPA 1001 (Winchester)

Concur with staff recommendation to decline to initiate, as the proposal would violate an established boundary of Community Development and Rural Community.

Item 5.10. GPA 921 (Menifee Valley/Sun City)

Disagree with staff recommendation for initiation. This 78-acre Rural property is in an area previously identified in the General Plan for its rural character and it may function as a "community separator." No significant new circumstances justify a foundation change to Community Development. *Indeed, with the incorporation of Menifee, any urbanization should proceed over time through an orderly process of annexation rather than through piecemeal approvals in the unincorporated area.* No absorption analysis has demonstrated the need for more urban-designated land in the region, and even if so, there is no indication that this site is optimal from a greenhouse gas or planning perspective.

Item 5.11 GPA 931 (French Valley)

Concur with staff recommendation to decline to initiate. The proposed density is inconsistent with the Riverside County Airport Land Use Commission's Basic Compatibility Criteria. The site forms a clear demarcation between Rural and

Community Development, and no changed circumstance is present to justify altering that boundary. No absorption analysis has demonstrated the need for more urban-designated land in the region, and even if so, there is no indication that this site is optimal from a greenhouse gas or planning perspective. Piecemeal urbanization should be rejected.

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.
Katherine Lind, County Counsel

Carolyn Luna, EPD
Greg Neal, EPD
Interested parties

Carl Rheingaus
P.O. Box 99
Winchester, CA 92596
GPA943-Applicant/Owner

Cozad & Fox Inc
151 S. Girard St.
Hemet, CA 92544
GPA943-Engineer

Kelly Alhadeff-Black
41607 Margarita Road, Suite 103
Temecula, CA 92591

INDEMNIFICATION AGREEMENT

This INDEMNIFICATION AGREEMENT ("Agreement"), made by and between the COUNTY OF RIVERSIDE, a political subdivision of the State of California ("COUNTY"), and Carl Joseph Rheingans and Betty June Rheingans, Trustees of the Rheingans Family Trust dated February 12, 2002 and Darren Fricker, Successor Trustee of the Carl J. Rheingans and Betty J. Rheingans Family Bequest Trust dated June 26, 1991 ("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 465-060-004 ("PROPERTY"); and,

WHEREAS, on February 13, 2008, PROPERTY OWNER filed an application for General Plan Amendment No. 943 and on July 21, 2010, PROPERTY OWNER filed an application for Change of Zone No. 7741 ("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:
Carl & Betty Rheingans
P.O. Box 99
Winchester, CA 92596

With a copy to:
Cozad & Fox, Inc.
151 S. Girard St.
Hemet, CA 92544

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.

Signatures follow on next page

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

COUNTY:

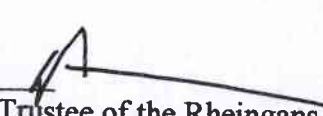
COUNTY OF RIVERSIDE,
a political subdivision of the State of California

By: 
Steven Weiss
Riverside County Planning Director


Dated: 11/23/15

PROPERTY OWNER:

Carl Joseph Rheingans and Betty June Rheingans, Trustees of the Rheingans Family Trust dated February 12, 2002 and Darren Fricker, Successor Trustee of the Carl J. Rheingans and Betty J. Rheingans Family Bequest Trust dated June 26, 1991

By: 
Carl Joseph Rheingans, Co-Trustee of the Rheingans Family Trust dated February 12, 2002


Dated: 10/20/2015 *6: see attached array*

By: 
Betty June Rheingans, Co-Trustee of the Rheingans Family Trust dated February 12, 2002

Dated: 10.21.2015

R. Lycan, Notary Public

REFER TO ATTACHED
CA ALL-PURPOSE
ACKNOWLEDGMENT

By: 
Darren Fricker, Successor Trustee of the
Carl J. Rheingans and Betty J. Rheingans Family
Bequest Trust dated June 26, 1991

Dated: 10/26/2015

SEE ATTACHED CERTIFICATE
DATE 10/26/15 INITIALS SE

FORM APPROVED COUNTY COUNSEL

BY:  DATE 11/14/15
MICHELLE CLACK

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

CIVIL CODE § 1189

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

State of California

County of RIVERSIDEOn 10/20/2015 before me, SANTOSH ASHOK KALANKE (Notary Public)

personally appeared

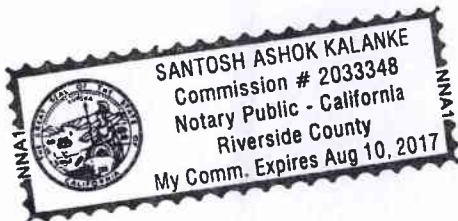
CARL J. RHEINSAWS

Name(s) of Signer(s)

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

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

WITNESS my hand and official seal.



