

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

907 B



FROM: TLMA – Planning Department

SUBMITTAL DATE:
October 6, 2014

SUBJECT: GENERAL PLAN AMENDMENT NO. 945D1, CHANGE OF ZONE NO. 7822 - EA42679, Intent to Adopt a Negative Declaration, Approval of Indemnification Agreement - Applicant: Matthew Fagan Consulting – Engineer/Representative: JMM Consultants – Third/Third Supervisorial District – Rancho California Zoning Area – Southwest Area Plan – Rural: Rural Residential (R:RR) (5 Acre Minimum Lot Size) and Highway 79 Policy Area – Location: Northerly of Mazoe Street, southerly of Auld Road, easterly of Dickson Path and westerly of Maddalena Road – 4.5 Gross Acres – Zoning: Light Agricultural – 5 Acre Minimum Lot Size (A-1-5) – Request: to amend the General Plan Foundation Component of the subject site from Rural to Community Development and to amend the land use designation of the subject site from Rural Residential (R:RR) (5 Acre Minimum Lot Size within the Highway 79 Policy Area to Commercial Retail (CD:CR) (0.20-0.35 Floor Area Ratio). The Change of Zone proposes to amend the zoning designation of the subject site from Light Agriculture, Five Acre Minimum (A-1-5) to General Commercial (C-1/C-P).[\$0]

RECOMMENDED MOTION: That the Board of Supervisors:

- ADOPT** a **NEGATIVE DECLARATION** for **ENVIRONMENTAL ASSESSMENT NO. 42679**, 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,

(Continued on next page)

JCP:lr

Juan C Perez
TLMA Director/Interim Planning Director

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

SOURCE OF FUNDS: Deposit based funds	Budget Adjustment: N/A
	For Fiscal Year: N/A

C.E.O. RECOMMENDATION:

APPROVE

BY Tina Grande

County Executive Office Signature

MINUTES OF THE BOARD OF SUPERVISORS

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, Stone, Benoit and Ashley
Nays: None
Absent: Tavaglione
Date: November 25, 2014
xc: Planning(2), Applicant, Co.Co.

Kecia Harper-Ihem
Clerk of the Board
By: Deputy

Prev. Agn. Ref.:

District: 3/3

Agenda Number:

16-2

FORM APPROVED COUNTY COUNSEL
BY: GREGORY P. PRIAMOS
DATE: 10/16/14

Departmental Concurrence

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

**SUBMITTAL TO THE BOARD OF SUPERVISORS, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA
FORM 11: General Plan Amendment No. 945D1, Change of Zone No. 7822 and Indemnification
Agreement with Mark and Kathy Swannie.**

DATE: October 6, 2014

PAGE: Page 2 of 2

2. **TENTATIVELY APPROVE GENERAL PLAN AMENDMENT NO. 945D1**, amending the Land Use Designation for the subject property from Rural - Rural Residential (R:RR) to Community Development-Commercial Retail (CD:CR) in accordance with the General Plan Land Use Exhibit; based on the findings and conclusions incorporated in the staff report, pending final adoption of the Resolution by the Board of Supervisors ; and,
3. **TENTATIVELY APPROVE CHANGE OF ZONE NO. 7822**, amending the zoning classification for the subject property from Light Agriculture 5 Acre Minimum (A-1-5) to General Commercial (C-1/C-P) in accordance with the Zoning Exhibit, based upon the findings and conclusions incorporated in the staff report, pending final adoption of the Zoning Ordinance by the Board of Supervisors; and,
4. **APPROVE** and authorize the Chairman to execute the attached Indemnification Agreement between the County of Riverside and Mark and Kathy Swannie; and,
5. **AUTHORIZE** the Planning Director or his designee to implement the above referenced Indemnification Agreement on behalf of the County.

BACKGROUND:

Summary

The Project was presented to the Planning Commission for recommendation to the Board on July 16, 2014. During the hearing, a memo was given by staff to the Planning Commission regarding two letters that were received. The first letter was from Endangered Habitats League, which stated a neutral position on the project. The second letter was from the City of Temecula requesting additional analysis. The Planning Commission recommended approval of the project by a vote of 5-0. Since the Planning Commission hearing, staff has met with representatives from the City of Temecula and addressed their concerns.

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 Hearing.

ATTACHMENTS:

- A. **September 30, 2014 Amended Staff Report for the Board of Supervisors**
- B. **July 16, 2014 Planning Commission Agenda Item 3.4 Staff Report**
- C. **July 16, 2014 Memo to Planning Commission with attached letters**
- D. **Indemnification Agreement between the County of Riverside and Mark and Kathy Swannie**

INDEMNIFICATION AGREEMENT

This INDEMNIFICATION AGREEMENT ("Agreement") is made by and between the COUNTY OF RIVERSIDE, a political subdivision of the State of California ("COUNTY"), and Mark K. Swannie and Kathy A. Swannie ("PROPERTY OWNER"), relating to the PROPERTY OWNER'S indemnification of the COUNTY under the terms set forth herein:

WITNESSETH:

WHEREAS, the PROPERTY OWNER has a legal interest in the certain real property described as Assessor's Parcel Number 964-050-006 ("PROPERTY"); and,

WHEREAS, the PROPERTY OWNER filed an application for General Plan Amendment No. 945D1 and Change of Zone No. 7822 ("PROJECT"); and,

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

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

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

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

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

1. **Indemnification.** PROPERTY OWNER, at its own expense, shall defend, indemnify and hold harmless the COUNTY, its agents, officers, and employees from and against any claim, action or proceeding brought against the

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

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

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

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

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

6. ***Notices.*** For all purposes herein, notices shall be effective when personally delivered, delivered by commercial overnight delivery service, or sent by



VALLEY-WIDE RECREATION & PARK DISTRICT
 P.O. Box 907 • 901 W. Esplanade Avenue
 San Jacinto, CA 92581
 (951) 654-1505 - District Office

BOARD OF DIRECTORS
 Larry Minor
 President
 Frank Gorman
 Vice President
 Rose Salgado
 Secretary
 John Bragg
 Director
 Steve Simpson
 Director
 Dean Wetter
 General Manager

November 19, 2014

Kecia Harper-Ihem
 4080 Lemon Street, 1st Floor
 P.O. Box 1147
 Riverside, CA 92502-1147

RE: GPA NO. 945D1 AND CHANGE OF ZONE NO. 7822

Dear Ms. Harper-Ihem:

Valley-Wide Recreation and Park District has reviewed the development packet for the above referenced projects and has no comments at this time. However, when plans are submitted for development, Valley-Wide will provide comments as they relate to the type of development that will be proposed.

Should you have any questions, please feel free to contact me at (951) 654-1505.

Sincerely,

Dean Wetter, General Manager
 Valley-Wide Recreation and Park District

2014 NOV 21 AM 11:40
 RECEIVED RIVERSIDE COUNTY
 DEPT. OF SUPERVISORS

Cc: Larry Ross via email at LRoss@rctlma.org

11/25/14 10-2 2014-11-125072

ENDANGERED HABITATS LEAGUE

ABLE LAND USE



Valley-Wide Recreation and Park District
P. O. Box 907
San Jacinto, CA 92581

November 22, 2014

PA 925; Item 16-4 GPAs 1013, 1014, 1113

(L) appreciates the opportunity to submit

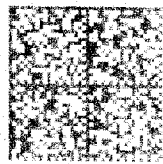
and the apparent addressing of staff's

complex of parcels that now form a Rural
ended despite the absence of an absorption
l is actually needed. At its heart, this
vl, without even the veneer of a community
le dependent and bereft of merit from a
operty is within the sphere of influence of the
ocur via orderly annexation. The potential
ill the more egregious.

for the project are either bogus or simply
the Riverside County Vision, the staff report
ea as rural." By definition then, conversion
ty Foundation is inconsistent with the rural
an development.

umstances. How the preservation of nearby
ment is unclear. And the approval of another
380) might just as well justify the creation of
eparator via denial this request. If the
"sprawl begets sprawl" then Riverside
over the past decades.

Kecia Harper-Ihem
4080 Lemon Street, 1st Floor
P.O. Box 1147
Riverside, CA 92502-1147



02 1P
0000222233
MAILED FROM ZIP CODE 92582
UNITED STATES POSTAL SERVICE
\$ 000.48⁰
NOV 19 2014

92502-1147 8007



2014-11-125074

Date	Reference Number	Description	Product/Zone	Size	Billed Units	Times Run	Rate	Gross Amount	Net Amount
11/13/2014	I09989322-11132014	GPA 945D1 ZC 7822	Press-Enterprise	2 x 78 Li	156	1	1.45	226.20	226.20

Ordered By: Cecilia Gil

2014 NOV 17 PM 12: 22

COUNTY OF RIVERSIDE
 BOARD OF SUPERVISORS

*Planning
 16-2 of 11/25/14
 ZC 7822
 1 hr*

Legal Advertising Invoice

Balance	\$226.20
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Sales Contact Information		Advertiser Information			
Name	Phone	Billing Period	Billed Account Number	Advertiser/Client Number	Advertiser/Client Name
Maria Tinajero	951-368-9225	11/13/2014 - 11/13/2014	1100141323	1100141323	BOARD OF SUPERVISORS

PLEASE DETACH AND RETURN THIS PORTION WITH YOUR REMITTANCE

THE PRESS-ENTERPRISE **PE** com

Legal Advertising Invoice

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BOARD OF SUPERVISORS		
Billing Period	Billed Account Number	Advertiser/Client Number
11/13/2014 - 11/13/2014	1100141323	1100141323
Balance	Invoice Number	Terms Of Payment
\$226.20	I09989322-11132014	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
 POST OFFICE BOX 12009
 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.: GPA 945D1 ZC 7822 /

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:

11/13/2014

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

Date: November 13, 2014
At: Riverside, California



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

Ad Number: 0009989322-01

P.O. Number:

Ad Copy:

NOTICE OF PUBLIC HEARING BEFORE THE BOARD OF SUPERVISORS OF RIVERSIDE COUNTY ON A GENERAL PLAN AMENDMENT AND A CHANGE OF ZONE, THIRD SUPERVISORIAL DISTRICT AND NOTICE OF INTENT TO ADOPT A 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 25, 2014 at 10:30 A.M.** or as soon as possible thereafter, to consider the application submitted by Matthew Fagan Consulting - JMM Consultants on **General Plan Amendment No. 945D1**, which proposes to amend the General Plan Foundation Component of the subject site from Rural to Community Development and to amend the land use designation of the subject site from Rural Residential (R:RR) (5 Acre Minimum Lot Size within the Highway 79 Policy Area to Commercial Retail (CD:CR) (0.20 - 0.35 Floor Area Ratio); and, **Change of Zone No. 7822**, which proposes to change the zoning from Light Agriculture - 5 Acre Minimum (A-1-5) to General Commercial (C-1/C-P), or such other zones as the Board may find appropriate ("the project"). The project is located northerly of Mazoe Street, southerly of Auld Road, easterly of Dickson Path and westerly of Maddalena Road in the Rancho California / Southwest area plan, Third Supervisorial District.

The Planning Commission recommended that the Board of Supervisors approve the project and adopt the Negative Declaration for **Environmental Assessment No. 42679**.

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 LARRY ROSS, PROJECT PLANNER, AT (951) 955-9294 OR EMAIL LROSS@rctfma.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: November 7, 2014
Kecia Harper-Ihem, Clerk of the Board
By: Cecilia Gil, Board Assistant

11/13



11/13/14

Order Confirmation

<u>Ad Order Number</u> 0010882392	<u>Customer</u> RIV CO BOARD OF SUPERVISORS	<u>Payer Customer</u> RIV CO BOARD OF SUPERVISORS	<u>PO Number</u> GPA 945D1 ZC7822
<u>Sales Rep</u> Viars	<u>Customer Account</u> 1219291	<u>Payer Account</u> 1219291	<u>Ordered By</u> CECILIA GIL
<u>Order Taker</u> Viars	<u>Customer Address</u> ATTN: CECILIA GIL RIVERSIDE CA 925021147 USA	<u>Payer Address</u> ATTN: CECILIA GIL RIVERSIDE CA 925021147 USA	<u>Customer Fax</u>
<u>Order Source</u>	<u>Customer Phone</u> (951) 955-1060	<u>Payer Phone</u> (951) 955-1060	<u>Customer Email</u> ccgil@rbos.org

<u>Tear Sheets</u>	<u>Proofs</u>	<u>Affidavits</u>	<u>Blind Box</u>	<u>Payment Method</u>	<u>Payment Amount</u>	<u>Amount Due</u>
0	0	0		Invoice	\$0.00	300.48
<u>Net Amount</u>		<u>Total Amount</u>				
\$300.48		\$300.48				

Planning
10-2 of 11/25/14
207822

02:21 PM 6/1/2014 1102

REGISTRAR OF SUPERVISORS

**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

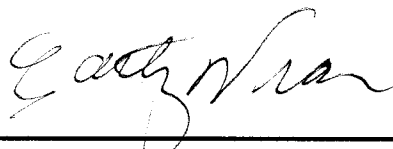
THE CALIFORNIAN
An Edition of the UT San Diego

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:

November 13TH, 2014

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

Dated at TEMECULA, California, this
13TH day of November, 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 GENERAL PLAN AMENDMENT AND A CHANGE OF ZONE, THIRD SUPERVISORIAL DISTRICT AND NOTICE OF INTENT TO ADOPT A NEGATIVE DECLARATION

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The Planning Commission recommended that the Board of Supervisors approve the project and adopt the Negative Declaration for Environmental Assessment No. 42679.

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FOR FURTHER INFORMATION REGARDING THIS PROJECT, PLEASE CONTACT LARRY ROSS, PROJECT PLANNER, AT (951) 955-9294 OR EMAIL LROSS@rcfima.org.

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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: November 7, 2014
Kecia Harper-Ihem, Clerk of the Board
By: Cecilia Gil, Board Assistant

Pub: 11/13/14 10882392C

2014 NOV 17 PM 12:20
RECEIVED RIVERSIDE COUNTY
CLERK / BOARD OF SUPERVISORS

Agenda Item No.: 3.4
Area Plan: Southwest
Zoning Area: Rancho California
Supervisory District: Third/Third
Project Planner: Larry Ross
Planning Commission: July 16, 2014

GENERAL PLAN AMENDMENT NO. 945D1
CHANGE OF ZONE NO. 7822
Environmental Assessment No. 42679
Applicant: Mathew Fagan Consulting Services
Engineer/Representative: JMM Consultants

COUNTY OF RIVERSIDE PLANNING DEPARTMENT STAFF REPORT

PROJECT DESCRIPTION AND LOCATION:

General Plan Amendment No. 945D1 proposes to amend the General Plan Foundation Component of the subject site from Rural (R) to Community Development (CD) and to amend the General Plan Land Use designation of the subject site from Rural Residential (R: RR) (5 Acre Minimum Lot Size) within the Highway 79 Policy Area to Commercial Retail (CD-CR) (0.20-0.35 Floor Area Ratio).

Change of Zone No. 7822 proposes to change the zoning on the 4.5 acre site from Light Agriculture 5 Acre Minimum (A-1-5) to General Commercial (C-1/C-P).

The project is located in the Southwest Area Plan, more specifically on the southeast corner Auld Road and Dickson Path, westerly of Maddalena Road, North of Mazoe Street.

BACKGROUND:

The project is requesting a Foundation Level change. The application was submitted February 13, 2008. The application for the change was submitted during the permitted window in 2008 and is therefore consistent with the 'Certainty System' as outlined in the General Plan.

The proposed General Plan Amendment was before the Planning Commission on February 3, 2010 and before the Board of Supervisors on May 25, 2010 as part of the General Plan Initiation process (GPIP). The project was initiated by the Board. Staff recommended denial of the initiation.

The original application, General Plan Amendment No. 945, was an application to change 4 parcels with a total of 20 acres from Rural: Rural Residential 5 acre Minimum (R:RR) to Community Development: Commercial Retail (CD:CR). Staff considered the addition of 20 additional acres to the area plan to be "excessive", but would consider the change of single parcel 4.5 acres to a commercial designation to be reasonable due to the loss of acreage from a realignment of Pourroy Road(see figure below) and that the potentially non-viable 2.5 acre piece of commercial designated property directly adjacent could be merged with the 4.5 acre parcel.

After meetings with staff, the applicant of the 4.5 acre parcel requested to be separated from the other applicants of General Plan Amendment No. 945, and the 4.5 acre parcel was disaggregated from the original application and the case number became General Plan Amendment No. 945D1. The other applicants for the original General Plan Amendment No. 945 are still contemplating their next course of action.

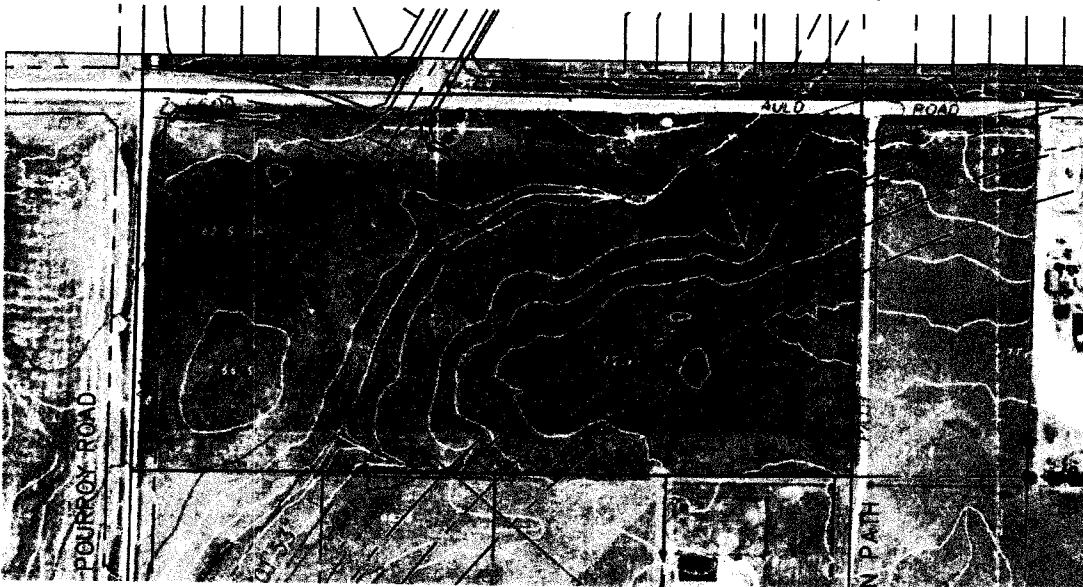
POTENTIAL ISSUES OF CONCERN:

Available Commercial Property

The concern that an ample supply of commercially designed property exists in the area and, in fact, commercial designated property exists adjacent to the project site. The proposed project addresses the

12

loss of commercial property to the west by a road realignment. The realignment divides the commercial property to the west into three parcels, the smallest of which is adjacent to the project site. With the change of the project site designation to commercial, the smaller piece can be combined with the project site that potentially could create a more viable sized parcel for commercial purposes. Currently the parcel to the west and the project site are under common ownership.



SB-18 Tribal Consultation

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.

Highway 79 Policy Area

The current proposal is consistent with the General Plan's Highway 79 Policy Area. The policy area requires that residential development be proposed at 9% below the mid-point of the existing designation due to transportation infrastructure and capacity deficiencies. The proposed project is changing away from residential to Commercial Retail, thus the policy does not apply.

City of Temecula – Letter dated May 19, 2014

The City of Temecula has requested a traffic impact analysis, and specified intersections that they would like to have analyzed. This analysis will occur when a use case or a map case is submitted, but without a use case or a map case any such analysis would be premature. The City did not state its support or opposition to the General Plan Amendment.

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 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. 945D1 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 a Foundation Component- Regular amendment. Further, the Administrative Element of the General Plan explains that an Entitlement/Policy Amendment requires that three findings must be made to justify an Entitlement/Policy Amendment. As the proposed project is changing from one foundation to another, and from one designation to another both sets of findings must be made. The five required findings are:

- 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:

The first required finding per the General Plan Administrative Element explains that proposed change does not involve a change in or conflict with either the Riverside County Vision or any General Plan principal.

No limitation was imposed on the project area within this area plan on the conversion of rural land uses to another use. There is no net increase in the amount of commercial within the area plan due to the change in circumstances because of the road realignment. Therefore, there is no conflict with either the Riverside County Vision or any General Plan principal.

The second required finding per the General Plan Administrative Element states that the proposed change does not involve a change in or conflict with any Foundation Component Designation in the General Plan.

Upon changing the Foundation from Rural to Community Development, the designation change from Rural Residential to Commercial Retail is consistent with Community Development Foundation. Once foundation change to Community Development has been changed, no further changes will be needed and therefore there will not be any conflict with any Foundation Component Designation in the General Plan.

The third required finding per the General Plan Administrative Element states that the proposed amendment would either contribute to the achievement of the purposes of the General Plan or, at a minimum would not be detrimental to them.

One of the main purposes of the General Plan is for the logical development of the County. In LU 23.1 the General Plan states that one of its goals is "accommodate the development of commercial uses in areas appropriately designated by the General Plan and the plan land use maps". The General Plan designated the property to the west as commercial and limited the commercial to the one parcel. However, as a result of the realignment several acres of that commercial designation will be lost to roads and the one parcel will now become three parcels. Because of parking, landscaping, and other operational requirements commercial parcels need to be of certain sizes to be viable. The new parcel created directly adjacent to the project site will be undersized and may be difficult for a commercial use to be located there due to the size constraint. With the designation of the project site to Commercial Retail, this will help negate the loss of commercial acres due to road realignment and merging the parcel to the west and the project site will create a more viable size for a commercial site. Therefore, the project will contribute to the purposes of the General Plan by restoring the original intent of the net commercial acreage in the area which will be reduced as a result of the realignment.

The fourth required finding per the General Plan Administrative Element is that the change would not create an internal inconsistency among the elements of the General Plan.

No limitation was imposed on this area within this area plan on the conversion of rural land uses to another use. There is no net increase in the amount of commercial within the area plan due to the change in circumstances because of the road realignment. Therefore, the project will not create an internal inconsistency among the elements of the General Plan.

The fifth required finding per the General Plan Administrative Element is 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.

The new condition that occurred that was unanticipated during the preparation of the General Plan is the realignment of the road and the impacts that would occur as a result of that realignment. The special circumstance is that the realignment will result in a net loss of commercially designated acreage in the area plan and the potential that the smallest of the three newly created parcels could be non-viable for commercial purposes because of its size. This change justifies modifying the General Plan.

SUMMARY OF FINDINGS:

- | | |
|--|--|
| 1. Existing General Plan Land Use (Ex. #6): | Rural: Rural Residential (R:RR) |
| 2. Surrounding General Plan Land Use (Ex. #6): | Community Development Specific Plan to the north, Rural: Rural Residential (R:RR) to the east and south, Community Development: Commercial Retail (CD:CR) to west. |
| 3. Proposed Zoning (Ex. #3): | General Commercial (C-1/C-P) |
| 4. Surrounding Zoning (Ex. #3): | Specific Plan (SP) to the north, General Commercial (C-1/C-P) to the west, and Light Agriculture 5 Acre Minimum (A-1-5) to the south and east. |
| 5. Existing Land Use (Ex. #1): | Vacant and fallow farmland |
| 6. Surrounding Land Use (Ex. #1): | Vacant to the west and south. Tract homes to the north. Large lot single family to the east. |
| 7. Project Data: | Total Acreage: 4.5 |

8. Environmental Concerns: Total Existing Parcels: 1
See attached environmental assessment

RECOMMENDATIONS:

APPROVAL of the **PLANNING COMMISSION RESOLUTION NO. 2014-05** recommending adoption of General Plan Amendment No. 945D1 to the Riverside County Board of Supervisors;

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

ADOPTION of a **NEGATIVE DECLARATION** for **ENVIRONMENTAL ASSESSMENT NO. 42679**, 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,

APPROVAL of **GENERAL PLAN AMENDMENT NO. 945D1**, amending the Land Use Designation for the subject property from Rural- Rural Residential (R:RR) to Community Development- Commercial Retail (CD:CR) in accordance with the General Plan Land Use Exhibit; based on the findings and conclusions incorporated in the staff report; and, pending final adoption of the General Plan Amendment Resolution by the Board of Supervisors; and,

APPROVAL of **CHANGE OF ZONE NO. 7822**, amending the zoning classification for the subject property from Light Agriculture 5 acre minimum (A-1-5) to General Commercial (C-1/C-P) in accordance with the Zoning Exhibit; based upon the findings and conclusions incorporated in the staff report; and, pending Ordinance adoption by the Board of Supervisors.

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

1. The project site is designated Rural: Rural Residential (R:RR) on the Southwest Area Plan.
2. The project site is surrounded by properties which are designated Community Development Specific Plan to the north, Rural: Rural Residential (R:RR) to the east and south, Community Development: Commercial Retail (CD:CR) to west.
3. As that the required findings for a Foundation Change – Regular and Entitlement/Policy Change are substantially the same in both the Administrative Element of the General Plan and Sections 2.4 and 2.5 of Ordinance No. 348 that the project is consistent with both the General Plan and Ordinance No. 348.
4. The proposed change does not involve a change in or conflict with either the Riverside County Vision or any General Plan principal. No limitation was imposed on the project area within this area plan on the conversion of rural land uses to another use. There is no net increase in the amount of commercial within the area plan due to the change in circumstances because of the road realignment.
5. The proposed change does not involve a change in or conflict with any Foundation Component Designation in the General Plan. Upon changing the Foundation from Rural to Community Development, the designation change from Rural Residential to Commercial Retail is consistent

with Community Development Foundation. Once foundation change to Community Development has been changed, no further changes will be needed.

6. 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. The project will contribute to the purposes of the General Plan by restoring the original intent of the net commercial acreage in the area which will be reduced as a result of the realignment.
7. The proposed project change would not create an internal inconsistency among the elements of the General Plan. No limitation was imposed on this area within this area plan on the conversion of rural land uses to another use. There is no net increase in the amount of commercial within the area plan due to the change in circumstances because of the road realignment.
8. 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. A new condition that occurred was the proposed realignment of the Pourroy Road road and the impacts that would occur as a result of that realignment. The special circumstance is that the realignment will result in a net loss of commercially designated acreage in the area plan and the potential that the smallest of the three newly created parcels could be non-viable for commercial purposes because of its size.
9. The zoning for the subject site is Light Agriculture 5 Acre Minimum (A-1-5).
10. The project site is surrounded by properties which are zoned Specific Plan (SP) to the north, General Commercial (C-1/C-P) to the west, and Light Agriculture 5 Acre Minimum (A-1-5) to the south and east.
11. This project is not located within a Criteria Area of the Multi-Species Habitat Conservation Plan.
12. This project is located within a CAL FIRE state responsibility area.
13. Fire protection and suppression services will be available for the project site through Riverside County Fire Department.
14. This project is within the City Sphere of Influence of the City of Temecula.
15. Environmental Assessment No. 42679 did not identify any potentially significant impacts.

