

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

809 B




FROM: TLMA – Planning Department

SUBMITTAL DATE:
September 17, 2014

Departmental Concurrence

SUBJECT: GENERAL PLAN AMENDMENT NO. 954 and CHANGE OF ZONE NO. 7739 – Intent to Adopt a Mitigated Negative Declaration – Applicant: MDMG Inc. – Engineer/Representative: MDMG Inc. – Third/Third Supervisorial District - Rancho California Zoning Area - Southwest Area Plan: Rural Community: Estate Density Residential (RC-EDR) (2 Acre Minimum Lot Size) – Location: Northerly of Benton Road, easterly of Washington Street, southerly of Yates Road, westerly of Lake Skinner Recreational Area – 53.94 Gross Acres - Zoning: Light Agriculture - 5 Acre Minimum Lot Size (A-1-5). **REQUEST:** The General Plan Amendment will amend the General Plan Foundation Component of the subject site from Rural Community to Community Development and to amend the land use designation of the subject site from Estate Density Residential (RC-EDR) (2 Acre Minimum Lot Size) within the Highway 79 Policy Area to 20.04 acres of Medium Density Residential (MDR) (2-5 D.U./Ac.) for APN 964-030-007, and a total of 33.89 acres of Medium High Density Residential (MHDR) (5-8 D.U./Ac.) for APN's 964-030-008 and 472-210-003. The Change of Zone will change the zoning for the subject site from Light Agriculture- 5 Acre Minimum (A-1-5) to Planned Residential (R-4).

RECOMMENDED MOTION: That the Board of Supervisors:


Juan C Perez
TLMA Director/ Interim Planning Director

ms
DM

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

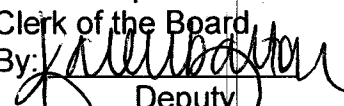
SOURCE OF FUNDS: Deposit based funds **Budget Adjustment:**
For Fiscal Year:

C.E.O. RECOMMENDATION: APPROVE
BY: 
Tina Grande
County Executive Office Signature

MINUTES OF THE BOARD OF SUPERVISORS

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

Ayes: Jeffries, Tavaglione, Stone and Ashley
Nays: None
Absent: Benoit
Date: November 4, 2014
xc: Planning, Applicant, Co.Co.

Kecia Harper-Ihem
Clerk of the Board
By: 
Deputy

Prev. Agn. Ref.: | District:3/3 | Agenda Number: **16-2**

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

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

FORM 11: General Plan Amendment No. 954 and Change of Zone No. 7739

DATE: September 17, 2014

PAGE: Page 2 of 2

1. **DENY GENERAL PLAN AMENDMENT NO. 954** as initiated by the Board of Supervisors; but
2. **ADOPT a MITIGATED NEGATIVE DECLARATION** for **ENVIRONMENTAL ASSESSMENT NO. 41782**, based on the findings incorporated in the initial study and the conclusion that the project will not have a significant effect on the environment; and,
3. **TENTATIVELY APPROVE GENERAL PLAN AMENDMENT NO. 954** amending the Land Use designation for the subject property from "Rural Community" (RC) to "Community Development" (CD) and to amend the General Plan Land Use designation from "Estate Density Residential" (EDR) (2 acre minimum lot size) to "Medium Density Residential (MDR) (2-5 D.U./Ac.), Medium High Density Residential (MHDR) (5-8 D.U./Ac.); in accordance with Exhibit #7, and based on the findings and conclusions incorporated in the staff report, subject to adoption of the General Plan Amendment resolution by the Board of Supervisors; and,
4. **TENTATIVELY APPROVE CHANGE OF ZONE NO. 7739**, amending the zoning classification, for the subject property from Light Agriculture- 5 Acre Minimum (A-1-5) to Planned Residential (R-4) in accordance with Exhibit #3, pending adoption of the zoning ordinance by the Board of Supervisors.

BACKGROUND:

The **General Plan Amendment** proposes to amend the General Plan Foundation Component of the subject site from Rural Community to Community Development and to amend the land use designation of the subject site from Estate Density Residential (RC-EDR) (2 Acre Minimum Lot Size) within the Highway 79 Policy Area to 20.04 acres of Medium Density Residential (MDR) (2-5 D.U./Ac.) for APN 964-030-007, and a total of 33.89 acres of Medium High Density Residential (MHDR) (5-8 D.U./Ac.) for APN's 964-030-008 and 472-210-003. The **Change of Zone** proposes to change the zoning for the subject site from Light Agriculture- 5 Acre Minimum (A-1-5) to Planned Residential (R-4).

Impact on Citizens and Businesses

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

ATTACHMENTS (if needed, in this order):

- A. **Planning Commission Minutes**
- B. **Planning Commission Memo**
- C. **Planning Commission Staff Report**



San Diego

10/15

Order Confirmation

Ad Order Number 0010876329	Customer RIV/CO BOARD OF SUPERVISORS	Payer Customer RIV/CO BOARD OF SUPERVISORS	PO Number CA-ZC 7739 GPA 954
Sales Rep Vars	Customer Account 1219291	Payer Account 1219291	Ordered By CECILIA GIL
Order Taker Vars	Customer Address ATTN: CECILIA GIL RIVERSIDE CA 925021147 USA	Payer Address ATTN: CECILIA GIL RIVERSIDE CA 925021147 USA	Customer Fax
Order Source	Customer Phone (951) 955-1060	Payer Phone (951) 955-1060	Customer Email ccgil@rcbos.org

Tear Sheets	Proofs	Affidavits	Blind Box	Payment Method	Payment Amount	Amount Due
0	0	0		Invoice	\$0.00	292.72
Net Amount	Total Amount					
\$292.72	\$292.72					

Planning
10-2 of 11/04/14
287739

RECEIVED RIVERSIDE COUNTY
CLERK/BOARD OF SUPERVISORS
2014 OCT 20 AM 11:16

**PROOF OF PUBLICATION
(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 the principal clerk of the printer of

THE CALIFORNIAN
An Edition of the UT San Diego

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:

October 15TH, 2014

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

Dated at TEMECULA, California, this
15TH day of **October, 2014**



Cathy Viars
Legal Advertising
The Californian

Proof of Publication of

NOTICE OF PUBLIC HEARING BEFORE THE BOARD OF SUPERVISORS OF RIVERSIDE COUNTY ON A CHANGE OF ZONE AND A GENERAL PLAN AMENDMENT, 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, November 4, 2014 at 10:30 A.M.** or as soon as possible thereafter, to consider the application submitted by MDMG Inc., on **Change of Zone No. 7739**, which proposes to change the zone from Light Agriculture - 5 Acre Minimum (A-1-5) to Planned Residential (R-4), or such other zones as the Board may find appropriate; and, **General Plan Amendment No. 954**, which proposes to amend the land use from Rural Community to Community Development and the Estate Density Residential (EDR) (2 Acre Minimum Lot Size) to Medium High Density Residential (MHDR) (5-8 D.U./Ac.) ("the project"). The project is located northerly of Benton Road, easterly of Washington Street, southerly of Yates Road, westerly of Lake Skinner Recreational Area in the Rancho California Zoning Area - Southwest Area Plan, Third Supervisorial District.

The Planning Commission recommended that the Board of Supervisors approve the project and adopt a Mitigated Negative Declaration for **Environmental Assessment No. 41782**.

The project case file may be viewed from the date of this notice until the public hearing, Monday through Friday, 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, 12th Floor, Riverside, California 92501.

FOR FURTHER INFORMATION REGARDING THIS PROJECT, PLEASE CONTACT MATT STRAITE, PROJECT PLANNER, AT (951) 955-8631 OR EMAIL mstraite@rcflma.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: October 10, 2014 Kecia Harper-Ihem, Clerk of the Board
By: Cecilia Gil, Board Assistant

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Date	Reference Number	Description	Product/Zone	Size	Billed Units	Times Run	Rate	Gross Amount	Net Amount
10/15/2014	109978144-10152014	ZC 7739 GPA 954	Press-Enterprise	2 x 77 Li	154	1	1.45	223.30	223.30

Ordered By: Cecilia Gil

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*Planning
 16-2 of 11/04/14
 ZC 7739*

Legal Advertising Invoice

Balance
\$223.30

Sales Contact Information		Advertiser Information		
Name	Billing Period	Billed Account Number	Advertiser/Client Number	Advertiser/Client Name
Maria Tinajero 951-368-9225	10/15/2014 - 10/15/2014	1100141323	1100141323	BOARD OF SUPERVISORS

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THE PRESS-ENTERPRISE **PE** com

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10/15/2014 - 10/15/2014	1100141323	1100141323
Balance	Invoice Number	Terms Of Payment
\$223.30	109978144-10152014	Due Upon Receipt

Billing Account Name And Address

Remittance Address

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

The Press-Enterprise
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 RIVERSIDE, CA 92502-2209

THE PRESS-ENTERPRISE

1825 Chicago Ave, Suite 100
Riverside, CA 92507
951-684-1200
951-368-9018 FAX

**PROOF OF PUBLICATION
(2010, 2015.5 C.C.P)**

Publication(s): The Press-Enterprise

PROOF OF PUBLICATION OF

Ad Desc.: / ZC 7739 GPA 954

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 in 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, under date of August 25, 1995, Case Number 267864, under date of February 4, 2013, Case Number RIC 1215735, under date of July 25, 2013, Case Number RIC 1305730, and under date of September 16, 2013, Case Number RIC 1309013; 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:

10/15/2014

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

Date: October 15, 2014
At: Riverside, California

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

Ad Number: 0009978144-01

P.O. Number: ZC 7739 GPA 954

Ad Copy:

NOTICE OF PUBLIC HEARING BEFORE THE BOARD OF SUPERVISORS OF RIVERSIDE COUNTY ON A CHANGE OF ZONE AND A GENERAL PLAN AMENDMENT, THIRD SUPERVISORIAL DISTRICT AND NOTICE OF INTENT TO ADOPT A MITIGATED NEGATIVE DECLARATION

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The Planning Commission recommended that the Board of Supervisors approve the project and adopt a Mitigated Negative Declaration for **Environmental Assessment No. 41782**.

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Dated: October 10, 2014
Kecia Harper-Ihem, Clerk of the Board
By: Cecilia Gil, Board Assistant

10/15

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Dated: October 10, 2014

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By: Cecilia Gil, Board Assistant

16-2 of 11/04/14

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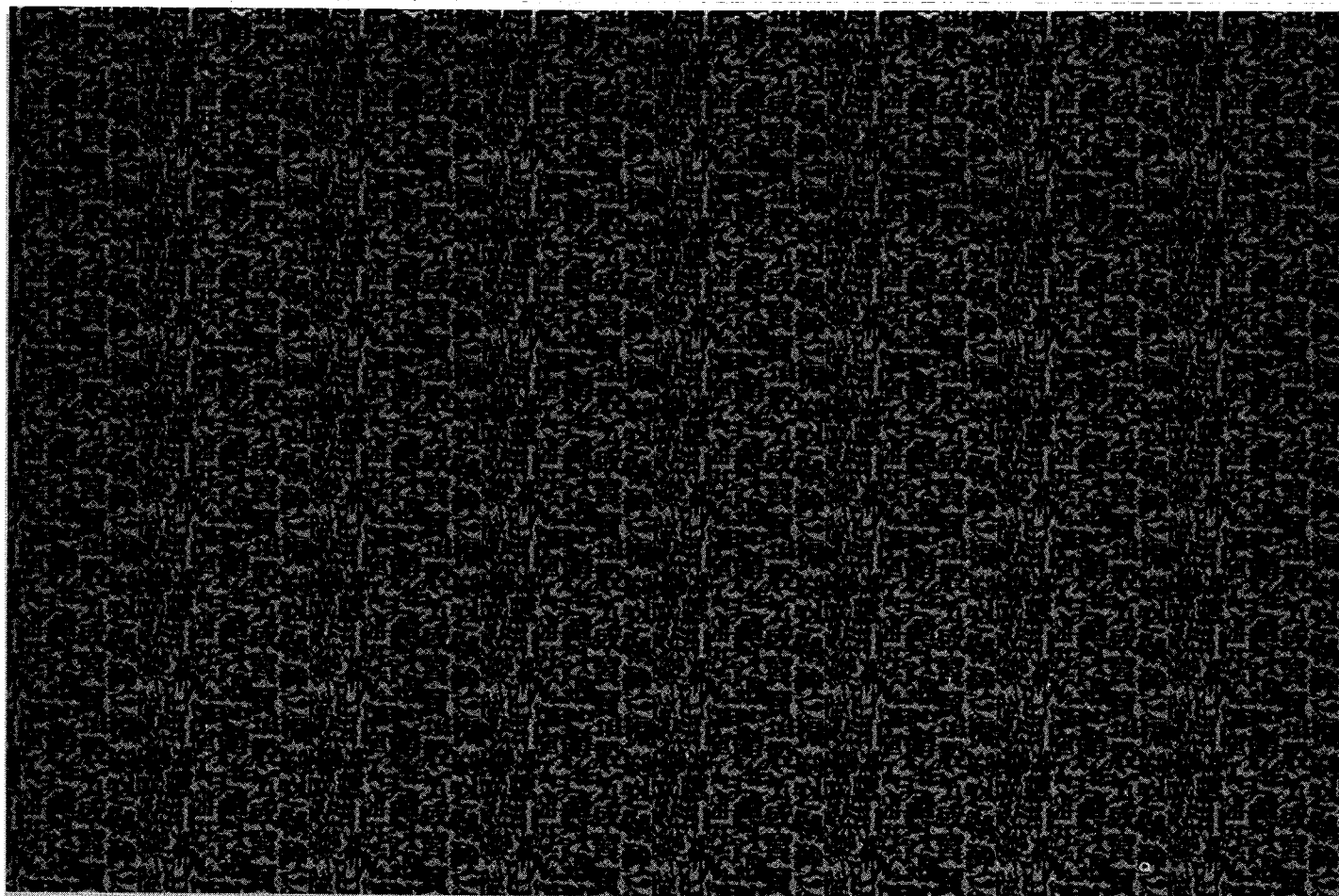
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STEVEN NULL
32916 RED CARRIAGE RD
WINCHESTER, CA 92596

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County Administrative Center
4080 Lemon Street, 1st Floor Annex
P. O. Box 1147
Riverside, CA 92502-1147



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Dated: October 10, 2014

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By: Cecilia Gil, Board Assistant

16-2 of 11/04/14

BC: 92502114747 * 2808-00712-16-13

B21-0200182E

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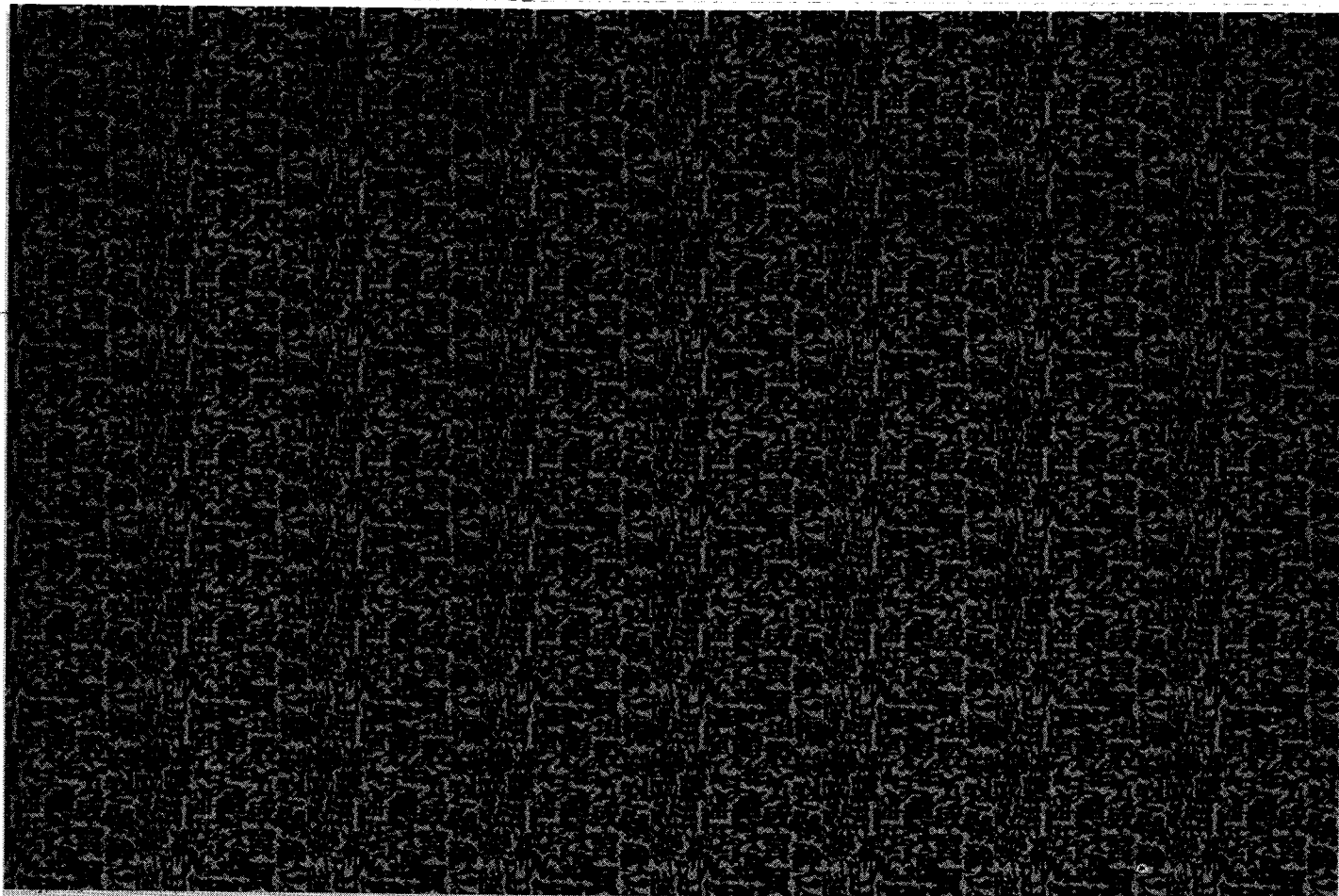
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JAMES WARREN KOCH
32927 FIELD VIEW RD
WINCHESTER, CA 92596

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County Administrative Center
4080 Lemon Street, 1st Floor Annex
P. O. Box 1147
Riverside, CA 92502-1147



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By: Cecilia Gil, Board Assistant

16-2 of 11/04/14

BC: 92502114747 * 2808-00540-16-19 141-RMB 921

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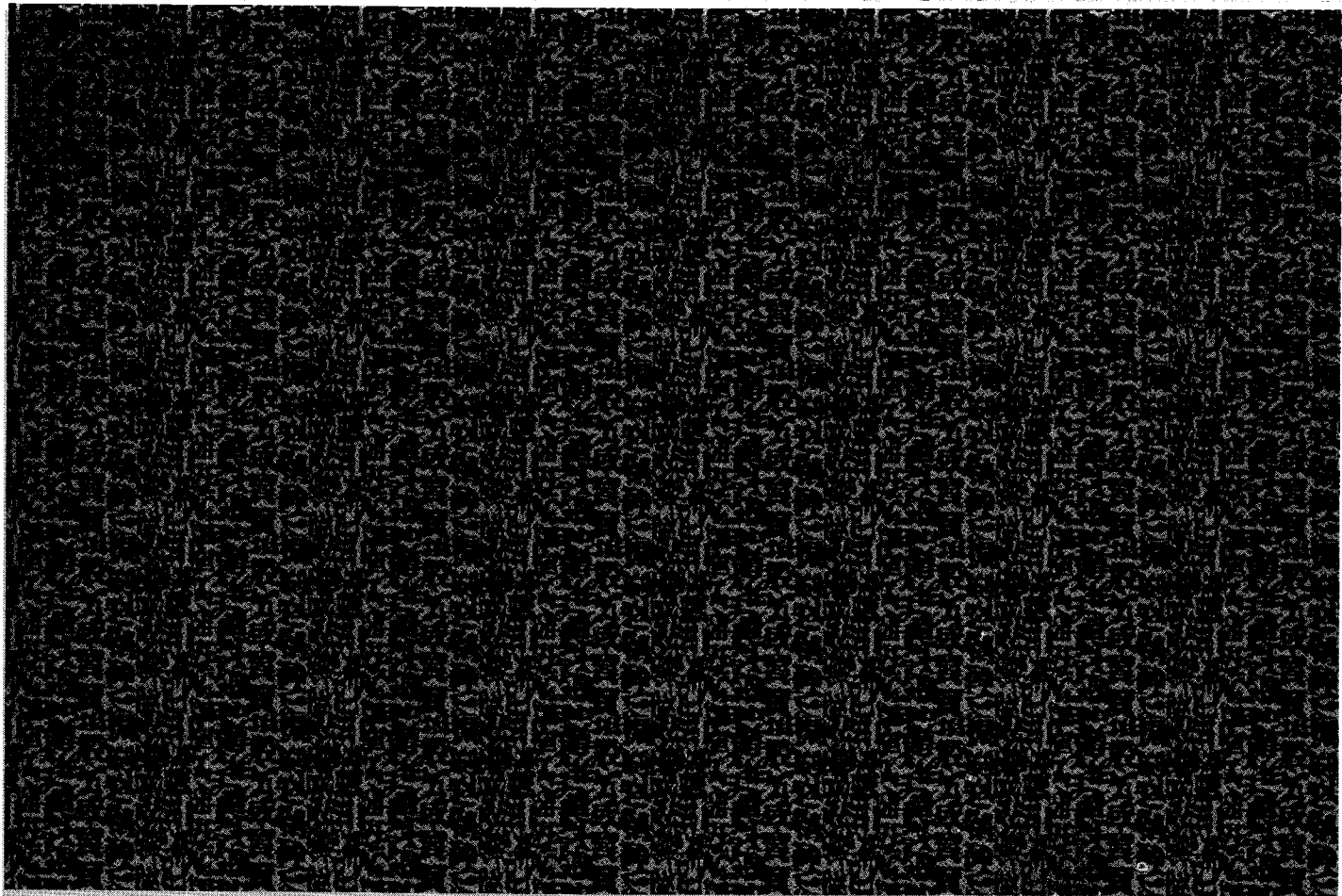
FRENCH VALLEY BOAT & R V STORAGE
C/O WILLIAM DALTON
41911 5TH ST STE 300
TEMECULA, CA. 92590

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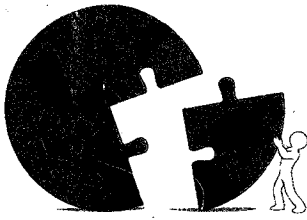
PUBLIC HEARING NOTICE

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



REMOVE SIDE EDGES FIRST
THEN FOLD AND TEAR THIS STUB ALONG PERFORATION





**RIVERSIDE COUNTY
PLANNING DEPARTMENT**

Clerk's Copy

Juan C. Perez
Interim Planning Director

11/4/14
KI

DATE: September 17, 2014

TO: Clerk of the Board of Supervisors

FROM: Planning Department - Riverside Office *D.M.*

SUBJECT: General Plan Amendment No. 954 and Change of Zone No. 7739
(Charge your time to these case numbers)

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

- Place on Administrative Action (Receive & File; EOT)
 - Labels provided If Set For Hearing
 - 10 Day 20 Day 30 day
- Place on Consent Calendar
- Place on Policy Calendar (Resolutions; Ordinances; PNC)
- Place on Section Initiation Proceeding (GPIP)
- Set for Hearing (Legislative Action Required; CZ, GPA, SP, SPA)
- Publish in Newspaper:
 - (3rd Dist) Press Enterprise and The Californian
- Mitigated Negative Declaration
 - 10 Day 20 Day 30 day
- Notify Property Owners (app/agencies/property owner labels provided)
 - Controversial: YES NO

Designate Newspaper used by Planning Department for Notice of Hearing:
(3rd Dist) Press Enterprise and The Californian

Do not send these documents to the County Clerk for posting until the Board has taken final action on the subject cases.

**Original
Form 11a - and 1 Board Packet
is at Excecutive's Office**

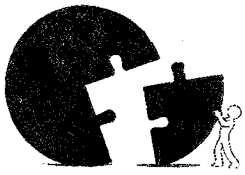
2014 OCT 18 AM 10:06

REMOVED RIVERSIDE COUNTY CLERK / BOARD OF SUPERVISORS

Riverside Office · 4080 Lemon Street, 12th Floor
P.O. Box 1409, Riverside, California 92502-1409
(951) 955-3200 · Fax (951) 955-1811

Desert Office · 77-588 Duna Court, Suite H
Palm Desert, California 92211
(760) 863-8277 · Fax (760) 863-7040

"Planning Our Future... Preserving Our Past"



RIVERSIDE COUNTY
PLANNING DEPARTMENT

**PLANNING COMMISSION
MINUTE ORDER
SEPTEMBER 17, 2014**

I. AGENDA ITEM 4.2

GENERAL PLAN AMENDMENT NO. 954 and CHANGE OF ZONE NO. 7739 – Intent to Adopt a Mitigated Negative Declaration – Applicant: MDMG Inc. – Engineer/Representative: MDMG Inc. – Third/Third Supervisorial District - Rancho California Zoning Area - Southwest Area Plan: Rural Community: Estate Density Residential (RC-EDR) (2 Acre Minimum Lot Size) – Location: Northerly of Benton Road, easterly of Washington Street, southerly of Yates Road, westerly of Lake Skinner Recreational Area – 53.94 Gross Acres - Zoning: Light Agriculture - 5 Acre Minimum Lot Size (A-1-5). (Legislative)

II. PROJECT DESCRIPTION:

This General Plan Amendment proposes to amend the General Plan Foundation Component of the subject site from Rural Community to Community Development and to amend the land use designation of the subject site from Estate Density Residential (RC-EDR) (2 Acre Minimum Lot Size) within the Highway 79 Policy Area to 20.04 acres of Medium Density Residential (MDR) (2-5 D.U./Ac.) for APN 964-030-007, and a total of 33.89 acres of Medium High Density Residential (MHDR) (5-8 D.U./Ac.) for APN's 964-030-008 and 472-210-003. The Change of Zone proposes to change the zoning for the subject site from Light Agriculture - 5 Acre Minimum (A-1-5) to Planned Residential (R-4).

III. MEETING SUMMARY:

The following staff presented the subject proposal:

Project Planner: Matt Straite at (951) 955-8631 or email mstraite@rctlma.org.

- Larry Markham, 41635 Enterprise Circle, Temecula, (909) 3228482, spoke in favor of the proposed project.
- No one spoke in opposition or in a neutral position.

IV. CONTROVERSIAL ISSUES:

None

V. PLANNING COMMISSION ACTION:

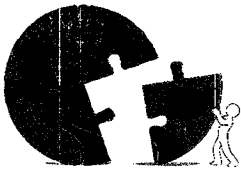
Public Comments: **Closed**

Motion by Commissioner Petty, 2nd by Commissioner Sloman

A vote of 5-0

ADOPTED PLANNING COMMISSION RESOLUTION NO. 2014-008; and,

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



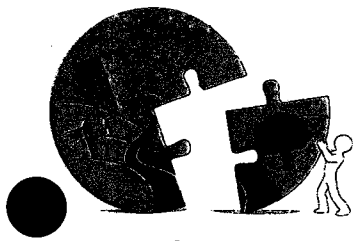
RIVERSIDE COUNTY
PLANNING DEPARTMENT

**PLANNING COMMISSION
MINUTE ORDER
SEPTEMBER 17, 2014**

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

- **DENY GENERAL PLAN AMENDMENT NO. 954** as initiated by the Board of Supervisors;
but,
- **ADOPT a MITIGATED NEGATIVE DECLARATION;** and,
- **APPROVE GENERAL PLAN AMENDMENT NO. 954 (as amended);** and,
- **APPROVE CHANGE OF ZONE NO. 7739.**

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



RIVERSIDE COUNTY PLANNING DEPARTMENT

Juan C. Perez
Interim Planning Director

Memorandum

To: Planning Commission

From: Matt Straite, project planner

RE: Additional Information for Agenda Item No. 4.2 – GPA954 and CZ7739

Additional letters submitted

EHL Letter- Attached is a copy of a letter by Dan Silver for the Endangered Habitats League. In the letter Mr. Silver expressed some concern regarding with School sites driving land use designation changes. Additionally he requested an "explanation of if and how the proposed mapped densities facilitate the objective of buffering the adjacent Conserved Habitat."

Staff is not clear on any such requirement from the General Plan or the MSHCP. With regard to the MSHCP, there is no restriction on densities or uses adjacent to conservation lands. Edge effects are minimized through implementation of section 6.1.4, Guidelines Pertaining to the Urban/Wildlands Interface. All proposed projects must be consistent with the guidelines outlined in section 6.1.4 to be deemed consistent with the MSHCP. This is not a matter of "worrying about it later." The MSHCP addresses this issue at the project level. There is currently no project that can be reviewed relative to Section 6.1.4.

MWD Letter- MWD provided a letter the day before the hearing dated September 11, 2014 requesting that "approval of the [implementing] project should be contingent on Metropolitan's approval of design plans for portions of the proposed project that could impact its facilities."

Any implementing project would be transmitted to MWD through the standard procedures used by Planning, no special accommodation is required to assure MWD has an opportunity to comment on proposed plans; however, staff does not feel it is appropriate to grant approval rights to MWD for any project as it would effect the County's discretionary rights.

Riverside Office • 4080 Lemon Street, 12th Floor
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ENDANGERED HABITATS LEAGUE

DEDICATED TO ECOSYSTEM PROTECTION AND SUSTAINABLE LAND USE



September 15, 2014

VIA ELECTRONIC MAIL

Riverside County Planning Commission
County of Riverside
4080 Lemon St., 9th Floor
Riverside, CA 92501

**RE: Item 2.2 GENERAL PLAN AMENDMENT NO. 1134, Item 4.2 GENERAL PLAN AMENDMENT NO. 954 and CHANGE OF ZONE NO. 7739;
Planning Commission Hearing Date, Sept 17, 2014**

Dear Chair and Commission Members:

The Endangered Habitats League (EHL) appreciates the opportunity to provide written testimony. For your reference, EHL served on the Advisory Committee to the 2003 General Plan Update.

Item 2.2, GPA 1134 — *OPPOSE INITIATION*

This proposal is for an “Extraordinary Foundation Amendment” to convert remote rural land in the Pass area to light industrial use. As you know, Extraordinary Foundation Amendments are used only in rare circumstances, not for the “garden variety” development being proposed. It is worth revisiting the *purpose* of the Certainty System, which is to avoid the constant piecemealing of development absent a coherent regional context and framework. The dysfunctional commutes and traffic congestion that plague Riverside County are in large part a result of the historic failure to plan comprehensively.

It is indeed disheartening to find management and staff “rubberstamping” the exact type of piecemeal development that the Certainty System is designed to avert. Absent any discernable independent analysis, staff has adopted the applicant’s “finding” that the common occurrence of a highway improvement justifies a radical change to a remote rural area outside of the normal General Plan Amendment cycle. The argument of additional transportation capacity being a “new condition” or “changed circumstance” justifying Extraordinary Amendment can be made in hundreds of locations.

Additionally, while a finding of “basic structural employment” was *intended* to encompass a tangible, new manufacturing facility or processing plant that required quick action to secure, the employment here is *purely speculative*. Are these warehouses, or what? How much will actually be built after the rezoned property is perhaps “flipped” and sold? Who knows? The bar for a finding of “basic structural employment” could hardly be set any lower.

Most importantly, there is an enormous dereliction of the planning function at play here, a dereliction that would set an awful precedent for rendering the Certainty System meaningless. Specifically, what is the current General Plan capacity for light industrial in the region? How many acres are already so mapped? What is the objective need for *additional* such capacity, and how was this determined? And if regional need is present, what is the *best location* for rezoning to light industrial use in terms of jobs-housing balance, transportation, vehicle miles travelled, GHG emissions, habitat, etc. These are the basic planning questions that the Planning Department has chosen not to ask, yet are the exact questions that the comprehensive rather than piecemeal approach of the Certainty System is designed to pose. At a minimum, you should demand answers. Otherwise, what we have is individual development applications subsuming real planning.

Your Commission should strongly recommend *denial of initiation* and question Planning Department management as to its intent and capacity to plan comprehensively. Parenthetically, we note that there is not a single mention of the MSHCP in the staff report.

Item 4.2, PGA 954 — NO POSITION

This Southwest GPA, entered properly into the Certainty System GPA cycle, proposes to extend medium and higher density development adjacent to other developed areas. As seen elsewhere, though, the “tail” of school facility siting is “wagging the dog” of County planning, absent a more thorough look at patterns of growth and development. We note consistency of the project with the MSHCP via a HANS determination but request an explanation of if and how the proposed mapped densities facilitate the objective of buffering the adjacent Conserved Habitat. Or is this a matter of “we’ll worry about it later”?

Thank you for considering our views.

Yours truly,



Dan Silver, MD
Executive Director



MWD

METROPOLITAN WATER DISTRICT OF SOUTHERN CALIFORNIA

Executive Office

September 11, 2014

Via Regular Mail

Mr. Matt Straite, Project Planner
County of Riverside Planning Department
PO Box 1409
Riverside, CA 92502-1409

Dear Mr. Straite:

Notice of Public Hearing and Intent to Adopt a Mitigated
Negative Declaration for the General Plan Amendment No. 954 and Change of Zone No. 7739

The Metropolitan Water District of Southern California (Metropolitan) reviewed the Notice of Public Hearing and Intent to Adopt a Mitigated Negative Declaration for General Plan Amendment No. 954 and Change of Zone No. 7739, located in Riverside County, California. The proposed project site encompasses approximately 54 acres and is bounded by Benton Road to the south, Washington Street to the west, Yates Road to the north, and Metropolitan's Lake Skinner to the east. The General Plan Amendment proposes to amend the General Plan Foundation Component of the project site from Rural Community to Community Development and to amend the land use designation of the project site from Estate Density Residential to Medium Density Residential.

Metropolitan's fee property associated with the Robert A. Skinner Water Treatment Plant and Lake Skinner is located immediately adjacent to the east of the proposed project area. In addition, Metropolitan owns and operates the 75-inch-inside-diameter San Diego Pipeline No. 3, the 99-inch-inside-diameter San Diego Pipeline No. 4, and the 108-inch-inside-diameter Lake Skinner Bypass No. 2 immediately adjacent to the east of the proposed project area within the fee property area. The pipelines extend in a generally north-south direction (see enclosed map). This letter contains Metropolitan's comments to the proposed project as a potentially affected public agency.

Based on a review of the proposed project boundaries, the project has potential to impact Metropolitan's San Diego Pipeline Nos. 3 and 4, and the Lake Skinner Bypass No. 2. Metropolitan must be allowed to maintain its rights-of-way and requires unobstructed access to its facilities in order to maintain and repair its system. In order to avoid potential conflicts with Metropolitan's facilities and rights-of-way, we require that any design plans for any activity associated with this general plan amendment and change of zone in the area of Metropolitan's pipelines or facilities be submitted for our review and written approval. Approval of the project should be contingent on Metropolitan's approval of design plans for portions of the proposed project that could impact its facilities. Any future design plans associated with this project should be submitted to the attention of Metropolitan's Substructures Team.

Mr. Straite

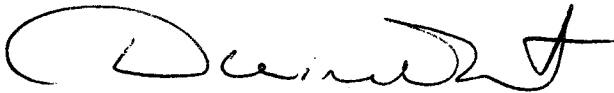
Page 2

September 11, 2014

Detailed prints of drawings of Metropolitan's pipelines and rights-of-way may be obtained by calling Metropolitan's Substructures Information Line at (213) 217-6564. To assist the applicant in preparing plans that are compatible with Metropolitan's facilities and easements, we have enclosed a copy of the "Guidelines for Developments in the Area of Facilities, Fee Properties, and/or Easement of The Metropolitan Water District of Southern California." Please note that all submitted designs or plans must clearly identify Metropolitan's facilities and rights-of-way.

We appreciate the opportunity to provide input to your planning process and we look forward to receiving future documentation on this project. For further assistance, please contact Ms. Michelle Morrison at (213) 217-7906.

Very truly yours,

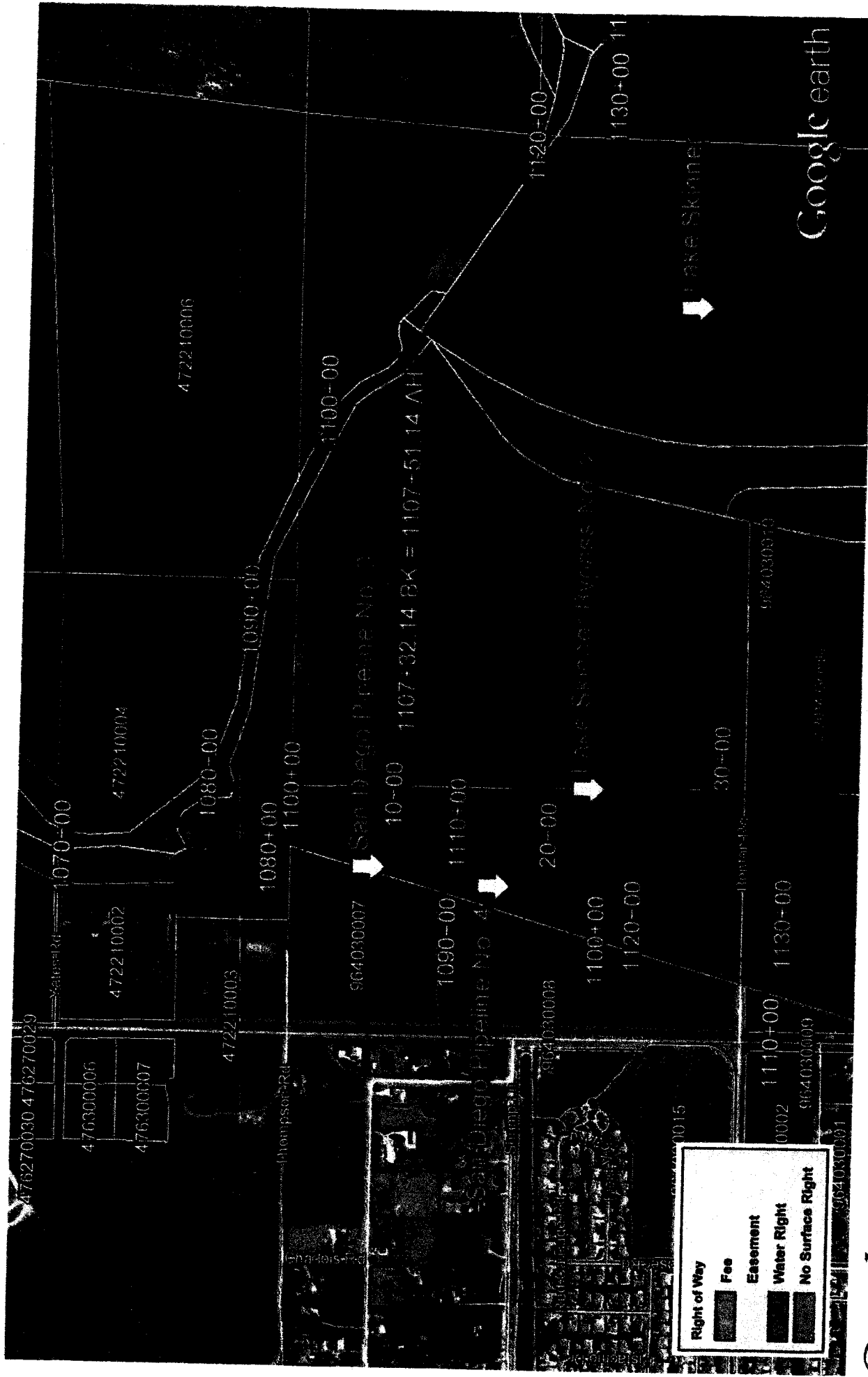


Deirdre West
Manager, Environmental Planning Team

MM/mm

(J:\Environmental Planning&Compliance\Completed Jobs\September 2014\Job No. 20140902MIS)

Enclosures: Planning Guidelines and Map of Metropolitan Facilities in Project Vicinity



Google earth

Google earth

Guidelines for Developments in the
Area of Facilities, Fee Properties, and/or Easements
of The Metropolitan Water District of Southern California

1. Introduction

a. The following general guidelines should be followed for the design of proposed facilities and developments in the area of Metropolitan's facilities, fee properties, and/or easements.

b. We require that 3 copies of your tentative and final record maps, grading, paving, street improvement, landscape, storm drain, and utility plans be submitted for our review and written approval as they pertain to Metropolitan's facilities, fee properties and/or easements, prior to the commencement of any construction work.

2. Plans, Parcel and Tract Maps

The following are Metropolitan's requirements for the identification of its facilities, fee properties, and/or easements on your plans, parcel maps and tract maps:

a. Metropolitan's fee properties and/or easements and its pipelines and other facilities must be fully shown and identified as Metropolitan's on all applicable plans.

b. Metropolitan's fee properties and/or easements must be shown and identified as Metropolitan's with the official recording data on all applicable parcel and tract maps.

c. Metropolitan's fee properties and/or easements and existing survey monuments must be dimensionally tied to the parcel or tract boundaries.

d. Metropolitan's records of surveys must be referenced on the parcel and tract maps.

