

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

509B



FROM: TLMA - Planning Department

SUBMITTAL DATE:  
November 24, 2009

**SUBJECT: GENERAL PLAN AMENDMENT NO. 1050, CHANGE OF ZONE NO. 7709, – Fast Track No. 2009-01 – (Mitigated Negative Declaration) – Applicant: Pinnacle Winchester, LP – Engineer/ Representative: JLC Engineering– Third Supervisorial District – Rancho California Zoning Area: Southwest Area Plan: Community Development: Low Density Residential (CD: LDR) (1/2 Acre Minimum) – Location: Southerly of Flossie Way, easterly of Pourroy Road, and westerly of Winchester Road – 23.66 Gross Acres – Zoning: Rural Residential (R-R) – REQUEST: The General Plan Amendment proposes to amend the existing General Plan land use designation from Community Development: Low Density Residential (CD: LDR) (1/2 Acre Minimum) to Community Development: Commercial Retail (CD: CR) (0.20-0.35 Floor Area Ratio). The Change of Zone proposes to change the zoning classification from Rural Residential (R-R) to General Commercial (C-1/C-P). - APN: 476-010-015, 476-010-016, 476-010-017**

**RECOMMENDED MOTION:**

The Planning Department recommended Approval; and,  
**THE PLANNING COMMISSION RECOMMENDS:**

**ADOPTION** of a **MITIGATED NEGATIVE DECLARATION** for **ENVIRONMENTAL ASSESSMENT NO. 41906**, based on the findings incorporated in the initial study and the conclusion that the project will not have a significant effect on the environment;

**APPROVAL** of **GENERAL PLAN AMENDMENT NO. 1050** based upon the findings and conclusions incorporated in the staff report; and,

**APPROVAL** of **CHANGE OF ZONE NO. 7709** based upon the findings and conclusions incorporated in the staff report.

Ron Goldman  
Planning Director

(CONTINUED ON ATTACHED PAGE)

RG:db

**MINUTES OF THE BOARD OF SUPERVISORS**

On motion of Supervisor Stone, seconded by Supervisor Benoit and duly carried by unanimous vote, IT WAS ORDERED that the above matter is tentatively approved as recommended, and that staff is directed to prepare the necessary documents for final action.

Ayes: Buster, Tavaglione, Stone, Benoit and Ashley  
Nays: None  
Absent: None  
Date: January 12, 2010  
xc: Planning, Co.Co., Applicant

Kecia Harper-Ihem  
Clerk of the Board  
  
Deputy

Prev. Agn. Ref.

District: Third

Agenda Number:

16.3

# COUNTY OF RIVERSIDE

## TRANSPORTATION AND LAND MANAGEMENT AGENCY

George A. Johnson · Agency Director

### Planning Department

Ron Goldman · Planning Director

November 24, 2009

**SUBJECT:** Change of Zone No. 7709, General Plan Amendment No. 1050, Fast Track No. 2009-01

**SECTION:** Development Review – Riverside Office

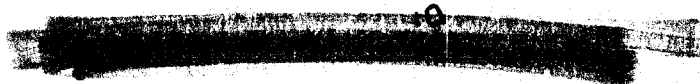
**TO:** Clerk of the Board of Supervisors  
**FROM:** Planning Department

01.12.10

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

- |   |  |
|---|--|
| <input type="checkbox"/> Approve  | <input checked="" type="checkbox"/> Set for Hearing  |
| <input type="checkbox"/> Deny   | <input checked="" type="checkbox"/> Publish in Newspaper:<br>Press Enterprise and The Californian  |
| <input type="checkbox"/> Place on Policy Calendar   | <input checked="" type="checkbox"/> Adopt Mitigated Negative Declaration<br><input checked="" type="checkbox"/> 10 Day <input type="checkbox"/> 20 Day <input type="checkbox"/> 30 day |
| <input type="checkbox"/> Place on Consent Calendar  | <input type="checkbox"/> Certify Environmental Impact Report   |
| <input type="checkbox"/> Place on Administrative Action   | <input checked="" type="checkbox"/> Notify Property Owners   |
| <input type="checkbox"/> Place on Section of Initiation Proceeding                              | <input checked="" type="checkbox"/> Labels provided  |
| <input type="checkbox"/> File: NOD and Mit. Neg. Declaration                                    | Controversial: <input type="checkbox"/> YES <input type="checkbox"/> NO  |
| <input type="checkbox"/> Labels provided:   |  |
| <input type="checkbox"/> If Set For Hearing:  |  |
| <input type="checkbox"/> 10 Day <input type="checkbox"/> 20 Day <input type="checkbox"/> 30 day |  |

**Designate Newspaper used by Planning Department for Notice of Hearing:**  
Press Enterprise and The Californian



### Clerk Of The Board

Please charge your time to case number(s): ZCZ07709  
ZGPA01050  
ZEA41906

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

Notice of Determination  
Mitigated Negative Declaration  
Fish & Game Receipt (CFG5254)

**Do not send these documents until the Board has taken final action  
on all of the referenced applications**

Revised: 12/15/09

Y:\Planning Case Files-Riverside office\PP24054\DH-PC-BOS Hearings\BOS FORMS\11A coversheet PP24054.doc

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

1-12-10 11:3  
RM/11/10/09

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

- I. AGENDA ITEM 6.9: GENERAL PLAN AMENDMENT NO. 1050 / CHANGE OF ZONE NO. 7709 / TENTATIVE PARCEL MAP NO. 36161 / PLOT PLAN NO. 24054** – Fast Track No. 2009-01 – Intent to Adopt a Mitigated Negative Declaration – Applicant: Pinnacle Winchester, LP – Engineer/ Representative: JLC Engineering– Third Supervisorial District – Rancho California Zoning Area: Southwest Area Plan: Community Development: Low Density Residential (CD: LDR) (1/2 Acre Minimum) – Location: Southerly of Flossie Way, easterly of Pourroy Road, and westerly of Winchester Road – 23.66 Gross Acres – Zoning: Rural Residential (R-R) – APN(s): 476-010-015, 476-010-016, 476-010-017. (Continued from 8/19/09). (Legislative)

**II. PROJECT DESCRIPTION**

The General Plan Amendment proposes to amend the existing General Plan land use designation from Community Development: Low Density Residential (CD: LDR) (1/2 Acre Minimum) to Community Development: Commercial Retail (CD: CR) (0.20-0.35 Floor Area Ratio). The Change of Zone proposes to change the zoning classification from Rural Residential (R-R) to General Commercial (C-1/C-P). The Tentative Parcel Map is a Schedule E subdivision of 23.66 acres into six (6) parcels for commercial purposes. The Plot Plan proposes a 160,680 square foot commercial center consisting of drugstore, bank, gas station/convenience store, day care facility, market, restaurants, and retail uses in buildings ranging from 3,000 to 55,000 square feet with 1,014 parking spaces. The project proposes to be constructed in three (3) phases.

**III. MEETING SUMMARY**

The following staff presented the subject proposal:

Project Planner, Kinika Hesterly, at 951-955-1888 or e-mail [khesterl@rctlma.org](mailto:khesterl@rctlma.org).

The following spoke in favor of the subject proposal:

Mathew Fagan, Applicant's Representative

Suzanne Scarborough, Applicant, 8369 Vickers St., Ste. 101, San Diego, California 92111

The following spoke in a neutral position of the subject proposal:

C. Ned Demorest, Neighbor, 3260 Garretson, Corona, California 92881

No one spoke in opposition of the subject proposal.

**IV. CONTROVERSIAL ISSUES**

NONE

**V. PLANNING COMMISSION ACTION**

The Planning Commission, by a vote of 5-0, recommended to the Board of Supervisors with modifications;

**ADOPTION of PLANNING COMMISSION RESOLUTION RECOMMENDING ADOPTION OF GENERAL PLAN AMENDMENT NO. 1050 to the BOARD OF SUPERVISORS**, based on the findings and conclusions incorporated into the staff report;

**TENTATIVE APPROVAL of GENERAL PLAN AMENDMENT NO. 1050** based upon the findings and conclusions incorporated in the staff report.

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

PLANNING COMMISSION 9/30/09  
AGENDA ITEM NO. 6.9 PAGE 2

**TENTATIVE APPROVAL** of **CHANGE OF ZONE NO. 7709** based upon the findings and conclusions incorporated in the staff report.

**ADOPTION** of a **MITIGATED NEGATIVE DECLARATION** for **ENVIRONMENTAL ASSESSMENT NO. 41906**, based on the findings incorporated in the initial study and the conclusion that the project will not have a significant effect on the environment;

**CONTINUED** **TENTATIVE PARCEL MAP NO. 36161 WITH DISCUSSION OFF CALENDAR.**

**CONTINUED** **PLOT PLAN NO. 24054 WITH DISCUSSION WITH DISCUSSION OFF CALENDAR.**

**SEE ADDENDUM STAFF REPORT**

**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](mailto:cgriffin@rctlma.org).



**PLANNING COMMISSION  
MINUTE ORDER AUGUST 19, 2009  
RIVERSIDE COUNTY ADMINISTRATIVE CENTER**

- I. AGENDA ITEM 6.2: GENERAL PLAN AMENDMENT NO. 1050 / CHANGE OF ZONE NO. 7709 / TENTATIVE PARCEL MAP NO. 36161 / PLOT PLAN NO. 24054** – Fast Track No. 2009-01 – CEQA Exempt – Applicant: Pinnacle Winchester, LP – Engineer/ Representative: JLC Engineering– Third Supervisorial District – Rancho California Zoning Area: Southwest Area Plan: Community Development: Low Density Residential (CD: LDR) (1/2 Acre Minimum) – Location: Southerly of Flossie Way, easterly of Pourroy Road, and westerly of Winchester Road – 23.66 Gross Acres – Zoning: Rural Residential (R-R) – APN: 476-010-015, 476-010-016, 476-010-017. (Legislative)
- II. PROJECT DESCRIPTION**  
The General Plan Amendment proposes to amend the existing General Plan land use designation from Community Development: Low Density Residential (CD: LDR) (1/2 Acre Minimum) to Community Development: Commercial Retail (CD: CR) (0.20-0.35 Floor Area Ratio). The Change of Zone proposes to change the zoning classification from Rural Residential (R-R) to General Commercial (C-1/C-P). The Tentative Parcel Map is a Schedule E subdivision of 23.66 acres into six (6) parcels for commercial purposes. The Plot Plan proposes a 160,680 square foot commercial center consisting of drugstore, bank, gas station/convenience store, day care facility, market, restaurants, and retail uses in buildings ranging from 3,000 to 55,000 square feet with 1,014 parking spaces. The project proposes to be constructed in three (3) phases.
- III. MEETING SUMMARY**  
The following staff presented the subject proposal:  
Project Planner, Kinika Hesterly, at 951-955-1888 or e-mail [khesterl@rctlma.org](mailto:khesterl@rctlma.org).  
  
No one spoke in favor, neutral or in opposition of the subject proposal.
- IV. CONTROVERSIAL ISSUES**  
NONE
- V. PLANNING COMMISSION ACTION**  
The Planning Commission, by a vote of 5-0, continued the subject proposal to September 30, 2009.
- VI. CD**  
  
The entire discussion of this agenda item can be found on CD. For a copy of the CD, please contact Chantell Griffin, Planning Commission Secretary, at (951) 955-3251 or E-mail at [cgriffin@rctlma.org](mailto:cgriffin@rctlma.org).

**Agenda Item No.: 6.9**  
**Area Plan: Southwest**  
**Zoning Area: Rancho California**  
**Supervisory District: Third**  
**Project Planner: Kinika Hesterly**  
**Planning Commission: September 30, 2009**  
**Continued From: August 19, 2009**

**Fast Track No. 2009-01**  
**General Plan Amendment No. 1050**  
**Change of Zone No. 7709**  
**Tentative Parcel Map No. 36161**  
**Plot Plan No. 24054**  
**E.A. Number: 41906**  
**Applicant: Pinnacle Winchester**  
**Engineer/Representative:**  
**Winchester**

**Pinnacle**

## **COUNTY OF RIVERSIDE PLANNING DEPARTMENT STAFF REPORT ADDENDUM**

The following language has been added to the Recommendations Section:

**ADOPTION** of a **MITIGATED NEGATIVE DECLARATION** for **ENVIRONMENTAL ASSESSMENT NO. 41906**, based on the findings incorporated in the initial study and the conclusion that the project will not have a significant effect on the environment;

Agenda Item No.: U.9  
Area Plan: Southwest  
Zoning Area: Rancho California  
Supervisory District: Third  
Project Planner: Kinika Hesterly  
Planning Commission: September 30, 2009  
Continued From: August 19, 2009

Fast Track No. 2009-01  
General Plan Amendment No. 1050  
Change of Zone No. 7709  
Tentative Parcel Map No. 36161  
Plot Plan No. 24054  
E.A. Number: 41906  
Applicant: Pinnacle Winchester  
Engineer/Representative: Pinnacle  
Winchester

## **COUNTY OF RIVERSIDE PLANNING DEPARTMENT STAFF REPORT**

### **PROJECT DESCRIPTION AND LOCATION:**

The General Plan Amendment proposes to amend the existing General Plan land use designation from Community Development: Low Density Residential (CD: LDR) (1/2 Acre Minimum) to Community Development: Commercial Retail (CD: CR) (0.20-0.35 Floor Area Ratio).

The Change of Zone proposes to change the zoning classification from Rural Residential (R-R) to General Commercial (C-1/C-P).

The Tentative Parcel Map is a Schedule E subdivision of 23.66 acres into six (6) parcels for commercial purposes.

The Plot Plan proposes a 160,680 square foot commercial center consisting of drugstore, bank, gas station/convenience store, day care facility, market, restaurants, and retail uses in buildings ranging from 3,000 to 55,000 square feet with 1,014 parking spaces. The project proposes to be constructed in three (3) phases.

The project is located in the French Valley community of the Southwest Area Plan in Western Riverside County, more specifically, southerly of Flossie Way, easterly of Pourroy Road, and westerly of Winchester Road.

### **BACKGROUND:**

The General Plan amendment was initiated by the Riverside County Board of Supervisor's on September 16, 2008 and the entire project was submitted to the Planning Department on April 6, 2009.

### **FURTHER PLANNING CONSIDERATIONS**

8/19/09

The project was continued off-calendar on August 19, 2009, and scheduled for hearing on September 30, 2009, to allow 20 day advertising for the mitigated negative declaration.

### **ISSUES OF POTENTIAL CONCERN:**

#### **General Plan Amendment and Change of Zone**

With the current state of the economy developers are having difficulty securing loans. In order to provide the loans for the proposed project, the bank needed some assurance that the County would support the project. The assurance the bank wanted was that the general plan and the zone would be changed to accommodate the project. However, the County is concerned about simply changing the general plan

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and zone without an assurance that the project will go forward and that this is not simply land speculation.

In order to meet both the concerns of the bank and the County, the proposal is for the incomplete project with the general plan amendment and the change of zone to be brought forward to public hearing, both at the Planning Commission and at the Board of Supervisors. The change of zone and general plan will go forward with a recommendation of tentative approval. If the Planning Commission recommends tentative approval, the change of zone and general plan amendment will go to the Board of Supervisors for consideration with a recommendation of approval, but the final action to make the zoning and general plan map changes will not occur until such time that the project is approved. The project will be continued off calendar until such time that it is ready for final approval at the Planning Commission and the Board of Supervisors.

The bank will have the assurance it needs that the County does in fact support the project through its recommended tentative approval of the change of zone and general plan amendment, but the County will have its assurance that the maps will not be changed until such time that the entire project is approved.

### **Incomplete Project**

The plot plan and tentative parcel map have several items needing to be worked through with the Land Development Committee (LDC). Elevations and floor plans must be submitted for all proposed buildings prior to approval of the entire project. Once the plot plan and tentative parcel map are cleared by the LDC, the plot plan and tentative parcel map will be brought back to the Planning Commission. At this time, the plot plan and tentative parcel map will be conditioned that the change of zone will not be finalized and the General Plan Amendment will not be cycled unless the entire project is approved at Planning Commission and Board of Supervisors.

### **SUMMARY OF FINDINGS:**

1. Proposed General Plan Land Use (Ex. #6): Community Development: Commercial Retail (CD:CR) (0.20-0.35 Floor Area Ratio)
2. Surrounding General Plan Land Use (Ex. #6): North: Rural: Rural Residential (R:RR) (5 Acre Minimum)  
East: Community Development: Medium Density Residential (CD:MDR) (2-5 Dwelling Units Per Acre) and Open Space: Conservation (OS:C)  
South: Community Development: Medium Density Residential (CD:MDR) (2-5 Dwelling Units Per Acre) and Open Space: Conservation (OS:C)  
West: Community Development: Low Density Residential (CD:LDR) (1/2 Acre Minimum)
3. Proposed Zoning (Ex. #3): General Commercial (C-1/C-P)
4. Surrounding Zoning (Ex. #3): North: Rural Residential (R-R)  
East: Specific Plan No. 286, Winchester 1800  
South: Rural Residential (R-R) and Specific Plan No. 286, Winchester 1800  
West: Rural Residential (R-R) and One-Family Dwellings (R-1)

**General Plan Amendment No. 1050  
Change of Zone No. 7709  
Tentative Parcel Map No. 36161  
Plot Plan No. 24054  
PC Staff Report: September 30, 2009**

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- |                                   |  |
|-----------------------------------|--|
| 5. Existing Land Use (Ex. #1):    | Vacant   |
| 6. Surrounding Land Use (Ex. #1): | North: Scattered Single Family Residential and Vacant<br>East: Vacant<br>South: Vacant<br>West: Single Family Residential and Vacant |
| 7. Project Data:                  | Total Acreage: 23.66<br>Total Proposed Lots: 6<br>Proposed Min. Lot Size: 0.82 Acres<br>Schedule: E                                  |
| 8. Environmental Concerns:        | None at this time  |

**RECOMMENDATIONS:**

**ADOPTION of PLANNING COMMISSION RESOLUTION RECOMMENDING ADOPTION OF GENERAL PLAN AMENDMENT NO. 1050 to the BOARD OF SUPERVISORS**, based on the findings and conclusions incorporated into the staff report;

**TENTATIVE APPROVAL of GENERAL PLAN AMENDMENT NO. 1050** based upon the findings and conclusions incorporated in the staff report.

**TENTATIVE APPROVAL of CHANGE OF ZONE NO. 7709** based upon the findings and conclusions incorporated in the staff report.

**CONTINUE TENTATIVE PARCEL MAP NO. 36161 WITH DISCUSSION OFF CALENDAR.**

**CONTINUE PLOT PLAN NO. 24054 WITH DISCUSSION WITH DISCUSSION OFF CALENDAR.**

**CONCLUSIONS:**

1. The proposed project is in conformance with the Community Development: Commercial Retail (CD:CR) (0.20-0.35 Floor Area Ratio) proposed Land Use Designation, and with all other elements of the Riverside County General Plan.
2. The proposed project is consistent with the General Commercial (C-1/C-P) proposed zoning classification of Ordinance No. 348, and with all other applicable provisions of Ordinance No. 348.
3. The public's health, safety, and general welfare are protected through project design.
4. The proposed project is clearly compatible with the present and future logical development of the area.
5. The proposed project will not have a significant effect on the environment.
6. The proposed project will not preclude reserve design for the Multi-Species Habitat Conservation Plan (MSHCP). The project has been conditioned to provide a list of the landscaping that will be used as the site is located near MSHCP areas in order to ensure that only non-invasive landscape species are utilized.

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

1. The project site is designated Community Development: Low Density Residential (CD:LDR) (1/2 Acre Minimum) on the Southwest Area Plan.
2. The proposed general plan amendment from Community Development: Low Density Residential (CD:LDR) (1/2 Acre Minimum) to Community Development: Commercial Retail (CD:CR) (0.20-0.35 Floor Area Ratio) does not involve a change or conflict with:

(1) The Riverside County Vision:

The proposed amendment contributes to the fulfillment of the "Balance" and "Employment" Fundamental Values stated in Chapter No. 2 entitled "Vision" of the General Plan.

(2) Any General Plan Principle:

The proposed land use designation will not conflict with the General Plan's principals and policies.

(3) Any Foundation Component designation in the General Plan:

The project designation is within the same Foundation Component of the General Plan. Thus, the proposed Amendment is consistent with the Community Development Foundation.

3. According to the General Plan, Commercial Retail uses will be permitted based on their compatibility with surrounding land uses. This project is compatible with surrounding residential uses as it proposes to serve local residents by providing commercial services, as well as expanding basic employment job opportunities (jobs that contribute directly to the County's economic base) that would improve the ratio of jobs-to-workers in the County.
4. The proposed use, a 160,680 square foot commercial center consisting of drugstore, bank, gas station/convenience store, day care facility, market, restaurants, and retail uses in buildings ranging from 3,000 to 55,000 square feet with 1,014 parking spaces, is a permitted use in the Community Development: Commercial Retail (CD:CR) (0.20-0.35 Floor Area Ratio) land use designation and General Commercial (C-1/C-P) zoning classification subject to approval of the general plan amendment, change of zone.
5. The project site is surrounded by properties which are designated Rural: Rural Residential (R:RR) (5 Acre Minimum) to the north, Community Development: Medium Density Residential (CD:MDR) (2-5 Dwelling Units Per Acre) to the east and south, and Open Space: Conservation (OS:C) to the east and south, Community Development: Medium Density Residential (CD:MDR) (2-5 Dwelling Units Per Acre) and Community Development: Low Density Residential (CD:LDR) (1/2 Acre Minimum) to the west.
6. The zoning for the subject site is Rural Residential (R-R).

**General Plan Amendment No. 1050  
Change of Zone No. 7709  
Tentative Parcel Map No. 36161  
Plot Plan No. 24054  
PC Staff Report: September 30, 2009**

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7. The project proposes to change the zoning from Rural Residential (R-R) to General Commercial (C-1/C-P).
8. The proposed use, a 160,680 square foot commercial center consisting of drugstore, bank, gas station/convenience store, day care facility, market, restaurants, and retail uses in buildings ranging from 3,000 to 55,000 square feet with 1,014 parking spaces, is consistent with the development standards set forth in the General Commercial (C-1/C-P) zone.
9. The project site is surrounded by properties which are zoned Rural Residential (R-R) to the north, south and west and Specific Plan No. 286, Winchester 1800 to the east and south and One-Family Dwellings (R-1) to the west.
10. Commercial uses have not been constructed near the project vicinity which has creating a need for the proposed commercial uses to serve nearby residences.
11. Environmental Assessment No. 41906 identified the following potentially significant impacts:
  - a. Biological Resources
  - b. Cultural Resources
  - c. Geology
  - d. Hydrology/Water Quality
  - e. Transportation/Traffic

These listed impacts will be fully mitigated by the measures indicated in the environmental assessment, conditions of approval, and attached letters. No other significant impacts were identified.

**INFORMATIONAL ITEMS:**

1. As of this writing, no letters, in support or opposition have been received.
2. The project site is not located within:
  - a. A Specific Plan;
  - b. An Agricultural Preserve;
  - c. An Airport Influence Area;
  - d. A Redevelopment Area;
  - e. A High Fire area.
  - f. A Fault Zone.
  - g. A County Service area.
3. The project site is locate within:
  - a. The boundaries of the Hemet Unified School District.
  - b. The Sphere of Influence of the City of Murrieta.
  - c. The Highway 79 Policy area.
  - d. An area of low potential for liquefaction.
  - e. An area susceptible for subsidence.
  - f. An area of low potential for paleontological sensitivity.
  - g. The Stephens Kangaroo Rat Fee area.

4. The subject site is currently designated as Assessor's Parcel Numbers 476-010-015, 476-010-016 and 476-010-017.
5. This project was filed with the Planning Department on 4/06/09.
6. This project was reviewed by the Land Development Committee 1 time on the following date: 5/14/09.
7. Deposit Based Fees charged for this project, as of the time of staff report preparation, total \$19,791.96.