CONCLUSIONS:

1. The proposed project is in conformance with the proposed Community Development: Commercial Retail Land Use Designation, and with all other elements of the Riverside County General Plan.
2. The proposed project is consistent with the proposed General Commercial (C-1/C-P) zoning classification of Ordinance No. 348, and with all other applicable provisions of Ordinance No. 348.
3. The public's health, safety, and general welfare are protected through project design.
4. The proposed project is compatible with the present and future logical development of the area.

5. The proposed project will not have a significant effect on the environment.
6. The proposed project will not preclude reserve design for the Western Riverside County Multiple Species Habitat Conservation Plan (WRCMSHCP).

INFORMATIONAL ITEMS:

1. As of this writing, no letters, in support or opposition have been received.
2. The project site is not located within:
 - a. A mapped fault zone.
 - b. The Stephens Kangaroo Rat Core Reserve Area; or,
 - c. California Gnatcatcher, Quino Checkerspot Butterfly habitat.
3. The project site is located within:
 - a. The city of Temecula sphere of influence;
 - b. The Stephens Kangaroo Rat Fee Area;
 - c. State Fire Responsibility Area
 - c. The Valley Wide Recreation and Parks District; and,
 - d. A flood zone, and dam inundation area.
4. The subject site is currently designated as Assessor's Parcel Number 964-050-006.

Agenda Item No.:
Area Plan: Southwest
Zoning Area: Rancho California
Supervisory District: Third/Third
Project Planner: Larry Ross
Board of Supervisors: September 9, 2014

GENERAL PLAN AMENDMENT NO. 945D1
CHANGE OF ZONE NO. 7822
Environmental Assessment No. 42679
Applicant: Mathew Fagan Consulting Services
Engineer/Representative: JMM Consultants

COUNTY OF RIVERSIDE PLANNING DEPARTMENT AMENDED STAFF REPORT

PROJECT DESCRIPTION AND LOCATION:

General Plan Amendment No. 945D1 proposes to amend the General Plan Foundation Component of the subject site from Rural (R) to Community Development (CD) and to amend the General Plan Land Use designation of the subject site from Rural Residential (R: RR) (5 Acre Minimum Lot Size) within the Highway 79 Policy Area to Commercial Retail (CD-CR) (0.20-0.35 Floor Area Ratio).

Change of Zone No. 7822 proposes to change the zoning on the 4.5 acre site from Light Agriculture 5 Acre Minimum (A-1-5) to General Commercial (C-1/C-P).

The project is located in the Southwest Area Plan, more specifically on the southeast corner Auld Road and Dickson Path, westerly of Maddalena Road, North of Mazoe Street.

BACKGROUND:

The project is requesting a Foundation Level change. The application was submitted February 13, 2008. The application for the change was submitted during the permitted window in 2008 and is therefore consistent with the 'Certainty System' as outlined in the General Plan.

The proposed General Plan Amendment was before the Planning Commission on February 3, 2010 and before the Board of Supervisors on May 25, 2010 as part of the General Plan Initiation process (GPIP). The project was initiated by the Board.

The original application, General Plan Amendment No. 945, was an application to change 4 parcels with a total of 20 acres from Rural: Rural Residential 5 acre Minimum (R:RR) to Community Development: Commercial Retail (CD:CR). Staff considered the addition of 20 additional acres to the area plan to be "excessive", but would consider the change of single parcel 4.5 acres to a commercial designation to be reasonable due to the loss of acreage from a realignment of Pourroy Road (see figure below) and that the potentially non-viable 2.5 acre piece of commercial designated property directly adjacent could be merged with the 4.5 acre parcel.

After meetings with staff, the applicant of the 4.5 acre parcel requested to be separated from the other applicants of General Plan Amendment No. 945, and the 4.5 acre parcel was disaggregated from the original application and the case number became General Plan Amendment No. 945D1. The other applicants for the original General Plan Amendment No. 945 are still contemplating their next course of action.

FURTHER PLANNING CONSIDERATIONS:

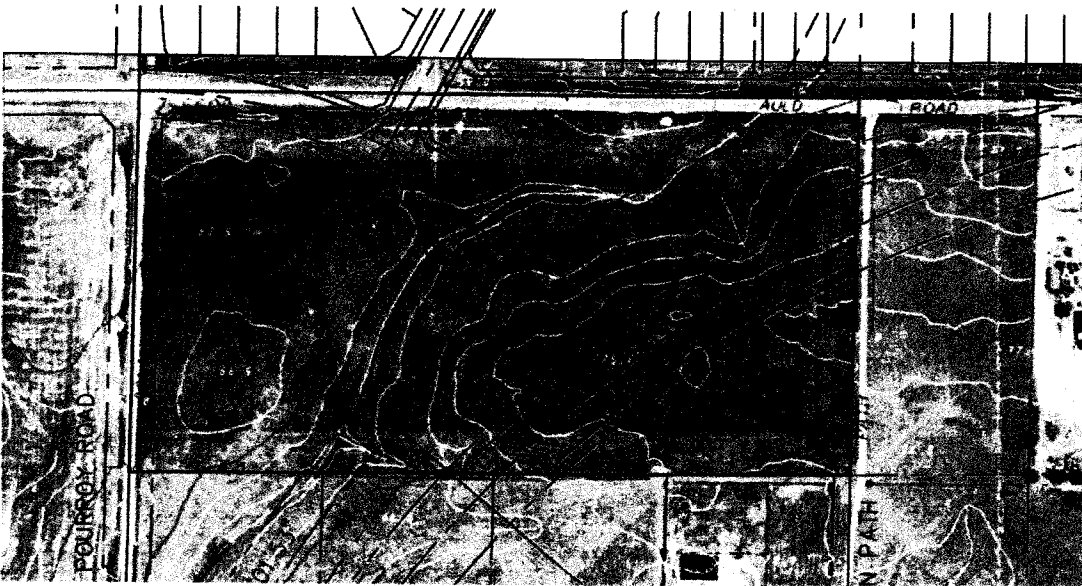
On August 4, 2014, staff met with representatives from the City of Temecula to address their request for more analysis. Staff explained the project in detail and how the "Certainty System" worked in relation to the County's General Plan and that this project was one of the projects that came in during that 45 day window. The City of Temecula representatives said based upon what was discussed, they were fairly

certain that their concerns had been addressed and would let the County know if they continued to have any concerns.

POTENTIAL ISSUES OF CONCERN:

Available Commercial Property

The concern that an ample supply of commercially designed property exists in the area and, in fact, commercial designated property exists adjacent to the project site. The proposed project addresses the loss of commercial property to the west by a road realignment. The realignment divides the commercial property to the west into three parcels, the smallest of which is adjacent to the project site. With the change of the project site designation to commercial, the smaller piece can be combined with the project site that potentially could create a more viable sized parcel for commercial purposes. Currently the parcel to the west and the project site are under common ownership.



SB-18 Tribal Consultation

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.

Highway 79 Policy Area

The current proposal is consistent with the General Plan's Highway 79 Policy Area. The policy area requires that residential development be proposed at 9% below the mid-point of the existing designation due to transportation infrastructure and capacity deficiencies. The proposed project is changing away from residential to Commercial Retail, thus the policy does not apply.

City of Temecula – Letter dated May 19, 2014

The City of Temecula has requested a traffic impact analysis, and specified intersections that they would like to have analyzed. This analysis will occur when a use case or a map case is submitted, but without a use case or a map case any such analysis would be premature. The City did not state its support or opposition to the General Plan Amendment.

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 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. 945D1 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 and Article 2 of Ordinance No. 348 provides that two findings must be made to justify a Foundation Component - Regular amendment. Further, the Administrative Element of the General Plan and Article 2 of Ordinance No. 348 provides that an Entitlement/Policy Amendment requires that three findings must be made to justify an Entitlement/Policy Amendment. As the proposed project is changing from one foundation to another, and from one designation to another both sets of findings must be made. The five required findings are:

- 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:

The first required finding per the General Plan Administrative Element explains that proposed change does not involve a change in or conflict with either the Riverside County Vision or any General Plan principal.

The County's General Plan designates the area adjoining the project site as commercial. The proposed realignment of Pourroy Road will reduce the area's total commercial acres. The proposed project will replace this reduction resulting in a no net change in the amount of commercially designated property in the area. The General Plan's Vision discusses many concepts for 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 Livable Centers portion of the Riverside County Vision states that there be a mix of uses in an area. The commercial designation breaks up the homogeneity of medium density residential to the north and west, and the lower density residential to the east and south and provides a mix of uses. The Employment portion of the Riverside County Vision states that gainful employment is one of the most

basic individual needs, and commercially designated property provides for potential wide variety of employment opportunities for the future. Therefore, there is no conflict with either the Riverside County Vision or any General Plan principal.

The second required finding per the General Plan Administrative Element states that the proposed change does not involve a change in or conflict with any Foundation Component Designation in the General Plan.

Upon changing the Foundation from Rural to Community Development, the designation change from Rural Residential to Commercial Retail is consistent with Community Development Foundation. Once foundation change to Community Development has been changed, no further changes will be needed and therefore there will not be any conflict with any Foundation Component Designation in the General Plan.

The third required finding per the General Plan Administrative Element states that the proposed amendment would either contribute to the achievement of the purposes of the General Plan or, at a minimum would not be detrimental to them.

One of the main purposes of the General Plan is for the logical development of the County. In LU 23.1 the General Plan states that one of its goals is "accommodate the development of commercial uses in areas appropriately designated by the General Plan and the plan land use maps". The General Plan designated the property to the west as commercial and limited the commercial to the one parcel. However, as a result of the realignment several acres of that commercial designation will be lost to roads and the one parcel will now become three parcels. Because of parking, landscaping, and other operational requirements commercial parcels need to be of certain sizes to be viable. The new parcel created directly adjacent to the project site will be undersized and may be difficult for a commercial use to be located there due to the size constraint. With the designation of the project site to Commercial Retail, this will help negate the loss of commercial acres due to road realignment and merging the parcel to the west and the project site will create a more viable size for a commercial site. Therefore, the project will contribute to the purposes of the General Plan by restoring the original intent of the net commercial acreage in the area which will be reduced as a result of the realignment.

The fourth required finding per the General Plan Administrative Element is that the change would not create an internal inconsistency among the elements of the General Plan.

The County General Plan consists of nine elements including, but not limited to, Land Use, Circulation and Multipurpose Open Space. The project has been reviewed against these elements and staff has determined that the project is consistent and causes no internal inconsistency among the elements because the project replaces the commercial acreage lost as a result of the realignment of Pourroy Road and there is no net change in the Commercial designation for the area. Additionally, the project together with the realignment of Pourroy Road reduces the amount of trips generated in the area because the area's commercial designation remains the same while there is a net reduction in its Rural Residential designation. Therefore, the project will not create an internal inconsistency among the elements of the General Plan.

The fifth required finding per the General Plan Administrative Element is 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.

The new condition that occurred that was unanticipated during the preparation of the General Plan is the realignment of the road and the impacts that would occur as a result of that realignment. The special circumstance is that the realignment will result in a net loss of commercially designated acreage in the area plan and the potential that the smallest of the three newly created parcels could be non-viable for commercial purposes because of its size. This change justifies modifying the General Plan.

SUMMARY OF FINDINGS:

1. Existing General Plan Land Use (Ex. #6): Rural: Rural Residential (R:RR)
2. Surrounding General Plan Land Use (Ex. #6): Community Development Specific Plan to the north, Rural: Rural Residential (R:RR) to the east and south, Community Development: Commercial Retail (CD:CR) to west.
3. Proposed Zoning (Ex. #3): General Commercial (C-1/C-P)
4. Surrounding Zoning (Ex. #3): Specific Plan (SP) to the north, General Commercial (C-1/C-P) to the west, and Light Agriculture 5 Acre Minimum (A-1-5) to the south and east.
5. Existing Land Use (Ex. #1): Vacant and fallow farmland
6. Surrounding Land Use (Ex. #1): Vacant to the west and south. Tract homes to the north. Large lot single family to the east.
7. Project Data: Total Acreage: 4.5
Total Existing Parcels: 1
8. Environmental Concerns: See attached environmental assessment

RECOMMENDATIONS:

ADOPT a **NEGATIVE DECLARATION** for **ENVIRONMENTAL ASSESSMENT NO. 42679**, based on the findings incorporated in the initial study and the conclusion that the project will not have a significant effect on the environment; and,

TENTATIVELY APPROVE GENERAL PLAN AMENDMENT NO. 945D1, amending the Land Use Designation for the subject property from Rural- Rural Residential (R:RR) to Community Development-Commercial Retail (CD:CR) in accordance with the General Plan Land Use Exhibit; based on the findings and conclusions incorporated in the staff report; and, pending final adoption of the General Plan Amendment Resolution by the Board of Supervisors; and,

TENTATIVELY APPROVE CHANGE OF ZONE NO. 7822, amending the zoning classification for the subject property from Light Agriculture 5 acre minimum (A-1-5) to General Commercial (C-1/C-P) in accordance with the Zoning Exhibit; based upon the findings and conclusions incorporated in the staff report; and, pending Ordinance adoption by the Board of Supervisors.

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

1. The project site is designated Rural: Rural Residential (R:RR) on the Southwest Area Plan.

2. The project site is surrounded by properties which are designated Community Development Specific Plan to the north, Rural: Rural Residential (R:RR) to the east and south, Community Development: Commercial Retail (CD:CR) to west.
3. As that the required findings for a Foundation Change – Regular and Entitlement/Policy Change are substantially the same in both the Administrative Element of the General Plan and Sections 2.4 and 2.5 of Ordinance No. 348 that the project is consistent with both the General Plan and Ordinance No. 348.
4. The proposed change does not involve a change in or conflict with either the Riverside County Vision or any General Plan principal. The project furthers the Riverside County Vision for Livable Centers by providing a variety of uses in the area. Additionally, the project also furthers the Riverside County Vision for Employment by providing the potential for a variety of employment opportunities for the project site. The project also maintains the vision for the area since no net change in the amount of commercial is proposed beyond what was contemplated in 2003 when the General Plan was adopted.
5. The proposed change does not involve a change in or conflict with any Foundation Component Designation in the General Plan. Upon changing the Foundation from Rural to Community Development, the designation change from Rural Residential to Commercial Retail is consistent with Community Development Foundation. Once foundation change to Community Development has been changed, no further changes will be needed.
6. 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. The project will contribute to the purposes of the General Plan by restoring the original intent of the net commercial acreage in the area which will be reduced as a result of the realignment.
7. The proposed project change would not create an internal inconsistency among the elements of the General Plan. Specifically, the project is consistent with the Land Use element and the Circulation element because there is no net change in the amount of commercial within the Land Use element . Also, the project and the realignment of Pourroy Road reduces the amount of trips generated in the area because the area's commercial designation remains the same while there is a net reduction in its Rural Residential designation. These two factors do not cause an internal inconsistency with Land Use or Circulation elements or other elements of the General Plan.
8. 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. A new condition that occurred was the proposed realignment of the Pourroy Road and the impacts that would occur as a result of that realignment. The special circumstance is that the realignment will result in a net loss of commercially designated acreage in the area plan and the potential that the smallest of the three newly created parcels could be non-viable for commercial purposes because of its size.
9. The zoning for the subject site is Light Agriculture 5 Acre Minimum (A-1-5).
10. The project site is surrounded by properties which are zoned Specific Plan (SP) to the north, General Commercial (C-1/C-P) to the west, and Light Agriculture 5 Acre Minimum (A-1-5) to the south and east.

11. This project is not located within a Criteria Area of the Multi-Species Habitat Conservation Plan.
12. This project is located within a CAL FIRE state responsibility area.
13. Fire protection and suppression services will be available for the project site through Riverside County Fire Department.
14. This project is within the City Sphere of Influence of the City of Temecula.
15. Environmental Assessment No. 42679 did not identify any potentially significant impacts.

CONCLUSIONS:

1. The proposed project is in conformance with the proposed Community Development: Commercial Retail Land Use Designation, and with all other elements of the Riverside County General Plan.
2. The proposed project is consistent with the proposed General Commercial (C-1/C-P) zoning classification of Ordinance No. 348, and with all other applicable provisions of Ordinance No. 348.
3. The public's health, safety, and general welfare are protected through project design.
4. The proposed project is compatible with the present and future logical development of the area.
5. The proposed project will not have a significant effect on the environment.
6. The proposed project will not preclude reserve design for the Western Riverside County Multiple Species Habitat Conservation Plan (WRCMSHCP).

INFORMATIONAL ITEMS:

1. As of this writing, no letters, in support or opposition have been received.
2. The project site is not located within:
 - a. A mapped fault zone.
 - b. The Stephens Kangaroo Rat Core Reserve Area; or,
 - c. California Gnatcatcher, Quino Checkerspot Butterfly habitat.
3. The project site is located within:
 - a. The city of Temecula sphere of influence;
 - b. The Stephens Kangaroo Rat Fee Area;
 - c. State Fire Responsibility Area
 - c. The Valley Wide Recreation and Parks District; and,
 - d. A flood zone, and dam inundation area.
4. The subject site is currently designated as Assessor's Parcel Number 964-050-006.

2
3 **RESOLUTION**
4 **RECOMMENDING ADOPTION OF**
5 **GENERAL PLAN AMENDMENT NO. 2014-005**
6

7 **WHEREAS**, pursuant to the provisions of Government Code Section(s) 65350/65450 et. seq.,
8 public hearings were held before the Riverside County Planning Commission in Riverside, California on
9 July 16, 2014, to consider the above-referenced matter; and,

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

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

17 **BE IT RESOLVED, FOUND, DETERMINED, AND ORDERED** by the Planning
18 Commission of the County of Riverside, in regular session assembled on July 16, 2014, that it has
19 reviewed and considered the environmental document prepared or relied on and recommends the
20 following based on the staff report and the findings and conclusions stated therein:
21

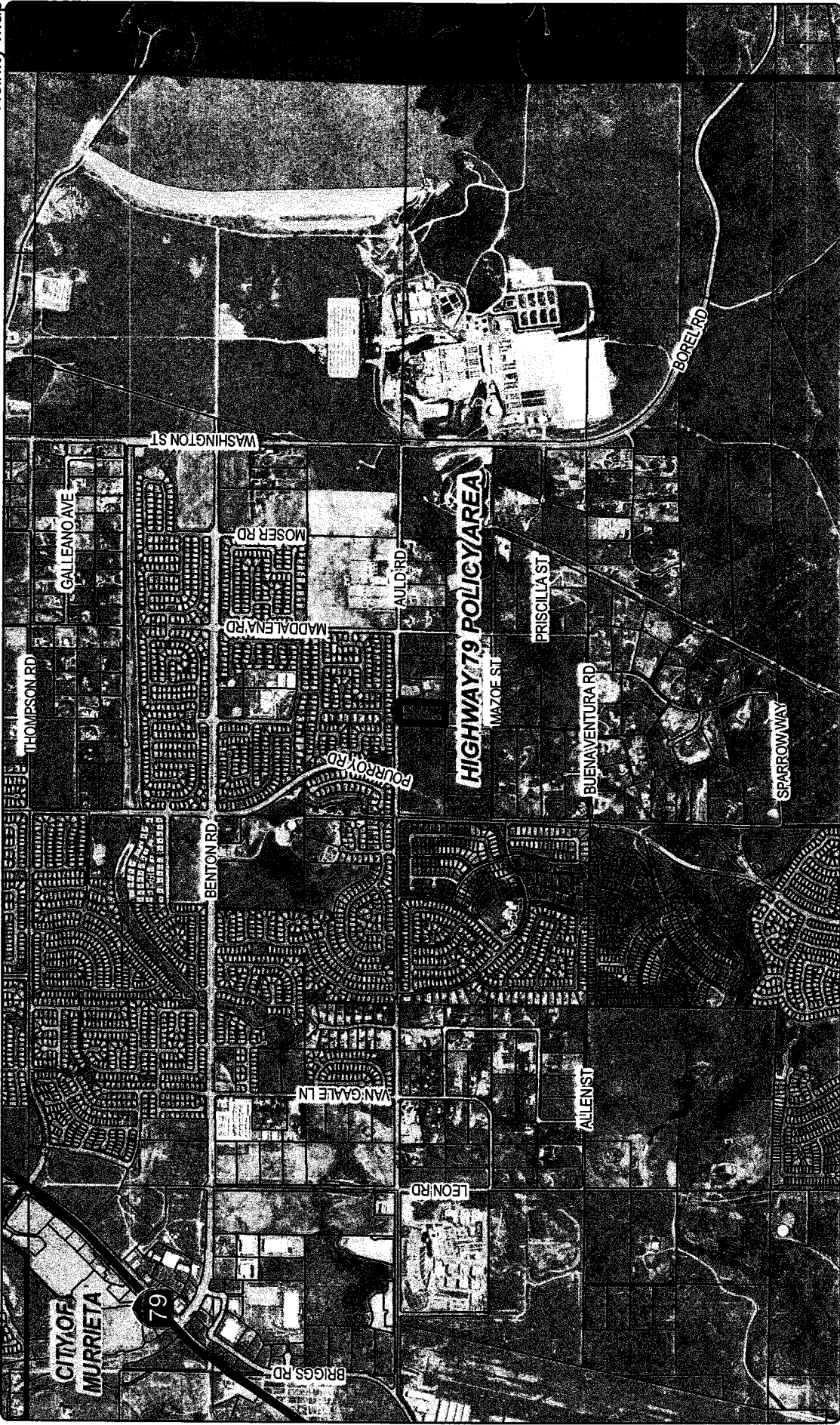
22 **ADOPTION** of the Negative Declaration environmental document, Environmental Assessment
23 No. 42679; and
24

25 **ADOPTION** of General Plan Amendment No. 945D1
26
27
28

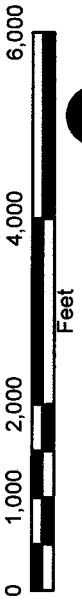
**RIVERSIDE COUNTY PLANNING DEPARTMENT
CZ07822 GPA00945D1
VICINITY/POLICY AREAS**

Supervisor Stone
District 3

Date Drawn: 05/30/2014
Vicinity Map



Assessors Bk. Pg. 964-05-05
Thomas Bros. Pg. 929 E2
Edition 2014



Zoning Area: Rancho California
Township/Range: T7SR2W
Section: 9

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 (Western County), or in Indio at (760) 863-8277 (Eastern County) or website at <http://www.ltrm.ca.gov/riverside.ca.us/index.html>

RIVERSIDE COUNTY PLANNING DEPARTMENT

CZ07822 GPA00945D1

Date Drawn: 05/30/2014

Supervisor Stone
District 3

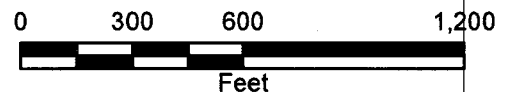
LAND USE

Exhibit 1



Zoning Area: Rancho California
Township/Range: T7SR2W
Section: 9

Assessors Bk. Pg. 964-05-05
Thomas Bros. Pg. 929 E2
Edition 2014



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 (Western County), or in Indio at (760) 863-8277 (Eastern County) or website at <http://www.tlma.co.riverside.ca.us/index.html>