3. Maintenance of Access Along Metropolitan's Rights-of-Way

a. Proposed cut or fill slopes exceeding 10 percent are normally not allowed within Metropolitan's fee properties or easements. This is required to facilitate the use of construction and maintenance equipment, and provide access to its aboveground and belowground facilities.

b. We require that 16-foot-wide commercial-type driveway approaches be constructed on both sides of all streets crossing Metropolitan's rights-of-way. Openings are required in any median island. Access ramps, if necessary, must be at least 16-feet-wide. Grades of ramps are normally not allowed to exceed 10 percent. If the slope of an access ramp must exceed 10 percent due to the topography, the ramp must be paved. We require a 40-foot-long level area on the driveway approach to access ramps where the ramp meets the street. At Metropolitan's fee properties, we may require fences and gates.

c. The terms of Metropolitan's permanent easement deeds normally preclude the building or maintenance of structures of any nature or kind within its easements, to ensure safety and avoid interference with operation and maintenance of Metropolitan's pipelines or other facilities. Metropolitan must have vehicular access along the easements at all times for inspection, patrolling, and for maintenance of the pipelines and other facilities on a routine basis. We require a 20-foot-wide clear zone around all above-ground facilities for this routine access. This clear zone should slope away from our facility on a grade not to exceed 2 percent. We must also have access along the easements with construction equipment. An example of this is shown on Figure 1.

d. The footings of any proposed buildings adjacent to Metropolitan's fee properties and/or easements must not encroach into the fee property or easement or impose additional loading on Metropolitan's pipelines or other facilities therein. A typical situation is shown on Figure 2. Prints of the detail plans of the footings for any building or structure adjacent to the fee property or easement must be submitted for our review and written approval as they pertain to the pipeline or other facilities therein. Also, roof eaves of buildings adjacent to the easement or fee property must not overhang into the fee property or easement area.

e. Metropolitan's pipelines and other facilities, e.g. structures, manholes, equipment, survey monuments, etc. within its fee properties and/or easements must be protected from damage by the easement holder on Metropolitan's property or the property owner where Metropolitan has an easement, at no expense to Metropolitan. If the facility is a cathodic protection station it shall be located prior to any grading or excavation. The exact location, description and way of protection shall be shown on the related plans for the easement area.

4. Easements on Metropolitan's Property

a. We encourage the use of Metropolitan's fee rights-of-way by governmental agencies for public street and utility purposes, provided that such use does not interfere with Metropolitan's use of the property, the entire width of the property is accepted into the agency's public street system and fair market value is paid for such use of the right-of-way.

b. Please contact the Director of Metropolitan's Right of Way and Land Division, telephone (213) 250-6302, concerning easements for landscaping, street, storm drain, sewer, water or other public facilities proposed within Metropolitan's fee properties. A map and legal description of the requested easements must be submitted. Also, written evidence must be submitted that shows the city or county will accept the easement for the specific purposes into its public system. The grant of the easement will be subject to Metropolitan's rights to use its land for water pipelines and related purposes to the same extent as if such grant had not been made. There will be a charge for the easement. Please note that, if entry is required on the property prior to issuance of the easement, an entry permit must be obtained. There will also be a charge for the entry permit.

5. Landscaping

Metropolitan's landscape guidelines for its fee properties and/or easements are as follows:

a. A green belt may be allowed within Metropolitan's fee property or easement.

b. All landscape plans shall show the location and size of Metropolitan's fee property and/or easement and the location and size of Metropolitan's pipeline or other facilities therein.

c. Absolutely no trees will be allowed within 15 feet of the centerline of Metropolitan's existing or future pipelines and facilities.

d. Deep-rooted trees are prohibited within Metropolitan's fee properties and/or easements. Shallow-rooted trees are the only trees allowed. The shallow-rooted trees will not be permitted any closer than 15 feet from the centerline of the pipeline, and such trees shall not be taller than 25 feet with a root spread no greater than 20 feet in diameter at maturity. Shrubs, bushes, vines, and ground cover are permitted, but larger shrubs and bushes should not be planted directly over our pipeline. Turf is acceptable. We require submittal of landscape plans for Metropolitan's prior review and written approval. (See Figure 3).

e. The landscape plans must contain provisions for Metropolitan's vehicular access at all times along its rights-of-way to its pipelines or facilities therein. Gates capable of accepting Metropolitan's locks are required in any fences across its rights-of-way. Also, any walks or drainage facilities across its access route must be constructed to AASHTO H-20 loading standards.

f. Rights to landscape any of Metropolitan's fee properties must be acquired from its Right of Way and Land Division. Appropriate entry permits must be obtained prior to any entry on its property. There will be a charge for any entry permit or easements required.

6. Fencing

Metropolitan requires that perimeter fencing of its fee properties and facilities be constructed of universal chain link, 6 feet in height and topped with 3 strands of barbed wire angled upward and outward at a 45 degree angle or an approved equal for a total fence height of 7 feet. Suitable substitute fencing may be considered by Metropolitan. (Please see Figure 5 for details).

7. Utilities in Metropolitan's Fee Properties and/or Easements or Adjacent to Its Pipeline in Public Streets

Metropolitan's policy for the alinement of utilities permitted within its fee properties and/or easements and street rights-of-way is as follows:

- a. Permanent structures, including catch basins, manholes, power poles, telephone riser boxes, etc., shall not be located within its fee properties and/or easements.
- b. We request that permanent utility structures within public streets, in which Metropolitan's facilities are constructed under the Metropolitan Water District Act, be placed as far from our pipeline as possible, but not closer than 5 feet from the outside of our pipeline.
- c. The installation of utilities over or under Metropolitan's pipeline(s) must be in accordance with the requirements shown on the enclosed prints of Drawings Nos. C-11632 and C-9547. Whenever possible we request a minimum of one foot clearance between Metropolitan's pipe and your facility. Temporary support of Metropolitan's pipe may also be required at undercrossings of its pipe in an open trench. The temporary support plans must be reviewed and approved by Metropolitan.
- d. Lateral utility crossings of Metropolitan's pipelines must be as perpendicular to its pipeline alignment as practical. Prior to any excavation our pipeline shall be located manually and any excavation within two feet of our pipeline must be done by hand. This shall be noted on the appropriate drawings.
- e. Utilities constructed longitudinally within Metropolitan's rights-of-way must be located outside the theoretical trench prism for uncovering its pipeline and must be located parallel to and as close to its rights-of-way lines as practical.
- f. When piping is jacked or installed in jacked casing or tunnel under Metropolitan's pipe, there must be at least two feet of vertical clearance between the bottom of Metropolitan's pipe and the top of the jacked pipe, jacked casing or tunnel. We also require that detail drawings of the shoring for the jacking or tunneling pits be submitted for our review and approval. Provisions must be made to grout any voids around the exterior of the jacked pipe, jacked casing or tunnel. If the piping is installed in a jacked casing or tunnel the annular space between the piping and the jacked casing or tunnel must be filled with grout.

g. Overhead electrical and telephone line requirements:

1) Conductor clearances are to conform to the California State Public Utilities Commission, General Order 95, for Overhead Electrical Line Construction or at a greater clearance if required by Metropolitan. Under no circumstances shall clearance be less than 35 feet.

2) A marker must be attached to the power pole showing the ground clearance and line voltage, to help prevent damage to your facilities during maintenance or other work being done in the area.

3) Line clearance over Metropolitan's fee properties and/or easements shall be shown on the drawing to indicate the lowest point of the line under the most adverse conditions including consideration of sag, wind load, temperature change, and support type. We require that overhead lines be located at least 30 feet laterally away from all above-ground structures on the pipelines.

4) When underground electrical conduits, 120 volts or greater, are installed within Metropolitan's fee property and/or easement, the conduits must be incased in a minimum of three inches of red concrete. Where possible, above ground warning signs must also be placed at the right-of-way lines where the conduits enter and exit the right-of-way.

h. The construction of sewerlines in Metropolitan's fee properties and/or easements must conform to the California Department of Health Services Criteria for the Separation of Water Mains and Sanitary Services and the local City or County Health Code Ordinance as it relates to installation of sewers in the vicinity of pressure waterlines. The construction of sewerlines should also conform to these standards in street rights-of-way.

i. Cross sections shall be provided for all pipeline crossings showing Metropolitan's fee property and/or easement limits and the location of our pipeline(s). The exact locations of the crossing pipelines and their elevations shall be marked on as-built drawings for our information.

j. Potholing of Metropolitan's pipeline is required if the vertical clearance between a utility and Metropolitan's pipeline is indicated on the plan to be one foot or less. If the indicated clearance is between one and two feet, potholing is suggested. Metropolitan will provide a representative to assist others in locating and identifying its pipeline. Two-working days notice is requested.

k. Adequate shoring and bracing is required for the full depth of the trench when the excavation encroaches within the zone shown on Figure 4.

l. The location of utilities within Metropolitan's fee property and/or easement shall be plainly marked to help prevent damage during maintenance or other work done in the area. Detectable tape over buried utilities should be placed a minimum of 12 inches above the utility and shall conform to the following requirements:

1) Water pipeline: A two-inch blue warning tape shall be imprinted with:

"CAUTION BURIED _____ PIPELINE"

2) Gas, oil, or chemical pipeline: A two-inch yellow warning tape shall be imprinted with:

"CAUTION BURIED _____ PIPELINE"

3) Sewer or storm drain pipeline: A two-inch green warning tape shall be imprinted with:

"CAUTION BURIED _____ PIPELINE"

4) Electric, street lighting, or traffic signals conduit: A two-inch red warning tape shall be imprinted with:

"CAUTION BURIED _____ CONDUIT"

5) Telephone, or television conduit: A two-inch orange warning tape shall be imprinted with:

"CAUTION BURIED _____ CONDUIT"

m. Cathodic Protection requirements:

1) If there is a cathodic protection station for Metropolitan's pipeline in the area of the proposed work, it shall be located prior to any grading or excavation. The exact location, description and manner of protection shall be shown on all applicable plans. Please contact Metropolitan's Corrosion Engineering Section, located at Metropolitan's F. E. Weymouth Softening and Filtration Plant, 700 North Moreno Avenue, La Verne, California 91750, telephone (714) 593-7474, for the locations of Metropolitan's cathodic protection stations.

2) If an induced-current cathodic protection system is to be installed on any pipeline crossing Metropolitan's pipeline, please contact Mr. Wayne E. Risner at (714) 593-7474 or (213) 250-5085. He will review the proposed system and determine if any conflicts will arise with the existing cathodic protection systems installed by Metropolitan.

3) Within Metropolitan's rights-of-way, pipelines and carrier pipes (casings) shall be coated with an approved protective coating to conform to Metropolitan's requirements, and shall be maintained in a neat and orderly condition as directed by Metropolitan. The application and monitoring of cathodic protection on the pipeline and casing shall conform to Title 49 of the Code of Federal Regulations, Part 195.

4) If a steel carrier pipe (casing) is used:

(a) Cathodic protection shall be provided by use of a sacrificial magnesium anode (a sketch showing the cathodic protection details can be provided for the designers information).

(b) The steel carrier pipe shall be protected with a coal tar enamel coating inside and out in accordance with AWWA C203 specification.

n. All trenches shall be excavated to comply with the CAL/OSHA Construction Safety Orders, Article 6, beginning with Sections 1539 through 1547. Trench backfill shall be placed in 8-inch lifts and shall be compacted to 95 percent relative compaction (ASTM D698) across roadways and through protective dikes. Trench backfill elsewhere will be compacted to 90 percent relative compaction (ASTM D698).

o. Control cables connected with the operation of Metropolitan's system are buried within streets, its fee properties and/or easements. The locations and elevations of these cables shall be shown on the drawings. The drawings shall note that prior to any excavation in the area, the control cables shall be located and measures shall be taken by the contractor to protect the cables in place.

p. Metropolitan is a member of Underground Service Alert (USA). The contractor (excavator) shall contact USA at 1-800-422-4133 (Southern California) at least 48 hours prior to starting any excavation work. The contractor will be liable for any damage to Metropolitan's facilities as a result of the construction.

8. Paramount Right

Facilities constructed within Metropolitan's fee properties and/or easements shall be subject to the paramount right of Metropolitan to use its fee properties and/or easements for the purpose for which they were acquired. If at any time Metropolitan or its assigns should, in the exercise of their rights, find it necessary to remove any of the facilities from the fee properties and/or easements, such removal and replacement shall be at the expense of the owner of the facility.

9. Modification of Metropolitan's Facilities

When a manhole or other of Metropolitan's facilities must be modified to accommodate your construction or reconstruction, Metropolitan will modify the facilities with its forces. This should be noted on the construction plans. The estimated cost to perform this modification will be given to you and we will require a deposit for this amount before the work is performed. Once the deposit is received, we will schedule the work. Our forces will coordinate the work with your contractor. Our final billing will be based on actual cost incurred, and will include materials, construction, engineering plan review, inspection, and administrative overhead charges calculated in accordance with Metropolitan's standard accounting practices. If the cost is less than the deposit, a refund will be made; however, if the cost exceeds the deposit, an invoice will be forwarded for payment of the additional amount.

10. Drainage

a. Residential or commercial development typically increases and concentrates the peak storm water runoff as well as the total yearly storm runoff from an area, thereby increasing the requirements for storm drain facilities downstream of the development. Also, throughout the year water from landscape irrigation, car washing, and other outdoor domestic water uses flows into the storm drainage system resulting in weed abatement, insect infestation, obstructed access and other problems. Therefore, it is Metropolitan's usual practice not to approve plans that show discharge of drainage from developments onto its fee properties and/or easements.

b. If water must be carried across or discharged onto Metropolitan's fee properties and/or easements, Metropolitan will insist that plans for development provide that it be carried by closed conduit or lined open channel approved in writing by Metropolitan. Also the drainage facilities must be maintained by others, e.g., city, county, homeowners association, etc. If the development proposes changes to existing drainage features, then the developer shall make provisions to provide for replacement and these changes must be approved by Metropolitan in writing.

11. Construction Coordination

During construction, Metropolitan's field representative will make periodic inspections. We request that a stipulation be added to the plans or specifications for notification of Mr. _____ of Metropolitan's Operations Services Branch, telephone (213) 250-_____, at least two working days prior to any work in the vicinity of our facilities.

12. Pipeline Loading Restrictions

a. Metropolitan's pipelines and conduits vary in structural strength, and some are not adequate for AASHTO H-20 loading. Therefore, specific loads over the specific sections of pipe or conduit must be reviewed and approved by Metropolitan. However, Metropolitan's pipelines are typically adequate for AASHTO H-20 loading provided that the cover over the pipeline is not less than four feet or the cover is not substantially increased. If the temporary cover over the pipeline during construction is between three and four feet, equipment must be restricted to that which

imposes loads no greater than AASHTO H-10. If the cover is between two and three feet, equipment must be restricted to that of a Caterpillar D-4 tract-type tractor. If the cover is less than two feet, only hand equipment may be used. Also, if the contractor plans to use any equipment over Metropolitan's pipeline which will impose loads greater than AASHTO H-20, it will be necessary to submit the specifications of such equipment for our review and approval at least one week prior to its use. More restrictive requirements may apply to the loading guideline over the San Diego Pipelines 1 and 2, portions of the Orange County Feeder, and the Colorado River Aqueduct. Please contact us for loading restrictions on all of Metropolitan's pipelines and conduits.

b. The existing cover over the pipeline shall be maintained unless Metropolitan determines that proposed changes do not pose a hazard to the integrity of the pipeline or an impediment to its maintenance.

13. Blasting

a. At least 20 days prior to the start of any drilling for rock excavation blasting, or any blasting, in the vicinity of Metropolitan's facilities, a two-part preliminary conceptual plan shall be submitted to Metropolitan as follows:

b. Part 1 of the conceptual plan shall include a complete summary of proposed transportation, handling, storage, and use of explosions.

c. Part 2 shall include the proposed general concept for blasting, including controlled blasting techniques and controls of noise, fly rock, airblast, and ground vibration.

14. CEQA Requirements

a. When Environmental Documents Have Not Been Prepared

1) Regulations implementing the California Environmental Quality Act (CEQA) require that Metropolitan have an opportunity to consult with the agency or consultants preparing any environmental documentation. We are required to review and consider the environmental effects of the project as shown in the Negative Declaration or Environmental Impact Report (EIR) prepared for your project before committing Metropolitan to approve your request.

2) In order to ensure compliance with the regulations implementing CEQA where Metropolitan is not the Lead Agency, the following minimum procedures to ensure compliance with the Act have been established:

a) Metropolitan shall be timely advised of any determination that a Categorical Exemption applies to the project. The Lead Agency is to advise Metropolitan that it and other agencies participating in the project have complied with the requirements of CEQA prior to Metropolitan's participation.

b) Metropolitan is to be consulted during the preparation of the Negative Declaration or EIR.

c) Metropolitan is to review and submit any necessary comments on the Negative Declaration or draft EIR.

d) Metropolitan is to be indemnified for any costs or liability arising out of any violation of any laws or regulations including but not limited to the California Environmental Quality Act and its implementing regulations.

b. When Environmental Documents Have Been Prepared

If environmental documents have been prepared for your project, please furnish us a copy for our review and files in a timely manner so that we may have sufficient time to review and comment. The following steps must also be accomplished:

1) The Lead Agency is to advise Metropolitan that it and other agencies participating in the project have complied with the requirements of CEQA prior to Metropolitan's participation.

2) You must agree to indemnify Metropolitan, its officers, engineers, and agents for any costs or liability arising out of any violation of any laws or regulations including but not limited to the California Environmental Quality Act and its implementing regulations.

15. Metropolitan's Plan-Review Cost

a. An engineering review of your proposed facilities and developments and the preparation of a letter response

giving Metropolitan's comments, requirements and/or approval that will require 8 man-hours or less of effort is typically performed at no cost to the developer, unless a facility must be modified where Metropolitan has superior rights. If an engineering review and letter response requires more than 8 man-hours of effort by Metropolitan to determine if the proposed facility or development is compatible with its facilities, or if modifications to Metropolitan's manhole(s) or other facilities will be required, then all of Metropolitan's costs associated with the project must be paid by the developer, unless the developer has superior rights.

b. A deposit of funds will be required from the developer before Metropolitan can begin its detailed engineering plan review that will exceed 8 hours. The amount of the required deposit will be determined after a cursory review of the plans for the proposed development.

c. Metropolitan's final billing will be based on actual cost incurred, and will include engineering plan review, inspection, materials, construction, and administrative overhead charges calculated in accordance with Metropolitan's standard accounting practices. If the cost is less than the deposit, a refund will be made; however, if the cost exceeds the deposit, an invoice will be forwarded for payment of the additional amount. Additional deposits may be required if the cost of Metropolitan's review exceeds the amount of the initial deposit.

16. Caution

We advise you that Metropolitan's plan reviews and responses are based upon information available to Metropolitan which was prepared by or on behalf of Metropolitan for general record purposes only. Such information may not be sufficiently detailed or accurate for your purposes. No warranty of any kind, either express or implied, is attached to the information therein conveyed as to its accuracy, and no inference should be drawn from Metropolitan's failure to comment on any aspect of your project. You are therefore cautioned to make such surveys and other field investigations as you may deem prudent to assure yourself that any plans for your project are correct.

17. Additional Information

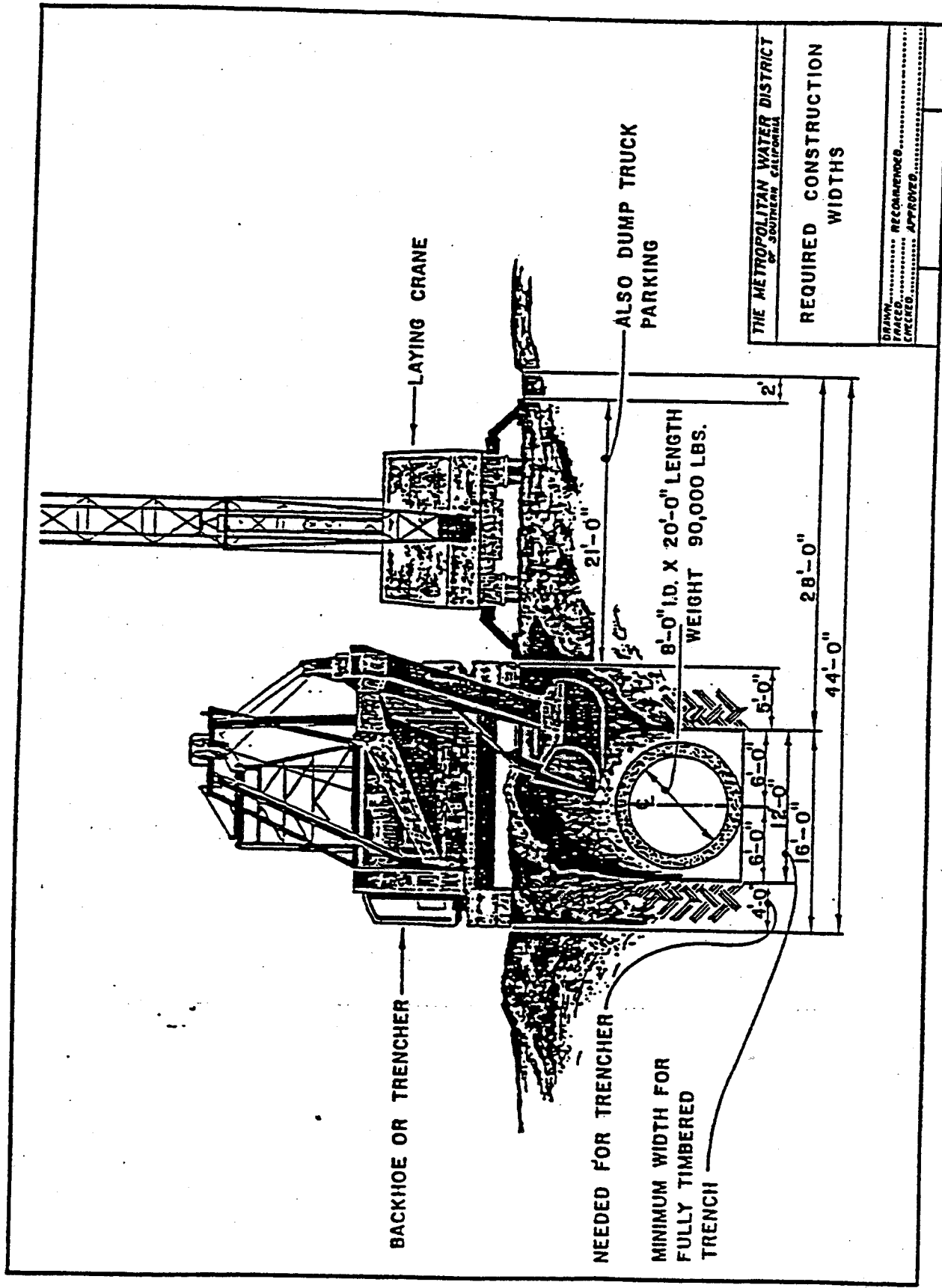
Should you require additional information, please contact:

Civil Engineering Substructures Section
Metropolitan Water District
of Southern California
P.O. Box 54153
Los Angeles, California 90054-0153
(213) 217-6000

JEH/MRW/lk

Rev. January 22, 1989

Encl.



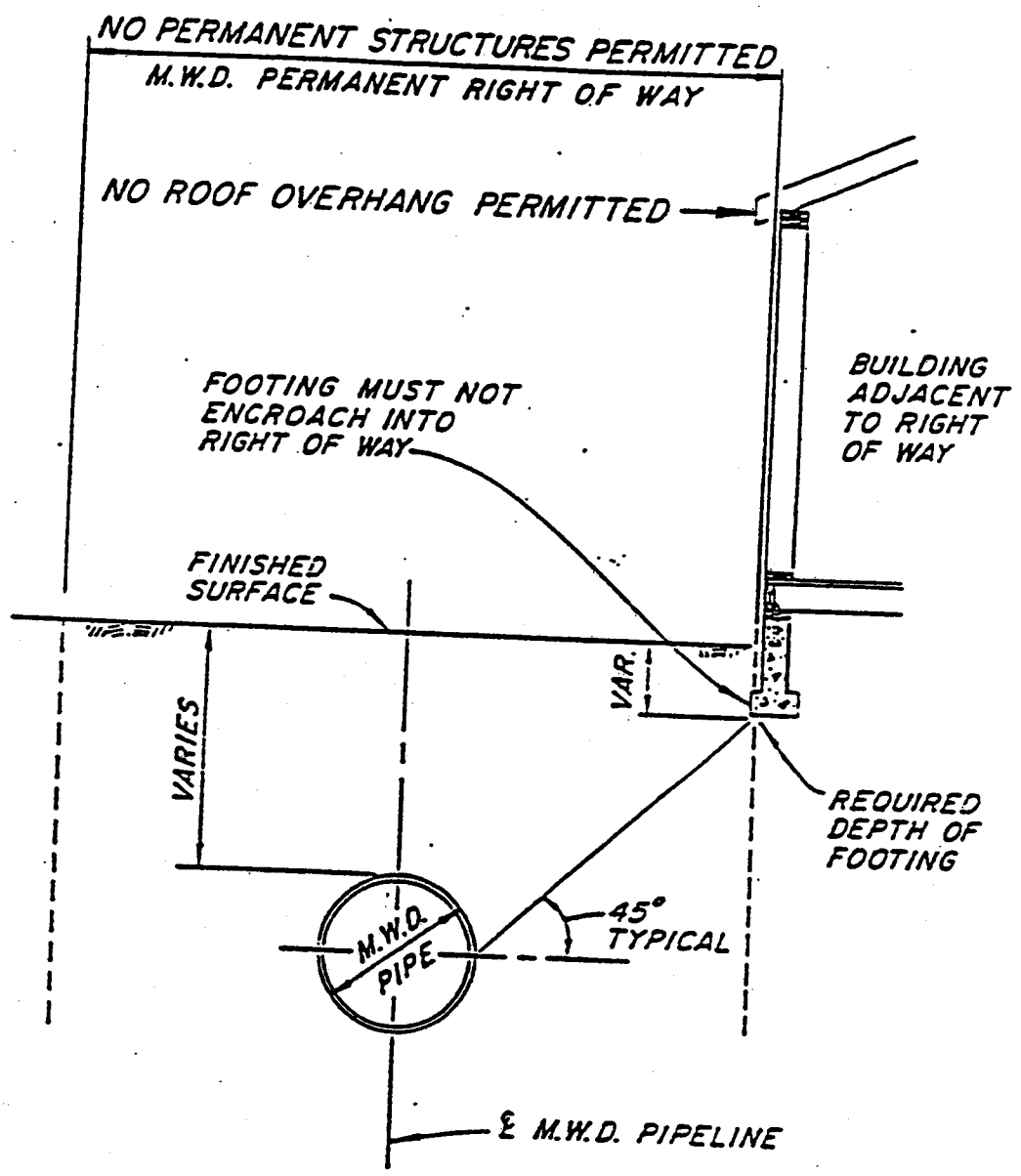
THE METROPOLITAN WATER DISTRICT
OF SOUTHERN CALIFORNIA

REQUIRED CONSTRUCTION
WIDTHS

DRAWN..... RECOMMENDED.....
 CHECKED..... APPROVED.....

FIGURE 1

11-67 8121 1011 8001 0 25 00 11 00

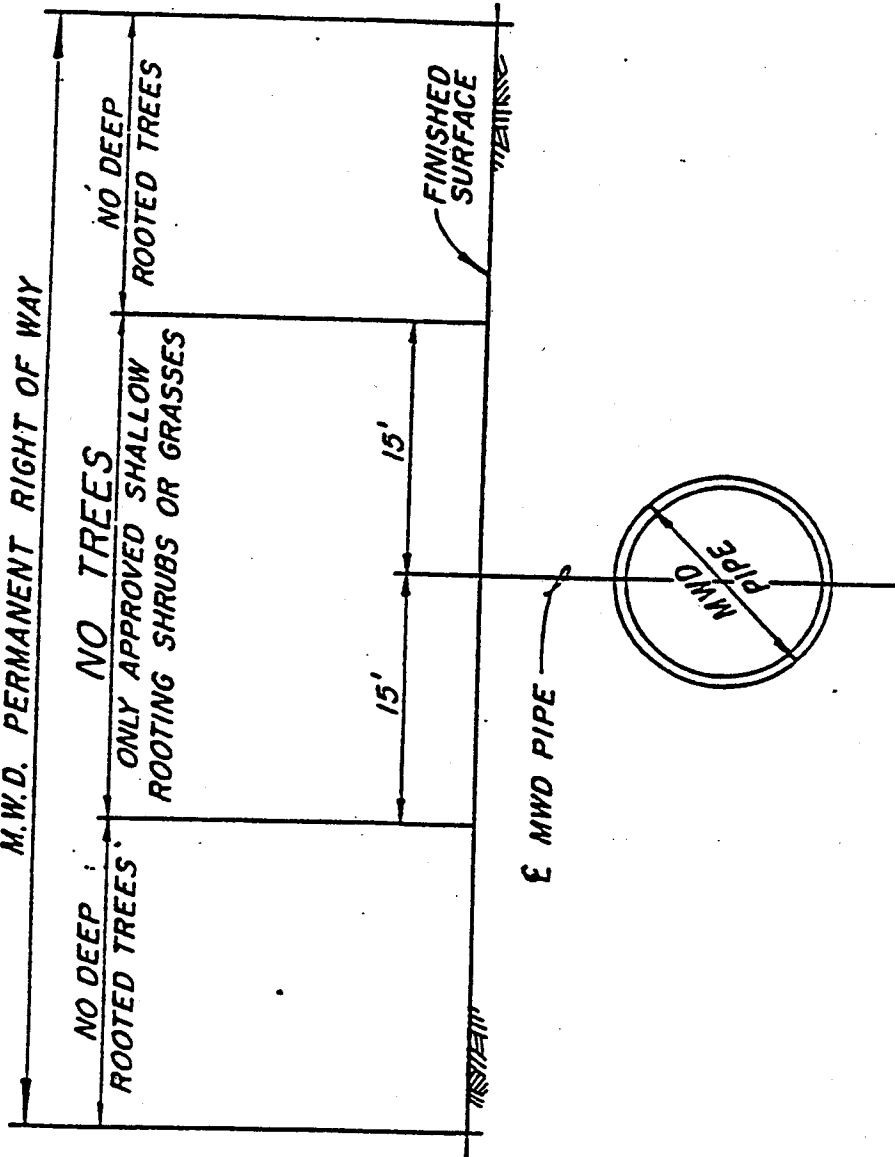


NOTE: M.W.D. PIPELINE SIZE, DEPTH, LOCATION AND WIDTH OF PERMANENT RIGHT OF WAY VARIES.

THE METROPOLITAN WATER DISTRICT OF SOUTHERN CALIFORNIA	
REQUIREMENTS FOR BUILDINGS AND FOOTINGS ADJACENT TO M.W.D. RIGHT OF WAY	
DRAWN _____	RECOMMENDED _____
TRACED _____	APPROVED _____
CHECKED _____	

FIGURE 2

M.W.D. PERMANENT RIGHT OF WAY



THE METROPOLITAN WATER DISTRICT
OF SOUTHERN CALIFORNIA
LANDSCAPE GUIDELINES
FOR
M.W.D. RIGHT OF WAY

DRAWN..... RECOMMENDED.....
TRACED..... APPROVED.....
CHECKED.....

FIGURE 3

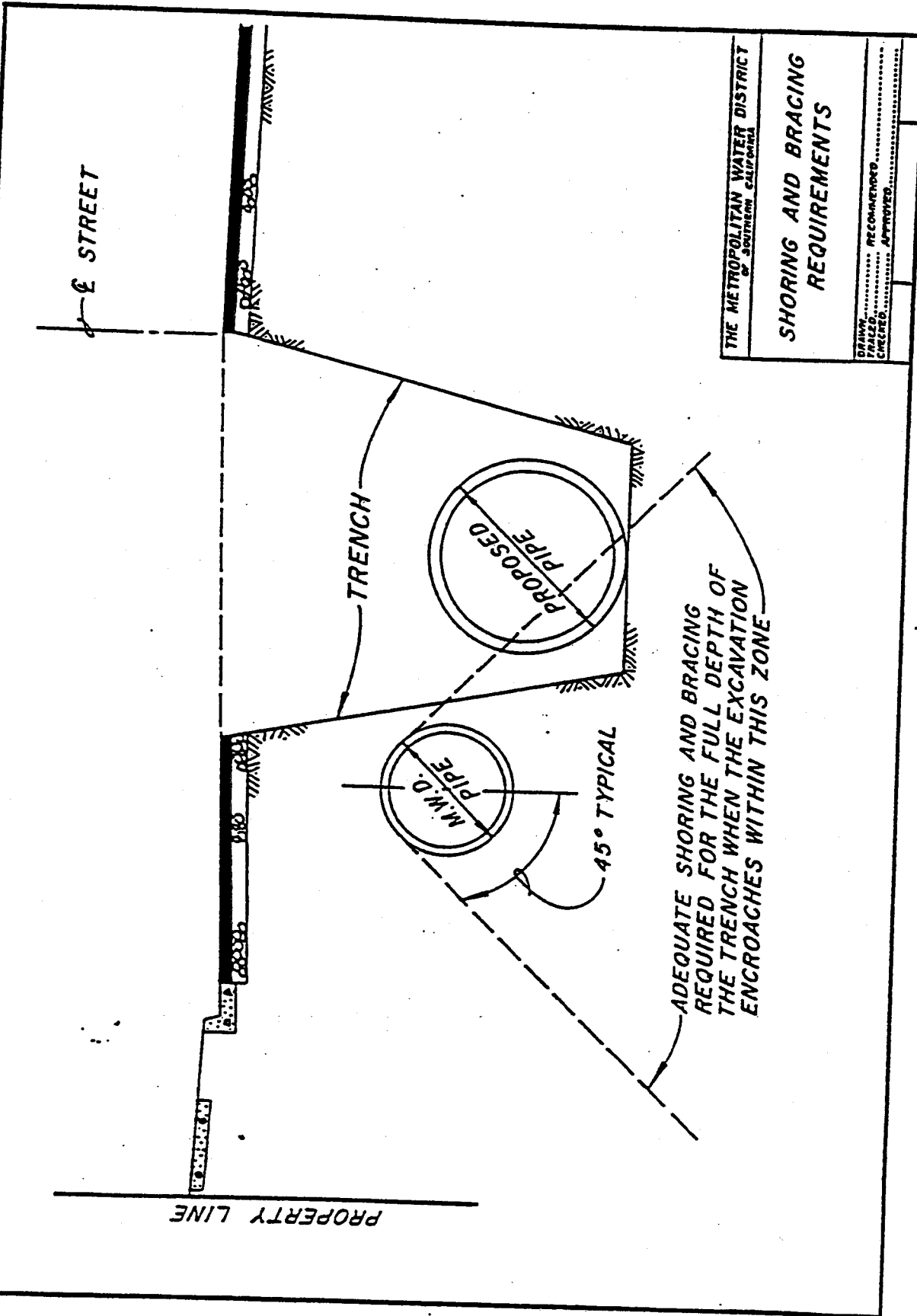
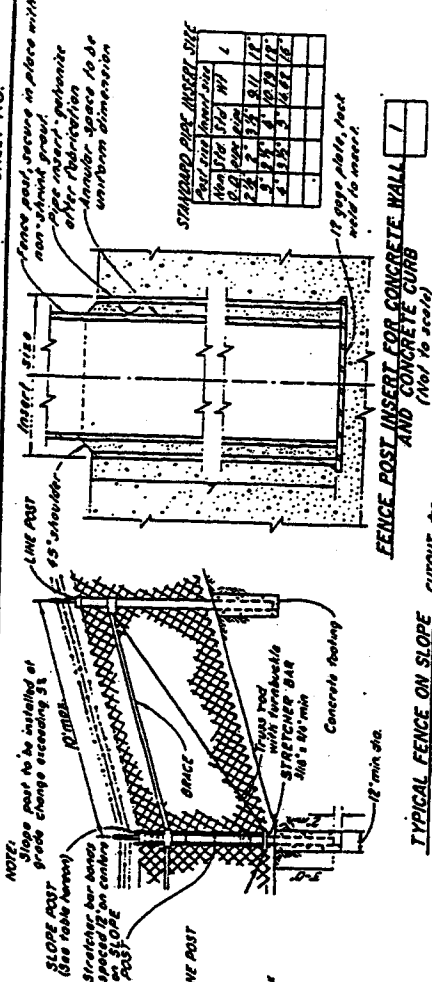
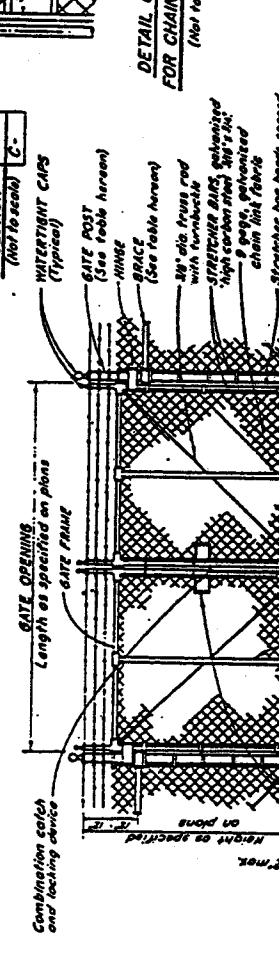
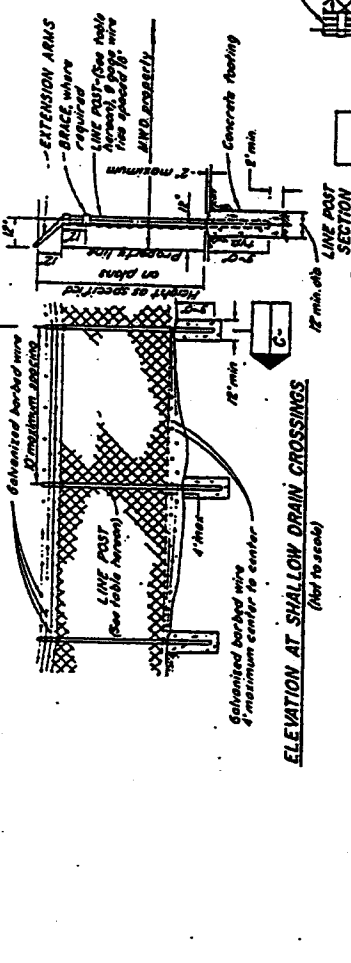
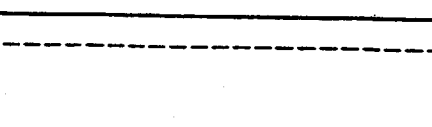
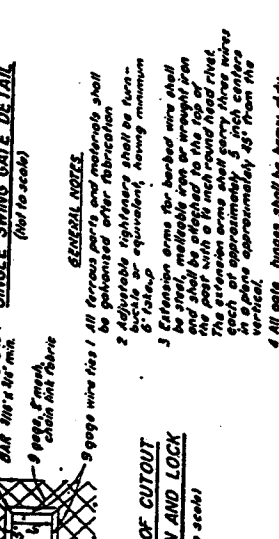
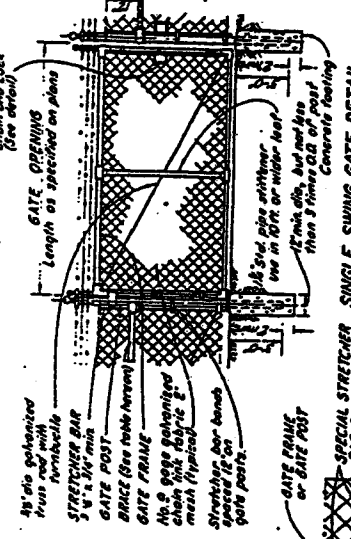
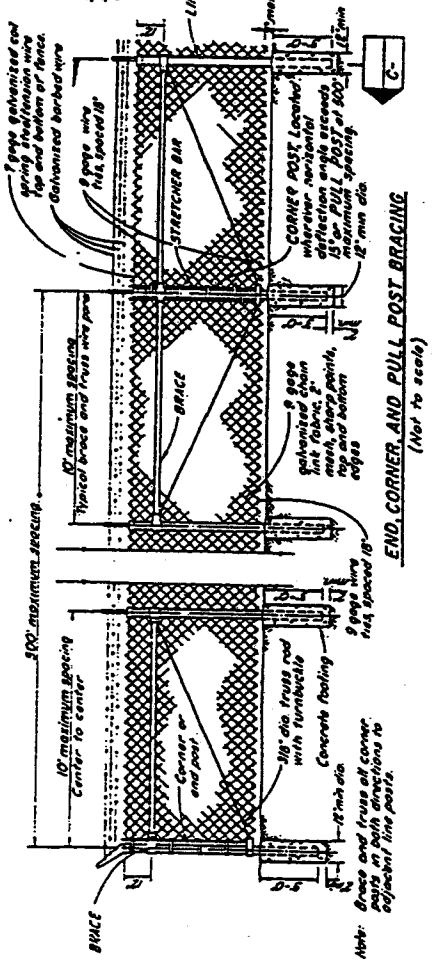


FIGURE 4

FORM NO. 15 9 1000 11-68 P.O. NO. 82-1407



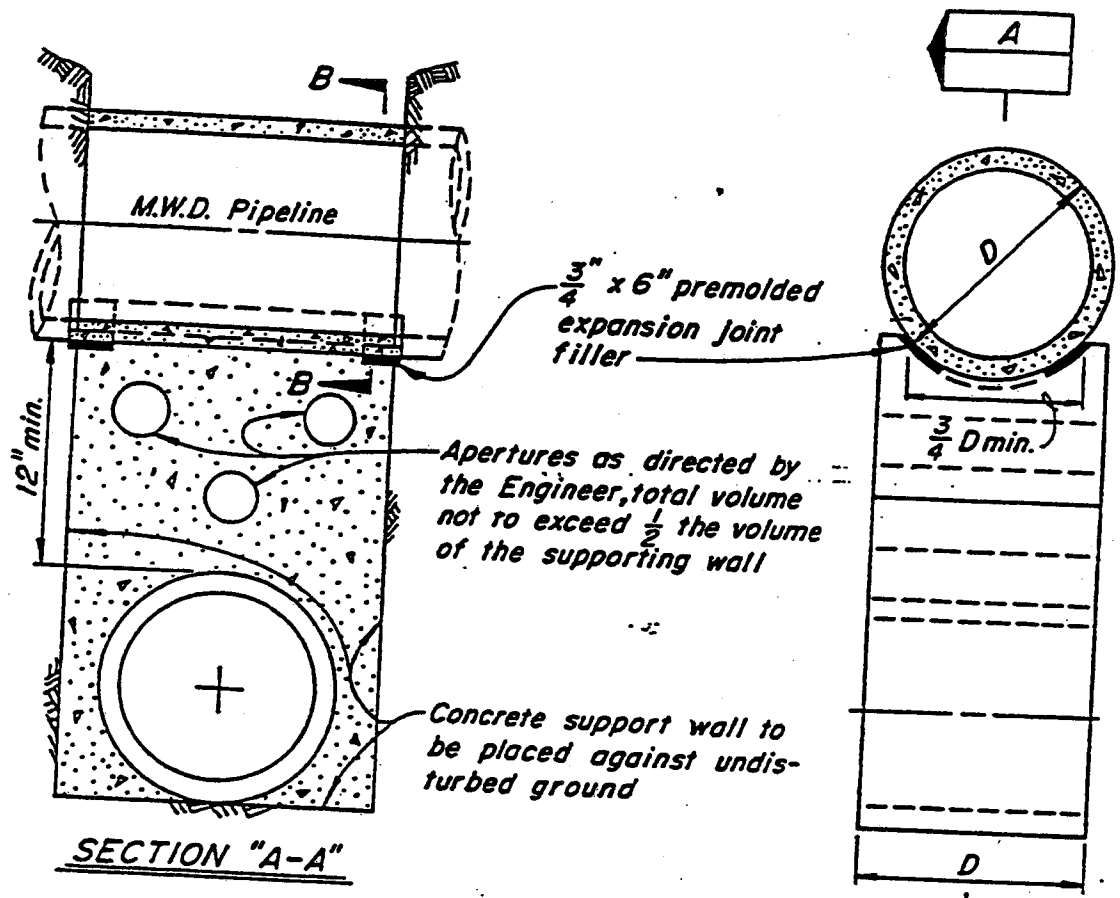
Type	Name	Size (Inches)	Weight (lb/ft)	Height (ft)	Weight (lb/ft)
Pipe	2 1/2	2 1/2	3.79		
Pipe	2	2	3.65		
Pipe	3 1/2	3 1/2	4.00	9.11	
Pipe	5	5	6.02	18.97	
Pipe	8	8	8.83	24.70	
Pipe	12	12	13.13	38.5	
Pipe	16	16	19.00	49.10	
Pipe	20	20	24.00	64.00	
Pipe	24	24	29.10	78.10	
Pipe	30	30	36.00	96.00	
Pipe	36	36	43.20	115.20	
Pipe	42	42	50.40	134.40	
Pipe	48	48	57.60	153.60	
Pipe	54	54	64.80	172.80	
Pipe	60	60	72.00	192.00	



THE METROPOLITAN WATER DISTRICT OF LOS ANGELES CALIFORNIA
DISTRIBUTION SYSTEM
CHAIN LINK
FENCE DETAILS

NO.	DATE	BY	CHKD.	REVISED	FOR APPROVAL

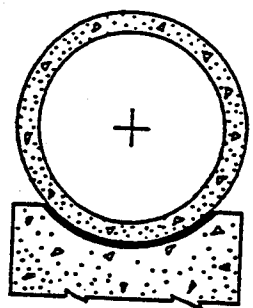
GENERAL NOTES:
1 All fence wire shall be galvanized or equivalent having minimum 5% zinc.
2 Adjustable lighteners shall be furnished for chain link.
3 Extension arms for barbed wire shall be steel, malleable iron or wrought iron and shall be attached to the top of the extension arm with round head rivets. The extension arm with round head rivets shall be approximately 3 inches wide in a plane approximately 45° from the vertical.
4 All gate hinges shall be heavy duty malleable iron or steel, individual approved quality and design.
5 Secure cap to post with 1/2 inch round head rivet.