Signature

Signature of Notary Public

Place Notary Seal Above

OPTIONAL

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

Description of Attached DocumentTitle or Type of Document: INDEMNIFICATION AGREEMENT

Document Date: _____

Number of Pages: _____

Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

Signer's Name: _____

☐ Corporate Officer — Title(s): _____☐ Partner — ☐ Limited ☐ General☐ Individual ☐ Attorney in Fact☐ Trustee ☐ Guardian or Conservator☐ Other: _____

Signer Is Representing: _____

Signer's Name: _____

☐ Corporate Officer — Title(s): _____☐ Partner — ☐ Limited ☐ General☐ Individual ☐ Attorney in Fact☐ Trustee ☐ Guardian or Conservator☐ Other: _____

Signer Is Representing: _____

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

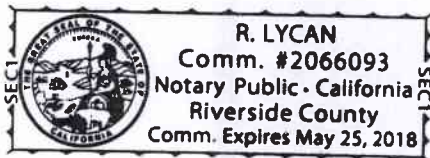
CIVIL CODE § 1189

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

State of California)
County of Riverside)

On Oct 21, 2015 before me, R. Lycan, Notary Public
Date Here Insert Name and Title of the Officer
personally appeared Betty June Rheingans
Name(s) of Signer(s)

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



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

WITNESS my hand and official seal.

Signature [Signature]
Signature of Notary Public

Place Notary Seal Above

OPTIONAL

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

Description of Attached Document

Title or Type of Document: Indemnification Agreement Document Date: _____
Number of Pages: _____ Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

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

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

ACKNOWLEDGMENT

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

State of California
County of Orange)

On October 26, 2015 before me, Susan Catherine Hicks, Notary Public
(insert name and title of the officer)

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

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

WITNESS my hand and official seal.

Signature  (Seal)



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

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

GENERAL PLAN AMENDMENT NO. 943 (Foundation and Entitlement/Policy) and CHANGE of ZONE NO. 7741 – Intent to Adopt a Mitigated Negative Declaration – Applicant: Carl Rheingans – Engineer/Representative: Cozad & Fox, Inc. – Third Supervisorial District – Area Plan: Harvest Valley/Winchester – Zone Area: Winchester – Zone: A-1-10 (Light Agriculture, 10 Acre Minimum) – Policy Area: Highway 79 – Location: East of Highway 79/Winchester Road, north of Stowe Road, west of Richmond Road, and south of Stetson Avenue – Project Size: 56.8 acres – **REQUEST:** Proposal to amend the project site's General Plan Foundation Component from Rural Community (RC) to Community Development (CD), amend its Land Use Designation from Estate Density Residential (EDR) (2-Acre Minimum) to Medium Density Residential (MDR) (2-5 du/ac) and Commercial Retail (CR) (0.20 – 0.35 FAR), and change the site's zoning classification from A-1-10 (Light Agriculture, 10-acre minimum) to R-1 (One-Family Dwellings) and C-1 & C-P (General Commercial) on one parcel, totaling 56.8 acres – Project Planner: John Hildebrand at (951) 955-1888 or email jhildebr@rctlma.org.

GPIP: The County of Riverside Board of Supervisors adopted an order initiating proceedings for General Plan Amendment No. 943 on April 20, 2010.

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 mitigated negative declaration. The Planning Commission will consider the proposed project and the proposed mitigated negative declaration, at the public hearing. The case file for the proposed project and the proposed mitigated negative declaration may be viewed Monday through Thursday, 8:30 a.m. to 5:00 p.m., at the County of Riverside Planning Department, 4080 Lemon Street, 12th Floor, Riverside, CA 92501. For further information or an appointment, contact the project planner.