KH:kh

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Date Prepared: 09/15/09



2  
3 **RESOLUTION**  
4 **RECOMMENDING ADOPTION OF**  
5 **GENERAL PLAN AMENDMENT NO. 1050**

6 **WHEREAS**, pursuant to the provisions of Government Code Section(s) 65350/65450 et. seq., a  
7 public hearing was held before the Riverside County Planning Commission in Riverside, California on  
8 September 30, 2009, to consider the above-referenced matter; and,

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

14  
15 **WHEREAS**, the matter was discussed fully with testimony and documentation presented by the  
16 public and affected government agencies; now, therefore,

17 **BE IT RESOLVED, FOUND, DETERMINED, AND ORDERED** by the Planning  
18 Commission of the County of Riverside, in regular session assembled on September 30, 2009, that it has  
19 reviewed and considered the environmental document prepared or relied on and recommends the  
20 following based on the staff report and the findings and conclusions stated therein:

21  
22 **ADOPTION** of the environmental document; and,

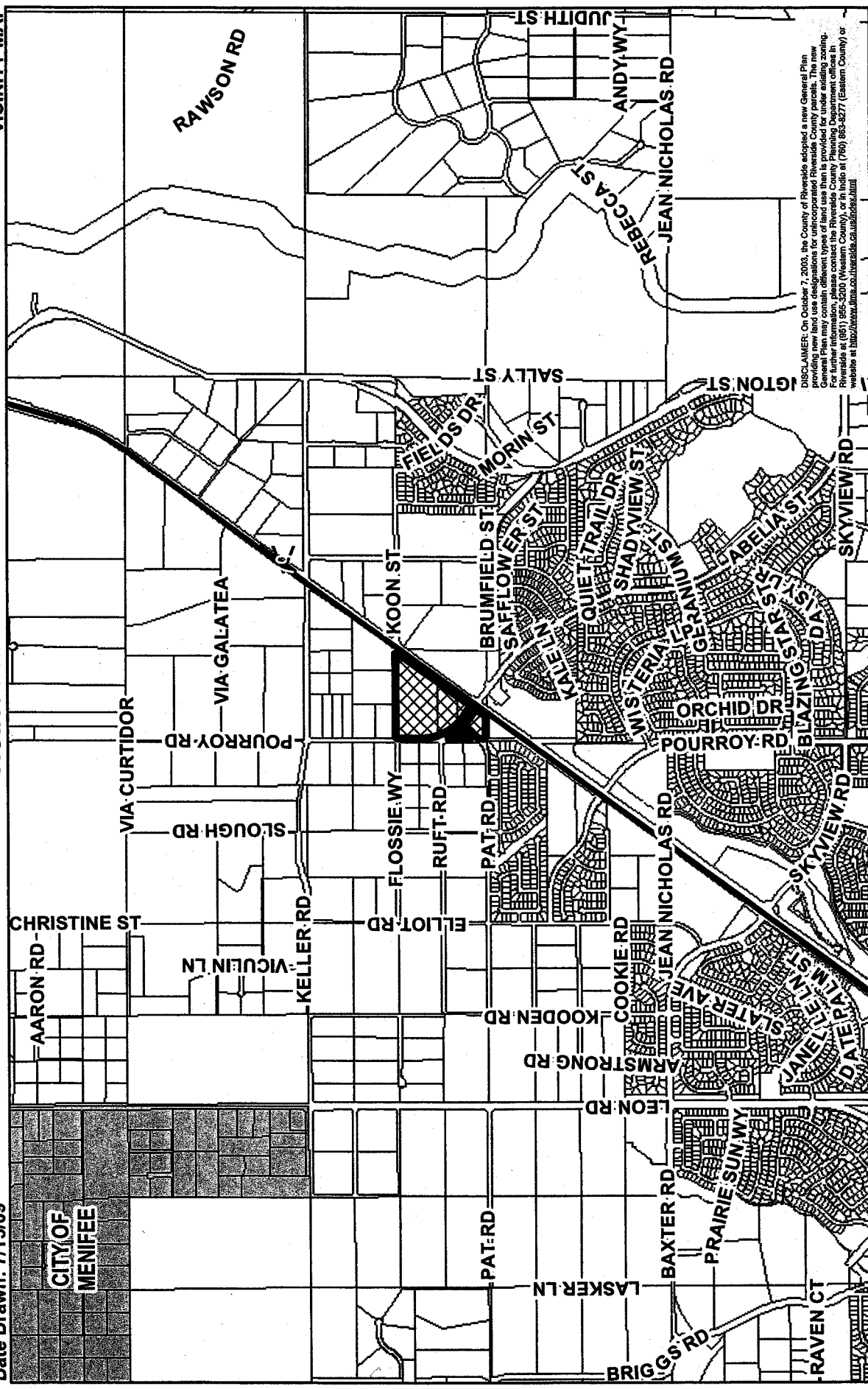
23 **ADOPTION** of General Plan Amendment No.1050.  
24  
25  
26  
27  
28

# GPA01050 CZ07709 PM36161 PP24054

Planner: Kinika Hesterly  
Date: 8/19/09  
VICINITY MAP

Supervisor Stone  
District 3  
Date Drawn: 7/15/09

## VICINITY MAP



## RIVERSIDE COUNTY PLANNING DEPARTMENT

Area: Rancho California  
Township/Range: T6SR2W  
Section: 26

Assessors  
Bk. Pg. 476-01  
Thomas  
Bros. Pg. 899 E4



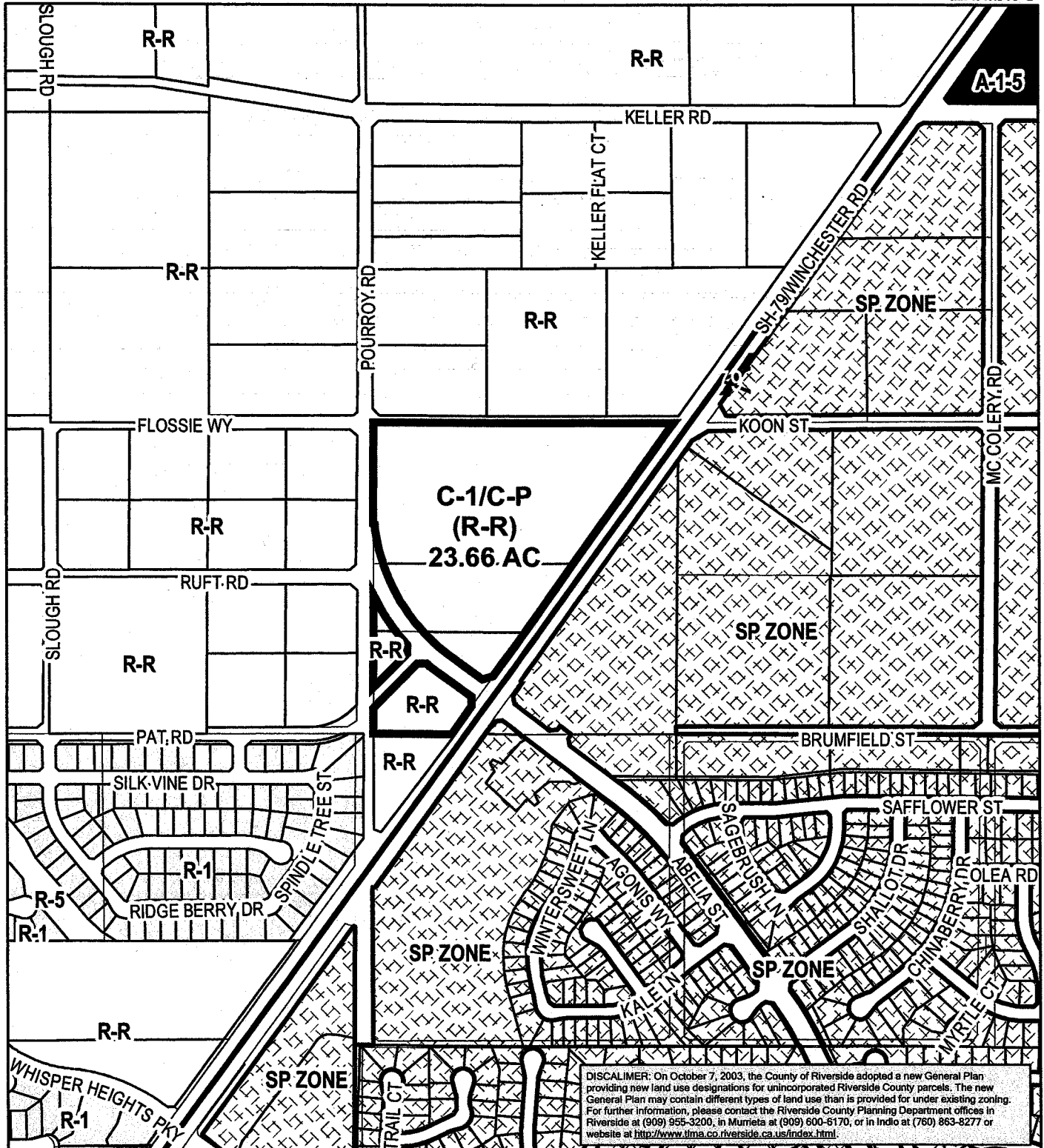


Supervisor Stone  
District 3  
Date Drawn: 7/15/09

**GPA01050 CZ07709 PM36161 PP24054**

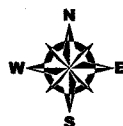
Planner: Kinika Hesterly  
Date: 8/19/09  
Exhibit 3

**PROPOSED ZONING**



**RIVERSIDE COUNTY PLANNING DEPARTMENT**

Area: Rancho California  
Township/Range: T6SR2W  
Section: 26



Assessors  
Bk. Pg. 476-01  
Thomas  
Bros. Pg. 899 E4

Supervisor Stone  
District 3

Date Drawn: 7/15/09

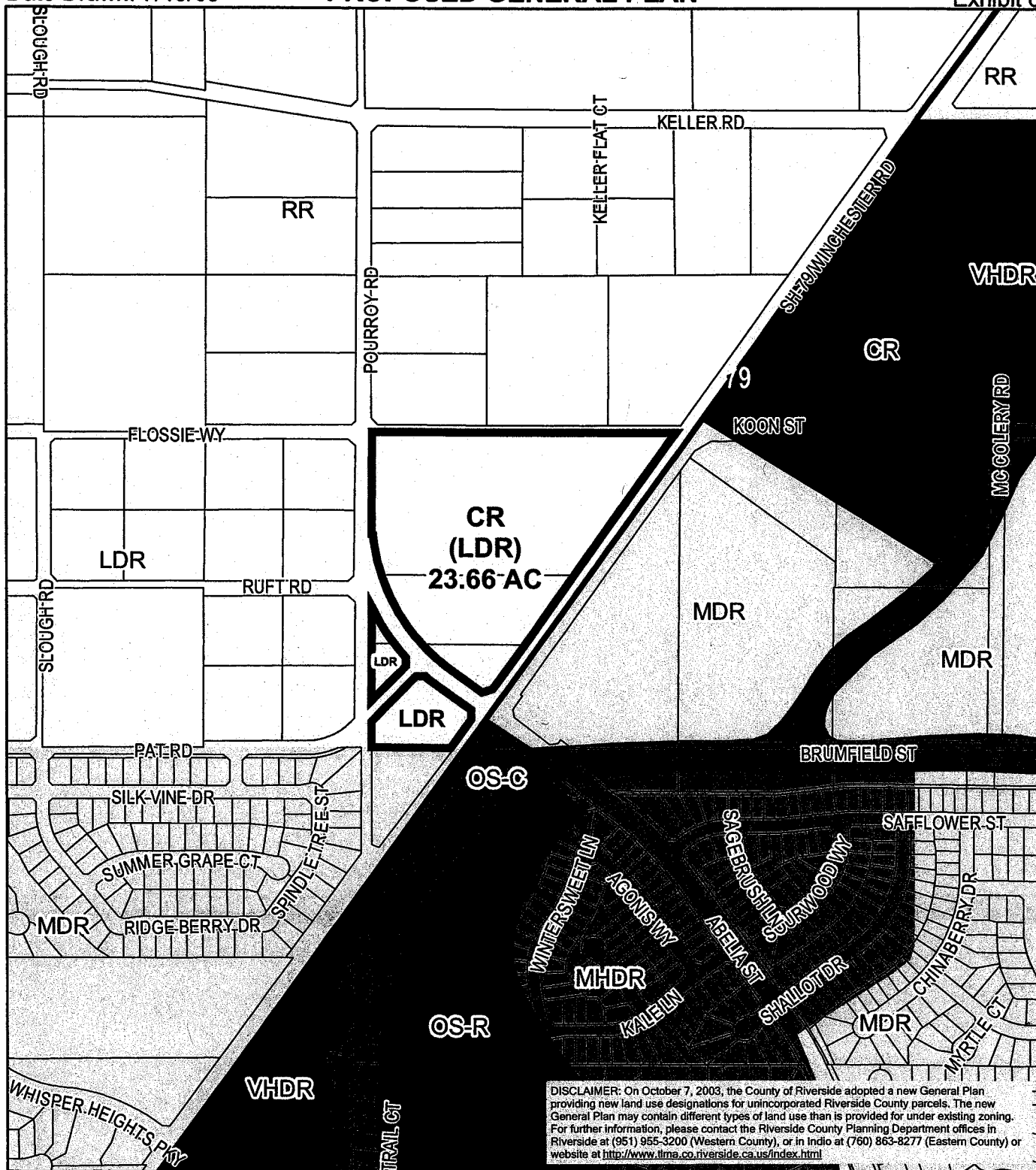
**GPA01050 CZ07709 PM36161 PP24054**

Planner: Kinika Hesterly

Date: 8/19/09

**PROPOSED GENERAL PLAN**

Exhibit 6



**RIVERSIDE COUNTY PLANNING DEPARTMENT**

Area: Rancho California  
Township/Range: T6SR2W  
Section: 26



**Assessors**

**Bk.Pg. 476-01**

**Thomas**

**Bros. Pg. 899 E4**

Supervisor Stone  
District 3

**GPA01050 CZ07709 PM36161 PP24054**

Planner: Kinika Hesterly

Date: 8/19/09

Date Drawn: 7/15/09

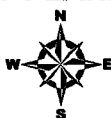
**LAND USE**

Exhibit 1



**RIVERSIDE COUNTY PLANNING DEPARTMENT**

Area: Rancho California  
Township/Range: T6SR2W  
Section: 26



Assessors

Bk. Pg. 476-01

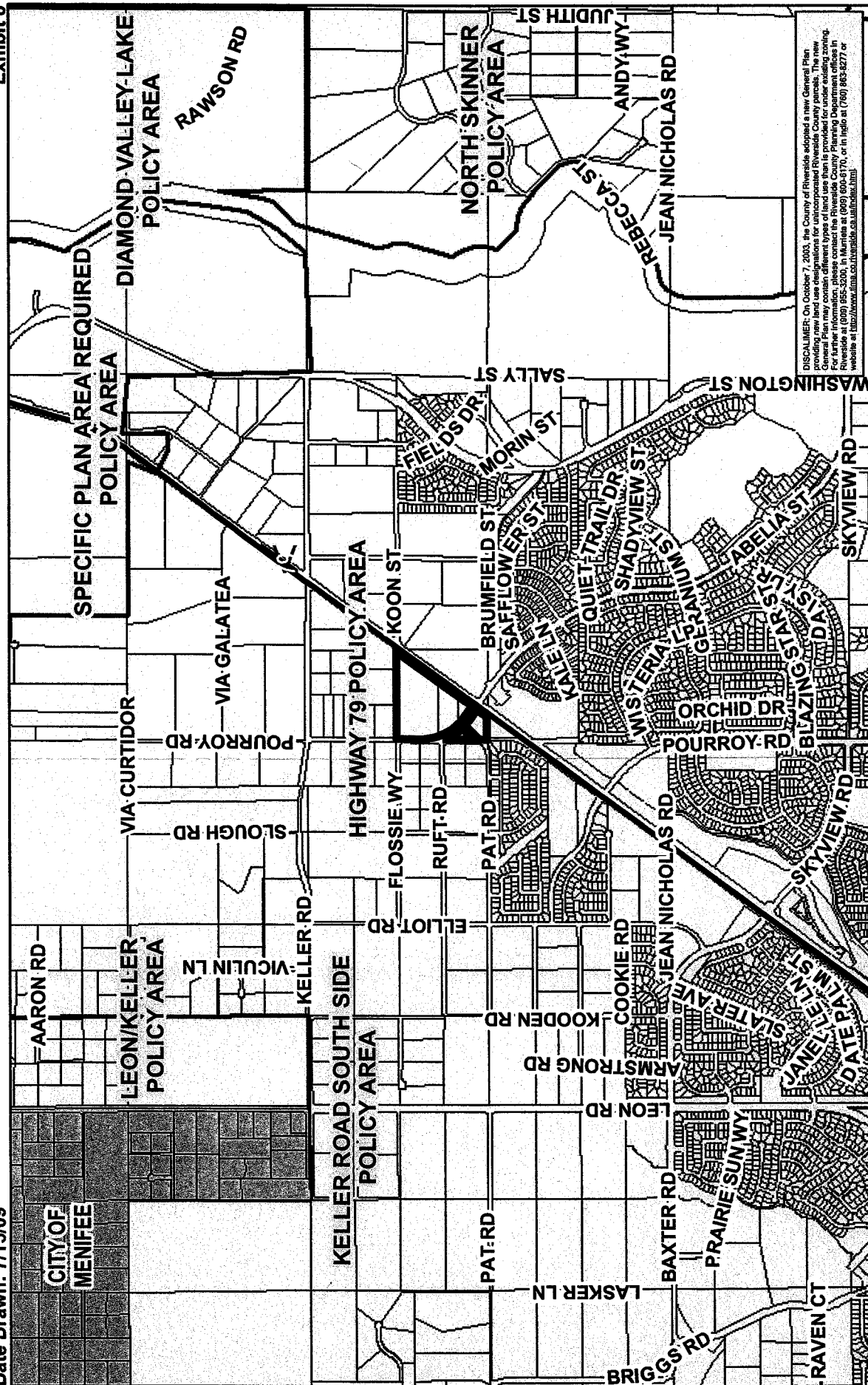
Thomas

Bros. Pg. 899-E4





## POLICY AREAS



**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 types of land use than is provided for under existing zoning. For further information, please contact the Riverside County Planning Department offices in Riverside at (909) 955-3200, in Murietta at (909) 600-6170, or in Indio at (760) 863-8277 or by e-mail at [generalplan@co.riverside.ca.us](mailto:generalplan@co.riverside.ca.us) or by fax at (909) 955-3200.

## RIVERSIDE COUNTY PLANNING DEPARTMENT

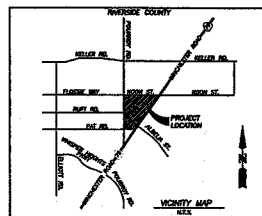
**Assessors**  
**Bk. Pg.**      **476-01**  
**Thomas**      **899 E4**  
**Bros. Pg.**

**Area: Rancho California  
Township/Range: T6SR2W  
Section: 26**



PARCELS 1, 3 AND 4 AS SHOWN ON PARCEL MAP 11539, ON FILE IN BOOK 64 PAGE 59, OF PARCEL MAPS,  
RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.

APRIL 2, 2009



SECTION 28 TOWNSHIP 6 SOUTH RANGE 2 WEST  
THOMAS BROS. PAGE 888. D3, D4, E3 AND E4



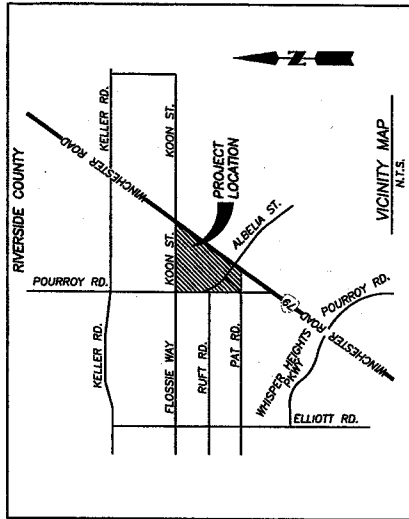
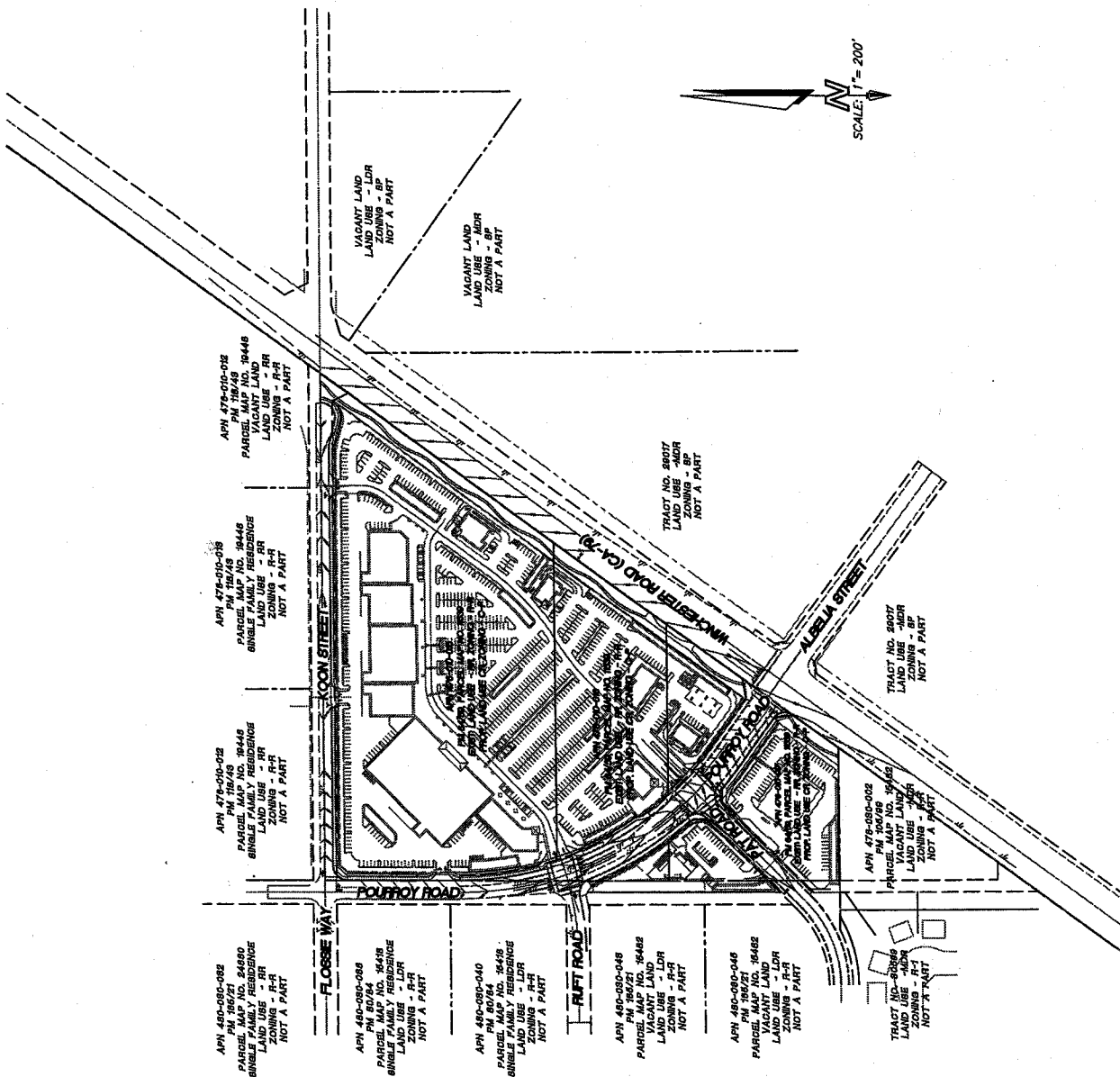


# CHANGE OF ZONE EXHIBIT

DATE PREPARED  
FEBRUARY 16, 2009

SCALE  
AS NOTED

PAGE 1 OF 1



SECTION 28 TOWNSHIP 6 SOUTH RANGE 2 WEST  
THOMAS BROS. PAGE 899, D3, D4, E3 AND E4

**LAND OWNER**

**PINNACLE WINCHESTER LP**  
83369 VICKERS STREET, SUITE 101  
SAND DIEGO, CA 92111  
TEL: (858) 974-8201  
TEL: (858) 974-8201  
FAX: (858) 974-8203

# ENGINEER

JOSEPH CASTANEDA, P.E.  
JULC ENGINEERING &  
CONSULTING, INC.  
36263 CALLE DE LOBO  
MURRIETA, CA 92592  
TEL: (951) 304-9552  
FAX: (951) 304-3568

**ASSESSOR'S PARCEL NUMBER**

**476-010-015, 476-010-016 & 476-010-017**

## ACREAGE

**24.72 ACRES GROSS**

## ZONING AND LAND USE

**EXISTING ZONING & LAND USE:**

**PROPOSED ZONING & LAND USE:**

PROPOSED ZONING & LAND USE: C-P & CR (GENERAL COMMERCIAL & COMMERCIAL RETAIL)

## UTILITIES

WATER: EASTERN MUNICIPAL WATER DISTRICT  
SEWER: EASTERN MUNICIPAL WATER DISTRICT  
ELECTRIC: SOUTHERN CALIFORNIA EDISON  
GAS: SOUTHERN CALIFORNIA GAS COMPANY  
TELEPHONE: VERIZON  
TELEPHONE: TIME WARNER CABLE

## SCHOOL DISTRICT

HEMET UNIFIED SCHOOL DISTRICT

**LEGAL DESCRIPTION**

PER FIRST AMERICAN TITLE REPORT NO. 0625--3157493 (30)  
DATED OCTOBER 14, 2008.

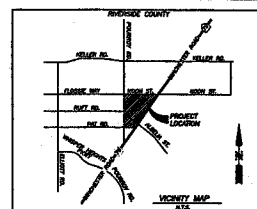
REAL PROPERTY IN THE UNINCORPORATED AREA OF COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:

FOLLOWS:  
PARCELS 1, 3 AND 4 AS SHOW ON PARCEL MAP 11539, ON  
FILE IN BOOK 64 PAGE 59, OF PARCEL MAPS, RECORDS OF  
RIVERSIDE COUNTY, CALIFORNIA

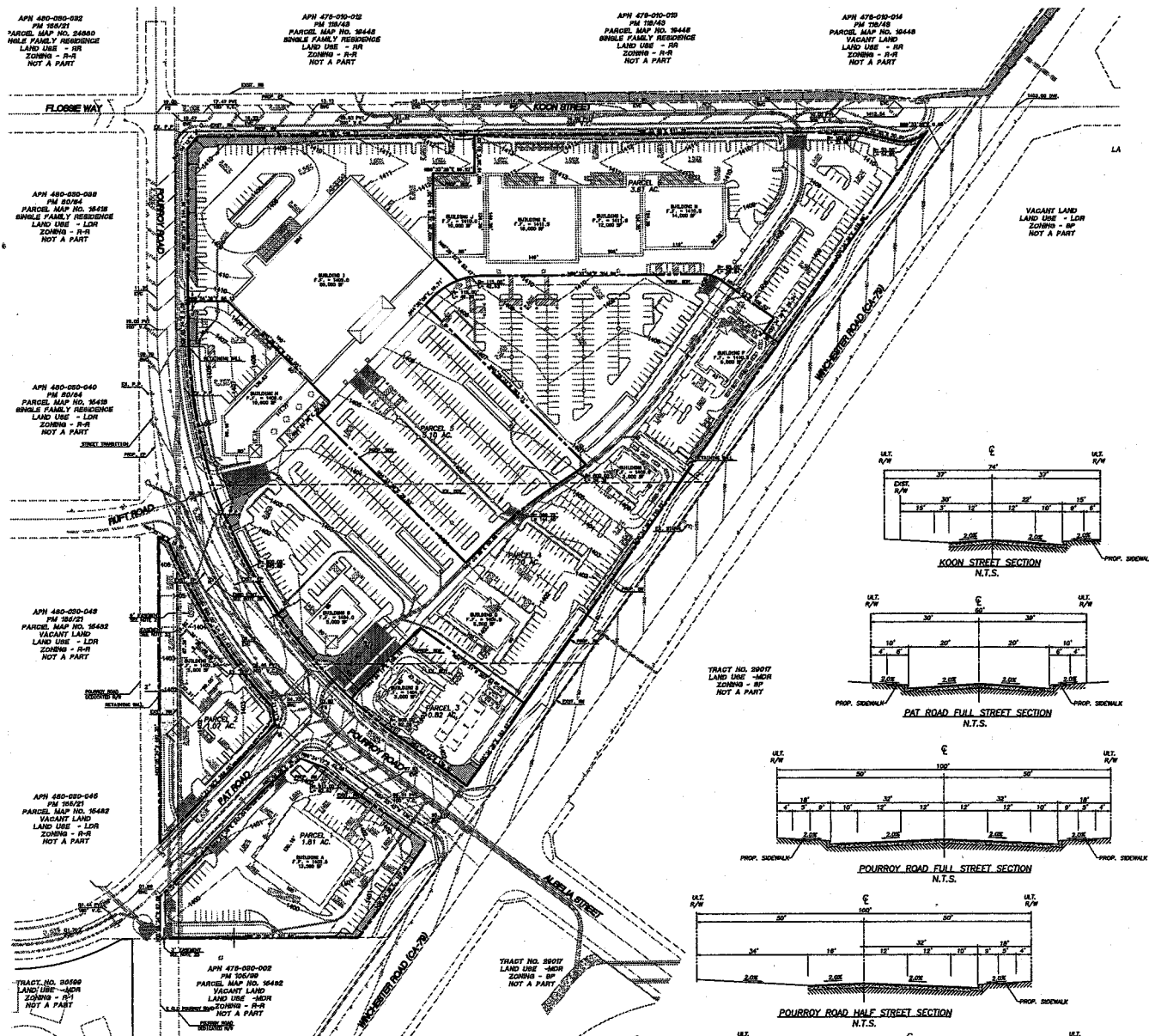
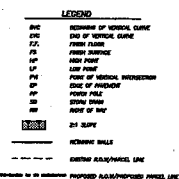
## FEMA ZONE

**FEMA ZONE**  
**THE PROPERTY IS NOT WITHIN A DESIGNATED FLOOD ZONE**

APRIL 1, 2009



SECTION 28 TOWNSHIP 6, SOUTH RANGE 2 WEST  
THOMAS BROS. PAGE 899, D3, D4, E3 AND E4



### GENERAL NOTES

[illegible]

PER FIRST AMERICAN TITLE REFERENCE NO. 0629-3157483 (30) DATED OCTOBER 14, 2008.)