SECTION "A-A"

CROSS SECTION

1. Supporting wall shall have a firm bearing on the subgrade and against the side of the excavation.
2. Premolded expansion joint filler per ASTM D-1751-73 to be used in support for steel pipe only.
3. If trench width is 4 feet or greater, measured along centerline of M.W.D. pipe, concrete support must be constructed.
4. If trench width is less than 4 feet, clean sand backfill, compacted to 90% density in accordance with the provisions of ASTM Standard D-1557-70 may be used in lieu of the concrete support wall.



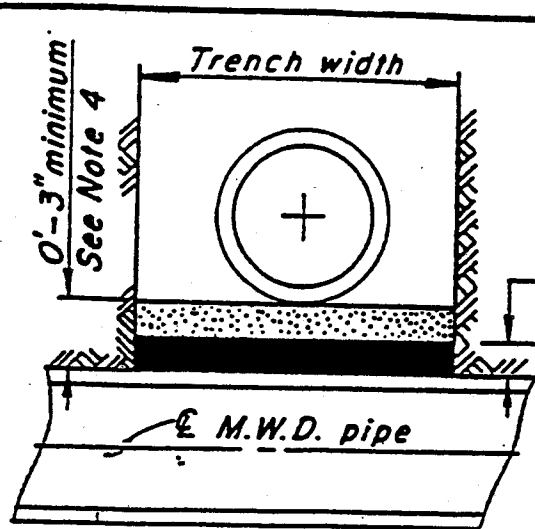
SECTION "B-B"

THE METROPOLITAN WATER DISTRICT
OF SOUTHERN CALIFORNIA

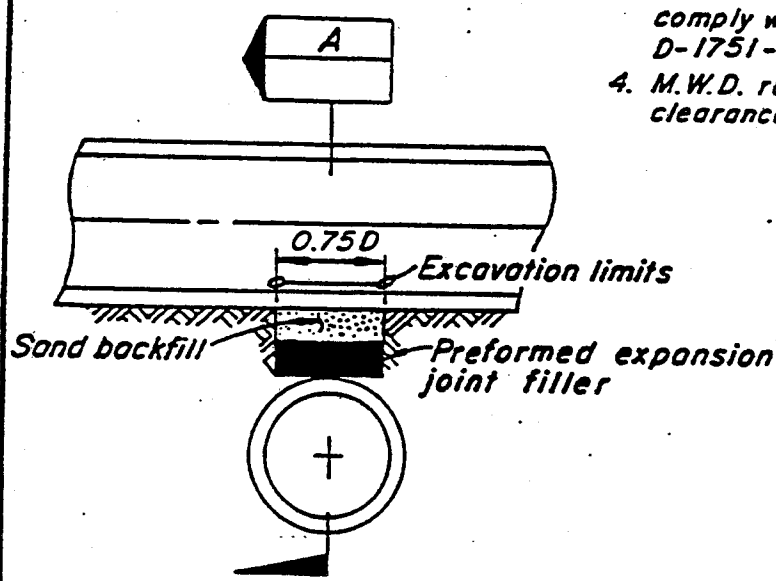
TYPICAL SUPPORT FOR
M.W.D. PIPELINE

DRAWN _____ RECOMMENDED _____
TRACED _____ CHECKED _____ APPROVED _____

C-9547



SECTION A



CROSS SECTION

3" Preformed expansion joint filler

NOTES

1. This method to be used where the utility line is 24" or greater in diameter and the clearance between the utility line and M.W.D. pipe is 12" or less.
2. Special protection may be required if the utility line diameter is greater than M.W.D. pipe or if the cover over the utility line to the street surface is minimal and there is 12" or less clearance between M.W.D. pipe and the utility line.
3. Preformed expansion joint filler to comply with ASTM designation D-1751-73.
4. M.W.D. requests 12" minimum clearance whenever possible.

THE METROPOLITAN WATER DISTRICT OF SOUTHERN CALIFORNIA	
TYPICAL EXPANSION JOINT FILLER PROTECTION FOR OVCROSSING OF M.W.D. PIPELINE	
DRAWN _____	RECOMMENDED _____
TRACED _____	APPROVED _____
CHECKED _____	
C-11632	

Agenda Item No.: 4 . 2
Area Plan: Southwest
Zoning District: Rancho California
Supervisory District: Third/Third
Project Planner: Matt Straite
Planning Commission: September 17, 2014

GENERAL PLAN AMENDMENT NO. 954
CHANGE OF ZONE NO. 7739
Environmental Assessment No. 41782
Applicant: MDMG INC.

COUNTY OF RIVERSIDE PLANNING DEPARTMENT STAFF REPORT

PROJECT DESCRIPTION AND LOCATION:

GENERAL PLAN AMENDMENT NO. 954 proposes to change the site's Foundation Component from Rural Community (RC) to Community Development (CD) and to amend the site's General Plan Land Use designation from Estate Density Residential (EDR) (2 acre minimum lot size) to 20.04 acres of Medium Density Residential (MDR) (2-5 D.U./Ac.) for APN 964-030-007, and a total of 33.89 acres of Medium High Density Residential (MHDR) (5-8 D.U./Ac.) for APN's 964-030-008 and 472-210-003. The application was submitted during the permitted period to request foundation changes.

CHANGE OF ZONE NO. 7739 proposes to change the zoning for the subject site from Light Agriculture-5 Acre Minimum (A-1-5) to Planned Residential (R-4).

The project is located north of Benton Road, south of Yates Road, east of Washington Street and west of the Lake Skinner Recreation Area.

ISSUES OF POTENTIAL CONCERN:

General Plan Initiation

During the General Plan Initiation Process (GPIP) for the project Staff had proposed that the project site was not suitable for the higher density requested by the applicant. Staff instead proposed that the property go from Rural Community: Estate Density Residential (RC:EDR) to Community Development: Estate Density Residential (CD:EDR) to allow for growth in the future (see attached GPIP Staff Report). During the GPIP presentation to the Planning Commission, the following comments were provided:

Commissioner Roth expressed his opposition to prematurely converting rural areas into urbanized lands within the Community Development Foundation Component. Mr. Roth indicated that the County and residents were involved in a lengthy process that created the General Plan and the five-year certainty system and that the certainty system has somewhat been bypassed with policy areas, overlays and cases such as General Plan Amendment No. 954. He felt that the County was speeding up the process of urbanization in some rural areas. Finally, Mr. Roth stated that he has some concerns with both the applicant's proposal and with staff's proposal.

Commissioner Petty explained he concurred with Commissioner Roth's comments; however, he also felt that staff was proposing a reasonable compromise. Mr. Petty indicated that he is willing to give the applicant the benefit of the doubt and it will be up to the applicant to show cause and to notify and include the area residents to the west of the subject site in the discussions regarding the proposal.

Commissioners John Snell, Porras and Zuppardo had no comments.

At the Board of Supervisors GPIP proceedings the applicant's representative indicated that a high school site has now been designated across Washington Street from the northern portion of the project site. The Board of Supervisors, led by Supervisor Stone, asked how this is consistent with Highway 79

policy area. Supervisor Stone indicated that the applicant should be permitted to continue processing their version of the proposed project with the understanding that there would be a high bar set and the project would be challenging.

In 2006, after the 2003 General Plan was adopted, the Temecula Valley Unified School District purchased a large plot of land generally bound by Washington Street to the east, Abella Street to the north, Thompson Road to the south with the intention of building a high school. Shortly after that two charter schools were constructed on a portion of the site, K-12th grade, with additional plans to build a Middle School at the corner of Washington and Abelia Street. Staff contacted the School Department for additional information. The Middle School has funding and is estimated to complete construction within 2 years. The High School also has funding and is estimated to complete construction within 4 years.

However, working with the applicant the proposed designations for the site have been revised. The Application, as submitted, was proposing High Density and Commercial Land Use designations, which staff did not support. Traditionally, density patterns work best when they are graduated, slowly transitioning from one to another. For example, large farms are generally incompatible with apartments, but may work well against rural lots without farms. The applicant has since revised the proposal so that the density is more appropriate for the area, they are now proposing Medium Density Residential (MDR) for the center portion of the site and Medium High Density Residential (MHDR) for the northern and southern parcels. With these changes, staff can support the proposal. The reasoning is outlined below in the findings section.

Highway 79 Policy Area Consistency

The General Plan's Highway 79 Policy Area requires that residential development be proposed at 9% below the mid-point of the existing Land Use designation due to transportation infrastructure and capacity deficiencies. Mitigation was added to the project's CEQA document that makes the project consistent with the goals of the policy.

General Plan Findings

In order to support the initiation of a proposed General Plan Amendment it must be established that the proposal satisfies certain required findings. The Administration Element of the General Plan and Article II of Ordinance No. 348 explains that there are four categories of amendments, Technical, Entitlement/Policy, Foundation, and Agriculture. Each category has distinct required findings that must be made by the Board of Supervisors at a noticed public hearing.

General Plan Amendment No. 954 falls into the Foundation Component- Regular category, because the request to change foundations was made during the permitted 5 year (now 8 year) General Plan Review Cycle as outlined the General Plan.

The Administration Element of the General Plan explains that two findings must be made to justify an Foundation Component- Regular amendment. The two findings are:

- a. The proposed change does not involve a change in or conflict with:
 - (1) The Riverside County Vision;
 - (2) And that the change would not create an internal inconsistency among the elements of the General Plan.

- b. New conditions or circumstances disclosed during the review process justify modifying the General Plan.

Consideration Analysis:

The first finding per the General Plan Administrative element explains that the proposed Amendment must not create an internal inconsistency among the elements of the General Plan.

- A. The proposed change does not conflict with the Riverside County Vision, or create an inconsistency.

The General Plan envisioned the area as a mix of rural and urban densities. The proposed change would allow an increase in density which is appropriate because a school site has been constructed on the west side of Washington Street, across the street from the project site since the General Plan was approved in 2003. Additional school facilities are also planned for the site. The County General Plan vision discusses many concepts, they are broken into categories including housing, population growth, community, transportation, etc. The project has been reviewed against these visions and staff has determined that they are consistent with them. More specifically, to select a few key concepts, the infrastructure required to support this proposed density is existing in the area, the project respects the biological corridors through the appropriate transition to the conservation area to the east of the site, a full range of housing is afforded with this project which increases the mix of densities in the area, respects the need for appropriate density transitions, and most importantly, that the proposed change helps build communities near the schools, which are new in this area since 2003.

- B. New conditions or circumstances disclosed during the review process justify modifying the General Plan.

As discussed above, the State has located a new school campus across the street from the project site. This school campus is intended to accommodate the existing population and growth in the area. Higher density is best suited near a school site. This helps create the shortest distance for school children to get to the school that serves them. In 2003 when the project area was designated Estate Density, there was no school in the area. With the new school site existing two charter schools have been constructed and a High School is planned. The Estate Density Designation currently featured on the site is no longer in the best interest of the community as urban density near schools help foster walkability.

Because the proposed project is changing from one foundation to another, certain findings are required. The foundation findings are above. However, because the Land Use designation itself is also changing (from Estate Density Residential to Medium Density Residential and Medium High Density Residential) findings are required for designation change as well. The five required findings for the Land Use change are¹:

¹ In addition to the required findings of the General Plan, Ordinance No. 348 Article II specifically requires that the following findings must be made- that new conditions or circumstances disclosed during the review process justify modifying the General Plan (the same as E from the General Plan), that the modifications do not conflict with the overall Riverside County Vision (the same as A(2) from the General Plan), and that they would not create an internal inconsistency among the elements of the General Plan (the same as D from the General Plan). Therefore, if the findings required from the General Plan are satisfied then the findings required in Ordinance No. 348 are also satisfied.

- a. The proposed change does not involve a change in or conflict with:
 - (1) The Riverside County Vision.
 - (2) Any General Plan Principal.
- b. The proposed change does not involve a change in or conflict with any Foundation Component Designation in the General Plan.
- c. The proposed amendment would either contribute to the achievement of the purposes of the General Plan or, at a minimum would not be detrimental to them.
- d. The change would not create an internal inconsistency among the elements of the General Plan.
- e. That there are new conditions or special circumstances that were disclosed during the review process that were unanticipated in preparing the General Plan and subsequently justify modifying the General Plan.

Consideration Analysis:

Two of these were addressed in the foundation findings above: a(1) and e. The three additional required for the designation change are analyzed here:

A(2): The General Plan allows for changes to the Land Use Designations. The proposed change is consistent with the principals of the General Plan contained in Appendix B of the General Plan. There are 15 planning principals in the Appendix, the project is consistent with all principals that can be addressed by a General Plan change (some are County wide, others are project specific). The following is an analysis of the applicable principals to the proposed change.

Principal 1,C discusses the different maturity rates of different communities. This community, in the opinion of staff, is ready for this increase in density due to the addition of the school campus (which will actually be many schools by the time they are built out). In addition when the General Plan was adopted many of the community elements that were foreseen have now come to fruition. For example, The ultimate roadway width of Washington Street (of 152') has begun construction, utilities not present in 2003 are now available at the site, some additional development (consistent with the General plan) has been approved in the area, and new Specific Plans are proposed in the vicinity that are also proposing to increase density. These all reflect the

Principal 1,G discusses the efficient use of the land, and explains that higher density should be appropriate for the area. Staff analysis of this principal is as follows:

The northern parcel:

To the north of the parcel is an approved Tract Map that has not yet recoded. TR32272 has been approved for 38 residential lots with an average lot size of 7,200 square feet. To the east of the northern parcel is Metropolitan Water District Property related to the San Diego Canal and Lake Skinner facilities with a Land Use designation of Public Facilities (PF). To the west is the high school site across Washington Street. To the southwest of the parcel are several established rural single family lots, generally 2 acres in size, in an Estate Density Land Use designation. Therefore, a designation of High Density would still lack an appropriate transition, however, a designation MHDR would be

an appropriate density adjacent to the 7,200 square foot lots to the north. The Estate Density to the southwest is still a concern, but would place the MHDR designation across a major intersection. Additionally, this would place the higher density portion of the project adjacent to the high school where the applicant's proposal would place the high density farther from the school. Placing the MHDR designation on the northern parcel would keep the larger MDR lots adjacent to the Open Space Conservation property located to the east of the project. Lastly, a higher density project places structures closer together. Given the projects location near the Lake Skinner Dam, it's logical to place the higher density further from the dam because in the event of seiche or flooding, greater distance between structures eases the flow of the water through a community.

The center parcel:

As explained above, the density in the center parcel is more appropriate for Medium Density Residential because there are large lot estate homes to across Washington and this would provide a more gradual density transition between the low density homes and the preserve to the east of the site. Additionally this addresses the concerns with the projects proximity to the dam (see below).

The southern parcel:

The parcel to the south is best suited for Medium High Density Residential because the housing that exists to the west is higher in density (generally 8,000 sq foot lots). The lower parcel is also located on an intersection, at Benton and Washington, placing the higher density at an intersection and helping facilitate pedestrian activity by making it easier for school children to cross Washington at the intersection. The property across Washington to the west is also designated Commercial. The placement of MHDR near commercial services also fosters additional opportunities for pedestrian activity called for in the General Plan.

For these reasons, the densities proposed by this development are appropriate at this time.

Principal 2,A, discussing environmental protection, and B, discussing habitat preservation and the need for MSHCP consistency, are addressed in the MSHCP review of the project and through the CEQA document. The project is consistent with all provisions of the MSHCP.

Principal 4,A,1 discusses the need for a variety of housing options and densities, this change will promote a greater diversity on lot sizes in this area, particularly near a new set of schools.

Principal 4,A,3 and 4 discusses the need to distribute density in a rational way. This community, in the opinion of staff, is ready for this increase in density for the many reasons outlined above. These principals explain that density should transmission between communities. This proposed change will foster appropriate transitions (see the discussion regarding transitions in the discussion above for item Principal 1,G).

Principals in 8 pertain to the certainty system. Because this application was submitted in the permitted 5 year window, the project is consistent with this Principal.

B: Upon approval, the foundation will be consistent. Because this application was submitted in the permitted 5 year window, the project is consistent with the certainty principal.

C: As outlined in the consistency with the principals above, the project is consistent with the purposes of the General Plan, as explained in the 11 elements of the General Plan.

D: The project would not create an internal inconsistency within the General Plan. The project was reviewed against the policies of the General Plan, and found to be consistent with them.

SUMMARY OF FINDINGS:

1. Existing General Plan Land Use (Ex. #5): Rural Community- Estate Density Residential (RC-EDR)
2. Surrounding General Plan Land Use (Ex. #5): Community Development- Medium Density Residential (CD:MDR) to the north, Rural Community- Estate Density Residential (RC:EDR), Open Space- Conservation (OS-C) and Community Development- Commercial Retail (CD:CR) to the west, Rural Community- Estate Density Residential (RC-EDR) to the south, and Open Space- Conservation (OS-C) and Public Facilities (PF) to the east.
3. Proposed Zoning (Ex. #2): Planned Residential (R-4).
4. Surrounding Zoning (Ex. #2): One Family Dwelling (R-1) to the north, Specific Plan (SP) and Mobile Home Subdivision- 2 ½ Acre Minimum (R-T-R- 2 ½) to the west, Rural Residential (RR) to the east, and Residential Agricultural- 2 ½ Acre Minimum (R-A-2 ½) to the south.
5. Existing Land Use (Ex. #1): Vacant and single family dwelling.
6. Surrounding Land Use (Ex. #1): Vacant land to the east, scattered single family dwellings to the west and north, vacant to the south.
7. Project Data: Total Acreage: 53.94 Gross Acres
8. Environmental Concerns: See attached environmental assessment

STAFF RECOMMENDS THAT THE PLANNING COMMISSION:

ADOPT PLANNING COMMISSION RESOLUTION NO. 2014-008 recommending adoption of General Plan Amendment No. 954 to the Board of Supervisors as shown in Exhibit #6; and,

STAFF RECOMMENDS THAT THE PLANNING COMMISSION MAKE THE FOLLOWING RECOMMENDATIONS TO THE BOARD OF SUPERVISORS:

DENY GENERAL PLAN AMENDMENT NO. 954 as initiated by the Board of Supervisors; but

ADOPT a MITIGATED NEGATIVE DECLARATION for **ENVIRONMENTAL ASSESSMENT NO. 41782**, based on the findings incorporated in the initial study and the conclusion that the project will not have a significant effect on the environment; and,

APPROVE GENERAL PLAN AMENDMENT NO. 954 amending the Land Use designation for the subject property from "Rural Community" (RC) to "Community Development" (CD) and to amend the General Plan Land Use designation from "Estate Density Residential" (EDR) (2 acre minimum lot size) to "Medium Density Residential (MDR) (2-5 D.U./Ac.), Medium High Density Residential (MHDR) (5-8 D.U./Ac.); in accordance with Exhibit #7, and based on the findings and conclusions incorporated in the staff report, subject to adoption of the General Plan Amendment resolution by the Board of Supervisors; and,

APPROVE CHANGE OF ZONE NO. 7739, amending the zoning classification, for the subject property from Light Agriculture- 5 Acre Minimum (A-1-5) to Planned Residential (R-4) in accordance with Exhibit #3, subject to adoption of the zoning ordinance by the Board of Supervisors

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

1. The proposed project is consistent with the proposed Medium Density Residential (MDR) (2-5 D.U./Ac.), Medium High Density Residential (MHDR) (5-8 D.U./Ac.).
2. The project site is surrounded by properties which are designated as Medium Density Residential (MDR) to the north, Public Facility (PF) and Open Space Conservation Habitat(OS-CH) to the east, Estate Density Residential (EDR) to the south, and Commercial Retail(CR), Open Space Conservation (OS-C) and Rural Community Estate Density Residential to the west of the project location.
3. A new collection of school campuses have been constructed/approved by the state across the street from the site.
4. The proposed change does not conflict with the Riverside County Vision, or create an inconsistency.
5. The infrastructure required to support this proposed density is existing in the area.
6. The project respects the biological corridors through the appropriate transition to the conservation area to the east of the site.
7. A full range of housing is afforded with this project which increases the mix of densities in the area, respects the need for appropriate density transitions, and most importantly, that the proposed change helps build communities near the schools, which are new in this area since 2003.
8. As set forth herein, the proposed change is consistent with the principals of the General Plan contained in Appendix B of the General Plan.
9. To the north of the parcel is an approved Tract Map that has not yet recorded. TR32272 has been approved for 38 residential lots with an average lot size of 7,200 square feet. To the east of the northern parcel is Metropolitan Water District Property related to the San Diego Canal and Lake Skinner facilities with a Land Use designation of Public Facilities (PF). To the west is the high school site across Washington Street. To the southwest of the parcel are several

- established rural single family lots, generally 2 acres in size, in an Estate Density Land Use designation. The proposed change would transition Land Uses between these neighboring uses.
10. Placing the MHDR designation on the northern parcel would keep the larger MDR lots adjacent to the Open Space Conservation property located to the east of the project.
 11. The projects location is near the Lake Skinner Dam. It's logical to place the higher density further from the dam because in the event of seiche or flooding, greater distance between structures eases the flow of the water through a community.
 12. The density in the center parcel is appropriate for Medium Density Residential because there are large lot estate homes to across Washington and this would provide a more gradual density transition between the low density homes and the preserve to the east of the site.
 13. The parcel to the south is suited for Medium High Density Residential because the housing that exists to the west is higher in density (generally 8,000 sq foot lots) and the parcel is located on an intersection, at Benton and Washington, placing the higher density at an intersection and helping facilitate pedestrian activity by making it easier for school children to cross Washington at the intersection.
 14. The application was submitted in the permitted 5 year window, demonstrating consistency with the Certainty Principal of the General Plan.
 15. The zoning for the subject site is Light Agriculture- 5 Acre Minimum (A-1-5).
 16. The project site is surrounded by properties which are zoned Rural Residential (RR) to the east, One Family Dwelling (R-1) to the north, Specific Plan (SP) and Mobile Home Subdivisions-2 ½ Acre Minimum (R-T-R-2 ½) to the west, and Residential Agricultural-2 ½ Acre Minimum (R-T-R-2 ½) to the south of the project area.
 17. To the east and south of the project area are vacant tracts and to the north and west are scattered single family dwellings. Located to west of the project area are two charter schools and the development site for a proposed Middle School which will be located at the corner of Washington and Abelia Street.
 18. This project is located within Criteria Cell 5567 of the Western Riverside County Multiple Species Habitat Conservation Plan. On June 6, 2011 a letter submitted by the Environmental Planning Division for the County of Riverside identified that the MSHCP conservation required was not outlined for this particular property. The project has completed a Habitat Acquisition and Negotiation Strategy Review(HANS 2055, see attached).
 19. The proposed project is not located within a City Sphere of Influence.
 20. Environmental Assessment No. 41782 identified that the proposed project, GPA 954 and CZ 7739, would not have a significant environmental impact and that a Mitigated Negative Declaration was prepared.

CONCLUSIONS:

1. The proposed project is in conformance with the Community Development: Medium High Density (MDR) and Medium High Density Residential (MHDR) Land Use Designation, and with all other elements of the Riverside County General Plan.
2. The proposed project is consistent with the Planned Residential (R-4) 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 project is clearly compatible with the present and future logical development of the area.
5. The project will not have a significant effect on the environment.
6. The proposed project will not preclude reserve design for the Western Riverside County Multiple Species Habitat Conservation Plan (WRCMSHCP).
7. The project is consistent with the vision and principals of the General Plan.
8. The project will increase housing and density options in this area of the County.
9. The project will aid in transition between urban development and large lots to the west.
10. The proposed project will contribute to the achievement of the purposes of the General Plan and not create any inconsistencies.

INFORMATIONAL ITEMS:

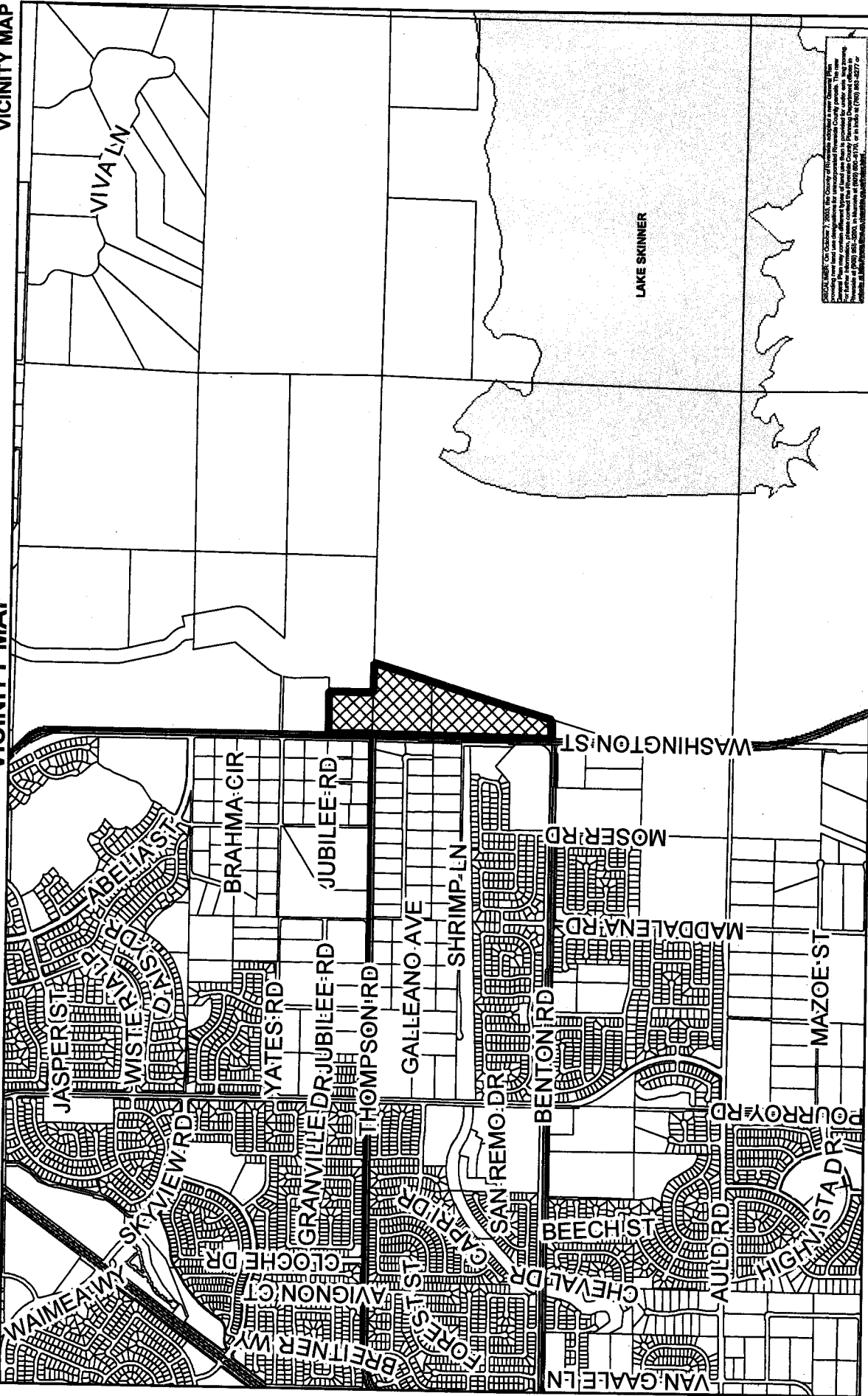
1. As of this writing, no letters, in support or opposition have been received.
2. The project site is not located within:
 - a. City Sphere of Influence;
 - b. Fault Zone;
 - c. A 100-year flood plain, an area drainage plan;
 - d. Located within a high fire area
 - e. The Stephens Kangaroo Rat Fee Area or Core Reserve Area; or,
 - f. California Gnatcatcher, Quino Checkerspot Butterfly habitat.
3. The project site is located within:
 - a. The boundaries of the Southwest Area Plan
 - b. The boundaries of the Highway 79 Policy Area;
 - c. Dam inundation area;
 - d. Santa Margarita Watershed
 - e. The Valley Wide Recreation and Parks District; and,
 - f. The southern half of the property has a low liquefaction potential
4. The subject site is currently designated as Assessor's Parcel Numbers 964-030-008, 964-030-007, 472-210-003.

Supervisor Stone
District 3

Date Drawn: 2/26/08

GPA00954 VICINITY MAP

Planner: Amy Aldana
Date: 3/06/08
VICINITY MAP



DISCLAIMER: THE INFORMATION ON THIS MAP IS FOR GENERAL INFORMATION ONLY. THE PLANNING DEPARTMENT DOES NOT WARRANT THE ACCURACY OF THE INFORMATION. THE PLANNING DEPARTMENT IS NOT RESPONSIBLE FOR ANY ERRORS OR OMISSIONS. THE PLANNING DEPARTMENT IS NOT A PROFESSIONAL ENGINEER OR ARCHITECT. THE PLANNING DEPARTMENT IS NOT A PROFESSIONAL LAND SURVEYOR. THE PLANNING DEPARTMENT IS NOT A PROFESSIONAL CIVIL ENGINEER. THE PLANNING DEPARTMENT IS NOT A PROFESSIONAL ELECTRICAL ENGINEER. THE PLANNING DEPARTMENT IS NOT A PROFESSIONAL MECHANICAL ENGINEER. THE PLANNING DEPARTMENT IS NOT A PROFESSIONAL CHEMICAL ENGINEER. THE PLANNING DEPARTMENT IS NOT A PROFESSIONAL ENVIRONMENTAL ENGINEER. THE PLANNING DEPARTMENT IS NOT A PROFESSIONAL AERONAUTICAL ENGINEER. THE PLANNING DEPARTMENT IS NOT A PROFESSIONAL NUCLEAR ENGINEER. THE PLANNING DEPARTMENT IS NOT A PROFESSIONAL METALLURGICAL ENGINEER. THE PLANNING DEPARTMENT IS NOT A PROFESSIONAL CIVIL ENGINEER. THE PLANNING DEPARTMENT IS NOT A PROFESSIONAL ELECTRICAL ENGINEER. THE PLANNING DEPARTMENT IS NOT A PROFESSIONAL MECHANICAL ENGINEER. THE PLANNING DEPARTMENT IS NOT A PROFESSIONAL CHEMICAL ENGINEER. THE PLANNING DEPARTMENT IS NOT A PROFESSIONAL ENVIRONMENTAL ENGINEER. THE PLANNING DEPARTMENT IS NOT A PROFESSIONAL AERONAUTICAL ENGINEER. THE PLANNING DEPARTMENT IS NOT A PROFESSIONAL NUCLEAR ENGINEER. THE PLANNING DEPARTMENT IS NOT A PROFESSIONAL METALLURGICAL ENGINEER.