RIVERSIDE COUNTY PLANNING DEPARTMENT

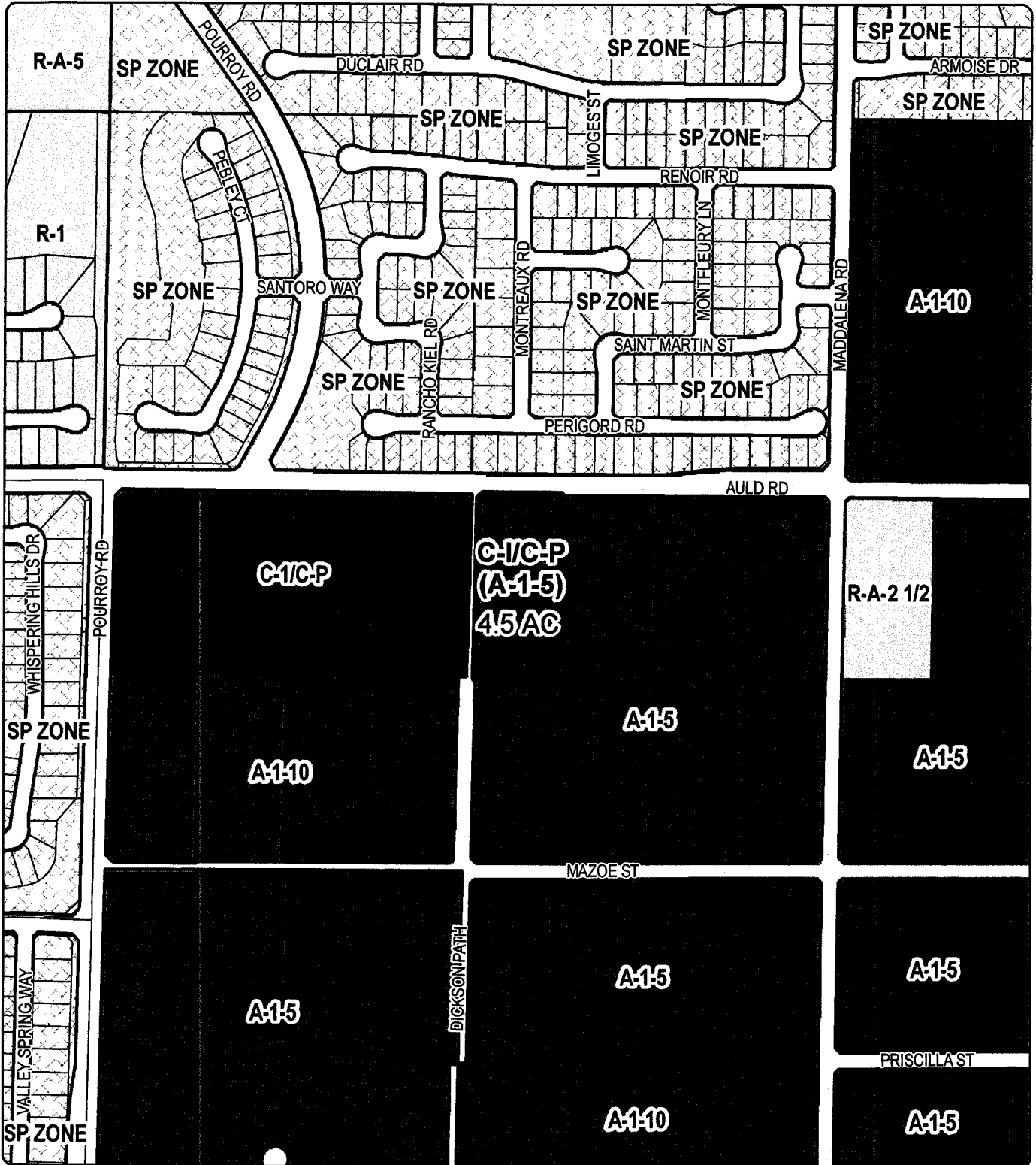
CZ07822 GPA00945D1

PROPOSED ZONING

Supervisor Stone
District 3

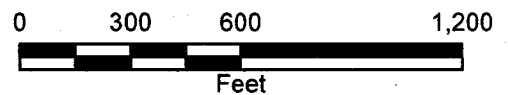
Date Drawn: 05/30/2014

Exhibit 3



Zoning Area: Rancho California
Township/Range: T7SR2W
Section: 9

Assessors Bk. Pg. 964-05-05
Thomas Bros. Pg. 929 E2
Edition 2014



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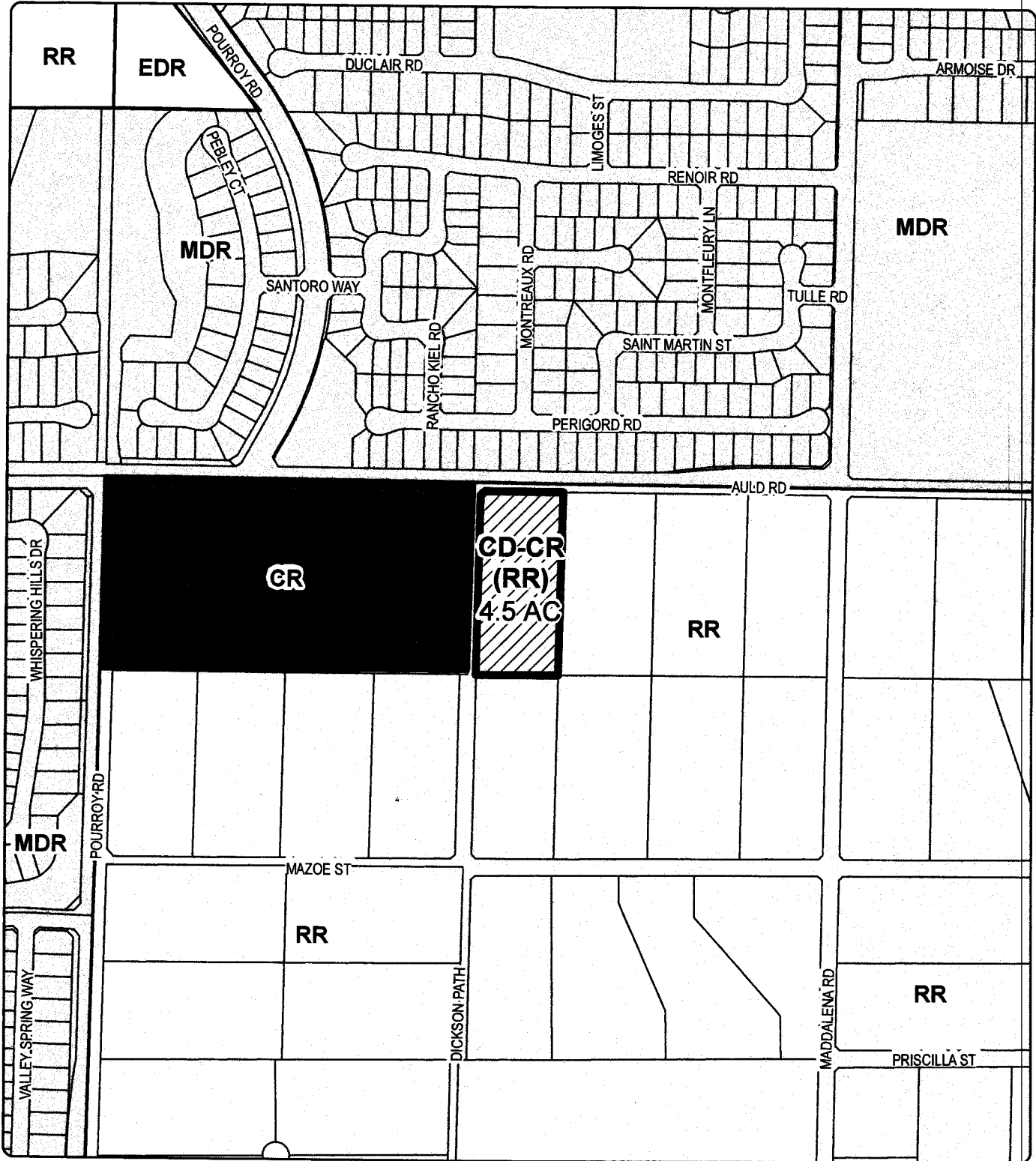
RIVERSIDE COUNTY PLANNING DEPARTMENT

CZ07822 GPA00945D1

PROPOSED GENERAL PLAN

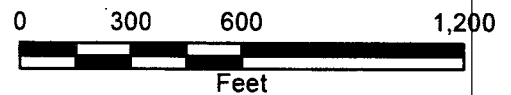
Supervisor Stone
District: 3

Date Drawn: 05/30/2014
Exhibit 6



Zoning Area: Rancho California
Township/Range: T7SR2W
Section: 9

Assessors Bk. Pg. 964-05-05
Thomas Bros. Pg. 929 E2
Edition 2014



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APN 964-050-006
General Plan Amendment and Change of Zone
Justification for Amendment

The following is a justification for the proposed General Plan Amendment (GPA) on the 4.5 acre parcel known as Assessor's Parcel Number 964-050-006 from RR (Rural Residential) to CR (Commercial Retail):

1. The 4.5 acre parcel is located immediately to the east of a 19.4 acre parcel (APN 964-050-006) which currently has a General Plan Land Use designation of CR (Commercial Retail) and a Zoning designation of C-1/C-P (General Commercial). The GPA will be consistent with the existing commercial property to the west. Adequate buffers can be provided to the parcels to the east and south. No buffering is needed to the north. The modification of 4.5 acres to CR (Commercial Retail) represents a logical extension of the existing CR acreage.
2. As depicted on Tentative Parcel Map 32379 (PM 32379), the intersection of Auld Road and Pourroy Roads, which now create a "T" intersection, will be modified. The proposed re-alignments are as follows:
 - a. Auld Road will be re-aligned within the boundaries of PM 32379 to curve to the south, where it will intersect with Pourroy Road (future Butterfield Stage Road).
 - b. Pourroy Road (future Butterfield Stage Road) will be re-aligned within the boundaries of PM 32379 and will arc to the northeast, where it will intersect with Auld Road, as described in 3.a., above, and proceed off-site, where it will re-align with the current Auld Road alignment.
 - c. Pourroy Road, north of the existing Auld Road will proceed southwesterly to intersect with the re-aligned Auld Road.
 - d. Auld Road and Pourroy Roads will be Secondary Highways (100' ROW), and future Butterfield Stage Road (Pourroy Road) will be an Urban Arterial (152' ROW).

WRCOG Southwest Zone 5-Year TIP (05-SW-RCY-1057): the Butterfield Stage Road, Auld Road to Murrieta Hot Springs Road – 2.326 miles, 0-4 lanes) has been "started." It is in the planning stages, with funding provided for this task in FY13-14. Engineering is anticipated in FU14-16 and FY16-18.

The additional 4.5 acres will be increase the viability of the existing commercial property to the west, which will ultimately be subdivided into three (3) parcels. Acreage will be increase for the northerly and southerly parcels. And access to both the northerly and southerly parcels will be enhanced with the inclusion into the existing 19.4 acre commercial parcel. This will enhance vehicular safety in the vicinity of these roadways.

3. Tentative Parcel Map 32379 was approved, with conditions, on June 14, 2006, and will expire on June 14, 2016. Barring any additional extensions of time granted by the State of California, pursuant to Section 8.4 of Ordinance No. 460, three (3) one-year extensions of time may be filed for PM 32379, potentially extending the life of the map to June 14, 2019. The addition of 4.5 acres of commercial property to the existing 19.4 acres, will represent a logical extension of commercial development to the east, and will enhance access, marketability, and potentially facilitate roadway improvements.

AULD ROAD

POURROY ROAD

POURROY ROAD

HIGH VISTA
DRIVE



EXHIBIT 'A'

"ALTERNATIVE" STREET ALIGNM
PREPARED FOR:
PARCEL 1-3, T.P.M. 32
BUTTERFIELD STAGE RC



SCALE: 1" = 300'

TEMECULA
ENGINEERING
CONSULTANTS, I

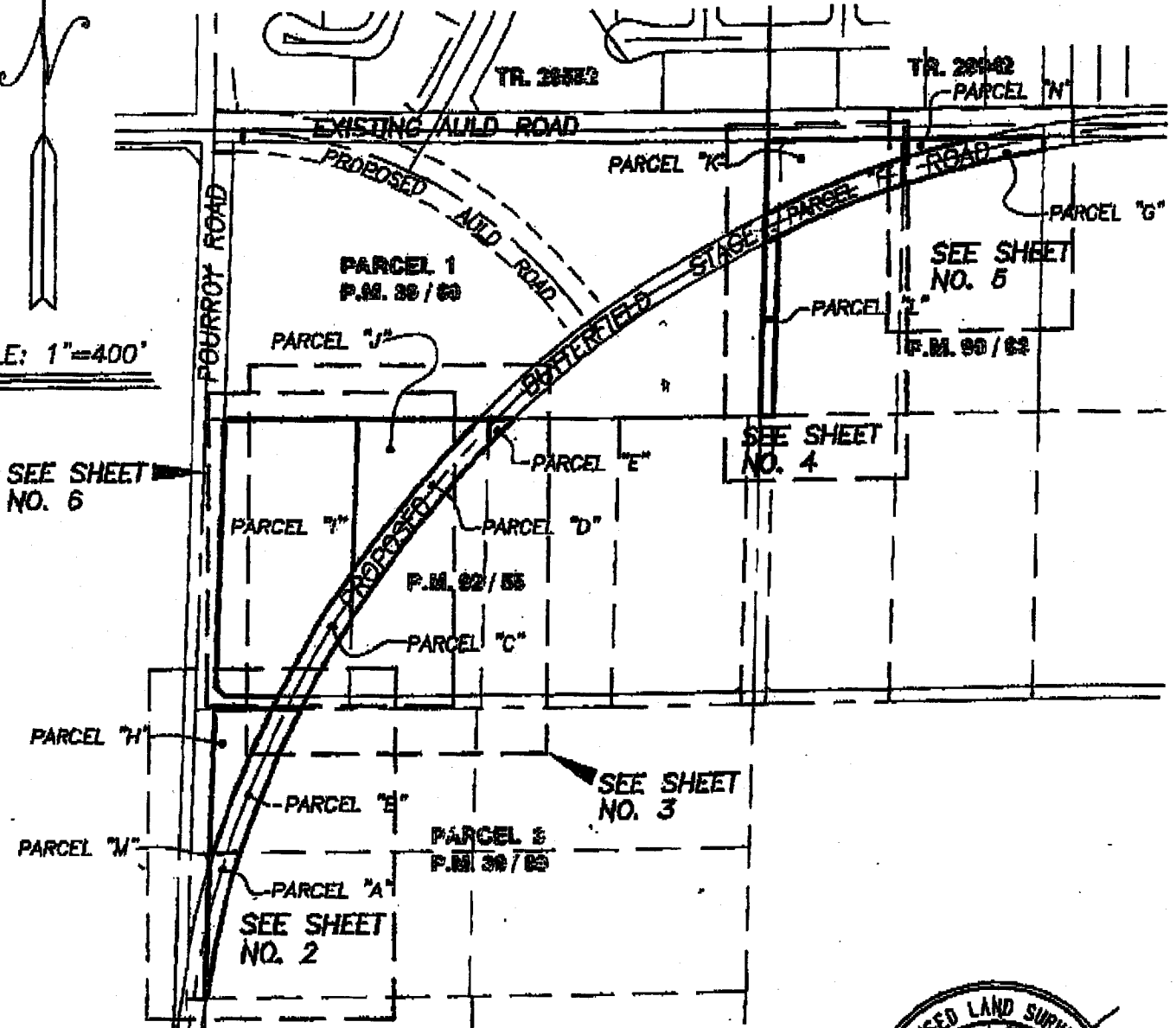
LAND PLANNING, CIVIL ENGINEERING, CONSTRUCTION CONSULTANTS
2825 AVENUE 24, TEMECULA, CA 92592
PHONE 951-676-1018 * FACSIMILE 951-676-1018
JOB No. #

EXHIBIT "B"

INDEX SHEET



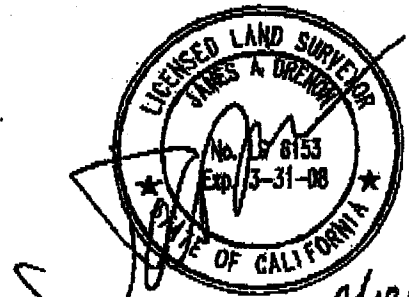
SCALE: 1"=400'



PREPARED FOR AND ON BEHALF OF:

TEC TEMECULA
ENGINEERING
CONSULTANTS, INC.

LAND PLANNING, CIVIL ENGINEERING, CONSTRUCTION CONSULTANTS
29377 RANCHO CALIFORNIA RD, STE. 202, TEMECULA, CA 92591
* TELEPHONE 951-676-1018 * FACSIMILE 951-676-2294 *



4/13/07

SHEET 1 OF 6	JOB NO: 101-04-06 1010406LGLS.DWG
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SCALE: 1"=400'	DRAWN BY: JD	DATE: 04/12/07	PROJECT: ACQUISITION PARCELS BUTTERFIELD STAGE RD.
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**SUBMITTAL TO THE BOARD OF SUPERVISORS
COUNTY OF RIVERSIDE, STATE OF CALIFORNIA**



FROM: TLMA - Planning Department

SUBMITTAL DATE:
May 13, 2010

SUBJECT: GENERAL PLAN AMENDMENT NO. 945 – Foundation-Regular - Applicant: Leonard Bustin – Engineer/Representative: Michael Schweitzer. - Third Supervisorial District – Rancho California Zoning Area – Southwest Area Plan: Policy Area(s) – Highway 79 Policy Area; Rural: Rural Residential (RUR-RR) (5 acre minimum lot size)– Location: Northerly of Mazoe Street, southerly of Auld Road, easterly of Dickson Path and westerly of Maddalena Road – 18.99 Gross Acres – Zoning: Light Agriculture- 5 acre minimum lot size (A-1-5)
REQUEST: This General Plan Amendment proposes to change the General Plan Foundation Component of the subject site from Rural to Community Development and to amend the General Plan Land Use designation of the subject site from Rural Residential (RUR: RR) (5 acre minimum lot size) to Commercial Retail (CD: CR) (0.20-0.35 FAR) - APNs: 964-050-006, 964-050-007, 964-050-008 and 964-050-009

RECOMMENDED MOTION: The Planning Director recommends that the Board of Supervisors tentatively decline to adopt an order initiating proceedings for the above referenced general plan amendment. The initiation of proceedings by the Board of Supervisors for the amendment of the General Plan, or any element thereof, shall not imply any such amendment will be approved.

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

Ron Goldman
Planning Director

Initials:
RG:tb

(continued on attached page)

REVIEWED BY EXECUTIVE OFFICER

DATE

Tina Grande
Departmental Concurrence

Policy
 Policy

Consent
 Consent

Dept. Rep.:
Per Exec. Ofc.:

Prev. Agn. Ref.

District: Third

Agenda Number:

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

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

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

**PLANNING COMMISSION
MINUTE ORDER FEBRUARY 3, 2010
RIVERSIDE COUNTY ADMINISTRATIVE CENTER**

- I. **AGENDA ITEM 7.1: GENERAL PLAN AMENDMENT NO. 945 - Foundation / Regular - Applicant:** Leonard Bustin - Engineer/Representative: Michael Schweitzer. - Third Supervisorial District - Rancho California Zoning Area - Southwest Area Plan: Policy Area(s) - Highway 79 Policy Area; Rural: Rural Residential (RUR-RR) (5 Acre Minimum Lot Size)- Location: Northerly of Mazoe Street, southerly of Auld Road, easterly of Dickson Path and westerly of Maddalena Road - 18.99 Gross Acres - Zoning: Light Agriculture- 5 Acre Minimum Lot Size (A-1-5)
- II. **PROJECT DESCRIPTION**
This General Plan Amendment proposes to change the General Plan Foundation Component of the subject site from Rural to Community Development and to amend the General Plan Land Use designation of the subject site from Rural Residential (RUR: RR) (5 Acre Minimum Lot Size) to Commercial Retail (CD: CR) (0.20-0.35 Floor Area Ratio).
- III. **MEETING SUMMARY**
The following staff presented the subject proposal:
Project Planner: Tamara Harrison, Ph: (951) 955-9721 or E-mail tharriso@rctlma.org
- The following did not wish to speak but want to be recorded in favor of the subject proposal:
Scott Seidman, Applicant, 43696 Ortena St., Temecula, CA 92592
Leonard Bustin, Applicant
- No one spoke in a neutral position or in opposition of the subject proposal.
- IV. **CONTROVERSIAL ISSUES**
NONE
- V. **PLANNING COMMISSION ACTION**
The Planning Commission, recommended to the Board of Supervisors;
TO DECLINE TO INITIATE the GENERAL PLAN AMENDMENT
- VI. **CD**
The entire discussion of this agenda item can be found on CD. For a copy of the CD, please contact Chantell Griffin, Planning Commission Secretary, at (951) 955-3251 or E-mail at cgriffin@rctlma.org.

Agenda Item No.: 7.1
Area Plan: Southwest Area
Zoning District: Rancho California
Supervisory District: Third
Project Planner: Tamara Harrison
Planning Commission: February 3, 2010

General Plan Amendment No. 945
Applicant: Leonard Bustin
Engineer/Representative: Michael Schweitzer

COUNTY OF RIVERSIDE PLANNING DIRECTOR'S REPORT AND RECOMMENDATIONS

RECOMMENDATIONS:

The Planning Director recommended that the Board of Supervisors tentatively decline to adopt an order initiating proceedings for GPA00945 from Rural: Rural Residential to Community Development: Commercial Retail and the Planning Commission made the comments below. The Planning Director continues to recommend that the Board tentatively decline to adopt an order initiating proceedings for the general plan amendment. For additional information regarding this case, see the attached Planning Department Staff Report(s).

PLANNING COMMISSION COMMENTS TO THE PLANNING DIRECTOR:

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

Commissioner John Roth: No Comments

Commissioner John Snell: No Comments

Commissioner John Petty: Commissioner Petty disagreed with staff's recommendation to decline to initiate proceedings for General Plan Amendment No. 945. Mr. Petty commented that the re-alignment of Butterfield Stage Road presents a new circumstance for the area that would justify reconsidering the current General Plan designation. Commissioner Petty also commented that he would have liked for staff to present an alternative designation as opposed to recommending to tentatively decline to adopt an order initiating proceedings for the case. Finally, Mr. Petty stated that the applicant should be allowed to move forward with the proposal to Commercial Retail.

Commissioner Jim Porras: No Comments

Commissioner Jan Zuppardo: No Comments

Agenda Item No.: 7.1
Area Plan: Southwest
Zoning Area: Rancho California
Supervisory District: Third
Project Planner: Tamara Harrison
Planning Commission: February 3, 2010

General Plan Amendment No. 945
Applicant: Leonard Bustin
Engineer/Representative: Michael Schweitzer

COUNTY OF RIVERSIDE PLANNING DIRECTOR'S REPORT AND RECOMMENDATIONS

PROJECT DESCRIPTION AND LOCATION:

The applicant proposes to amend the General Plan Foundation Component of the subject site from "Rural" (RUR) to "Community Development" (CD) and to amend the General Plan Land Use designation of the subject site from "Rural Residential" (RR) (5 acre minimum lot size) to "Commercial Retail" (CR) for an approximately 18.99 acre site. The project is located southerly of Auld Road, northerly of Mazoe Street, easterly of Dickson Path and westerly of Maddalena Road.

POTENTIAL ISSUES OF CONCERN:

The subject site is located in the "French Valley" community within the "Southwest" area plan and is also located within the City of Temecula's Sphere of Influence. The Rural Residential designation can be found to the south and to the east of the subject site. The Commercial Retail designation can be found to the west of the site directly across Dickson Path. Medium Density Residential can be found directly north of the site across Auld Road. The City of Temecula's General Plan has given the subject site an anticipated land use designation of Rural (RR) (0-0.2 du/ac max).

A 20 acre parcel to the west of the subject site across Dickson Path at the southeast corner of Pourroy Road and Auld Road is currently designated as Commercial Retail (CR) and remains vacant. The planned realignment of a number of General Plan Circulation Element roads will break up the existing 20 acre piece of CR and the applicant is seeking to replace the full 20 acres of CR at the subject site (the existing Commercial Retail parcel does not share the same owner as the parcels in question). Staff recognizes that the anticipated road alignment will alter the existing CR in the area; however, there will be an adequate amount of CR that will remain once the re-alignment is complete and an additional 20 acres of Commercial Retail would be excessive for the area. Once the road alignment is complete, the existing 20 acres of CR will be broken down into 3 pieces (see attached exhibit titled "Circulation Element Roads"). One of the parcels will be approximately 7 acres, one will be approximately 4 acres and the third parcel will be approximately 2 ½ acres.

The subject site falls within the General Plan's Highway 79 Policy Area and would be required to comply with the policy area and its requirements before any approvals can be made. A workshop was held at the regular Planning Commission meeting on September 30, 2009 in order to discuss the Highway 79 Policy area and the regular Foundation General Plan Amendments that fall within the policy area. As a result of the workshop, the Planning Commission recommended that those Foundation General Plan Amendments within the policy area be brought forward on a case by case basis in order to determine the appropriateness of each proposal and that the Highway 79 policies be reviewed during the General Plan update for potential amendments.

County mapping has identified the subject site as being located within the boundaries of the County Multi-Species Habitat Conservation Plan (MSHCP). Although the site is not specifically listed within a Cell Group under MSHCP, the site will be required to conform to additional plan wide requirements of

the MSHCP such as Riparian/Riverine Policies, Specific Species Surveys, Urban/Wildlands Interface Guidelines (UWIG) and Narrow Endemic Plant Species Policies and Determination of Biologically Equivalent or Superior Preservation Analysis (DBESP) as applicable.

County mapping has also identified the site as being located within Compatibility Zone E of the French Valley Airport and will require review by the County's Airport Land Use Commission.

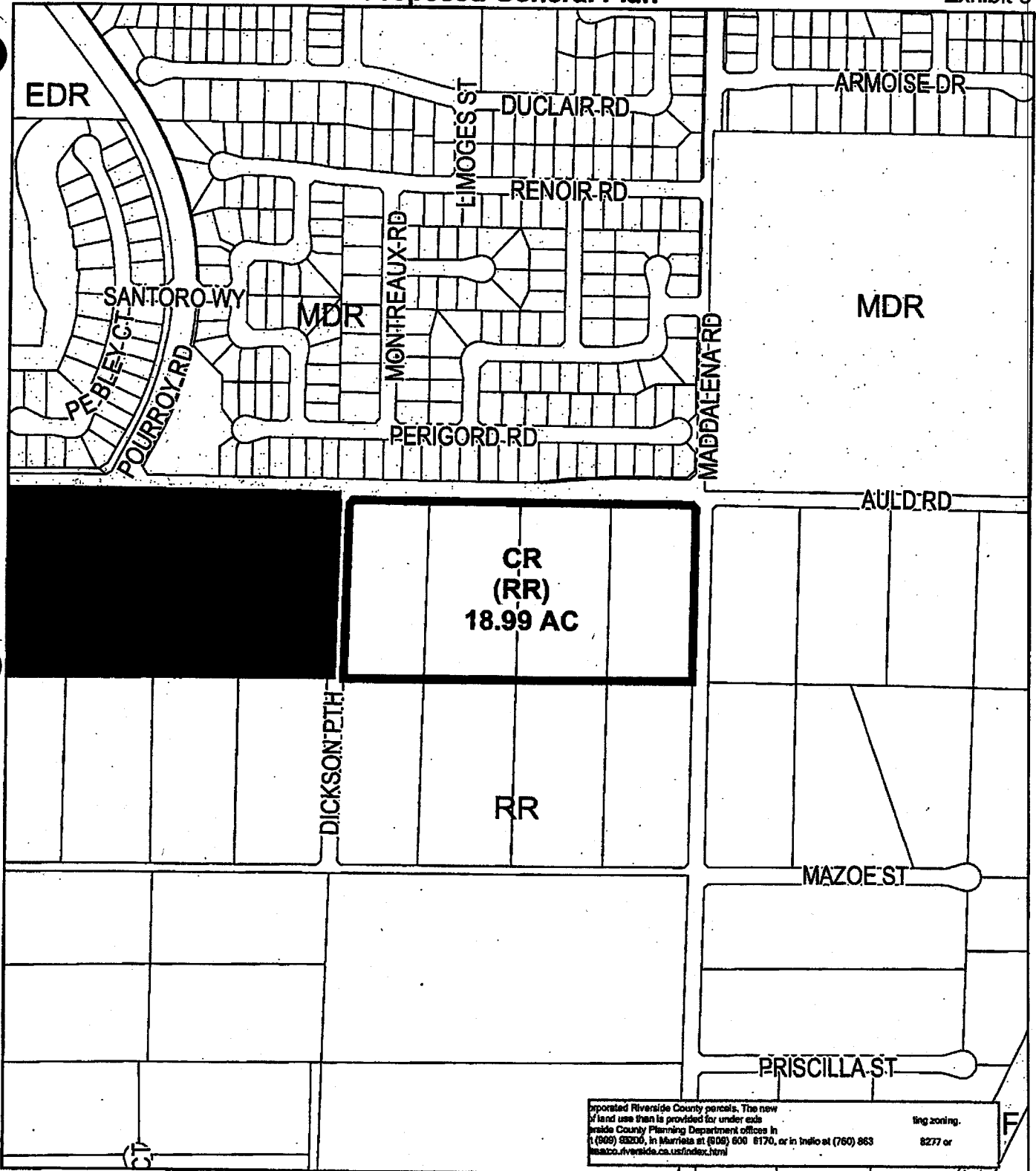
RECOMMENDATION:

The Planning Director's recommendation is to **tentatively decline** to adopt an order initiating proceedings for General Plan Amendment No. 945 from Rural: Rural Residential to Community Development: Commercial Retail. The initiation of proceedings by the Board of Supervisors for the amendment of the General Plan, or any element thereof, shall not imply any such amendment will be approved.

INFORMATIONAL ITEMS:

1. This project was filed with the Planning Department on February 13, 2008.
2. Deposit Based Fees charged for this project as of the time of staff report preparation, total \$5351.33.
3. The project site is currently designated as Assessor's Parcel Numbers 964-050-006, 964-050-007, 964-050-008 and 964-050-009.