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

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

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

PROPERTY OWNERS CERTIFICATION FORM

I, VINNIE NGUYEN, certify that on 10/7/2015

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

APN (s) or case numbers CZ07741/GPA00943 For

Company or Individual's Name Planning Department

Distance buffered 800'

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

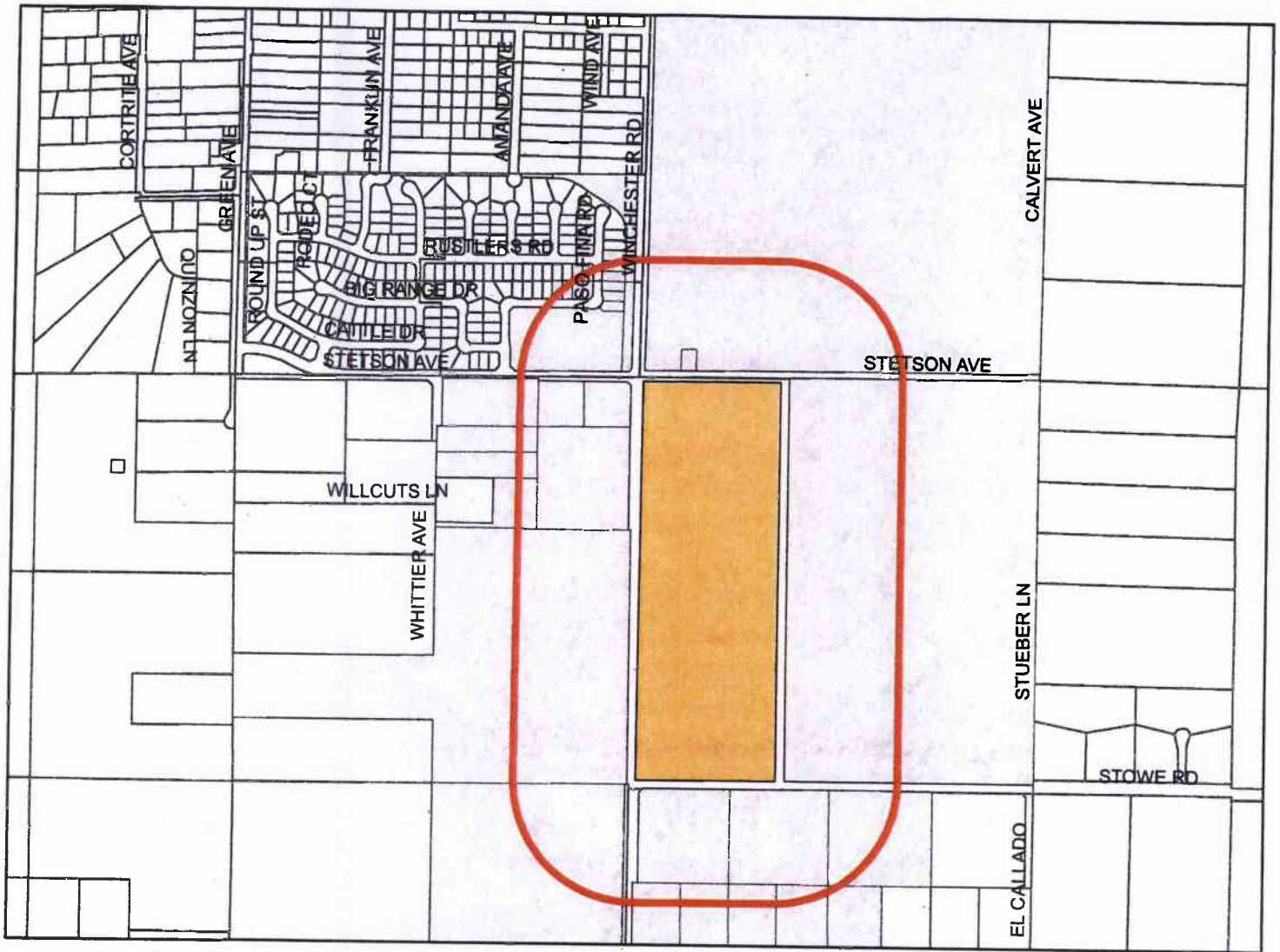
TITLE GIS Analyst

ADDRESS: 4080 Lemon Street 2nd Floor

Riverside, Ca. 92502

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

CZ07741 GPA00943 (800 feet buffer)