Zone Rancho California
 Area: Rancho California
 Township/Range: T6SR2W
 Section : 3 & 4

RIVERSIDE COUNTY PLANNING DEPARTMENT

Assessors
 Bk. Pg. 472-21
 Thomas 964-03
 Bros. Pg. 899 G7

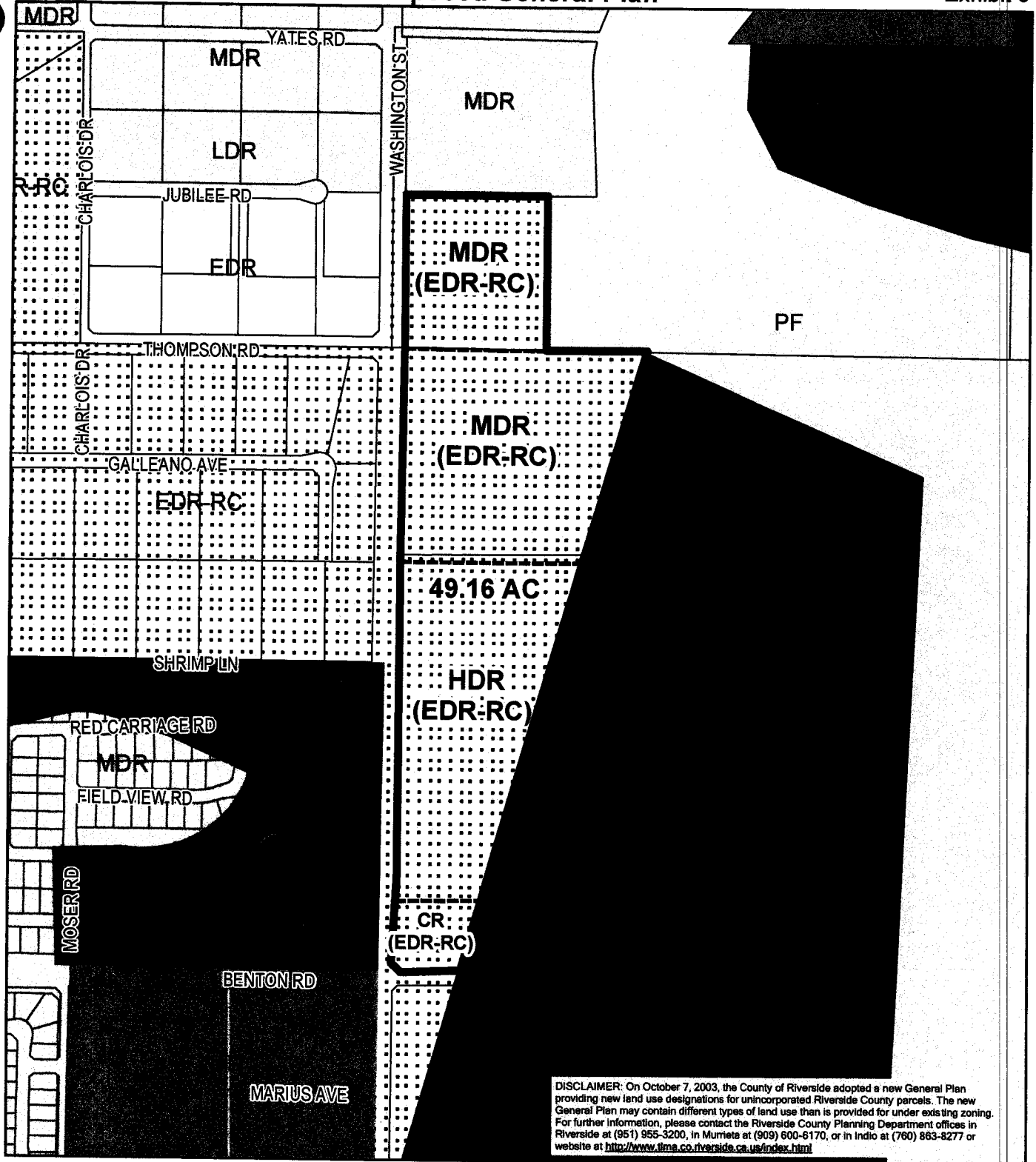


Supervisor Stone
 District 3
 Date: 2/26/08

GPA00954

Planner: Amy Aldana
 Date: 3/06/08
 Exhibit 6

Proposed General Plan



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 (951) 955-3200, in Murietta at (909) 600-6170, or in Indio at (760) 863-8277 or website at <http://www.tlma.co.riverside.ca.us/index.html>

RIVERSIDE COUNTY PLANNING DEPARTMENT

Area
 Plan: Rancho California
 Township/Range: T6SR2W
 Section: 3 & 4



Assessors
 Bk. Pg. 472-21
 Thomas 964-03
 Bros. Pg. 899 G7

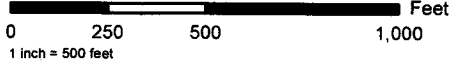
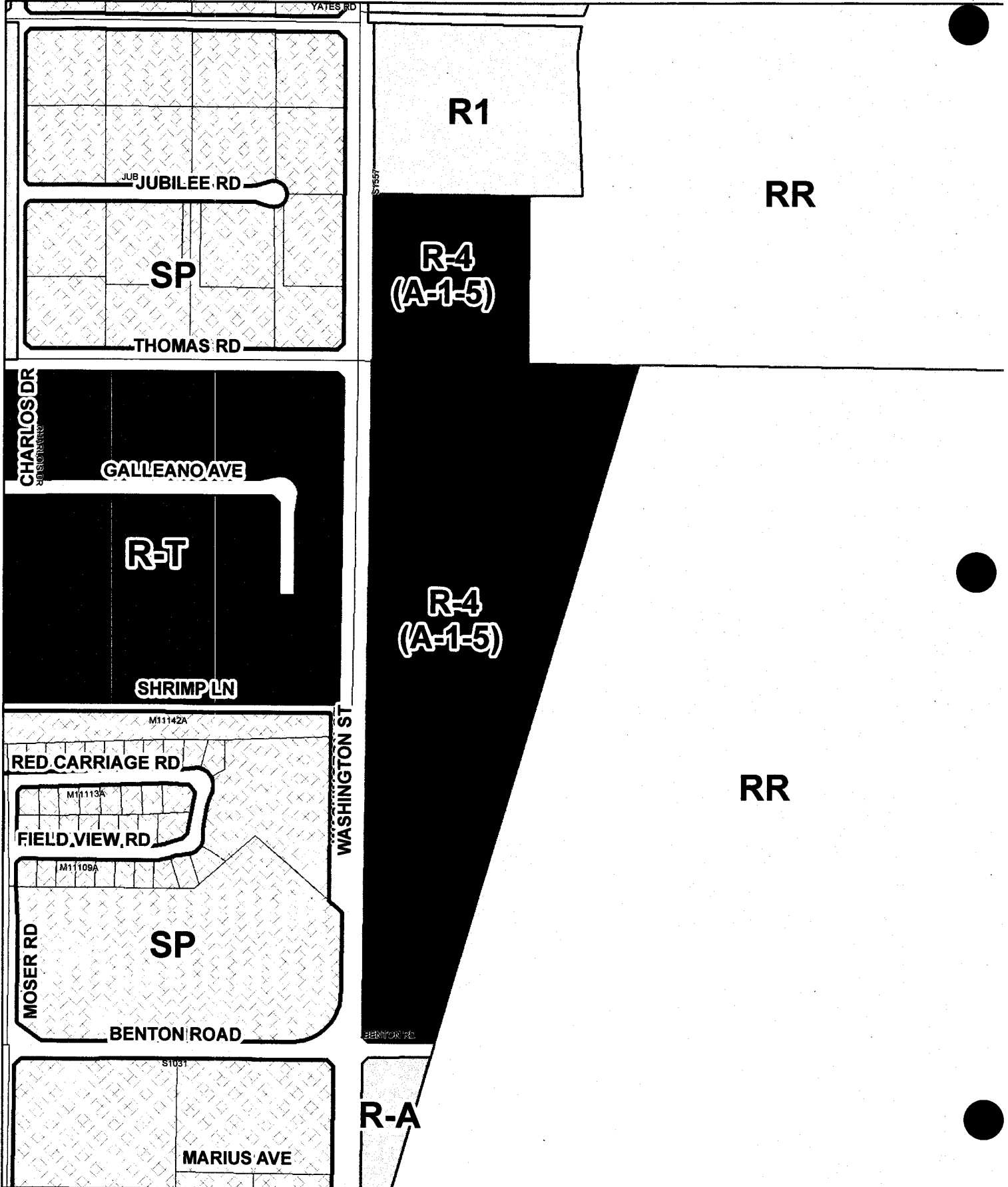
RIVERSIDE COUNTY PLANNING DEPARTMENT

GPA00954 CZ7739

Proposed Zoning

N

Supervisor Stone
District 3

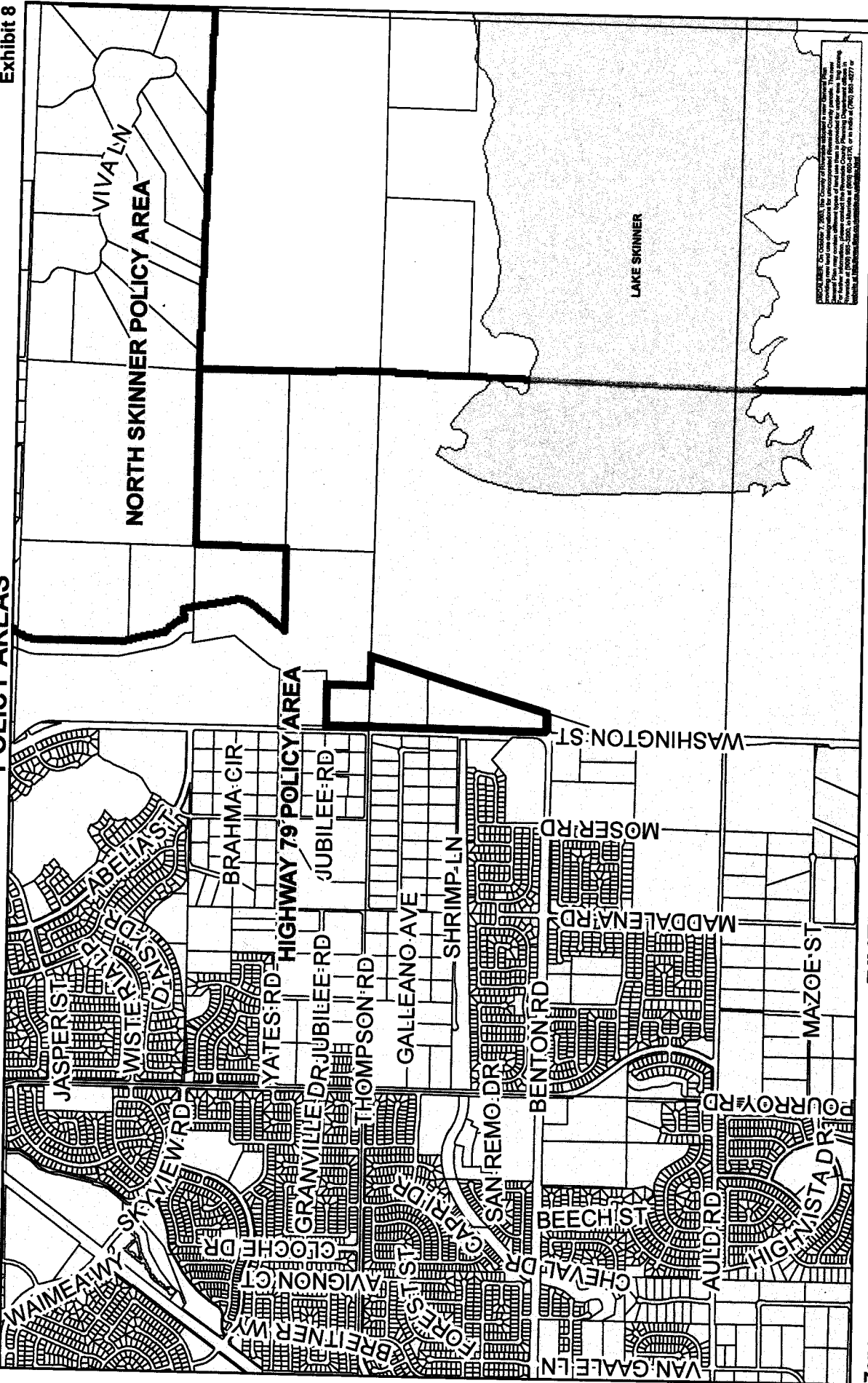


Supervisor Stone
District 3

Date Drawn: 2/26/08

GPA00954
POLICY AREAS

Planner: Amy Aldana
Date: 3/06/08
Exhibit 8



Zone
Area: Rancho California
Township/Range: T6SR2W
Section : 3 & 4

RIVERSIDE COUNTY PLANNING DEPARTMENT

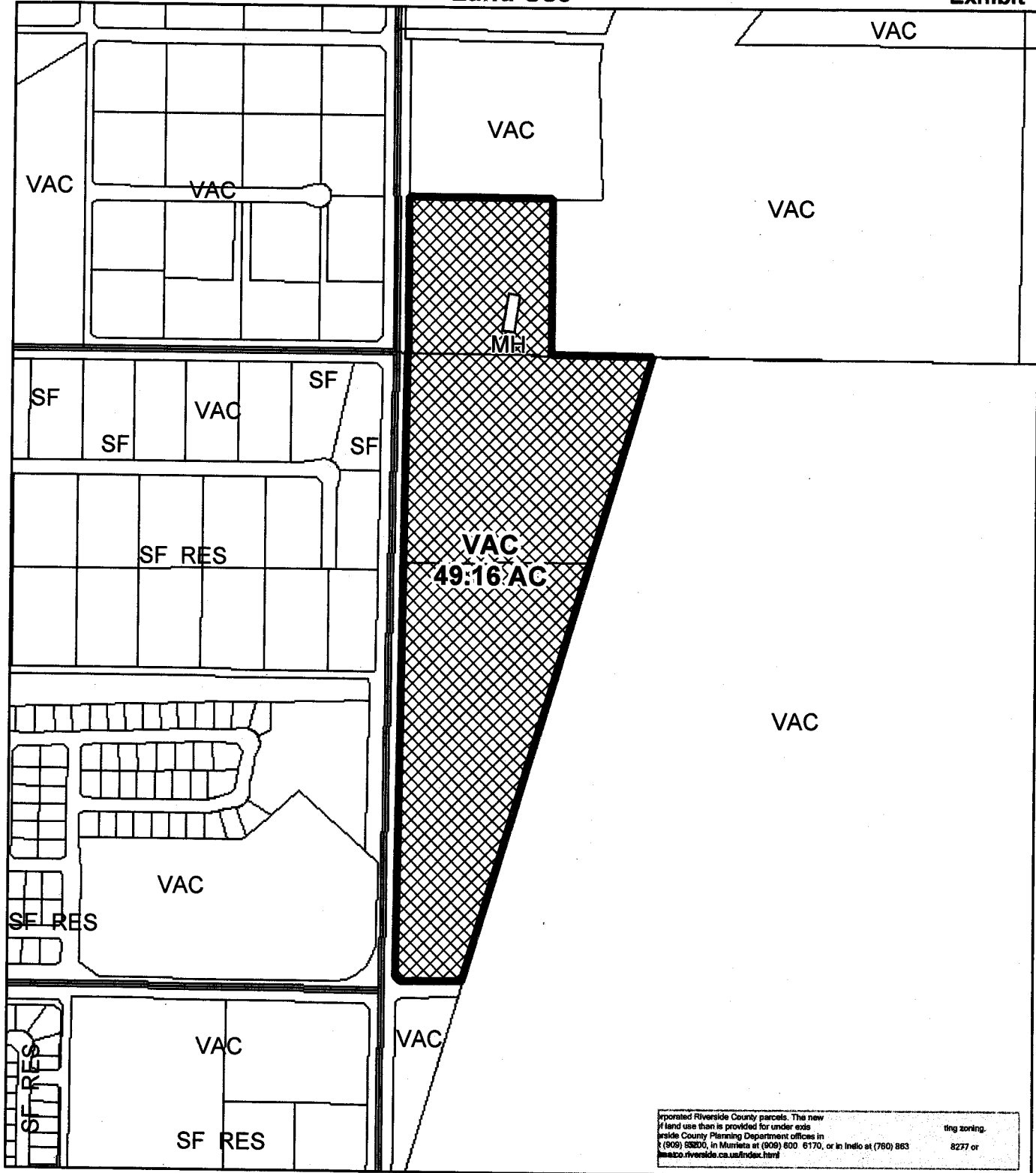
Assessors
Bk. Pg. 472-21
Thomas
Bros. Pg. 964-03
899 G7



Supervisor Stone
District 3
Date Drawn: 2/26/08

GPA00954
Land Use

Planner: Amy Aldana
Date: 3/06/08
Exhibit 1



incorporated Riverside County parcels. The new
land use than is provided for under exist
Riverside County Planning Department offices in
(909) 932-0100, in Murrieta at (909) 800-6170, or in Inland at (760) 863-
8277 or
www.riverside.ca.us/finder.html

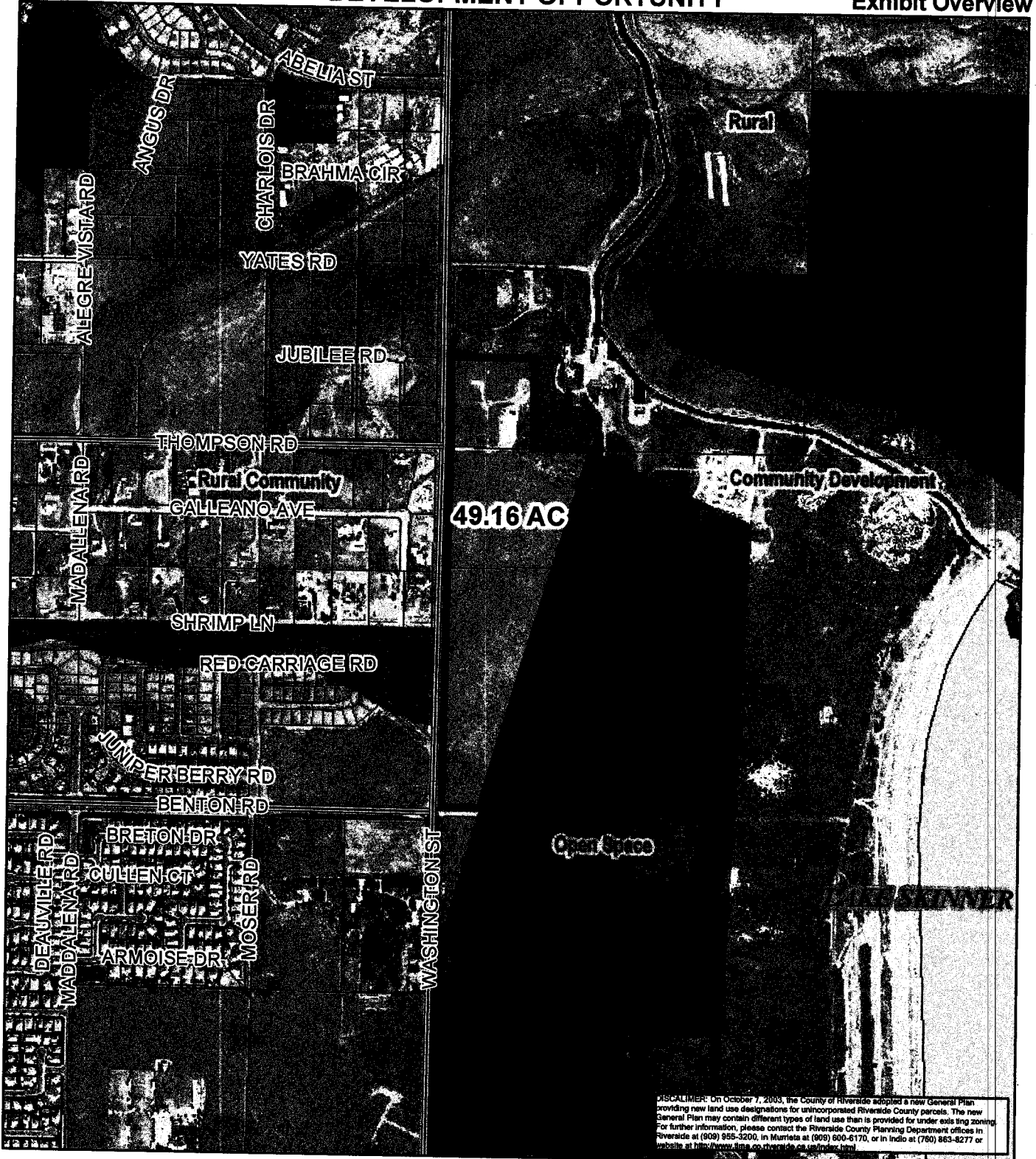
RIVERSIDE COUNTY PLANNING DEPARTMENT

Area
Plan: Rancho California
Township/Range: T6SR2W
Section: 3 & 4



Assessors
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964-03
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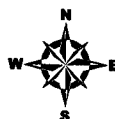
DEVELOPMENT OPPORTUNITY



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 Murrieta at (909) 600-6170, or in Indio at (760) 863-8277 or website at <http://www.time.co.riverside.ca.us/index.html>

RIVERSIDE COUNTY PLANNING DEPARTMENT

Area
 Plan: Rancho California
 Township/Range: T6SR2W
 Section: 3 & 4



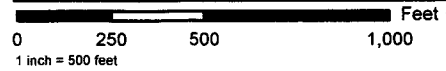
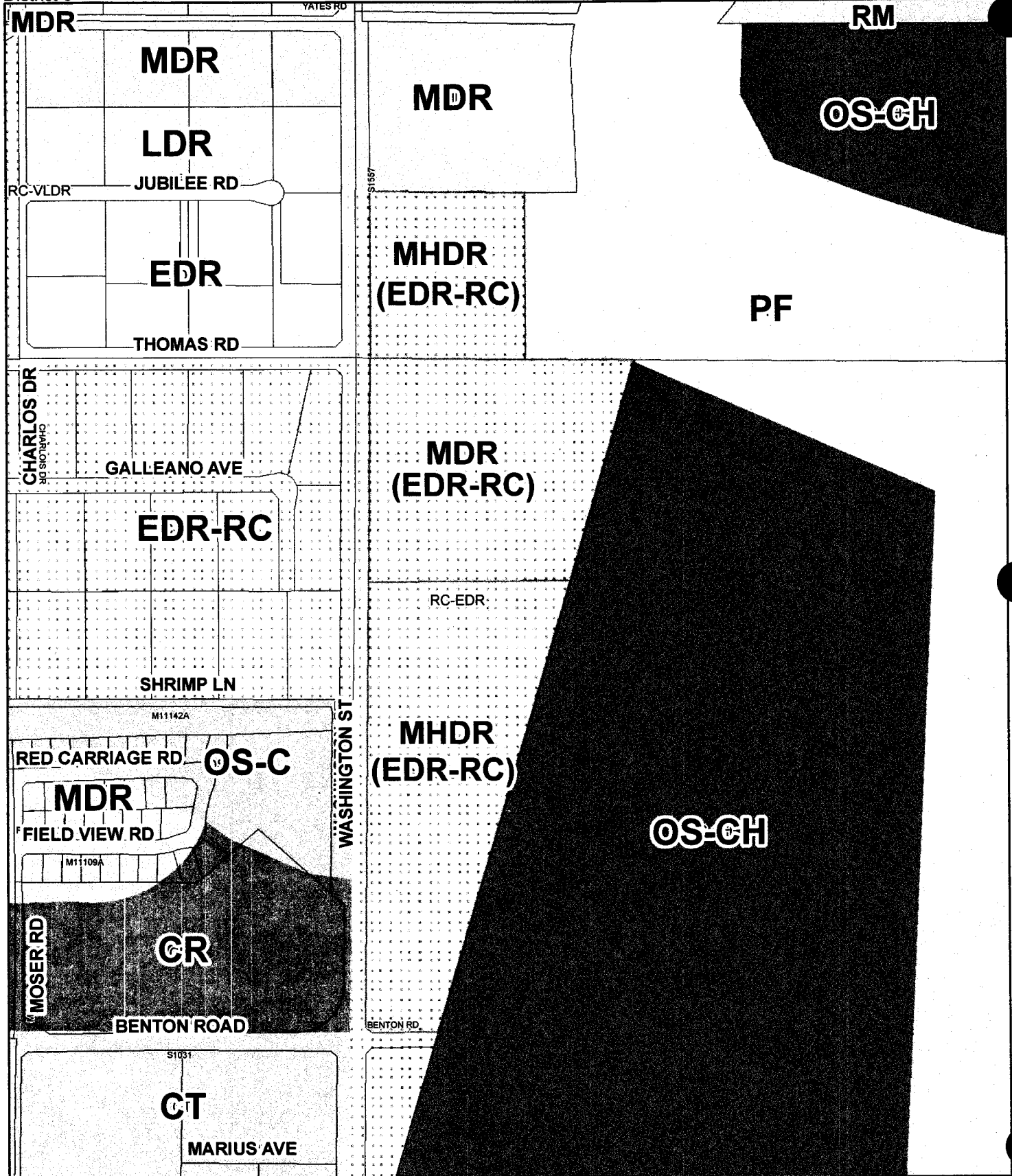
Assessors
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 964-03
 Thomas
 Bros. Pg. 899 G7

RIVERSIDE COUNTY PLANNING DEPARTMENT GPA00954

N

Supervisor Stone
District 3

Staff Recommended General Plan



Orthophotos Flown 2/11 (WR, CV) or 4/07 (REMAP, Blythe)
Printed by mstraita on 8/27/2014



The County of Riverside assumes no warranty or legal responsibility for the information contained on this map. Data and information represented on this map is subject to updates, modifications and may not be complete or appropriate for all purposes. County GIS and other sources should be queried for the most current information. Do not copy or resell this map.

RESOLUTION 2014-008
RECOMMENDING ADOPTION OF
GENERAL PLAN AMENDMENT NO. 954

WHEREAS, pursuant to the provisions of Government Code Section(s) 65350/65450 et. seq., a public hearing was held before the Riverside County Planning Commission in Riverside, California on September 17, 2014, to consider the above-referenced matter; and,

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

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

BE IT RESOLVED, FOUND, DETERMINED, AND ORDERED by the Planning Commission of the County of Riverside, in regular session assembled on September 17, 2014, that it has reviewed and considered the environmental document prepared or relied on and recommends the following based on the staff report and the findings and conclusions stated therein:

ADOPTION of the environmental document, Negative Declaration for Environmental Assessment No. 41782; and,

APPROVAL of **GENERAL PLAN AMENDMENT NO. 954** amending the Land Use designation for the subject property from "Rural Community" (RC) to "Community Development" (CD) and to amend the General Plan Land Use designation from "Estate Density Residential" (EDR) (2 acre minimum lot size) to "Medium Density Residential (MDR) (2-5

1 du/ac), Medium High Density Residential (MHDR) (5-8 du/ac); in accordance with Exhibit #7
2 and based on the findings and conclusions incorporated in the staff report;
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COUNTY OF RIVERSIDE

ENVIRONMENTAL ASSESSMENT FORM: INITIAL STUDY

Environmental Assessment (E.A.) Number: 41782

Project Case Type (s) and Number(s): General Plan Amendment No. 954 and Change of Zone No. 7739

Lead Agency Name: County of Riverside Planning Department

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

Contact Person: Matt Straite or mstraite@rctlma.org

Telephone Number: 951.955.8631

Applicant's/ Engineer's Name: MDMG Inc.

Applicant's/ Engineer's Address: 41635 Enterprise Circle North, Suite B, Temecula, CA 92590

I. PROJECT INFORMATION

A. Project Description:

Note: All referenced figures are located at the end of this Environmental Assessment Form: Initial Study, not immediately following their reference in the text.

The project proponent has submitted applications to the County of Riverside for a General Plan Amendment - General Plan Amendment No. 00954 (GPA 954) and a Change of Zone - Change of Zone No. 07739 (CZ 7739). These applications; are hereafter referred to as the "Project."

The Project is located on the east side of Washington Street, northeasterly of the intersection of Benton Road and Washington Street. Reference Appendix A, Figure 1, *Vicinity Map*. The Project is comprised of 3 parcels, which total approximately 53.94 acres (gross). Of this, 43.91 acres (2 parcels) are located south of Thompson Road and 10.03 acres are located north of Thompson Road, northeasterly of the intersection of Washington Street and Thompson Road. The parcels sizes, in gross acreage are, from south to north, by Assessor's Parcel Number (APN):

- APN 964-030-008: 23.86 gross acres
- APN 964-030-007: 20.04 gross acres
- APN 472-210-003: 10.03 gross acres

The focus of this Environmental Assessment (EA) will be on the physical changes to the environment that can be anticipated from the implementation of GPA 954 and CZ 7739. In all of the issue areas that will be analyzed in this EA, no physical changes would occur from GPA 954 and CZ 7739. Once a development proposal or land use application to subsequently subdivide, grade, or build on the property associated with GPA 954 and CZ 7739 is submitted, it is anticipated that a subsequent review, beyond this EA, shall be required to assess additional potential site specific impacts.

The Project components are discussed in greater detail, below.

General Plan Amendment No. 00954

General Plan Amendment No. 00954 (GPA 954) proposes to amend the County of Riverside General Plan (RCIP) General Plan Foundation Component of the Project site from Rural Community, to Community Development. The southerly most parcel is currently designated Estate Density Residential (RC-EDR), 2 acre minimum lot size and is proposed to be changed to Medium High Density Residential (MHDR), 5-8 du/acre. The parcel located at the southeastern

corner of Washington Street and Thompson Road is currently designated Estate Density Residential (RC-EDR), 2 acre minimum lot size and is proposed to be changed to Medium Density Residential (MDR), 2-5 du/acre, and the parcel located at the northeastern corner of is currently designated Estate Density Residential (RC-EDR), 2 acre minimum lot size and is proposed to be changed to Medium High Density Residential (MDR), 5-8 du/acre. Please reference Appendix A, Figure 2, GPA 954.

With the approval of the above referenced GPA 945 (and CZ7739, discussed below), approximately 268 single-family residential units could be developed on the Project site. The approximate number of overall units was based on the mid-range of the MDR (2-5 d.u./acre = 3.5 d.u./acre) and MHDR (5-8 d.u./acre = 6.5 d.u./acre). The following are the calculations:

- MDR: 27.85 acres x 3.5 d.u./acre = 98 units
- MHDR: 26.09 acres x 6.5 d.u./acre = 170 units

On March 2, 2010, the Board of Supervisors (Board) adopted an order initiating proceedings for GPA 954 (GPIP), which encompassed the Project area. The request was to amend the General Plan Foundation Component of the Project site from Rural Community to Community Development and to amend the land use designation of the Project site from Estate Density Residential (RC-EDR), 2-acre minimum lot size, within the Highway 79 Policy Area to Medium Density Residential (CD-MDR), 2-5 d.u./acre; High Density Residential (CD-HDR), 8-14 d.u./acre; and Commercial Retail (CD-CR), 0.20-0.35 Floor Area Ratio for APN's 472-210-003, 964-030-007, and 964-030-008. The proposed Project is not consistent with the GPIP. However, the proposed development is less intensive than that approved under the GPIP. It should be noted that the adoption of the order initiating proceedings by the Board does not imply that any amendments will be approved.

Change of Zone No. 007739 (CZ 7739)

Change of Zone No. 007739 (CZ 7739) proposes to change the zoning for the Project site from Light Agriculture – 5-acre Minimum (A-1-5) to Planned Residential (R-4).

Please reference Appendix A, Figure 3, CZ7739.

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

C. Total Project Area: 53.94 acres

Residential Acres: 53.94	Lots: TBD	Units: TBD	Projected No. of Residents: TBD
Commercial Acres: N/A	Lots: N/A	Sq. Ft. of Bldg. Area: N/A	Est. No. of Employees: N/A
Industrial Acres: N/A	Lots: N/A	Sq. Ft. of Bldg. Area: N/A	Est. No. of Employees: N/A
Other: N/A			

D. Assessor's Parcel No(s): 472-210-003, 964-030-007, and 964-030-008.

E. Street References: Northerly of Benton Road, easterly of Washington Street, southerly of Yates Road, westerly of Lake Skinner Recreational Area (Dam and water body).

F. Section, Township & Range Description or reference/attach a Legal Description: Section 34 South West, Township 6 South, Range 2 West and Section 3, Township 7 South Range 2 West.

G. Brief description of the existing environmental setting of the project site and its surroundings:

The Project site consists of vacant dry farmland and one modular home with out-buildings. See *Appendix B, Site Photos*. The following are the surrounding uses:

- North: Vacant, Single-Family Residential
- South: Vacant, Metropolitan Water District (MWD) Robert A. Skinner Filtration Plant
- East: MWD Lake Skinner
- West: Single-Family Residential/Commercial/Park/Vacant/Future High School Site

II. APPLICABLE GENERAL PLAN AND ZONING REGULATIONS

A. General Plan Elements/Policies:

1. **Land Use:** The project is consistent with the provisions of the Land Use Element.
2. **Circulation:** The project is consistent with the Highway 79 policy area provisions (through mitigation), and all other policies of the Circulation Element.
3. **Multipurpose Open Space:** The project is consistent with the policies of the Open Space Element.
4. **Safety:** The project is consistent with the policies of the Safety Element.
5. **Noise:** The project is consistent with the policies of the Noise Element.
6. **Housing:** The project is consistent with the policies of the Housing Element.
7. **Air Quality:** The project is consistent with the policies of the Air Quality Element.

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

C. Foundation Component(s): Rural Community.

D. Land Use Designation(s): Rural Community: Estate Density Residential (RC:EDR).

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 to the north, south, east and west.

2. Foundation Component(s):

- North: Community Development.
- South: Open Space and Rural Community
- East: Open Space and Community Development.
- West: Rural Community, Conservation, and Community Development.

3. Land Use Designation(s):

- North: Medium Density Residential, and Public Facilities.

- South: Open Space - Conservation Habitat, Commercial Tourist, and Estate Density Residential
- East: Public Facilities.
- West: Commercial Retail, Open Space - Conservation, and Estate Density Residential.

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

5. **Policy Area(s), if any:** Highway 79 Policy Area to the north, south, east, and west.

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:** Light Agricultural – 5-Acre Minimum (A-1-5).

J. **Proposed Zoning, if any:** Planned Residential (R-4).

K. Adjacent and Surrounding Zoning:

- North: One Family Dwelling (R-1), and Rural Residential (RR).
- South: Residential Agricultural - 2½-Acre Minimum (R-A-2½), and Rural Residential (RR).
- East: Rural Residential (RR).
- West: Specific Plan (SP) and Mobile Home Subdivision - 2½ Acre Minimum (R-T-R-2½).

III. ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED

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

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

IV. DETERMINATION

On the basis of this initial evaluation:

A PREVIOUS ENVIRONMENTAL IMPACT REPORT/NEGATIVE DECLARATION WAS NOT PREPARED

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

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

will be prepared.

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

A PREVIOUS ENVIRONMENTAL IMPACT REPORT/NEGATIVE DECLARATION WAS PREPARED

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

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

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

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

Signature

Date

Matt Straite

For Juan C. Perez, Interim Planning Director

Printed Name

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 implementation of the Project. In accordance with California Code of Regulations, Section 15063, this Initial Study is a preliminary analysis prepared by the Lead Agency, the County of Riverside, in consultation with other jurisdictional agencies, to determine whether a Negative Declaration, Mitigated Negative Declaration, or an Environmental Impact Report is required for the proposed Project. The purpose of this Initial Study is to inform the decision-makers, affected agencies, and the public of potential environmental impacts associated with the implementation of the proposed Project.

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

Source: Southwest Area Plan (SWAP), Figure 9, *Scenic Highways*.

Findings of Fact:

a-b) The Project site is located in the Southwest Area Plan (SWAP). According to the SWAP, three (3) highways have been nominated for Scenic Highway status:

- Interstate 215 (I-215) and State Route 79 South (SR79S) are Eligible Scenic Highways; and
- Interstate 15 (I-15) is designated as an Eligible State Scenic Highway (COR GP SAP, p. 47).

The Project site is located approximately 5.5 miles from I-215, 8.5 miles from I-15, and 8 miles from SR79S, at its closest point.

The proposed Project does not provide the opportunity for physical disturbance of the property; therefore, there is no potential for any impacts to scenic resources, which would include having a substantial effect upon a scenic highway corridor within which it is located; or, substantially damaging 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. No impacts are anticipated. No mitigation is required.

Once a development proposal or land use application to subsequently subdivide, grade, or build on the property, consistent with General Plan GPA 954 and CZ 7739 is submitted, it is anticipated that a subsequent review, beyond this EA, shall be required to assess additional potential site and/or project specific impacts.

For the aesthetic consistency of the future residential components of development, applicable design guidelines for the Project site shall include:

- Countywide Design Guidelines; and
- Landscape Review Guidelines.

Policies for the protection of scenic resources and character of the community are contained in the SWAP. Nighttime light pollution is also addressed under County Ordinance No. 655 ("Regulating Light Pollution").

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

2. Mt. Palomar Observatory

a) Interfere with the nighttime use of the Mt. Palomar Observatory, as protected through Riverside County Ordinance No. 655?

Sources: Riverside County Land Information System (RCLIS), Ord. No. 655 (Regulating Light Pollution), Southwest Area Plan Figure 6, *Palomar Nighttime Lighting Policy*.

Findings of Fact:

a) The proposed Project is located within Zone B of the Palomar Nighttime Lighting Policy Area according to Figure 6, *Palomar Nighttime Lighting Policy*, in the Southwest Area Plan section of the General Plan. The proposed Project does not provide the opportunity for physical disturbance of the property; therefore, there is no potential for the proposed Project to interfere with the nighttime use of the Mt. Palomar Observatory, as protected through Riverside County Ordinance No. 655. No impacts are anticipated. No mitigation is required.

Once a development proposal or land use application to subsequently subdivide, grade, or build on the property, consistent with General Plan GPA 954 and CZ 7739 is submitted, it is anticipated that a subsequent review, beyond this EA, shall be required to assess additional potential site and/or project specific impacts.

Since the Project site is located within Zone B of the Special Lighting Area that surrounds the Mt. Palomar Observatory, and the potential location of any off-site improvements are also within this range, all future development, consistent with GPA 954 and CZ 7739, must comply with the mandatory requirements of Riverside County Ordinance No. 655. The provisions of Ordinance No. 655 include, but not be limited to: shielding, down lighting and the use of low-pressure sodium lights. These are typically standard conditions of approval and are not considered unique mitigation pursuant to CEQA.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

3. Other Lighting Issues

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

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
b) Expose residential property to unacceptable light levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Sources: On-site Inspection, Project Application Description.

Findings of Fact:

a-b) The proposed Project does not provide the opportunity for physical disturbance of the property; therefore, there is no potential to create a new source of substantial light or glare which would adversely affect day or nighttime views in the area for any impacts; or, expose residential property to unacceptable light levels. No impacts are anticipated. No mitigation is required.

Once a development proposal or land use application to subsequently subdivide, grade, or build on the property, consistent with General Plan GPA 954 and CZ 7739 is submitted, it is anticipated that a subsequent review, beyond this EA, shall be required to assess additional potential site and/or project specific impacts.

As stated above in V.2 (Mt. Palomar Observatory), any future development, consistent with GPA 954 and CZ 7739, will be required to adhere to the requirements of Riverside County Ordinance No. 655 which regulate light pollution in relation to the Mt. Palomar Observatory.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

AGRICULTURE & FOREST RESOURCES Would the project

4. Agriculture	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input checked="" type="checkbox"/>
b) Conflict with existing agricultural zoning, agricultural use or with land subject to a Williamson Act contract or land within a Riverside County Agricultural Preserve?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Cause development of non-agricultural uses within 300 feet of agriculturally zoned property (Ordinance No. 625 "Right-to-Farm")?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Sources: Riverside County General Plan Figure OS-2, *Agricultural Resources*, RCLIS, and Project Application Materials.

Findings of Fact:

a) The proposed Project is located within an area of designated "local importance" in the General Plan. Farmland of Local Importance is either currently producing, or has the capability of

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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production, but does not meet the criteria of Prime Farmland, Farmland of Statewide Importance, or Unique Farmland. The California State Department of Conservation makes these designations based on soil types and land use designations. GPA 954 and CZ 7739, nor any subsequent development on the site, consistent with GPA 954 and/or CZ 7739, would 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. No impacts are anticipated. No mitigation is required.

b) There are no Williamson Act contracts on the Project site, and while the zoning on the property is Agricultural, the General Plan designations are not. GPA 954 and CZ 7739, nor any subsequent development on the site, consistent with GPA 954 and CZ 7739, would conflict with existing agricultural zoning, agricultural use or with land subject to a Williamson Act contract or land within a Riverside County Agricultural Preserve. No impacts are anticipated. No mitigation is required.

c-d) The property surrounding the site is not agriculturally zoned. The surrounding zoning is as follows:

- North: One Family Dwelling (R-1), Rural Residential (RR), and Specific Plan (SP).
- South: Residential Agricultural - 2½-Acre Minimum (R-A-2½), Rural Residential (RR), and Specific Plan (SP).
- East: Rural Residential (RR).
- West: Specific Plan (SP) and Mobile Home Subdivision - 2½ Acre Minimum (R-T-R-2½).

GPA 954 and CZ 7739, nor any subsequent development on the site, consistent with GPA 954 and CZ 7739, will cause development of non-agricultural uses within 300 feet of agriculturally zoned property (Ordinance No. 625 "Right-to-Farm"); or, involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use. No impacts are anticipated. No mitigation is required.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
5. Forest				
a) Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Govt. Code section 51104(g))?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Result in the loss of forest land or conversion of forest land to non-forest use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of forest land to non-forest use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

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

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

a-c) The County has no forest land zoning, nor is the property forested. GPA 954 and CZ 7739, nor any subsequent development on the site, consistent with GPA 954 and CZ 7739, will not conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Govt. Code section 51104(g)); result in the loss of forest land or conversion of forest land to non-forest use; or, involve other changes in the existing environment which, due to their location or nature, could result in conversion of forest land to non-forest use. No impacts are anticipated. No mitigation is required.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

AIR QUALITY Would the project

6. Air Quality Impacts

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

Source: SCAQMD CEQA Air Quality Handbook.

Findings of Fact:

a-f) The proposed Project does not provide the opportunity for physical disturbance of the property; therefore, there is no potential to conflict with or obstruct implementation of the applicable air quality plan; violate any air quality standard or contribute substantially to an existing or projected air quality violation; 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); expose sensitive receptors which are located within 1 mile of the project site to project substantial point source emissions; involve the construction of a sensitive receptor located within one mile of an existing substantial point source emitter; or, create objectionable

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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odors affecting a substantial number of people. No impacts are anticipated. No mitigation is required.

Once a development proposal or land use application to subsequently subdivide, grade, or build on the property, consistent with General Plan GPA 954 and CZ 7739 is submitted, it is anticipated that a subsequent review, beyond this EA, shall be required to assess additional potential site and/or project specific impacts.

The proposed Project site is located in the South Coast Air Basin (SCAB). The South Coast Air Quality Management District (SCAQMD) adopted its most recent Air Quality Management Plan (AQMP) on August 1, 2003. The AQMP is a plan for the regional improvement of air quality. As part of the adoption of the County's General Plan in 2003, the General Plan's EIR (No. 441, SCH No. 2002051143) analyzed the General Plan growth projections for consistency with the AQMP and concluded that the General Plan is consistent with the AQMP. The proposed Project, as implemented, is will result in a change to the General Plan, which could result in potential inconsistencies with AQMP.

In general, the 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 General Plan is a policy document that reflects the County's vision for the future of Riverside County. The General Plan is organized into eight (8) separate elements, including an Air Quality Element. The purpose of the Air Quality Element is to protect County residents from the effects of poor air quality. The Air Quality Element identifies goals, policies, and programs that 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). Subsequent development would impact air quality in the short-term, during construction, and in the long-term, though operation and vehicle emissions.

The County imposes standard conditions on grading operations to control fugitive dust. All necessary measures to control dust shall be implemented by the developer during grading. A PM10 plan shall be required at the time a grading permit is issued.

In addition, the proposed Project will be required to comply with SCAQMD's Rule 403. Rule 403 minimum requirements require that the application of the best available dust control measures are used for all grading operations and include the application of water or other soil stabilizers in sufficient quantity to prevent the generation of visible dust plumes.

These are considered standard conditions, and are not considered unique mitigation under CEQA.

The proposed Project will impact air quality resources during construction and through increased automobile emissions. As stated in Section 43 (Circulation) of Transportation/Traffic of this Environmental Assessment, the proposed Project will need to adhere to the Highway 79 Policy Area requirements, as amended, or not.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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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 regular 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. Surrounding uses include vacant, residential uses, park and open space. The residential uses are considered sensitive receptors; however, due to the nature of the this subsequent development, substantial point source emissions will not be generated.

Subsequent residential development will not involve the construction of a sensitive receptor located within one mile of an existing substantial point source emitter.

Heavy-duty equipment used during construction of subsequent development will emit odors; however, the construction activity would cease to occur after individual construction is completed.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

BIOLOGICAL RESOURCES Would the project

7. Wildlife & Vegetation

a) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Conservation Community Plan, or other approved local, regional, or state conservation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Have a substantial adverse effect, either directly or through habitat modifications, on any endangered, or threatened species, as listed in Title 14 of the California Code of Regulations (Sections 670.2 or 670.5) or in Title 50, Code of Federal Regulations (Sections 17.11 or 17.12)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U. S. Wildlife Service?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Game or U. S. Fish and Wildlife Service?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Have a substantial adverse effect on federally	<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
protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?				
g) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Sources: RCLIS, RCIP - Conservation Summary Report Generator, On-site Inspection, and *Western Riverside County Multiple Species Habitat Conservation Plan Consistency Analysis Change of Zone 7739 HANS 2055 APN 472-210-003*, prepared by Principe and Associates, dated June 17, 2011 (Appendix C).

Findings of Fact:

a-g) The proposed Project does not provide the opportunity for physical disturbance of the property; therefore, there is no potential for the Project to conflict with the provisions of an adopted Habitat Conservation Plan, Natural Conservation Community Plan, or other approved local, regional, or state conservation plan; 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); 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; interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites; 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; have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means; or, conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance. No impacts are anticipated. No mitigation is required.

HANS Case No. 02055 was completed on APN 472-210-003 in 2011. No portion of this parcel was required to be preserved under the MSHCP.

Once a development proposal or land use application to subsequently subdivide, grade, or build on the property, consistent with General Plan GPA 954 and CZ 7739 is submitted, it is anticipated that a subsequent review, beyond this EA, shall be required to assess additional potential site and/or project specific impacts.

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

The following information was obtained for the Project, from the RCIP Conservation Summary Report Generator, located at the following link:

http://www.rctlma.org/online/content/rcip_report_generator.aspx

APN	Cell	Cell Group	Acres	Area Plan	Sub Unit
472210003	5567	T	9.07	Southwest Area	SU4 - Cactus Valley/SWRC-MSR/Johnson Ranch
964030007	Not A Part	Independent	18.13	Southwest Area	Not a Part
964030007	5567	T	0.08	Southwest Area	SU4 - Cactus Valley/SWRC-MSR/Johnson Ranch
964030008	Not A Part	Independent	21.68	Southwest Area	Not a Part

Habitat assessment shall be required for subsequent development, and should address at a minimum potential habitat for the following species:

APN	Amphibia Species	Burrowing Owl	Criteria Area Species	Mammalian Species	Narrow Endemic Plant Species	Special Linkage Area
472210003	NO	YES	YES	NO	YES	NO
964030007	NO	YES	YES	NO	YES	NO
964030008	NO	YES	NO	NO	YES	NO

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

CULTURAL RESOURCES Would the project

8. Historic Resources	<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"/>

Sources: On-site Inspection, Project Application Materials, and, *A Phase I Cultural Resources Assessment of A Portion for General Plan Amendment 954, APN 964-030-007, 008*, prepared by Jean Keller, dated June, 2011 (Cultural Report) (Appendix C).