Proposed General Plan



RIVERSIDE COUNTY PLANNING DEPARTMENT

Area
Plan: Rancho California
Township/Range: T7SR2W
Section: 9



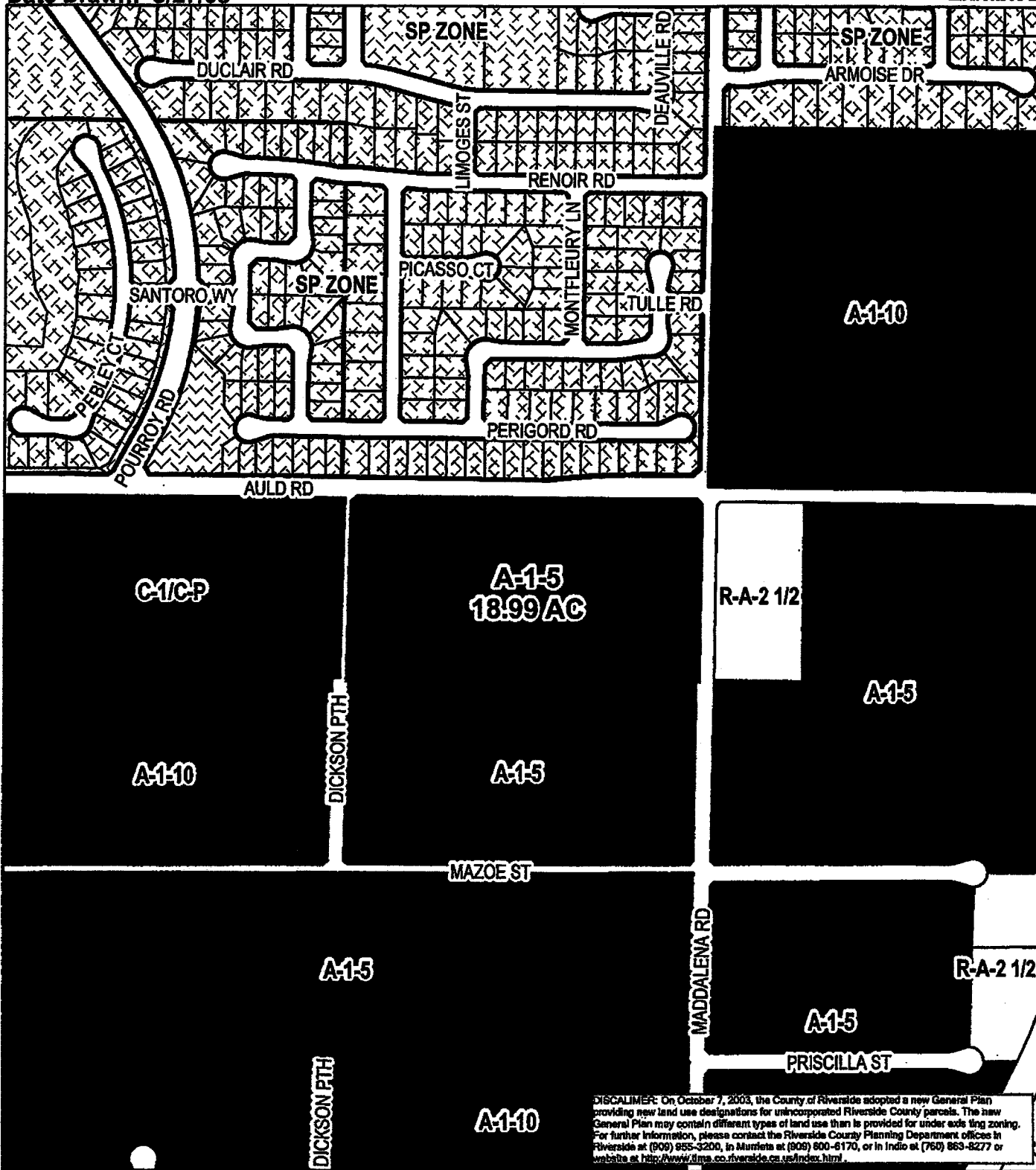
Assessors
Bk. Pg. 964-05
Thomas
Bros. Pg. 929 E2

Supervisor Stone
District 3
Date Drawn: 3/27/08

GPA00945

EXISTING ZONING

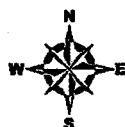
Planner: Amy Aldana
Date: 3/13/08
Exhibit 2



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RIVERSIDE COUNTY PLANNING DEPARTMENT

Zone
Area: Rancho California
Township/Range: T7SR2W
Section : 9



Assessors
Bk. Pg. 964-05
Thomas
Bros. Pg. 929 E2

DEVELOPMENT OPPORTUNITY



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RIVERSIDE COUNTY PLANNING DEPARTMENT

Area
 Plan: Rancho California
 Township/Range: T7SR2W
 Section: 9



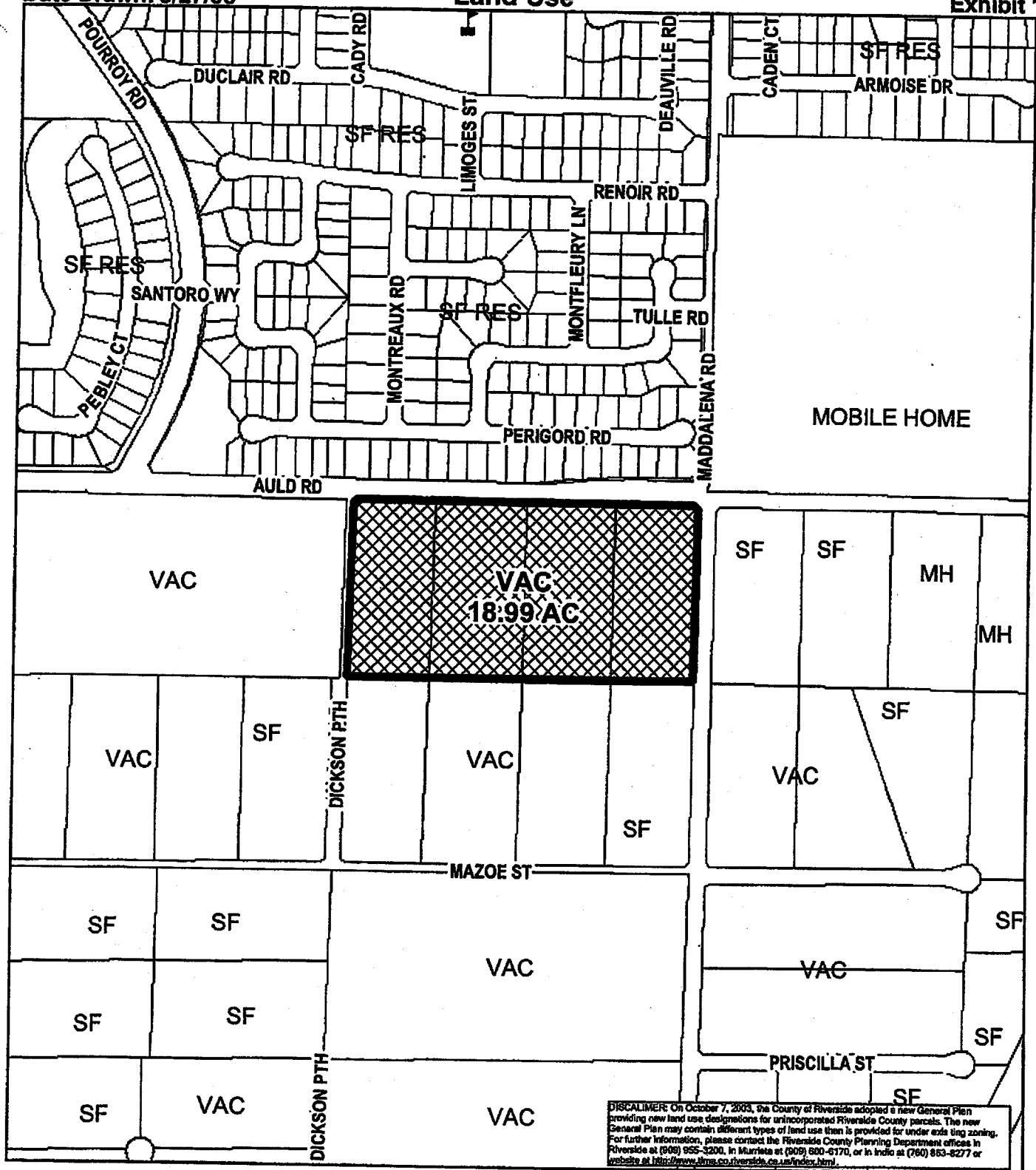
Assessors
 Bk. Pg. 964-05
 Thomas
 Bros. Pg. 929 E2

Supervisor Stone
District 3
Date Drawn: 3/27/08

GPA00945

Land Use

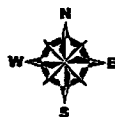
Planner: Amy Aldana
Date: 3/13/08
Exhibit 1



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RIVERSIDE COUNTY PLANNING DEPARTMENT

Zone
Area: Rancho California
Township/Range: T7SR2W
Section: 9



Assessors
Bk. Pg. 964-05
Thomas
Bros. Pg. 929 E2



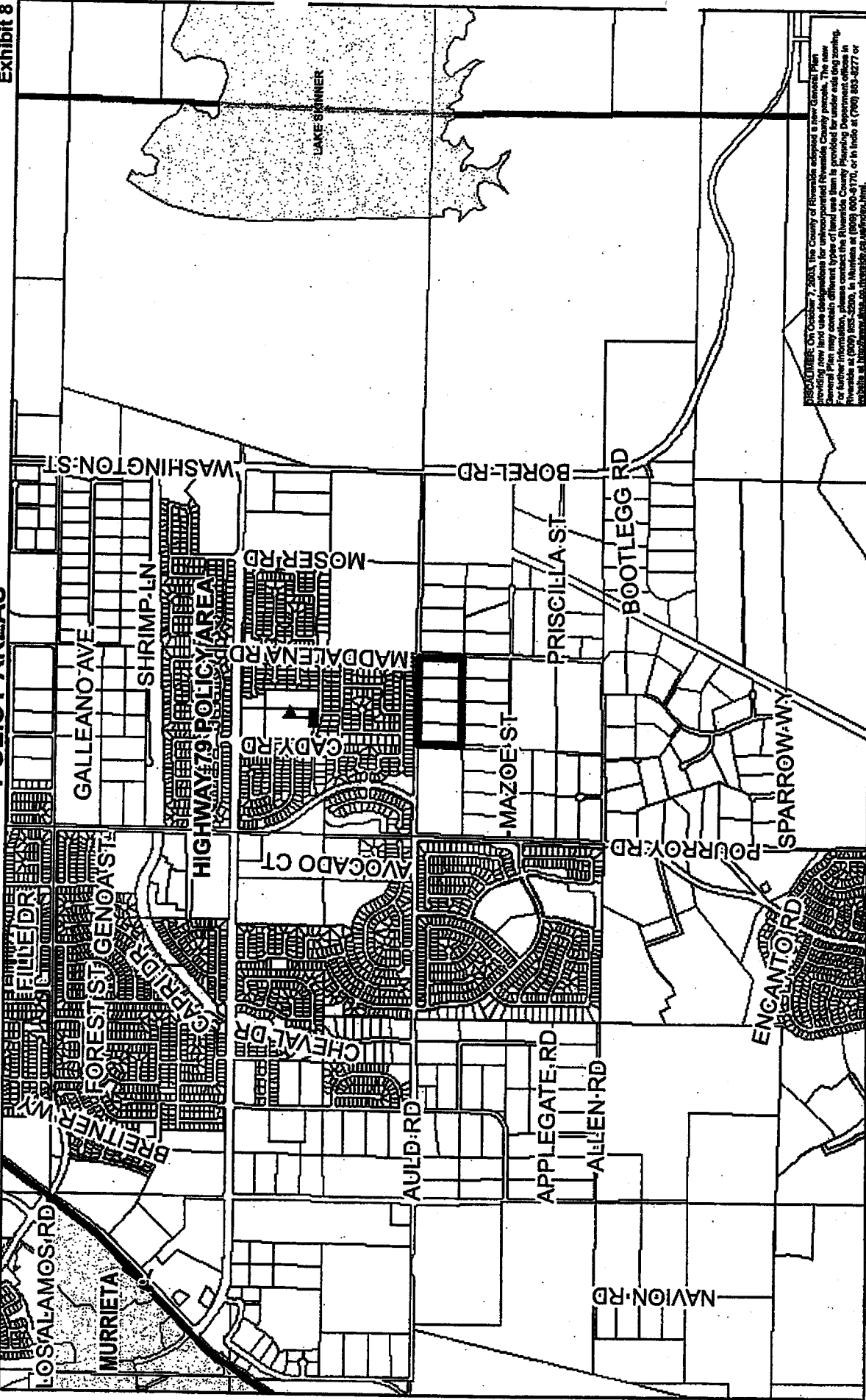
Supervisor Stone
District 3

Date Drawn: 3/27/08

GPA00945

POLICY AREAS

Planner: Amy Aldana
Date: 3/13/08
Exhibit 8



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 more information, please contact the Riverside County Planning Department offices in Riverside at (951) 955-5200, in Murrieta at (951) 341-7010, or in Indio at (760) 863-5277 or website at <http://www.riverside.ca.gov/planning>.

Zone Rancho California
Area: Township/Range: T7SR2W

RIVERSIDE COUNTY PLANNING DEPARTMENT

Assessors Bk. Pg. 964-05
Thomas Bros. Pg. 929 E2

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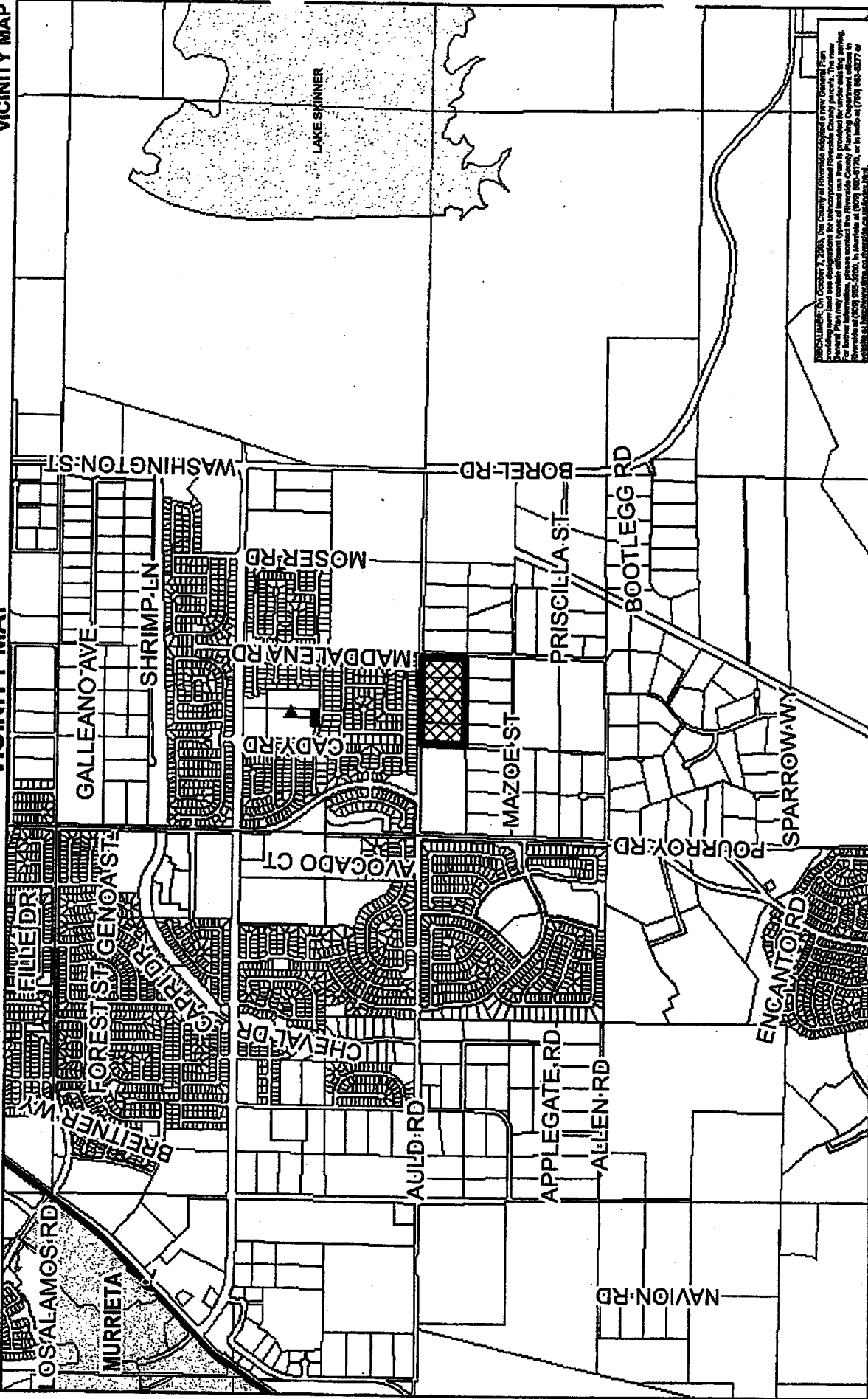
Feet

Supervisor Stone
District 3

Date Drawn: 3/27/08

GP-A00945
VICINITY MAP

Planner: ...ny Aldana
Date: 3/13/08
VICINITY MAP



DISCLAIMER: On October 7, 2003, the County of Riverside adopted a new General Plan (Ordinance 964-05) which includes a new General Plan. The new General Plan may contain different types of land use than the previous General Plan. For future information, please contact the Riverside County Planning Department offices in San Bernardino at (909) 386-4770, or in Indio at (760) 933-4377 or 909-386-4770.

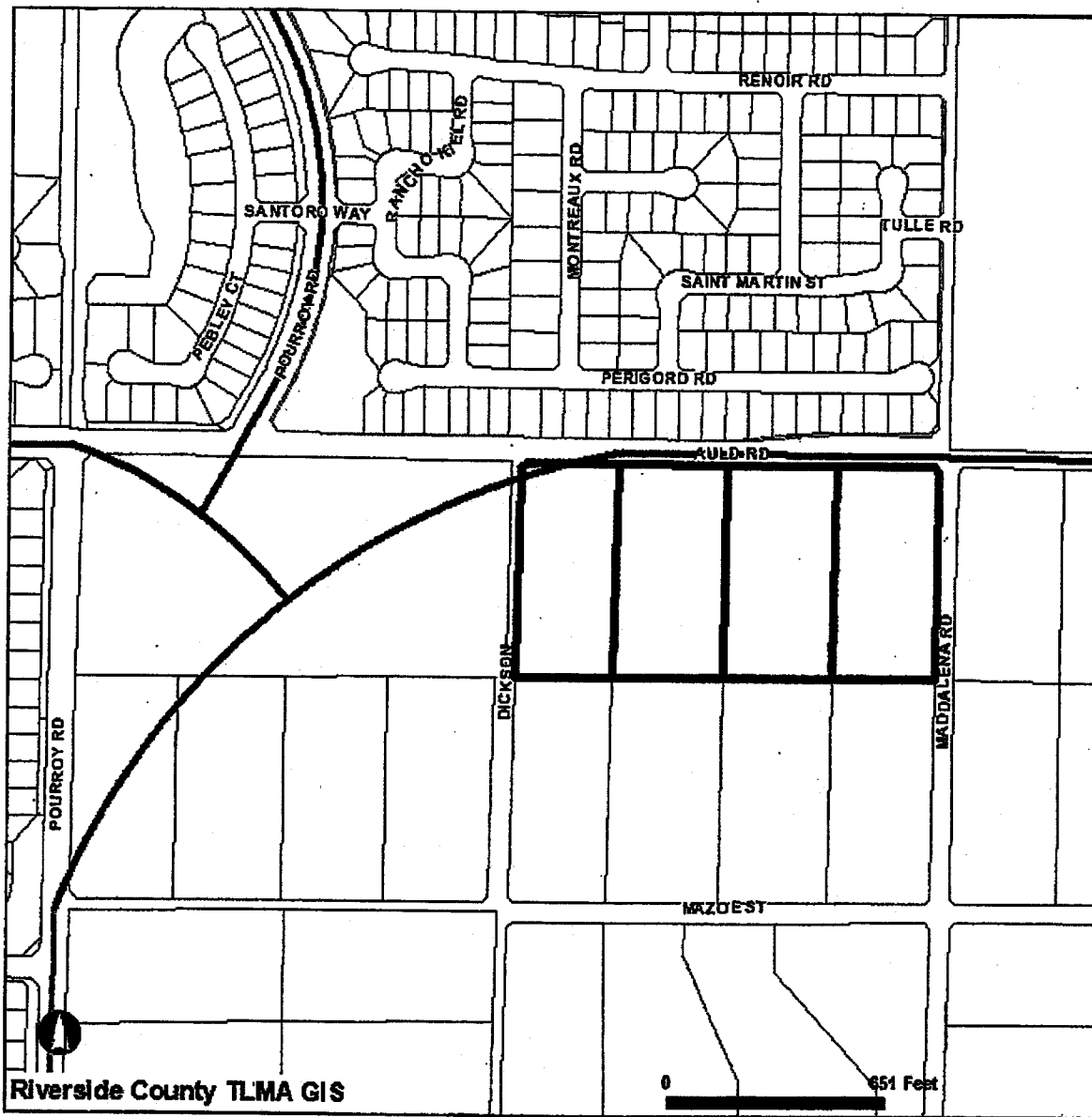
Zone: Rancho California
 Area: T7SR2W
 Section: 9

RIVERSIDE COUNTY PLANNING DEPARTMENT

Assessors
 Bk. Pg. 964-05
 Thomas
 Bros. Pg. 929 E2



RIVERSIDE COUNTY GIS



Riverside County TLMA GIS

Selected parcel(s):

964-050-006 964-050-007 964-050-008 964-050-009

CIRCULATION ELEMENT ROADS

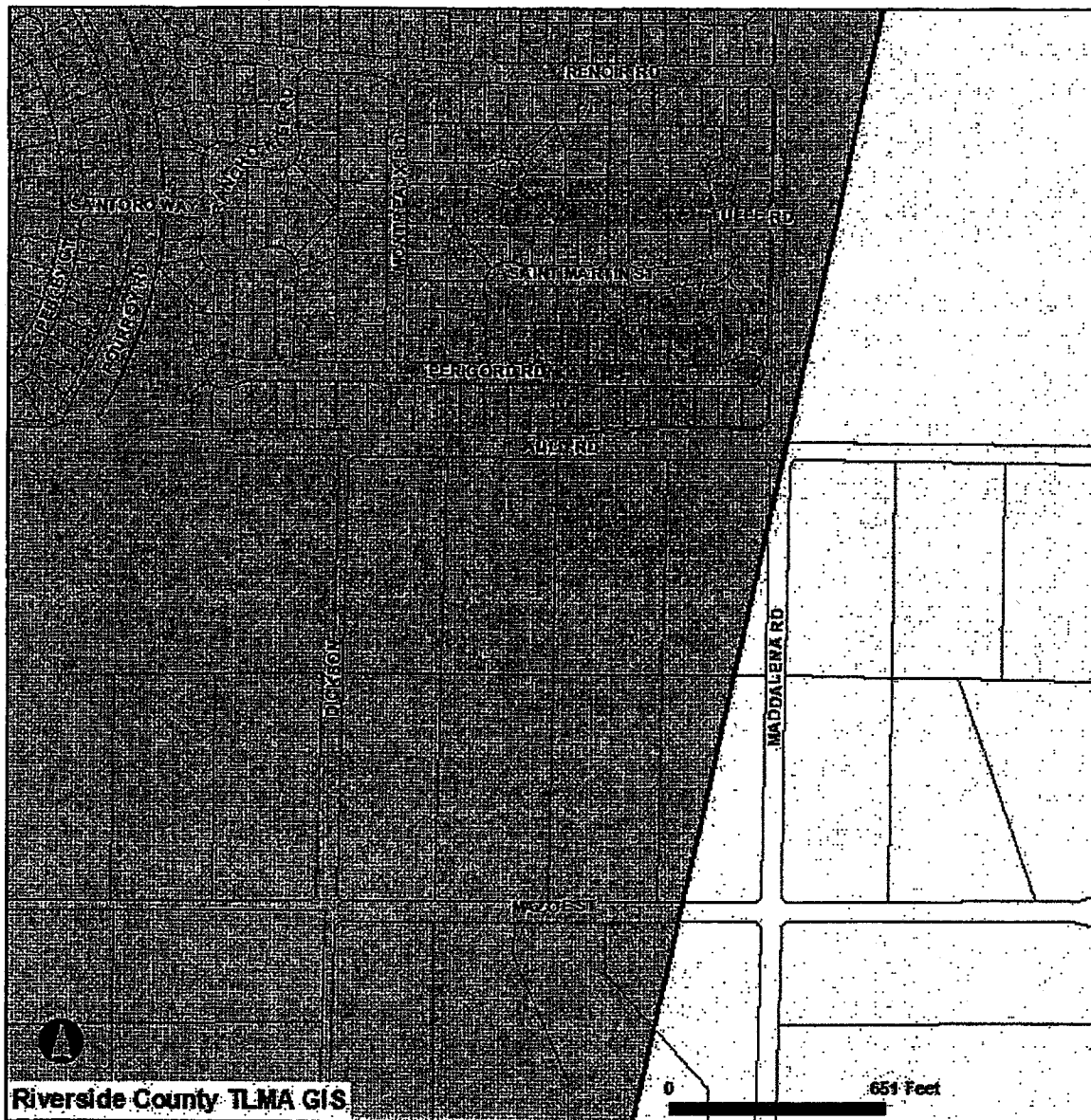
- SELECTED PARCEL
- INTERSTATES
- HIGHWAYS
- ARTERIAL (128' ROW)
- SECONDARY (100' ROW)
- URBAN ARTERIAL (152' ROW)
- CITY
- PARCELS
- CIRCULATION ELEMENT RIGHT-OF-WAY

IMPORTANT



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

REPORT PRINTED ON...Mon Jan 11 15:19:23 2010

RIVERSIDE COUNTY GIS



AIRPORTS

 INTERSTATES
 COMPATIBILITY ZONE E

 HIGHWAYS

 PARCELS

 AIRPORT INFLUENCE AREAS

IMPORTANT

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Applicant: Leonard Bustin on behalf of Congregation Havurim
41935 Calle Cabrillo
Temecula, CA 92592
(951) 695-4988
Feb. 6, 2008

To: Riverside County Planning Commission

Re: APN 964-050-006, 007, 008, and 009

Request: We request you amend the Southwest Area Plan for these 18.99 acres from Rural Residential A-1-5 to Community Development Foundation, Commercial Retail.