Selected Parcels

465-290-012	458-340-003	458-340-002	458-341-001	458-370-002	465-060-033	465-290-004	465-290-013	465-060-004	458-370-001
458-340-001	465-060-015	465-060-028	465-060-016	465-290-018	458-341-002	465-290-002	465-060-035	465-290-003	465-290-001
465-300-002	465-060-018	458-370-003	458-340-050	458-370-004	458-370-005	458-372-011	458-372-012	458-372-013	458-372-014
458-250-012	458-250-013	465-060-005	465-290-017	465-060-014	465-060-027				



1,000 500 0 1,000 Feet

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

ASMT: 458340001, APN: 458340001
KARLA CRUZ, ETAL
26906 WILDERNESS DR
WINCHESTER, CA. 92596

ASMT: 458340002, APN: 458340002
MICHELLE VEGA, ETAL
26892 WILDERNESS DR
WINCHESTER, CA. 92596

ASMT: 458340003, APN: 458340003
INGA GARNER, ETAL
26878 WILDERNESS DR
WINCHESTER, CA. 92596

ASMT: 458341001, APN: 458341001
AMY BAZINET, ETAL
33467 RUSTLERS RD
WINCHESTER, CA. 92596

ASMT: 458341002, APN: 458341002
JESSICA TUTTLE
33449 RUSTLERS RD
WINCHESTER, CA. 92596

ASMT: 458370001, APN: 458370001
YOLANDA MACEDO, ETAL
26948 WILDERNESS DR
WINCHESTER, CA. 92596

ASMT: 458370002, APN: 458370002
CAH 2015 1 BORROWER
9305 E VIA DE VENTURA 201
SCOTTSDALE AZ 85258

ASMT: 458370003, APN: 458370003
MARIA BRAZIL, ETAL
26920 WILDERNESS DR
WINCHESTER CA 92596

ASMT: 458372014, APN: 458372014
SA CALIF GROUP INC
C/O MATT RUDY
9467 MILLIKEN AVE
RANCHO CUCAMONGA CA 91730

ASMT: 465060005, APN: 465060005
STONE STAR RIVERSIDE
12671 HIGH BLUFF DR NO 150
SAN DIEGO CA 92130

ASMT: 465060015, APN: 465060015
TERRIE CHANDLER, ETAL
P O BOX 323
WINCHESTER CA 92596

ASMT: 465060016, APN: 465060016
ELAINE GUERRA, ETAL
9447 RAMONA ST
BELLFLOWER CA 90706

ASMT: 465060018, APN: 465060018
DEBRA MORRISON, ETAL
27140 BICHENO LN
HEMET, CA. 92545

ASMT: 465060027, APN: 465060027
WIND PROP
31062 CASA GRAND DR
SAN JUAN CAPO CA 92675

ASMT: 465060028, APN: 465060028
HELEN OTTEN, ETAL
4270 DENVER ST
MONTCLAIR CA 91763

ASMT: 465060033, APN: 465060033
BETTY RHEINGANS, ETAL
P O BOX 99
WINCHESTER CA 92596

ASMT: 465060035, APN: 465060035
ROSE CLARK, ETAL
P O BOX 807
WINCHESTER CA 92596

ASMT: 465290001, APN: 465290001
MELINDA SIWEK
33562 MILAN RD
WINCHESTER CA 92596

ASMT: 465290002, APN: 465290002
LUPE MORENO, ETAL
33624 MILAN RD
HEMET, CA. 92545

ASMT: 465290003, APN: 465290003
KELLY DONNELLY
33686 MILAN RD
HEMET, CA. 92545

ASMT: 465290004, APN: 465290004
CAROL MANSON
P O BOX 501
WINCHESTER CA 92596

ASMT: 465290012, APN: 465290012
FLORES WICO, ETAL
51 15168 66A AVE
SURREY BC CANADA V3S1X2

ASMT: 465290013, APN: 465290013
CHARLES VANNORMAN
107 WELLINGTON CUTOFF
WELLINGTON NV 89444

ASMT: 465290017, APN: 465290017
MARIE TIRHEIMER, ETAL
1320 COYOTE RD
PRESCOTT AZ 86303

ASMT: 465290018, APN: 465290018
ILENE ITZKOVICS
33775 STOWE RD
HEMET, CA. 92545

ASMT: 465300002, APN: 465300002
SURVIVORS TRUST OF MUELLER 1993 TRUST
C/O VIOLET MUELLER
5411 SHERBOURNE DR
LOS ANGELES CA 90056