Findings of Fact:

a-b) According to the Cultural Report, submitted for the subject property (prepared in compliance with SB18), there are no historic sites on the property. No cultural resources of prehistoric (i.e. Native American) or historical origin were observed within the boundaries of the subject property during the field survey of the proposed Project site.

The proposed Project does not provide the opportunity for physical disturbance of the property; therefore, there is no potential for the Project to alter or destroy an historic site; or, cause a substantial adverse change in the significance of a historical resource as defined in California Code of Regulations, Section 15064.5. No impacts are anticipated. No mitigation is required.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Once a development proposal or land use application to subsequently subdivide, grade, or build on the property, consistent with General Plan GPA 954 and CZ 7739 is submitted, it is anticipated that a subsequent review, beyond this EA, shall be required to assess additional potential site and/or project specific impacts.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

9. Archaeological Resources	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Alter or destroy an archaeological site.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to California Code of Regulations, Section 15064.5?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Disturb any human remains, including those interred outside of formal cemeteries?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Restrict existing religious or sacred uses within the potential impact area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Sources: Project Application Materials, and *A Phase I Cultural Resources Assessment of A Portion for General Plan Amendment 954, APN 964-030-007, 008*, prepared by Jean Keller, dated June, 2011 (Appendix C) (Cultural Report).

Findings of Fact:

a-d) According to the Cultural Reports, submitted for the subject property (prepared in compliance with SB18), there are no historic sites on the property. No cultural resources of prehistoric (i.e. Native American) or historical origin were observed within the boundaries of the subject property during the field survey of the proposed Project site.

The proposed Project does not provide the opportunity for physical disturbance of the property; therefore, there is no potential for the Project to alter or destroy an archaeological site; cause a substantial adverse change in the significance of an archaeological resource pursuant to California Code of Regulations, Section 15064.5; disturb any human remains, including those interred outside of formal cemeteries; or, restrict existing religious or sacred uses within the potential impact area. No impacts are anticipated. No mitigation is required.

Once a development proposal or land use application to subsequently subdivide, grade, or build on the property, consistent with General Plan GPA 954 and CZ 7739 is submitted, it is anticipated that a subsequent review, beyond this EA, shall be required to assess additional potential site and/or project specific impacts.

Since Archaeological Resources are located sub-surface, and are not discovered until ground disturbing activities, the County requires standard conditions of approval to address inadvertent cultural resource, or human remains finds, that may be discovered on the proposed Project site.

Additionally, the Pechanga Tribe, through State required SB-18 consultation, has requested that any implementing project within the project area contact the Pechanga Tribe while processing any required entitlements. They additionally request to participate in all future CEQA analysis.

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

Monitoring: No monitoring is required.

10. Paleontological Resources

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

Source: RCLIS, Riverside County General Plan Figure OS-8, *Paleontological Sensitivity*.

Findings of Fact:

a) According to the General Plan the Project is in an area of undetermined paleontological sensitivity. The proposed Project does not provide the opportunity for physical disturbance of the property; therefore, there is no potential for the Project to directly or indirectly destroy a unique paleontological resource, or site, or unique geologic feature. No impacts are anticipated. No mitigation is required.

Once a development proposal or land use application to subsequently subdivide, grade, or build on the property, consistent with General Plan GPA 954 and CZ 7739 is submitted, it is anticipated that a subsequent review, beyond this EA, shall be required to assess additional potential site and/or project specific impacts.

Since Paleontological Resources are located sub-surface and are not discovered until ground disturbing activities, the County requires standard conditions of approval to address inadvertent Project impacts that may, directly or indirectly, destroy a unique paleontological resource, or site, or unique geologic feature that may be found on the proposed Project site.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

GEOLOGY AND SOILS Would the project

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

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

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

Sources: Riverside County General Plan Figure S-2, *Earthquake Fault Study Zones*, RCLIS, *Preliminary Geotechnical Investigation for Assessor's Parcel Numbers 964-030-007 and 964-030-008, Located in the French Valley Area, County of Riverside, California*, prepared by LGC Inland, dated November 16, 2007 (Geo Report) (Appendix C).

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

a-b) The proposed Project does not provide the opportunity for physical disturbance of the property; therefore, there is no potential for the Project to expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death due to being located within an Alquist-Priolo Earthquake Fault Zone or County Fault Hazard Zones. No impacts are anticipated. No mitigation is required.

According to the RCLIS, the proposed Project site is not located within an Alquist-Priolo Fault Zone, or a County Fault Hazard Zone. According to the Geo Report (p. 6), there are no active, or potentially active faults on the portion of the Project site, south of Thompson Road.

Once a development proposal or land use application to subsequently subdivide, grade, or build on the property, consistent with General Plan GPA 954 and CZ 7739 is submitted, it is anticipated that a subsequent review, beyond this EA, shall be required to assess additional potential site and/or project specific impacts.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

12. Liquefaction Potential Zone

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

Source: Riverside County General Plan Figure S-3, *Generalized Liquefaction, Preliminary Geotechnical Investigation for Assessor's Parcel Numbers 964-030-007 and 964-030-008, Located in the French Valley Area, County of Riverside, California*, prepared by LGC Inland, dated November 16, 2007 (Geo Report) (Appendix C).

Findings of Fact:

a) The proposed Project does not provide the opportunity for physical disturbance of the property; therefore, there is no potential for the Project to be subject to seismic-related ground failure, including liquefaction. No impacts are anticipated. No mitigation is required.

According to the General Plan, there are portions to the south of the Project site that are mapped as areas of low liquefaction potential. The rest of the site shows no mapped liquefaction zones.

Liquefaction is a seismic phenomenon in which loose, saturated, granular soil behaves similarly to a fluid when subjected to high-intensity ground shaking. Liquefaction occurs when three general conditions exist: 1) shallow groundwater; 2) low density noncohesive (granular) soil; and 3) high-intensity ground motion. Studies indicate that saturated, loose to medium dense, near surface cohesionless soil exhibits the highest liquefaction potential. Dry cohesionless soil may experience dynamic compaction during an earthquake. In general, cohesive soil may not be susceptible to liquefaction.

According Figure 2, *Regional Geologic Map*, of the Geo Report, the entire Project site is underlain by the following soils:

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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- Mesozoic Phylite (Mzp); and,
- Quaternary Very Old Axial Channel Deposits (Qvoa).

The Geo Report further concludes that the potential for liquefaction for these soil types are considered nil.

The submittal of a project-specific geotechnical report, which addresses liquefaction potential, is as standard submittal requirement of the County at the time of grading plan submittal. Within this project-specific geotechnical report, project specific project design recommendations will be included. This is a standard condition and not considered unique mitigation under CEQA.

Once a development proposal or land use application to subsequently subdivide, grade, or build on the property, consistent with General Plan GPA 954 and CZ 7739 is submitted, it is anticipated that a subsequent review, beyond this EA, shall be required to assess additional potential site and/or project specific impacts.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

13. Ground-shaking Zone

a) Be subject to strong seismic ground shaking?

Sources: Riverside County General Plan Figure S-4, *Earthquake-Induced Slope Instability Map*, Figures S-13 through S-21 (showing General Ground Shaking Risk), and *Preliminary Geotechnical Investigation for Assessor's Parcel Numbers 964-030-007 and 964-030-008, Located in the French Valley Area, County of Riverside, California*, prepared by LGC Inland, dated November 16, 2007 (Geo Report) (Appendix C).

Findings of Fact:

- a) The proposed Project does not provide the opportunity for physical disturbance of the property; therefore, there is no potential for the Project to be subject to strong seismic ground shaking. No impacts are anticipated. No mitigation is required.

Every project in California has some degree of potential exposure to significant ground shaking. The Geo Report concluded that the site is not located within an Alquist-Priolo Earthquake Fault Zone and there are not any known faults (active, potentially active, or inactive) onsite; active faulting/potential shallow ground rupture is considered unlikely; and the potential for liquefaction to occur beneath the site is considered nil.

Please reference Response 12.a., above, pertaining to the submittal of a project-specific geotechnical report. This is a standard condition for the County of Riverside and is not considered unique mitigation under CEQA.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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14. Landslide Risk

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

Source: On-site Inspection, Riverside County General Plan Figure S-5, *Regions Underlain by Steep Slope*, and *Preliminary Geotechnical Investigation for Assessor's Parcel Numbers 964-030-007 and 964-030-008, Located in the French Valley Area, County of Riverside, California*, prepared by LGC Inland, dated November 16, 2007 (Geo Report) (Appendix C).

Findings of Fact:

a) The proposed Project does not provide the opportunity for physical disturbance of the property; therefore, there is no potential for the Project being to 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. No impacts are anticipated. No mitigation is required.

The Project site is generally flat and based on Exhibit S-5 from the General Plan, there are no steep slopes that could potentially result in landslides. According to p. 4 of the Geo Report, the potential for landslides on the parcels south of Thompson Road is considered insignificant since the site is gently sloping.

Please reference Response 12.a., above, pertaining to the submittal of a project-specific geotechnical report. This is a standard condition for the County of Riverside and is not considered unique mitigation under CEQA.

Once a development proposal or land use application to subsequently subdivide, grade, or build on the property, consistent with General Plan GPA 954 and CZ 7739 is submitted, it is anticipated that a subsequent review, beyond this EA, shall be required to assess additional potential site and/or project specific impacts.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

15. Ground Subsidence

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

Sources: Riverside County General Plan Figure S-7, *Documented Subsidence Areas Map*, and *Preliminary Geotechnical Investigation for Assessor's Parcel Numbers 964-030-007 and 964-030-008, Located in the French Valley Area, County of Riverside, California*, prepared by LGC Inland, dated November 16, 2007 (Geo Report) (Appendix C).

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

- a) The proposed Project does not provide the opportunity for physical disturbance of the property; therefore, there is no potential for the Project to 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. No impacts are anticipated. No mitigation is required.

According to the General Plan, Figure S-7, *Documented Subsidence Areas Map*, the lower portion of the Project site is in an area potentially susceptible to subsidence. According to the Geo Report, active faulting/potential shallow ground rupture is considered unlikely, and the potential for liquefaction to occur beneath the site is considered nil.

Please reference Response 12.a., above, pertaining to the submittal of a project-specific geotechnical report. This is a standard condition for the County of Riverside and is not considered unique mitigation under CEQA.

Once a development proposal or land use application to subsequently subdivide, grade, or build on the property, consistent with General Plan GPA 954 and CZ 7739 is submitted, it is anticipated that a subsequent review, beyond this EA, shall be required to assess additional potential site and/or project specific impacts.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

16. Other Geologic Hazards

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

Sources: On-site Inspection, Project Application Materials, Geologist Review, EIR374 for Specific Plan No. 286, EA39577 for Specific Plan No. 286 Amendment No. 5.

Findings of Fact:

- a) Based on the review of the proposed Project by the County Geologist, the Project does not present any other geological hazards or risks. Lake Skinner is located about 2,600 feet to the east of the Project site. The entire Project site is located within a Dam Inundation zone for Lake Skinner. This also indicates a high likeliness for seiche resulting from strong seismic activity near the Lake Skinner Dam, which would impact the property. Regarding the potential mitigation of seiche, the General Plan includes many policies intended to address the concerns presented by Dam Inundation but most are specific to construction level requirements. Such mitigation will be implemented at the construction phase of development, and are not appropriate at the General Plan Amendment or Zone Change levels. The EIR for the neighboring Specific Plan includes mitigation for Dam Inundation as well; however, the mitigation calls for coordination with emergency services to create evacuation routes, and pursuant with State law, notification of the future home owners of the potential risks of owning a home in an inundation area. Both are also required by the General Plan Safety Policies.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Once a development proposal or land use application to subsequently subdivide, grade, or build on the property, consistent with General Plan GPA 954 and CZ 7739 is submitted, it is anticipated that a subsequent review, beyond this EA, shall be required to assess additional potential site and/or project specific impacts.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

17. Slopes

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

Sources: Riverside County General Plan Figure S-5, *Regions Underlain by Steep Slope*, and Project Application Materials.

Findings of Fact:

a-c) The proposed Project does not provide the opportunity for physical disturbance of the property; therefore, there is no potential for the Project to change topography or ground surface relief features; create cut or fill slopes greater than 2:1 or higher than 10 feet; or, result in grading that affects or negates subsurface sewage disposal systems. No impacts are anticipated. No mitigation is required.

As a standard condition for development pertaining to manufactured slope, any future development is typically required to plant and irrigate all manufactured slopes equal to or greater than 3 feet in vertical height with drought tolerant grass or ground cover; slopes 15 feet or greater in vertical height shall also be planted with drought tolerant shrubs or trees in accordance with the requirements of Ordinance 457. This is a standard condition for the County of Riverside and is not considered unique mitigation under CEQA.

Once a development proposal or land use application to subsequently subdivide, grade, or build on the property, consistent with General Plan GPA 954 and CZ 7739 is submitted, it is anticipated that a subsequent review, beyond this EA, shall be required to assess additional potential site and/or project specific impacts.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

18. Soils

a) Result in substantial soil erosion or the loss of topsoil?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Be located on expansive soil, as defined in Section 1802.3.2 of the California Building Code (2013), creating	<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
<u>substantial risks to life or property?</u>				
c) Have soils incapable of adequately supporting use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of waste water?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Sources: Project Application Materials, and On-site Inspection.

Findings of Fact:

a-c) The proposed Project does not provide the opportunity for physical disturbance of the property; therefore, there is no potential for the Project to result in substantial soil erosion or the loss of topsoil; be located on expansive soil, as defined in Section 1802.3.2 of the California Building Code (2013), creating substantial risks to life or property or, result in grading that affects or negates subsurface sewage disposal systems; or, have soils incapable of adequately supporting use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of waste water. No impacts are anticipated. No mitigation is required.

The proposed Project site may be located on expansive soils; however, California Building Code (CBC) requirements pertaining to commercial development will mitigate any potential impacts. This is a standard condition for the County of Riverside and is not considered unique mitigation under CEQA.

The Project proposes no grading or construction of any kind, therefore there are no potential impacts to soils or septic tanks. There is one single-family structure on the site, which is proposed to remain. This structure probably features a septic system, but the system is not identified for removal at this time.

Once a development proposal or land use application to subsequently subdivide, grade, or build on the property, consistent with General Plan GPA 954 and CZ 7739 is submitted, it is anticipated that a subsequent review, beyond this EA, shall be required to assess additional potential site and/or project specific impacts.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

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

Sources: Project Application Materials, and On-site Inspection.

Findings of Fact:

a-b) The proposed Project does not provide the opportunity for physical disturbance of the property; therefore, there are no potential impacts from the Project that would change deposition, siltation,

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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or erosion that may modify the channel of a river or stream or the bed of a lake; or, result in any increase in water erosion either on or off site. No impacts are anticipated. No mitigation is required.

Once a development proposal or land use application to subsequently subdivide, grade, or build on the property, consistent with General Plan GPA 954 and CZ 7739 is submitted, it is anticipated that a subsequent review, beyond this EA, shall be required to assess additional potential site and/or project specific impacts.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

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

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

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

Findings of Fact:

a) According to General Plan Figure S-8, *Wind Erosion Susceptibility Map*, the Project site is not located in an area of high wind erosion. No impacts are anticipated. No mitigation is required.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

GREENHOUSE GAS EMISSIONS Would the project

21. Greenhouse Gas Emissions

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

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

Sources: AB 32, SB 1368, EO S-03-05, EO S-20-06 and EO S-01-07.

Findings of Fact:

a,b) The proposed project is a General Plan Amendment only, there is no ground disturbance proposed. The proposed amendment will increase the potential density of the site, which would have an increase in potential impacts because there could be more homes in the area. However, this CEQA analysis is intended to be a programmatic CEQA level review. Any future implementing project on this site will be required to comply with California's AB-32 greenhouse gas reduction requirement. At this stage, it is too speculative to review the specific potential

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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impacts as the number of residential units are not known. Additionally, many of the identified potential mitigation for GHG impacts are implemented at the construction level of development. Once a development proposal or land use application to subsequently subdivide, grade, or build on the property associated with General Plan Amendment No. 954 is submitted, a subsequent review and EA shall be prepared assessing potential impacts.

“Greenhouse gases” (so called because of their role in trapping heat near the surface of the earth) emitted by human activity are implicated in global climate change, commonly referred to as “global warming.” These greenhouse gases contribute to an increase in the temperature of the earth’s atmosphere by transparency to short wavelength visible sunlight, but near opacity to outgoing terrestrial long wavelength heat radiation in some parts of the infrared spectrum. The principal greenhouse gases (GHGs) are carbon dioxide, methane, nitrous oxide, ozone, and water vapor. For purposes of planning and regulation, Section 15364.5 of the California Code of Regulations defines GHGs to include carbon dioxide, methane, nitrous oxide, hydrofluorocarbons, perfluorocarbons and sulfur hexafluoride. Fossil fuel consumption in the transportation sector (on-road motor vehicles, off-highway mobile sources, and aircraft) is the single largest source of GHG emissions, accounting for approximately half of GHG emissions globally. Industrial and commercial sources are the second largest contributors of GHG emissions with about one-fourth of total emissions.

California has passed several bills and the Governor has signed at least three executive orders regarding greenhouse gases. GHG statues and executive orders (EO) include AB 32, SB 1368, EO S-03-05, EO S-20-06 and EO S-01-07.

AB 32 is one of the most significant pieces of environmental legislation that California has adopted. Among other things, it is designed to maintain California’s reputation as a “national and international leader on energy conservation and environmental stewardship.” It will have wide-ranging effects on California businesses and lifestyles as well as far reaching effects on other states and countries. A unique aspect of AB 32, beyond its broad and wide-ranging mandatory provisions and dramatic GHG reductions are the short time frames within which it must be implemented. Major components of the AB 32 include:

- Require the monitoring and reporting of GHG emissions beginning with sources or categories of sources that contribute the most to statewide emissions.
- Requires immediate “early action” control programs on the most readily controlled GHG sources.
- Mandates that by 2020, California’s GHG emissions be reduced to 1990 levels.
- Forces an overall reduction of GHG gases in California by 25-40%, from business as usual, to be achieved by 2020.
- Must complement efforts to achieve and maintain federal and state ambient air quality standards and to reduce toxic air contaminants.

Statewide, the framework for developing the implementing regulations for AB 32 is under way. Maximum GHG reductions are expected to derive from increased vehicle fuel efficiency, from greater use of renewable energy and from increased structural energy efficiency. Additionally, through the California Climate Action Registry (CCAR now called the Climate Action Reserve), general and industry-specific protocols for assessing and reporting GHG emissions have been developed. GHG sources are categorized into direct sources (i.e. company owned) and indirect

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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sources (i.e. not company owned). Direct sources include combustion emissions from on-and off-road mobile sources, and fugitive emissions. Indirect sources include off-site electricity generation and non-company owned mobile sources.

Greenhouse Gas Emissions Significance Thresholds

In response to the requirements of SB97, the State Resources Agency developed guidelines for the treatment of GHG emissions under CEQA. These new guidelines became state laws as part of Title 14 of the California Code of Regulations in March, 2010. The CEQA Appendix G guidelines were modified to include GHG as a required analysis element. A project would have a potentially significant impact if it:

- Generates GHG emissions, directly or indirectly, that may have a significant impact on the environment, or,
- Conflicts with an applicable plan, policy or regulation adopted to reduce GHG emissions.

Section 15064.4 of the Code specifies how significance of GHG emissions is to be evaluated. The process is broken down into quantification of project-related GHG emissions, making a determination of significance, and specification of any appropriate mitigation if impacts are found to be potentially significant. At each of these steps, the new GHG guidelines afford the lead agency with substantial flexibility.

Emissions identification may be quantitative, qualitative, or based on performance standards. CEQA guidelines allow the lead agency to "select the model or methodology it considers most appropriate." The most common practice for transportation/combustion GHG emissions quantification is to use a computer model, such as CalEEMod.

The significance of those emissions then must be evaluated; the selection of a threshold of significance must take into consideration what level of GHG emissions would be cumulatively considerable. The guidelines are clear that they do not support a zero net emissions threshold. If the lead agency does not have sufficient expertise in evaluating GHG impacts, it may rely on thresholds adopted by an agency with greater expertise.

On December 5, 2008 the SCAQMD Governing Board adopted an Interim quantitative GHG Significance Threshold for industrial projects where the SCAQMD is the lead agency (e.g., stationary source permit projects, rules, plans, etc.) of 10,000 Metric Tons (MT) CO₂ equivalent/year. In September 2010, the Working Group released revisions, which recommended a threshold of 3,000 MT CO₂e for mixed-use projects. This 3,000 MT/year recommendation will be used as a guideline for the analysis of subsequent Projects, which shall be consistent with GPA 954 and CZ 7739.

Once a development proposal or land use application to subsequently subdivide, grade, or build on the property, consistent with General Plan GPA 954 and CZ 7739 is submitted, it is anticipated that a subsequent review, beyond this EA, shall be required to assess additional potential site and/or project specific impacts..

Mitigation: No mitigation is required.

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

HAZARDS AND HAZARDOUS MATERIALS Would the project

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
22. Hazards and Hazardous Materials	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Impair implementation of or physically interfere with an adopted emergency response plan or an emergency evacuation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Sources: Project Application Materials, California State Waterboards GEOTRACKER Website, Department of Toxic Substances Control's Hazardous Waste and Substances Site List.

Findings of Fact:

a,b) The proposed Project does not provide the opportunity for physical disturbance of the property; therefore, the Project will not create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials; or, 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. No impacts are anticipated. No mitigation is required.

Subsequent development on the Project site, consistent with GPA 954 and CZ 7739, may create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials; or may 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. During construction of individual projects, there is a potential for accidental release of petroleum products in sufficient quantity to pose a significant hazard to people and the environment. It is anticipated that SWPPPs prepared for these individual project can reduce such hazards to a less than significant level. The preparation of a SWPPP is considered a standard condition for the County of Riverside and is not considered unique mitigation under CEQA.

Once a development proposal or land use application to subsequently subdivide, grade, or build on the property, consistent with General Plan GPA 954 and CZ 7739 is submitted, it is

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anticipated that a subsequent review, beyond this EA, shall be required to assess additional potential site and/or project specific impacts.

- c) The proposed Project does not provide the opportunity for physical disturbance of the property; therefore, the Project will not impair implementation of or physically interfere with an adopted emergency response plan or an emergency evacuation plan. No impacts are anticipated. No mitigation is required.

Subsequent development on the Project site, consistent with GPA 954 and CZ 7739, will be located off of existing roads. Surrounding parcels are developed. A limited potential to interfere with an emergency response or evacuation plan will occur during individual construction projects. Control of access will ensure emergency access during construction of these individual projects. Following construction, emergency access to the Project site and area will remain as was prior to the proposed Project.

Once a development proposal or land use application to subsequently subdivide, grade, or build on the property, consistent with General Plan GPA 954 and CZ 7739 is submitted, it is anticipated that a subsequent review, beyond this EA, shall be required to assess additional potential site and/or project specific impacts.

- d) The proposed Project does not provide the opportunity for physical disturbance of the property; therefore, the Project will not emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school. No impacts are anticipated. No mitigation is required.

No phases of implementation of subsequent development on the Project site, consistent with GPA 954 and CZ 7739, will emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school. No existing or proposed schools are located within one-quarter mile of the proposed Project site. Both Temecula Preparatory School and French Valley Elementary School are greater than 1,320 feet from the proposed Project site.

Once a development proposal or land use application to subsequently subdivide, grade, or build on the property, consistent with General Plan GPA 954 and CZ 7739 is submitted, it is anticipated that a subsequent review, beyond this EA, shall be required to assess additional potential site and/or project specific impacts.

- e) The California State Waterboards GEOTRACKER site provides information regarding Leaking Underground Storage Tanks, Other Cleanup Sites, Land Disposal Sites, Military Sites, WDR Sites, Permitted Underground Storage Tank (UST) Facilities, Monitoring Wells, DTSC Cleanup Sites and DTSC Haz Waste Permit Sites.

According to the GEOTRACKER site, there no are Leaking Underground Storage Tanks, Other Cleanup Sites, Land Disposal Sites, Military Sites, WDR Sites, Permitted Underground Storage Tank (UST) Facilities, Monitoring Wells, DTSC Cleanup Sites and DTSC Haz Waste Permit Sites on the proposed Project site. Detailed information can be viewed at the web-link provided below, and referencing Washington Street/Benton Road in the vicinity of the Project site:

<http://geotracker.waterboards.ca.gov/map/>

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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The Department of Toxic Substances Control's Hazardous Waste and Substances Site List (Cortese List) does not show any Hazardous Waste and Substances Sites currently located on the proposed Project site. This information was verified at the web-link provided below:

http://www.envirostor.dtsc.ca.gov/public/mapfull.asp?global_id=&x=-119&y=37&z=18&ms=640,480&mt=m&findaddress=True&city=Auld%20Road%20%20Washington%20Street&zip=&county=&federal_superfund=true&state_response=true&voluntary_cleanup=true&school_cleanup=true&ca_site=true&tiered_permit=true&evaluation=true&military_evaluation=true&school_investigation=true&operating=true&post_closure=true&non_operating=true

Based upon the available data, there is no evidence to support that hazardous wastes or contamination would be present on the Project site. No additional mitigation is required.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

23. Airports

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

b) Require review by the Airport Land Use Commission?

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

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

Sources: Riverside County General Plan Figure S-19, *Airport Locations*, RCLIS, and Google Maps

Findings of Fact:

a) The proposed Project site is not located within an Airport Master Plan. The closest general aviation airport to the proposed Project site is the French Valley Airport, which is located approximately 2.9 miles to the south-southwest of the proposed Project site. Based on this distance from the Airport, the proposed Project site is not located within an Airport Influence Area that would subject the proposed Project to the airport compatibility zone criteria. Therefore, implementation of the proposed Project, and any subsequent development consistent with GPA 954 and CZ 7739, will have no impacts that could result in an inconsistency with an Airport Master Plan. No impacts are anticipated and no mitigation is required.

b) Therefore, implementation of the proposed Project, and any subsequent development consistent with GPA 954 and CZ 7739, will not require review by the Airport Land Use Commission. Please refer to Response 22.a., above. No impacts are anticipated and no mitigation is required.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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- c) The proposed Project site is not 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. Therefore, implementation of the proposed Project, and any subsequent development consistent with GPA 954 and CZ 7739, will not result in a safety hazard for people residing or working in the proposed Project area. No impacts are anticipated and no mitigation is required.
- d) Based on a review of an aerial photo of the proposed Project site and its immediate environs, the proposed Project is not located within the vicinity of a private airstrip, or heliport. Therefore, implementation of the proposed Project, and any subsequent development consistent with GPA 954 and CZ 7739, will not result in a safety hazard for people residing or working in the proposed Project area. No impacts are anticipated and no mitigation is required.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

24. Hazardous Fire Area

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

Sources: Riverside County General Plan Figure S-11, *Wildfire Susceptibility*, and RCLIS

Findings of Fact:

a) According to General Plan Figure S-11, *Wildfire Susceptibility*, and the RCLIS, the Project site is not located within a Wildfire Susceptibility Area. Therefore, implementation of the proposed Project, and any subsequent development consistent with GPA 954 and CZ 7739, will not expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands. No impacts are anticipated. No mitigation is required.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

HYDROLOGY AND WATER QUALITY Would the project

25. Water Quality Impacts

a) Substantially alter the existing drainage pattern of the site or area, including the alteration of the course of a stream or river, in a manner that would result in substantial erosion or siltation on- or off-site?

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

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

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?				
d) Create or contribute runoff water that would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Place housing within a 100-year flood hazard area, as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Place within a 100-year flood hazard area structures which would impede or redirect flood flows?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g) Otherwise substantially degrade water quality?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
h) Include new or retrofitted stormwater Treatment Control Best Management Practices (BMPs) (e.g. water quality treatment basins, constructed treatment wetlands), the operation of which could result in significant environmental effects (e.g. increased vectors or odors)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Riverside County Flood Control District Review.

Findings of Fact:

a,b,

d,g,h) The proposed Project does not provide the opportunity for physical disturbance of the property; therefore, the Project will 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; violate any water quality standards or waste discharge requirements; 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; otherwise substantially degrade water quality; or, include new or retrofitted stormwater Treatment Control Best Management Practices (BMPs) (e.g. water quality treatment basins, constructed treatment wetlands), the operation of which could result in significant environmental effects (e.g. increased vectors or odors). No impacts are anticipated. No mitigation is required.

Subsequent development on the Project site, consistent with GPA 954 and CZ 7739, may 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; violate any water quality standards or waste discharge requirements; 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; otherwise substantially degrade water quality; or, 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).

Future development on the proposed Project, site, which is consistent with GPA 954 and CZ 7739, will be reviewed and conditioned by the Riverside County Flood Control and Water Conservation District (RCFC&WCD), County Building Department, and County Transportation

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Department, to mitigate any potential impacts through site design and the preparation of a Water Quality Management Plan (WQMP) and adherence to the requirements of the National Pollutant Discharge Elimination System (NPDES).

Once a development proposal or land use application to subsequently subdivide, grade, or build on the property, consistent with General Plan GPA 954 and CZ 7739 is submitted, it is anticipated that a subsequent review, beyond this EA, shall be required to assess additional potential site and/or project specific impacts.

- c) The proposed Project does not provide the opportunity for physical disturbance of the property; therefore, 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). No impacts are anticipated. No mitigation is required.

- d) It is not anticipated that any future development, consistent with GPA 954 and CZ 7739, would be of the nature that would 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).

Once a development proposal or land use application to subsequently subdivide, grade, or build on the property, consistent with General Plan GPA 954 and CZ 7739 is submitted, it is anticipated that a subsequent review, beyond this EA, shall be required to assess additional potential site and/or project specific impacts.

- e,f) The proposed Project does not provide the opportunity for physical disturbance of the property; therefore, the Project will not 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; or, place within a 100-year flood hazard area structures which would impede or redirect flood flows. No impacts are anticipated. No mitigation is required.

According to the RCLIS, the proposed Project site is not located within a 100-year flood hazard area. Therefore, implementation of the proposed Project will not 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; or, place within a 100-year flood hazard area structures which would impede or redirect flood flows. There are no potential impacts to or from flood hazards with the exception of dam inundation (see discussion in Section 16, Other Geologic Hazards, regarding seiche).

Once a development proposal or land use application to subsequently subdivide, grade, or build on the property, consistent with General Plan GPA 954 and CZ 7739 is submitted, it is anticipated that a subsequent review, beyond this EA, shall be required to assess additional potential site and/or project specific impacts.

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

Monitoring: No monitoring is required.

26. Floodplains

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

NA - Not Applicable U - Generally Unsuitable R - Restricted

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

Sources: 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, and RCLIS.

Findings of Fact:

a,b) The proposed Project does not provide the opportunity for physical disturbance of the property; therefore, the Project will not substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner that would result in flooding on- or off-site; or, changes in absorption rates or the rate and amount of surface runoff. No impacts are anticipated. No mitigation is required.

Implementation of subsequent projects, consistent with GPA 954 and CZ 7739, may alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner that would result in flooding on- or off-site; or, changes in absorption rates or the rate and amount of surface runoff. Please reference Responses in Section 25 (Water Quality Impacts), above.

Once a development proposal or land use application to subsequently subdivide, grade, or build on the property, consistent with General Plan GPA 954 and CZ 7739 is submitted, it is anticipated that a subsequent review, beyond this EA, shall be required to assess additional potential site and/or project specific impacts.

c) The proposed Project does not provide the opportunity for physical disturbance of the property; therefore, the Project will not expose people or structures to a significant risk of loss, injury or

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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death involving flooding, including flooding as a result of the failure of a levee or dam (Dam Inundation Area). No impacts are anticipated. No mitigation is required.

According to the RCLIS, the proposed Project site is located in a dam inundation area. Therefore, Implementation of subsequent projects, consistent with GPA 954 and CZ 7739, will present a potential impact from dam inundation (see discussion in Section 16, Other Geologic Hazards, regarding seiche).

Once a development proposal or land use application to subsequently subdivide, grade, or build on the property, consistent with General Plan GPA 954 and CZ 7739 is submitted, it is anticipated that a subsequent review, beyond this EA, shall be required to assess additional potential site and/or project specific impacts.

- d) The proposed Project does not provide the opportunity for physical disturbance of the property; therefore, the Project will not result in changes in the amount of surface water in any water body. No impacts are anticipated. No mitigation is required.

Implementation of subsequent projects, consistent with GPA 954 and CZ 7739, will result in a less than significant impact that would change the amount of surface water in any water body. Please reference the discussion in Section 19 (Erosion) and Section 25 (Water Quality Impacts), above.

Once a development proposal or land use application to subsequently subdivide, grade, or build on the property, consistent with General Plan GPA 954 and CZ 7739 is submitted, it is anticipated that a subsequent review, beyond this EA, shall be required to assess additional potential site and/or project specific impacts.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

LAND USE/PLANNING Would the project

27. Land Use

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

Sources: Riverside County General Plan, RCLIS, City of Temecula General Plan Land Use Policy Map (Figure LU-3), City of Temecula General Plan Land Use Focus Areas (Figure LU-5), and Project Application Materials.

Findings of Fact:

- a) The proposed Project will change the General Plan and Zoning designation for the site. While the proposed Project will result in an alteration of the present or planned land use of the area, the uses proposed are similar in nature and scale to the surrounding, suburban form of development. For these reasons, the Land Use and zoning impacts are considered less than significant. No mitigation is required.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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b) The proposed Project will not affect land use within a city sphere of influence. The proposed Project site is located adjacent to, but not within, the City of Temecula Sphere of Influence. It is located within the City of Temecula "Planning Area." Figure LU-5, Land Use Focus Areas of the Temecula General Plan (p. LU-34) identifies the proposed Project area as a "Future Growth Area." The Temecula General Plan Land Use Policy Map (Figure LU-3), as Low-Medium Density Residential (3-6 d.u./acre), Rural Residential (0-0.2 Du/Ac Max), and Open Space. The City typically places designations on County properties that reflect the current County Land Use designations at the time of the Land Use Map preparation. Based on this information, no impacts are anticipated and no mitigation is required.

The proposed Project will not affect land use and/or within adjacent city or county boundaries. As sated above, the proposed Project site is located entirely within the County of Riverside and not within the City of Temecula city limits, or the City's Sphere of Influence. The proposed Project site is not within proximity to any other County boundary. No impacts are anticipated. No mitigation is required.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

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

Sources: Riverside County General Plan Land Use Element, Staff review, and RCLIS.

Findings of Fact:

a-e) The proposed Project is not consistent with the site's current zoning. The proposed Project is a General Plan Amendment and Change of Zone. With the approval of these applications, the proposed Project will be consistent with the proposed zoning. As a result, the proposed Project will be consistent with the land use designations and policies of the General Plan. There is no applicable Specific Plan that would apply to the proposed Project site. Any impacts will be considered less than significant. No mitigation is required.

As discussed above in 27, Land Use, while the proposed Project will result in an alteration of the present or planned land use of the area, the uses proposed are similar in nature and scale to the surrounding, suburban form of development. Therefore, the proposed Project will be compatible with existing surrounding zoning, and be compatible with existing and planned surrounding land uses. Any impacts will be considered less than significant. No mitigation is required.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Based on all of this information, the proposed Project will not disrupt or divide the physical arrangement of an established community. There are no low-income or minority communities in proximity of the proposed Project site. Any impacts will be considered less than significant. No mitigation is required.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

MINERAL RESOURCES Would the project

29. Mineral Resources

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

Source: Riverside County General Plan Figure OS-5, *Mineral Resources Area*.

a) The State Mining and Geology Board (SMGB) has established Mineral Resources Zones (MRZ) using the following classifications:

- MRZ-1: Areas where the available geologic information indicates no significant mineral deposits or a minimal likelihood of significant mineral deposits.
- MRZ-2a: Areas where the available geologic information indicates that there are significant mineral deposits.
- MRZ-2b: Areas where the available geologic information indicates that there is a likelihood of significant mineral deposits.
- MRZ-3a: Areas where the available geologic information indicates that mineral deposits are likely to exist; however, the significance of the deposit is undetermined.
- MRZ-4: Areas where there is not enough information available to determine the presence or absence of mineral deposits.

The Project site is designated MRZ-3a (areas where the available geologic information indicates that mineral deposits are likely to exist, however, the significance of the deposits is undetermined). Since the Project site has not been used for mining, the Project, and any subsequent development consistent with GPA 954 and CZ 7739, is not expected to 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. No impacts are anticipated. No mitigation is required.

b) The Project site has not been used for mining. Implementation of the proposed Project and any subsequent development consistent with GPA 954 and CZ 7739, will not result in the loss of

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan. No impacts are anticipated. No mitigation is required.

- c) The Project site is not adjacent to an existing surfaces mine. Implementation of the proposed Project, and any subsequent development consistent with GPA 954 and CZ 7739, will not cause any incompatible land uses to be located adjacent to a State classified or designated area or existing surface mine. No impacts are anticipated. No mitigation is required.
- d) The Project is not located adjacent to an existing surface mine and will not expose people or property to hazards from proposed, existing or abandoned quarries or mines. Implementation of the proposed Project, and any subsequent development consistent with GPA 954 and CZ 7739, will not expose people or property to hazards from proposed, existing or abandoned quarries or mines. No impacts are anticipated. No mitigation is required.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

NOISE Would the project result in

Definitions for Noise Acceptability Ratings

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

NA - Not Applicable A - Generally Acceptable B - Conditionally Acceptable
 C - Generally Unacceptable D - Land Use Discouraged

30. Airport Noise

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

NA A B C D

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

NA A B C D

Sources: RCLIS, Riverside County General Plan Figure S-19, *Airport Locations*, County of Riverside Airport Facilities Map, and Aerial Photo (Google Maps).

Findings of Fact:

- a) The proposed Project site is not 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. Implementation of the proposed Project, and any subsequent development consistent with GPA 954 and CZ 7739, will not result in a safety hazard for people residing or working in the proposed Project area. No impacts are anticipated and no mitigation is required.
- b) Based on a review of an aerial photo of the proposed Project site and its immediate environs, the proposed Project is not located within the vicinity of a private airstrip, or heliport. Therefore, implementation of the proposed Project Implementation of the proposed Project, and any subsequent development consistent with GPA 954 and CZ 7739, would not result in a safety

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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hazard for people residing or working in the proposed Project area. No impacts are anticipated and no mitigation is required.

Mitigation: No mitigation measures are required.

Monitoring: No mitigation monitoring is required.

31. Railroad Noise

NA A B C D

Sources: Riverside County General Plan Figure C-1, *Circulation Plan*, RCLIS database, Onsite Inspection, and Thomas Guide.

Findings of Fact:

There are no railroad lines in proximity to the Project. No impacts are anticipated to the Project, or any subsequent development consistent with GPA 954 and CZ 7739. No mitigation is required.

Mitigation: No mitigation measures are required.

Monitoring: No mitigation monitoring is required.

32. Highway Noise

NA A B C D

Sources: Onsite Inspection, Project Application Materials, and General Plan EIR No. 441.

Findings of Fact:

The proposed Project does not provide the opportunity for physical disturbance of the property; therefore, the Project will not result in impacts from highway noise. No impacts are anticipated. No mitigation is required.

The proposed Project site is located adjacent to Washington Street, which is classified as a Major Highway, in the vicinity of Benton Road (a Major Roadway) and Thompson Road (a Secondary Highway). According to Figure 4.13.7 (Projected Noise Contours along Freeways and Major Highways – Major Highway) of the General Plan EIR, 65 dBA is anticipated at a distance of 190' from the centerline of the roadway and 60dBA is anticipated at a distance of 407' from the centerline of the roadway. According to Figure 4.13.39 (Land Use Compatibility for Community Noise Exposure), commercial uses are normally acceptable up to 67.5 dBA; single-family residential uses are normally acceptable up to 60 dBA, and conditionally acceptable. Site planning and noise mitigation measures, similar to those used in the adjacent residential neighborhoods will need to be employed to ensure that any highway noise.

Once a development proposal or land use application to subsequently subdivide, grade, or build on the property, consistent with General Plan GPA 954 and CZ 7739 is submitted, it is anticipated that a subsequent review, beyond this EA, shall be required to assess additional potential site and/or project specific impacts.

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 mitigation monitoring is required.

33. Other Noise

NA A B C D

Sources: Project Application Materials, and RCLIS.

Findings of Fact:

The Project is not located near any other source of potential noise. Some noise may come from boats and other watercraft on Lake Skinner, but, due to the physical separation of those noise sources from the Project site, they should not exceed levels that would present any significant impacts. There will be no significant impacts from other noise sources. No additional mitigation is required.