Location: Southeast corner of Auld and proposed Butterfield Stage Road intersection. See maps and photos showing site.

This request is to change the use of four parcels owned by three different owners from Rural Residential A-1-5 to Community Development, Commercial Retail. Leonard Bustin is the applicant on behalf of Congregation Havurim, a non-profit organization with a minimal budget that has been forced into a difficult position concerning the many fees in addition to the condemnation of about half of its site due to the Butterfield Stage Road alignment. Access for the parcels will also become sub-standard in the process. See enclosed map.

The owners of the affected sites have agreed to cooperate with one another to find a solution to the negative effects of the new road. The plan calls for a commercial site large enough to be practical for a shopping center. In addition to the higher use, access is to be improved by a private reciprocal easement. We shall prepare the easement language and record upon approval of our plan. See draft sketch enclosed.

Summary: A contiguous 20 acre commercial retail site was cut into three dislocated parcels and we are filling the void for a small regional shopping center. We believe our request is reasonable and makes common sense. We were forced into our predicament and our application cures many problems caused by the alignment.

We request you amend the Southwest Area Plan for the above 18.99 acres from Rural Residential A-1-5 to Community Development Foundation, Commercial Retail.

January 27, 2010

VIA ELECTRONIC MAIL AND FACSIMILE

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

**RE: Items 6.0 and 7.0, General Plan Amendment Initiation Proceedings
(February 3, 2010)**

Dear Chair and Commission Members:

The Endangered Habitats League (EHL) appreciates the opportunity to comment on these landowner-initiated GPA proposals. In contrast to several of the staff recommendations, we urge the Commission to uphold the integrity of the current General Plan and to respect the MSHCP.

Item 6.1, GPA 958 (Mead Valley)

Disagree with recommendation for initiation. For convoluted reasons, staff has reversed its previous recommendation to deny encroachment of higher density into a Rural area. Specifically, staff states that because infrastructure from a previous subdivision has induced *unplanned* growth, that unplanned growth should move forward. Although only 5 acres, this is simply a reversion to the "service-based" growth that characterized the County prior to the 2003 Integrated Project.

Item 6.2, GPA 970 (Eastvale)

Disagree with recommendation for initiation. Even with the staff-proposed modification, it is unclear why development should be allowed in a flood-prone area. We are also not convinced that MSHCP and recreational purposes would be advanced by development along the Santa Ana River.

Item 6.3, GPA 1008 (Temescal Canyon)

Disagree with recommendation for initiation. New industrial uses are being proposed for a mining site in Temescal Wash, an important habitat area included in the MSHCP. Much of the site (totaling 328 acres) is now designated Open Space-Rural. It would seem obvious that the *only* new uses the County should consider would be those consistent with the County's adopted MSHCP. *However, this proposal is overtly acknowledged to be inconsistent with the approved MSHCP.*

Conservation within this Cell Group will range from 65%-75% of the Cell Group focusing on the central portions of the Cell Group. The site, much of it disturbed, is located within this central portion of the Cell Group.

According to the staff report, a "Criteria Refinement" or "Plan Amendment" would be required to alter the MSCHP to fit the applicant's proposal. Such changes to the MSHCP are typically politically rather than biologically driven, and are fraught with problems. We are extremely skeptical that alterations to the MSHCP would be beneficial or even acceptable, due to habitat depletion and lack of options. If initiated, the stage would be set for serious conflicts between the project and the MSHCP, the conservation community, and the state and federal wildlife agencies. Why would the Planning Dept purposely set up the Environmental Programs Dept for such a scenario? Isn't this bad faith with the adopted MSHCP? *This proposal's conflict with the MSHCP creates internal inconsistencies between elements of the General Plan, as the MSHCP is part of the General Plan.* This request should be denied, along with a strong policy statement that GPAs should be consistent rather than in conflict with the MSHCP.

Item 6.4, GPA 973 (Winchester)

No position.

Item 6.5, GPA 975 (French Valley)

Concur with recommendation to deny initiation. The conversion of this 151-acre Rural area to Community Development (urban residential and commercial retail) would be incompatible with surrounding uses, create flood hazards, and "leapfrog" over vacant parcels already so designated.

Item 7.1, GPA 945 (French Valley)

Concur with recommendation to deny initiation. The conversion of this 89-acre Rural land to Community Development (commercial retail) would "leapfrog" over vacant parcels already so designated.

Item 7.2, GPA 925 (French Valley)

Disagree with recommendation for initiation. This 231-acre proposal is part of a complex of parcels that now form an intact Rural community separator. It lies within the Sphere of Influence of the City of Murrieta. Urban conversion is being recommended *despite the complete absence of an absorption study showing that any additional urban land is actually needed.* MSHCP cells are also involved, and these issues are unresolved. Staff's recommendation indicates a substantial failure of the landowner-initiated GPA process to stabilize land uses and direct urban growth to municipalities and an orderly process of annexation. Rather, initiation of this proposal would show that piecemeal, applicant-driven GPAs continue to determine land use in the unincorporated area. Staff's proposal to require a specific plan for this and associated GPAs 926, 974, 976 and 998 does not cure the underlying planning failure. Specific plans are a prime historic engine of sprawl in the unincorporated area.

Item 7.3, GPA 976 (Winchester)

Disagree with recommendation for initiation. This 272-acre proposal is part of an intact Rural area that serves as a community separator. Urban conversion is being recommended *despite the complete absence of an absorption study showing that any additional urban land is actually needed.* Staff's recommendation indicates a substantial failure of the landowner-initiated GPA process to stabilize land uses and direct urban growth to municipalities and an orderly process of annexation. Rather, initiation of this proposal would show that piecemeal, applicant-driven GPAs continue to determine land use in the unincorporated area. Staff's proposal to require a specific plan for this and nearby GPAs does not cure the underlying planning failure. Specific plans are a prime historic engine of sprawl in the unincorporated area.

Item 7.4, GPA 928 (French Valley)

Concur with recommendation to deny initiation. The proposal, within Murrieta's Sphere of Influence, to convert 33-acres of Rural to Community Development medium density residential has no demonstrable need and would represent a failure of orderly development. It would conflict with airport compatibility criteria. Finally, MSHCP issues are unresolved. According to staff, "Due to the amount of conservation and sensitive lands in the area, the proposal may present inconsistencies between the Land Use Element and the Multi-Purpose Open Space Element of the General Plan."

Item 7.5, GPA 978 (Rancho California)

Concur with recommendation to deny initiation. There are no changed circumstances to justify a change from the Rural designator for this 46-acre site. Such a change would also pose inconsistencies with the MSHCP. According to staff, "Due to the amount of conservation and sensitive lands in the area, the proposal may present inconsistencies between the Land Use Element and the Multi-Purpose Open Space Element of the General Plan." There is also inconsistency with airport standards.

Item 7.6, GPA 1085 (Reche Canyon)

Concur with recommendation to deny initiation. According to staff, "The site's characteristics are highly consistent with the existing Rural Mountainous designation given the steep slopes, lack of existing water and sewer, fire danger and limited access." Development intensity on this 319-acre site should not be increased in hazard zones, and to do so "would again create an internal inconsistency between the Land Use Map/Element and the Safety Element of the General Plan." Multiple MSHCP issues are also involved. No new circumstances justify a change.

Thank you for considering our views.

Sincerely,

Dan Silver, MD
Executive Director

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

Carolyn Luna, EPD
Charles Landry, RCA
Interested parties

Leonard Bustin
41935 Calle Cabrillo
Temecula, CA 92592
GPA945-Applicant

Michael Schweltzer
41951 Remington STE#160
Temecula, CA 92590
GPA945-Engineer

Havurim Congregation
P.O. Box 891663
Temecula, CA 92589
GPA945-Owner

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GPA945-OWNER

GPA945-ENGINEER

GPA945-OWNER

COUNTY OF RIVERSIDE

ENVIRONMENTAL ASSESSMENT FORM: INITIAL STUDY

Environmental Assessment (E.A.) Number: 42679

Project Case Type (s) and Number(s): General Plan Amendment No. 945D1 and Change of Zone No. 7822

Lead Agency Name: County of Riverside Planning Department

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

Contact Person: Larry Ross

Telephone Number: 951-955-9294

Applicant's Name: Mathew Fagan Consulting Services

Applicant's/ Eng Address: 42011 Avenida Vista Lane, Temecula, CA 92591

I. PROJECT INFORMATION

A. Project Description: The General Plan Amendment proposes to amend the General Plan Foundation Component of the subject site from Rural (R) to Community Development (CD) and to amend the General Plan Land Use designation of the subject site from Rural Residential (R:RR) (5 Acre Minimum Lot Size) within the Highway 79 Policy Area to Commercial Retail (CD-CR) (0.20-0.35 Floor Area Ratio). The Change of Zone proposes to change the zoning on the 4.5 acre site from Light Agriculture 5 Acre Minimum (A-1-5) to General Commercial (C-1/C-P).

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

C. Total Project Area: 4.5

Residential Acres: n/a

Lots: n/a

Units: n/a

Projected No. of Residents: n/a

Commercial Acres: 4.5

Lots: 1

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

D. Assessor's Parcel No(s): 964-050-006

E. Street References: Southeast corner Auld Road and Dickson Path, westerly of Maddalena Road, North of Mazoe Street.

F. Section, Township & Range Description or reference/attach a Legal Description: Section 9, Township 7 South, Range 2 West

G. Brief description of the existing environmental setting of the project site and its surroundings: Vacant farmland, not under current cultivation.

II. APPLICABLE GENERAL PLAN AND ZONING REGULATIONS

A. General Plan Elements/Policies:

- 1. Land Use:** Once the project is approved, 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, 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

C. Foundation Component(s): Rural

D. Land Use Designation(s): Rural: Rural Residential (R:RR)

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 to the north, south, east and west
2. **Foundation Component(s):** Community Development to the north (SP286) and west, and Rural to the east and south.
3. **Land Use Designation(s):** Community Development Specific Plan to the north, Rural: Rural Residential (R:RR) to the east and south, Community Development: Commercial Retail (CD:CR) to west.
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 Agriculture 5 Acre Minimum (A-1-5)

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

K. Adjacent and Surrounding Zoning: Specific Plan (SP) to the north, General Commercial (C-1/C-P) to the west, and Light Agriculture 5 Acre Minimum (A-1-5) to the south and east.

III. ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED

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

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

IV. DETERMINATION

On the basis of this initial evaluation:

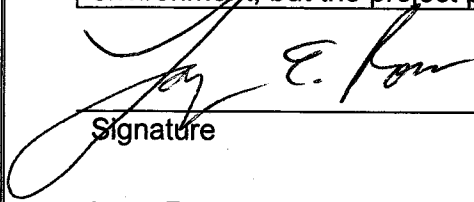
A PREVIOUS ENVIRONMENTAL IMPACT REPORT/NEGATIVE DECLARATION WAS NOT PREPARED

- 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

May 23, 2014

Date

Larry Ross, project planner

Printed Name

For Juan C Perez, Interim Planning Director

V. ENVIRONMENTAL ISSUES ASSESSMENT

In accordance with the California Environmental Quality Act (CEQA) (Public Resources Code Section 21000-21178.1), this Initial Study has been prepared to analyze the proposed project to determine any potential significant impacts upon the environment that would result from construction and implementation of the project. In accordance with California Code of Regulations, Section 15063, this Initial Study is a preliminary analysis prepared by the Lead Agency, the County of Riverside, in consultation with other jurisdictional agencies, to determine whether a Negative Declaration, Mitigated Negative Declaration, or an Environmental Impact Report is required for the proposed project. The purpose of this Initial Study is to inform the decision-makers, affected agencies, and the public of potential environmental impacts associated with the implementation of the proposed project.

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

Source: Riverside County General Plan Figure 9 in the Southwest Area Plan- "Scenic Highways"

Findings of Fact:

a-b) The proposed project is not located along any scenic highway corridors in the Southwest Area plan. The closest Scenic Highway Corridor is the 215. This project will not impact any scenic highway corridors.

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. The proposed project will change the General Plan designation for the site, which could eventually lead to a higher level of development on the property. Once a development proposal or land use application to subsequently subdivide, grade, or build on the property associated with General Plan Amendment No. 945D1 and Change of Zone No. 7822 is submitted, a subsequent review and Environmental Assessment shall be prepared assessing potential impacts.

Mitigation: No mitigation is required

Monitoring: No monitoring is required

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

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Source: GIS database, Ord. No. 655 (Regulating Light Pollution), Southwest Area Plan Figure 6

Findings of Fact:

a) The proposed project is located within Zone b of the Palomar Nighttime Lighting Policy Area according to figure 6 in the Southwest Area Plan section of the General Plan. However, the project does not provide the opportunity for physical disturbance of the property; therefore, there is no potential for any impacts. 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. The proposed project will change the General Plan designation for the site, which could eventually lead to a higher level of development on the property. Once a development proposal or land use application to subsequently subdivide, grade, or build on the property associated with General Plan Amendment No. 945D1 and Change of Zone No. 7822 is submitted, a subsequent review and Environmental Assessment shall be prepared assessing potential impacts.

Mitigation: No mitigation is required

Monitoring: No monitoring is required

3. Other Lighting Issues

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

b) Expose residential property to unacceptable light levels?

Source: On-site Inspection, Project Application Description

Findings of Fact:

a-b) 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. The proposed project will change the General Plan designation for the site, which could eventually lead to a higher level of development on the property. Once a development proposal or land use application to subsequently subdivide, grade, or build on the property associated with General Plan Amendment No. 945D1 and Change of Zone No. 7822 is submitted, a subsequent review and Environmental Assessment shall be prepared assessing potential impacts.

Mitigation: No mitigation is required

Monitoring: No monitoring is required

AGRICULTURE & FOREST RESOURCES Would the project

4. Agriculture

a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland) as shown on the maps prepared pursuant to the Farmland Mapping and

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
Monitoring Program of the California Resources Agency, to non-agricultural use?				
b) Conflict with existing agricultural zoning, agricultural use or with land subject to a Williamson Act contract or land within a Riverside County Agricultural Preserve?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input type="checkbox"/>

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

Findings of Fact:

a) The proposed project is located within an area of designated "local importance" in the General Plan. Farmland of Local Importance is either currently producing, or has the capability of 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. However, the current Land Use designations for the property do not permit commercial agricultural use. Therefore, there is no impact.

b) There are no Williamson Act contracts on the site. The zoning on the property is zoned Light Agricultural 5 Acre Minimum which is intended for the least intense agricultural uses and the General Plan has a Rural Residential 5 Acre Minimum designation which is intended primarily for large lot single family residential with possible limited agriculture and animal keeping. As a result, the current zoning is consistent with the General Plan. However, the proposed general plan designation and proposed zoning will also be consistent with each other. Therefore, with the change to the general plan and zoning there will be no conflicts with agricultural zoning. There are no substantial impacts.

c-d) The proposed project will change the General Plan designation for the site, which could eventually lead to a higher level of development on the property. Once a development proposal or land use application to subsequently subdivide, grade, or build on the property associated with General Plan Amendment No. 945D1 and Change of Zone No. 7822 is submitted, a subsequent review and Environmental Assessment shall be prepared assessing potential impacts to neighboring agriculturally zoned properties. There are no substantial impacts.

Mitigation: No mitigation is required

Monitoring: No monitoring is required

5. Forest

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

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
Production (as defined by Govt. Code section 51104(g))?				
b) Result in the loss of forest land or conversion of forest land to non-forest use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of forest land to non-forest use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

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

Findings of Fact:

a-c) The County has no forest land zoning, nor is the property forested. There will be no impacts.

Mitigation: No mitigation is required

Monitoring: No monitoring is required

AIR QUALITY Would the project

6. Air Quality Impacts

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

Source: SCAQMD CEQA Air Quality Handbook

Findings of Fact:

a-f) The proposed land use change would result in an intensification of the use on the site, in terms of building and traffic trips. However, the amount of the increase is too speculative to provide a detailed analysis at this stage. This is a programmatic level CEQA analysis. The General Plan includes assumptions that could be used to estimate floor to area ratio, but the new water quality requirements for the State's mandated Low Impact Development (LID) standards will result in a lower density yield on development of all designations. The proposed change will eliminate residential and create retail,

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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thus decreasing the population for the area, thus not impacting the local Air Quality Management Plans. There are no point source emitters within 1 mile of the proposed site. Once a development proposal or land use application to subsequently subdivide, grade, or build on the property associated with General Plan Amendment No. 945D1 and Change of Zone No. 7822 is submitted, a subsequent review and Environmental Assessment shall be prepared assessing potential impacts to air quality. At this stage, the impacts are considered less than significant.

Mitigation: No mitigation is required

Monitoring: No monitoring is required

BIOLOGICAL RESOURCES Would the project

7. Wildlife & Vegetation

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

Source: GIS database, WRCMSHCP, Nest Season Survey Burrowing Owl Report Change of Zone 07822 General Plan Amendment prepared by Principe and Associates dated April 1, 2014, Western Riverside County Multiple Species Habitat Conservation Plan Consistency Analysis Change of Zone

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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07822 General Plan Amendment prepared by Principe and Associates dated April 1, 2014, review by County Biologist

Findings of Fact:

- a) The report done by Principe and Associates dated April 1, 2014 found that the project does not conflict with the provisions of an adopted Habitat Conservation Plan, Natural Conservation Community Plan, or other approved local, regional, or state conservation plan. No impact.
- b) The project site is fully disturbed by agricultural practices and does not contain native habitats and therefore the project will not impact any habitats. No threatened or endangered species were present on the site, and no habitat is present for any threatened or endangered species. No Impact.
- c) The project site is fully disturbed by agricultural practices and does not contain native habitats and therefore the project will not impact any habitats. No 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 were present on the site, and no habitat is present for any 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. No Impact.
- d) The project will not interfere 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. Possible burrow sites were present on the site for Burrowing Owl, but none were occupied. The habitat present on the site is possible for a Burrowing Owl food source, but it is not ideal and many other sites in the County are far more suited for the Burrowing Owl food sources. Therefore the project's impacts are less than significant.
- e) The project will not 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. No riparian habit or sensitive natural community was identified on the site. No impact.
- f) There are no steams or water bodies present on the site, therefore the project will not 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. No impact.
- g) There are no trees or identified natural resources on the site therefore the project will not conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance. No impact.

Mitigation: No mitigation is required

Monitoring: No monitoring is required

CULTURAL RESOURCES Would the project

8. Historic Resources

a) Alter or destroy an historic site?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Cause a substantial adverse change in the significance of a historical resource as defined in California Code of Regulations, Section 15064.5?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source: Project Application Materials, PHASE I ARCHAEOLOGICAL ASSESSMENT ASSESSOR'S PARCEL NO. 964-050-006 French Valley Area Riverside County, California prepared by CRM TECH dated February 27, 2014

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

a-b) Based on aerial maps, there are no historic sites on the property. Additionally, the cultural report did not identify any structures or historic sites. The proposed project does not provide the opportunity for physical disturbance of the property; therefore, there is no potential for any impacts. The proposed project will change the General Plan designation for the site, which could eventually lead to a higher level of development on the property. Once a development proposal or land use application to subsequently subdivide, grade, or build on the property associated with General Plan Amendment No. 945D1 and Change of Zone No. 7822 is submitted, a subsequent review and EA shall be prepared assessing potential ground disturbing cultural 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 checked="" type="checkbox"/>	<input type="checkbox"/>
b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to California Code of Regulations, Section 15064.5?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Disturb any human remains, including those interred outside of formal cemeteries?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Restrict existing religious or sacred uses within the potential impact area?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source: Project Application Materials, PHASE I ARCHAEOLOGICAL ASSESSMENT ASSESSOR'S PARCEL NO. 964-050-006 French Valley Area Riverside County, California prepared by CRM TECH dated February 27, 2014

Findings of Fact:

a-d) A cultural report for the project site was submitted that analyzed the project site for cultural significance. The study determined that there were no recorded archeological sites on the property and the site was determined to be less than significant due to the lack of cultural deposits. The proposed project does not provide the opportunity for physical disturbance of the property; therefore, there is no potential for any impacts. Once a development proposal or land use application to subsequently subdivide, grade, or build on the property associated with General Plan Amendment No. 945D1 and Change of Zone No. 7822 is submitted, a subsequent review and EA shall be prepared assessing potential impacts. Therefore the impact is less than significant.

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.

Mitigation: No mitigation is required

Monitoring: No monitoring is required

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

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

Source: 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 high sensitivity (high A). The proposed project does not provide the opportunity for physical disturbance of the property; therefore, there is no potential for any impacts at this stage. The proposed project will change the General Plan designation for the site, which could eventually lead to a higher level of development on the property. Once a development proposal or land use application to subsequently subdivide, grade, or build on the property associated with General Plan Amendment No. 945D1 and Change of Zone No. 7822 is submitted, a subsequent review and EA shall be prepared assessing potential impacts. Without ground disturbance the project's impacts are less than significant.

Mitigation: No mitigation is required

Monitoring: No monitoring is required

GEOLOGY AND SOILS Would the project

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

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

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

Source: Riverside County General Plan Figure S-2 "Earthquake Fault Study Zones," GIS database, Geologist Comments, Update Geotechnical/Geologic Site Review in Support of General Plan Amendment, ±4.5-Acre Site, APN 964-050-006, Located Southeast of the Intersection of Auld Road and Dickson Path, Winchester Area, Riverside County, California prepared by GeoSoils, Inc. dated January 24, 2014.

Findings of Fact:

a-b) According to the General Plan, there are no map fault zones within or near the project site. There are no impacts.

Mitigation: No mitigation is required

Monitoring: No monitoring is required

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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12. Liquefaction Potential Zone

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

Source: Riverside County General Plan Figure S-3 "Generalized Liquefaction"

Findings of Fact:

a) According to the General Plan, the project site is mapped as areas of low liquefaction potential. The proposed project does not provide the opportunity for physical disturbance of the property; therefore, there is no potential for any impacts at this stage. The proposed project will change the General Plan designation for the site, which could eventually lead to a higher level of development on the property. Once a development proposal or land use application to subsequently subdivide, grade, or build on the property associated with General Plan Amendment No. 945D1 and Change of Zone No. 7822 is submitted, a subsequent review and EA shall be prepared assessing potential impacts. Therefore the project's impacts are less than significant.

Mitigation: No mitigation is required

Monitoring: No monitoring is required

13. Ground-shaking Zone

a) Be subject to strong seismic ground shaking?

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

Findings of Fact:

a) Every project in California has some degree of potential exposure to significant ground shaking. The proposed project does not provide the opportunity for physical disturbance of the property; therefore, there is no potential for any impacts. The proposed project will change the General Plan designation for the site, which could eventually lead to a higher level of development on the property. Once a development proposal or land use application to subsequently subdivide, grade, or build on the property associated with General Plan Amendment No. 945D1 and Change of Zone No. 7822 is submitted, a subsequent review and EA shall be prepared assessing potential impacts. This will include adherence to the California Building code, Title 24, which will mitigate to some degree, the potential for ground shaking impacts.

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"

Findings of Fact:

a) 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. There will be no impacts.

Mitigation: No mitigation is required

Monitoring: No monitoring is required

15. Ground Subsidence

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

Source: Riverside County General Plan Figure S-7 "Documented Subsidence Areas Map", GIS database, Geologist Comments, Update Geotechnical/Geologic Site Review in Support of General Plan Amendment, ±4.5-Acre Site, APN 964-050-006, Located Southeast of the Intersection of Auld Road and Dickson Path, Winchester Area, Riverside County, California prepared by GeoSoils, Inc. dated January 24, 2014.

Findings of Fact:

a) According to the General Plan, Figure S-7, the site is in an area potentially susceptible to subsidence. However, the geologic report submitted for the project has found that the likelihood of subsidence is very low. For the purposes of a stand-alone General Plan Amendment, the indicated level of subsidence does not preclude the potential development of the property at any level. Therefore, there are no substantial impacts based on the proposed project.

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?

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Source: Project Application Materials, Update Geotechnical/Geologic Site Review in Support of General Plan Amendment, ±4.5-Acre Site, APN 964-050-006, Located Southeast of the Intersection of Auld Road and Dickson Path, Winchester Area, Riverside County, California prepared by GeoSoils, Inc. dated January 24, 2014.

Findings of Fact:

a) Lake Skinner is located about 1.5 miles to the east of the project site. The project site is located within a Dam Inundation zone for Lake Skinner. According to the geological report “this potential for inundation should be further evaluated by the design civil engineer. Based on the above, the potential for seiche or inundation is considered low to perhaps moderate.” The proposed project will change the General Plan designation for the site, which could eventually lead to a higher level of development on the property. Once a development proposal or land use application to subsequently subdivide, grade, or build on the property associated with General Plan Amendment No. 945D1 and Change of Zone No. 7822 is submitted, a subsequent review and EA shall be prepared assessing potential impacts. As that no human occupation or ground disturbance is proposed with this project the impact is less than significant.

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"/>

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

Findings of Fact:

a-c) The project proposes no grading or construction of any kind, therefore there are no potential impacts to or from slopes. As was previously explained, the site is general flat. Once a development proposal or land use application to subsequently subdivide, grade, or build on the property associated with General Plan Amendment No. 945D1 and Change of Zone No. 7822 is submitted, a subsequent review and EA shall be prepared assessing potential impacts.

Mitigation: No mitigation is required

Monitoring: No monitoring is required

18. Soils

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

Source: Project Application Materials, On-site Inspection

Findings of Fact:

a-c) The project proposes no grading or construction of any kind, therefore there are no potential impacts to soils or septic tanks. The project proposes to increase the intensity of the property. Once a development proposal or land use application to subsequently subdivide, grade, or build on the property associated with General Plan Amendment No. 945D1 and Change of Zone No. 7822 is submitted, a subsequent review and EA shall be prepared assessing potential impacts. Therefore there is no impact.

Mitigation: No mitigation is required

Monitoring: No monitoring is required

19. Erosion

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

Source: Project Application Materials, On-site Inspection

Findings of Fact:

a-b) The project proposes no grading or construction of any kind; therefore there are no potential impacts to or from erosion. However, the proposed project will change the General Plan designation for the site, which could eventually lead to a higher level of development on the property. Once a development proposal or land use application to subsequently subdivide, grade, or build on the property associated with General Plan Amendment No. 945D1 and Change of Zone No. 7822 is submitted, a subsequent review and EA shall be prepared assessing potential impacts. Therefore there is no impact.

Mitigation: No mitigation is required

Monitoring: No monitoring is required

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

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

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

Findings of Fact:

a) According to General Plan figure S-8 the project is not located in an area of high wind erosion. Once a development proposal or land use application to subsequently subdivide, grade, or build on the property associated with General Plan Amendment No. 945D1 and Change of Zone No. 7822 is submitted, a subsequent review and EA shall be prepared assessing potential impacts. Therefore there is no impact.