REAL PROPERTY IN THE UNINCORPORATED AREA OF COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:

PARCELS 1, 3 AND 4 AS SHOWN ON PARCEL MAP 11330, ON FILE IN BOOK 64 PAGE 59, OF PARCEL MAPS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.

APNs: 476-010-012-2; 476-010-016-3 AND 476-010-017-4

TOTAL GROSS AREA = 24.72 AC

THIS AREA IS NOT WITHIN A FLOOD HAZARD AREA. THE AREA IS CONSIDERED A ZONE C FLOOD HAZARD WHICH IS OUTSIDE OF THE 100-YEAR FLOOD LIMITS.

A COMPLETE WATER QUALITY MANAGEMENT PLAN (WQMP) IS BEING PROVIDED WITH THE PROJECT SPECIFIC WQMP. THE PLAN IDENTIFIES THE FOLLOWING:

- A) POTENTIAL POST-PROJECT POLLUTANTS AND HYDROLOGICAL IMPACTS ASSOCIATED WITH THE DEVELOPMENT.
- B) PROPOSED MITIGATION MEASURES (BEST MANAGEMENT PRACTICES - BMP'S) FOR TREATMENT OF IDENTIFIED IMPACTS INCLUDING SITE DESIGN, SOURCE CONTROL, AND TREATMENT CONTROL. POST-PROJECT BMP'S.
- C) SUSTAINABLE FUNDING AND MAINTENANCE MECHANISMS FOR THE FORESAKIONED

FRU:	54,831 YARDS
CUT:	47,240 YARDS
NET:	7,591 YARDS

PARCEL	AREA
1	1.81 ACRES
2	1.07 ACRES
3	0.02 ACRES
4	7.70 ACRES
5	5.10 ACRES
6	3.81 ACRES

## CITY OF RIVERSIDE STATE OF CALIFORNIA



JOSEPH L. CASTANEDA

ALL (1953)

1000

12-104	12-105	12-106
12-107	12-108	12-109
12-110	12-111	12-112

1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33	34	35	36	37	38	39	40	41	42	43	44	45	46	47	48	49	50	51	52	53	54	55	56	57	58	59	60	61	62	63	64	65	66	67	68	69	70	71	72	73	74	75	76	77	78	79	80	81	82	83	84	85	86	87	88	89	90	91	92	93	94	95	96	97	98	99	100
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MURRIETA, CA 92563

TEL 951.304.9832 FAX 951.99

0948376

**PRINCIPLE**

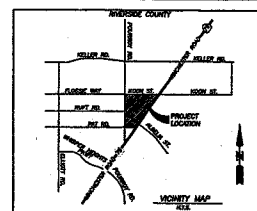
SDH

TEL: (800) 368-7262  
FAX: (800) 368-7262

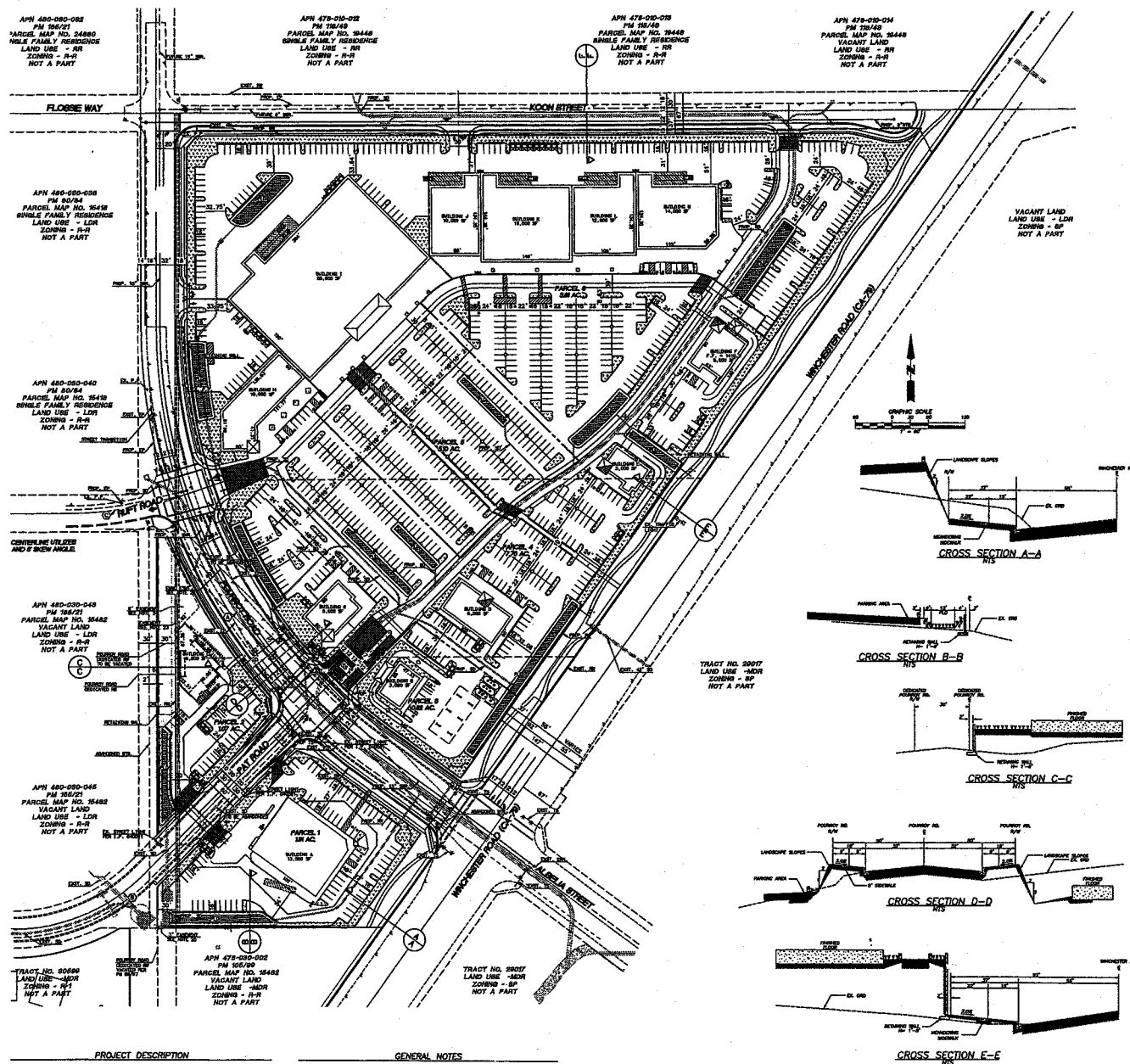
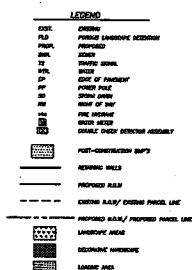
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APRIL 2, 2009



SECTION 28 TOWNSHIP 8 SOUTH RANGE 2 WEST  
THOMAS BROS. PAGE 898, D3, D4, E3 AND E4



### GENERAL NOTES

1. COMMERCIAL AREA, LANDSCAPED AREAS AND POST CONSTRUCTION BARRIERS TO BE MAINTAINED BY THE PROPERTY OWNER.

2. ALL DIMENSIONS ARE TO FACE OF BUILDING WALLS AND CONCRETE CURB FACE.

3. THE EXISTING PAVEMENT SHALL BE MAINTAINED WITH AN AUTOMATIC REGULATION SYSTEM MAINTAINED BY METROPOLITAN/PORTLAND ASSOCIATION.

4. CONDUCT A SURVEY OF THE EXISTING LAND AND LAND MAP.

5. DISTINGUISH LAND USE: LRF - LOW DENSITY RESIDENTIAL.

6. PROPOSED LAND USE: LRF - COMMERCIAL, RETAIL.

7. SURROUNDING LAND USE: LRF - LOW DENSITY RESIDENTIAL.

8. DISTINGUISH ZONING: R-2 - RURAL, RESIDENTIAL.

9. PROPOSED ZONING: R-2 - RURAL, RESIDENTIAL.

10. SURROUNDING ZONING: R-2 - RURAL, RESIDENTIAL AND R-1 - ONE FAMILY DET.

11. ASSOCIATED PARCELS: 416-019-015, 416-019-016 AND 416-019-017

12. SECTION 28, TOPGAPPER 4 SOUTH, RANGE 2 WEST

13. SOURCE OF TOPGAPPER INLAND AGRIC. SURVEY MAP 7117 ARIZONA AVE. S. 28TH ST. 416-019-015, 416-019-016 AND 416-019-017

14. SCHOOL DISTRICT: METNET UNION SCHOOL DISTRICT

15. PROPOSED WATER AND SEWER SERVICE WILL BE PROVIDED BY EXIST

ALL UTILITIES SHALL BE UNDERGROUND:

1. SOUTHERN CALIFORNIA GAS COMPANY

2. SOUTHERN CALIFORNIA EDISON COMPANY

3. METNET UNION SCHOOL DISTRICT

REAL PROPERTY IN THE UNINCORPORATED AREA OF COUNTY OF RIVERSIDE,  
STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:

PARCELS 1, 3 AND 4 AS SHOWN ON PARCEL MAP 11539, ON FILE IN  
BOOK 84 PAGE 28, OF PARCEL MAPS, RECORDS OF RIVERSIDE COUNTY,  
CALIFORNIA.

THIS AREA IS NOT WITHIN A FLOOD HAZARD AREA. THE AREA IS CONSIDERED A ZONE C FLOOD HAZARD WHICH IS OUTSIDE OF THE 100-YEAR FLOOD LIMITS.

A COMPLETE WATER QUALITY MANAGEMENT PLAN (WQMP) IS BEING PROVIDED WITH THE PROJECT SPECIFIC WQMP. THE PLAN IDENTIFIES THE FOLLOWING:

- POTENTIAL POST-PROJECT POLLUTANTS AND HYDROLOGICAL IMPACTS ASSOCIATED WITH THE DEVELOPMENT.
- PROPOSED MITIGATION MEASURES (BEST MANAGEMENT PRACTICES - BMPs) FOR TREATMENT OF IDENTIFIED IMPACTS INCLUDING SITE DESIGN, SOURCE CONTROL AND TREATMENT CONTROL. POST-PROJECT BMP'S.
- SUSTAINABLE FLOWING AND MAINTENANCE MECHANISMS FOR THE CATCHMENT.

FILL: 54,831 YARDS  
CUT: 47,240 YARDS  
NET: 7,591 YARDS

- [illegible]

### CURVE DATA

STATION	AREA	DELTA/BEARING	RADIUS	LEAD/DIST.	TANGENT
1	1.81 ACRES	(A) 54°18'18"	550.00'	895.62'	435.85'
2	1.07 ACRES	(B) 49°10'18"	300.00'	236.67'	124.53'
3	0.63 ACRES	(C) 12°26'21"	300.00'	146.74'	70.89'
4	2.70 ACRES				
5	1.07 ACRES				
6	3.57 ACRES				

SEE PLANS

SEE PLANS

SEE PLANS

SEE PLANS

SEE PLANS

SEE PLANS

SEE PLANS

SEE PLANS

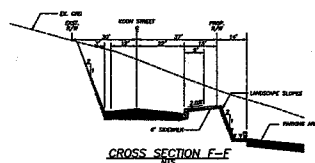
SEE PLANS

SEE PLANS

SEE PLANS

SEE PLANS

BUILDING	TYPE	BUILDING AREA	PARKING REQUIRED
A	SPRINKLER	1,000 S.F.	10 SPACES
B	GALE-STORE	2,000 S.F.	15 SPACES
C	DRUGSTORE	2,000 S.F.	15 SPACES
D	RESTAURANT	2,000 S.F.	15 SPACES
E	RESTAURANT	2,000 S.F.	15 SPACES
F	FINANCIAL	2,000 S.F.	15 SPACES
G	RESTAURANT	2,000 S.F.	15 SPACES
H	SHOP	2,000 S.F.	15 SPACES
I	BARBER	10,000 S.F.	775 SPACES
J	MAJOR	10,000 S.F.	50 SPACES
K	MAJOR	10,000 S.F.	50 SPACES
L	MAJOR	12,000 S.F.	60 SPACES
M	MAJOR	12,000 S.F.	60 SPACES



COUNTY OF RIVERSIDE STATE OF CALIFORNIA



JOSEPH L. CRANE  
R.C. CRANE

4-3-2008  
DOT  
EXPIRES 12-30-08

15200

[illegible]

**JCS**  
Engineering & Consulting, Inc.  
3631 CALLE DE LOBO  
MURRIETA, CA 92562  
TEL. 925.364.8822 FAX 925.364.9626

	OWNER
	PRINCIPLE BANCHAMSTER LP

6300 WOODBINE STREET, S.W.  
DAVENPORT, IA 52711  
TEL: (515) 274-8291  
FAX: (515) 274-8203

# COUNTY OF RIVERSIDE

## ENVIRONMENTAL ASSESSMENT FORM: INITIAL STUDY

**Environmental Assessment (E.A.) Number:** 41906

**Project Case Type (s) and Number(s):** General Plan Amendment No. 1050, Change of Zone No. 7709, Tentative Parcel Map No. 36161, Plot Plan No. 24054

**Lead Agency Name:** County of Riverside Planning Department

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

**Contact Person:** Kinika Hesterly, Project Planner

**Telephone Number:** (951) 955-1888

**Applicant's Name:** Pinnacle Winchester LP

**Applicant's Address:** 8369 Vickers Street, Suite 101, San Diego, CA 92111

**Engineer's Name:** JLC Engineering

**Engineer's Address:** 40040 Coliseum Way, Murrieta, CA 92592

### I. PROJECT INFORMATION

#### A. Project Description:

The General Plan Amendment proposes to amend the existing General Plan land use designation from Community Development: Low Density Residential (CD: LDR) (1/2 Acre Minimum) to Community Development: Commercial Retail (CD: CR) (0.20-0.35 Floor Area Ratio).

The Change of Zone proposes to change the zoning classification from Rural Residential (R-R) to General Commercial (C-1/C-P).

The Tentative Parcel Map is a Schedule E subdivision of 23.66 acres into six (6) parcels for commercial purposes.

The Plot Plan proposes a 160,680 square foot commercial center consisting of drugstore, bank, gas station/convenience store, day care facility, market, restaurants, and retail uses in buildings ranging from 3,000 to 55,000 square feet with 1,014 parking spaces. The project proposes to be constructed in three (3) phases.

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

**C. Total Project Area:** 23.66 gross acres

**Residential Acres:** N/A  
**Commercial Acres:** 23.66  
**Industrial Acres:** N/A  
**Other:**

**Lots:** N/A  
**Lots:** 6  
**Lots:** N/A

**Units:** N/A  
**Sq. Ft. of Bldg. Area:** 160,680  
**Sq. Ft. of Bldg. Area:** N/A

**Projected No. of Residents:** N/A  
**Est. No. of Employees:** 130  
**Est. No. of Employees:** N/A

**D. Assessor's Parcel No(s):** 476-010-015, 476-010-016, 476-010-017

**E. Street References:** Southerly of Flossie Way, easterly of Pourroy Road, and westerly of Winchester Road.

**F. Section, Township & Range Description or reference/attach a Legal Description:**  
Township 6 South, Range 2 West and Sections 28.

- G. Brief description of the existing environmental setting of the project site and its surroundings:** The project site is surrounded by large lot residential land uses on the north, Winchester Road on the east, a vacant field to the south, and partially by Pourroy Road on the west. Both Pourroy Road and Pat Road extend into the southern portion of the northeast and elevations ranging from 1400 to 1428 feet above sea level. The eastern portion is covered by vegetation. A large pile of rocks and small boulders have been located near the western boundary.

## **II. APPLICABLE GENERAL PLAN AND ZONING REGULATIONS**

### **A. General Plan Elements/Policies:**

- 1. Land Use:** The project implements Policy LU 4.1, requiring new developments to be located and designed to visually enhance, not degrade the character of the surrounding area. The proposed project is consistent with the Community Development: Low Density Residential (CD: LDR) (1/2 Acre Minimum) land use designation and all other applicable land use policies within the General Plan.
- 2. Circulation:** The project is located adjacent to Winchester Road. Adequate circulation facilities exist and will serve the proposed project upon approval of improvement plans. The proposed project meets with all applicable circulation policies of the General Plan.
- 3. Multipurpose Open Space:** No natural open space land was required to be preserved within the boundaries of this project. The project is not within an MSHCP Criteria Area or cell. The proposed project meets with all other applicable Multipurpose Open Space element policies.
- 4. Safety:** The proposed project is not located within a special hazard zone (including FEMA flood zone, fault zone, high fire hazard area, area with low liquefaction potential, etc.). The proposed project has allowed for sufficient provision of emergency response services to the future residents of this project through the project design and payment of development impact fees. The proposed project meets with all other applicable Safety element policies.
- 5. Noise:** Sufficient mitigation against any foreseeable noise sources in the area has been provided for in the design of the project. The proposed project meets all other applicable Noise element policies.
- 6. Housing:** The project does not impact housing.
- 7. Air Quality:** The proposed project has been conditioned to control any fugitive dust during grading and construction activities. The proposed project meets all other applicable Air Quality Element policies.

**B. General Plan Area Plan(s):** Southwest

**C. Foundation Component(s):** Community Development (CD)

**D. Land Use Designation(s):** Low Density Residential (LDR) (1/2 Acre Minimum)

**E. Overlay(s), if any:** N/A

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

### G. Adjacent and Surrounding:

1. **Area Plan(s):** Southwest Area Plan
2. **Foundation Component(s):** Community Development (CD) to the east, west and south, Rural to the north, and Open Space to the south.
3. **Land Use Designation(s):** Low Density Residential (LDR) (1/2 Acre Minimum) to the west, Rural Residential (RR) (5 Acre Minimum) to the north, Medium Density Residential (MDR) (2-5 Dwelling Units Per Acre) to the east, and Community Development: Medium Density Residential (CD:MDR) (2-5 Dwelling Units Per Acre) and Open Space: Conservation (OS:C) to the south.
4. **Overlay(s):** N/A
5. **Policy Area(s), if any:** Highway 79 Policy Area

### H. 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

I. **Existing Zoning:** Rural Residential (R-R)

J. **Proposed Zoning, if any:** General Commercial (C-1 & C-P)

K. **Adjacent and Surrounding Zoning:** The project site is surrounded by properties which are zoned Rural Residential (R-R) to the north, south and west and Specific Plan No. 286, Winchester 1800 to the east and south and One-Family Dwellings (R-1) 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"/> Public Services                    |
| <input type="checkbox"/> Agriculture Resources           | <input checked="" type="checkbox"/> Hydrology/Water Quality | <input type="checkbox"/> Recreation                         |
| <input type="checkbox"/> Air Quality                     | <input type="checkbox"/> Land Use/Planning                  | <input checked="" type="checkbox"/> Transportation/Traffic  |
| <input checked="" type="checkbox"/> Biological Resources | <input type="checkbox"/> Mineral Resources                  | <input type="checkbox"/> Utilities/Service Systems          |
| <input checked="" type="checkbox"/> Cultural Resources   | <input type="checkbox"/> Noise                              | <input type="checkbox"/> Other                              |
| <input checked="" type="checkbox"/> Geology/Soils        | <input type="checkbox"/> Population/Housing                 | <input type="checkbox"/> Mandatory Findings of Significance |

### IV. DETERMINATION

On the basis of this initial evaluation:

**A PREVIOUS ENVIRONMENTAL IMPACT REPORT/NEGATIVE DECLARATION WAS NOT PREPARED**

- |  |
|--|
| <input type="checkbox"/> I find that the proposed project <b>COULD NOT</b> have a significant effect on the environment, and a <b>NEGATIVE DECLARATION</b> will be prepared. |
| <input checked="" type="checkbox"/> I find that although the proposed project could have a significant effect on the environment, there                                      |

will not be a significant effect in this case because revisions in the project, described in this document, have been made or agreed to by the project proponent. **A MITIGATED NEGATIVE DECLARATION** will be prepared.

☐ 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

September 9, 2009  
Date

Kinika Hesterly  
Printed Name

For Ron Goldman, 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
<b>AESTHETICS</b> Would the project				
<b>1. Scenic Resources</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
a) Have a substantial effect upon a scenic highway corridor within which it is located?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings and unique or landmark features; obstruct any prominent scenic vista or view open to the public; or result in the creation of an aesthetically offensive site open to public view?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source: Riverside County General Plan Figure C-7 "Scenic Highways"

### Findings of Fact:

a) The project site is located adjacent to Winchester Road. The General Plan indicates that the project is not located within a designated scenic corridor; therefore the project will have no impact.

b) The proposed project will not substantially damage scenic resources, including, but not limited to, trees, and unique or landmark features, open to the public, as these features do not exist on the project site. The character of the area is a mix of single family residences and vacant land. The project proposes a commercial center which will serve the general area. The new buildings are architecturally enhanced. Therefore, the proposed project would be consistent with the area and would not create an aesthetically offensive project. Therefore, the impact is considered less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

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



Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Source: GIS database, Ord. No. 655 (Regulating Light Pollution)

Findings of Fact:

a) According to the RCIP, the project site is located 22.58 miles away from the Mt. Palomar Observatory; which is within the designated 45-mile (ZONE B) Special Lighting Area that surrounds the Mt. Palomar Observatory. Ordinance No. 655 contains approved materials and methods of installation, definition, general requirements, requirements for lamp source and shielding, prohibition and exceptions. With incorporation of project lighting requirements of the Riverside County Ordinance No. 655 into the proposed project, this impact will be reduced to a less than significant impact. Any project subject to Ordinance No. 655 will be conditioned for compliance; as no unique mitigation measures are identified, no additional mitigation is required.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**3. Other Lighting Issues**

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

☐
☐
☒
☐

b) Expose residential property to unacceptable light levels?

☐
☐
☒
☐

Source: On-site Inspection, Project Application Description

Findings of Fact:

a) & b) The proposed project will introduce new sources of light which includes exterior building illumination, indoor lighting, and parking lot lighting. During the day, lighting has a limited potential to impact views; potential impacts from glare would be the primarily occur from reflective building surfaces. However, the proposed project would not include large, uninterrupted expanses of glass and/or any other highly reflective material. Therefore, the proposed project will not result in substantial glares which would adversely affect the daytime views in the area.

Nighttime views could be impacted from new light and glare in a previously undeveloped area. The project will be required to comply with County Ordinance 655, which restricts lighting hours, types, and techniques of lighting. Ordinance 655 requires the use of low pressure sodium fixtures and requires hooded fixtures to prevent spillover light or glare. As a result, compliance with Ordinance 655 will reduce the potential impact to the surrounding residences to less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>AGRICULTURE RESOURCES</b> Would the project				
<b>4. Agriculture</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland) as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Conflict with existing agricultural use, or a Williamson Act (agricultural preserve) contract (Riv. Co. Agricultural Land Conservation Contract Maps)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Cause development of non-agricultural uses within 300 feet of agriculturally zoned property (Ordinance No. 625 "Right-to-Farm")?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

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

Findings of Fact:

a) The project is located within the boundaries of land designated as Prime Farmland and Farmland of Local Importance (designated farmland) - as designated by the most recent version of the Important Farmland Map (as prepared by the California Department of Conservation, Farmland Mapping and Monitoring Program). The General Plan Land Use designation has already been analyzed and addressed through the General Plan EIR and by the Board of Supervisors, which found that there were no feasible mitigation measures or alternatives that could have satisfied the loss of Prime Farmland. Therefore, the Board of Supervisors adopted findings of overriding considerations on October 7, 2003. Pursuant to CEQA Guidelines Section 15162 (a) the project will not result in any new significant environmental effects not identified in the General Plan EIR, nor will it substantially increase the severity of the environmental effects identified in the General Plan EIR. In addition, no considerably different mitigation measures have been identified and no mitigation measures found infeasible have become feasible. As a result, no further environmental documentation for the loss of Prime Farmland is required for this project. There will be a less than significant impact.

b) The project will not conflict with an existing agricultural use, as it is not located within an Agricultural Preserve, or subject to a Williamson Act contract. The project site is currently vacant but proposes 160,680 square feet of building area to be used for commercial purposes. Therefore, there will be no impact.

c) Although the project proposes commercial uses, there are no agriculturally zoned properties within 300 feet of the project site. Therefore, there will be no impact.

d) The project will not involve other changes in the existing environment which, due to their location or nature, would result in conversion of Farmland, to non-agricultural use. There will be no impact.