Mitigation: No mitigation is required

Monitoring: No monitoring is required

34. Noise Effects on or by the Project

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

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

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

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

Sources: Riverside County General Plan, Table N-1, *Land Use Compatibility for Community Noise Exposure*, and Project Application Materials

Findings of Fact:

a-d) The proposed Project does not provide the opportunity for physical disturbance of the property; therefore, the Project will not result in a substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project; a substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project; 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; or, exposure of persons to or generation of excessive ground-borne vibration or ground-borne noise levels. No impacts are anticipated. No mitigation is required.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Implementation of any subsequent development, consistent with GPA 954 and CZ 7739, will result in an increase in ambient noise levels in the Project vicinity above levels existing without the proposed Project, and will result in a temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the Project. These impacts will occur during the grading and operational phases of the proposed Project.

Due to the scale and nature of any subsequent development, consistent with GPA 954 and CZ 7739, the increase in roadway noise due to increased vehicle trips is considered incremental.

It is not anticipated that any subsequent development, consistent with GPA 954 and CZ 7739, would expose persons to or generation of noise levels in excess of standards established in the General Plan or noise ordinance, or applicable standards of other agencies. Please reference the discussion, above.

It is also not anticipated that any subsequent development, consistent with GPA 954 and CZ 7739, would result in the exposure of persons to, or generation of ground borne or ground-borne noise levels. There are sensitive receptors adjacent to the Project site. The grading/site preparation is anticipated to be the loudest part of the construction process. Any vibration impacts are considered short-term and will not result in an exposure of persons to or generation of excessive ground-borne vibration or ground-borne noise levels.

Once a development proposal or land use application to subsequently subdivide, grade, or build on the property, consistent with General Plan GPA 954 and CZ 7739 is submitted, it is anticipated that a subsequent review, beyond this EA, shall be required to assess additional potential site and/or project specific impacts.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

POPULATION AND HOUSING Would the project

35. Housing	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
a. Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. Create a demand for additional housing, particularly housing affordable to households earning 80% or less of the County's median income?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c. Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d. Affect a County Redevelopment Project Area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e. Cumulatively exceed official regional or local population projections?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f. Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Sources: Project Application Materials, RCLIS, Riverside County General Plan Housing Element

Findings of Fact:

a-c) The proposed Project does not provide the opportunity for physical disturbance of the property; therefore, the Project will not result in displacement of substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere; create a demand for additional housing, particularly housing affordable to households earning 80% or less of the County's median income; or, displace substantial numbers of people, necessitating the construction of replacement housing elsewhere. No impacts are anticipated. No mitigation is required.

There is one home on the site; however, the home would become is inconsistent with the proposed GPA and CZ. Therefore, implementation of the proposed Project will not displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere; create a demand for additional housing, particularly housing affordable to households earning 80% or less of the County's median income; or, displace substantial numbers of people, necessitating the construction of replacement housing elsewhere. No impacts are anticipated. No mitigation is required.

d) There are no longer any County Redevelopment Project Areas. Therefore, implementation of the proposed Project cannot create any impacts. No mitigation is required.

e) The proposed Project does not provide the opportunity for physical disturbance of the property; however, it should be noted, that currently, the Riverside County General Plan Southwest Area Plan (SWAP) projects a 2020 buildout of this area with an 110,177-person population, 36,586 dwelling units, and 32,997 employment opportunities. The Project proposes approximately an additional 244 dwelling units (from 24 units to 268), which would yield an additional population of approximately 735 people (3.01 persons per household). This increase will represent a 0.0066 percent increase in the population projected for the SWAP. The proposed Project would have an incremental impact on the County of Riverside General Plan population projections, associated General Plan EIR analysis and, by extension, the SCAG forecasts. While incremental, implementation of the proposed Project will cumulatively exceed official regional or local population projections; however, due to the small scale of this increase, it will be considered less than significant. No mitigation is required.

f) Due to the nature and scale of the proposed Project, it will not 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). Please reference the discussion in Response 35.e. above. Impacts are considered incremental and less than significant. No mitigation is required.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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PUBLIC SERVICES Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered government facilities or the need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:

36. Fire Services

Sources: Riverside County General Plan Safety Element, and Ordinance No. 659.

Findings of Fact:

The proposed Project does not provide the opportunity for physical disturbance of the property; therefore, the Project will not 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 fire services. No impacts are anticipated. No mitigation is required.

Future development, consistent with GPA 954 and CZ 7739, would result in an increased need for all public services, including fire. The Fire Department will review all subsequent development and will require standard conditions be assessed to reduce impacts from the proposed Project to fire services. In addition, prior to the issuance of a certificate of occupancy, all subsequent projects shall comply with the provisions of Ordinance No. 659 (As Amended through 659.12, an Ordinance of the County of Riverside Amending Ordinance No. 659 Establishing a Development Impact Fee Program), which requires payment of the appropriate fees set forth on the Ordinance. Ordinance No. 659 sets forth policies, regulations, and fees related to the funding and construction of facilities necessary to address direct and cumulative environmental effects generated by new development.

Once a development proposal or land use application to subsequently subdivide, grade, or build on the property, consistent with General Plan GPA 954 and CZ 7739 is submitted, it is anticipated that a subsequent review, beyond this EA, shall be required to assess additional potential site and/or project specific impacts.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

37. Sheriff Services

Sources: Riverside County General Plan, and Ordinance No. 659.

Findings of Fact:

The proposed Project does not provide the opportunity for physical disturbance of the property; therefore, the Project will not 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 sheriff services. No impacts are anticipated. No mitigation is required.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Implementation of subsequent projects, consistent with GPA 954 and CZ 7739 will result in an incremental impact on the demand for sheriff services. Prior to the issuance of a certificate of occupancy, all future development shall comply with the provisions of Ordinance No. 659 (As Amended through 659.12, an Ordinance of the County of Riverside Amending Ordinance No. 659 Establishing a Development Impact Fee Program), which requires payment of the appropriate fees set forth on the Ordinance. Ordinance No. 659 sets forth policies, regulations, and fees related to the funding and construction of facilities necessary to address direct and cumulative environmental effects generated by new development.

Once a development proposal or land use application to subsequently subdivide, grade, or build on the property, consistent with General Plan GPA 954 and CZ 7739 is submitted, it is anticipated that a subsequent review, beyond this EA, shall be required to assess additional potential site and/or project specific impacts.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

38. Schools

Sources: Temecula Valley Unified School District web site, and RCLIS.

Findings of Fact:

The proposed Project does not provide the opportunity for physical disturbance of the property; therefore, the Project will not 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 schools. No impacts are anticipated. No mitigation is required.

The proposed Project site is located with the Temecula Valley Unified School District (TVUSD). Impacts to TVUSD facilities, from future development, consistent with GPA 954 and CZ 7739, will be offset through the payment of mitigation fees to the TVUSD, prior to the issuance of a building permit. This is a standard condition and not considered unique mitigation under CEQA.

Once a development proposal or land use application to subsequently subdivide, grade, or build on the property, consistent with General Plan GPA 954 and CZ 7739 is submitted, it is anticipated that a subsequent review, beyond this EA, shall be required to assess additional potential site and/or project specific impacts.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

39. Libraries

Source: Riverside County General Plan.

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

The proposed Project does not provide the opportunity for physical disturbance of the property; therefore, the Project will not 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 libraries. No impacts are anticipated. No mitigation is required.

Subsequent development, consistent with GPA 954 and CZ 7739, would result in an increased need for all public services, including books and materials for libraries. However, the costs associated with the increased need are addressed through the County's Development Impact Fees which would be required of all development on the Project site.

Once a development proposal or land use application to subsequently subdivide, grade, or build on the property, consistent with General Plan GPA 954 and CZ 7739 is submitted, it is anticipated that a subsequent review, beyond this EA, shall be required to assess additional potential site and/or project specific impacts.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

40. Health Services

Source: Riverside County General Plan.

Findings of Fact:

The proposed Project does not provide the opportunity for physical disturbance of the property; therefore, the Project will not 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 health services. No impacts are anticipated. No mitigation is required.

Subsequent development, consistent with GPA 954 and CZ 7739, would result in an increased need for all public services, including the health services. However, health care provision is generally driven by market forces, and any increase in population is generally addressed through market demand forces.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

RECREATION

41. Parks and Recreation

a. Would the project include recreational facilities or require the construction or expansion of recreational

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
facilities which might have an adverse physical effect on the environment?				
b. Would the project include the use of existing neighborhood or regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c. Is the project located within a Community Service Area (CSA) or recreation and park district with a Community Parks and Recreation Plan (Quimby fees)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

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

Findings of Fact:

a-c) The proposed Project does not provide the opportunity for physical disturbance of the property; therefore, the Project will not include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment; 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; or, be located within a Community Service Area (CSA) or recreation and park district with a Community Parks and Recreation Plan (Quimby fees). No impacts are anticipated. No mitigation is required.

As discussed above in Section V.35 (Population and Housing - Housing), the total maximum potential increase from the Project would be from 24 units to 268 or roughly from 73 residents to 735 residents using a generation factor of 3.01. This results in a total population increase of 711.

Park acreage and facilities will be required. The County's current formula for calculating required parkland is:

$$268 \text{ units} \times 3.01 \text{ persons/house} = 735 \text{ residents}$$

$$(735/1000) \times 5 = 3.68 \text{ acres}$$

A total of approximately 3.68 acres of active park area will need to be implemented in conjunction with the Project.

There is no CSA for this area; therefore, there will be no impacts.

Once a development proposal or land use application to subsequently subdivide, grade, or build on the property, consistent with General Plan GPA 954 and CZ 7739 is submitted, it is anticipated that a subsequent review, beyond this EA, shall be required to assess additional potential site and/or project specific impacts.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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42. Recreational Trails

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Source: SWAP, Figure 8, *Trails and Bikeways*.

Findings of Fact:

The proposed Project does not provide the opportunity for physical disturbance of the property; therefore, the Project will not impact recreational trails. No mitigation is required.

According to Figure 8, *Trails and Bikeways* of the SWAP, a regional trail is required along Washington Street, adjacent to the proposed Project site. At the time of the review of any subsequent applications, consistent with GPA 945 and CZ 7739, County Staff will ensure that this trail is designed as part of subsequent project(s).

Once a development proposal or land use application to subsequently subdivide, grade, or build on the property, consistent with General Plan GPA 954 and CZ 7739 is submitted, it is anticipated that a subsequent review, beyond this EA, shall be required to assess additional potential site and/or project specific impacts.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

TRANSPORTATION/TRAFFIC Would the project

43. Circulation

<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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a. Conflict with an applicable plan, ordinance or policy establishing a measure of effectiveness for the performance of the circulation system, taking into account all modes of transportation, including mass transit and non-motorized travel and relevant components of the circulation system, including but not limited to intersections, streets, highways and freeways, pedestrian and bicycle paths, and mass transit?

b. Conflict with an applicable congestion management program, including, but not limited to level of service standards and travel demand measures, or other standards established by the county congestion management agency for designated roads or highways?

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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c. Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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d. Alter waterborne, rail or air traffic 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"/>
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e. Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g. farm equipment)?

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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f. Cause an effect upon, or a need for new or altered

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

Source: Riverside County General Plan

Findings of Fact:

a-b,

f-i) The proposed Project does not provide the opportunity for physical disturbance of the property; therefore, the Project will not conflict with an applicable plan, ordinance or policy establishing a measure of effectiveness for the performance of the circulation system, taking into account all modes of transportation, including mass transit and non-motorized travel and relevant components of the circulation system, including but not limited to intersections, streets, highways and freeways, pedestrian and bicycle paths, and mass transit; conflict with an applicable congestion management program, including, but not limited to level of service standards and travel demand measures, or other standards established by the county congestion management agency for designated roads or highways; cause an effect upon, or a need for new or altered maintenance of roads; cause an effect upon circulation during the project's construction; result in inadequate emergency access or access to nearby uses; or, conflict with adopted policies, plans or programs regarding public transit, bikeways or pedestrian facilities, or otherwise substantially decrease the performance or safety of such facilities. No impacts are anticipated. No mitigation is required.

The Project site is located along Washington Street which has been classified as an Urban Arterial (152' ROW) on the General Plan's Circulation Element (typically 6 to 8 lanes and primarily used for through traffic). The Project site is bordered by Open Space: Conservation Habitat and Public Facilities to the east; Medium Density Residential to the north, Rural Community: Estate Density Residential to the south and designations found in the Community Development and Rural Community Foundation Components to the west across Washington Street. The Community Development Foundation Component can be found on both the east and west sides of Washington Street given its current classification as an Urban Arterial. Washington will be able to accommodate the generally 107 unit increase proposed by the Project; however traffic studies will be done when an actual development is proposed that will assure the streets can accommodate the traffic created by an eventual Project.

The Project site is located within the Highway 79 Policy Area of the Southwest Area Plan (SWAP). The following objectives have been established in the SWAP for the Highway 79 Policy Area:

- SWAP 9.1 Accelerate the construction of transportation infrastructure in the Highway 79 Policy Area. The County shall require that all new development projects demonstrate adequate transportation infrastructure capacity to accommodate the added traffic growth.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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The County shall coordinate with cities adjacent to the policy area to accelerate the usable revenue flow of existing funding programs, thus assuring that transportation infrastructure is in place when needed.

- SWAP 9.2 Establish a program in the Highway 79 Policy Area to ensure that overall trip generation does not exceed system capacity and that the system operation continues to meet Level of Service standards. In general, the program would establish guidelines to be incorporated into individual Traffic Impact Analysis that would monitor overall trip generation from residential development to ensure that overall within the Highway 79 Policy Area development projects produce traffic generation at a level that is 9% less than the trips projected from the General Plan traffic model residential land use designations. Individually, projects could exceed the General Plan traffic model trip generation level, provided it can be demonstrated that sufficient reductions have occurred on other projects in order to meet Level of Service standards.

Since the adoption of the General Plan, SWAP and Highway 79 Policy Area, numerous transportation infrastructure projects have been completed, most notably, improvements to Highway 79 (Winchester Road). Due to these improvements, the County is currently revisiting the Highway 79 Policy Area criterion as it applies to this Project, and other projects within the Highway 79 Policy Area boundaries. The County is now in the process of allowing flexibility in the interpretation of the Highway 79 Policy Area language and modifications to this language is imminent.

The applicant shall demonstrate compliance with Highway 79 Policy Area to "ensure that overall within the Highway 79 Policy Area development projects produce traffic generation at a level that is 9% less than the trips projected from the General Plan traffic model residential land use designations."

The following mitigation will be added to the Project:

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

- Prior to building permit issuance of any implementing project, the applicant shall participate in any adopted fee program established by the County intended to address the Highway 79 Policy Area. In the event an adopted fee program is not established, the implementing project shall satisfy one the conditions below or the applicant may voluntarily participate in providing a fee, as approved by the TLMA Director, that the County can use to build additional transportation infrastructure or acquire open space to offset the project's incremental impacts on the Highway 79 Policy Area. If the Highway 79 policies are amended, the applicant shall be entitled to, at the applicant's request, the benefit of having this condition amended in a corresponding fashion. If the Highway 79 policies are repealed, this condition shall automatically terminate.
- Prior to approval of the implementing project(s), for existing residential Land Use Designations the applicant shall demonstrate to the satisfaction of the Director of Transportation consistency with the Highway 79 Policy Area by demonstrating that the allowable number of units have been determined utilizing the most recent edition of the ITE

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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(Institute of Transportation Engineers) Trip Generation in consideration of (a) transportation demand management (TDM) measures; (b) product types; (c) transportation improvements; or (d) a combination of (a), (b) and (c), such that the project is generating equal to or less than the average daily vehicle trips that would have been generated if the project were constructed at a density of 9% below the mid point of the density dictated by the existing General Plan Land Use designation at the time of the proposed project change which was [MDR & MHDR]. This condition does not apply to implementing project, which propose a non-residential land use development. If the Highway 79 policies are amended, the applicant shall be entitled to, at the applicant's request, the benefit of having this condition amended in a corresponding fashion. If the Highway 79 policies are repealed, this condition shall automatically terminate."

Any future development, consistent with GPA 954 and CZ 7739, will be required to pay the appropriate Development Impact Fee (DIF), prior to the issuance of a building permit. In addition, prior to the issuance of an occupancy permit, the project proponent shall pay the Transportation Uniform Mitigation Fee (TUMF) in accordance with the fee schedule in effect at the time of issuance, pursuant to Ordinance No. 824. Lastly, it is anticipated that the Project will need to participate in a Road and Bridge Benefit District (RBBB). These are standard conditions of approval and are not considered unique mitigation under CEQA.

Once a development proposal or land use application to subsequently subdivide, grade, or build on the property, consistent with General Plan GPA 954 and CZ 7739 is submitted, it is anticipated that a subsequent review, beyond this EA, shall be required to assess additional potential site and/or project specific impacts.

- c-d) The proposed Project will not 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; or, 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. None of these are in proximity of the proposed Project, such that these would occur. There will be no impacts. No mitigation is required.
- e) The proposed Project does not provide the opportunity for physical disturbance of the property; therefore, the Project will not substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g. farm equipment). No impacts are anticipated. No mitigation is required.

Any future improvements will be to County standards. Once a development proposal or land use application to subsequently subdivide, grade, or build on the property, consistent with General Plan GPA 954 and CZ 7739 is submitted, it is anticipated that a subsequent review, beyond this EA, shall be required to assess additional potential site and/or project specific impacts.

Mitigation: GPA954 MM1: The project has been determined to be consistent with the Highway 79 Policy Area pursuant to the following (applied to the subsequent implementing project) or as approved by the TLMA Director:

- Prior to building permit issuance of any implementing project, the applicant shall participate in any adopted fee program established by the County intended to address the Highway 79 Policy Area. In the event an adopted fee program is not established, the implementing project shall satisfy one the conditions below or the applicant may voluntarily participate in providing a

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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fee, as approved by the TLMA Director, that the County can use to build additional transportation infrastructure or acquire open space to offset the project's incremental impacts on the Highway 79 Policy Area. If the Highway 79 policies are amended, the applicant shall be entitled to, at the applicant's request, the benefit of having this mitigation amended in a corresponding fashion with the requirement of possible further CEQA action/review. If the Highway 79 policies are repealed, this mitigation shall automatically terminate.

- Prior to approval of the implementing project(s), for existing residential Land Use Designations the applicant shall demonstrate to the satisfaction of the Director of Transportation consistency with the Highway 79 Policy Area by demonstrating that the allowable number of units have been determined utilizing the most recent edition of the ITE (Institute of Transportation Engineers) Trip Generation in consideration of (a) transportation demand management (TDM) measures; (b) product types; (c) transportation improvements; or (d) a combination of (a), (b) and (c), such that the project is generating equal to or less than the average daily vehicle trips that would have been generated if the project were constructed at a density of 9% below the midpoint of the density dictated by the existing General Plan Land Use designation at the time of the proposed project change which was Rural: Rural Residential (R:RR). This mitigation does not apply to implementing projects which propose a non-residential land use development. If the Highway 79 policies are amended, the applicant shall be entitled to, at the applicant's request, the benefit of having this mitigation amended in a corresponding fashion with the requirement of possible further CEQA action/review. If the Highway 79 policies are repealed, this mitigation shall automatically terminate.

Monitoring: Monitoring will be achieved through the Project review of implementing projects within the General Plan Amendment area.

44. Bike Trails

Source: SWAP, Figure 8, *Trails and Bikeways*.

Findings of Fact:

The proposed Project does not provide the opportunity for physical disturbance of the property; therefore, the Project will not impact bike trails. No mitigation is required.

According to Figure 8, *Trails and Bikeways* of the SWAP, a regional trail is required along Washington Street, adjacent to the proposed Project site. At the time of the review of any subsequent applications, consistent with GPA 945 and CZ 7739, County Staff will ensure that this trail is designed as part of subsequent project(s).

Once a development proposal or land use application to subsequently subdivide, grade, or build on the property, consistent with General Plan GPA 954 and CZ 7739 is submitted, it is anticipated that a subsequent review, beyond this EA, shall be required to assess additional potential site and/or project specific impacts.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

UTILITY AND SERVICE SYSTEMS Would the project

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
45. Water				
a. Require or result in the construction of new water treatment facilities or expansion of existing facilities, the construction of which would cause significant environmental effects?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Sources: Department of Environmental Health Review, and California Emissions Estimator Model (CalEEMod) User's Guide Version 2013.2.

Findings of Fact:

a-b) The proposed Project does not provide the opportunity for physical disturbance of the property; therefore, the Project will not 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; or, have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed. No impacts are anticipated. No mitigation is required.

A review of the EMWD 2010 Urban Water Management Plan (2011) documents the water availability for this Project and the whole EMWD service area, when the water shortage contingency plan and demand management measures are taken into account. Based on these substantiating data, provision of domestic water supply can be accomplished without causing significant impacts on the existing water system or existing entitlements.

Once a development proposal or land use application to subsequently subdivide, grade, or build on the property, consistent with General Plan GPA 954 and CZ 7739 is submitted, it is anticipated that a subsequent review, beyond this EA, shall be required to assess additional potential site and/or project specific impacts.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

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

Source: Department of Environmental Health Review, and City of Murrieta General Plan EIR, Section 5.16 (Wastewater).

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

a-b) The proposed Project does not provide the opportunity for physical disturbance of the property; therefore, the Project will not 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; or, 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. No impacts are anticipated. No mitigation is required.

A daily wastewater generation rate is about 100 gallons per day (gpd) per residential unit. Assuming 268 units at build-out, the proposed Project is forecast to generate up to 26,800 gallons of wastewater per day for the residential component of the Project.

This wastewater will be delivered to Eastern's Temecula Valley Regional Water Reclamation Facility. According to the EMWD website this facility currently has typical daily wastewater flows of 12 million gallons million gallons per day. The plant's capacity is 18 MGD. The Project's 0.097 MGD generation of wastewater would consume 0.002 percent of the remaining capacity. This consumption of capacity will not cause the construction of new wastewater treatment facilities. Thus, the proposed Project will consume some capacity of the existing Water Reclamation Facility, but the level of adverse impact is considered less than significant.

Once a development proposal or land use application to subsequently subdivide, grade, or build on the property, consistent with General Plan GPA 954 and CZ 7739 is submitted, it is anticipated that a subsequent review, beyond this EA, shall be required to assess additional potential site and/or project specific impacts.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

47. Solid Waste

a. Is the project served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?

b. Does the project comply with federal, state, and local statutes and regulations related to solid wastes including the CIWMP (County Integrated Waste Management Plan)?

Source: Riverside County General Plan, and California Emissions Estimator Model (CalEEMod) User's Guide Version 2013.2.

Findings of Fact:

a-b) The proposed Project does not provide the opportunity for physical disturbance of the property; therefore, the Project will not need to be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs; or, comply with federal, state, and local

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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statutes and regulations related to solid wastes including the CIWMP (County Integrated Waste Management Plan). No impacts are anticipated. No mitigation is required.

The Project site is located approximately 20 miles south of two County regional municipal landfills, El Sobrante and Lamb Canyon. The Lamb Canyon Landfill is located between the City of Beaumont and City of San Jacinto at 16411 Lamb Canyon Road (State Route 79). The landfill property encompasses approximately 1,189 acres, of which 580.5 acres encompass the current landfill permit area. Of the 580.5-acre landfill permit area, approximately 144.6 acres are permitted for waste disposal. The landfill is currently permitted to receive about 5,000 tons of refuse per day and had an estimated total disposal capacity of approximately 15.646 million tons as of June 30, 2009. As of January 2011, the landfill had a total remaining capacity of approximately 8.647 million tons. The current landfill remaining disposal capacity is estimated to last, at a minimum, until approximately 2021. During 2010 the Lamb Canyon Landfill accepted daily average volume of 1,703 tons and a period total of approximately 529,744 tons. Landfill expansion potential exists at this landfill site.

The El Sobrante Landfill is located east of Interstate 15 and Temescal Canyon Road to the south of the City of Corona and Cajalco Road at 1910 Dawson Canyon Road. The landfill is owned and operated by USA Waste of California, a subsidiary of Waste Management, Inc. It encompasses 1,322 acres, of which 645 acres are permitted for landfill operations. According to the El Sobrante operating permit, the Landfill has a total disposal capacity of approximately 209.91 million cubic yards and can receive up to 70,000 tons per week of refuse. The operating permit allows a maximum of 16,054 tons per day of waste to be accepted at the landfill, due to limitations on the number of vehicle trips per day. As of January 2011, the landfill had a remaining in-County disposal capacity of approximately 38.506 million tons. In 2010, the El Sobrante Landfill accepted a total of 694,963 tons, or approximately 0.695 million tons of waste generated within Riverside County. The daily average for in-County waste was 2,235 tons during 2010. The landfill is expected to reach capacity in approximately 2045.

A residential solid waste generation rate of 13 lbs./residential unit per day was selected to forecast the daily and annual capacity of solid waste generation at full development, 268 residences. Average residential daily solid waste generation would be about 3,484 lbs. per day (1.74 tons), or 1,271,660 lbs./year (635.83 tons/year).

Assuming a mandatory 50% recycling rate, daily solid waste generation is forecast to be about 0.87 tons per day for disposal at either the El Sobrante Landfill or the Lamb Canyon Landfill. This is approximately one ton per day or an increase in solid waste disposal of about 0.05% at either landfill. Thus, the proposed Project will consume some capacity of the existing landfills, but the level of adverse impact is considered less than significant. There is adequate capacity at the area landfills to accommodate the solid waste generated by the proposed Project, and the Project will comply with all laws and regulations in managing solid waste.

Once a development proposal or land use application to subsequently subdivide, grade, or build on the property, consistent with General Plan GPA 954 and CZ 7739 is submitted, it is anticipated that a subsequent review, beyond this EA, shall be required to assess additional potential site and/or project specific impacts.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

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

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

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

Sources: Application Materials, Southern California Edison, The Gas Company, and City of Murrieta General Plan EIR, Section 5.12 (Electricity and Natural Gas).

Findings of Fact:

- a) The proposed Project does not provide the opportunity for physical disturbance of the property; therefore, the Project will not impact the electricity 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. No impacts are anticipated. No mitigation is required.

The proposed future residences uses will consume electricity. Electricity is supplied to the Project by Southern California Edison. Electrical power exists directly adjacent to the Project site along Washington Street. Annual estimated electricity consumption for single residential units is approximately 2,590 kWh/d.u./year. For the proposed 268 residential units, annual energy consumption is estimated to be about 694,290 kWh/year or about 694 MWH/year. Adequate electricity supplies are presently available in southern California to meet this forecast demand.

Once a development proposal or land use application to subsequently subdivide, grade, or build on the property, consistent with General Plan GPA 954 and CZ 7739 is submitted, it is anticipated that a subsequent review, beyond this EA, shall be required to assess additional potential site and/or project specific impacts.

Mitigation: No mitigation required.

Monitoring: None monitoring required.

Findings of Fact:

- b) The proposed Project does not provide the opportunity for physical disturbance of the property; therefore, the Project will not impact the natural gas 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. No impacts are anticipated. No mitigation is required.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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The ultimate development of the proposed Project will be connected to The Gas Company's natural gas distribution system. According to SCAQMD consumption data, new residential units consume 6,665 cubic feet per month (MCF). Annual consumption of natural gas by the proposed 268 single-family residential units is forecast to be about 1,786,220 MCF. Adequate commercial natural gas supplies are available to meet this forecast demand.

Once a development proposal or land use application to subsequently subdivide, grade, or build on the property, consistent with General Plan GPA 954 and CZ 7739 is submitted, it is anticipated that a subsequent review, beyond this EA, shall be required to assess additional potential site and/or project specific impacts.

Mitigation: No mitigation required.

Monitoring: No monitoring required.

Findings of Fact:

- c) The proposed Project does not provide the opportunity for physical disturbance of the property; therefore, the Project will not impact the communication systems requiring or resulting in the construction of new facilities or the expansion of existing facilities; the construction of which could cause significant environmental effects. No impacts are anticipated. No mitigation is required.

Based on existing arrangements in the Project area, it is anticipated that the communication system will be provided to the ultimate users by Verizon. Verizon is a private company that provides connection to the communication system on an as needed basis. No expansion of facilities will be necessary to connect the Project to the communication system located adjacent to the Project site.

Once a development proposal or land use application to subsequently subdivide, grade, or build on the property, consistent with General Plan GPA 954 and CZ 7739 is submitted, it is anticipated that a subsequent review, beyond this EA, shall be required to assess additional potential site and/or project specific impacts.

Mitigation: No mitigation required.

Monitoring: No monitoring required.

Findings of Fact:

- d) Please refer to the discussion of the drainage system in the hydrology section of this document (Section 25) as it pertains to any subsequent development, consistent with GPA 954 and CZ 7739. No impacts are anticipated. No mitigation is required.

Once a development proposal or land use application to subsequently subdivide, grade, or build on the property, consistent with General Plan GPA 954 and CZ 7739 is submitted, it is anticipated that a subsequent review, beyond this EA, shall be required to assess additional potential site and/or project specific impacts.

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

Mitigation: No additional mitigation is required.

Monitoring: No monitoring is required.

Findings of Fact:

- e) The proposed Project does not provide the opportunity for physical disturbance of the property; therefore, the Project will not impact street lighting, requiring or resulting in the construction of new facilities or the expansion of existing facilities; the construction of which could cause significant environmental effects. No impacts are anticipated. No mitigation is required.

New streetlights, in future development, will be installed by the proposed Project in accordance with standard requirements and County Ordinance No. 655. The installation of these lighting improvements are part of the proposed Project and with compliance with Ordinance No. 655, the installation and future operation of these street lights can be accomplished without causing significant adverse environmental impact.

Once a development proposal or land use application to subsequently subdivide, grade, or build on the property, consistent with General Plan GPA 954 and CZ 7739 is submitted, it is anticipated that a subsequent review, beyond this EA, shall be required to assess additional potential site and/or project specific impacts.

Mitigation: No additional mitigation is required.

Monitoring: No additional monitoring is required.

Findings of Fact:

- f) The proposed Project does not provide the opportunity for physical disturbance of the property; therefore, the Project will not impact the maintenance of public facilities, including roads requiring or resulting in the construction of new facilities or the expansion of existing facilities; the construction of which could cause significant environmental effects. No impacts are anticipated. No mitigation is required.

Ultimate development on the Project site will add new roads and may add circulation system improvements to the County's circulation system. Other project features, such as street lights, will also require future maintenance by the County. Ongoing maintenance costs will be covered by annual property taxes of the proposed Project and the future maintenance of public facilities will not cause significant adverse environmental impacts in the future.

Once a development proposal or land use application to subsequently subdivide, grade, or build on the property, consistent with General Plan GPA 954 and CZ 7739 is submitted, it is anticipated that a subsequent review, beyond this EA, shall be required to assess additional potential site and/or project specific impacts.

Mitigation: No mitigation required.

Monitoring: No monitoring required.

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

- g) The proposed Project does not provide the opportunity for physical disturbance of the property; therefore, the Project will not impact other governmental services, including roads requiring or resulting in the construction of new facilities or the expansion of existing facilities; the construction of which could cause significant environmental effects. No impacts are anticipated. No mitigation is required.

Once a development proposal or land use application to subsequently subdivide, grade, or build on the property, consistent with General Plan GPA 954 and CZ 7739 is submitted, it is anticipated that a subsequent review, beyond this EA, shall be required to assess additional potential site and/or project specific impacts.

Mitigation: No mitigation required.

Monitoring: No monitoring required.

Findings of Fact:

- h) The proposed Project does not provide the opportunity for physical disturbance of the property; therefore, the Project will not conflict with adopted energy conservation plans, including roads requiring or resulting in the construction of new facilities or the expansion of existing facilities; the construction of which could cause significant environmental effects. No impacts are anticipated. No mitigation is required.

All future development, consistent with GPA 954 and CZ 7739 must incorporate all of the current energy conservation design measures established by State law under Title 24. These requirements will be met for the new structures that will be installed if the proposed Project is approved. Therefore, the proposed Project will not have any conflict with energy conservation plans.

Once a development proposal or land use application to subsequently subdivide, grade, or build on the property, consistent with General Plan GPA 954 and CZ 7739 is submitted, it is anticipated that a subsequent review, beyond this EA, shall be required to assess additional potential site and/or project specific impacts.

Mitigation: No mitigation required.

Monitoring: No monitoring required.

48. Energy Conservation

- a) Would the project conflict with any adopted energy conservation plans?

Source: Title 24 Energy Conservation Requirements.

Findings of Fact:

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Refer to the discussion under Issue 48 above. The Project will comply with all Title 24 energy conservation requirements. No conflict with any adopted energy conservation plans would occur when future development, consistent with GPA 954 and CZ 7739 is implemented.

Mitigation: No mitigation required.

Monitoring: No monitoring required.

MANDATORY FINDINGS OF SIGNIFICANCE

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

Source: Staff review, Project Application Materials.

Findings of Fact: As discussed in Section 7, Biological Resources – Wildlife & Vegetation, Section 8, Cultural Resources – Historic Resources, Section 9, Cultural Resources – Archaeological Resources, and Section 10, Cultural Resources – Paleontological Resources, implementation of the proposed Project would not substantially degrade the quality of the environment, substantially reduce the habitat of fish or wildlife species, cause a fish or wildlife populations to drop below self-sustaining levels, threaten to eliminate a plant or animal community, or reduce the number or restrict the range of a rare or endangered plant or animal, or eliminate important examples of the major periods of California history or prehistory. No impacts are anticipated.

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

Source: Staff review, Project Application Materials

Findings of Fact: It has been determined (see Sections 1-48 of this Environmental Assessment), that the Project does not have impacts which are individually limited, but cumulatively considerable. No impacts are anticipated.

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

Source: Staff review, project application

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

Findings of Fact: It has been determined (see Sections 1-48 of this Environmental Assessment), that the Project would not result in environmental effects, which would cause substantial adverse effects on human beings, either directly or indirectly. Impacts are considered less than significant.

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

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:

- County of Riverside General Plan EIR No. 441, EIR374 for Specific Plan No. 286, and EA39577 for Specific Plan No. 286 Amendment No. 5.
- Western Riverside County Multiple Species Habitat Conservation Plan Consistency Analysis Change of Zone 7739 HANS 2055 APN 472-210-003, prepared by Principe and Associates, dated June 17, 2011.
- A Phase I Cultural Resources Assessment of A Portion for General Plan Amendment 954, APN 964-030-007, 008, prepared by Jean Keller, dated June, 2011.
- Preliminary Geotechnical Investigation for Assessor’s Parcel Numbers 964-030-007 and 964-030-008, Located in the French Valley Area, County of Riverside, California, prepared by LGC Inland, dated November 16, 2007.

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

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

AUTHORITIES CITED

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

Revised: 8/12/2014 12:47 PM

Appendix A

Figures

Figure 1, Vicinity Map

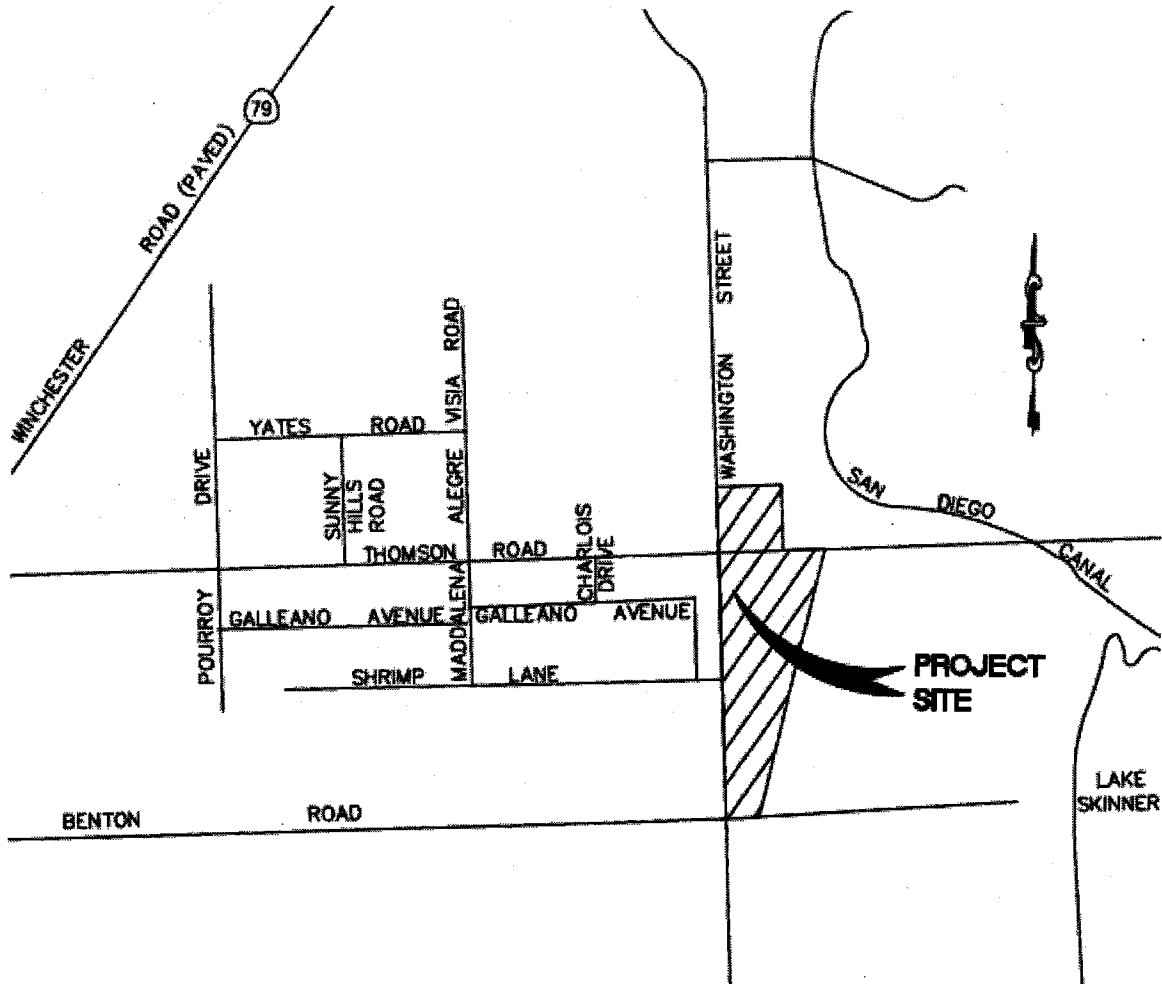


Figure 2, GPA 954

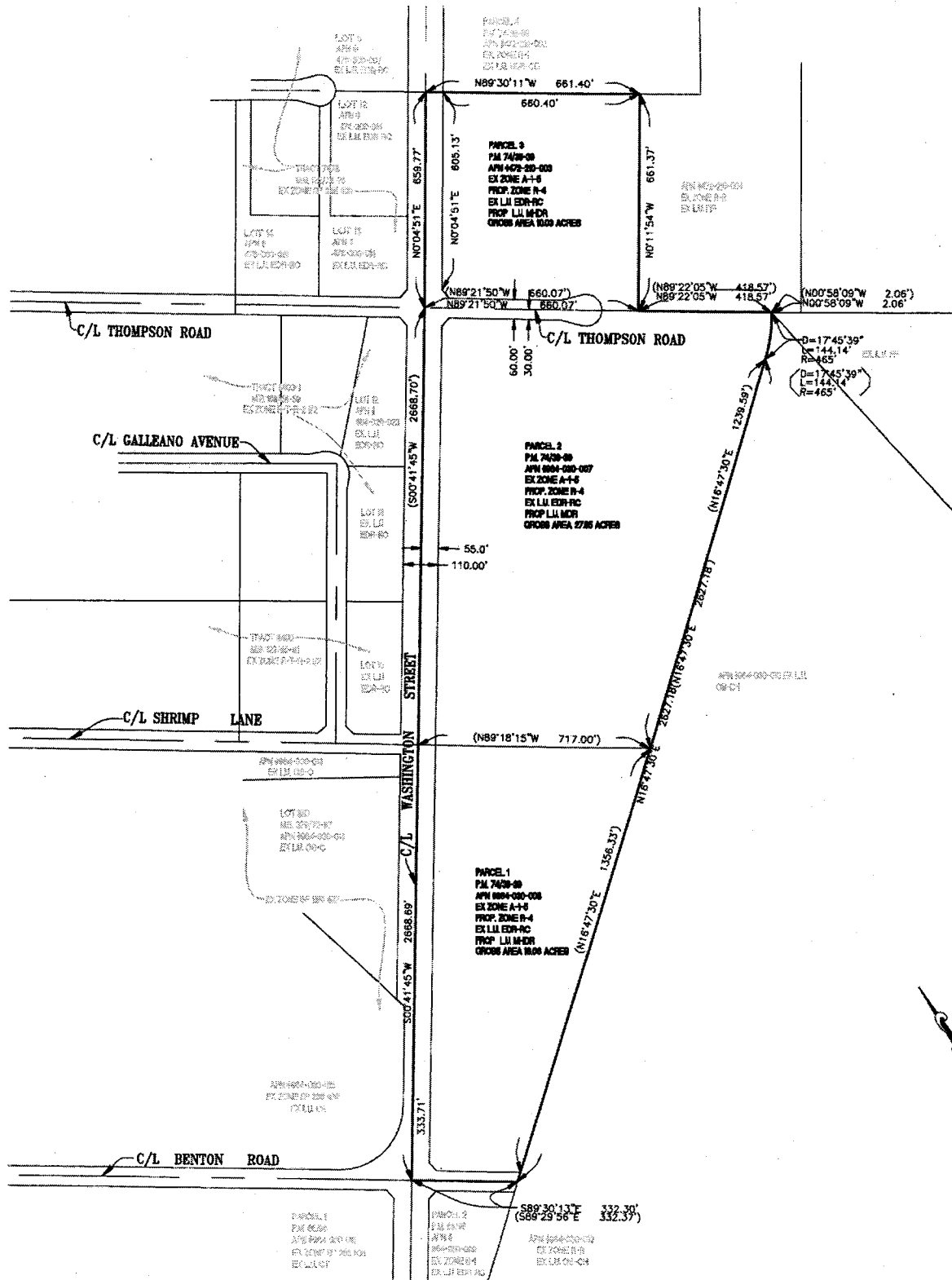
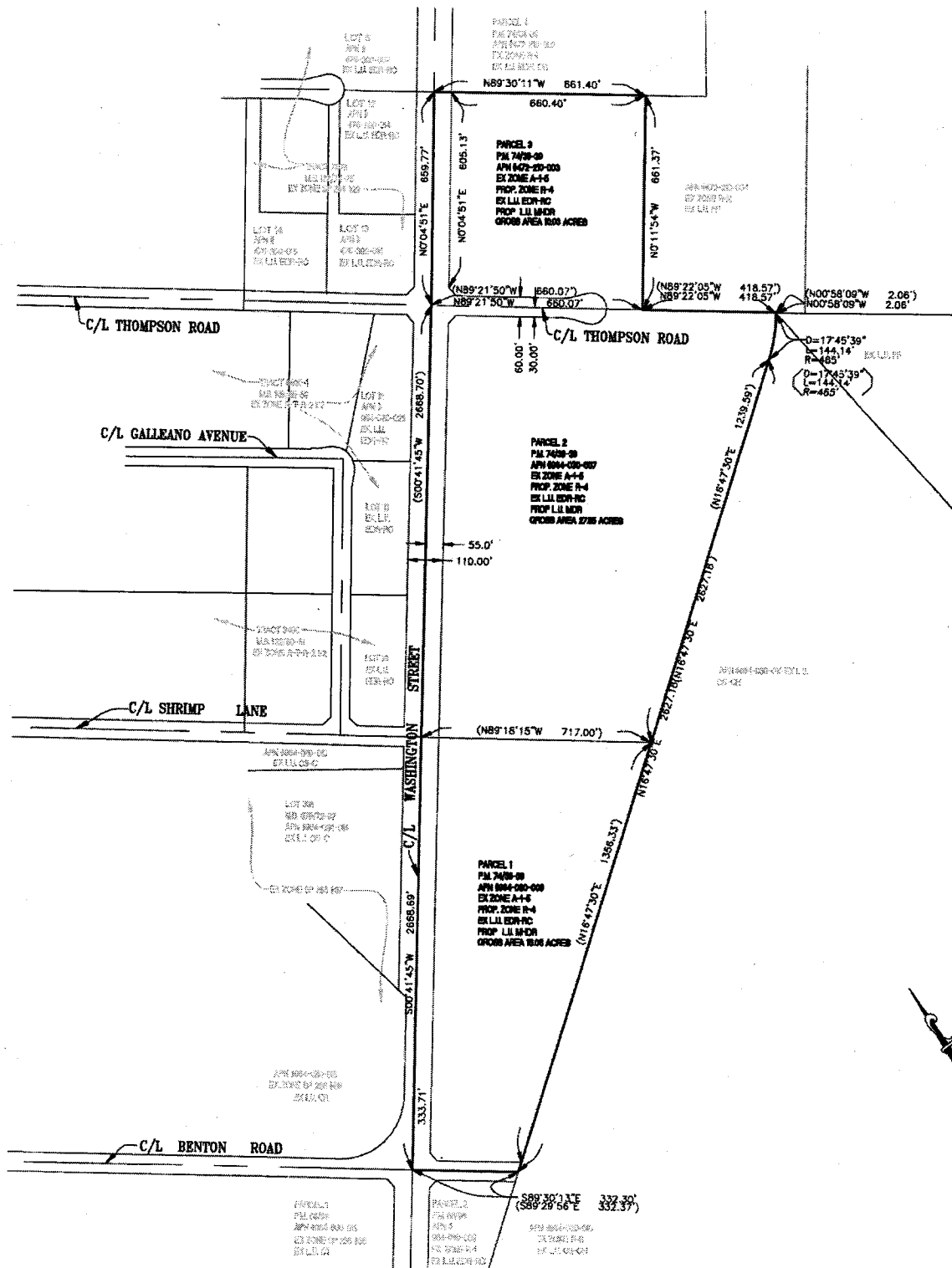


Figure 3, CZ 7739

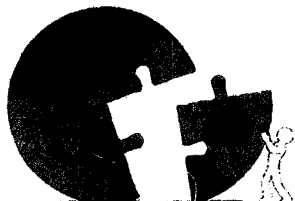


GPA954 MITIGATION MONITORING AND REPORTING PROGRAM

Mitigation measures were incorporated into this project to reduce environmental impacts identified in the project in Environmental Assessment No. 41748, resulting in a Mitigated Negative Declaration. Pursuant to Section 15097 (c), a written monitoring and reporting program has been compiled to verify implementation of adopted mitigation measures. "Monitoring" refers to the ongoing or periodic process of project oversight. "Reporting" refers to the written compliance review that will be presented to the responsible parties included in the table below. Any project implementing development within the limits of GPA954 (or any area with General Plan classifications changed in conjunction with GPA954 hearings) will be required to report to the County that these have been satisfied. The following table provides the required information which includes identification of the potential impact, the various mitigation measures, applicable implementation timing, identification of the agencies responsible in implementation, and the monitoring/reporting method for each mitigation measure identified.