Mitigation: No mitigation is required

Monitoring: No monitoring is required

GREENHOUSE GAS EMISSIONS Would the project

21. Greenhouse Gas Emissions

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

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

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

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 intensity of the site, which would have an increase in potential impacts because there could be more traffic trips in the area (traffic trips are the largest generator of greenhouse gasses in this 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 impacts as the size of the proposed development (implementing project) is 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. 945D1 and Change of Zone No. 7822 is submitted, a subsequent review and EA shall be prepared assessing potential impacts. Therefore the project's impacts are less than significant.

Mitigation: No mitigation is required

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

HAZARDS AND HAZARDOUS MATERIALS Would the project

22. Hazards and Hazardous Materials

a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?

b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?

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

d) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?

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?

Source: Project Application Materials

Findings of Fact:

a-b, d-e) The project proposes no grading or construction of any kind; therefore there are no potential impacts that could result from the transportation of hazardous materials; nor will the proposed change in land use density result in an increased potential for generating anything hazardous. The site is not listed as a hazardous materials site. Once a development proposal or land use application to subsequently subdivide, grade, or build on the property associated with General Plan Amendment No. 945D1 and Change of Zone No. 7822 is submitted, a subsequent review and EA shall be prepared assessing potential impacts. Therefore, the project has no impact.

c) The project will result in higher development intensity of the site than was proposed in the General Plan in 2003. The increase in intensity may result in an overburden of streets previously identified as evacuation routes for other projects. However, the Transportation Department will require any future development proposals on the site to add mitigation to those projects to assure the streets will accommodate adequate emergency provisions. Therefore, the project has no significant impact.

Mitigation: No mitigation is required

Monitoring: No monitoring is required

23. Airports

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

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

Findings of Fact:

a-d) Based on the General Plan, figure S-19, the project is located within the French Valley Airport Influence area, and in compatibility zone E. The project was reviewed by the Airport Land Use Commission on March 8, 2012 and was found consistent with the plan. Therefore the project is consistent with Airport Master Plans. The project would not result in a safety for people working or residing in the area as that the project is consistent with the Airport Land Use Plan. Once a development proposal or land use application to subsequently subdivide, grade, or build on the property associated with General Plan Amendment No. 945D1 and Change of Zone No. 7822 is submitted, a subsequent review and EA shall be prepared assessing potential impacts. Therefore, the project has no impact.

Mitigation: No mitigation is required

Monitoring: No monitoring is required

24. Hazardous Fire Area

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

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

Findings of Fact:

a) According to General Plan Figure S-11 the project is not located within a Wildfire Susceptibility Area. The project is not within a high fire area, but the project is located within a state fire responsibility area. As that the project site is currently fallow agricultural land and that the project proposes no physical changes to the property, therefore it will not expose people or structures to any risk. Once a development proposal or land use application to subsequently subdivide, grade, or build on the property associated with General Plan Amendment No. 945D1 and Change of Zone No. 7822

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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is submitted, a subsequent review and EA shall be prepared assessing potential impacts. Therefore, the project has no impact.

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 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?

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?

f) Place within a 100-year flood hazard area structures which would impede or redirect flood flows?

g) Otherwise substantially degrade water quality?

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)?

Source: Riverside County Flood Control District Review, GIS database .

Findings of Fact:

a-h) The northwest corner of project is located within a mapped flood zone. However, the project proposes no grading or construction of any kind; therefore there are no potential impacts to or from flood hazards with the exception of dam inundation (see topic in geology regarding seiche). There is no land alteration proposed at this time that would alter any flows, violate any standards, impact ground water resources, create any runoff, or require any BMP's. No additional study of the current conditions was performed at this time because the proposed General Plan Amendment is not

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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proposing any ground alteration at this time. However, the proposed project will change the General Plan designation for the site, which could eventually lead to a higher level of development on the property. Once a development proposal or land use application to subsequently subdivide, grade, or build on the property associated with General Plan Amendment No. 945D1 and Change of Zone No. 7822 is submitted, a subsequent review and EA shall be prepared assessing potential impacts which will include a hydrology analysis. Therefore the project has no impact.

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 <input checked="" type="checkbox"/>	U - Generally Unsuitable <input type="checkbox"/>	R - Restricted <input type="checkbox"/>	
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 checked="" type="checkbox"/>
b) Changes in absorption rates or the rate and amount of surface runoff?	<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 checked="" type="checkbox"/>	<input type="checkbox"/>
d) Changes in the amount of surface water in any water body?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

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

Findings of Fact:

a, b, d) The northwest corner of the project is located within a flood zone. The project proposes no grading or construction of any kind; therefore there are no potential impacts to or from flood hazards with the exception of dam inundation (see topic in geology regarding seiche). There is no land alteration proposed at this time that would alter any flows, violate any standards, impact ground water resources, create any runoff, or require any BMP's. However, the proposed project will change the General Plan designation for the site, which could eventually lead to a higher level of development on the property. Once a development proposal or land use application to subsequently subdivide, grade, or build on the property associated with General Plan Amendment No. 945D1 and Change of Zone No. 7822 is submitted, a subsequent review and EA shall be prepared assessing potential impacts. Therefore the project has no impact.

c) The project is within a dam inundation area, however the project does not propose any structures and would not expose people injury or death involving flooding as a result of a failure of a levee or

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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dam. Once a development proposal or land use application to subsequently subdivide, grade, or build on the property associated with General Plan Amendment No. 945D1 and Change of Zone No. 7822 is submitted, a subsequent review and EA shall be prepared assessing potential impacts. Therefore, the project has a less than significant impact.

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?

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

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

Findings of Fact:

a-b) The project will result in changes to the Land Use patterns in the area. The area is currently designated for residential uses with a 5 acre minimum lot size. The parcel is currently substandard for the minimum lot size. However, property near the site, specifically to the north has experienced some increases in density over what was adopted with the 2003 General Plan. Based on the widening on Highway 79, and the approval of the Specific Plan to the north, compounded with the fact that the lot was substandard in the first place, the subject site is no longer suitable for residential development. As previously stated, the potential impacts in this EA are being evaluated for the Land Use change only. For these reasons, the Land Use and zoning impacts are considered less than significant.

Mitigation: No mitigation is required

Monitoring: No monitoring is required

28. Planning

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

b) Be compatible with existing surrounding zoning?

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

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

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

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Source: Riverside County General Plan Land Use Element, Staff review, GIS database

Findings of Fact:

a-e) The project includes a Change of Zone to assure the General Plan and zoning are consistent. The project is consistent with the suburban designations to the north and west. The proposed Land Use change is consistent with all policies of the General Plan and will not be dividing the physical arrangement of any communities. As previously stated, the potential impacts in this EA are being evaluated for the Land Use only. Once a development proposal or land use application to subsequently subdivide, grade, or build on the property associated with General Plan Amendment No. 945D1 and Change of Zone No. 7822 is submitted, a subsequent review and EA shall be prepared assessing potential impacts. For these reasons, the Land Use and zoning impacts are considered less than significant.

Mitigation: No mitigation is required

Monitoring: No monitoring is required

MINERAL RESOURCES Would the project

29. Mineral Resources

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

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

Findings of Fact:

a-d) According to the General Plan figure OS-5 the project is not located in an area known to have mineral resources that would preclude the development of the ultimate density requested in the project. Further, the project proposes no grading or construction of any kind; therefore there are no potential impacts to or from mineral resources. There are no known mines on or near the site. However, the proposed project will change the General Plan designation for the site, which could eventually lead to a higher level of development on the property. Once a development proposal or land use application to subsequently subdivide, grade, or build on the property associated with General Plan Amendment No. 945D1 and Change of Zone No. 7822 is submitted, a subsequent review and EA shall be prepared assessing potential 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

NOISE Would the project result in

Definitions for Noise Acceptability Ratings

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

NA - Not Applicable

A - Generally Acceptable

B - Conditionally Acceptable

C - Generally Unacceptable

D - Land Use Discouraged

30. Airport Noise

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

NA A B C D

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

NA A B C D

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

Findings of Fact:

a-b) According to the General Plan, Figure S-19, the project is located within an airport influence area. As that the project site is currently fallow agricultural land and that the project proposes no physical changes to the property, therefore it will not expose people to excessive noise levels. Once a development proposal or land use application to subsequently subdivide, grade, or build on the property associated with General Plan Amendment No. 945D1 and Change of Zone No. 7822 is submitted, a subsequent review and EA shall be prepared assessing potential impacts. Therefore, the project has no impact.

Mitigation: No mitigation is required

Monitoring: No monitoring is required

31. Railroad Noise

NA A B C D

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

Findings of Fact:

The project is not located near any railroads, therefore, there will be no significant impacts from railroad noise.

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

32. Highway Noise

NA <input checked="" type="checkbox"/>	A <input type="checkbox"/>	B <input type="checkbox"/>	C <input type="checkbox"/>	D <input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Source: On-site Inspection, Project Application Materials

Findings of Fact:

The project is not located near any highways. The closest Highway is Highway 79 about two miles to the west of the northern portion of the project area. Noise from this distance will be negligible. Therefore, there will be no impacts from highway noise.

Mitigation: No mitigation is required

Monitoring: No monitoring is required

33. Other Noise

NA <input checked="" type="checkbox"/>	A <input type="checkbox"/>	B <input type="checkbox"/>	C <input type="checkbox"/>	D <input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Source: Project Application Materials, GIS database

Findings of Fact:

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

Mitigation: No mitigation is required

Monitoring: No monitoring is required

34. Noise Effects on or by the Project

a) A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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b) A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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c) Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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d) Exposure of persons to or generation of excessive ground-borne vibration or ground-borne noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Source: Riverside County General Plan, Table N-1 ("Land Use Compatibility for Community Noise Exposure"); Project Application Materials

Findings of Fact:

a-d) The project proposes no grading or construction of any kind. With no structures proposed on the site, and no expressed use permitted, no additional noise analysis is required at this time. The proposed project will change the General Plan designation for the site, which could eventually lead to a higher level of development on the property. Once a development proposal or land use application to subsequently subdivide, grade, or build on the property associated with General Plan Amendment No. 945D1 and Change of Zone No. 7822 is submitted, a subsequent review and EA shall be prepared assessing potential impacts. Therefore, the project will not cause significant impacts.

Mitigation: No mitigation is required

Monitoring: No monitoring is required

POPULATION AND HOUSING Would the project

35. Housing

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

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

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

d) Affect a County Redevelopment Project Area?

e) Cumulatively exceed official regional or local population projections?

f) Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?

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

Findings of Fact:

a-f) There are currently no residential structures on the subject site, so no displacement will occur. The proposed project will change the Land Use to commercial, thus potentially adding a demand for additional housing through the creation of jobs; however, the project site is small for a commercial property and is not capable of creating a large enough number of jobs to be significant. The impacts are less than significant.

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

Monitoring: No monitoring is required

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

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

Findings of Fact:

The project would result in an increased need for all public services, including fire. 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 subject site. As such, the impacts would be less than significant.

Mitigation: No mitigation is required

Monitoring: No monitoring is required

37. Sheriff Services	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Source: Riverside County General Plan

Findings of Fact:

The project would result in an increased need for all public services, including the Sheriff. 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 subject site. As such, the impacts would be less than significant.

Mitigation: No mitigation is required

Monitoring: No monitoring is required

38. Schools	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Source: GIS database

Findings of Fact:

The project would not result in an increased need for schools. As such, the impacts would be less than significant.

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

Monitoring: No monitoring is required

39. Libraries

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

Findings of Fact:

The project would not result in an increased need for books and materials for libraries. As such, the impacts would be less than significant.

Mitigation: No mitigation is required

Monitoring: No monitoring is required

40. Health Services

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

Findings of Fact:

The project would result in an increased need for all public services, including the Health services. However, health care is generally driven by market forces and any increase in population is generally addressed through market demand forces. As such, the impacts would be less than significant.

Mitigation: No mitigation is required

Monitoring: No monitoring is required

RECREATION

41. Parks and Recreation

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

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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b) Would the project include the use of existing neighborhood or regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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c) Is the project located within a Community Service Area (CSA) or recreation and park district with a Community Parks and Recreation Plan (Quimby fees)?

<input type="checkbox"/>	<input type="checkbox"/>	<input 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
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Source: GIS database, Ord. No. 460, Section 10.35 (Regulating the Division of Land – Park and Recreation Fees and Dedications), Ord. No. 659 (Establishing Development Impact Fees), Parks & Open Space Department Review

Findings of Fact:

a-c) There are no trails or parks proposed or required near the site. Quimby fees are not required on commercial development. There is no CSA for this area and there will be no impacts.

Mitigation: No mitigation is required

Monitoring: No monitoring is required

42. Recreational Trails	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Source: Open Space and Conservation Map for Western County trail alignments

Findings of Fact:

See 41.

Mitigation: No mitigation is required

Monitoring: No monitoring is required

TRANSPORTATION/TRAFFIC Would the project				
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43. Circulation	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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 checked="" type="checkbox"/>	<input 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?	<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 checked="" type="checkbox"/>	<input type="checkbox"/>
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	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
f) Cause an effect upon, or a need for new or altered maintenance of roads?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
g) Cause an effect upon circulation during the project's construction?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
h) Result in inadequate emergency access or access to nearby uses?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
i) Conflict with adopted policies, plans or programs regarding public transit, bikeways or pedestrian facilities, or otherwise substantially decrease the performance or safety of such facilities?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source: Riverside County General Plan, Highway 79 Policy

Findings of Fact:

a) The project is located within the Highway 79 Policy Area of the General Plan. The current proposal is consistent with the General Plan's Highway 79 Policy Area. The policy area requires that residential development be proposed at 9% below the mid-point of the existing designation due to transportation infrastructure and capacity deficiencies. The proposed project is changing away from residential to Commercial Retail, thus the policy does not apply. The details of the implementing will drive the consistency with any other circulation plans, the Land Use change, by itself, is consistent with the circulation plans.

b) The proposed project will not 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. As previously explained, the proposed project will change the General Plan designation for the site, which could eventually lead to a higher level of development on the property. Once a development proposal or land use application to subsequently subdivide, grade, or build on the property associated with General Plan Amendment No. 945D1 and Change of Zone No. 7822 is submitted, a subsequent review and EA shall be prepared assessing potential impacts.

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

e-i) The project is not proposing any development at the time, therefore there are no design changes to the streets or roads that may increase hazard due to road design. The increase in density will create a need to evaluate the impacts to the existing street design; however, the potential impacts would be too speculative at this stage, because the actual level of impact from the implementing development is not known at this time. The proposed change does not conflict with any adopted policies regarding public transit, bikeways or pedestrian access because the site is rural today, and the proposed change will maintain the rural nature of the area. The efficiency of transit will not change, and therefore not impact any policies regarding transit or other alternative means of travel. Once a development proposal or land use application to subsequently subdivide, grade, or build on the property associated with General Plan Amendment No. 945D1 and Change of Zone No. 7822 is submitted, a subsequent review and EA shall be prepared assessing potential 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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44. Bike Trails	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Source: Riverside County General Plan

Findings of Fact:

See 41.

Mitigation: No mitigation is required

Monitoring: No monitoring is required

UTILITY AND SERVICE SYSTEMS Would the project

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

Source: Department of Environmental Health Review

Findings of Fact:

a-b) The project is not proposing any construction at this time. However, the proposed project will change the General Plan designation for the site, which could eventually lead to a higher level of development on the property. An assessment of the availability of water to service the area will be required prior to the approval of an implementing project. This will include a commitment from the water purveyor in that area to provide water to the site (beyond that which already exists). Many of the homes in the area currently use well water. The increase in density will likely require connection to a public water system, the construction of which will have potential impacts. However, at this stage, the specific size and need of water infrastructure to the area would be too speculative to analyze. Once a development proposal or land use application to subsequently subdivide, grade, or build on the property associated with General Plan Amendment No. 945D1 and Change of Zone No. 7822 is submitted, a subsequent review and EA shall be prepared assessing potential impacts. Therefore, the project's impacts are less than significant.

Mitigation: No mitigation is required

Monitoring: No monitoring is required

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

Source: Department of Environmental Health Review

Findings of Fact:

a-b) The project is not proposing any construction at this time. However, the proposed project will change the General Plan designation for the site, which could eventually lead to a higher level of development on the property. The homes near project site are currently using septic systems, although the Specific Plan approved to the north of the subject site did bring sewer to the area. Specific permitting is required prior to the use of any septic system. At this stage, the specific size and need of sewer infrastructure to the area would be too speculative to analyze. Once a development proposal or land use application to subsequently subdivide, grade, or build on the property associated with General Plan Amendment No. 945D1 and Change of Zone No. 7822 is submitted, a subsequent review and EA shall be prepared assessing potential impacts.

Mitigation: No mitigation is required

Monitoring: No monitoring is required

47. Solid Waste				
a) Is the project served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Does the project comply with federal, state, and local statutes and regulations related to solid wastes including the CIWMP (County Integrated Waste Management Plan)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Riverside County General Plan, Riverside County Waste Management District correspondence

Findings of Fact:

a-b) The project is not proposing any construction at this time. However, the proposed project will change the General Plan designation for the site, which could eventually lead to a higher level of development on the property. Once a development proposal or land use application to subsequently subdivide, grade, or build on the property associated with General Plan Amendment No. 945D1 and Change of Zone No. 7822 is submitted, a subsequent review and EA shall be prepared assessing potential impacts. Therefore, the proposed project will have no impact.

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

48. Utilities

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

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

Source: Application Materials

Findings of Fact:

a-g) The project is not proposing any construction at this time. At this stage, the specific size and need of infrastructure to the area would be too speculative to analyze. However, the proposed project will change the General Plan designation for the site, which could eventually lead to a higher level of development on the property. Once a development proposal or land use application to subsequently subdivide, grade, or build on the property associated with General Plan Amendment No. 945D1 and Change of Zone No. 7822 is submitted, a subsequent review and EA shall be prepared assessing potential impacts. Therefore, the proposed project will have no impact.

Mitigation: No mitigation is required

Monitoring: No monitoring is required

49. Energy Conservation

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

Findings of Fact:

a) The County has no specific energy conservation plans that would conflict with the project.

Mitigation: No mitigation is required

Monitoring: No monitoring is required

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

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

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

Findings of Fact: Implementation of the proposed project would not substantially degrade the quality of the environment, substantially reduce the habitat of fish or wildlife species, cause a fish or wildlife populations to drop below self-sustaining levels, threaten to eliminate a plant or animal community, or reduce the number or restrict the range of a rare or endangered plant or animal, or eliminate important examples of the major periods of California history or prehistory.

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

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

Findings of Fact: The project does not have impacts which are individually limited, but cumulatively considerable. The proposal will increase the density of the area, which could potentially impact CEQA study areas cumulatively. At this stage, the specific level of changes is not known, as there is no construction proposed with this project. Once a development proposal or land use application to subsequently subdivide, grade, or build on the property associated with General Plan Amendment No. 945D1 and Change of Zone No. 7822 is submitted, a subsequent review and EA shall be prepared assessing potential impacts.

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

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Source: Staff review, project application

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

VI. EARLIER ANALYSES

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Earlier analyses may be used where, pursuant to the tiering, program EIR, or other CEQA process, an effect has been adequately analyzed in an earlier EIR or negative declaration as per California Code of Regulations, Section 15063 (c) (3) (D).

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

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

VII. AUTHORITIES CITED

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

Revised: 6/4/2014 1:47 PM
 EA for GPA00945D1

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

DATE: December 8, 2010

TO:

Riv. Co. Transportation Dept.

Riv. Co. Environmental Health Dept.

Riv. Co. Public Health Dept. Industrial Hygiene

Riv. Co. Flood Control District

Riv. Co. Fire Department

Riv. Co. Dept. of Bldg. & Safety - Grading

Riv. Co. Dept. of Bldg. & Safety - Plan Check

Regional Parks & Open Space District.

Riv. Co. Environmental Programs Dept.

P.D. Geology Section-D. Jones

Riv. Co. GIS - Phillip Kang

P.D. Landscaping Section-R. Dyo

P.D. Archaeology Section-L. Mouriquand

GENERAL PLAN AMENDMENT NO. 945, CHANGE OF ZONE NO. 7743 - EA41773 - Applicant: Leonard Bustin - Engineer/Representative: Leonard Bustin - Third Supervisorial District - Rancho California Zoning Area - Southwest Area Plan: Policy Area(s) - Highway 79 Policy Area; Rural: Rural Residential (RUR-RR) (5 Acre Minimum Lot Size) - Location: Northernly of Mazoe Street, southerly of Auld Road, easterly of Dickson Path and westerly of Maddalena Road - 18.99 Gross Acres - Zoning: Light Agricultural - 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 to Community Development and to amend the land use designation of the subject site from Rural Residential (RUR:RR) (5 Acre Minmum Lot Size within the Highway 79 Policy Area to Commercial Retail (CD:CR) (0.20-0.35 Floor Area Ratio). The Change of Zone proposes to amend the zoning designation of the subject site from Light Agriculture, Five Acre Minimum (A-1-5) to General Commercial (C-1/C-P) - APN(s): 964-050-006, 964-050-007, 964-050-008, 964-050-009- Concurrent Cases: CZ007743.

NOTE: This project is a stand-alone General Plan Land Use amendment with a Change of Zone, no implementing project is proposed. Please provide a comment letter from your department. Change of Zone No. 7743 proposes to amend the zoning designation for the subject site from Light Agricultural - 5 Acre Minimum Lot Size (A-1-5) to General Commercial (C-1/C-P).

Please review the attached map(s) and/or exhibit(s) for the above-described project. This case is scheduled for a **LDC Meeting Agenda on January 6, 2011**. All LDC Members please have draft conditions in the Land Management System on or before the above date. If it is determined that the attached map(s) and/or exhibit(s) are not acceptable, please have corrections in the system and DENY the routing on or before the above date. Once the route is complete, and the approval screen is approved with or without corrections, the case can be scheduled for a public hearing.

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

Should you have any questions regarding this project, please do not hesitate to contact **Tamara Harrison, Project Planner**, at (951) 955-9721 or email at **THARRISO@rctlma.org / MAILSTOP# 1070**.

COMMENTS:

FILE COPY

DATE: _____

SIGNATURE: _____

PLEASE PRINT NAME AND TITLE: _____

TELEPHONE: _____

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

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

FILE COPY

DATE: April 24, 2014

TO:

Riv. Co. Transportation Dept.
Riv. Co. Environmental Health Dept.
Riv. Co. Fire Department
Riv. Co. Building & Safety – Grading
Riv. Co. Building & Safety – Plan Check
Regional Parks & Open Space District.

Riv. Co. Environmental Programs Dept.
P.D. Geology Section-D. Jones
P.D. Archaeology Section-Heather Thomas
Riverside Transit Agency
Riv. Co. Sheriff's Dept.
Riv. Co. Waste Management Dept.

ALUC – John Guerin
3rd District Supervisor
3rd District Planning Commissioner
City of Temecula
Temecula Valley Unified School Dist.

GENERAL PLAN AMENDMENT NO. 945D1, CHANGE OF ZONE NO. 7822 – EA42679 – Applicant: Matthew Fagan Consulting – Engineer/Representative: JMM Consultants - Third Supervisorial District – Rancho California Zoning Area – Southwest Area Plan: Policy Area(s) – Highway 79 Policy Area; Rural: Rural Residential (RUR-RR) (5 Acre Minimum Lot Size)– Location: Northerly of Mazoe Street, southerly of Auld Road, easterly of Dickson Path and westerly of Maddalena Road– 4.5 Gross Acres - Zoning: Light Agricultural – 5 Acre Minimum Lot Size (A-1-5) - **REQUEST: This General Plan Amendment proposes to amend the General Foundation Component of the subject site from Rural to Community Development and to amend the land use designation of the subject site from Rural Residential (RUR:RR) (5 Acre Minimum Lot Size within the Highway 79 Policy Area to Commercial Retail (CD:CR) (0.20-0.35 Floor Area Ratio). The Change of Zone proposes to amend the zoning designation of the subject site from Light Agriculture, Five Acre Minimum (A-1-5) to General Commercial (C-1/C-P) – APN: 964-050-006.**

Please review the attached map(s) and/or exhibit(s) for the above-described project. This case is scheduled for a **LDC meeting on May 22, 2014**. All LDC Members please have draft conditions in the Land Management System on or before the above date. If it is determined that the attached map(s) and/or exhibit(s) are not acceptable, please have corrections in the system and DENY the routing on or before the above date. Once the route is complete, and the approval screen is approved with or without corrections, the case can be scheduled for a public hearing.

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

Should you have any questions regarding this project, please do not hesitate to contact **Larry Ross**, Principle Planner, at **(951) 955-9294** or email at lross@rctlma.org / **MAILSTOP# 1070**.

COMMENTS:

DATE: _____ SIGNATURE: _____

PLEASE PRINT NAME AND TITLE: _____

TELEPHONE: _____

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

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

Airport Land Use Commission
Received

APR 24 2014

DATE: April 24, 2014

TO:

Riv. Co. Transportation Dept.
Riv. Co. Environmental Health Dept.
Riv. Co. Fire Department
Riv. Co. Building & Safety – Grading
Riv. Co. Building & Safety – Plan Check
Regional Parks & Open Space District.

Riv. Co. Environmental Programs Dept.
P.D. Geology Section-D. Jones
P.D. Archaeology Section-Heather Thomas
Riverside Transit Agency
Riv. Co. Sheriff's Dept.
Riv. Co. Waste Management Dept.

ALUC – John Guerin
3rd District Supervisor
3rd District Planning Commissioner
City of Temecula
Temecula Valley Unified School Dist.

GENERAL PLAN AMENDMENT NO. 945D1, CHANGE OF ZONE NO. 7822 – EA42679 – Applicant: Matthew Fagan Consulting – Engineer/Representative: JMM Consultants - Third Supervisorial District – Rancho California Zoning Area – Southwest Area Plan: Policy Area(s) – Highway 79 Policy Area; Rural: Rural Residential (RUR-RR) (5 Acre Minimum Lot Size)– Location: Northerly of Mazoe Street, southerly of Auld Road, easterly of Dickson Path and westerly of Maddalena Road– 4.5 Gross Acres - Zoning: Light Agricultural – 5 Acre Minimum Lot Size (A-1-5) - **REQUEST: This General Plan Amendment proposes to amend the General Foundation Component of the subject site from Rural to Community Development and to amend the land use designation of the subject site from Rural Residential (RUR:RR) (5 Acre Minimum Lot Size within the Highway 79 Policy Area to Commercial Retail (CD:CR) (0.20-0.35 Floor Area Ratio). The Change of Zone proposes to amend the zoning designation of the subject site from Light Agriculture, Five Acre Minimum (A-1-5) to General Commercial (C-1/C-P) – APN: 964-050-006.**

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

Should you have any questions regarding this project, please do not hesitate to contact **Larry Ross**, Principle Planner, at (951) 955-9294 or email at lross@rctlma.org / MAILSTOP# 1070.