Mitigation: No mitigation measures are required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Monitoring: No monitoring measures are required.

**AIR QUALITY** Would the project

**5. Air Quality Impacts**

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

☐ ☐ ☒ ☐

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

☐ ☐ ☒ ☐

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

☐ ☐ ☒ ☐

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

☐ ☐ ☒ ☐

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

☐ ☐ ☐ ☒

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

☐ ☐ ☐ ☒

Source: SCAQMD CEQA Air Quality Handbook Table 6-2

Findings of Fact: Appendix G of the current State CEQA Guidelines indicates that a project will significantly impact air quality if the project violates any ambient air quality standard, contributes substantially to an existing air quality violation, or exposes sensitive receptors to substantial pollutant concentrations.

a) The project site is located in the South Coast Air Basin (SCAB). The South Coast Air Quality Management District (SCAQMD) Governing Board adopted its most recent Air Quality Management Plan (AQMP) for the SCAB on August 1, 2003. The AQMP is a plan for the regional improvement of air quality. As part of adoption of the County's General Plan in 2003, the General Plan EIR (SCH No. 2002051143) analyzed the General Plan growth projections for consistency with the AQMP and concluded that the General Plan is consistent with the SCAQMD's AQMP. The project is consistent with the County General Plan and would therefore be consistent with the SCAQMD's AQMP.

b) & c) The South Coast Air Basin (SCAB) is in a non-attainment status for federal ozone standards, federal carbon monoxide standards, and state and federal particulate matter standards. Any development in the SCAB, including the proposed Project, would cumulatively contribute to these pollutant violations.

The project is consistent with the General Plan and the Southwest Area Plan land use designations. The General Plan (2003) is a policy document that reflects the County's vision for the future of Riverside County. The General Plan is organized into eight separate elements, including an Air Quality Element. The purpose of the Air Quality Element is to protect County residents from the harmful effects of poor air quality. The Air Quality Element identifies goals, policies, and programs that

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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are meant to balance actions regarding land use, circulation, and other issues with their potential effects on air quality. The Air Quality Element, in conjunction with local and regional air quality planning efforts, addresses ambient air quality standards set forth by the Federal Environmental Protection Agency (EPA) and the California Air Resources Board (CARB). Potential air quality impacts resulting from the proposed Project would not exceed emissions projected by the Air Quality Element. The County is charged with implementing the policies in the General Plan Air Quality Element, which are focused on reducing concentrations of criteria pollutants, reducing negative impacts to sensitive receptors, reducing mobile and stationary pollutant sources, increasing energy conservation and efficiency, improving the jobs to housing balance, and facilitating multi-jurisdictional coordination for the improvement of air quality.

Implementation of the project would not impact air quality beyond the levels documented in EIR No. 441 prepared for the General Plan. The project would impact air quality in the short-term during construction and in the long-term through operation. Construction activities associated with the Project would result in emissions of carbon monoxide (CO), volatile organic gases (VOC), nitrogen dioxide (NOX), particulate sulfate (SOX) and particulate matter (PM10 and PM2.5). Construction emissions are expected from the use of construction equipment (including heavy diesel trucks) and fugitive dust (associated with site preparation and equipment travel on paved and unpaved roads). Construction emissions would occur in close proximity to the disturbance area, but some spillover into the surrounding community may occur. In accordance with standard county requirements, dust control measures and maintenance of construction equipment shall be utilized on the property to limit the amount of particulate matter generated. These are standard requirements and are not considered mitigation pursuant to CEQA.

The proposed project would primarily impact air quality through increased automotive emissions. Single projects typically do not generate enough traffic and associated air pollutants to violate clean air standards or contribute enough air pollutants to be considered a cumulatively considerable significant impact. Operational impacts associated with the project would be expected to result in emissions of VOC, NOX, CO, PM10, PM2.5 and SOX. Operational emissions would result from vehicle emissions, fugitive dust associated with vehicle travel, combustion emissions associated with natural gas use, emission related to electricity generation, and landscape equipment maintenance emissions. In the long term, emissions of VOC, NOX, CO, PM10 and PM2.5 and could exceed SCAQMD significance thresholds (in pounds per day). In addition, another potential impact is emissions from the project that may contribute to green house gases (GHGs) and therefore to global climate change. An individual project cannot generate enough GHG emissions to individually influence global climate change. However, the project may have an incremental contribution to cumulative GHG emissions. To date, no Federal, State, or project area local agencies have developed thresholds against which a proposed project can be evaluated to assist lead agencies in determining whether or not the proposed project is significant. In accordance with CEQA Guidelines (section 15064 (h) (3)) a project's incremental contribution to a cumulative impact may be considered less than significant if the Project will comply with a mitigation program that addresses the impact. The project will primarily impact GHGs by emissions of carbon dioxide in the form of vehicle exhaust and use of electricity. However, with compliance with standard requirements for use of low VOC paints and compliance with California Energy Commission Title 24 requirements for building energy efficiency, direct and cumulative air quality impacts would be reduced to a level below significance. These are standard requirements and are not considered mitigation pursuant to CEQA. Therefore, the impact is considered less than significant.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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d) A sensitive receptor is a person in the population who is particularly susceptible to health effects due to exposure to an air contaminant than is the population at large. Sensitive receptors (and the facilities that house them) in proximity to localized CO sources, toxic air contaminants or odors are of particular concern. High levels of CO are associated with major traffic sources, such as freeways and major intersections, and toxic air contaminants are normally associated with manufacturing and commercial operations. Land uses considered to be sensitive receptors include long-term health care facilities, rehabilitation centers, convalescent centers, retirement homes, residences, schools, playgrounds, child care centers, and athletic facilities. A commercial center is not considered a substantial point source emitter; therefore, the impact is considered less than significant.

e) Surrounding land uses do not include significant localized CO sources, toxic air contaminants, or odors. A commercial center is not considered a substantial point source emitter or a sensitive receptor.

f) The project will not create objectionable odors affecting a substantial number of people.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

#### **BIOLOGICAL RESOURCES** Would the project

##### **6. Wildlife & Vegetation**

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

☐ ☐ ☒ ☐

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

☐ ☐ ☒ ☐

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

☐ ☒ ☐ ☐

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

☐ ☐ ☒ ☐

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

☐ ☐ ☐ ☒

f) Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool,

☐ ☐ ☐ ☒

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
coastal, etc.) through direct removal, filling, hydrological interruption, or other means?				
g) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: GIS database, WRCMSHCP, On-site Inspection

Findings of Fact:

- a) The project site will not conflict with the provisions of an adopted Habitat Conservation Plan or other approved local, regional, or state conservation plan. Therefore, the impact is considered less than significant.
- b) The project is not anticipated to 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). Therefore, the impact is considered less than significant.
- c) The project is located in an MSHCP cell area, however, the cell area is not a conservation area. The project has been conditioned to provide a copy of the landscape plan to the County Biologist to ensure no invasive species will be utilized (Plot Plan No. 24054, COA. EPD. 1). Due to the possibility of burrowing owls located within the project vicinity, the project has been conditioned to conduct a pre-construction presence/absence survey for the burrowing owl prior to issuance of a grading permit (Plot Plan No. 24054, COA 60. EPD. 2). Therefore, the impact is considered less than significant with mitigation incorporated.
- d) The project is not anticipated to interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident migratory wildlife corridors, or impede the use of native wildlife nursery sites. Therefore, the impact is considered less than significant.
- e) The project site will not have a substantial adverse effect on riparian or riverine habitat as identified by local or regional plans, policies, or regulations. Therefore, there is no impact.
- f) The project site does not contain wetlands, including, but not limited to, marsh, vernal pool, or coastal. Therefore, there is no impact.
- g) The project does not contain oak trees and will not conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance. Therefore, there is no impact.

Mitigation: The project has been conditioned to cause a review of the landscaping that will be used (Plot Plan No. 24054, COA. EPD. 1) to verify compliance with the MSHCP and to conduct a pre-construction presence/absence survey for the burrowing owl prior to issuance of a grading permit (Plot Plan No. 24054, COA 60. EPD. 2).

Monitoring: Monitoring shall be conducted by the Environmental Programs Department during the Building and Safety Plan Check process.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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## **CULTURAL RESOURCES** Would the project

<b>7. Historic Resources</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
a) Alter or destroy an historic site?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input checked="" type="checkbox"/>

Source: On-site Inspection, Project Application Materials

### Findings of Fact:

a-b) The project site is not considered a historic site as there are no existing buildings on-site, and the project is not anticipated to cause an adverse change in the significance of a historical resource. Therefore, there is no impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

<b>8. Archaeological Resources</b>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
a) Alter or destroy an archaeological site.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input 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 type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Project Application Materials

### Findings of Fact:

a-b) As a result of archaeological investigation (PD-A-4572R1) and information submitted by the Soboba and of Luiseno Indians and the Pechanga Band of Luiseno Indians, archaeological monitoring is required for this project. Prior to the issuance of grading permits, the developer/permit holder shall retain and enter into a monitoring and mitigation service contract with a qualified Archaeologist for services. This professional shall be known as the "Project Monitor." The Project Monitor shall be included in the pre-grade meetings to provide cultural/historical sensitivity training including the establishment of set guidelines for ground disturbance in sensitive areas with the grading contractors and special interest monitors. The Project Monitor shall manage and oversee monitoring for all initial ground disturbing activities and excavation of each portion of the project site including clearing, grubbing, tree removals, grading, trenching, stockpiling of materials, rock crushing, structure demolition and etc. The Project Monitor shall have the authority to temporarily divert, redirect or halt the ground disturbance activities to allow identification, evaluation, and potential recovery of cultural resources in coordination with the special interest monitors. The developer/permit holder shall submit

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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a fully executed copy of the contract to the Riverside County Planning Department to ensure compliance with this condition of approval (Plot Plan No. 24054, COA 60.PLANNING.4).

As a result of archaeological investigation (PD-A-4572R1) and information submitted by the Soboba Band of Luiseno Indians and the Pechanga Band of Luiseno Indians, tribal monitoring is required for this project. Prior to the issuance of grading permits, the developer/permit holder shall enter into contract and retain a monitor(s) designated by the Soboba Band of Luiseno Indians and the Pechanga Band of Luiseno Indians. This group shall be known as the Special Interest Monitor (SI Monitor) for this project. The contract shall address the treatment and ultimate disposition of cultural resources which may include repatriation and/or curation in a Riverside County approved curation facility. The SI Monitors shall be on-site during all initial ground disturbing activities and excavation of each portion of the project site including clearing, grubbing, tree removals, grading, trenching, stockpiling of materials, rock crushing, structure demolition and etc. The SI Monitors shall have the authority to temporarily divert, redirect or halt the ground disturbance activities to allow identification, evaluation, and potential recovery of cultural resources in coordination with the appropriate Cultural Resources Professional such as an Archaeologist, Historic Archaeologist, Architectural Historian and/or Historian (Plot Plan No. 24054, COA 60.PLANNING.5). Therefore, the impact is considered less than significant with mitigation incorporated.

c) The project is not anticipated to disturb human remains; however, the project has been conditioned that if human remains are encountered, State Health and Safety Code Section 7050.5 states that no further disturbance shall occur until the County Coroner has made the necessary findings as to origin. Further, pursuant to Public Resources Code Section 5097.98 (b), remains shall be left in place and free from disturbance until a final decision as to the treatment and their disposition has been made. If the Riverside County Coroner determines the remains to be Native American, the Native American Heritage Commission shall be contacted within the period specified by law. Subsequently, the Native American Heritage Commission shall identify the "Most Likely Descendant." The Most Likely Descendant shall then make recommendations and engage in consultation with the County and the property owner concerning the treatment of the remains as provided in Public Resources Code Section 5097.98. Human remains from other ethnic/cultural groups with recognized historical associations to the project area shall also be subject to consultation between appropriate representatives from that group and the County Planning Director (Plot Plan No. 24054, COA 10. PLANNING. 3). This is a standard condition of approval and is not considered unique mitigation pursuant to CEQA. Therefore, the impact is considered less than significant.

d) The project site is not used for religious or sacred uses; therefore, there is no impact.

**Mitigation:** Prior to the issuance of grading permits, the developer/permit holder shall retain and enter into a monitoring and mitigation service contract with a qualified Archaeologist for services (Plot Plan No. 24054, COA 60.PLANNING.4), and the developer/permit holder shall enter into contract and retain a monitor(s) designated by the Soboba Band of Luiseno Indians and the Pechanga Band of Luiseno Indians (Plot Plan No. 24054, COA 60.PLANNING.5).

**Monitoring:** Mitigation monitoring shall occur through the Building & Safety Plan Check Process.

## 9. Paleontological Resources

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

<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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feature?

Source: RCLIS

Findings of Fact:

a) This site is indicated in RCLIS as having a low potential for paleontological resources (fossils). The project is not likely to directly or indirectly destroy a unique paleontological resource, site, or unique geologic feature. The project is also being reviewed by the County Paleontologist who will condition the project according to the research results. The impact is considered less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**GEOLOGY AND SOILS** Would the project

**10. Alquist-Priolo Earthquake Fault Zone or County Fault Hazard Zones**

☐ ☐ ☒ ☐

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

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

☐ ☐ ☒ ☐

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

Findings of Fact:

a) & b) The project site does not lie within a State of California Earthquake Fault Hazard Zone (formerly called an Alquist-Priolo Special Studies Zone). In addition, there are no active faults know to cross the site; therefore, the possibility of damage due to ground rupture is considered less than significant. The principal seismic hazard that could affect the site is ground shaking resulting from an earthquake occurring along several major active or potentially active faults in southern California. California Building Code (CBC) requirements pertaining to development will mitigate the potential impact to less than significant. As CBC requirements are applicable to all development, they are not considered mitigation for CEQA implementation purposes.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**11. Liquefaction Potential Zone**

☐ ☐ ☐ ☒

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

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Source: RCLIS

Findings of Fact:

a) According to RCLIS, the project site is located in an area with low potential for liquefaction. Therefore, there impact is considered less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**12. Ground-shaking Zone**

Be subject to strong seismic ground shaking?

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☐
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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) There are no known active or potentially active faults that traverse the site and the site is not located within an Alquist-Priolo Earthquake Fault Zone. The principal seismic hazard that could affect the site is ground shaking resulting from an earthquake occurring along several major active or potentially active faults in southern California. California Building Code (CBC) requirements pertaining to development will mitigate the potential impact to less than significant. As CBC requirements are applicable to all development, they are not considered mitigation for CEQA implementation purposes.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**13. Landslide Risk**

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

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☐
☒
☐

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

Findings of Fact: According to the General Plan Figure, the project site is located in an area of low to locally moderate susceptibility to seismically induced landslides and rockfalls. The project will be required to implement the site-specific recommendations in the Geological Soils Report. These site-specific recommendations address temporary and permanent slopes, drainage, site preparation including any structural removals, compaction, utility trenches, fill materials, Soils observation, post-tensioned foundation and slab systems, preliminary foundations design parameters, slab-on-grade, settlement considerations, retaining walls, seismic coefficients, corrosion, and preliminary pavement design parameters. Therefore, impacts are considered less than significant.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

#### 14. Ground Subsidence

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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a) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in ground subsidence?

Source: RCLIS

Findings of Fact:

a) The project site is located in an area susceptible to subsidence, but not located near any documented areas of subsidence. California Building Code (CBC) requirements pertaining to development will mitigate the potential impact to less than significant. As CBC requirements are applicable to all development, they are not considered mitigation for CEQA implementation purposes.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

#### 15. Other Geologic Hazards

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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a) Be subject to geologic hazards, such as seiche, mudflow, or volcanic hazard?

Source: On-site Inspection, Project Application Materials

a) The project site is not located near any large bodies of water or in a known volcanic area; therefore, the project site is not subject to geologic hazards, such as seiche, mudflow, or volcanic hazard. The project will be required to implement the site-specific recommendations in the Geological Soils Report. The impact is less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

#### 16. Slopes

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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a) Change topography or ground surface relief features?

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

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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c) Result in grading that affects or negates subsurface sewage disposal systems?

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

Findings of Fact:

a) - c) The project site is currently vacant. The construction of the commercial shopping center will slightly alter the topography of the site. The project proposes to grade the slopes to be similar to the natural slopes of the project site. The project does not propose cut or fill slopes greater than 2:1 or higher the 10 feet. The project will not result in grading that affects or negates subsurface sewage disposal systems. The project will have a less than significant impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**17. Soils**

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

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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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 checked="" type="checkbox"/>	<input type="checkbox"/>
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Source: U.S.D.A. Soil Conservation Service Soil Surveys, Project Application Materials, On-site Inspection

Findings of Fact:

a) The development of the project site may have the potential to result in soil erosion during grading and construction. Standard Conditions of Approval will be issued regarding soil erosion that will further ensure protection of public health, safety, and welfare upon final engineering of the project and are not considered mitigation for CEQA implementation purposes.

b) The project may be located on expansive soil; however, California Building Code (CBC) requirements pertaining to commercial development will mitigate the potential impact to less than significant. As CBC requirements are applicable to all development, they are not considered mitigation for CEQA implementation purposes.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**18. Erosion**

a) Change deposition, siltation, or erosion that may modify the channel of a river or stream or the bed of a lake?

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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b) Result in any increase in water erosion either on or off site?

<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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Source: U.S.D.A. Soil Conservation Service Soil Surveys

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

a) Implementation of the proposed project will involve grading and various construction activities. Standard construction procedures, and federal, state and local regulations implemented in conjunction with the site's storm water pollution prevention plan (SWPPP) and its Best Management Practices (BMPs) required under the National Pollution Discharge System (NPDES) general construction permit, will minimize potential for erosion during construction. These practices will keep substantial amounts of soil material from eroding from the project site and prevent deposition within receiving waters located downstream. The project will have a less than significant impact.

b) The potential for on-site erosion will increase due to grading and excavating activities during the construction phase. However, temporary erosion control measures shall be implemented immediately following rough grading to prevent deposition of debris onto downstream properties or drainage facilities. Plans showing these measures shall be submitted to the Flood Control District for review (Plot Plan No. 24054, COA 60.FLOOD. RI. 3). The project will have a less than significant impact with mitigation incorporated.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

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

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

Source: Riverside County General Plan Figure S-8 "Wind Erosion Susceptibility Map," Ord. 460, Sec. 14.2 & Ord. 484

Findings of Fact:

a) The project site lies within a moderate area of wind erosion. The project will decrease the amount of exposed dirt, which is subject to wind erosion, with the incorporation of concrete, asphalt, and landscaping. No changes will be made on adjacent properties that would increase wind erosion offsite that would impact this project. Current levels of wind erosion on adjacent properties that would impact this site are considered less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**HAZARDS AND HAZARDOUS MATERIALS** Would the project

**20. Hazards and Hazardous Materials**

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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 checked="" type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input type="checkbox"/>

Source: Project Application Materials

Findings of Fact:

a) The proposed project should not create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials. However, the facility will require a business emergency plan for the storage of hazardous materials greater than 55 gallons, 200 cubic feet or 500 pounds, or any acutely hazardous materials or extremely hazardous substances (Plot Plan No. 24054, COA 90. E Health. 1). The project has been conditioned that if further review of the site indicates additional environmental health issues, the Hazardous Materials Management Division reserves the right to regulate the business in accordance with applicable Ordinances (Plot Plan No. 24054, COA 90. E Health. 2). These are standard conditions of approval and are not considered unique mitigation pursuant to CEQA. Therefore, the impact is considered less than significant.

In addition, during construction, hazardous materials such oil, diesel fuel, and gasoline may be transported to and used at the project site. The California State Department of Toxic Substances Control (DTSC) operates programs for proper hazardous waste disposal and transport and takes enforcement actions against those who mishandle or dispose of hazardous wastes improperly. The Riverside County Department of Environmental Health, also requires licensed hazardous waste haulers to collect and transport hazardous wastes. Compliance with the requirements of the California State Department of Toxic Substances Control and the Riverside County Department of Environmental Health would reduce the impact to less than significant levels. Compliance with the requirements of the California DTSC and Riverside County of Environmental Health is not considered unique mitigation pursuant to CEQA.

b) The proposed project is not anticipated to result in 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. The project has been conditioned by Environmental Health to have a business emergency plan for the storage of hazardous materials greater than 55 gallons, 200 cubic feet, or 500 pounds, or for any acutely hazardous materials or extremely hazardous substances (Plot Plan No. 24054, COA 90. E Health. 1). This is a standard condition of approval and is not considered unique mitigation pursuant to CEQA. Therefore, the impact is considered less than significant.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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(c) The Riverside County General Plan includes a Standardized Emergency Management System Multi-Hazard Functional Plan that establishes the responsibilities of the various County agencies in times of a disaster. As the proposed project would not prohibit any of the Plan's policies from being enacted in the event of an emergency, the project will not interfere with the establishment and maintenance of this plan. Therefore, implementation of the proposed project is not expected to hamper or create any significant impact on the ability of the County to implement disaster plans in the event of an emergency. Impacts are considered less than significant.

(d) No portions of the proposed project are within a quarter-mile of a school site nor will the project emit hazardous emissions or handle acutely hazardous materials. No Impacts are anticipated.

(e) The project is not 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.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

<b>21. Airports</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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) The project site is not located within the vicinity of any public or private airport; therefore, the project will not result in an inconsistency with an Airport Master Plan.

(b) The project site is not located within the vicinity of any public or private airport; therefore will not require review by the Airport Land Use Commission.

(c) The project is not located within an airport land use plan and would not result in a safety hazard for people residing or working in the project area.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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(d) The project is not within the vicinity of a private airstrip, or heliport and would not result in a safety hazard for people residing or working in the project area.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

## 22. Hazardous Fire Area

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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a) Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?

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

a) According to the General Plan, the proposed project site is not located within a hazardous fire area, nor is it located within a high fire area according to RCLIS. The proposed project will not expose people or structures to a significant risk of loss, injury or death involving wild land fires, including where wild lands are adjacent to urbanized areas or where residences are intermixed with wild lands. The project will have a less than significant impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

## HYDROLOGY AND WATER QUALITY Would the project

### 23. Water Quality Impacts

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

b) Violate any water quality standards or waste discharge requirements?

<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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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"/>
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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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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e) Place housing within a 100-year flood hazard area, as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
f) Place within a 100-year flood hazard area structures which would impede or redirect flood flows?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g) Otherwise substantially degrade water quality?	<input type="checkbox"/>	<input type="checkbox"/>	<input 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 and odors)?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

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

Findings of Fact:

a) A drainage area of approximately 27-acres is tributary to the north boundary of the site. Along the western boundary of the site, a 15-acre drainage area is tributary to the northwest intersection of Pourroy Road and Koon Street/Flossie Way along with a 10-acre watershed tributary to the northwest corner of Pourroy Road and Ruft Road. Tract 30599, located southwest of the site, constructed some drainage infrastructure in Pat Road and Pourroy Road. There are also some existing culverts located in Winchester Road which convey runoff from the west to the east side of Winchester Road. The Flood Control District's French Valley Channel (District Project No. 7-0-00205) is located just east of Winchester Road. A study titled "Preliminary Hydrology and Hydraulics Study for Pinnacle Winchester Plaza" prepared for the project by JCL Engineering and Consulting, Inc., dated February 12, 2008, was submitted to the Flood Control District for review with the Fast Track. The study's drainage plan proposes to collect the runoff into a storm drain at the north boundary of the site and convey those flows easterly in Koon Street, then southerly through the development to Pourroy Road and finally easterly in Pourroy Road/Albelia Street before discharging these flows into French Valley Channel. French Valley Channel is considered an adequate outlet and no mitigation for increased runoff resulting from this development is required. This facility shall be designed to collect and convey runoff based on a 'developed' condition of the tributary area. Due to the size of this proposed storm drain, it is likely that once it is constructed, the Flood Control District would be responsible for the operation and maintenance of this facility and therefore this facility will be designed and constructed to Flood Control District standards. If this facility will be Flood Control District maintained, the inlet for this facility shall be designed and constructed to Flood Control District standards and an access road with a turnaround for maintenance purposes from Koon Street to the inlet shall be provided. This may result in additional offsite easements or property to be acquired by the developer. It is proposed to collect the runoff tributary to the intersection of Pourroy Road and Ruft Road in a storm drain which discharges flows into the major storm drain that runs through the development. This inlet/storm drain cuts off a substantial amount of runoff tributary to the portion of the development located on the southwest side of Pourroy Road. It is proposed that flows tributary to the intersection of Pourroy Road and Koon Street/Flossie Way be conveyed southerly and adjacent to Pourroy Road to the inlet at Pourroy Road and Ruft Road. Additional drainage facilities may be necessary if these flows cannot be conveyed safely within road right of way or impact the adjacent properties. A preliminary project-specific Water Quality Management Plan (WQMP) was also submitted for review. In order to mitigate the development's impact on water quality, it is proposed to grade the site to create several drainage subareas with each subarea draining to a porous landscape detention (PLD) facility located throughout the parking areas. Runoff from each subarea is collected and treated in these facilities and then conveyed downstream. Each PLD shall be designed to treat the pollutants of concern for each tributary subarea or additional mitigation features may be necessary. Standard conditions have been imposed to ensure that the project does not substantially alter the existing drainage pattern of the site

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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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. These conditions are not considered unique mitigation pursuant to CEQA. Therefore, the impact is considered less than significant.

b) The project has been conditioned prior to grading permit issuance to submit copies of the improvement plans, grading plans, BMP improvement plans and any other necessary documentation along with supporting hydrologic and hydraulic calculations shall be submitted to the Flood Control District for review (Plot Plan No. 24054, COA 60. FLOOD RI. 2), and provide temporary erosion control (Plot Plan No. 24054, COA 60. FLOOD RI. 3). In addition, prior to grading permit issuance, a copy of the project specific WQMP shall be submitted to the Flood Control District for review and approval (Plot Plan No. 24054, COA 60. FLOOD RI. 9). All proposed BMP's shall be shown on the grading plan (Plot Plan No. 24054, COA 60. FLOOD RI. 2). To ensure that the public is not unduly burdened with future costs, prior to final approval or recordation of this case, the Flood Control District will require an acceptable financial mechanism to be implemented to provide for maintenance of the drainage facilities (Plot Plan No. 24054, COA 10. FLOOD RI. 13). Therefore, the impact is considered less than significant with mitigation incorporated.