Impact Category	Mitigation Measure	Implementation Timing	Responsible Party	Monitoring/Reporting Method
Transportation /Traffic	<p>GPA925 MM2: The project has been determined to be consistent with the Highway 79 Policy Area pursuant to the following (applied to the subsequent implementing project) or as approved by the TLMA Director:</p> <ul style="list-style-type: none"> • Prior to building permit issuance of any implementing project, the applicant shall participate in any adopted fee program established by the County intended to address the Highway 79 Policy Area. In the event an adopted fee program is not established, the implementing project shall satisfy one the conditions below or the applicant may voluntarily participate in providing a fee, as approved by the TLMA Director, that the County can use to build additional transportation infrastructure or acquire open space to offset the project's incremental impacts on the Highway 79 Policy Area. If the Highway 79 policies are amended, the applicant shall be entitled to, at the applicant's request, the benefit of having this mitigation amended in a corresponding fashion with the requirement of possible further CEQA action/review. If the Highway 79 policies are repealed, this mitigation shall automatically terminate. 	Prior to implementing project approval and/or prior to building permit issuance	Project Proponent	A report or fee must be submitted by any implementing project proponent

Impact Category	Mitigation Measure	Implementation Timing	Responsible Party	Monitoring/ Reporting Method
	<ul style="list-style-type: none"> • Prior to approval of the implementing project(s), for existing residential Land Use Designations the applicant shall demonstrate to the satisfaction of the Director of Transportation consistency with the Highway 79 Policy Area by demonstrating that the allowable number of units have been determined utilizing the most recent edition of the ITE (Institute of Transportation Engineers) Trip Generation in consideration of (a) transportation demand management (TDM) measures; (b) product types; (c) transportation improvements; or (d) a combination of (a), (b) and (c), such that the project is generating equal to or less than the average daily vehicle trips that would have been generated if the project were constructed at a density of 9% below the midpoint of the density dictated by the existing General Plan Land Use designation at the time of the proposed project change which was Rural: Rural Residential (R:RR). This mitigation does not apply to implementing projects which propose a non-residential land use development. If the Highway 79 policies are amended, the applicant shall be entitled to, at the applicant's request, the benefit of having this mitigation amended in a corresponding fashion with the requirement of possible further CEQA action/review. If the Highway 79 policies are repealed, this mitigation shall automatically terminate. 			



Carolyn Syms Luna
Director

RIVERSIDE COUNTY
PLANNING DEPARTMENT

RECEIVED

JUN 09 2011

MDMG, INC.

June 6, 2011

Mr. Larry Markham
41635 Enterprise Circle North, Suite B
Temecula, CA 92590

Dear Mr. Markham:

RE: HANS No. 2055
Case No. PAR01305
Assessor's Parcel Number(s): 472-210-003

Pursuant to the Multiple Species Habitat Conservation Plan (MSHCP) and the County's General Plan, we have reviewed your Habitat Acquisition and Negotiation Strategy (HANS) application for the subject property. The MSHCP criteria does not describe conservation for this property.

We will proceed with preparing a file for Joint Project Review (JPR) by the Regional Conservation Authority (RCA). Please see the attached checklist for other MSHCP requirements that must be met prior to transmittal to the RCA. All HANS cases must be processed through JPR before being scheduled for public hearing.

Effective August 1, 2006, the RCA implemented the attached cost recovery policy that requires those projects that are subject to the JPR process to tender a deposit of \$1,500 to the RCA.¹ The RCA will contact you when the deposit for JPR is due.

Please note that other state and federal regulations may be applicable to the development of your property. If you have any questions, please contact the Environmental Programs Division at (951) 955-6892.

Sincerely,

PLANNING DEPARTMENT

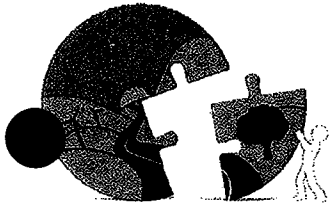
Gregory A. Neal
Deputy Director

GAN: mt

xc: Michael Richard, Ecological Resource Specialist
Mike Foster, Property Owner

¹Authority: RCA Board Resolution No. 06-05, Adopted 07-05-06

Note: Effective August 9, 2010, the Environmental Programs Department merged with the Planning Department and became a division of that department.



RIVERSIDE COUNTY
PLANNING DEPARTMENT

Environmental Programs Division

Carolyn Syms Luna
Director

**Checklist of Actions Necessary to Implement the
Terms and Conditions of the MSHCP**

Date: 6/6/11
HANS Case#: 2055
Case Number(s): PAR01305

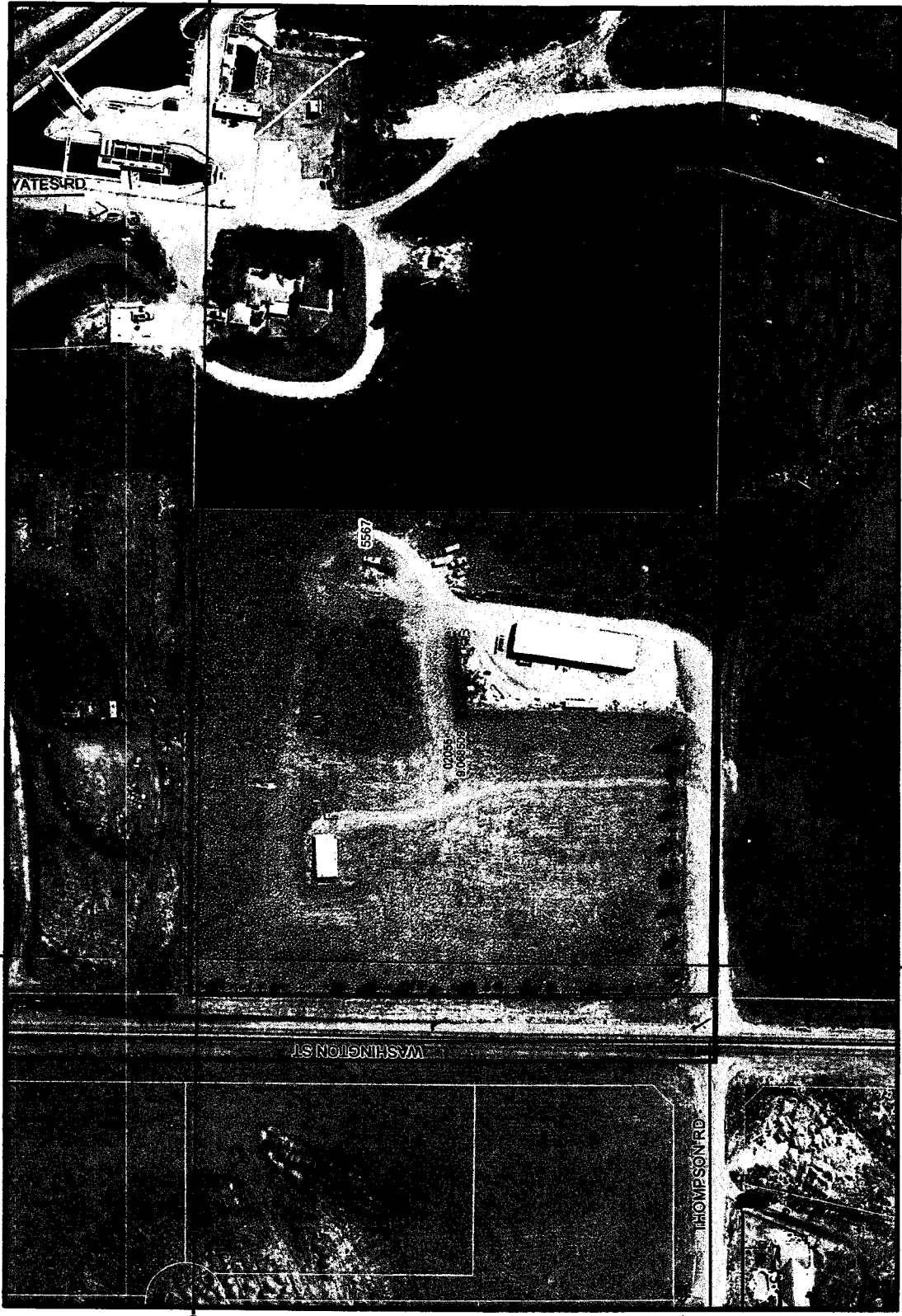
Report(s) must be prepared by a consultant with an Agreement on file with the County of Riverside.
A list of Biological Consultants can be found at:
<http://www.rctlma.org/epd/documents/BioConsultantsList.pdf>

- Requires Compliance with MSHCP Riparian/Riverine Areas, Vernal Pool, and Fairy Shrimp Requirements (MSHCP, Section 6.1.2)
- Requires Compliance with MSHCP Narrow Endemic Plants Policies (MSHCP, Section 6.1.3 and Errata to MSHCP). Habitat Assessments and Potentially Focused Surveys are required for:

<input type="checkbox"/> Brand's phacelia	<input type="checkbox"/> Munz's mariposa lily	<input type="checkbox"/> Slender-horned spine flower
<input checked="" type="checkbox"/> California Orcutt grass	<input checked="" type="checkbox"/> Munz's onion	<input checked="" type="checkbox"/> Spreading navarretia
<input type="checkbox"/> Hammitt's clay-cress	<input checked="" type="checkbox"/> San Diego ambrosia	<input checked="" type="checkbox"/> Wright's trichocoronis
<input type="checkbox"/> Johnston's rockcress	<input type="checkbox"/> San Jacinto Mountains bedstraw	<input type="checkbox"/> Yucaipa onion
<input checked="" type="checkbox"/> Many-stemmed dudleya	<input type="checkbox"/> San Miguel savory	
- Requires Compliance with Urban/Wildlands Interface Policies (MSHCP, Section 6.1.4)
- Requires Compliance with Database Updates/Additional Survey Requirements (MSHCP, Section 6.3.2 and Errata to MSHCP). Habitat Assessments and Potentially Focused Surveys are required for:

Plants <input checked="" type="checkbox"/> Coulter's goldfields <input checked="" type="checkbox"/> Davidson saltscale <input type="checkbox"/> Heart-leaved pitcher sage <input checked="" type="checkbox"/> Little mousetail <input type="checkbox"/> Mud nama <input type="checkbox"/> Nevin's barberry	<input checked="" type="checkbox"/> Parish's brittlescale <input type="checkbox"/> Prostrate navarretia <input checked="" type="checkbox"/> Round-leaved filaree <input type="checkbox"/> San Jacinto Valley crownscale <input checked="" type="checkbox"/> Smooth tarplant <input checked="" type="checkbox"/> Thread-leaved brodiaea <input type="checkbox"/> Vail Lake Ceanothus	Bird <input checked="" type="checkbox"/> Burrowing owl Mammal <input type="checkbox"/> Aguanga kangaroo rat <input type="checkbox"/> San Bernardino kangaroo rat <input type="checkbox"/> Los Angeles pocket mouse
Amphibian <input type="checkbox"/> Arroyo toad <input type="checkbox"/> California red-legged frog <input type="checkbox"/> Mountain yellow-legged frog	Invertebrate <input type="checkbox"/> Delhi Sands Flower Loving Fly	

MSHCP HANS 2055



117°37'W

33°30'N

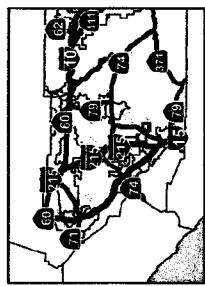
WASHINGTON ST.

THOMPSON RD.



Eschelon Wm
Quadrangle
 Surveyors
 11775 W. 33rd St.
 Suite 100
 Denver, CO 80231
 Phone: (303) 751-1100
 Fax: (303) 751-1101
 Email: info@eschelon.com
 Website: www.eschelon.com

FINAL
Date: 6-2-2011



Disclaimer: Maps and data are to be used for reference purposes only. Map features are approximate, and are not necessarily accurate to surveying or engineering standards. The County of Boulder makes no warranty, express or implied, for the accuracy, timeliness, and completeness of any of the data provided, and assumes no legal responsibility for the information contained on this map. The user of this map is advised to verify the accuracy and precision of the data and accept the responsibility of the user.



Mickey Zolozzo
 MapInfo/Imagiar/Project/EPD/HANS/HansMaple_Project/MapInfo_2055/MSHCP/HANS_2011_MapInfo2055.mxd





MEMORANDUM

TO: Project Applicants

FROM: Honey Bernas
Director of Administrative Services

DATE: August 20, 2009

RE: **COST RECOVERY FOR JOINT PROJECT REVIEW (JPR)**

The Western Riverside County Regional Conservation Authority is a joint powers agency created to implement the Western Riverside County Multiple Species Habitat Conservation Plan. Membership consists of the County of Riverside and the 16 cities in western Riverside County.

On May 1, 2006, the RCA Board of Directors approved a policy authorizing staff to recover the cost of conducting Joint Project Reviews under the MSHCP.

Beginning August 1, 2006, all JPR applications, with the exception of those being recommended for 100% acquisition, must be accompanied by a deposit of \$1,500.00 which will be used to offset the cost of our review. The check should be made payable to the "Western Riverside County Regional Conservation Authority" and submitted or mailed directly to the Authority at 3403 10th Street, Suite 320, Riverside, California, 92501.

If you mail the check, be sure to identify the application to which it applies.

We cannot begin our review until the deposit is received. If our costs are less than the deposit, we will refund the remainder. If the costs exceed the deposit, we will bill you for the additional amount.

Thank you for your cooperation, and we apologize for any inconvenience. If you have any questions, please call me directly at 951-955-2842.

Effective August 1, 2006 the Western Riverside County Regional Conservation Authority (RCA) will implement the following cost recovery policy that requires projects subject to the Joint Project Review process tender a deposit of \$1,500.00 to the RCA.
Authority: RCA Board Resolution No. 06-05 Adopted 07-05-06

PRIVATE PROJECTS

**HANS APPLICATION FILED.
APPLICANT ADVISED OF
\$1,500 JPR DEPOSIT PAYABLE
DIRECTLY TO THE RCA.
See attached letter dated 07-05-06**

**EPD PROCESSES
HANS APPLICATION.**

**EPD FORWARDS HANS
DETERMINATION TO RCA WITH
REFERENCES TO RCA DEPOSIT
FOR JPR PROCESSING.**

**RCA WILL START PROCESSING
THE JPR APPLICATION ONLY
IF THEY HAVE RECEIVED
THE \$1,500 JPR DEPOSIT.**

Western Riverside County Regional Conservation Authority

RECEIVED
Environmental Programs Dept.

JUL 10 2006

July 5, 2006

Carolyn Syms Luna, Executive Director
Environmental Programs Department
4080 Lemon Street, 12 floor
Riverside, CA 92501

Re: Reimbursement of Costs for Joint Project Review - Resolution No. 06-05 of the Board of Directors of the Western Riverside County Regional Conservation Authority Establishing a Policy for Reimbursement of Costs.

Dear Ms. Luna:

On May 1, 2006, RCA Board of Directors adopted Resolution No. 06-05 establishing a policy for reimbursement of costs related to Joint Project Review (JPR), and other MSHCP actions.

We wanted you to be aware, that beginning **August 1, 2006**, the RCA will implement this cost recovery policy. All applicants of projects subject to a Joint Project Review will be required to tender a deposit of **\$1,500. Checks will be payable to the RCA** and may be included in the JPR package or delivered directly to the RCA. JPR submittals will not be considered complete until the deposit is paid.

Submitting the deposit directly to the RCA ensures, to the extent practical, that the Permittee is not inconvenienced or burdened with additional bookkeeping or paperwork.

Upon completion of the JPR, the Authority will prepare an accounting of costs. If the review costs exceed the deposit, the applicant will be billed for the difference and will remit the funds within thirty (30) days of the invoice. If the review costs are less than the deposit, the RCA will refund the difference.

We ask that you inform project applicants of this new requirement.

For your reference, I have attached a copy of the revised RCA JPR Review Form which includes the reference to the \$1,500.00 deposit required for Joint Project Review applications. This form is also available on the RCA website at http://www.wrc-rca.org/Forms/WRC_RCA_JPR_Application.pdf



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City of Perris

John Zaitz
City of Canyon Lake

EXECUTIVE STAFF

Tom Mullen
Interim Executive Director

Joseph Richards
Deputy Executive Director

Resolution No. 06-05 of the Western Riverside County Regional Conservation Authority
Page 2
July 5, 2006

If you have any questions regarding this policy or need additional information, please feel free to call me at (951) 955-9700.

Sincerely,



Honey Bernas
Director of Administrative Services

Attachments

cc: Bob Buster- Riverside County Board Chairman

RESOLUTION NO. 06-05

**RESOLUTION OF THE BOARD OF DIRECTORS OF THE
WESTERN RIVERSIDE COUNTY REGIONAL
CONSERVATION AUTHORITY ESTABLISHING
A POLICY FOR REIMBURSEMENT OF COSTS RELATED
TO JOINT PROJECT REVIEW, MEET AND CONFER,
CRITERIA REFINEMENTS AND AMENDMENTS TO THE
MSHCP**

WHEREAS, the Western Riverside County Regional Conservation Authority ("Authority") is a public agency of the State of California formed by a Joint Exercise of Powers Agreement ("JPA"); and

WHEREAS, pursuant to Section 19 of the JPA, the Authority has the power to adopt such rules and regulations as the Board may deem necessary for the conduct of the Authority's affairs; and

WHEREAS, in order to facilitate and monitor implementation of the Western Riverside County Multiple Species Habitat Conservation Plan ("MSHCP"), Section 6.6.2 E of the MSHCP requires that the Authority and the appropriate Permittee jointly review development applications that are within the Criteria Area (as defined in the MSHCP) and are submitted to the Permittees for consideration ("JPR Process"); and

WHEREAS, the MSHCP provides a method for seeking Criteria Refinements ("Criteria Refinements") and amendments to the MSHCP ("MSHCP Amendment")

WHEREAS, the Authority will be required to utilize staff and consultants in connection with the JPR Process, Criteria Refinements and MSHCP Amendments which will result in the Authority incurring substantial costs; and

WHEREAS, the development applicant should bear any and all reasonable staff and consultant costs in connection with the JPR Process, Criteria Refinements and MSHCP Amendments.

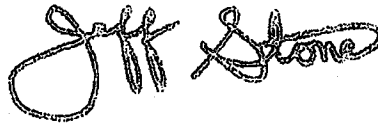
NOW, THEREFORE, BE IT RESOLVED by the Western Riverside County Regional Conservation Authority Board of Directors:

- 1.0 **FINANCIAL RESPONSIBILITY OF DEVELOPMENT APPLICANTS.** Each person or entity which submits a Joint Project Review Application, a Criteria Refinement or MSHCP Amendment (a "Submittal") shall reimburse the Authority one hundred percent (100%) of actual costs and expenditures (including all overhead costs) (collectively the "Review Costs") incurred by the Authority for reviewing and processing such Submittal. These Review Costs shall include, but not be limited to, (i) the fees and expenses of environmental, land use, legal and other consultants; (ii) the cost of services provided by Authority staff (including Authority overhead); and (iii) costs associated with the meet and confer. The

costs specified in (ii) shall be determined as part of the Authority's budgeting process or through consultation between the Executive Director and the Chairman.

- 2.0 DEPOSIT AND ESTIMATE OF STAFF AND CONSULTANT COSTS. An Applicant shall tender a Deposit in the amount shown on Exhibit "A," attached hereto, ("Deposit") at the time of submitting a Submittal. The Application shall not be deemed complete until the Deposit is paid in full.
- 3.0 ACCOUNTING. Upon completion of the processing of the Submittal, the Authority shall prepare an accounting of the Review Costs. If the Review Costs exceed the Deposit, the Applicant will be billed for the difference and shall remit such funds with thirty (30) days of invoice. If the Review Costs are less than the Deposit, the difference shall be refunded to the Applicant within thirty (30) days. All reimbursements hereunder shall be made without interest.

PASSED AND ADOPTED at the regular meeting of the Board of Directors at the Western Riverside County Regional Conservation Authority held this 1st day of May, 2006.



By: _____

Jeff Stone, Vice Chairman
Western Riverside County
Regional Conservation Authority

ATTEST:


By: 
Honey Bernas, Clerk
Western Riverside County
Regional Conservation Authority

EXHIBIT "A"

Joint Project Review	\$1,500
Meet and Confer	\$1,500
Criteria Refinement	\$5,000
Plan Amendment	\$5,000



PECHANGA CULTURAL RESOURCES
Temecula Band of Luiseño Mission Indians

Post Office, Box 2183 • Temecula, CA 92593
Telephone (951) 308-9295 • Fax (951) 506-9491

October 13, 2010

VIA E-MAIL and USPS

Mr. Matt Straite
Project Planner
County of Riverside TLMA
4080 Lemon Street, 9th floor
Riverside, CA 92521

Re: Pechanga Tribe Comments on General Plan Amendment 954, APNs 472-210-003, 964-030-007

Dear Mr. Straite:

This comment letter is written on behalf of the Pechanga Band of Luiseño Indians (hereinafter, "the Tribe"), a federally recognized Indian tribe and sovereign government regarding tribal SB18 consultation for General Plan Amendment (GPA) 954. The Tribe formally requests consultation with the County on this Project pursuant to SB 18. In addition, the Tribe formally requests, pursuant to Public Resources Code §21092.2, to be notified and involved in the entire CEQA environmental review process for the duration of the above referenced project (the "Project"). These comments are being submitted in addition to, but not in lieu of formal government-government consultation.

Please add the Tribe to your distribution list(s) for public notices and circulation of all documents, including environmental review documents, archaeological reports, and all documents pertaining to this Project, if not done so already. The Tribe further requests to be directly notified of all public hearings and scheduled approvals concerning this Project. The Tribe also requests that these comments be incorporated into the record of approval for this Project as well.

The Pechanga Tribe has a strong interest in the protection of invaluable Luiseño cultural resources which may be impacted by the proposed Project and has had a long history of working with the County of Riverside in this area and on surrounding projects. As such, we intend to continue our involvement in the preparation process and to submit comments as applicable. We request that all comments be made part of the official record of approval for the Project and for SB18 purposes.

Chairperson:
Germaine Arenas

Vice Chairperson:
Mary Bear Magee

Committee Members:
Eric Gerber
Darlene Miranda
Bridgett Barcello Maxwell
Aurelia Marruffo
Richard B. Scearce, III

Director:
Gary DuBois

Coordinator:
Paul Macarro

Cultural Analyst:
Anna Hoover

Monitor Supervisor:
Jim McPherson

**THE COUNTY OF RIVERSIDE MUST INCLUDE INVOLVEMENT OF AND
CONSULTATION WITH THE PECHANGA TRIBE IN ITS ENVIRONMENTAL
REVIEW PROCESS**

It has been the intent of the Federal Government¹ and the State of California² that Indian tribes be consulted with regard to issues which impact cultural and spiritual resources, as well as other governmental concerns. The responsibility to consult with Indian tribes stems from the unique government-to-government relationship between the United States and Indian tribes. This arises when tribal interests are affected by the actions of governmental agencies and departments. In this case, it is undisputed that the project lies within the Pechanga Tribe's traditional territory. Therefore, in order to comply with CEQA and other applicable Federal and California law, it is imperative that the County of Riverside consult with the Tribe in order to guarantee an adequate basis of knowledge for an appropriate evaluation of the Project effects, as well as generating adequate mitigation measures.

**LEAD AGENCY CONSULTATION WITH THE PECHANGA TRIBE REQUIRED
PURSUANT TO CAL. GOVT. C. §§ 65351, 65352, 65352.3, AND 65352.4
(SENATE BILL 18 – TRADITIONAL TRIBAL CULTURAL PLACES LAW)**

As the above-referenced project entails a General Plan Amendment, the Lead Agency is required to consult with the Pechanga Tribe pursuant to a State law entitled Traditional Tribal Cultural Places (also known as SB 18; Cal. Govt. C. § 65352.3). The purpose of consultation is to identify any Native American sacred places and any geographical areas which could potentially yield sacred places, identify proper means of treatment and management of such places, and to ensure the protection and preservation of such places through agreed upon mitigation (Cal. Govt. C. 65352.3; SB18, Chapter 905, Section 1(4)(b)(3)). Consultation must be government-to-government, meaning directly between the Tribe and the Lead Agency, seeking agreement where feasible (Cal. Govt. C. § 65352.4; SB18, Chapter 905, Section 1(4)(b)(3)). Lastly, any information conveyed to the Lead Agency concerning Native American sacred places shall be confidential in terms of the specific identity, location, character and use of those places and associated features and objects. This information is not subject to public disclosure pursuant to the California Public Records Act (Cal. Govt. C. 6254(r)).

PECHANGA CULTURAL AFFILIATION TO PROJECT AREA

The Pechanga Tribe asserts that the Project area is part of Luiseño, and therefore the Tribe's, aboriginal territory as evidenced by the existence of Luiseño place names, *tóota yixélval* (rock art, pictographs, petroglyphs), and an extensive Luiseño artifact record in the vicinity of the

¹ See Executive Memorandum of April 29, 1994 on Government-to-Government Relations with Native American Tribal Governments and Executive Order of November 6, 2000 on Consultation and Coordination with Indian Tribal Governments.

² See California Public Resource Code §5097.9 et seq.; California Government Code §§65351,65352,65352.3 and 65352.4

Project. This culturally sensitive area is affiliated with the Pechanga Band of Luiseño Indians because of the Tribe's cultural ties to this area as well as extensive history with both this Project and other projects within the area.

The Pechanga Tribe's knowledge of our ancestral boundaries is based on reliable information passed down to us from our elders; published academic works in the areas of anthropology, history and ethno-history; and through recorded ethnographic and linguistic accounts. Of the many anthropologists and historians who have presented boundaries of the Luiseño traditional territory, almost all have included the Winchester/Murrieta/French Valley area in their descriptions (Sparkman 1908; Kroeber 1925; White 1963; Harvey 1974; Smith and Freers 1994), and such territory descriptions correspond almost identically with that communicated to the Pechanga people by our elders. While historic accounts and anthropological and linguistic theories are important in determining traditional Luiseño territory, the most critical sources of information used to define our traditional territories are our songs, creation accounts, and oral traditions.

Luiseño history originates with the creation of all things at *'éxva Teméeku*, the present day City of Temecula, and dispersing out to all corners of creation (what is today known as Luiseño territory). It was at Temecula that the Luiseño deity *Wuyóot* lived and taught the people, and here that he became sick, finally expiring at Lake Elsinore. Many of our songs relate the tale of the people taking the dying *Wuyóot* to the many hot springs at Elsinore, where he died (DuBois 1908). He was cremated at *'éxva Teméeku*. It is the Luiseño creation account that connects Elsinore to Temecula, and thus to the Temecula people who were evicted and moved to the Pechanga Reservation, and now known as the Pechanga Band of Luiseño Mission Indians (the Pechanga Tribe). From Elsinore, the people spread out, establishing villages and marking their territories. The first people also became the mountains, plants, animals and heavenly bodies.

Many traditions and stories are passed from generation to generation by songs. One of the Luiseño songs recounts the travels of the people to Elsinore after a great flood (DuBois 1908). From here, they again spread out to the north, south, east and west. Three songs, called *Monívol*, are songs of the places and landmarks that were destinations of the Luiseño ancestors, several of which are located near the Project area. They describe the exact route of the Temecula (Pechanga) people and the landmarks made by each to claim title to places in their migrations (DuBois 1908:110).

In addition, Pechanga elders state that the Temecula/Pechanga people had usage/gathering rights to an area extending from Rawson Canyon on the east, over to Lake Mathews on the northwest, down Temescal Canyon to Temecula, eastward to Aguanga, and then along the crest of the Cahuilla range back to Rawson Canyon. The Native American Heritage Commission (NAHC) Most Likely Descendent (MLD) files substantiate this habitation and migration record from oral tradition. These examples illustrate a direct correlation between the

oral tradition and the physical place; proving the importance of songs and stories as a valid source of information outside of the published anthropological data.

Tóota yixélval (rock art) is also an important element in the determination of Luiseño territorial boundaries. *Tóota yixélval* can consist of petroglyphs (incised) elements, or pictographs (painted) elements. The science of archaeology tells us that places can be described through these elements. Riverside and Northern San Diego Counties are home to red-pigmented pictograph panels. Archaeologists have adopted the name for these pictograph-versions, as defined by Ken Hedges of the Museum of Man, as the San Luis Rey style. The San Luis Rey style incorporates elements which include chevrons, zig-zags, dot patterns, sunbursts, handprints, net/chain, anthropomorphic (human-like) and zoomorphic (animal-like) designs. Tribal historians and photographs inform us that some design elements are reminiscent of Luiseño ground paintings. A few of these design elements, particularly the flower motifs, the net/chain and zig-zags, were sometimes depicted in Luiseño basket designs and can be observed in remaining baskets and textiles today.

An additional type of *tóota yixélval*, identified by archaeologists also as rock art or petroglyphs, are cupules. Throughout Luiseño territory, there are certain types of large boulders, taking the shape of mushrooms or waves, which contain numerous small pecked and ground indentations, or cupules. Many of these cupule boulders have been identified within a few miles of the Project. Additionally, according to historian Constance DuBois:

When the people scattered from Ekvo Temeko, Temecula, they were very powerful. When they got to a place, they would sing a song to make water come there, and would call that place theirs; or they would scoop out a hollow in a rock with their hands to have that for their mark as a claim upon the land. The different parties of people had their own marks. For instance, Albañas's ancestors had theirs, and Lucario's people had theirs, and their own songs of Munival to tell how they traveled from Temecula, of the spots where they stopped and about the different places they claimed (1908:158).

The Tribe is aware of at least eleven cultural sites within a one-mile radius of the Project area. Additional cultural sites are located outside the one-mile radius, adjacent to Lake Skinner, which may represent an individual habitation complex. During recent earthmoving activities this summer (2010), additional cultural resources that were previously unknown and which expands the known resources in the area were identified to the east of Lake Skinner.

Our songs and stories, as well as academic and published works demonstrate the Pechanga/Luiseño people have lived in and used the resources in the project area and surrounding lands for centuries. Pechanga elders and monitors have been consulted and involved in projects in the Domenigoni Valley/Winchester/French Valley area for over 30 years. In the 1970's, Pechanga monitors assisted archaeologists in identifying and documenting cultural sites for the Highway 79 Road Straightening project. The tribe also had more than five (5) monitors

participating in the Eastside Reservoir/Diamond Valley Lake Project in which over 300 sites were recorded. We also have been designated as Lead Tribe on County projects Plot Plan 20392 – French Valley Boys & Girls Club, Lake Skinner Day Use Area, Southwest Justice Center and French Valley Business Center; the Benton Road Tank site with Eastern Municipal Water District; and the Murrieta Marketplace with the City of Murrieta. Pechanga is the culturally affiliated Tribe for projects that impact this geographic region and should be consulted and involved in any ground breaking activities within the Project area.

The Tribe welcomes the opportunity to meet with the County of Riverside to further explain and provide documentation concerning our specific cultural affiliation to lands within your jurisdiction.

PROJECT CONCERNS AND REQUESTED INVOLVEMENT

Based upon the information provided, it is not clear to the Tribe if development is being proposed for this Project at this time, however because this Project area and its vicinity are highly significant to the Tribe and are rich with cultural resources, any future development of this Project area will have a direct and significant impact on archeological and cultural resources. As such, the Tribe provides these comments to ensure that the County has enough information to begin a proper assessment of potential impacts.

The proposed Project is located in a highly sensitive region of Luiseño territory and the Tribe believes that the possibility for recovering subsurface resources during ground-disturbing activities is high. The Tribe has over thirty-five (35) years of experience in working with various types of construction projects throughout its territory. The combination of this knowledge and experience, along with the knowledge of the culturally-sensitive areas and oral tradition, is what the Tribe relies on to make fairly accurate predictions regarding the likelihood of subsurface resources in a particular location.

Given the sensitivity of the area, inadvertent discoveries are foreseeable impacts and thus need to be appropriately mitigated for within the confines of the Project. The Tribe has not been notified of the field survey nor has it received a copy of the archaeological study. However, regardless of whether cultural and archaeological resources are identified on the surface of the Project, the identification of such resources during an archaeological survey should not be the sole determining factor in deciding whether mitigation measures for inadvertent discoveries are required. The cultural significance of the area should play a large part in determining whether specifications concerning unanticipated discoveries should be included.

The Tribe recommends that a thorough archaeological/cultural resources assessment be completed and any existing site records be updated and new ones be completed, if necessary, as part of the environmental review for this project. We also request to accompany the Project Archaeologist on the survey if it has not already been completed. In addition, given the

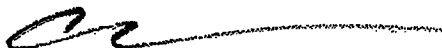
Pechanga Comment Letter to the County of Riverside
Re: Pechanga Tribe Comments on GPA 954
October 13, 2010
Page 6

sensitivity of the Project area, it is the position of the Pechanga Tribe that Pechanga tribal monitors be required to be present during all ground-disturbing activities conducted in connection with the Project, including any archeological excavations performed.

Further, the Pechanga Tribe officially requests to continue consultation with the County and to receive official notice of all actions concerning this Project pursuant to the Tribal Traditional Cultural Properties law and CEQA. To continue this consultation, the Tribe requests copies of all documents pertaining to the cultural resource and archaeological impacts of this Project, including environmental documents, archaeological reports, proposed mitigation measures and conditions of approval and archaeological site records. Specifically, the Tribe requests to continue our consultation upon the County's receipt and review of this comment letter as well as incorporating this letter as part of the official record for SB 18 purposes. The Pechanga Tribe may be requesting that the County adopt specific procedures and policies concerning the protection, preservation and mitigation of sacred places, and all cultural resources pertaining to this Project.

The Pechanga Tribe looks forward to working together with the County of Riverside in protecting the invaluable Pechanga cultural resources found in the Project area. Please contact me at 951-308-9295 X8104 once you have had a chance to review these comments so that we might discuss any outstanding concerns. Thank you.

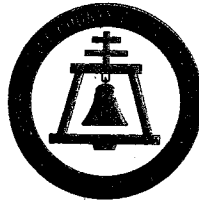
Sincerely,



Anna Hoover
Cultural Analyst

Cc Pechanga Office of the General Counsel
Leslie Mouriquand, Riverside County Archaeologist

WARREN D. WILLIAMS
General Manager-Chief Engineer



1995 MARKET STREET
RIVERSIDE, CA 92501
951.955.1200
FAX 951.788.9965
www.rcflood.org

RIVERSIDE COUNTY FLOOD CONTROL
AND WATER CONSERVATION DISTRICT

November 14, 2012

Riverside County
Planning Department
County Administrative Center
Riverside, California

Attn: Matt Straite

Ladies and Gentlemen:

Re: Change of Zone 7739
Area: Rancho California

We have reviewed this case and have the following comments:

The proposed zoning is consistent with existing flood hazards. Some flood control facilities or floodproofing may be required to fully develop to the implied density.

Questions concerning this matter may be referred to Shaheen Mooman of this office at 951.955.1318.

Very truly yours,


HENRY OLIVO
Engineering Project Manager

SH:bjp
P8/150231

NATIVE AMERICAN HERITAGE COMMISSION

915 CAPITOL MALL, ROOM 384
SACRAMENTO, CA 95814
(916) 653-6251
Fax (916) 657-5390
Web Site www.nahc.ca.gov
e-mail: da_nahc@pacbell.net



July 1, 2010

Mr. Jeff Horn, Project Planner

COUNTY OF RIVERSIDE

4080 Lemon Street, 9th Floor
Riverside, CA 92502-1409

Sent by FAX to: 951-955-3157

Number of pages: 2

Re: Tribal Consultation Per Government Code §§ 65352.3, 65352.4 and 65560 (SB 18/Sacred Lands File Search) for Project: General Plan Amendment No. 954 to "Community Development CD" use and to change designation to 'Medium Density Residential (MDR)' and Commercial Retail (R); located in the Rancho California Community, Riverside County, California

Dear Mr. Horn:

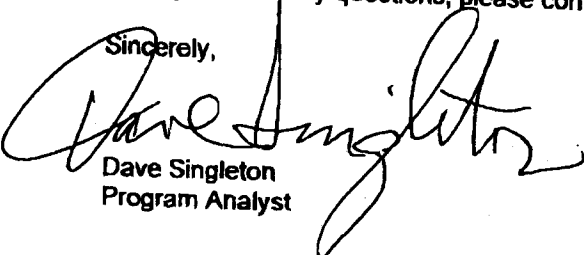
Government Code §65352.3 and .5 requires local governments to consult with California Native American tribes identified by the Native American Heritage Commission (NAHC) for the purpose of protecting, and/or mitigating impacts to cultural places. Attached is a Native American Tribal Consultation list of tribes with traditional lands or cultural places located within the requested plan boundaries

As a part of consultation, the NAHC recommends that local governments conduct record searches through the NAHC and California Historic Resources Information System (CHRIS) to determine if any cultural places are located within the area(s) affected by the proposed action.