COMMENTS: *The project site is located within Compatibility Zone E of the French Valley Airport Influence Area. Pursuant to the California Public Utilities Code, all general plan amendments and ordinance amendments (such as zone change) are subject to mandatory ALUC review. Application available at www.realuc.org*

DATE: May 16, 2014

SIGNATURE: John J. Guerin

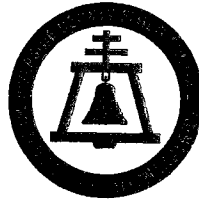
PLEASE PRINT NAME AND TITLE: John J. Guerin, Principal Planner

TELEPHONE: (951) 955-0982

ALUC review was handled via GPA 00945 and CZ 07743. [ZAP 1045 FV 13]

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

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

May 19, 2014

Riverside County
Planning Department
County Administrative Center
4080 Lemon Street
Riverside, CA 92501

RECEIVED
MAY 21 2014

ADMINISTRATION
RIVERSIDE COUNTY
PLANNING DEPARTMENT

Attn: Larry Ross

Dear Mr. Ross:

Re: Change of Zone 7822
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

c: CZ7822

SKM:bad
P8/161090



January 5, 2011

TO: Tamara Harrison, Project Planner

FROM: Steven Hinde, CIH, Senior Industrial Hygienist

RE: General Plan Amendment No. 945, Change of Zone No. 7743

A noise study is not required looking at the diagram, zoning, the proposed change in zone. However, they still need to follow:

1. Facility-related noise, as projected to any portion of any surrounding property containing a "sensitive receiver, habitable dwelling, hospital, school, library or nursing home", must not exceed the following worst-case noise levels 45 dB(A) – 10 minute noise equivalent level ("leq"), between the hours of 10:00 p.m. to 7:00 a.m. (nighttime standard) and 65 dB (A) – 10 minute leq, between 7:00 a.m. and 10:00 p. m. (daytime standard).

Please contact Steven Hinde if you have any questions.

WARREN D. WILLIAMS
General Manager-Chief Engineer



1995 MARKET STREET
RIVERSIDE, CA 92501
951.955.1200
FAX 951.788.9965
www.rcflood.org
134607

RIVERSIDE COUNTY FLOOD CONTROL
AND WATER CONSERVATION DISTRICT

December 21, 2010

Riverside County
Planning Department
County Administrative Center
4080 Lemon Street
Riverside, CA 92501

Attention: Tamara Harrison

Dear Ms. Harrison:

Re: General Plan Amendment 00945
Area: Rancho California

We have reviewed this case and have the following comments:

The general plan amendment proposes to amend the General Foundation Component of the subject site from Rural Residential (RUR-RR) 5 Acre minimum Lot Size within the Highway 79 Policy Area to Commercial Retail (CD:DR)(0.20-0.35 Floor Area Ratio)

Some flood control facilities or floodproofing may be required to fully develop to the implied density. The District does not object to the proposal.

Questions concerning this matter may be referred to Eric Russell of this office at 951.955.1211.

Very truly yours,

MEKBIB DEGAGA
Engineering Project Manager

EWR:blj



AIRPORT LAND USE COMMISSION RIVERSIDE COUNTY

CHAIR March 12, 2012

Simon Housman
Rancho Mirage

Tamara Harrison, Urban Regional Planner IV
Riverside County Planning Department
4080 Lemon Street, Twelfth Floor
Riverside CA 92501

VICE CHAIRMAN
Rod Ballance
Riverside

HAND DELIVERY

COMMISSIONERS

Arthur Butler
Riverside

RE: AIRPORT LAND USE COMMISSION (ALUC) DEVELOPMENT REVIEW

File No.: ZAP1045FV12

John Lyon
Riverside

Related File No.: GPA00945 (General Plan Amendment) and CZ07743 (Change of Zone)

Glen Holmes
Hemet

APN: 964-050-006 through 964-050-009

Greg Pettis
Cathedral City

Dear Ms. Harrison:

Richard Stewart
Moreno Valley

On March 8, 2012, the Riverside County Airport Land Use Commission (ALUC) found the above-referenced general plan amendment and change of zone **CONSISTENT** with the 2007 French Valley Airport Land Use Compatibility Plan (FVALUCP), as amended in 2011.

STAFF

Director
Ed Cooper

The general plan amendment is described as follows: A proposal to amend the Southwest Area Plan's land use designation on 18.99 acres located southerly of Auld Road, easterly of Dickson Path, and westerly of Maddalena Road (within the unincorporated community of French Valley) from Rural Residential within the Rural Foundation Component (R:RR) to Commercial Retail within the Community Development Foundation Component (CD:CR).

Russell Brady
John Guerin
Barbara Santos

The change of zone is described as follows: A proposal to change the zoning of the site described above from A-1-5 (Light Agriculture, 5 acre minimum lot size) to C-1/C-P (General Commercial).

County Administrative Center
4080 Lemon St., 14th Floor.
Riverside, CA 92501
(951) 955-5132

The finding of consistency relates to airport compatibility issues and does not necessarily constitute an endorsement of a proposed project. In this situation, both the existing designation and zoning and the proposed designation and zoning are consistent with the FVALUCP.

www.rcaluc.org

A copy of the "Notice of Airport in Vicinity" is enclosed, for your information.

If you have any questions, please contact Russell Brady, Airport Land Use Commission Contract Planner, at (951) 955-0549, or John Guerin, Airport Land Use Commission Principal Planner, at (951) 955-0982.

Sincerely,
RIVERSIDE COUNTY AIRPORT LAND USE COMMISSION


Edward C. Cooper, Director

JJGJG:bks

Airport Land Use Commission
Page 2

Attachments: Notice of Airport in Vicinity

cc: ALUC Staff
Leonard Bustin (Representative)
Londen Land Company, LLC/LOLA I, LLC (Attn.: Lynn Londen) (Owner/Payee)
Hoskings-Murrieta Inc. (Attn.: Janet H. Smith) (Owner/Payee)
Congregation Havurim (Attn.: Scott Seidman) (Owner)
Riverside County Economic Development Agency – Aviation (Attn.: Chad Davies)

Y:\ALUC\French Valley\ZAP1045FV12.LTR.doc

NOTICE OF AIRPORT IN VICINITY

This property is presently located in the vicinity of an airport, within what is known as an airport influence area. For that reason, the property may be subject to some of the annoyances or inconveniences associated with proximity to airport operations (for example: noise, vibration, or odors). Individual sensitivities to those annoyances can vary from person to person. You may wish to consider what airport annoyances, if any, are associated with the property before you complete your purchase and determine whether they are acceptable to you. Business & Professions Code Section 11010 (b) (13)(A)

Legend

Compatibility Zones

- Airport Influence Area Boundary
- Zone A
- Zone B1
- Zone B2
- Zone C
- Zone D
- Zone E

Boundary Lines

- Airport Property Line
- City Limits
- Height Review Overlay Zone

Note

Airport Influence Area boundary measured from a point 200 feet beyond runway ends in accordance with FAA airspace protection criteria (FAR Part 77). All other dimensions measured from runway ends and centerlines.

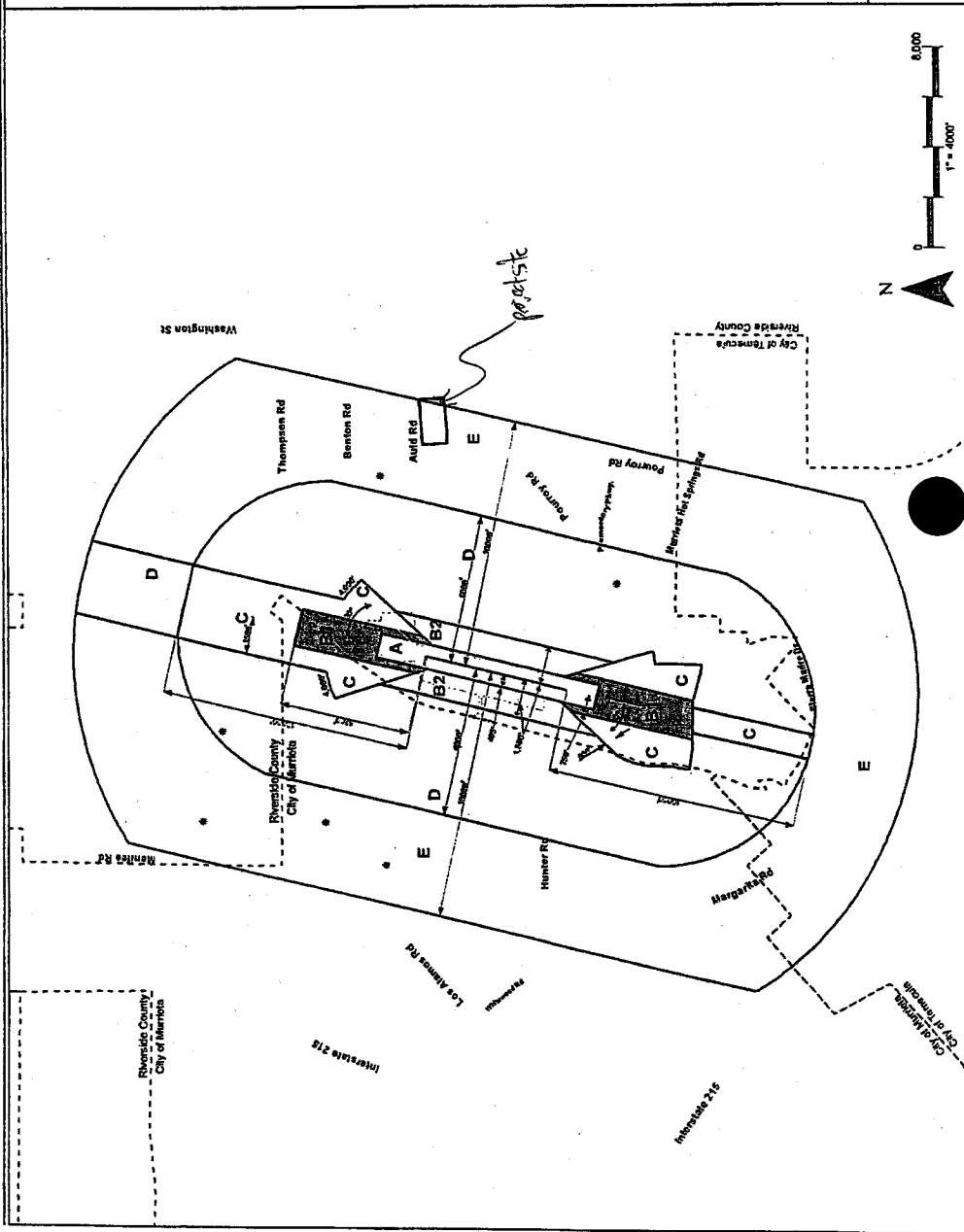
See Chapter 2, Table 2A of the Countywide Policies and the Additional Compatibility Policies in Section PV.2 of this Plan for compatibility criteria associated with this map.

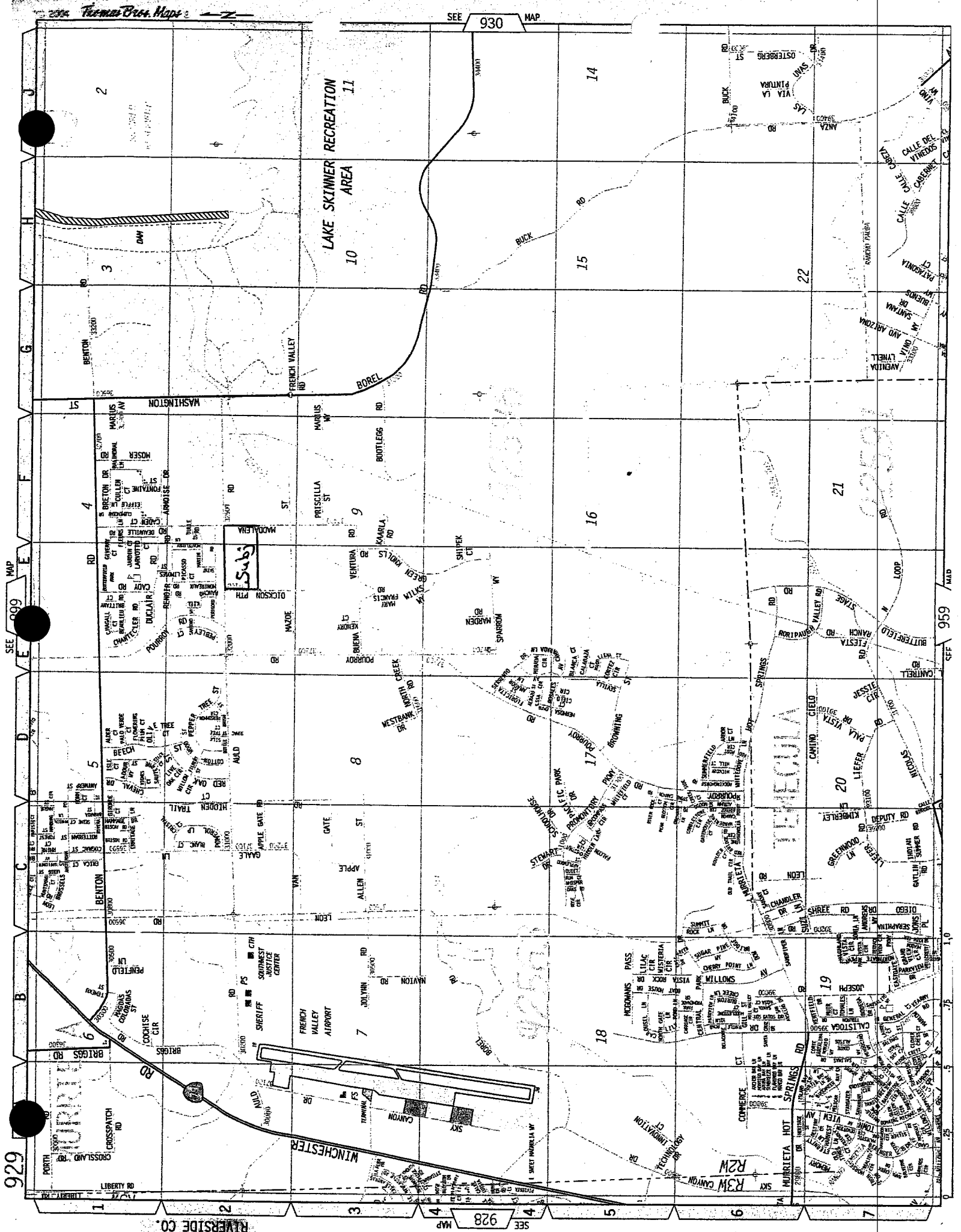
Riverside County
Airport Land Use Commission
Riverside County
Airport Land Use Compatibility Plan
Policy Document

April 2010

Map PV-1

Compatibility
French Valley





SEE 929 MAP

SEE 999 MAP

929

SEE 930 MAP

SEE 928 MAP

RIVERSIDE CO

LAKE SKINNER RECREATION AREA

TREGULIA

Subj

2

3

4

5

6

11

10

9

8

7

14

15

16

17

18

22

21

20

19

SEE 959 MAP

1.0

.75

.5

.25

0

BRIGGS RD

CROSSPATCH RD

LIBERTY RD

PORTH RD

CROSSLAND RD

COCHISE CIR

SHERRIFF

SOUTHWEST CENTER

FRENCH VALLEY AIRPORT

WINCHESTER

BRIGGS RD

COCHISE CIR

SHERRIFF

SOUTHWEST CENTER

FRENCH VALLEY AIRPORT

BRIGGS RD

COCHISE CIR

SHERRIFF

SOUTHWEST CENTER

FRENCH VALLEY AIRPORT

BRIGGS RD

COCHISE CIR

SHERRIFF

SOUTHWEST CENTER

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COCHISE CIR

SHERRIFF

SOUTHWEST CENTER

FRENCH VALLEY AIRPORT

BRIGGS RD

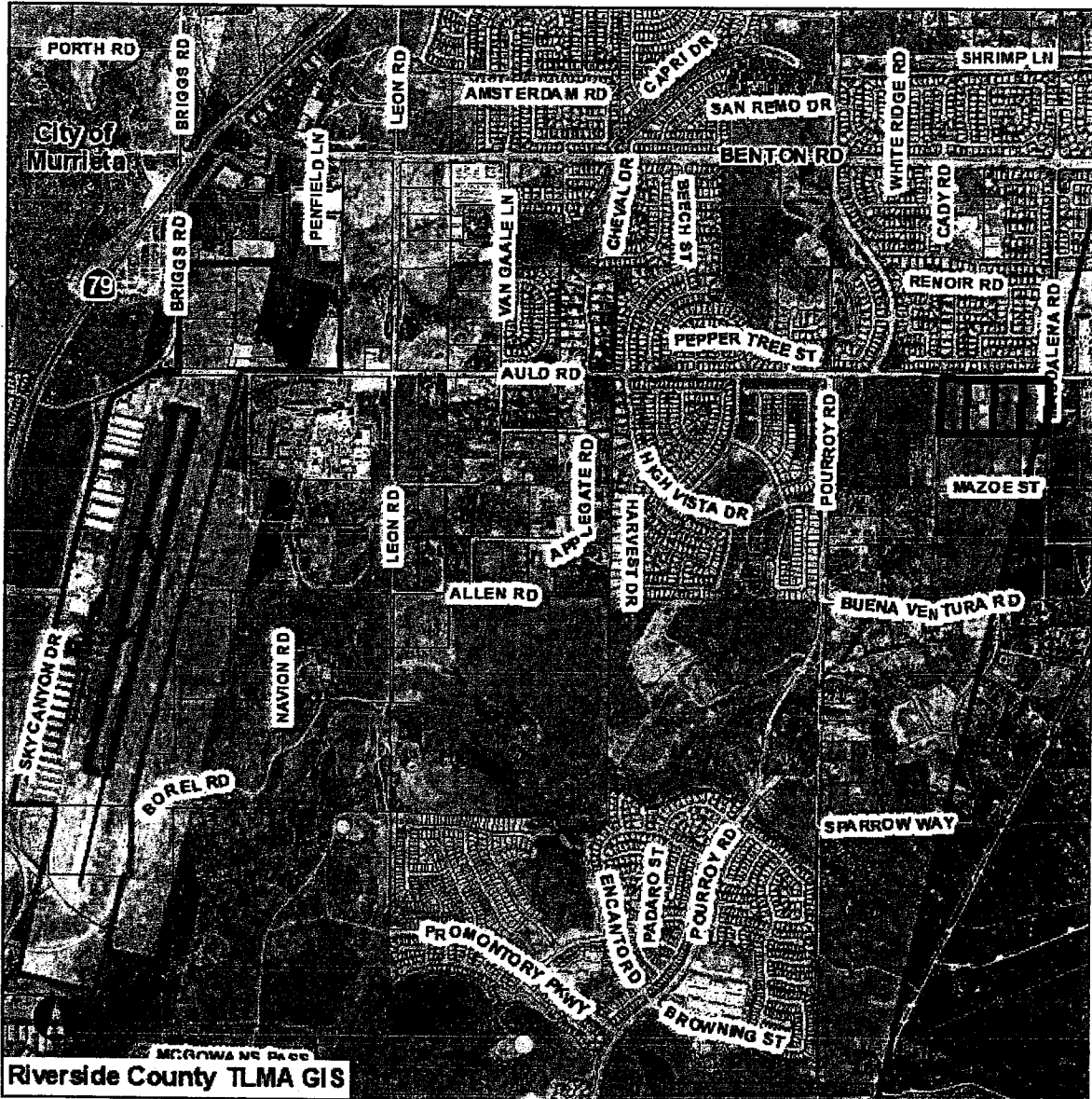
COCHISE CIR

SHERRIFF

SOUTHWEST CENTER

FRENCH VALLEY AIRPORT

RIVERSIDE COUNTY GIS



Selected parcel(s):

964-050-006 964-050-007 964-050-008 964-050-009

IMPORTANT

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

REPORT PRINTED ON...Wed Feb 22 15:22:16 2012

Version 120118

RIVERSIDE COUNTY GIS



Selected parcel(s):

964-050-006 964-050-007 964-050-008 964-050-009

IMPORTANT

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REPORT PRINTED ON...Wed Feb 22 15:21:36 2012

Version 120118

GPA 945

AMEND PARCELS 1 THROUGH 4, INCLUSIVE, OF PARCEL MAP NO. 18292, AS SHOWN BY MAP ON FILE IN BOOK 90, PAGE 68, OF PARCEL MAPS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA, FROM RURAL: RURAL RESIDENTIAL (RURRR) TO COMMUNITY DEVELOPMENT: COMMERCIAL RETAIL (CD:CR).

AUGUST 2010

APPLICANT
LEONARD BUSTIN
1775 S. COR. SEC. 9,
TERRACOLA, CA 92589
PH. 951-252-0803

MAP PREPARER
HALL & FOREMAN INC.
THREE BETHLEHEM CIRCLE STE. 100
TERRACOLA, CA 92589
PH. 951-294-8239

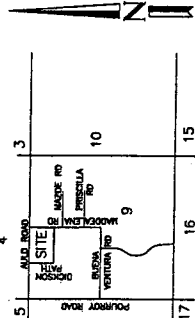
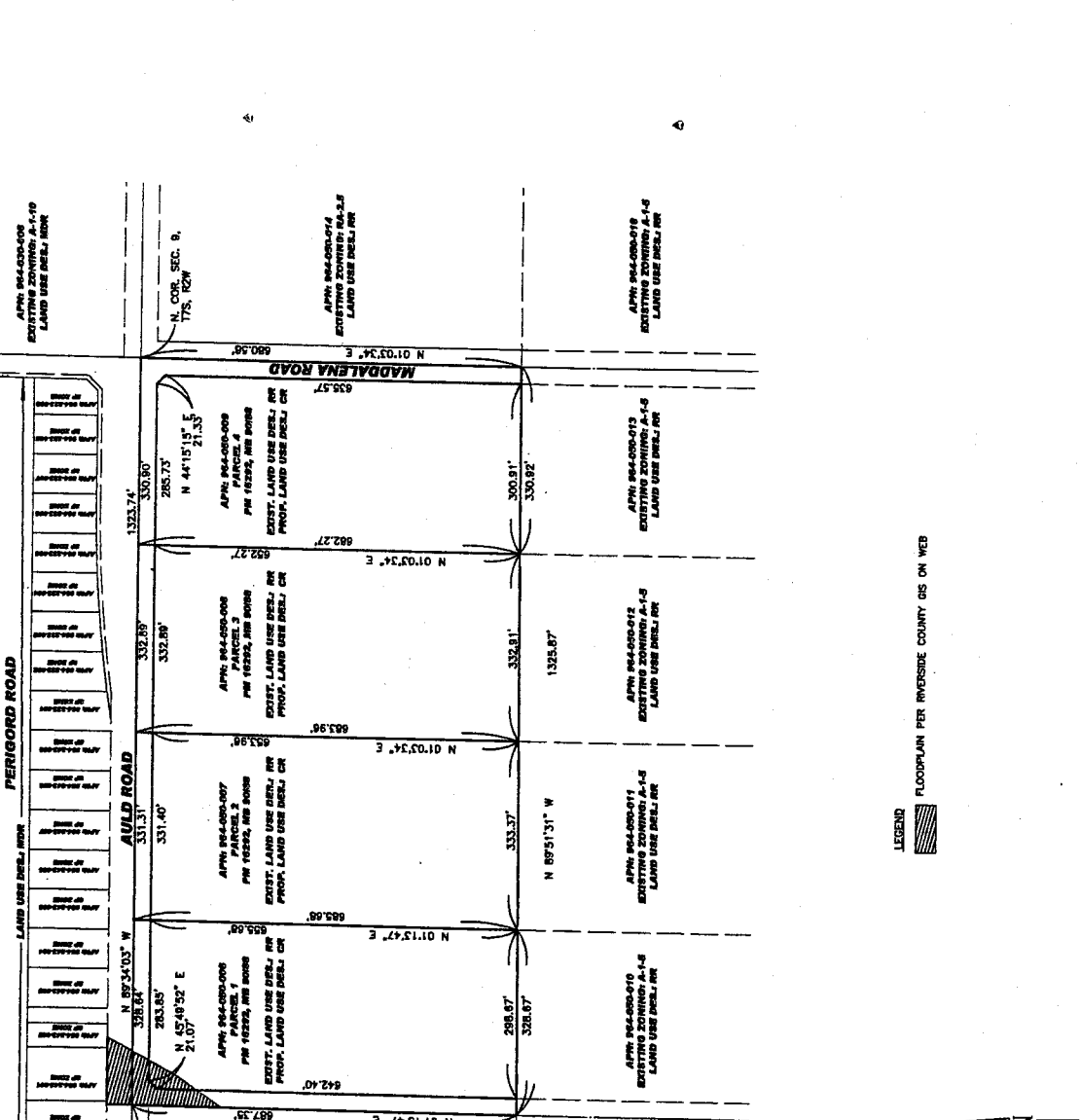
OWNER - PARCEL 1
CONGREGATION HARVARD,
A CALIFORNIA NON-PROFIT CORP.
PO BOX 99183
TERRACOLA, CA 92589

OWNER - PARCEL 2
NORTHSTAR LANDS, INC.,
A CALIFORNIA CORP.
4605 POINT LOMA AVE.
SAN DIEGO, CA 92107

OWNER - PARCELS 3 AND 4
MAYHEW LLC LIMITED LIABILITY COMPANY
4343 E. CHANGELING RD. 400
PHOENIX, AZ 85018

ASSESSORS PARCEL No.: 894-050-006, -007, -008 & -009
CHANGELING TRACT
32543 AULD ROAD
WINCHESTER, CA 92596
NOTE: PARCEL 2 IS ONLY PARCEL WITH ADDRESS

UTILITIES
WATER: EASTERN MUNICIPAL WATER DISTRICT
SEWER: EASTERN MUNICIPAL WATER DISTRICT
ELECTRIC: SOUTHERN CALIFORNIA Edison COMPANY
TELEPHONE: SOUTHERN CALIFORNIA Edison COMPANY
CABLE: SOUTHERN CALIFORNIA GAS COMPANY
TIC: CARLEVINSON
SCHOOL: TERRACOLA VALLEY UNIFIED SCHOOL DISTRICT

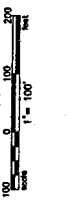


APN	AREA	OWNER	STATUS
APN 964-050-006	1.00	CONGREGATION HARVARD	EXISTING ZONING: R-1-S
APN 964-050-007	1.00	CONGREGATION HARVARD	EXISTING ZONING: R-1-S
APN 964-050-008	1.00	CONGREGATION HARVARD	EXISTING ZONING: R-1-S
APN 964-050-009	1.00	CONGREGATION HARVARD	EXISTING ZONING: R-1-S

DATE	BY	FOR

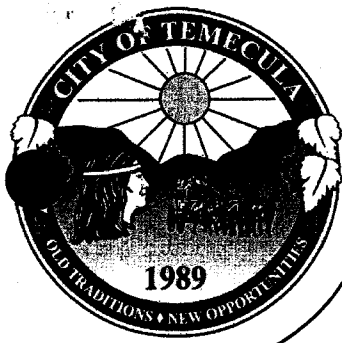
HALL & Foreman, Inc.
Engineering Surveying Planning
1775 S. COR. SEC. 9,
TERRACOLA, CA 92589
PH. 951-294-8239

LEGEND
FLOODPLAIN PER RIVERSIDE COUNTY GIS ON WEB



SHEET NO. 1
OF 1 SHEETS
FILE NO.