Additionally, the project has been conditioned to provide to the Building and Safety Department evidence of compliance with the N.P.D.E.S. (National Pollutant Discharge Elimination System) requirement and to obtain a construction permit from the State Water Resource Control Board (SWRCB) prior to issuance of any grading or construction permit. The permit requirement applies to grading and construction sites of "ONE" acre or larger (the project site is 23.66 acres). The owner/operator would comply by submitting a "Notice of Intent" (NOI), develop and implement a Storm Water Pollution Prevention Plan (SWPPP) and a monitoring program and reporting plan for the construction site. Therefore, the impact is considered less than significant with mitigation incorporated.

c) The project will not 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. Therefore, the impact is considered less than significant.

d) The development of this site will adversely impact downstream property owners by increasing the rate and volume of flood flows. To mitigate this impact, the developer has proposed a detention basin. The project has been conditioned prior to grading permit issuance to submit copies of the plans for the basin and any other necessary documentation along with supporting hydrologic and hydraulic calculations shall be submitted to the Flood Control District for review (Plot Plan No. 24054, COA 60. FLOOD RI. 2). In addition, prior to grading permit issuance, a copy of the project specific WQMP shall be submitted to the Flood Control District for review and approval (Plot Plan No. 24054, COA 60. FLOOD RI. 9). All proposed BMP's shall be shown on the grading plan (Plot Plan No. 24054, COA 60. FLOOD RI. 2). Therefore, the impact is considered less than significant with mitigation incorporated.

e) The project site is not located within a 100-year flood hazard area. Therefore, the proposed project shall not place housing within a 100-year flood hazard area. Therefore, there is no impact.

f) The project site is not located within a 100-year flood hazard area. Therefore, the proposed project shall not place structures within a 100-year flood hazard area. Therefore, there is no impact.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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g) The proposed project is not anticipated to otherwise substantially degrade water quality. To avoid the substantial degradation of water quality, the project has been conditioned prior to the issuance of any grading or construction permits, to comply with the National Pollutant Discharge Elimination System, by developing and implementing a storm water pollution prevention plan, as well as a monitoring program and reporting plan for the construction site. The project has also been conditioned to submit a Final Water Quality Management Plan prior to grading permit issuance for review and approval. The WQMP addresses post-development water quality impacts from new development and re-development projects. These are standard conditions of approval and are not considered unique mitigation pursuant to CEQA. Therefore, the impact is considered less than significant.

h) The proposed project will include the construction of new or retrofitted stormwater Treatment Control Best Management Practices (BMPs) (e.g. water quality treatment basins, constructed treatment wetlands). The project will include a detention basin. Prior to grading permit issuance, a copy of the improvement plans, grading plans, BMP improvement plans and any other necessary documentation along with supporting hydrologic and hydraulic calculations shall be submitted to the Flood Control District for review. The plans must receive Flood Control District approval prior to the issuance of grading permits to ensure that the operation of the BMP's shall not result in significant environmental effects (Plot Plan No. 24054, COA 60. FLOOD RI. 2). The infiltration trench/bio swales will require maintenance by a public agency or commercial property owners association. To ensure that the public is not unduly burdened with future costs, prior to final approval or recordation of this case, the Flood Control District will require an acceptable financial mechanism to be implemented to provide for maintenance drainage facilities (Plot Plan No. 24054, COA 10. FLOOD RI. 13). Therefore, the impact is considered less than significant with mitigation incorporated.

**Mitigation:** Prior to grading permit issuance, a copy of the improvement plans, grading plans, BMP improvement plans and any other necessary documentation along with supporting hydrologic and hydraulic calculations shall be submitted to the Flood Control District for review. The plans must receive Flood Control District approval prior to the issuance of grading permits to ensure that the operation of the BMP's shall not result in significant environmental effects (Plot Plan No. 24054, COA 60. FLOOD RI. 2). The infiltration trench/bio swales will require maintenance by a public agency or commercial property owners association. To ensure that the public is not unduly burdened with future costs, prior to final approval or recordation of this case, the Flood Control District will require an acceptable financial mechanism to be implemented to provide for maintenance of the infiltration trench/bio swales (Plot Plan No. 24054, COA 10. FLOOD RI. 13). Therefore, the impact is considered less than significant with mitigation incorporated.

**Monitoring:** Monitoring shall be conducted by the Riverside County Flood Control District during the Building and Safety Plan Check process.

## 24. Floodplains

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

NA - Not Applicable ☐ U - Generally Unsuitable ☐ R - Restricted ☐

a) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner that would

☐ ☐ ☒ ☐

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
result in flooding on- or off-site?				
b) Changes in absorption rates or the rate and amount of surface runoff?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam (Dam Inundation Area)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Changes in the amount of surface water in any water body?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

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

**Findings of Fact:**

a) Standard conditions have been imposed to ensure that the project does not 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. These conditions are not considered unique mitigation pursuant to CEQA. Therefore, the impact is considered less than significant.

b) The development of this site will increase the amount of surface runoff. To mitigate this impact, the developer has proposed a detention basin. The project has been conditioned prior to grading permit issuance to submit copies of the plans for the basin and any other necessary documentation along with supporting hydrologic and hydraulic calculations shall be submitted to the Flood Control District for review (Plot Plan No. 24054, COA 60. FLOOD RI. 2). In addition, prior to grading permit issuance, a copy of the project specific WQMP shall be submitted to the Flood Control District for review and approval (Plot Plan No. 24054, COA 60. FLOOD RI. 9). All proposed BMP's shall be shown on the grading plan (Plot Plan No. 24054, COA 60. FLOOD RI. 2). Therefore, the impact is considered less than significant with mitigation incorporated.

c) The project will not 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 as the project is not located in a dam inundation area. The impact is less than significant.

d) The project site is not located within the vicinity of any water bodies and shall not result in changes in the amount of surface water in any water body. Therefore, there is no impact.

**Mitigation:** The project has been conditioned prior to grading permit issuance to submit copies of the plans for the basin and any other necessary documentation along with supporting hydrologic and hydraulic calculations shall be submitted to the Flood Control District for review (Plot Plan No. 24054, COA 60. FLOOD RI. 2). In addition, prior to grading permit issuance, a copy of the project specific WQMP shall be submitted to the Flood Control District for review and approval (Plot Plan No. 24054, COA 60. FLOOD RI. 9). All proposed BMP's shall be shown on the grading plan (Plot Plan No. 24054, COA 60. FLOOD RI. 2).

**Monitoring:** Monitoring shall be conducted by Riverside County Flood Control District during the Building & Safety plan check process.

	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

**25. Land Use**

a) Result in a substantial alteration of the present or planned land use of an area?

☐ ☐ ☒ ☐

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

☐ ☐ ☒ ☐

Source: RCIP, GIS database, Project Application Materials

Findings of Fact:

a) The project site is located on a 23.66-acre vacant site. The project is located within the Community Development: Low Density Residential (CD: LDR) (1/2 Acre) land use designation and proposes to change to the Community Development: Commercial Retail (CD: CR) (0.20-0.35 Floor Area Ratio) land use designation which allows retail and service uses. The project is zoned Rural Residential (R-R) and proposes to change to General Commercial (C-1 / C-P) zoning which allows commercial uses.

The proposed project would include the operation of commercial uses which are consistent with the proposed land use designation and zoning classification. The changes in the General Plan designation and the zoning are consistent with the designations in the area and will provided much needed services in the area. Therefore, the impact is considered less than significant.

(b) The project site is located within the City of Murrieta's sphere of influence. However, the project will not negatively impact the City of Murrieta as the project is designed serve the surrounding community with commercial uses, therefore, the impact will be less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**26. Planning**

a) Be consistent with the site's existing or proposed zoning?

☐ ☐ ☒ ☐

b) Be compatible with existing surrounding zoning?

☐ ☐ ☒ ☐

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

☐ ☐ ☒ ☐

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

☐ ☐ ☒ ☐

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:

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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a) The project will be consistent with the site's proposed zoning, General Commercial (C-1 / C-P) which allows commercial uses. Currently the project site is zoned Rural Residential (R-R). General Commercial (C-1 / C-P), which allows commercial uses such as shopping, retail, and service centers which is permitted within the General Commercial (C-1 / C-P), therefore, the project would be consistent with the proposed zoning classification. Therefore, the impact is less than significant.

b) The project site is surrounded by properties which are zoned Rural Residential (R-R) to the north, south and west and Specific Plan No. 286, Winchester 1800 to the east and south, One-Family Dwellings (R-1) to the west and commercially zoned Specific Plan to the northeast. The proposed project will be compatible with the surrounding zoning. The impact is considered less than significant.

c) The project site is surrounded by large residential land uses on the north, Winchester Road on the east, a vacant field to the south, and partially by Pourroy Road on the west. Although the project will not be consistent with surrounding land uses, the proposed project will provide commercial uses to the surrounding residents. Therefore, the impact is considered less than significant.

d) The project site is located on a 23.66-acre vacant site. The project is located within the Community Development: Low Density Residential (CD: LDR) (1/2 Acre) land use designation and proposes to change to the Community Development: Commercial Retail (CD: CR) (0.20-0.35 Floor Area Ratio) land use designation which allows retail and service uses. The proposed project would include the operation of commercial uses which are consistent with the proposed land use designation and zoning classification. It is also consistent with the General Plan designation to the northeast. Therefore, the impact is considered less than significant.

The project is consistent with the area policies and design guidelines and all other applicable policies of the Southwest Area Plan. The project is not located within a Specific Plan. Therefore, the impact is considered less than significant.

(e) The proposed project will not disrupt or divide any existing community. The impact is less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

#### **MINERAL RESOURCES** Would the project

##### **27. Mineral Resources**

a) Result in the loss of availability of a known mineral resource in an area classified or designated by the State 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"/>
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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"/>
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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"/>
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	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
d) Expose people or property to hazards from proposed, existing or abandoned quarries or mines?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

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

Findings of Fact:

a) The project site is within MRZ-3, which is defined as areas where the available geologic information indicates that mineral deposits are likely to exist; however, the significance of the deposit is undetermined.

The General Plan identifies policies that encourage protections for existing mining operations and for appropriate management of mineral extraction. A significant impact that would constitute a loss of availability of a known mineral resource would include unmanaged extraction or encroach on existing extraction. No existing or abandoned quarries or mines exist in the area surrounding the project site. The project does not propose any mineral extraction on the project site. Any mineral resources on the project site will be unavailable for the life of the project; however, the project will not result in the permanent loss of significant mineral resources.

b) The project will not result in the loss of availability of a known mineral resource in an area classified or designated by the State that would be of value to the region or the residents of the State. The project will not result in the loss of availability of a locally important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan.

c) The project will not be an incompatible land use located adjacent to a State classified or designated area or existing surface mine.

d) The project will not expose people or property to hazards from proposed, existing or abandoned quarries or mines.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are 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

**28. Airport Noise**

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

NA ☐ A ☐ B ☐ C ☐ D ☐

b) For a project within the vicinity of a private airstrip, would the project expose people residing or working in the

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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project area to excessive noise levels?

NA ☐ A ☐ B ☐ C ☐ D ☐

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

Findings of Fact:

- a) The project site is not located within an airport land use plan or within two miles of a public airport or public use airport that would expose people residing on the project site to excessive noise levels.
- b) The project is not located within the vicinity of a private airstrip that would expose people residing on the project site to excessive noise levels.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

### 29. Railroad Noise

NA ☐ A ☐ B ☐ C ☐ D ☐

☐ ☐ ☐ ☒

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

Findings of Fact: The project site is not located adjacent to a rail line. No impacts will occur as a result of the proposed project.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

### 30. Highway Noise

NA ☐ A ☒ B ☐ C ☐ D ☐

☐ ☐ ☐ ☒

Source: On-site Inspection, Project Application Materials

Findings of Fact: Although the project is located adjacent to Winchester Road, the project proposes commercial uses which are not considered sensitive noise receptors. No impacts will occur as a result of the proposed project.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

### 31. Other Noise

NA ☐ A ☐ B ☐ C ☐ D ☐

☐ ☐ ☐ ☒



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

Findings of Fact: No other noise will impact the project.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**32. Noise Effects on or by the Project**

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

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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b) A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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c) Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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d) Exposure of persons to or generation of excessive ground-borne vibration or ground-borne noise levels?

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Source: Project Application Materials

Findings of Fact:

a) Operation of the proposed project would result in an increase in ambient noise levels as the result of the commercial use. Ordinance No. 847 prohibits sounds in excess of land use specific standards. For agriculture land uses, the maximum sound level is 45 Db  $L_{max}$ . Exceptions to this standard are available for construction, single events, or continuous events; single event exceptions require approval of the Planning Director and continuous event exceptions require approval from the Planning Commission. Additionally, if a significant amount of excessive noise complaints have been received, one year after issuance of occupancy, the Director may reconsider the hours of operation. Furthermore, if a significant amount of complaints have been received, the project will be required to conduct noise monitoring reports. With implementation of the recommended mitigation measures, the project will have a less than significant impact.

b) This project will cause a temporary increase in ambient noise levels in the project vicinity above levels existing without the project during construction of the acceleration/deceleration lane. To minimize ambient noise levels upon sensitive receptors during construction of the proposed project, grading and construction shall be restricted to daylight hours. Therefore, the impact is considered less than significant.

c) Ordinance No. 847 prohibits sounds in excess of land use specific standards. For agriculture land uses, the maximum sound level is 45 Db  $L_{max}$ . Exceptions to this standard are available for construction, single events, or continuous events; single event exceptions require approval of the Planning Director and continuous event exceptions require approval from the Planning Commission.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Additionally, if a significant amount of excessive noise complaints have been received, one year after issuance of occupancy, the Director may reconsider the hours of operation. Furthermore, if a significant amount of complaints have been received, the project will be required to conduct noise monitoring reports. With implementation of the recommended mitigation measures, the project will have a less than significant impact.

d) During the operational phase, the proposed project will not generate excessive groundborne vibrations or groundborne noise levels. However, groundborne vibrations may be generated infrequently by use of heavy construction machinery during the construction of the proposed project. This type of construction will be temporary and infrequent, and would be considered a less than significant adverse impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

#### **POPULATION AND HOUSING** Would the project

##### **33. Housing**

a) Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?

☐ ☐ ☐ ☒

b) Create a demand for additional housing, particularly housing affordable to households earning 80% or less of the County's median income?

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c) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?

☐ ☐ ☐ ☒

d) Affect a County Redevelopment Project Area?

☐ ☐ ☐ ☒

e) Cumulatively exceed official regional or local population projections?

☐ ☐ ☐ ☒

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)?

☐ ☐ ☐ ☒

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

#### Findings of Fact:

a) The project site is currently vacant; therefore, the proposed project will not displace substantial numbers of people, necessitating the construction of replacement housing elsewhere. There will be no impact.

b) The project may create employment opportunities, but not substantial enough to create a demand for additional housing. There will be no impact.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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c) The project will not displace substantial numbers of people, necessitating the construction of replacement housing elsewhere. There will be no impact.

d) The project is not located within or near a County Redevelopment Project Area. There will be no impact.

e) The project is consistent with the general plan land use designation of the site. The project will not cumulatively exceed official regional or local population projections. There will be no impact.

f) The project will not induce substantial population growth in an area. There will be no impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are 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:

**34. 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: The project area is serviced by the Riverside County Fire Department. Any potential significant effects will be mitigated by the payment of standard fees to the County of Riverside. The project will not directly physically alter existing facilities or result in the construction of new facilities. Any construction of new facilities required by the cumulative effects of surrounding projects would have to meet all applicable environmental standards. The project shall comply with County Ordinance No. 659 to mitigate the potential effects to fire services. (COA 90.PLANNING.31). This is a standard condition of approval and pursuant to CEQA is not considered mitigation.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**35. Sheriff Services**

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Source: RCIP

Findings of Fact: The proposed area is serviced by the Riverside County Sheriff's Department. The proposed project would not have an incremental effect on the level of sheriff services provided in the vicinity of the project area. Any construction of new facilities required by the cumulative effects of this project and surrounding projects would have to meet all applicable environmental standards. The project shall comply with County Ordinance No. 659 to mitigate the potential effects to sheriff services.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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(COA 90.PLANNING.31). This is a standard condition of approval and pursuant to CEQA, is not considered mitigation.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

### 36. Schools

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

Findings of Fact: The project will not physically alter existing facilities or result in the construction of new or physically altered facilities. The proposed project is located within the Hemet Unified School District. Any construction of new facilities required by the cumulative effects of this project and surrounding projects would have to meet all applicable environmental standards. This project has been conditioned to comply with School Mitigation Impact fees in order to mitigate the potential effects to school services. (COA 80.PLANNING.17) This is a standard condition of approval and pursuant to CEQA is not considered mitigation.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

### 37. Libraries

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Source: RCIP

Findings of Fact: The proposed project will not create a significant incremental demand for library services. The project will not require the provision of new or altered government facilities at this time. Any construction of new facilities required by the cumulative effects of surrounding projects would have to meet all applicable environmental standards. This project shall comply with County Ordinance No. 659 to mitigate the potential effects to library services. (COA 90.PLANNING.31). This is a standard condition of approval and pursuant to CEQA is not considered mitigation.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

### 38. Health Services

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Source: RCIP

Findings of Fact: In the event of an emergency, employees of the proposed project may access several hospitals located within the service parameters of County health centers. Because the project involves business development, the demand for health services will remain relatively

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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constant over time. Because the project is located within the service area of several health care facilities, the project impacts are considered to be less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

## RECREATION

### 39. 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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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?

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c) Is the project located within a C.S.A. or recreation and park district with a Community Parks and Recreation Plan (Quimby fees)?

☐ ☐ ☐ ☒

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) & b) The proposed commercial center will not require the construction or expansion of recreational facilities. Therefore, no impacts associated with recreational facilities are anticipated.

c) The project site is not located within County Service Area (CSA) and because the project is commercial, it is not required to pay Quimby fees. There will be no impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

### 40. Recreational Trails

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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: No recreational trails are proposed along the project site. There are no impacts.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>TRANSPORTATION/TRAFFIC</b> Would the project				
<b>41. Circulation</b>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
a) Cause an increase in traffic which is substantial in relation to the existing traffic load and capacity of the street system (i.e., result in a substantial increase in either the number of vehicle trips, the volume to capacity ratio on roads, or congestion at intersections)?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Result in inadequate parking capacity?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Exceed, either individually or cumulatively, a level of service standard established by the county congestion management agency for designated road or highways?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d) 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"/>
e) Alter waterborne, rail or air traffic?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Substantially increase hazards 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"/>
g) Cause an effect upon, or a need for new or altered maintenance of roads?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
h) Cause an effect upon circulation during the project's construction?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
i) Result in inadequate emergency access or access to nearby uses?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
j) Conflict with adopted policies supporting alternative transportation (e.g. bus turnouts, bicycle racks)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: General Plan, Transportation Comments

Findings of Fact: The Transportation Department has required a traffic study for the proposed project.

a) The project proposes a 160,680 square foot commercial center consisting of drugstore, bank, gas station/convenience store, day care facility, market, restaurants, and retail uses in buildings ranging from 3,000 to 55,000 square feet with 1,014 parking spaces. The project will cause an increase in traffic which is substantial in relation to the existing traffic load and capacity of the street system, which will result in a substantial increase in the number of vehicle trips, or congestion at intersections. However, the project will be conditioned for improvements by the Transportation Department such as signaling and right of way improvements. Also, the assessment of County fees, such as Development Impact Fees (DIF) and Transportation Uniform Mitigation Fees (TUMF), however, would reduce any impacts to a less than significant level. This is a standard condition of approval and is not considered unique mitigation pursuant to CEQA. Therefore, the impact is considered less than significant with mitigation incorporated.

b) The project will be required to meet all parking requirements of Ordinance 348 Section 18.12 "Off-Street Parking." Therefore, the impact is considered less than significant.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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- c) The Transportation department will condition the project for improvements in order to maintain adequate levels of service. Therefore, the impact is considered less than significant with mitigation incorporated.
- d) The project does not propose any uses, design features, or other obstacles (i.e. blinking strobe lights, high-rise towers, etc.) which would impact air traffic patterns.
- e) Project implementation would not alter waterborne, rail, or air traffic.
- f) The project will not substantially increase hazards to a design feature.
- g) The project would contribute to the cumulative deterioration of nearby roadways. The assessment of County fees, such as Development Impact Fees (DIF) and Transportation Uniform Mitigation Fees (TUMF), however, would reduce any impacts to a less than significant level. This is a standard condition of approval and is not considered unique mitigation pursuant to CEQA. Therefore, the impact is considered less than significant.
- h) Considering the temporary nature of construction activity, the nature of traffic circulation in the project area, and established County requirements for traffic control on public roadways during construction, potential impacts to traffic circulation are considered less than significant.
- i) The proposed project will not restrict access to nearby uses. Additionally, considering the temporary nature of project construction, the volume of traffic circulation in the area, and established County requirements for traffic control on public roadways during construction, the project is expected to have less than significant impacts upon emergency access during construction. Emergency access throughout the project site will be developed in accordance with County ordinances, standard conditions of approval, and permits related to emergency access.
- (j) Currently, the Riverside Transit Authority (RTA) may operate a bus route within close proximity to the project area. Two (2) bus turnouts are provided as part of the project design. The proposed project would not conflict with any adopted policies supporting alternative transportation. There will be no impact.

**Mitigation:** The project will be conditioned to comply with the traffic study and other improvements as required by the Transportation department.

**Monitoring:** Monitoring shall be conducted by the Transportation Department during the Building & Safety plan check process.

#### 42. Bike Trails

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**Source:** RCIP

**Findings of Fact:** The General Plan does not identify any bike trails located on the property; therefore, there will be no impacts.

**Mitigation:** No mitigation measures are required.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Monitoring: No monitoring measures are required.

**UTILITY AND SERVICE SYSTEMS** Would the project

**43. 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 checked="" type="checkbox"/>	<input type="checkbox"/>
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b) Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Source: Department of Environmental Health Review

Findings of Fact:

a) The project will be served by Eastern Municipal Water District (EMWD) pursuant to the arrangement of financial agreements. The project will not physically alter existing facilities. Any construction of new facilities required by the cumulative effects of this project and surrounding projects would have to meet all applicable environmental standards. Therefore, the impact is considered less than significant.

b) The project will have sufficient water supplies available to serve the project by Eastern Municipal Water District (EMWD) pursuant to the arrangement of financial agreements. Therefore, the impact is considered less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**44. Sewer**

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

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

Source: Department of Environmental Health Review

Findings of Fact:

a-b) The project will not require or result in the construction of new wastewater treatment facilities, including septic systems. The project will require the extension of service facilities to the site, the



Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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construction of which would not cause significant environmental effects. No septic systems are proposed. The project will tie into the existing EMWD facilities. Therefore, the impact is considered less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

#### 45. 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 checked="" type="checkbox"/>	<input type="checkbox"/>
--------------------------	--------------------------	-------------------------------------	--------------------------

b) 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 checked="" type="checkbox"/>	<input type="checkbox"/>
--------------------------	--------------------------	-------------------------------------	--------------------------

Source: RCIP, Riverside County Waste Management District correspondence

#### Findings of Fact:

a-b) According to the Riverside County Waste Management Department, the proposed project has the potential to impact landfill capacity from the generation of solid waste during construction. The project will not physically alter existing facilities or result in the construction of new or physically altered facilities. Any construction of new facilities required by the cumulative effects of this project and surrounding projects would have to meet all applicable environmental standards. Therefore, the impact is considered less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

#### 46. 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 checked="" type="checkbox"/>	<input type="checkbox"/>
b) Natural gas?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Communications systems?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Storm water drainage?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Street lighting?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f) Maintenance of public facilities, including roads?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
g) Other governmental services?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
h) Conflict with adopted energy conservation plans?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source: RCIP

#### Findings of Fact:

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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a-h) Implementation of the project will result in an incremental system capacity demand for energy systems, communication systems, storm water drainage systems, street lighting systems, maintenance of public facilities, including roads and potentially other governmental services. Each of the utility systems, including collection of solid waste, is available at the project site and lines will have to be extended onto the site, which will already be disturbed by grading and other construction activities. These impacts are considered less than significant based on the availability of existing public facilities that support local systems. The project will not conflict with adopted energy conservation plans.

Compliance with the requirements of Southern California Edison, Eastern Municipal Water District, Verizon, Riverside County Flood Control and Riverside County Transportation Department will ensure that potential impacts to utility systems are reduced to a non-significant level.

Based on data available at this time, no offsite utility improvements will be required to support this project, other than improvement of local roadways. Therefore, the impact is considered less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

#### MANDATORY FINDINGS OF SIGNIFICANCE

- |   |                          |                          |                                     |                          |
|---|--------------------------|--------------------------|-------------------------------------|--------------------------|
| 47. 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? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
|---|--------------------------|--------------------------|-------------------------------------|--------------------------|

Source: Staff review, Project Application Materials

Findings of Fact: Implementation of the proposed project would not 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.

- |   |                          |                          |                          |                                     |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|
| 48. 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 other current projects)? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|

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

Source: Staff review, Project Application Materials

Findings of Fact: The project does not have impacts which are individually limited, but cumulatively considerable.