A NAHC Sacred Lands File search was conducted based on the project site information included in your request and **NO, Native American cultural resources** were not found within the 'area of potential effect' (APE) you identified. However, there are Native American cultural resources in close proximity to the APE. Local governments should be aware that records maintained by the NAHC are not exhaustive, and a negative response to these searches does not preclude the existence of a cultural place. A tribe may be the only source of information regarding the existence of a cultural place. I suggest you consult with all of those on the accompanying Native American Contacts list, which has been included separately. If they cannot supply information, they might recommend others with specific knowledge about cultural resources in your plan area. If a response has not been received within two weeks of notification, the Commission requests that you follow-up with a telephone call to ensure that the project information has been received.

If you have any questions, please contact me at (916) 653-6251.

Sincerely,


Dave Singleton
Program Analyst

Attachment: Native American Tribal Government Contacts

APPLICATION FOR AMENDMENT TO THE RIVERSIDE COUNTY GENERAL PLAN

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.

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.

June A. White June A. White
PRINTED NAME OF APPLICANT 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.

JAMES R BACH MDMG inc J R B
PRINTED NAME OF PROPERTY OWNER(S) SIGNATURE OF PROPERTY OWNER(S)
PRINTED NAME OF PROPERTY OWNER(S) SIGNATURE OF PROPERTY OWNER(S)

If the subject property is owned by persons who have not signed as owners above, 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.

PROPERTY INFORMATION:

Assessor's Parcel Number(s): 472-210-003, 964-030-007, 964-030-008
Section: SEC 34, SEC 3 Township: T6S, T7S Range: R2W, R2W
Approximate Gross Acreage: 53.93
General location (nearby or cross streets): North of Benton Road, South of Jubilee Road, East of Washington Street, West of Lake Skinner Rec. Area

APPLICATION FOR AMENDMENT TO THE RIVERSIDE COUNTY GENERAL PLAN

Thomas Brothers map, edition year, page number, and coordinates: 2006, Page 899 G-7, Page 929 G1

Existing Zoning Classification(s): A-1-5

Existing Land Use Designation(s): EDR-RC

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

Change 53.93 acres of EDR-RC to MDR, HDR, and CR.

Related cases filed in conjunction with this request:

TTM 35771, TTM 35770

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

Case Nos. _____

E.A. Nos. (if known) NO E.I.R. Nos. (if applicable): NO

Name of Company or District serving the area the project site is located (if none, write "none.")	Are facilities/services available at the project site?	Yes		No	
		Yes	No	Yes	No
Electric Company	Southern California Edison	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Gas Company	Southern California Gas Co.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Telephone Company	Verizon	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Water Company/District	Eastern Municipal Water District	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Sewer District	Eastern Municipal Water District	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Is water service available at the project site: Yes No

If "No," how far away are the nearest available water line(s)? (No of feet/miles) _____

Is sewer service available at the site? Yes No

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

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

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

APPLICATION FOR AMENDMENT TO THE RIVERSIDE COUNTY GENERAL PLAN

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

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

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) *J. R. M. MORGAN* Date 2-11-08

Owner/Representative (2) _____ Date _____

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

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

AREA PLAN MAP PROPOSED FOR AMENDMENT (Please name):

Southwest Area

EXISTING DESIGNATION(S): EDR-RC

PROPOSED DESIGNATION(S): MDR, HDR, CR

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

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

GENERAL PLAN AMENDMENT NO. 954 and CHANGE OF ZONE NO. 7739 – Intent to Adopt a Mitigated Negative Declaration – Applicant: MDMG Inc. – Engineer/Representative: MDMG Inc. – Third/Third Supervisorial District - Rancho California Zoning Area - Southwest Area Plan: Rural Community: Estate Density Residential (RC-EDR) (2 Acre Minimum Lot Size) – Location: Northerly of Benton Road, easterly of Washington Street, southerly of Yates Road, westerly of Lake Skinner Recreational Area – 53.94 Gross Acres - Zoning: Light Agriculture - 5 Acre Minimum Lot Size (A-1-5) - **REQUEST:** This General Plan Amendment proposes to amend the General Plan Foundation Component of the subject site from Rural Community to Community Development and to amend the land use designation of the subject site from Estate Density Residential (RC-EDR) (2 Acre Minimum Lot Size) within the Highway 79 Policy Area to 20.04 acres of Medium Density Residential (MDR) (2-5 D.U./Ac.) for APN 964-030-007, and a total of 33.89 acres of Medium High Density Residential (MHDR) (5-8 D.U./Ac.) for APN's 964-030-008 and 472-210-003. The Change of Zone proposes to change the zoning for the subject site from Light Agriculture- 5 Acre Minimum (A-1-5) to Planned Residential (R-4).

TIME OF HEARING: **9:00 am** or as soon as possible thereafter
SEPTEMBER 17, 2014
RIVERSIDE COUNTY ADMINISTRATIVE CENTER
BOARD CHAMBERS, 1ST FLOOR
4080 LEMON STREET
RIVERSIDE, CA 92501

For further information regarding this project, please contact Project Planner, Matt Straite, at 951-955-8631 or email mstraite@rctlma.org or go to the County Planning Department's Planning Commission agenda web page at <http://planning.rctlma.org/PublicHearings.aspx>.

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

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

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

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

PROPERTY OWNERS CERTIFICATION FORM

I Matt Straite, certify that on July 21, 2014
the attached property owners list was prepared by Planning
APN(s) or case numbers GPA 00954
for Company or Individual's Name PLANNING DEPARTMENT
Distance Buffered 800'

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

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

NAME: Matt Straite

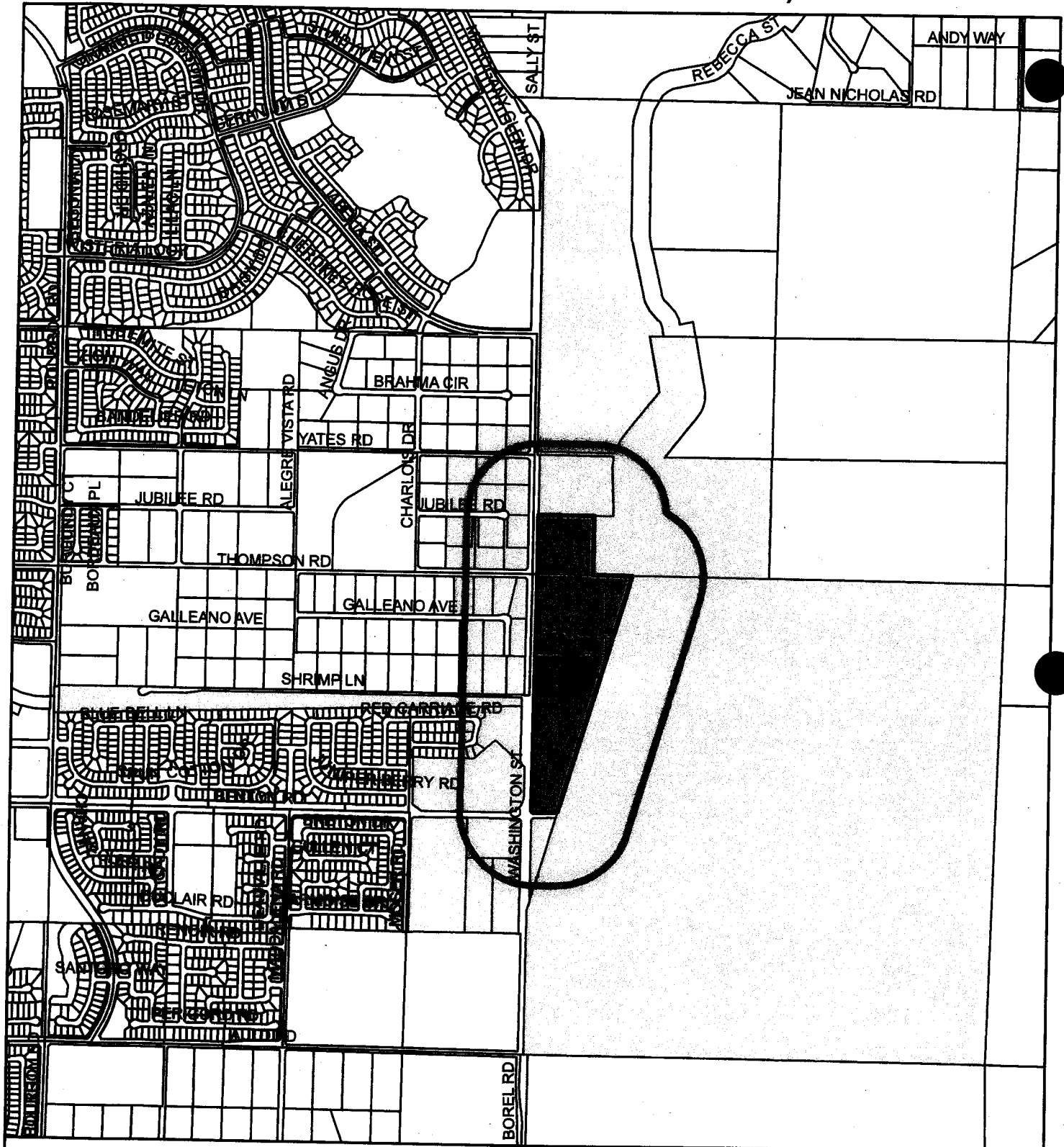
TITLE: Planner





ADDRESS: 4080 Lemon Street, 12th Floor, Riverside CA 92501

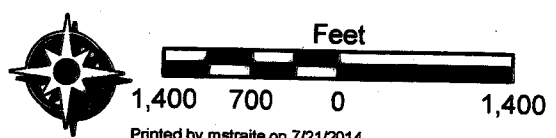
TELEPHONE: 586 31

checked by matt
E+P 1/2/15

GPA00954 (800 Foot Buffer)



-  Case Owner Buffer
-  Case Boundary
-  Parcel Boundaries
-  Surrounding Owner Parcels



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

HERESA M KEENER
38990 BELLA VISTA RD
TEMECULA, CA. 92592

KGB PROP
9890 CHERRY AVE
FONTANA, CA. 92335

JAMES WARREN KOCH
32927 FIELD VIEW RD
WINCHESTER, CA. 92596

ALAN LARSEN
P O BOX 1311
TEMECULA, CA. 92593

SHUN HSING LU
12 VILLAGER
IRVINE, CA. 92602

DEL GENE LUESHEN
32946 FIELD VIEW RD
WINCHESTER, CA. 92596

MICHAEL R MCCABE
140 W PARK AVE NO 217
EL CAJON, CA. 92020

MWD
C/O ASSEST MANAGEMENT
P O BOX 54153
LOS ANGELES, CA. 90054

GEORGIA MAE NICOLAS
36657 WASHINGTON AVE
WINCHESTER, CA. 92596

STEVEN NULL
32916 RED CARRIAGE RD
WINCHESTER, CA. 92596

NORMAN T QUEEN
32914 FIELD VIEW RD
WINCHESTER, CA. 92596

DOMINIQUE REBOYA
32932 RED CARRIAGE RD
WINCHESTER, CA. 92596

RIVERSIDE COUNTY FLOOD CONT
1995 MARKET ST
RIVERSIDE, CA. 92501

DALE A SELLERS
P O BOX 67
29 PALMS, CA. 92277

BARRY F SIMMONS
32900 RED CARRIAGE RD
WINCHESTER, CA. 92596

EDISON T SO
C/O SO SELU TRUST
P O BOX 173231
ARLINGTON, TX. 76003

TEMECULA VALLEY UNIFIED SCHOOL DIST
31350 RANCHO VISTA RD
TEMECULA, CA. 92592

KEVIN LANE TERRY
32998 GALLEANO AVE
WINCHESTER, CA. 92596

ANGELOS THEODOSSIS
27791 GOLDEN RIDGE LN
SAN JUAN CAPO, CA. 92675

VALLEY WIDE REC & PARK DIST
P O BOX 907
SAN JACINTO, CA. 92581

MICHAEL VERHAGEN
32911 FIELD VIEW RD
WINCHESTER, CA. 92596

ALPH WADE ANDERSON
32876 SHRIMP LN
WINCHESTER, CA. 92596

BENTON & WASHINGTON
19725 FALCON RIDGE LN
NORTHRIDGE, CA. 91326

CHRISTOPHER OWEN BROWN
32948 RED CARRIAGE RD
WINCHESTER, CA. 92596

RALUNJENO S DAVENPORT
32943 FIELD VIEW RD
WINCHESTER, CA. 92596

VIR PRABHU DHALLA
4343 MARKET ST
RIVERSIDE, CA. 92501

SUZANNE ENDERUD
P O BOX 893550
TEMECULA, CA. 92589

CANDACE D POWERS ERCOLI
38595 MARACAIBO CIR W
PALM SPRINGS, CA. 92264

FRENCH VALLEY BOAT & R V STORAGE
C/O WILLIAM DALTON
41911 5TH ST STE 300
TEMECULA, CA. 92590

FVS PARTNERS
C/O ENTREPRENEURIAL CORP GROUP
4100 NEWPORT PL STE 400
NEWPORT BEACH, CA. 92660

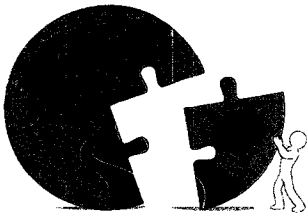
CHRISTOPHER S GRAFTON
32897 RED CARRIAGE RD
WINCHESTER, CA. 92596

JERRY WAYNE HANKINS
32938 GALLEANO AVE
WINCHESTER, CA. 92596

JBL INV INC
C/O ALLEN SU
P O BOX 173231
ARLINGTON, TX. 76003

GARY H JOHNSTON
32978 GALLEANO AVE
WINCHESTER, CA. 92596

ERICH JOSEPHS
444 W OCEAN BLV STE 1508
LONG BEACH, CA. 90802



RIVERSIDE COUNTY PLANNING DEPARTMENT

Juan C. Perez
Interim Planning Director

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

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

38686 El Cerrito Road
Palm Desert, California 92211

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

GPA 00954/CZ 007739
Project Title/Case Numbers

Matt Straite
County Contact Person

951-955-8631
Phone Number

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

MDMG INC
Project Applicant

41635 Enterprise Circle N. Temecula, 92590
Address

The project is located north of Benton Road, south of Yates Road, east of Washington Street and west of the Lake Skinner Recreation Area.
Project Location

General Plan Amendment No. 954 proposes to change the Foundation Component from Rural Community (RC) to Community Development (CD) and to amend the General Plan Land Use designation from Estate Density Residential (EDR) (2 acre minimum lot size) to 20.04 acres of Medium Density Residential (MDR) (2-5 du/ac) for APN 964-030-007, and a total of 33.89 acres of Medium High Density Residential (MHDR) (5-8 du/ac) for APN's 964-030-008 and 472-210-003. The application was submitted during the permitted period to request foundation changes. Change of Zone No. 7739 proposes to change the zoning for the subject site from Light Agriculture- 5 Acre Minimum (A-1-5) to Planned Residential (R-4).
Project Description

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

1. The project WILL NOT have a significant effect on the environment.
2. A Negative Declaration was prepared for the project pursuant to the provisions of the California Environmental Quality Act (\$2,181.25 + \$50.00) and reflect the independent judgment of the Lead Agency.
3. Mitigation measures WERE made a requirement of the project.
4. A Mitigation Monitoring and Reporting Plan/Program WAS adopted.
5. A statement of Overriding Considerations WAS NOT adopted for the project.
6. Findings were made pursuant to the provisions of CEQA.

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

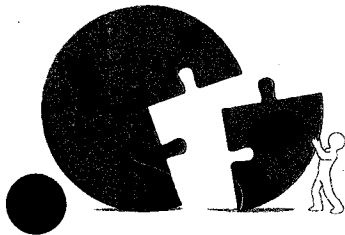
Signature

Title

Date

Date Received for Filing and Posting at OPR: _____

FOR COUNTY CLERK'S USE ONLY



Juan C. Perez
Interim Planning Director

RIVERSIDE COUNTY PLANNING DEPARTMENT

MITIGATED NEGATIVE DECLARATION

Project/Case Number: GPA954 and CZ7739

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

PROJECT DESCRIPTION, LOCATION (see Environmental Assessment).

COMPLETED/REVIEWED BY:

By: Matt Straite Title: Project Planner Date: July 24, 2014

Applicant/Project Sponsor: MDMG INC. Date Submitted: February 13, 2008

ADOPTED BY: Board of Supervisors

Person Verifying Adoption: _____ Date: _____

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

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

For additional information, please contact Matt Straite at 951-955-8631.

Revised: 8/12/14

Y:\Planning Case Files-Riverside office\GPA00954\DH-PC-BOS Hearings\DH-PC\Negative Declaration GPA00954.docx

Please charge deposit fee case#: ZEA41782 ZCFG05313

FOR COUNTY CLERK'S USE ONLY

COUNTY OF RIVERSIDE
SPECIALIZED DEPARTMENT RECEIPT
Permit Assistance Center

* REPRINTED * R1408571

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: TOBIN REAL ESTATE INC. \$2,181.25
paid by: CK 221
paid towards: CFG05131 CALIF FISH & GAME: DOC FEE
CALIFORNIA FISH AND GAME FOR EA41782
at parcel #: 33050 THOMPSON RD WINC
appl type: CFG3

By MGARDNER Aug 08, 2014 15:53
posting date Aug 08, 2014

Account Code	Description	Amount
658353120100208100	CF&G TRUST	\$2,181.25

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

Additional info at www.rctlma.org

COUNTY OF RIVERSIDE
SPECIALIZED DEPARTMENT RECEIPT
Permit Assistance Center

J* REPRINTED * T0800901

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

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

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

Received from: TOBIN REAL ESTATE INC. \$64.00
paid by: CK 1675
CALIFORNIA FISH AND GAME FOR EA41782
paid towards: CFG05131 CALIF FISH & GAME: DOC FEE
at parcel: 33050 THOMPSON RD WINC
appl type: CFG3

By _____ Feb 14, 2008 15:16
WCHEN posting date Feb 14, 2008

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

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

PROPERTY OWNERS CERTIFICATION FORM

I Matt Straite, certify that on July 21, 2014
the attached property owners list was prepared by Planning
APN(s) or case numbers GPA 00954
for Company or Individual's Name PLANNING DEPARTMENT
Distance Buffered 800'

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

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

NAME: Matt Straite

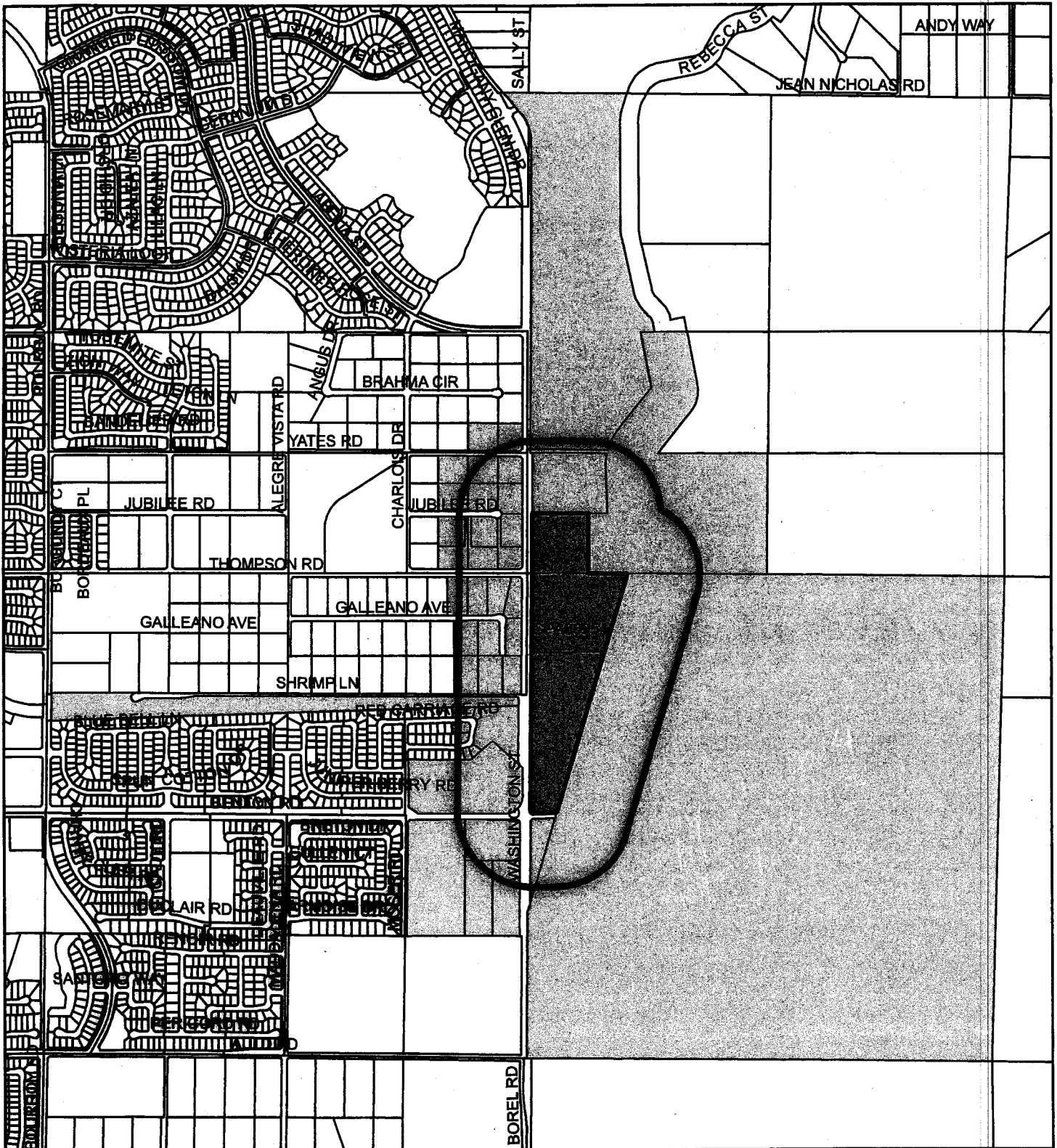
TITLE: Planner

ADDRESS: 4080 Lemon Street, 12th Floor, Riverside CA 92501

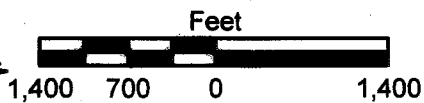
TELEPHONE: 586 31

*checked by matt
LHP 1/24/15*

GPA00954 (800 Foot Buffer)



-  Case Owner Buffer
-  Case Boundary
-  Parcel Boundaries
-  Surrounding Owner Parcels



Printed by mstrait on 7/21/2014

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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

October 10, 2014

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

E-MAIL: legals@pe.com
FAX: (951) 368-9018

RE: NOTICE OF PUBLIC HEARING: GPA 954 and ZC 7739

To Whom It May Concern:

Attached is a copy for publication in your newspaper for **One (1) time on Wednesday, October 15, 2014.**

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

Your invoice must be submitted to this office, **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,

Cecilia Gil

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

Printed at: 10:22 am
 on: Friday, Oct 10, 2014
 Ad #: 0009978144
 Order Taker: kgribbin

THE PRESS-ENTERPRISE

Classified Advertising
Receipt

1825 Chicago Ave, Suite 100
 Riverside, CA 92507
 (951) 684-1200
 (800) 514-7253
 (951) 368-9018 Fax

Date	Payment #	Type	Card Holder	Exp.	Approval	Amount
Total Payments:						

Account Information

Phone #: 951-955-1066
 Name: BOARD OF SUPERVISORS
 Address: COUNTY OF RIVERSIDE, P.O. BOX 1147,
 RIVERSIDE, CA 92502
 USA

Account #: 1100141323
 Client:
 Placed By: CECILIA GIL
 Fax #:

Ad Information

Placement: Legal Liner PE P2W Riverside P2W
 Publication: PE Riverside, PE.com

Start Date: 10/15/2014
 Stop Date: 10/15/2014
 Insertions: 1 print / 1 online

Rate code: County Ad Lgl-PE-LGL PE County-Legal
 Ad type: C Legal

Size: 2.0 X 77 Li
 Bill Size: 154.00

Amount Due: **\$223.30**

Gross price: \$223.30
 Net price: \$223.30
 Total Payments: \$0.00
 Amount Due: **\$223.30**

Ad Copy:

NOTICE OF PUBLIC HEARING BEFORE THE BOARD OF SUPERVISORS OF RIVERSIDE COUNTY ON A CHANGE OF ZONE AND GENERAL PLAN AMENDMENT, 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, November 4, 2014 at 10:30 A.M.** or as soon as possible thereafter, to consider the application submitted by MDMG Inc., on **Change of Zone No. 7739** which proposes to change the zone from Light Agriculture - 5 Acre Minimum (A-1-5) to Planned Residential (R-4), or such other zones as the Board may find appropriate; and, **General Plan Amendment No. 954**, which proposes to amend the land use from Rural Community to Community Development and the Estate Density Residential (EDR) (2 Acre Minimum Lot Size) to Medium High Density Residential (MHDR) (5-8 D.U./Ac.) ("the project"). The project is located northerly of Benton Road, easterly of Washington Street, southerly of Yates Road, westerly of Lake Skinner Recreational Area in the Rancho California Zoning Area - Southwest Area Plan, Third Supervisorial District.

The Planning Commission recommended that the Board of Supervisors approve the project and adopt a Mitigated Negative Declaration for **Environmental Assessment No. 41782**.

The project case file may be viewed from the date of this notice until the public hearing, Monday through Friday, 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, 12th Floor, Riverside, California 92501.

FOR FURTHER INFORMATION REGARDING THIS PROJECT, PLEASE CONTACT MATT STRAITE, PROJECT PLANNER, AT (951) 955-8631 OR EMAIL mstrait@rcplma.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: October 10, 2014
 Kecia Harper-Ihem, Clerk of the Board
 By: Cecilia Gil, Board Assistant 10/15



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

October 10, 2014

THE CALIFORNIAN
ATTN: LEGALS
P.O. BOX 120191
TEMECULA, CA 92590

FAX: (951) 699-1467
E-MAIL: LegalsSWRiverside@UTSanDiego.com

RE: NOTICE OF PUBLIC HEARING: GPA 954 and ZC 7739

To Whom It May Concern:

Attached is a copy for publication in your newspaper for **One (1) time on Wednesday, October 15, 2014.**

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

Your invoice must be submitted to this office, 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,

Cecilia Gil

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

NOTICE OF PUBLIC HEARING BEFORE THE BOARD OF SUPERVISORS OF RIVERSIDE COUNTY ON A CHANGE OF ZONE AND A GENERAL PLAN AMENDMENT, THIRD SUPERVISORIAL DISTRICT AND NOTICE OF INTENT TO ADOPT A MITIGATED NEGATIVE DECLARATION.

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The Planning Commission recommended that the Board of Supervisors approve the project and adopt a Mitigated Negative Declaration for Environmental Assessment No. 41782.

The project case file may be viewed from the date of this notice until the public hearing, Monday through Friday, 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, 12th Floor, Riverside, California 92501.

FOR FURTHER INFORMATION REGARDING THIS PROJECT, PLEASE CONTACT MATT STRALTE, PROJECT PLANNER, AT (951) 965-9681 OR EMAIL: mstralte@rcplanning.org

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

Dated: October 10, 2014. Kacia Harper-Ithem, Clerk of the Board
 By: Cecilia Gil, Board Assistant
 Published: 10/10/14 106763296

Product	Zone	Placement
UTSandDiego Mobile	Digital	NC Legals
UTSandDiego Online	Digital	NC Legals
UTSandDiego Print	CAL	NC Legals

Position	Start Date	End Date
NCT Legals	10/15/2014	10/15/2014
NCT Legals	10/15/2014	10/15/2014
NCT Legals	10/15/2014	10/15/2014

Insertions
1
1
1

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 October 10, 2014, I forwarded to Riverside County Clerk & Recorder's Office a copy of the following document:

NOTICE OF PUBLIC HEARING

ZC 7739 and GPA 954

to be posted in the office of the County Clerk at 2724 Gateway Drive, Riverside, California 92507.

Board Agenda Date: November 4, 2014 @ 10:30 A.M.

SIGNATURE: Cecilia Gil DATE: October 10, 2014
Cecilia Gil

Gil, Cecilia

From: Kennemer, Bonnie <bkenname@asrckrec.com>
Sent: Friday, October 10, 2014 9:38 AM
To: Gil, Cecilia; Buie, Tammie; Garrett, Nancy; Meyer, Mary Ann
Subject: RE: FOR POSTING: GPA 954 ZC 7739

Good Morning,

Your notice has been received and will be posted today.

Thank you,
Bonnie

From: Gil, Cecilia [<mailto:CCGIL@rcbos.org>]
Sent: Friday, October 10, 2014 9:31 AM
To: Buie, Tammie; Garrett, Nancy; Kennemer, Bonnie; Meyer, Mary Ann
Subject: FOR POSTING: GPA 954 ZC 7739

Good morning! Notice of Public Hearing for POSTING. Please confirm. THANK YOU!

Cecilia Gil
Board Assistant
Clerk of the Board
951-955-8464
MS# 1010

NOTICE OF PUBLIC HEARING BEFORE THE BOARD OF SUPERVISORS OF RIVERSIDE COUNTY ON A CHANGE OF ZONE AND A GENERAL PLAN AMENDMENT, THIRD SUPERVISORIAL DISTRICT AND NOTICE OF INTENT TO ADOPT A MITIGATED NEGATIVE DECLARATION

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The Planning Commission recommended that the Board of Supervisors approve the project and adopt a Mitigated Negative Declaration for **Environmental Assessment No. 41782**.

The project case file may be viewed from the date of this notice until the public hearing, Monday through Friday, 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, 12th Floor, Riverside, California 92501.

FOR FURTHER INFORMATION REGARDING THIS PROJECT, PLEASE CONTACT MATT STRAITE, PROJECT PLANNER, AT (951) 955-8631 OR EMAIL mstraite@rctlma.org.

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

Dated: October 10, 2014

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

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 County of Riverside, do hereby certify that I am
(NAME and TITLE)
not a party to the within action or proceeding; that on October 10, 2014, I mailed a
copy of the following document:

NOTICE OF PUBLIC HEARING

ZC 7739 and GPA 954

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: November 4, 2014 @ 10:30 AM

SIGNATURE: Cecilia Gil DATE: October 10, 2014
Cecilia Gil



GPA00954

RALPH WADE ANDERSON
32876 SHRIMP LN
WINCHESTER, CA. 92596

BENTON & WASHINGTON
19725 FALCON RIDGE LN
NORTHRIDGE, CA. 91326

CHRISTOPHER OWEN BROWN
32948 RED CARRIAGE RD
WINCHESTER, CA. 92596

RALUNJENO S DAVENPORT
32943 FIELD VIEW RD
WINCHESTER, CA. 92596

VIR PRABHU DHALLA
4343 MARKET ST
RIVERSIDE, CA. 92501

SUZANNE ENDERUD
P O BOX 893550
TEMECULA, CA. 92589

CANDACE D POWERS ERCOLI
38595 MARACAIBO CIR W
PALM SPRINGS, CA. 92264

FRENCH VALLEY BOAT & R V STORAGE
C/O WILLIAM DALTON
41911 5TH ST STE 300
TEMECULA, CA. 92590

FVS PARTNERS
C/O ENTREPRENEURIAL CORP GROUP
4100 NEWPORT PL STE 400
NEWPORT BEACH, CA. 92660

CHRISTOPHER S GRAFTON
32897 RED CARRIAGE RD
WINCHESTER, CA. 92596

JERRY WAYNE HANKINS
32938 GALLEANO AVE
WINCHESTER, CA. 92596

JBL INV INC
C/O ALLEN SU
P O BOX 173231
ARLINGTON, TX. 76003

GARY H JOHNSTON
32978 GALLEANO AVE
WINCHESTER, CA. 92596

ERICH JOSEPHS
444 W OCEAN BLV STE 1508
LONG BEACH, CA. 90802





GPA00954

THERESA M KEENER
38990 BELLA VISTA RD
TEMECULA, CA. 92592

KGB PROP
9890 CHERRY AVE
FONTANA, CA. 92335

JAMES WARREN KOCH
32927 FIELD VIEW RD
WINCHESTER, CA. 92596

ALAN LARSEN
P O BOX 1311
TEMECULA, CA. 92593

SHUN HSING LU
12 VILLAGER
IRVINE, CA. 92602

DEL GENE LUESHEN
32946 FIELD VIEW RD
WINCHESTER, CA. 92596

MICHAEL R MCCABE
140 W PARK AVE NO 217
EL CAJON, CA. 92020

MWD
C/O ASSEST MANAGEMENT
P O BOX 54153
LOS ANGELES, CA. 90054

GEORGIA MAE NICOLAS
36657 WASHINGTON AVE
WINCHESTER, CA. 92596

STEVEN NULL
32916 RED CARRIAGE RD
WINCHESTER, CA. 92596

NORMAN T QUEEN
32914 FIELD VIEW RD
WINCHESTER, CA. 92596

DOMINIQUE REBOYA
32932 RED CARRIAGE RD
WINCHESTER, CA. 92596

RIVERSIDE COUNTY FLOOD CONT
1995 MARKET ST
RIVERSIDE, CA. 92501

DALE A SELLERS
P O BOX 67
29 PALMS, CA. 92277



GPA00954

BARRY F SIMMONS
32900 RED CARRIAGE RD
WINCHESTER, CA. 92596

EDISON T SO
C/O SO SELU TRUST
P O BOX 173231
ARLINGTON, TX. 76003

TEMECULA VALLEY UNIFIED SCHOOL DIST
31350 RANCHO VISTA RD
TEMECULA, CA. 92592

KEVIN LANE TERRY
32998 GALLEANO AVE
WINCHESTER, CA. 92596

ANGELOS THEODOSSIS
27791 GOLDEN RIDGE LN
SAN JUAN CAPO, CA. 92675

VALLEY WIDE REC & PARK DIST
P O BOX 907
SAN JACINTO, CA. 92581

MICHAEL VERHAGEN
32911 FIELD VIEW RD
WINCHESTER, CA. 92596



**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
to Board Rules listed on the reverse side of this form.

SPEAKER'S NAME: Ms Miller

Address: _____
(only if follow-up mail response requested)

City: _____ **Zip:** _____

Phone #: _____

Date: Nov 4 2014 **Agenda #** 16-2

PLEASE STATE YOUR POSITION BELOW:

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

_____ **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: _____

*oppose regarding to hi medium
estate density at Lake Skinner*

BOARD RULES

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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:

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Power Point Presentations/Printed Material:

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Individual Speaker Limits:

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

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SPEAKER'S NAME: Garry Grant

Address: _____
(only if follow-up mail response requested)

City: Perris **Zip:** _____

Phone #: _____

Date: 11/4/14 **Agenda #** 16-2

PLEASE STATE YOUR POSITION BELOW:

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

_____ **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: Paul Jacobs

BOARD RULES

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

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SPEAKER'S NAME: Paul Jacobs

Address: _____
(only if follow-up mail response requested)

City: Temecula **Zip:** _____

Phone #: _____

Date: 11/4/14 **Agenda #** 16-2

PLEASE STATE YOUR POSITION BELOW:

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

_____ **Support** _____ **Oppose** _____ **Neutral**

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I give my 3 minutes to: _____

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SPEAKER'S NAME: Holmstrom

Address: _____
(only if follow-up mail response requested)

City: _____ **Zip:** _____

Phone #: _____

Date: _____ **Agenda #** Lake Perris
16-2

PLEASE STATE YOUR POSITION BELOW:

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

_____ **Support** _____ **Oppose** _____ **Neutral**

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I give my 3 minutes to: _____

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Request to Speak**

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SPEAKER'S NAME: Larry Markham

Address: 41635 Enterprise Circle N, Ste B
(only if follow-up mail response requested)

City: Tamecula **Zip:** 92590-5614

Phone #: 909 322 8482

Date: 11.4.14 **Agenda #** 16-2

PLEASE STATE YOUR POSITION BELOW:

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

Support **Oppose** **Neutral**

*Answer Questions Only & Respond to
any Public Comments*

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: _____

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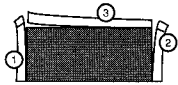
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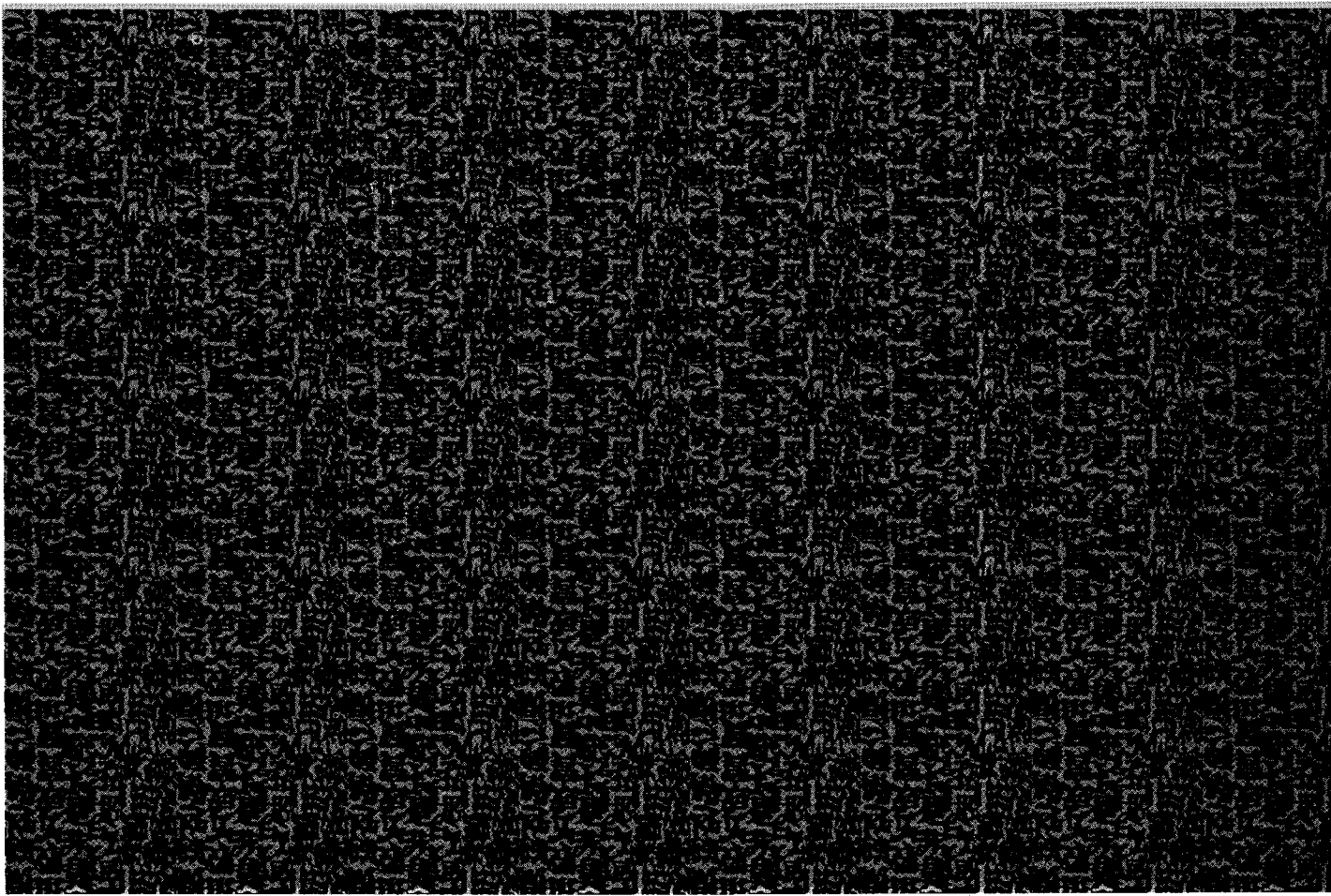
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REMOVE SIDE EDGES FIRST
THEN FOLD AND TEAR THIS STUB ALONG PERFORATION



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

PUBLIC HEARING NOTICE
This may affect your property

+

EDISON T SO
C/O SO SELU TRUST
P O BOX 173231
ARLINGTON, TX. 76003

2014 NOV 10 AM 11:20

CLERK OF RIVERSIDE COUNTY
CLERK / COUNTY OF RIVERSIDE, CA



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NOT DELIVERABLE AS ADDRESSED
UNABLE TO FORWARD

BC: 92502114747 *8634-86474-20

10470301114747