RIVERSIDE COUNTY
PLANNING DEPARTMENT

Project/Case Number: General Plan Amendment No. 943 and Change of Zone No. 7411

COMPLETED/REVIEWED BY:

By: John Hildebrand Title: Project Planner Date: October 15, 2015

Applicant/Project Sponsor: Carl Rheingans Date Submitted: February 13, 2008

ADOPTED BY: Board of Supervisors

Person Verifying Adoption: _____ Date: _____

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

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

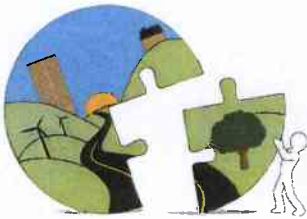
For additional information, please contact John Hildebrand at (951) 955-1888.

Revised: 10/16/07

Y:\Planning Master Forms\Templates\CEQA Forms\Mitigated Negative Declaration.docx

Please charge deposit fee case#: ZEA41771 ZCFG05119

FOR COUNTY CLERK'S USE ONLY



RIVERSIDE COUNTY PLANNING DEPARTMENT

Steve Weiss AICP
Planning Director

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

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

☐ 38686 El Cerrito Road
Palm Desert, California 92211

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

General Plan Amendment No. 943 & Change of Zone No. 7741

Project Title/Case Numbers

John Hildebrand – Project Planner

County Contact Person

(951) 955-1888

Phone Number

N/A

State Clearinghouse Number (if submitted to the State Clearinghouse)

Carl Rheingans

Project Applicant

P.O. Box 99, Winchester, CA 92596

Address

East of Highway 79/Winchester Road, North of Stowe Road, West of Richmond Road, and South of Stetson Avenue. APN: 465-060-004

Project Location

Proposal to amend the project site's General Plan Foundation Component from Rural Community (RC) to Community Development (CD), amend its Land Use Designation from Estate Density Residential (EDR) (2-acre minimum) to Medium Density Residential (MDR) (2-5 du/ac) and Commercial Retail (CR) (0.20 – 0.35 FAR), and change the site's zoning classification from A-1-10 (Light Agriculture, 10-acre minimum) to R-1 (One-Family Dwellings) and C-1 & C-P (General Commercial) on one parcel, totaling 56.8 acres.

Project Description

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

1. The project WILL NOT have a significant effect on the environment.
2. An MITIGATED 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 adopted.
5. A statement of Overriding Considerations WAS NOT adopted.
6. Findings WERE NOT made pursuant to the provisions of CEQA.

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

John Hildebrand
Signature

Project Planner

Title

10/15/2015

Date

Date Received for Filing and Posting at OPR: _____

COUNTY OF RIVERSIDE
SPECIALIZED DEPARTMENT RECEIPT
Permit Assistance Center

O* REPRINTED * R0801488

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: RHEINGAUS CARL \$64.00
paid by: CK 383
CLAIFORNIA FISH & GAME FOR GPA00943
paid towards: CFG05119 CALIF FISH & GAME: DOC FEE
at parcel: 27471 RICHMOND RD HEM
appl type: CFG3

By _____ Feb 13, 2008 12:51
MGARDNER posting date Feb 13, 2008

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

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

COUNTY OF RIVERSIDE
SPECIALIZED DEPARTMENT RECEIPT
Permit Assistance Center

O* REPRINTED * R1510642

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: RHEINGAUS CARL
paid by: CK 5101

\$2,210.00

CLAIFORNIA FISH & GAME FOR GPA00943
paid towards: CFG05119 CALIF FISH & GAME: DOC FEE
at parcel: 27471 RICHMOND RD HEM
appl type: CFG3

By _____ Sep 22, 2015 13:10
MGARDNER posting date Sep 22, 2015

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

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