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

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

## VI. EARLIER ANALYSES

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

Earlier Analyses Used, if any:

RCLIS

Flood Control District

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

Location: County of Riverside Planning Department  
4080 Lemon Street, 9th Floor  
Riverside, CA 92505

KH:kh

Y:\Planning Case Files-Riverside office\PP24054\DH-PC-BOS Hearings\9.30.09 PC\EA41906.GPA CZ.doc  
Revised: 9/01/09

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

DATE: April 24, 2009

**TO:**

Riv. Co. Transportation Dept.  
Riv. Co. Environmental Health Dept.  
Riv. Co. Flood Control District  
Riv. Co. Fire Department  
Riv. Co. Dept. of Bldg. & Safety - Grading  
Regional Parks & Open Space District  
Riv. Co. Environmental Programs Dept.  
P.D. Geology Section-D. Jones  
P.D. Trails Section-Christina Lindsay  
P.D. Landscaping Section-R. Dyo  
P.D. Archaeology Section-L. Mouriquand

Riv. Co. Surveyor Attn: Dave Duda  
Riverside Transit Agency  
Riv. Co. Sheriff's Dept.  
Riv. Co. Waste Management Dept.  
3rd District Supervisor  
3rd District Planning Commissioner  
Valley-Wide Recreation & Parks Dist.  
Hemet Unified School Dist.  
City of Murrieta  
California Native American Heritage  
Eastern Information Center

California Council for the Blind  
Riverside County Office of Aging  
Reg. Water Qlty. Control Board of San Diego  
Eastern Municipal Water Dist.  
Economic Dev. Agency Fast Track  
Verizon  
CALTRANS District #8  
Time Warner Cable  
Southern California Edison  
Southern California Gas Co.

**GENERAL PLAN AMENDMENT NO. 1050, CHANGE OF ZONE NO. 7709, TENTATIVE PARCEL MAP NO. 36161, AND PLOT PLAN NO. 24054** – Fast Track No. 2009-01 – EA41906 – Applicant: Pinnacle Winchester, LP – Engineer/ Representative: JLC Engineering– Third Supervisorial District – Rancho California Zoning Area: Southwest Area Plan: Community Development: Low Density Residential (CD: LDR) (1/2 Acre Minimum) – Location: Southerly of Flossie Way, easterly of Pourroy Road, and westerly of Winchester Road – 23.66 Gross Acres – Zoning: Rural Residential (R-R) – **REQUEST:** The **General Plan Amendment** proposes to amend the existing General Plan land use designation from Community Development: Low Density Residential (CD: LDR) (1/2 Acre Minimum) to Community Development: Commercial Retail (CD: CR) (0.20-0.35 Floor Area Ratio). The **Change of Zone** proposes to change the zoning classification from Rural Residential (R-R) to General Commercial (C-1/C-P). The **Tentative Parcel Map** is a Schedule E subdivision of 23.66 acres into six (6) parcels for commercial purposes. The **Plot Plan** proposes a 160,680 square foot commercial center consisting of drugstore, bank, gas station/convenience store, day care facility, market, restaurants, and retail uses in buildings ranging from 3,000 to 55,000 square feet with 1,014 parking spaces. The project proposes to be constructed in three (3) phases. - APN: 476-010-015, 476-010-016, 476-010-017

Please review the attached map(s) and/or exhibit(s) for the above-described project. This case is scheduled for a **LDC meeting on May 14, 2009**. All LDC Members please have draft conditions in the Land Management System on or before the above date. If it is determined that the attached map(s) and/or exhibit(s) are not acceptable, please have corrections in the system and DENY the routing on or before the above date. Once the route is complete, and the approval screen is approved with or without corrections, the case can be scheduled for a public hearing.

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

Should you have any questions regarding this project, please do not hesitate to contact **Kinika Hesterly**, Project Planner, at (951) 955-0879 or email at [khesterl@rctlma.org](mailto:khesterl@rctlma.org) / **MAILSTOP# 1070**.

**COMMENTS:**

DATE: \_\_\_\_\_ SIGNATURE: \_\_\_\_\_

PLEASE PRINT NAME AND TITLE: \_\_\_\_\_

TELEPHONE: \_\_\_\_\_

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

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

**APPLICATION FOR LAND USE AND DEVELOPMENT**

CHECK ONE AS APPROPRIATE:

- ☒ PLOT PLAN      ☐ CONDITIONAL USE PERMIT      ☐ TEMPORARY USE PERMIT  
☐ REVISED PERMIT      ☐ PUBLIC USE PERMIT      ☐ VARIANCE

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED.

CASE NUMBER: ~~CPA 01050~~ PP21054      DATE SUBMITTED: 4/6/09

**APPLICATION INFORMATION**

Applicant's Name: Suzanne Scarborough      E-Mail: SScarborough@Pinnaclehotelsusa.com

Mailing Address: 8369 Vickers Street, Suite 101  
San Diego      CA      92111  
City      State      ZIP

Daytime Phone No: (858) 974-8201, ext. 330      Fax No: (858) 974-8203

Engineer/Representative's Name: (Same as above)      E-Mail: \_\_\_\_\_

Mailing Address: \_\_\_\_\_  
\_\_\_\_\_  
City      State      ZIP

Daytime Phone No: (\_\_\_\_) \_\_\_\_\_      Fax No: (\_\_\_\_) \_\_\_\_\_

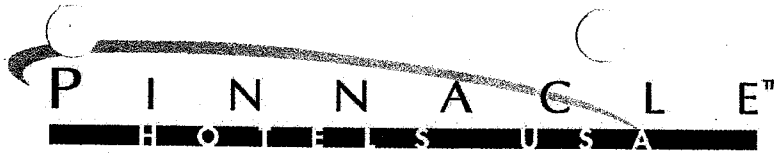
Property Owner's Name: Pinnacle Winchester, LP      E-Mail: SScarborough@Pinnaclehotelsusa.com

Mailing Address: 8369 Vickers Street, Suite 101  
San Diego      CA      92111  
City      State      ZIP

Daytime Phone No: (858) 974-8201 x330      Fax No: (858) 974-8203

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

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



January 19, 2009

Riverside County Planning Department  
4080 Lemon Street, 9<sup>th</sup> Floor  
Riverside, CA 92502  
Attn: Alisa Krizek

**Re: Pinnacle Plaza (formerly Winchester Plaza)**  
**APN: 476-010-015, -016, -017**

I hereby authorize Suzanne Scarborough to act as our agent and applicant, respectively, in the processing of all necessary applications and permits for the above-referenced project. This includes, but is not limited to, our applications for a General Plan Amendment, Change of Zone, Parcel Map, and Plot Plan.

Please update all case files and applications in process to reflect Suzanne Scarborough as the applicant and point of contact.

Best Regards,

A handwritten signature in black ink, appearing to read "Barry Lall". The signature is stylized with a large, looped initial 'B' and a clear 'L'.

Barry Lall  
President / CEO

## APPLICATION FOR LAND USE AND DEVELOPMENT

### AUTHORIZATION FOR CONCURRENT FEE TRANSFER

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

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

Suzanne Scarborough  
PRINTED NAME OF APPLICANT

Suzanne Scarborough  
SIGNATURE OF APPLICANT

### AUTHORITY FOR THIS APPLICATION IS HEREBY GIVEN:

I certify that ~~I am~~ we are the record owner(s) or authorized agent and that the information filed is true and correct to the best of my knowledge. An authorized agent must submit a letter from the owner(s) indicating authority to sign the application on the owner's behalf.

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

Barry Lall

PRINTED NAME OF PROPERTY OWNER(S)

Th M

SIGNATURE OF PROPERTY OWNER(S)

PRINTED NAME OF PROPERTY OWNER(S)

SIGNATURE OF PROPERTY OWNER(S)

If the property is owned by more than one person, attach a separate sheet that references the application case number and lists the printed names and signatures of all persons having an interest in the property.

☐ See attached sheet(s) for other property owners signatures.

### PROPERTY INFORMATION:

Assessor's Parcel Number(s): 476-010-015, -016, -017 (new) / 467-170-070, -071, 072 (old)

Section: 28

Township: 65

Range: 2W

Approximate Gross Acreage: 23.66

General location (nearby or cross streets): North of Pat Road, South of Flossie Way, East of Pourroy Road, West of Winchester Road.

Thomas Brothers map, edition year, page number, and coordinates: 2004 - Pg. 899 D 3+4  
E 3+4

## APPLICATION FOR LAND USE AND DEVELOPMENT

Proposal (describe project, indicate the number of proposed lots/parcels, units, and the schedule of the subdivision, Vesting Map, PRD):

Construction of 160,680 sf w/ a mixture of commercial, retail, restaurant, financial & daycare uses on 23.66 acres, to be constructed in 3 phases

Related cases filed in conjunction with this request:

Is there a previous development application filed on the same site: Yes ☒ No ☐

If yes, provide Case No(s). GPA 01050 (Parcel Map, Zone Change, etc.)

E.A. No. (if known) \_\_\_\_\_ E.I.R. No. (if applicable): \_\_\_\_\_

Have any special studies or reports, such as a traffic study, biological report, archaeological report, geological or geotechnical reports, been prepared for the subject property? Yes ☒ No ☐

If yes, indicate the type of report(s) and provide a copy: Cultural, air quality, traffic, noise, biology, soils, Phase I

Is water service available at the project site: Yes ☒ No ☐

If "No," how far must the water line(s) be extended to provide service? (No. of feet/miles) N/A

Is sewer service available at the site? Yes ☐ No ☒

If "No," how far must the sewer line(s) be extended to provide service? (No. of feet/miles) 200'

Will the proposal result in cut or fill slopes steeper than 2:1 or higher than 10 feet? Yes ☐ No ☒

How much grading is proposed for the project site?

Estimated amount of cut = cubic yards: 11,020 c.y. } net 4,218

Estimated amount of fill = cubic yards 6,207 c.y. } EXPORT  
w/out shrinkage

Does the project need to import or export dirt? Yes ☐ No ☐

Import \_\_\_\_\_ Export \_\_\_\_\_ Neither ☒

What is the anticipated source/destination of the import/export?

we will balance on site when precise Grading plan complete.



## APPLICATION FOR LAND USE AND DEVELOPMENT

What is the anticipated route of travel for transport of the soil material?

NIA

How many anticipated truckloads? 0 truck loads.

What is the square footage of usable pad area? (area excluding all slopes) 43,560 sq. ft.

Is the development proposal located within 8½ miles of March Air Reserve Base? Yes ☐ No ☒

If yes, will any structure exceed fifty-feet (50') in height (above ground level)? Yes ☐ No ☒

Does the development project area exceed more than one acre in area? Yes ☒ No ☐

If yes, in which one of the following watersheds is it located (refer to Riverside County GIS for watershed location)?

Check answer:

☐ Santa Ana River

☒ Santa Margarita River

☐ San Jacinto River

☐ Colorado River

### HAZARDOUS WASTE SITE DISCLOSURE STATEMENT

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

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

☒ The project is not located on or near an identified hazardous waste site.

☐ The project is located on or near an identified hazardous waste site. Please list the location of the hazardous waste site(s) on an attached sheet.

Owner/Representative (1) Suzanne Scarborough Date 2/10/09

Owner/Representative (2) \_\_\_\_\_ Date \_\_\_\_\_

## NOTICE OF PUBLIC HEARING

A **PUBLIC HEARING** has been scheduled, pursuant to Riverside County Land Use and Subdivision Ordinance Nos. 348 460, before the **RIVERSIDE COUNTY PLANNING COMMISSION** to consider the project shown below:

**GENERAL PLAN AMENDMENT NO. 1050 / CHANGE OF ZONE NO. 7709 / TENTATIVE PARCEL MAP NO. 36161 / PLOT PLAN NO. 24054** – Fast Track No. 2009-01 – CEQA Exempt – Applicant: Pinnacle Winchester, LP – Engineer/ Representative: JLC Engineering– Third Supervisorial District – Rancho California Zoning Area: Southwest Area Plan: Community Development: Low Density Residential (CD: LDR) (1/2 Acre Minimum) – Location: Southerly of Flossie Way, easterly of Pourroy Road, and westerly of Winchester Road – 23.66 Gross Acres – Zoning: Rural Residential (R-R) – **REQUEST:** The General Plan Amendment proposes to amend the existing General Plan land use designation from Community Development: Low Density Residential (CD: LDR) (1/2 Acre Minimum) to Community Development: Commercial Retail (CD: CR) (0.20-0.35 Floor Area Ratio). The Change of Zone proposes to change the zoning classification from Rural Residential (R-R) to General Commercial (C-1/C-P). The Tentative Parcel Map is a Schedule E subdivision of 23.66 acres into six (6) parcels for commercial purposes. The Plot Plan proposes a 160,680 square foot commercial center consisting of drugstore, bank, gas station/convenience store, day care facility, market, restaurants, and retail uses in buildings ranging from 3,000 to 55,000 square feet with 1,014 parking spaces. The project proposes to be constructed in three (3) phases - APN: 476-010-015, 476-010-016, 476-010-017. (Legislative)

TIME OF HEARING: 9:00 a.m. or as soon as possible thereafter.  
DATE OF HEARING: August 19, 2009  
PLACE OF HEARING: RIVERSIDE COUNTY ADMINISTRATIVE CENTER  
BOARD CHAMBERS, 1ST FLOOR  
4080 LEMON STREET  
RIVERSIDE, CA 92501

For further information regarding this project, please contact Kinika Hesterly, Project Planner at 951-955-1888 or e-mail [khesterl@rctlma.org](mailto:khesterl@rctlma.org), or go to the County Planning Department's Planning Commission agenda web page at [www.tlma.co.riverside.ca.us/planning/pc.html](http://www.tlma.co.riverside.ca.us/planning/pc.html)

The Riverside County Planning Department has determined that the above-described application is exempt from the provisions of the California Environmental Quality Act (CEQA). The Planning Commission will consider the proposed application at the public hearing.

The case file for the proposed project may be viewed Monday through Friday, from 8:00 A.M. to 5:00 P.M. at the Planning Department office, located at 4080 Lemon St. 9th Floor, Riverside, CA 92501.

Any person wishing to comment on the proposed project may do so in writing between the date of this notice and the public hearing; or, may 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 this project is challenged in court, the issues may be limited to those 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: Kinika Hesterly  
P.O. Box 1409, Riverside, CA 92502-1409

## PROPERTY OWNERS CERTIFICATION FORM

I, VINNIE NGUYEN, certify that on 7/15/09,

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

APN (s) or case numbers GPA01050/CZ07709/Pm 36161/PP24054 for

Company or Individual's Name Planning Department,

Distance buffered 600'.

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

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

NAME: Vinnie Nguyen

TITLE GIS Analyst

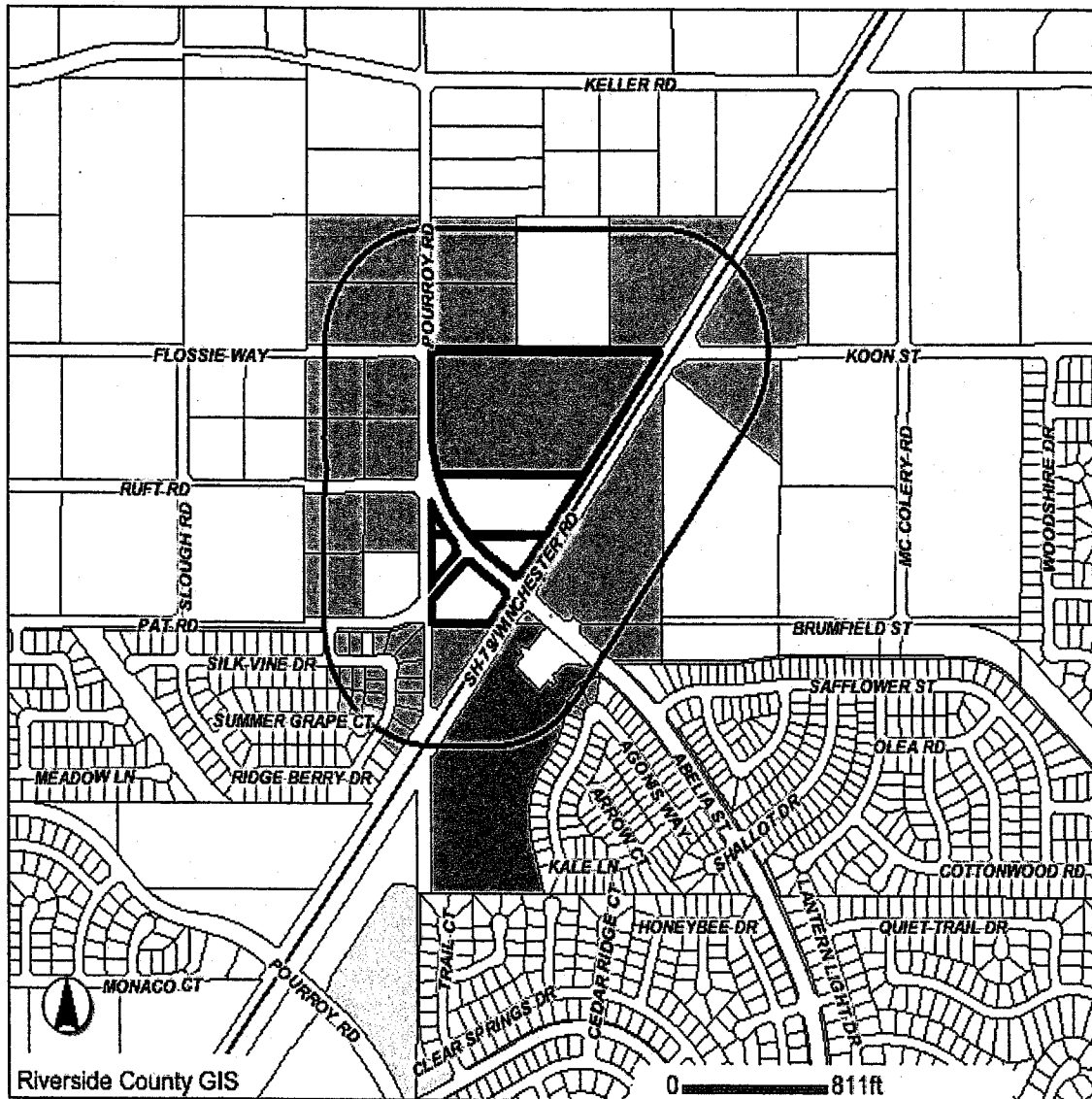
ADDRESS: 4080 Lemon Street 2<sup>nd</sup> Floor

Riverside, Ca. 92502

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

✓ 7/16/09  
Expires 1/15/10  
CD

600 feet buffer



## Selected parcel(s):

476-010-011	476-010-012	476-010-014	476-010-015	476-010-018	476-010-023	476-010-049
476-030-001	476-030-002	476-040-026	476-040-027	476-040-028	476-042-005	480-030-031
480-030-032	480-030-037	480-030-038	480-030-039	480-030-040	480-030-042	480-030-043
480-030-044	480-080-001	480-080-002	480-080-004	480-080-005	480-080-006	480-080-007
480-080-008	480-080-009	480-080-010	480-080-011	480-080-012	480-080-021	480-081-013
480-081-014	480-081-015	480-081-016	480-081-017	480-081-018	480-081-019	480-081-020
480-081-021						

**\*IMPORTANT\***

This information is made available through the Riverside County Geographic Information System. The information is for reference purposes only. It is intended to be used as base level information only and is not intended to replace any recorded documents or other public records. Contact appropriate County Department or Agency if necessary. Reference to recorded documents and public records may be necessary and is advisable.

MAP PRINTED ON...07/15/2009

APN: 476010011 ASMT: 476010011  
DEWEY J MARTINEAU  
SHERRIE J MARTINEAU  
34250 POURROY RD  
WINCHESTER CA. 92596

APN: 476010012 ASMT: 476010012  
AESPERITA FLENOLD  
34220 POURROY RD  
WINCHESTER CA. 92596

APN: 476010014 ASMT: 476010014  
WILLIAM R LIESMAN  
PEGGY D JACOBY  
34155 WINCHESTER RD  
WINCHESTER CA 92596

APN: 476010015 ASMT: 476010015  
PINNACLE WINCHESTER  
C/O BARRY LALL  
8369 VICKERS ST NO 101  
SAN DIEGO CA 92111

APN: 476010018 ASMT: 476010018  
BARRATT AMERICAN INC  
5950 PRIESTLY DR STE 101  
CARLSBAD CA 92008

APN: 476010023 ASMT: 476010023  
WINCHESTER AGAVE  
3951 SIERRA LINDA DR  
ESCONDIDO CA 92025

APN: 476010049 ASMT: 476010049  
VASILIOS RIGAS  
EVANTHIA RIGAS  
DIALINPET RIGAS PARTNERSHIP  
30 POINT LOMA DR  
CORONA DEL MAR CA 92625

APN: 476030001 ASMT: 476030001  
VALLEY WIDE RECREATION & PARK DIST  
P O BOX 907  
SAN JACINTO CA 92581

APN: 476030002 ASMT: 476030002  
NED DEMOREST  
SUZANNE DEMOREST  
DAVID R PEARSON  
ELIZABETH D PEARSON  
C/O NED & SUZANNE DEMOREST  
3260 GARRETSON CIR  
CORONA CA 92881

APN: 476040026 ASMT: 476040026  
CHESTER T ELPHICK  
JENNY B ELPHICK  
34571 WINTERSWEET LN  
WINCHESTER CA. 92596

APN: 476040027 ASMT: 476040027  
RODNEY D SCHULTZ  
ALICE M SCHULTZ  
34563 WINTERSWEET LN  
WINCHESTER CA. 92596

APN: 476040028 ASMT: 476040028  
DWAYNE HARRIS  
NANCY HARRIS  
34555 WINTERSWEET LN  
WINCHESTER CA. 92596

APN: 476042005 ASMT: 476042005  
RIVERSIDE CO FLOOD CONT & WATER DIST  
1995 MARKET ST  
RIVERSIDE CA 92501

APN: 480030031 ASMT: 480030031  
JOHN GEALTA  
34185 POURROY RD  
WINCHESTER CA. 92596

APN: 480030032 ASMT: 480030032  
DAVID W WAKEFIELD  
ELISE M WAKEFIELD  
34205 POURROY RD  
WINCHESTER CA. 92596

APN: 480030038 ASMT: 480030038  
EVELYN L GARCIA  
12660 MOLETTE ST  
NORWALK CA 90650

APN: 480030040 ASMT: 480030040  
SAINT THOMAS HERMIT COPTIC ORTHO  
P O BOX 4960  
DIAMOND BAR CA 91765

APN: 480030043 ASMT: 480030043  
STANLEY D SMITH  
ELAINE M SMITH  
209 E RAMONA  
SAN CLEMENTE CA 92672

APN: 480080001 ASMT: 480080001  
MICHAEL J SIMS  
31922 SILK VINE DR  
WINCHESTER CA. 92596

APN: 480080004 ASMT: 480080004  
MICHAEL BALTZGAR  
31964 SILK VINE DR  
WINCHESTER CA. 92596

APN: 480080006 ASMT: 480080006  
RUSSELL M REINHARD  
GLORIA A REINHARD  
31992 SILK VINE DR  
WINCHESTER CA. 92596

APN: 480030037 ASMT: 480030037  
PEDRO A CAMBEROS  
DEISI CAMBEROS  
JUAN MANUEL CAMBEROS  
OFELIA CAMBEROS  
31875 FLOSSIE WAY  
WINCHESTER CA. 92596

APN: 480030039 ASMT: 480030039  
MARIANNE L PARKER  
MICHAEL S HUDSON  
31870 RUFT RD  
WINCHESTER CA. 92596

APN: 480030042 ASMT: 480030042  
CHARLES J PICKENS  
HEATHER R PICKENS  
19023 E VIA DE ARBOLES  
QUEEN CREEK AZ 85242

APN: 480030044 ASMT: 480030044  
FRENCH VALLEY I  
17981 CARTWRIGHT RD NO 200  
IRVINE CA 92614

APN: 480080002 ASMT: 480080002  
GLENN NEWMAN  
C/O DAVID NEWMAN & CHRISTINA NEWMAN  
31936 SILK VINE DR  
WINCHESTER CA. 92596

APN: 480080005 ASMT: 480080005  
DANIEL HERNANDEZ  
31978 SILK VINE DR  
WINCHESTER CA. 92596

APN: 480080007 ASMT: 480080007  
EDWARD M AMAYA  
STEPHANIE M AMAYA  
34534 SPINDLE TREE ST  
WINCHESTER CA. 92596

APN: 480080008 ASMT: 480080008  
EVANGELINE C SCOTT  
34548 SPINDLE TREE ST  
WINCHESTER CA. 92596

APN: 480080009 ASMT: 480080009  
GERARDO BENAVIDES  
34562 SPINDLE TREE ST  
WINCHESTER CA. 92596

APN: 480080010 ASMT: 480080010  
ANGELICA PRECIADO  
34576 SPINDLE TREE ST  
WINCHESTER CA. 92596

APN: 480080011 ASMT: 480080011  
JAMES C WRIGHT  
LOURNA L BARNETT  
34590 SPINDLE TREE ST  
WINCHESTER CA. 92596

APN: 480080012 ASMT: 480080012  
SEOWON KANG  
MI SUN KANG  
34604 SPINDLE TREE ST  
WINCHESTER CA. 92596

APN: 480080021 ASMT: 480080021  
WHISPERING HEIGHTS HOMEOWNERS ASSN  
C/O BEAZER HOMES  
100 E IMPERIAL HWY NO 200  
BREA CA 92821

APN: 480081013 ASMT: 480081013  
VERONA CAROL NEMBARD  
31930 SUMMER GRAPE CT  
WINCHESTER CA. 92596

APN: 480081014 ASMT: 480081014  
BRENT KLASSEN  
31944 SUMMER GRAPE CT  
WINCHESTER CA. 92596

APN: 480081015 ASMT: 480081015  
WELLS FARGO BANK  
C/O EMC MORTGAGE CORP  
2780 LAKE VISTA DR  
LEWISVILLE TX 75067

APN: 480081016 ASMT: 480081016  
ANNA SILVA  
34567 SPINDLE TREE ST  
WINCHESTER CA. 92596

APN: 480081017 ASMT: 480081017  
ORA RUTH WHALEY  
34553 SPINDLE TREE ST  
WINCHESTER CA. 92596

APN: 480081018 ASMT: 480081018  
MICHAEL VARNER  
DEBORAH VARNER  
34539 SPINDLE TREE ST  
WINCHESTER CA. 92596

APN: 480081019 ASMT: 480081019  
DANIEL ALLEN GOULD  
KRISTA LUCIA GOULD  
31941 SILK VINE DR  
WINCHESTER CA. 92596

APN: 480081020 ASMT: 480081020  
JOSE A ALANZO  
GENOVEVA ALONZO  
31927 SILK VINE DR  
WINCHESTER CA. 92596

APN: 480081021 ASMT: 480081021  
MOHAMMAD JANJUA  
SHAMIM JANJUA  
31913 SILK VINE DR  
WINCHESTER CA. 92596



ATTN: Foster Brown  
California Council for the Blind  
P.O. Box 172  
Riverside, CA 92502

Eastern Information Center  
Dept. of Anthropology  
1334 Watkins Hall, University of  
California, Riverside  
Riverside, CA 92521-0418

Native American Heritage Commission  
915 Capitol Mall, Rm 364  
Sacramento, CA 95814-4801

Attn: Linda Swanson  
Riverside County Office on Aging  
6296 Rivercrest Drive, Suite K  
Riverside, CA 92507-0738

ATTN: Bob Jones, VP Engineering  
Time Warner Cable  
41-725 Cook St.  
Palm Desert, CA 92211-5100

Pinnacle Winchester  
8369 Vickers St., Ste 101  
San Diego, CA 92111

ATTN: Nate Picket  
CALTRANS District #8  
464 W. 4th St., 6th Floor  
Mail Stop 728  
San Bernardino, CA 92401-1400

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

ATTN: Jim Mackenzie, Planning  
Manager  
Planning Department, City of Murrieta  
26442 Beckman Ct.  
Murrieta, CA 92562

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

ATTN: Jeffrey R. Leatherman,  
General Manager  
Valley-Wide Recreation & Park District  
901 W. Esplanade  
P.O. Box 907  
San Jacinto, CA 92582

Gary Missiran  
15335 Morrison St., Ste. 305  
Sherman Oaks, CA 91411

Centralized Correspondence,  
Southern California Gas Company  
P.O. Box 3150  
San Dimas, CA 91773

Hemet Unified School District  
2350 W. Latham Ave.  
Hemet, CA 92545-3654

ATTN: Michael McCann / David Barker  
Reg. Water Quality Control Board #9  
San Diego  
9174 Sky Park Court, Suite 100  
San Diego, CA 92123-4340

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

Verizon Engineering  
1980 Orange Tree Ln., Rm #100  
Redlands, CA 92374



# COUNTY OF RIVERSIDE

## TRANSPORTATION AND LAND MANAGEMENT AGENCY

George A. Johnson · Agency Director

### Planning Department

Ron Goldman · Planning Director

## MITIGATED NEGATIVE DECLARATION

Project/Case Number: Pinnacle Winchester - GPA01050/CZ07709 - EA41906

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

PROJECT DESCRIPTION, LOCATION, AND MITIGATION MEASURES REQUIRED TO AVOID POTENTIALLY SIGNIFICANT EFFECTS. (see Environmental Assessment and Conditions of Approval)

**COMPLETED/REVIEWED BY:**

By: Kinika Hesterly Title: Project Planner Date: September 10, 2009

Applicant/Project Sponsor: Pinnacle Winchester Date Submitted: September 30, 2009

**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, 9th Floor, Riverside, CA 92501

For additional information, please contact Kinika Hesterly at (951) 955-1888.

Revised: 9/10/09

Y:\Planning Case Files-Riverside office\PP24054\DH-PC-BOS Hearings\9.30.09 PC\Mitigated Negative Declaration.PP24054.doc

Please charge deposit fee case#: ZEA42126 ZCFG05481

**FOR COUNTY CLERK'S USE ONLY**

COUNTY OF RIVERSIDE  
SPECIALIZED DEPARTMENT RECEIPT  
Permit Assistance Center

\* REPRINTED \* R0802541

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

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

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

\*\*\*\*\*  
\*\*\*\*\*

Received from: PINNACLE WINCHESTER

\$64.00

paid by: CK 1056 & 617

paid towards: CFG05254 CALIF FISH & GAME: DOC FEE  
CALIFORNIA FISH AND GAME FOR EA41906

at parcel #:

appl type: CFG3

By \_\_\_\_\_ Mar 12, 2008 15:08  
MGARDNER posting date Mar 12, 2008

\*\*\*\*\*  
\*\*\*\*\*

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

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

Additional info at [www.rctlma.org](http://www.rctlma.org)



OFFICE OF  
CLERK OF THE BOARD OF SUPERVISORS  
1st FLOOR, COUNTY ADMINISTRATIVE CENTER  
P.O. BOX 1147, 4080 LEMON STREET  
RIVERSIDE, CA 92502-1147  
PHONE: (951) 955-1060  
FAX: (951) 955-1071

KECIA HARPER-IHEM  
Clerk of the Board of Supervisors

KIMBERLY A. RECTOR  
Assistant Clerk of the Board

December 28, 2009

THE PRESS ENTERPRISE  
ATTN: LEGALS  
P.O. BOX 792  
RIVERSIDE, CA 92501

E-MAIL: [legals@pe.com](mailto:legals@pe.com)  
VIA FAX: (951) 368-9018

RE: NOTICE OF PUBLIC HEARING: GPA 1050 ZC 7709 FAST TRACK 2009-01

To Whom It May Concern:

Attached is a copy for publication in your newspaper for **One (1) Time on Friday, January 1, 2010.**

We require your affidavit of publication immediately upon completion of the last publication.

Your invoice must be submitted to this office in duplicate, WITH TWO CLIPPINGS OF THE PUBLICATION.

NOTE: PLEASE COMPOSE THIS PUBLICATION INTO A SINGLE COLUMN FORMAT.

Thank you in advance for your assistance and expertise.

Sincerely,

*Mcgil*

Cecilia Gil, Board Assistant to  
KECIA HARPER-IHEM, CLERK OF THE BOARD

**Gil, Cecilia**

---

**From:** PE Legals [legals@pe.com]  
**Sent:** Monday, December 28, 2009 2:31 PM  
**To:** Gil, Cecilia  
**Subject:** RE: FOR PUBLICATION: GPA 1050 ZC 7709 FTA 2009-01

This will be published on 1/1

Please be advised that our office will be closed on 1/1/10 and will not re open until 1/4/10. With that being said please be advised that we will have holiday deadlines if you have questions as to what the deadlines are please give us a call at 800-880-0345

Holly Martindale  
Legal Advertising  
Direct line ~ 951-368-9275  
Fax ~ 951-368-9018  
[hmartindale@pe.com](mailto:hmartindale@pe.com)



---

**From:** Gil, Cecilia [mailto:CCGIL@rcbos.org]  
**Sent:** Monday, December 28, 2009 2:27 PM  
**To:** PE Legals  
**Subject:** FOR PUBLICATION: GPA 1050 ZC 7709 FTA 2009-01

Hello! Attached is a Notice of Public Hearing, for publication on Friday, Jan. 1, 2010. Please confirm. THANK YOU!

*Cecilia Gil*

Board Assistant to the  
Clerk of the Board of Supervisors  
951-955-8464

**THE COUNTY ADMINISTRATIVE CENTER IS CLOSED EVERY FRIDAY UNTIL FURTHER NOTICE.  
PLEASE CONSIDER THE ENVIRONMENT BEFORE PRINTING.**



OFFICE OF  
CLERK OF THE BOARD OF SUPERVISORS  
1st FLOOR, COUNTY ADMINISTRATIVE CENTER  
P.O. BOX 1147, 4080 LEMON STREET  
RIVERSIDE, CA 92502-1147  
PHONE: (951) 955-1060  
FAX: (951) 955-1071

KECIA HARPER-IHEM  
Clerk of the Board of Supervisors

KIMBERLY A. RECTOR  
Assistant Clerk of the Board

December 28, 2009

THE CALIFORNIAN  
ATTN: LEGALS  
28765 SINGLE OAK DR., STE. 100  
TEMECULA, CA 92590

E-MAIL: [tswenson@nctimes.com](mailto:tswenson@nctimes.com)  
VIA FAX: (951) 699-1467

RE: NOTICE OF PUBLIC HEARING: GPA 1050 ZC 7709 FAST TRACK 2009-01

To Whom It May Concern:

Attached is a copy for publication in your newspaper for **One (1) Time on Friday, January 1, 2010.**

We require your affidavit of publication immediately upon completion of the last publication.

Your invoice must be submitted to this office in duplicate, **WITH TWO CLIPPINGS OF THE PUBLICATION.**

NOTE: PLEASE COMPOSE THIS PUBLICATION INTO A SINGLE COLUMN FORMAT.

Thank you in advance for your assistance and expertise.

Sincerely,

*Mcgil*

Cecilia Gil, Board Assistant to  
KECIA HARPER-IHEM, CLERK OF THE BOARD

**Gil, Cecilia**

---

**From:** Tammi Swenson [TSwenson@nctimes.com]  
**Sent:** Monday, December 28, 2009 2:33 PM  
**To:** Gil, Cecilia  
**Subject:** RE: FOR PUBLICATION: GPA 1050 ZC 7709 FTA 2009-01

Received.... If I don't hear from you before then, HAPPY NEW YEAR!!!!

**NOTE TO LEGAL ADVERTISERS:  
LEGAL AD HOLIDAY DEADLINES  
CHRISTMAS / NEW YEAR 2009**

<b>PUB DAY:</b>	<b>DEADLINE:</b>
Thursday 12/31	Thursday 12/24 12 pm
Friday 1/01	Monday 12/28 2 pm
Saturday 1/02	Monday 12/28 5 pm
Sunday 1/03	Tuesday 12/29 12 pm
Monday 1/04	Tuesday 12/29 2 pm
Tuesday 1/05	Wednesday 12/30 10 am

Tammi Swenson  
Classified & Legal Advertising  
North County Times & The Californian  
San Diego County: (760)745-6611 ext 2604  
Riverside County: (951)676-4315 ext 2604  
[tswenson@nctimes.com](mailto:tswenson@nctimes.com)

---

**From:** Gil, Cecilia [mailto:CCGIL@rcbos.org]  
**Sent:** Monday, December 28, 2009 2:26 PM  
**To:** Tammi Swenson  
**Subject:** FOR PUBLICATION: GPA 1050 ZC 7709 FTA 2009-01

Hello Tammi!

Here's the Notice....for publication on Friday, January 1, 2010. Please confirm. THANK YOU!

*Cecilia Gil*

Board Assistant to the  
Clerk of the Board of Supervisors  
951-955-8464

**THE COUNTY ADMINISTRATIVE CENTER IS CLOSED EVERY FRIDAY UNTIL FURTHER NOTICE.  
PLEASE CONSIDER THE ENVIRONMENT BEFORE PRINTING.**



**NOTICE OF PUBLIC HEARING BEFORE THE BOARD OF SUPERVISORS OF RIVERSIDE COUNTY ON A GENERAL PLAN AMENDMENT AND A CHANGE OF ZONE FAST TRACK IN THE RANCHO CALIFORNIA ZONING AREA – SOUTHWEST AREA PLAN, THIRD SUPERVISORIAL DISTRICT AND NOTICE OF INTENT TO ADOPT A MITIGATED NEGATIVE DECLARATION**

NOTICE IS HEREBY GIVEN that a public hearing at which all interested persons will be heard, will be held before the Board of Supervisors of Riverside County, California, on the 1<sup>st</sup> Floor Board Chambers, County Administrative Center, 4080 Lemon Street, Riverside, on **Tuesday, January 12, 2010 at 1:30 P.M.** to consider the application submitted by Pinnacle Winchester, LP – JLC Engineering, on **General Plan Amendment No. 1050**, which proposes to amend the land use designation from Community Development: Low Density Residential (CD: LDR) (1/2 Acre Minimum) to Community Development: Commercial Retail (CD: CR) (0.20 – 0.35 Floor Area Ratio); and, **Change of Zone No. 7709 Fast Track No. 2009-01**, which proposes to change the zone from Rural Residential (R-R) to General Commercial (C-1/C-P), or such other zones as the Board may find appropriate (“the project”). The project is located southerly of Flossie Way, easterly of Pourroy Road, and westerly of Winchester Road in the Rancho California Zoning Area – Southwest Area Plan, Third Supervisorial District.

The Planning Commission approved the project, found that the project will not have a significant effect on the environment and recommended the adoption of a Mitigated Negative Declaration for **Environmental Assessment No. 41906**.

The project case file may be viewed from the date of this notice until the public hearing, Monday through Thursday, from 8:00 a.m. to 5:00 p.m. at the Clerk of the Board of Supervisors at 4080 Lemon Street, 1st Floor, Riverside, California 92501, and at the Riverside County Planning Department at 4080 Lemon Street, 9<sup>th</sup> Floor, Riverside, California 92501.

FOR FURTHER INFORMATION REGARDING THIS PROJECT, PLEASE CONTACT KINIKA HESTERLY, PROJECT PLANNER, AT (951) 955-1888 OR EMAIL [khesterl@rctlma.org](mailto:khesterl@rctlma.org).

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

If you challenge the above item 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 to the Planning Commission or Board of Supervisors at, or prior to, the public hearing. Be advised that as a result of the public hearing and the consideration of all public comment, written and oral, the Board of Supervisors may amend, in whole or in part, the project and/or the related environmental document. Accordingly, the designations, development standards, design or improvements, or any properties or lands within the boundaries of the project, may be changed in a way other than specifically proposed.

Please send all written correspondence to: Clerk of the Board, 4080 Lemon Street, 1st Floor, Post Office Box 1147, Riverside, CA 92502-1147

Dated: December 28, 2009

Kecia Harper-Ihem  
Clerk of the Board  
By: Cecilia Gil, Board Assistant

## **CERTIFICATE OF POSTING**

(Original copy, duly executed, must be attached to  
the original document at the time of filing)

I, Cecilia Gil, Board Assistant to Kecia Harper-Ihem, Clerk of the Board of Supervisors, for the County of Riverside, do hereby certify that I am not a party to the within action or proceeding; that on December 28, 2009, I forwarded to Riverside County Clerk & Recorder's Office a copy of the following document:

## **NOTICE OF PUBLIC HEARING**

General Plan Amendment No. 1050 and Change of Zone No. 7709 FTA 2009-01

to be posted, pursuant to Government Code Section 21092 et seq, in the office of the County Clerk at 2724 Gateway Drive, Riverside, California 92507. Upon completion of posting, the County Clerk will provide the required certification of posting.

**Board Agenda Date:** January 12, 2010 @ 1:30 PM

SIGNATURE: Mcgil      DATE: December 28, 2009  
Cecilia Gil

## Gil, Cecilia

---

**From:** Marshall, Tammie [tmarshal@asrclkrec.com]  
**Sent:** Monday, December 28, 2009 2:35 PM  
**To:** Gil, Cecilia; Meyer, Mary Ann  
**Subject:** RE: FOR POSTING: GPA 1050 ZC 7709 FTA 2009-01

Rec'd and posted.

Tammie

---

**From:** Gil, Cecilia  
**Sent:** Monday, December 28, 2009 2:27 PM  
**To:** Meyer, Mary Ann  
**Cc:** Marshall, Tammie  
**Subject:** FOR POSTING: GPA 1050 ZC 7709 FTA 2009-01

Hello! Attached is a Notice of Public Hearing, for POSTING. Please confirm. THANK YOU!

*Cecilia Gil*

Board Assistant to the  
Clerk of the Board of Supervisors  
951-955-8464

**THE COUNTY ADMINISTRATIVE CENTER IS CLOSED EVERY FRIDAY UNTIL FURTHER NOTICE.  
PLEASE CONSIDER THE ENVIRONMENT BEFORE PRINTING.**

## **CERTIFICATE OF MAILING**

(Original copy, duly executed, must be attached to  
the original document at the time of filing)

I, Cecilia Gil, Board Assistant, for the  
(NAME and TITLE)

County of Riverside, do hereby certify that I am not a party to the within action or proceeding; that on December 28, 2009, I mailed a copy of the following document:

## **NOTICE OF PUBLIC HEARING**

General Plan Amendment No. 1050 and Change of Zone No. 7709 FTA 2009-01

to the parties listed in the attached labels, by depositing said copy with postage thereon fully prepaid, in the United States Post Office, 3890 Orange St., Riverside, California, 92501.

**Board Agenda Date:** January 12, 2010 @ 1:30 PM

SIGNATURE: Mcgil  
Cecilia Gil

DATE: December 28, 2009

## PROPERTY OWNERS CERTIFICATION FORM

I, VINNIE NGUYEN, certify that on 7/15/09,

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

APN (s) or case numbers GPA01050/CZ07709/Pm 36161/PP24054 For

Company or Individual's Name Planning Department,

Distance buffered 600'.

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

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

NAME: Vinnie Nguyen

TITLE GIS Analyst

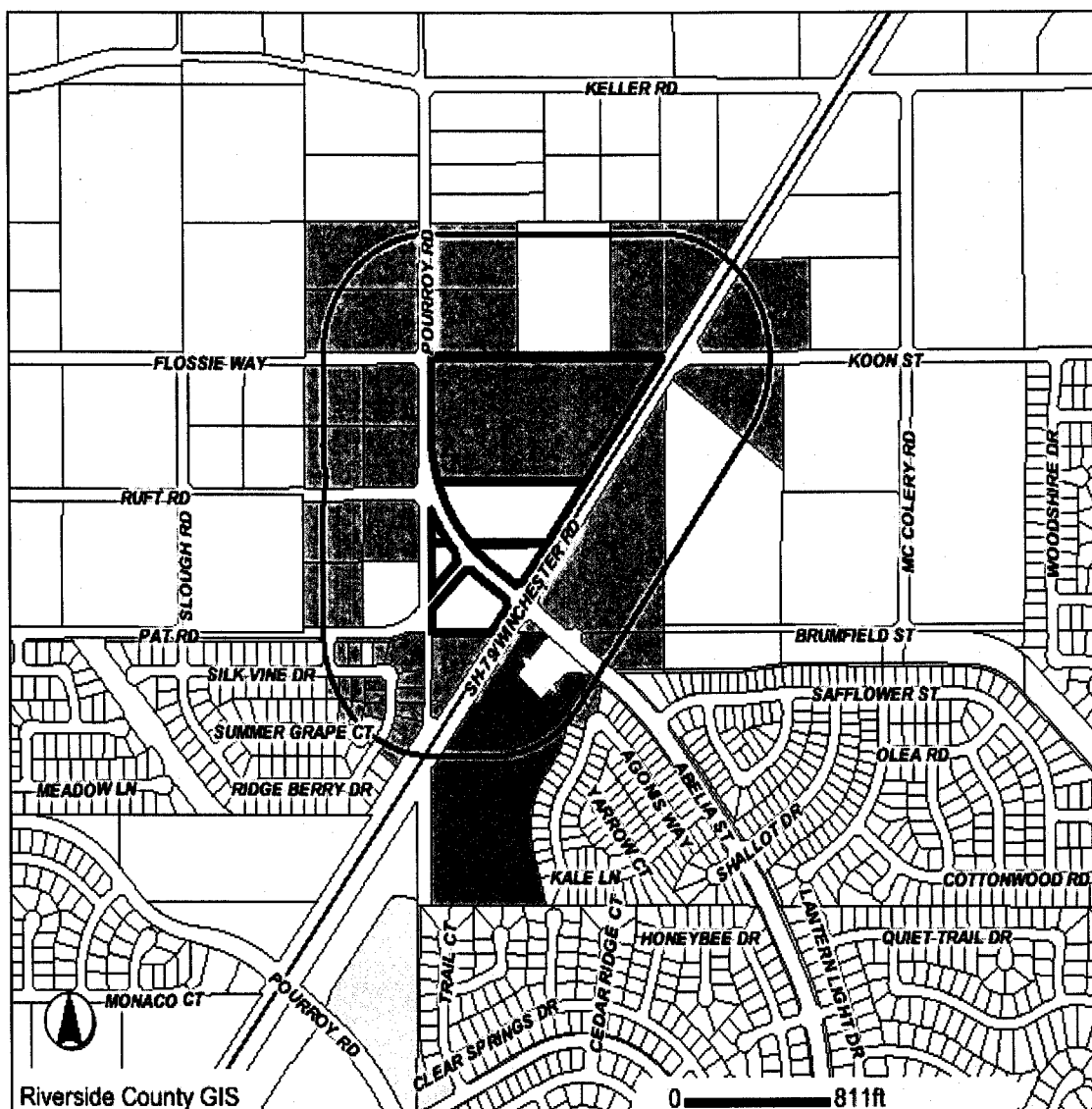
ADDRESS: 4080 Lemon Street 2<sup>nd</sup> Floor

Riverside, Ca. 92502

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

✓ 7/16/09  
Express 1/15/10

600 feet buffer



## Selected parcel(s):

476-010-011	476-010-012	476-010-014	476-010-015	476-010-018	476-010-023	476-010-049
476-030-001	476-030-002	476-040-026	476-040-027	476-040-028	476-042-005	480-030-031
480-030-032	480-030-037	480-030-038	480-030-039	480-030-040	480-030-042	480-030-043
480-030-044	480-080-001	480-080-002	480-080-004	480-080-005	480-080-006	480-080-007
480-080-008	480-080-009	480-080-010	480-080-011	480-080-012	480-080-021	480-081-013
480-081-014	480-081-015	480-081-016	480-081-017	480-081-018	480-081-019	480-081-020
480-081-021						

**\*IMPORTANT\***

This information is made available through the Riverside County Geographic Information System. The information is for reference purposes only. It is intended to be used as base level information only and is not intended to replace any recorded documents or other public records. Contact appropriate County Department or Agency if necessary. Reference to recorded documents and public records may be necessary and is advisable.

MAP PRINTED ON...07/15/2009



APN: 476010011 ASMT: 476010011  
DEWEY J MARTINEAU  
SHERRIE J MARTINEAU  
34250 POURROY RD  
WINCHESTER CA. 92596

APN: 476010012 ASMT: 476010012  
AESPERITA FLENOID  
34220 POURROY RD  
WINCHESTER CA. 92596

APN: 476010014 ASMT: 476010014  
WILLIAM R LIESMAN  
PEGGY D JACOBY  
34155 WINCHESTER RD  
WINCHESTER CA 92596

APN: 476010015 ASMT: 476010015  
PINNACLE WINCHESTER  
C/O BARRY LALL  
8369 VICKERS ST NO 101  
SAN DIEGO CA 92111

APN: 476010018 ASMT: 476010018  
BARRATT AMERICAN INC  
5950 PRIESTLY DR STE 101  
CARLSBAD CA 92008

APN: 476010023 ASMT: 476010023  
WINCHESTER AGAVE  
3951 SIERRA LINDA DR  
ESCONDIDO CA 92025

APN: 476010049 ASMT: 476010049  
VASILIOS RIGAS  
EVANTHIA RIGAS  
DIALINPET RIGAS PARTNERSHIP  
30 POINT LOMA DR  
CORONA DEL MAR CA 92625

APN: 476030001 ASMT: 476030001  
VALLEY WIDE RECREATION & PARK DIST  
P O BOX 907  
SAN JACINTO CA 92581

APN: 476030002 ASMT: 476030002  
NED DEMOREST  
SUZANNE DEMOREST  
DAVID R PEARSON  
ELIZABETH D PEARSON  
C/O NED & SUZANNE DEMOREST  
3260 GARRETSON CIR  
CORONA CA 92881

APN: 476040026 ASMT: 476040026  
CHESTER T ELPHICK  
JENNY B ELPHICK  
34571 WINTERSWEET LN  
WINCHESTER CA. 92596

APN: 476040027 ASMT: 476040027  
RODNEY D SCHULTZ  
ALICE M SCHULTZ  
34563 WINTERSWEET LN  
WINCHESTER CA. 92596

APN: 476040028 ASMT: 476040028  
DWAYNE HARRIS  
NANCY HARRIS  
34555 WINTERSWEET LN  
WINCHESTER CA. 92596

APN: 476042005 ASMT: 476042005  
RIVERSIDE CO FLOOD CONT & WATER DIST  
1995 MARKET ST  
RIVERSIDE CA 92501

APN: 480030031 ASMT: 480030031  
JOHN GEALTA  
34185 POURROY RD  
WINCHESTER CA. 92596

ZC7709 GPA1050 60



APN: 480030032 ASMT: 480030032  
DAVID W WAKEFIELD  
ELISE M WAKEFIELD  
34205 POURROY RD  
WINCHESTER CA. 92596

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PEDRO A CAMBEROS  
DEISI CAMBEROS  
JUAN MANUEL CAMBEROS  
OFELIA CAMBEROS  
31875 FLOSSIE WAY  
WINCHESTER CA. 92596

APN: 480030038 ASMT: 480030038  
EVELYN L GARCIA  
12660 MOLETTE ST  
NORWALK CA 90650

APN: 480030039 ASMT: 480030039  
MARIANNE L PARKER  
MICHAEL S HUDSON  
31870 RUFT RD  
WINCHESTER CA. 92596

APN: 480030040 ASMT: 480030040  
SAINT THOMAS HERMIT COPTIC ORTHO  
P O BOX 4960  
DIAMOND BAR CA 91765

APN: 480030042 ASMT: 480030042  
CHARLES J PICKENS  
HEATHER R PICKENS  
19023 E VIA DE ARBOLES  
QUEEN CREEK AZ 85242

APN: 480030043 ASMT: 480030043  
STANLEY D SMITH  
ELAINE M SMITH  
209 E RAMONA  
SAN CLEMENTE CA 92672

APN: 480030044 ASMT: 480030044  
FRENCH VALLEY I  
17981 CARTWRIGHT RD NO 200  
IRVINE CA 92614

APN: 480080001 ASMT: 480080001  
MICHAEL J SIMS  
31922 SILK VINE DR  
WINCHESTER CA. 92596

APN: 480080002 ASMT: 480080002  
GLENN NEWMAN  
C/O DAVID NEWMAN & CHRISTINA NEWMAN  
31936 SILK VINE DR  
WINCHESTER CA. 92596

APN: 480080004 ASMT: 480080004  
MICHAEL BALTZGAR  
31964 SILK VINE DR  
WINCHESTER CA. 92596

APN: 480080005 ASMT: 480080005  
DANIEL HERNANDEZ  
31978 SILK VINE DR  
WINCHESTER CA. 92596

APN: 480080006 ASMT: 480080006  
RUSSELL M REINHARD  
GLORIA A REINHARD  
31992 SILK VINE DR  
WINCHESTER CA. 92596

APN: 480080007 ASMT: 480080007  
EDWARD M AMAYA  
STEPHANIE M AMAYA  
34534 SPINDLE TREE ST  
WINCHESTER CA. 92596





APN: 480080008 ASMT: 480080008  
EVANGELINE C SCOTT  
34548 SPINDLE TREE ST  
WINCHESTER CA. 92596

APN: 480080009 ASMT: 480080009  
GERARDO BENAVIDES  
34562 SPINDLE TREE ST  
WINCHESTER CA. 92596

APN: 480080010 ASMT: 480080010  
ANGELICA PRECIADO  
34576 SPINDLE TREE ST  
WINCHESTER CA. 92596

APN: 480080011 ASMT: 480080011  
JAMES C WRIGHT  
LOURNA L BARNETT  
34590 SPINDLE TREE ST  
WINCHESTER CA. 92596

APN: 480080012 ASMT: 480080012  
SEOWON KANG  
MI SUN KANG  
34604 SPINDLE TREE ST  
WINCHESTER CA. 92596

APN: 480080021 ASMT: 480080021  
WHISPERING HEIGHTS HOMEOWNERS ASSN  
C/O BEAZER HOMES  
100 E IMPERIAL HWY NO 200  
BREA CA 92821

APN: 480081013 ASMT: 480081013  
VERONA CAROL NEMBARD  
31930 SUMMER GRAPE CT  
WINCHESTER CA. 92596

APN: 480081014 ASMT: 480081014  
BRENT KLASSEN  
31944 SUMMER GRAPE CT  
WINCHESTER CA. 92596

APN: 480081015 ASMT: 480081015  
WELLS FARGO BANK  
C/O EMC MORTGAGE CORP  
2780 LAKE VISTA DR  
LEWISVILLE TX 75067

APN: 480081016 ASMT: 480081016  
ANNA SILVA  
34567 SPINDLE TREE ST  
WINCHESTER CA. 92596

APN: 480081017 ASMT: 480081017  
ORA RUTH WHALEY  
34553 SPINDLE TREE ST  
WINCHESTER CA. 92596

APN: 480081018 ASMT: 480081018  
MICHAEL VARNER  
DEBORAH VARNER  
34539 SPINDLE TREE ST  
WINCHESTER CA. 92596

APN: 480081019 ASMT: 480081019  
DANIEL ALLEN GOULD  
KRISTA LUCIA GOULD  
31941 SILK VINE DR  
WINCHESTER CA. 92596

APN: 480081020 ASMT: 480081020  
JOSE A ALANZO  
GENOVEVA ALONZO  
31927 SILK VINE DR  
WINCHESTER CA. 92596



APN: 480081021 ASMT: 480081021  
MOHAMMAD JANJUA  
SHAMIM JANJUA  
31913 SILK VINE DR  
WINCHESTER CA. 92596



ATTN: Foster Brown  
California Council for the Blind  
P.O. Box 172  
Riverside, CA 92502

Eastern Information Center  
Dept. of Anthropology  
1334 Watkins Hall, University of  
California, Riverside  
Riverside, CA 92521-0418

Native American Heritage Commission  
915 Capitol Mall, Rm 364  
Sacramento, CA 95814-4801

Attn: Linda Swanson  
Riverside County Office on Aging  
6296 Rivercrest Drive, Suite K  
Riverside, CA 92507-0738

ATTN: Bob Jones, VP Engineering  
Time Warner Cable  
41-725 Cook St.  
Palm Desert, CA 92211-5100

Pinnacle Winchester  
8369 Vickers St., Ste 101  
San Diego, CA 92111

ATTN: Nate Picket  
CALTRANS District #8  
464 W. 4th St., 6th Floor  
Mail Stop 728  
San Bernardino, CA 92401-1400

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

ATTN: Jim Mackenzie, Planning  
Manager  
Planning Department, City of Murrieta  
26442 Beckman Ct.  
Murrieta, CA 92562

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

ATTN: Jeffrey R. Leatherman,  
General Manager  
Valley-Wide Recreation & Park District  
901 W. Esplanade  
P.O. Box 907  
San Jacinto, CA 92582

Gary Missiran  
15335 Morrison St., Ste. 305  
Sherman Oaks, CA 91411

Centralized Correspondence,  
Southern California Gas Company  
P.O. Box 3150  
San Dimas, CA 91773

Hemet Unified School District  
2350 W. Latham Ave.  
Hemet, CA 92545-3654

ATTN: Michael McCann / David Barker  
Reg. Water Quality Control Board #9  
San Diego  
9174 Sky Park Court, Suite 100  
San Diego, CA 92123-4340

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

Verizon Engineering  
1980 Orange Tree Ln., Rm #100  
Redlands, CA 92374

# NORTH COUNTY TIMES

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**(2015.5 C.C.P.)**

**STATE OF CALIFORNIA**  
**County of Riverside**

I am a citizen of the United States and a resident of the County aforesaid. I am over the age of eighteen years, and not a party to, or interested in the above entitled matter. I am an authorized representative of

# THE CALIFORNIAN

*An Edition of the North County Times*

a newspaper of general circulation, published DAILY in the City of Temecula, California, 92590, County of Riverside, Three Lake Judicial District, and which newspaper has been adjudicated a newspaper of general circulation by the Superior Court of the County of Riverside, State of California, under the date of February 26, 1991, Case Number 209105; that the notice, of which the annexed is a printed copy (set in type not smaller than nonpareil), has been published in each regular and entire issue of said newspaper and not in any supplement thereof, on the following dates, to wit:

**January 1 2010**

I certify (or declare) under penalty of perjury  
that the foregoing is true and correct.

Dated at TEMECULA, CALIFORNIA, this

4th day of January, 2010

4th day of January, 2010

Jammie R. Svensen

Signature

Tammi E. Swenson  
Legal Advertising Representative

**Title**

# NOTICE OF PUBLIC HEARING

## County of Riverside – Board of Supervisors

**NOTICE OF PUBLIC HEARING**  
**STATE OF CALIFORNIA**  
**RIVERSIDE COUNTY**  
**AMENDMENT TO THE ZONING MAP OF ZONE**  
**FAST TRACK IN THE RANCHO CALIFORNIA**  
**COMMUNITY, SOUTHWEST AREA PLAN,**  
**THIRD SUPERVISORIAL DISTRICT, AND**  
**NOTICE OF INTENT TO ADOPT A MITIGATED**  
**NEGATIVE DECLARATION**

**NOTICE IS HEREBY GIVEN** that a public hearing at which all interested persons will be heard, will be held before the Board of Supervisors of Riverside County, California, on the 1st Floor Administrative Center Building, California State Center - 6080 Lemon Avenue, Chino, California 91710 at 1:30 P.M., to consider the project submitted by Pioneer Communities, Inc. ("Pioneer") to the General Plan Commission ("GPC") for approval of changes to amend the General Plan Commission's Community Development Land Use Ordinance ("C.D.L.U.") (1/2 Area Minimum) to Community Development Commercial Zone ("C.C.Z.") (R-1), 135 Floor Area Ratio; and changes to Zoning Map No. 7708, Block Tract No. 2094-01, and proposed exchange of the C.C.Z. for residential zone ("R-R") to General Commercial ("G.C.P.") or suburban zones as the Board may find appropriate (the "project"). The project is located southerly of Florence Way, easterly of Pourroy Road, and westerly of Winchester Road in the Rancho California Zoning Area - Southwest Area Plan, Third Supervisorial District.

The Planning Commission approved the project, found that the project will not have a significant effect on the environment and recommended the adoption of a Mitigated Negative Declaration for Environmental Assessment No. 41906.

The project case file may be viewed from the date of this notice until the public hearing, Monday through Thursday, from 8:00 a.m. to 5:00 p.m. at the Clerk of the Board of Supervisors at 4080 Lemon Street, 1st Floor, Riverside, California 92501, and at the Riverside County Planning Department at 4080 Lemon Street, 9th Floor, Riverside, California 92501.

FOR FURTHER INFORMATION REGARDING THIS PROJECT, PLEASE CONTACT KINIKA HESTERLY, PROJECT PLANNER, AT (951) 955-1888 OR EMAIL [khesterl@rctima.org](mailto:khesterl@rctima.org).

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

If you challenge the above item in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this document. Or in written correspondence to the Planning Commission or Board of Supervisors at, or prior to, the public hearing. So noticed but as a result of the hearing, the Board of Supervisors may find that the project is not in the public interest, and the Board of Supervisors may, in whole or in part, suspend, delay, or withdraw the project from the public hearing process. The Board of Supervisors may also find that the project is not in the public interest, and the Board of Supervisors may, in whole or in part, suspend, delay, or withdraw the project from the public hearing process. The Board of Supervisors may also find that the project is not in the public interest, and the Board of Supervisors may, in whole or in part, suspend, delay, or withdraw the project from the public hearing process.

Please send all written correspondence to: Clerk of  
the Board, 19404 Lamar Street, 1st Floor, Post Office  
Box 1147, Riverside, CA 92502-1147

Dated: December 28, 2009  
Kecia Harper-Ihem  
Clerk of the Board  
By: Cecilia Gill, Board Assistant

PUB: January 1, 2010

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Press-Enterprise

## PROOF OF PUBLICATION OF

Ad Desc.: ch of zone no 7709 f/t no 2009-01

I am a citizen of the United States. I am over the age of eighteen years and not a party to or interested in the above entitled matter. I am an authorized representative of THE PRESS-ENTERPRISE, a newspaper of general circulation, printed and published daily in the County of Riverside, and which newspaper has been adjudicated a newspaper of general circulation by the Superior Court of the County of Riverside, State of California, under date of April 25, 1952, Case Number 54446, under date of March 29, 1957, Case Number 65673 and under date of August 25, 1995, Case Number 267864; that the notice, of which the annexed is a printed copy, has been published in said newspaper in accordance with the instructions of the person(s) requesting publication, and not in any supplement thereof on the following dates, to wit:

01-01-10

I Certify (or declare) under penalty of perjury that the foregoing is true and correct.

Date: Jan. 1, 2010  
At: Riverside, California

BOARD OF SUPERVISORS  
P.O. BOX 1147  
COUNTY OF RIVERSIDE  
RIVERSIDE CA 92502

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## Ad Copy:

**NOTICE OF PUBLIC HEARING BEFORE THE BOARD OF SUPERVISORS OF RIVERSIDE COUNTY ON A GENERAL PLAN AMENDMENT AND A CHANGE OF ZONE FAST TRACK IN THE RANCHO CALIFORNIA ZONING AREA - SOUTHWEST AREA PLAN, THIRD SUPERVISORIAL DISTRICT AND NOTICE OF INTENT TO ADOPT A MITIGATED NEGATIVE DECLARATION**

NOTICE IS HEREBY GIVEN that a public hearing at which all interested persons will be heard, will be held before the Board of Supervisors of Riverside County, California, on the 1st Floor Board Chambers, County Administrative Center, 4080 Lemon Street, Riverside, on Tuesday, January 12, 2010 at 1:30 P.M. to consider the application submitted by Pinnacle Winchester, LP - JLC Engineering, on General Plan Amendment No. 1050, which proposes to amend the land use designation from Community Development: Low Density Residential (CD: LDR) (1/2 Acre Minimum) to Community Development: Commercial Retail (CD: CR) (0.20 - 0.35 Floor Area Ratio); and, Change of Zone No. 7709 Fast Track No. 2009-01, which proposes to change the zone from Rural Residential (R-R) to General Commercial (C-1/C-P), or such other zones as the Board may find appropriate ("the project"). The project is located southerly of Flossie Way, easterly of Pourroy Road, and westerly of Winchester Road in the Rancho California Zoning Area - Southwest Area Plan, Third Supervisorial District.

The Planning Commission approved the project, found that the project will not have a significant effect on the environment and recommended the adoption of a Mitigated Negative Declaration for Environmental Assessment No. 41906.

The project case file may be viewed from the date of this notice until the public hearing, Monday through Thursday, from 8:00 a.m. to 5:00 p.m. at the Clerk of the Board of Supervisors at 4080 Lemon Street, 1st Floor, Riverside, California 92501, and at the Riverside County Planning Department at 4080 Lemon Street, 9th Floor, Riverside, California 92501.

FOR FURTHER INFORMATION REGARDING THIS PROJECT, PLEASE CONTACT KINIKA HESTERLY, PROJECT PLANNER, AT (951) 955-1888 OR EMAIL

khestert@rctlma.org. Any person wishing to testify in support of or in opposition to the project may do so in writing between the date of this notice and the public hearing, or may appear and be heard at the time and place noted above. All written comments received prior to the public hearing will be submitted to the Board of Supervisors and the Board of Supervisors will consider such comments, in addition to any oral testimony, before making a decision on the project.

If you challenge the above item in court, you may be limited to raising only those issues you or some-

one else raised at the public hearing described in this notice, or in written correspondence to the Planning Commission or Board of Supervisors at, or prior to, the public hearing. Be advised that as a result of the public hearing and the consideration of all public comment, written and oral, the Board of Supervisors may amend, in whole or in part, the project and/or the related environmental document. Accordingly, the designations, development standards, design or improvements, or any properties or lands within the boundaries of the project, may be changed in a way other than specifically proposed. Please send all written correspondence to: Clerk of the Board, 4080 Lemon Street, 1st Floor, Post Office Box 1147, Riverside, CA 92502-1147  
Dated: December 28, 2009  
Kecia Harper-Ihem  
Clerk of the Board  
By: Cecilia Gil, Board Assistant 1/1



**NOTICE OF PUBLIC HEARING BEFORE THE BOARD OF SUPERVISORS OF RIVERSIDE COUNTY ON A GENERAL PLAN AMENDMENT AND A CHANGE OF ZONE FAST TRACK IN THE RANCHO CALIFORNIA ZONING AREA – SOUTHWEST AREA PLAN, THIRD SUPERVISORIAL DISTRICT AND NOTICE OF INTENT TO ADOPT A MITIGATED NEGATIVE DECLARATION**

NOTICE IS HEREBY GIVEN that a public hearing at which all interested persons will be heard, will be held before the Board of Supervisors of **Riverside County, California**, on the 1<sup>st</sup> Floor Board Chambers, County Administrative Center, 4080 Lemon Street, Riverside, on **Tuesday, January 12, 2010 at 1:30 P.M.** to consider the application submitted by Pinnacle Winchester, LP – JLC Engineering, on **General Plan Amendment No. 1050**, which proposes to amend the land use designation from Community Development: Low Density Residential (CD: LDR) (1/2 Acre Minimum) to Community Development: Commercial Retail (CD: CR) (0.20 – 0.35 Floor Area Ratio); and, **Change of Zone No. 7709 Fast Track No. 2009-01**, which proposes to change the zone from Rural Residential (R-R) to General Commercial (C-1/C-P), or such other zones as the Board may find appropriate ("the project"). The project is located southerly of Flossie Way, easterly of Pourroy Road, and westerly of Winchester Road in the Rancho California Zoning Area – Southwest Area Plan, Third Supervisorial District.

The Planning Commission approved the project, found that the project will not have a significant effect on the environment and recommended the adoption of a Mitigated Negative Declaration for **Environmental Assessment No. 41906**.

The project case file may be viewed from the date of this notice until the public hearing, Monday through Thursday, from 8:00 a.m. to 5:00 p.m. at the Clerk of the Board of Supervisors at 4080 Lemon Street, 1st Floor, Riverside, California 92501, and at the Riverside County Planning Department at 4080 Lemon Street, 9<sup>th</sup> Floor, Riverside, California 92501.

FOR FURTHER INFORMATION REGARDING THIS PROJECT, PLEASE CONTACT KINIKA HESTERLY, PROJECT PLANNER, AT (951) 955-1888 OR EMAIL [khesterl@rctlma.org](mailto:khesterl@rctlma.org).

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

If you challenge the above item 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 to the Planning Commission or Board of Supervisors at, or prior to, the public hearing. Be advised that as a result of the public hearing and the consideration of all public comment, written and oral, the Board of Supervisors may amend, in whole or in part, the project and/or the related environmental document. Accordingly, the designations, development standards, design or improvements, or any properties or lands within the boundaries of the project, may be changed in a way other than specifically proposed.

Please send all written correspondence to: Clerk of the Board, 4080 Lemon Street, 1st Floor, Post Office Box 1147, Riverside, CA 92502-1147

Dated: December 28, 2009

Kecia Harper-Ihem  
Clerk of the Board  
By: Cecilia Gil, Board Assistant

16.3 of 01-12-10



Riverside County Clerk of the Board  
County Administrative Center  
4080 Lemon Street, 1<sup>st</sup> Floor Annex  
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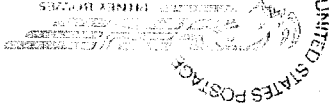
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**NOTICE OF PUBLIC HEARING BEFORE THE BOARD OF SUPERVISORS OF RIVERSIDE COUNTY ON A GENERAL PLAN AMENDMENT AND A CHANGE OF ZONE FAST TRACK IN THE RANCHO CALIFORNIA ZONING AREA – SOUTHWEST AREA PLAN, THIRD SUPERVISORIAL DISTRICT AND NOTICE OF INTENT TO ADOPT A MITIGATED NEGATIVE DECLARATION**

NOTICE IS HEREBY GIVEN that a public hearing at which all interested persons will be heard, will be held before the Board of Supervisors of Riverside County, California, on the 1<sup>st</sup> Floor Board Chambers, County Administrative Center, 4080 Lemon Street, Riverside, on **Tuesday, January 12, 2010 at 1:30 P.M.** to consider the application submitted by Pinnacle Winchester, LP – JLC Engineering, on **General Plan Amendment No. 1050**, which proposes to amend the land use designation from Community Development: Low Density Residential (CD: LDR) (1/2 Acre Minimum) to Community Development: Commercial Retail (CD: CR) (0.20 – 0.35 Floor Area Ratio); and, **Change of Zone No. 7709 Fast Track No. 2009-01**, which proposes to change the zone from Rural Residential (R-R) to General Commercial (C-1/C-P), or such other zones as the Board may find appropriate ("the project"). The project is located southerly of Flossie Way, easterly of Pourroy Road, and westerly of Winchester Road in the Rancho California Zoning Area – Southwest Area Plan, Third Supervisorial District.

The Planning Commission approved the project, found that the project will not have a significant effect on the environment and recommended the adoption of a Mitigated Negative Declaration for **Environmental Assessment No. 41906**.

The project case file may be viewed from the date of this notice until the public hearing, Monday through Thursday, from 8:00 a.m. to 5:00 p.m. at the Clerk of the Board of Supervisors at 4080 Lemon Street, 1st Floor, Riverside, California 92501, and at the Riverside County Planning Department at 4080 Lemon Street, 9<sup>th</sup> Floor, Riverside, California 92501.

FOR FURTHER INFORMATION REGARDING THIS PROJECT, PLEASE CONTACT KINIKA HESTERLY, PROJECT PLANNER, AT (951) 955-1888 OR EMAIL [khesterl@rcctlma.org](mailto:khesterl@rcctlma.org).

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

If you challenge the above item 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 to the Planning Commission or Board of Supervisors at, or prior to, the public hearing. Be advised that as a result of the public hearing and the consideration of all public comment, written and oral, the Board of Supervisors may amend, in whole or in part, the project and/or the related environmental document. Accordingly, the designations, development standards, design or improvements, or any properties or lands within the boundaries of the project, may be changed in a way other than specifically proposed.

Please send all written correspondence to: Clerk of the Board, 4080 Lemon Street, 1st Floor, Post Office Box 1147, Riverside, CA 92502-1147

Dated: December 28, 2009

Kecia Harper-Ihem  
Clerk of the Board  
By: Cecilia Gil, Board Assistant

16.3 of 01-12-10



**PUBLIC HEARING NOTICE**  
*This may affect your property*

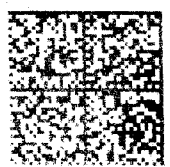
Riverside County Clerk of the Board  
County Administrative Center  
4080 Lemon Street, 1<sup>st</sup> Floor Annex  
P. O. Box 1147  
Riverside, CA 92502-1147

2010 JAN 12 PM 1:21  
RECEIVED RIVERSIDE

APN: 480030044 ASMT: 480030044  
FRENCH VALLEY I  
17981 CARTWRIGHT  
IRVINE CA 92612

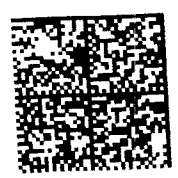
BC: 92502114747 \*0804-04255-29-41  
RETURN TO SENDER  
NOT DELIVERABLE AS ADDRESSED  
UNABLE TO FORWARD  
917 DC 1 00 01/09/10

PRESORTED  
FIRST CLASS

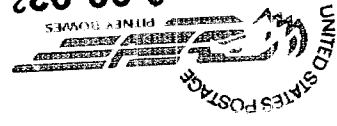


02 18 0002098681 DEC 29 2009  
MAILED FROM ZIP CODE 92504  
\$ 00.382

PRESORTED  
FIRST CLASS



02 1A 0004332514 DEC 29 2009  
MAILED FROM ZIP CODE 92373  
\$ 00.032





## VALLEY-WIDE RECREATION & PARK DISTRICT

P.O. Box 907 • 901 W. Esplanade Avenue  
San Jacinto, CA 92581  
(951) 654-1505 - District Office

### BOARD OF DIRECTORS

Nick Schouten  
President

Larry Minor  
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John Bragg  
Director

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General Manager

January 6, 2010

Kecia Harper-Ihem  
Clerk of the Board  
Riverside County Board of Supervisors  
P.O. Box 1147  
Riverside, CA 92502-1147

**Re: General Plan Amendment No. 1050**

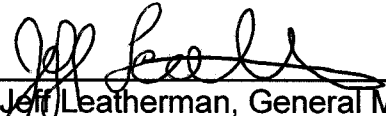
Dear Ms. Harper-Ihem:

Valley-Wide Recreation and Park District is in receipt of the Notice of Public Hearing for the above referenced project and has the following comment:

1. All commercial properties which are developed within the boundaries of the District are required to annex into one of the District's Landscape Maintenance Districts (LMD), and shall be assessed for transportation corridor maintenance, administration costs and repairs and contingencies, just as all other parcels within the corresponding LMD are assessed. These properties are or will be enjoying the benefit of the landscape maintenance provided by the District.

If you have any questions or require additional information, please contact me at (951) 654-1505.

Sincerely,

  
\_\_\_\_\_  
Jeff Leatherman, General Manager  
Valley-Wide Recreation and Park District

2010-01-098001

16.3

**Riverside County Board of Supervisors  
Request to Speak**

Submit request to Clerk of Board (right of podium),  
Speakers are entitled to three (3) minutes, subject  
Board Rules listed on the reverse side of this form.

**SPEAKER'S NAME:** Matthew Fagan

**Address:** \_\_\_\_\_  
(only if follow-up mail response requested)

**City:** \_\_\_\_\_ **Zip:** \_\_\_\_\_

**Phone #:** 951-265-5428

**Date:** 1/12/10 **Agenda #** 16.3

**PLEASE STATE YOUR POSITION BELOW:**

**Position on "Regular" (non-appealed) Agenda Item:**

X **Support**      \_\_\_\_\_ **Oppose**      \_\_\_\_\_ **Neutral**

**Note:** If you are here for an agenda item that is filed  
for "Appeal" please state separately your position on  
the appeal below:

\_\_\_\_\_ **Support**      \_\_\_\_\_ **Oppose**      \_\_\_\_\_ **Neutral**

**I give my 3 minutes to:** \_\_\_\_\_

## **BOARD RULES**

### **Requests to Address Board on "Agenda" Items:**

You may request to be heard on a published agenda item. Requests to be heard must be submitted to the Clerk of the Board before the scheduled meeting time.

### **Requests to Address Board on items that are "NOT" on the Agenda:**

Notwithstanding any other provisions of these rules, member of the public shall have the right to address the Board during the mid-morning "Oral Communications" segment of the published agenda. Said purpose for address must pertain to issues which are under the direct jurisdiction of the Board of Supervisors. YOUR TIME WILL BE LIMITED TO THREE (3) MINUTES.

### **Power Point Presentations/Printed Material:**

Speakers who intend to conduct a formalized Power Point presentation or provide printed material must notify the Clerk of the Board's Office by 12 noon on the Monday preceding the Tuesday Board meeting, insuring that the Clerk's Office has sufficient copies of all printed materials and at least one (1) copy of the Power Point CD. Copies of printed material given to the Clerk (by Monday noon deadline) will be provided to each Supervisor. If you have the need to use the overhead "Elmo" projector at the Board meeting, please insure your material is clear and with proper contrast, notifying the Clerk well ahead of the meeting, of your intent to use the Elmo.

### **Individual Speaker Limits:**

**Individual speakers are limited to a maximum of three (3) minutes.** Please step up to the podium when the Chairman calls your name and begin speaking immediately. Pull the microphone to your mouth so that the Board, audience, and audio recording system hear you clearly. Once you start speaking, the "green" podium light will light. The "yellow" light will come on when you have one (1) minute remaining. When you have 30 seconds remaining, the "yellow" light will begin flash, indicating you must quickly wrap up your comments. Your time is up when the "red" light flashes. The Chairman adheres to a strict three (3) minutes per speaker. **Note: If you intend to give your time to a "Group/Organized Presentation", please state so clearly at the very bottom of the reverse side of this form.**

### **Group/Organized Presentations:**

Group/organized presentations with more than one (1) speaker will be limited to nine (9) minutes at the Chairman's discretion. The organizer of the presentation will automatically receive the first three (3) minutes, with the remaining six (6) minutes relinquished by other speakers, as requested by them on a completed "Request to Speak" form, and clearly indicated at the front bottom of the form.

### **Addressing the Board & Acknowledgement by Chairman:**

The Chairman will determine what order the speakers will address the Board, and will call on all speakers in pairs. The first speaker should immediately step to the podium and begin addressing the Board. The second speaker should take up a position in one of the chamber aisles in order to quickly step up to the podium after the preceding speaker. This is to afford an efficient and timely Board meeting, giving all attendees the opportunity to make their case. Speakers are prohibited from making personal attacks, and/or using coarse, crude, profane or vulgar language while speaking to the Board members, staff, the general public and/or meeting participants. Such behavior, at the discretion of the Board Chairman may result in removal from the Board Chambers by Sheriff Deputies.

**ATTACHMENTS FILED**  
**WITH**  
**THE CLERK OF THE BOARD**