APPROVED BY: _____ DATE: _____
CITY OF RIVERSIDE: _____ DATE: _____
COUNTY OF RIVERSIDE: _____ DATE: _____



City of Temecula

Community Development

41000 Main Street • Temecula, CA 92590

Phone (951) 694-6400 • Fax (951) 694-6477 • www.cityoftemecula.org

May 19, 2014

Larry Ross, Principal Planner
Riverside County Planning Department
4080 Lemon Street, 12th Floor
P.O. Box 1409
Riverside, CA 92502-1409

RECEIVED
MAY 22 2014

ADMINISTRATION
RIVERSIDE COUNTY
PLANNING DEPARTMENT

SUBJECT: Response General Plan Amendment No. 945D1 and Change of Zone No. 7822

Dear Mr. Ross:

Thank you for the opportunity to comment on the above referenced General Plan Amendment (GPA) and Change of Zone. The proposed project is located within the City's Sphere of Influence, as such; the City of Temecula Community Development Department reviews proposed projects that are within the City's sphere of influence to determine if there are potential impacts or concerns the City may have with the proposed projects.

The Initial Case Transmittal Notice indicates the proposed GPA would amend the General Foundation Component amendment from Rural to Community Development, and would amend the land use from Rural Residential (5 acre minimum) to Commercial Retail. The Change of Zone proposed would amend the zoning from Light Agriculture to General Commercial.

The City of Temecula is requesting an Initial Study be prepared to determine potential impacts of the project. As part of the Initial Study, please include the following as part of the traffic impact analysis (TIA):

The proposed project's TIA should evaluate "collector" or higher classification street intersections within a 5 mile radius that may experience 50 or more peak hour trips from the proposed project, as defined in Section 6.0 of the County's guidelines. At a minimum, the following intersections in the City of Temecula should be included in the TIA:

- Winchester Road at Nicolas Road
- Winchester Road at Margarita Road
- Winchester Road at Ynez Road
- Winchester Road at I-15 Ramps
- Murrieta Hot Springs Road at Pourroy Road
- Murrieta Hot Springs Road at Butterfield Stage Road
- Butterfield Stage Road at Calle Chapos
- Butterfield Stage Road at La Serena Way
- Butterfield Stage Road at Rancho California Road
- Nicolas Road at Joseph Road

The Butterfield Stage Road extension between Calle Chapos and La Serena Way will be completed within the month. Therefore, any intersection analysis performed on Butterfield Stage Road should also be included in all scenarios; Existing Plus Project to Buildout.”

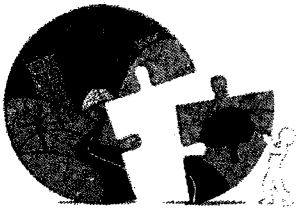
If you have any questions or comments, please contact me at (951) 506-5173 or e-mail me at Armando.villa@cityoftemecula.org.

Sincerely,



Armando G. Villa, AICP
Director of Community Development

cc: Greg Butler, Assistant City Manager
Tom Garcia, Director of Public Works
Dale West, Associate Planner



RIVERSIDE COUNTY PLANNING DEPARTMENT

Carolyn Syms Luna
Director

APPLICATION FOR CHANGE OF ZONE

CHECK ONE AS APPROPRIATE:

Standard Change of Zone

There are three different situations where a Planning Review Only Change of Zone will be accepted:

- Type 1: Used to legally define the boundaries of one or more Planning Areas within a Specific Plan.
- Type 2: Used to establish or change a SP zoning ordinance text within a Specific Plan.
- Type 3: Used when a Change of Zone application was conditioned for in a prior application.

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED.

CASE NUMBER: CZ 07822 DATE SUBMITTED: 3-13-14

APPLICATION INFORMATION

Applicant's Name: Matthew Fagan Consulting Services E-Mail: Matthewfagan@roadrunner.com

Mailing Address: 42011 Avenida Vista Ladera
Temecula CA 92591
City State ZIP

Daytime Phone No: (951) 265-5428 Fax No: ()

Engineer Representative's Name: JMM Consultants E-Mail: jmmcon@verizon.net

Mailing Address: 40485 Murrieta Hot Springs Rd. suite B4 - PMB199
Murrieta CA 92563
City State ZIP

Daytime Phone No: (951) 852-6625 Fax No: ()

Property Owner's Name: Mark Swannie E-Mail: Markswannie@aol.com

Mailing Address: 22 Golden Poppy Dr.
Coto de Caza CA 92679
City State ZIP

Daytime Phone No: (949) 680-9245 Fax No: (949) 459-0145

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

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

"Planning Our Future... Preserving Our Past"


APPLICATION FOR CHANGE OF ZONE

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

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

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.

Matthew Fagan
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.

Mark Swannie
PRINTED NAME OF PROPERTY OWNER(S) 
SIGNATURE OF PROPERTY OWNER(S)

PRINTED NAME OF PROPERTY OWNER(S) _____
SIGNATURE OF PROPERTY OWNER(S)

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

PROPERTY INFORMATION:

Assessor's Parcel Number(s): 964.050.006

Section: 9 Township: 7S Range: 2W

Approximate Gross Acreage: 5.18

General location (nearby or cross streets): North of Mazoe St., South of Auld Rd., East of Dichson Path, West of Madalena Rd.

APPLICATION FOR CHANGE OF ZONE

Thomas Brothers map, edition year, page number, and coordinates: (2013) p. 929 grid E2

Proposal (describe the zone change, indicate the existing and proposed zoning classifications. If within a Specific Plan, indicate the affected Planning Areas):

Project proposes to change from existing A-1-5 to C-1/CP zoning and from RR to CR land use designation

Related cases filed in conjunction with this request:

GPA 945 D1



COUNTY OF RIVERSIDE
TRANSPORTATION AND LAND MANAGEMENT AGENCY



Juan C. Perez
Agency Director

Carolyn Syms Luna
Director,
Planning Department

Juan C. Perez
Director,
Transportation Department

Mike Lara
Director,
Building & Safety Department

Code
Enforcement
Department

LAND USE and PERMIT APPLICATION PROCESSING AGREEMENT
Agreement for Payment of Costs of Application Processing

TO BE COMPLETED BY APPLICANT:

This agreement is by and between the County of Riverside, hereafter "County of Riverside",

and Matthew Fagan Consulting Services hereafter "Applicant" and Mark Swannie "Property Owner".

Description of application/permit use:

Change of zoning from A-1-S to C-1/C-P

If your application is subject to Deposit-based Fee, the following applies

Section 1. Deposit-based Fees

Purpose: The Riverside County Board of Supervisors has adopted ordinances to collect "Deposit-based Fees" for the costs of reviewing certain applications for land use review and permits. The Applicant is required to deposit funds to initiate staff review of an application. The initial deposit may be supplemented by additional fees, based upon actual and projected labor costs for the permit. County departments draw against these deposited funds at the staff hourly rates adopted by the Board of Supervisors. The Applicant and Property Owner are responsible for any supplemental fees necessary to cover any costs which were not covered by the initial deposit.

Section 2. Applicant and Property Owner Responsibilities for Deposit-based Fee Applications

- A. Applicant agrees to make an initial deposit in the amount as indicated by County ordinance, at the time this Agreement is signed and submitted with a complete application to the County of Riverside. Applicant acknowledges that this is an initial deposit and additional funds may be needed to complete their case. The County of Riverside will not pay interest on deposits. Applicant understands that any delays in making a subsequent deposit from the date of written notice requesting such additional deposit by County of Riverside, may result in the stoppage of work.
- B. Within 15 days of the service by mail of the County of Riverside's written notice that the application permit deposit has been reduced to a balance of less than 20% of the initial deposit or that the deposit is otherwise insufficient to cover the expected costs to completion, the Applicant agrees to make an additional payment of an amount as determined by the County of Riverside to replenish the deposit. Please note that the processing of the application or permit may stop if the amount on deposit has been expended. The Applicant agrees to continue making such payments until the County of Riverside is reimbursed for all costs related to this application or permit. The County of Riverside is entitled to recover its costs, including attorney's fees, in collecting unpaid accounts that would have been drawn on the deposit were it not depleted.
- C. The Property Owner acknowledges that the Applicant is authorized to submit this agreement and related application(s) for land use review or permit on this property. The Property Owner also acknowledges that should the Applicant not reimburse the County of Riverside for all costs related to this application or permit, the Property Owner shall become immediately liable for these costs which shall be paid within 15 days of the service by mail of notice to said property Owner by the County.
- D. This Agreement shall only be executed by an authorized representative of the Applicant and the Property Owner. The person(s) executing this Agreement represents that he/she has the express authority to enter into this agreement on behalf of the Applicant and/or Property Owner.

- E. This Agreement is not assignable without written consent by the County of Riverside. The County of Riverside will not consent to assignment of this Agreement until all outstanding costs have been paid by Applicant.
- F. Deposit statements, requests for deposits or refunds shall be directed to Applicant at the address identified in Section 4.

Section 3. To ensure quality service, Applicant is responsible to provide one-week written notice to the County of Riverside Transportation and Land Management Agency (TLMA) Permit Assistance Centers if any of the information below changes.

Section 4. Applicant and Owner Information

1. PROPERTY INFORMATION:

Assessors Parcel Number(s): 964-050-006

Property Location or Address:
Auld Rd. between Dickson Path and Madalena Rd.

2. PROPERTY OWNER INFORMATION:

Property Owner Name: Mark Swannie Phone No.: 949-680-9245

Firm Name: _____ Email: markswannie@aol.com

Address: 22 Golden Poppy Dr.
Coto de Caza, CA 92679

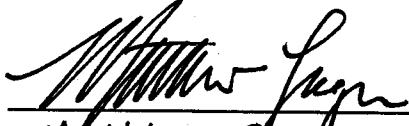
3. APPLICANT INFORMATION:

Applicant Name: Matthew Fagan Consulting Services Phone No.: 951-265-5428

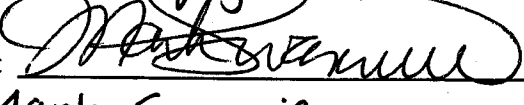
Firm Name: (MFCS) Email: Matthew.fagan@roadrunner.com

Address (if different from property owner)
42011 Avenida Vista Ladera
Temecula, CA 92591

4. SIGNATURES:

Signature of Applicant:  Date: 2/19/14

Print Name and Title: Matthew Fagan

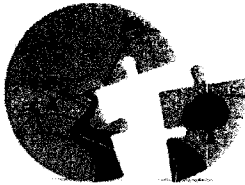
Signature of Property Owner:  Date: 2/20/14

Print Name and Title: Mark Swannie

Signature of the County of Riverside, by _____ Date: _____

Print Name and Title: _____

FOR COUNTY OF RIVERSIDE USE ONLY	
Application or Permit (s)#: _____	
Set #: _____	Application Date: _____



**RIVERSIDE COUNTY
PLANNING DEPARTMENT**

Juan C. Perez
Interim Director

Standard Letter of Change of Applicant

INCOMPLETE LETTERS WILL NOT BE ACCEPTED AND PROCESSED.

(To be completed by Case Planner)

CASE NUMBER(S): <u>GPA00945D1</u>	Set I.D. No. <u>CC006537</u>
<input type="checkbox"/> Check box if all concurrent cases are to be withdrawn.	

APPLICATION INFORMATION

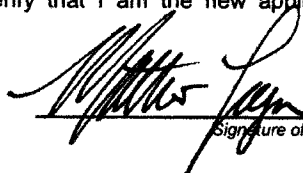
Applicant's Name: Matthew Fagan E-Mail: matthewfagan@roadrunner.com
 Applicant's Contact Person: Matthew Fagan, Owner
If the applicant is not a person or persons, a contact person and their title is required
 Mailing Address: 42011 Avenida Vista Ladera 1
Temecula CA 92591
City State ZIP
 Daytime Phone No: (951) 265-5428 Fax No: () _____

NOTE: Only the applicant of record, as shown in the County Land Management System (LMS), can request withdrawal of an application.

DATE SUBMITTED: 3/26/14

(CHECK THE APPROPRIATE BOX)

- I _____ hereby verify that I am the applicant of record and request to withdraw the above-referenced application(s) currently on file with the County of Riverside Planning Department.
- I _____ hereby verify that I am not the applicant of record, but have provided relative documents as proof of applicant transfer and request to withdraw the above-referenced application(s) currently on file with the County of Riverside Planning Department.
- I Matthew Fagan verify that I am the new applicant and acknowledge the receipt thereof.



 Signature of New Applicant

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

Desert Office · 77588 El Duna Ct, Suite H
 Palm Desert, California 92211
 (760) 863-8277 · Fax (760) 863-7555

"Planning Our Future... Preserving Our Past"

set
CC004669

COUNTY OF RIVERSIDE

TRANSPORTATION AND LAND MANAGEMENT AGENCY

Planning Department

Ron Goldman · Planning Director

APPLICATION FOR AMENDMENT TO THE RIVERSIDE COUNTY GENERAL PLAN

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

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

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED.

CASE NUMBER: GPA00 945 DATE SUBMITTED: _____

I. GENERAL INFORMATION

APPLICATION INFORMATION

Applicant's Name: Leonard Bustin for
Congregation Havurim E-Mail: L.Bustin@verizon.net

Mailing Address: 41935 Calle Cabrillo
Temecula CA 92592
City State ZIP

Daytime Phone No: (951) 295-0803 Fax No: (951) 699-9876

Engineer/Representative's Name: Michael Schweitzer E-Mail: Mike.Schweitzer@
SW-engr.net

Mailing Address: 41951 Remington Ave Ste 160
Temecula CA 92590
City State ZIP

Daytime Phone No: (951) 491-0433 Fax No: (951) 491-0442

Property Owner's Name: Congregation Havurim E-Mail: L.Bustin@verizon.net

Mailing Address: P.O. Box 891663
Temecula CA 92589
City State ZIP

Daytime Phone No: (951) 695-4998 Fax No: (951) 699-9876

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

18.99
ac.

COUNTY OF RIVERSIDE
**Application for Amendment to the
Riverside County General Plan**

**General Information
Application Information**

Applicant's Name: Congregation Havurim, A California Non-Profit Corporation
Address: c/o Leonard Bustin, 41935 Calle Cabrillo, Temecula, CA 92592
Daytime Phone: (951) 695-4988
Fax: (951) 699-9876
Email: LBustin@verizon.net

Reference APN: APN: 964-050-006
Property Owner 1: Congregation Havurim, A California Non-Profit Corporation
Address: P.O. Box 891663, Temecula, CA 92589
Daytime Phone: (951) 695-4988
Fax: (951) 699-9876
Email: LBustin@verizon.net

Reference APN: 964-050-007
Property Owner 2: Hoskings-Murrieta Inc., A California Corporation
Address: 32343 Auld Road, Winchester, CA 92356
Daytime Phone: (951) 677-3315
Fax: x
Email: Rafterhgeorge@yahoo.com

Reference APN: 964-050-008 and 009
Property Owner 3: FAE Company 103, LLC, a Minnesota limited liability company
Address: 4343 E. Camelback Rd. #400, Phoenix, AZ 85018
Daytime Phone: (602) 957-1650
Fax: (602) 224-2246
Email: Lynn.londen@londen-insurance.com

Engineer: Michael Schweitzer, SW Engineering
(951) 491-0433 phone, (951) 491-0442 fax
mike.schweitzer@sw-engr.net
41951 Remington Avenue, Ste 160,
Temecula, CA 92590

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.

Debra A Gisis (President) Debie Gisis 2.16.08

Printed Name of Property Owner 1 Signature of property owner 1 Date

For Congregation Havurim, a California Non-Profit Corporation

See Attached Bylaws and board authorization for President Debie Gisis to sign on behalf of Congregation and minutes authorizing Leonard Bustin to apply of behalf of the Congregation.

George Smith for Hoskings Murrieta Inc.

Printed Name of Property Owner 2 Signature of property owner 2 Date

For Hoskings-Murrieta Inc., A California Corporation

See attached bylaws for George Smith to sign on behalf of corporation and authorization for Congregation Havurim to apply on behalf of Hoskings-Murrieta Inc.,

x Larry Scheneman x 1/30/08

Printed Name of Property Owner 3 Signature of property owner 3 Date

FAE Company 103, LLC, a Minnesota limited liability company

See attached Operating Agreement authorizing ^{Larry Scheneman} Lynn London to sign on behalf of LLC and authorization for Congregation Havurim to apply on behalf of FAE Company 103, LLC.

APPLICATION FOR CHANGE OF ZONE

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.

Leonard Bustin

PRINTED NAME OF APPLICANT

Leonard Bustin

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.

PRINTED NAME OF PROPERTY OWNER(S)

SIGNATURE OF PROPERTY OWNER(S)

PRINTED NAME OF PROPERTY OWNER(S)

SIGNATURE OF PROPERTY OWNER(S)

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

PROPERTY INFORMATION:

APN 964-050-006, 007, 008, 009

Assessor's Parcel Number(s): See attached Deeds

Section: 9 Township: 7 South Range: 2 West

Approximate Gross Acreage: 19

General location (nearby or cross streets): North of Mazoe St., South of Auld, East of Dickson Path, West of Maddalena.

Thomas Brothers map, edition year, page number, and coordinates: See attached maps

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) Daphne Myers (President) Date 2-06-08

Owner/Representative (2) George H. Smith Date 2-06-08

Owner/Rep (3) Jalil S. Williams Date 1/30/08

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 Plan

EXISTING DESIGNATION(S): RR

PROPOSED DESIGNATION(S): Community Development Foundation Component; Commercial Retail

APPLICATION FOR AMENDMENT TO THE RIVERSIDE COUNTY
GENERAL PLAN

JUSTIFICATION FOR AMENDMENT

Reference APNs 964-050-006,007,008 & 009

Our application is to change the general plan designation of four parcels from Rural foundation to Community Development. Upon acceptance of this application, we shall also apply for a concurrent change of zone to Commercial Retail.

Our plan cures problems created by the proposed route of Butterfield Stage Road and incorporates sensible and necessary land use updates in the process. The alignment of Butterfield Stage Road at the intersections of Auld Road, Dickson Path and Pourroy Road will divide a contiguous twenty acre Commercial Retail site into three smaller disconnected parcels. Butterfield Stage Road is further planned to curve around our parcels and our access will become sub-standard. We have solved these problems with this petition. Our application proposes a safe access and re-establishes a site large enough for a shopping center of approximately nineteen acres at this location. Subject to site plan approval the applicants shall record a private reciprocal easement agreement. Due to the co-joined nature of our petition filed by this small congregation of approximately fifty families, largely in response to condemnations and losses for the Butterfield Stage Road right of way, we request that County remove the burden of cost for this application and the continuance of our zoning request.

Dickson Path between APN 964-050-001 (existing Commercial Retail) and applicant APN 964-050-006 will no longer be needed upon the construction of Butterfield Stage Road. Recommend vacation at that time.

We are located far enough away from the commercial retail sites on Highway 79 to service the surrounding subdivisions and our ideal location will encourage local and cross-town traffic to remain on the Butterfield Stage Road bypass.

initial 1 DE
initial 2 [Signature]
initial 3 x LRS

APPLICATION FOR AMENDMENT TO THE RIVERSIDE COUNTY GENERAL PLAN

Thomas Brothers map, edition year, page number, and coordinates: 2007 929E2

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

Existing Land Use Designation(s): RR

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

Assign Community Development Foundation and Commercial Retail zoning.

Related cases filed in conjunction with this request:

None

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

Case Nos. _____

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

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

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

See typewritten Justification for Amendment.

III. AMENDMENTS TO POLICIES:

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

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

Element: Community Development Area Plan: Southwest Area Plan

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

none

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

none

APPLICATION FOR AMENDMENT TO THE RIVERSIDE COUNTY GENERAL PLAN

D. JUSTIFICATION FOR CHANGE (Please be specific. Attach more pages if needed):

See typewritten Justification for Amendment.

IV. OTHER TYPES OF AMENDMENTS:

(Note: A conference with Planning Department and/or Transportation Department staff for amendments related to the circulation element is required before application can be filed. Additional information may be required.)

A. AMENDMENTS TO BOUNDARIES OF OVERLAYS OR POLICY AREAS:

Policy Area: Southwest Area Plan
(Please name)

Proposed Boundary Adjustment (Please describe clearly):

Extend property boundaries of APN 964-050-006 and APN 964-050-001 to centerline of Dickson Path.

B. AMENDMENTS TO CIRCULATION DESIGNATIONS:

Area Plan (if applicable): Southwest Area Plan

Road Segment(s) Butterfield Stage Rd, Auld Rd + Maddalena Rd.
Vacation of Dickson Path between APN 964-050-006 and 001.

Existing Designation: VL

Proposed Designation: Urban Arterial Highway

APPLICATION FOR AMENDMENT TO THE RIVERSIDE COUNTY GENERAL PLAN

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

See Typewritten Justification for Amendment.

V. CASE INFORMATION REQUIREMENTS FOR GENERAL PLAN AMENDMENT:

**FILING INSTRUCTIONS FOR
GENERAL PLAN AMENDMENT APPLICATION**

The following instructions are intended to provide the necessary information and procedures to facilitate the processing of a Land Use application. Your cooperation with these instructions will insure that your application can be processed in the most expeditious manner possible.

THE GENERAL PLAN AMENDMENT FILING PACKAGE MUST CONSIST OF THE FOLLOWING:

1. One completed and signed application form.
2. One copy of the current legal description for each property involved as recorded in the Office of the County Recorder. A copy of a grant deed of each property involved will suffice.
3. If any of the properties involved do not abut a public street, a copy of appropriate documentation of legal access (e.g. recorded easement) for said property shall be provided.
4. For applications to amend Area Plan Maps, forty (40) copies of Exhibit "A" (Site Plan). The exhibit must include the information described below. All exhibits must be folded no larger than 8 1/2" x 14".
5. One (1) recent (less than one-year old) aerial photograph of the entire Project Site with the boundary of the site delineated.
6. Two 8 1/2" x 11" photocopies of a U. S. Geological Survey Quadrangle Map delineating the Site boundaries (Note: each photocopy must not have been enlarged or reduced, have a North arrow, scale, quadrangle name, and Section/Township/Range location of the site.)
7. A minimum of three (3) ground-level panoramic photographs (color prints) clearly showing the whole project site. Include a locational map identifying the position from which the photo was taken and the approximate area of coverage of each photograph.
8. Digital images of the aerial photograph, Exhibit A (Site Plan), the U.S.G.S. Map, and the panoramic photographs of the site in a format acceptable to the Planning Department (e.g. TIFF, GIF, JPEG, PDF)
9. Deposit-based fees for the General Plan Amendment, and Environmental Assessment deposit.

February 5, 2009

Riverside Planning Department
4080 Lemon Street, #6
Riverside, CA 92501

RE: APN 964-050-008-009

TO: Riverside County Planners

In February of 2008, an application was filed to amend Riverside County's general plan for Parcel #964050007-7, owned by Hoskings-Murietta, Inc. I hereby request that this parcel be removed from the application made by the Auld Road Property Group, and that the parcel remain on the application made by Leonard Bustin/Congregaion Havurim.

Sincerely,



George H. Smith
President

Hoiskings Murietta, Inc.
4605 Point Loma Avenue
San Diego, CA 92107

GHS/jhs

Contact: Janet H. Smith (702)496-2887 --or- (702)436-1309



Londen Companies

◆ Lincoln Heritage Life Insurance Company ◆ Londen Land Company, L.L.C. ◆ Londen Media Group, L.L.C.

January 16, 2009

Riverside Planning Department
4080 Lemon St. #6
Riverside, CA 92501

RE: APN 964-050-008, -009

To Riverside County Planners:

In February of 2008, two applications were filed to amend Riverside County's General Plan for each of the parcels referenced above, both of which are owned by FAE Company 103, a Minnesota Limited Liability Company. I hereby request that those two parcels be removed from the application made by the Auld Road Property Group, and that the parcels remain on the application made by Leonard Bustin/Congregation Havurim.

The remaining parcel owned by FAE 103, APN 964-050-012 shall remain on the application filed by the Auld Road Property Group.

I can be reached at the address and phone number below with any further comments.

Thank you for your consideration.

Sincerely,

FAE Company 103

By it's Manager, Londen Land Company, LLC

By it's Manager, Lynn Londen

Our Business is You

4343 East Camelback Road
Suite 400
Phoenix, AZ 85018-2705
www.londen-insurance.com
Toll Free (800) 433-8181
Direct (602) 957-1650
Fax (602) 840-9765

COUNTY OF RIVERSIDE
TRANSPORTATION AND LAND MANAGEMENT AGENCY
Planning Department
Carolyn Syms Luna · Planning Director

Standard Letter of Change of Applicant

INCOMPLETE LETTERS WILL NOT BE ACCEPTED AND PROCESSED.

(To be completed by Case Planner)

CASE NUMBER(S): GPA 00945 Set I.D. No. CC004649
 Check box if all concurrent cases are to be withdrawn.

APPLICATION INFORMATION

Applicant's Name: Londen Land Co. LLC E-Mail: _____

Applicant's Contact Person: Ashlee Lewis
If the applicant is not a person or persons, a contact person and their title is required

Mailing Address: 4343 E. Camelback Rd
Phoenix AZ 85018
City State ZIP

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

NOTE: Only the applicant of record, as shown in the County Land Management System (LMS), can request withdrawal of an application.

DATE SUBMITTED: 2/25/14

(CHECK THE APPROPRIATE BOX)

I _____ hereby verify that I am the applicant of record and request to withdraw the above-referenced application(s) currently on file with the County of Riverside Planning Department.

I _____ hereby verify that I am not the applicant of record, but have provided relative documents as proof of applicant transfer and request to withdraw the above-referenced application(s) currently on file with the County of Riverside Planning Department.

I Leonard Bustin verify that I no longer wish to continue as the applicant of record and hereby transfer all rights, privileges, and responsibilities to Londen Land Company, LLC

I _____ verify that I am the new applicant and acknowledge the receipt thereof. My new address is _____, phone number is _____, and can be e-mailed at _____.

(name of new applicant)

Leonard Bustin
Signature of Existing Applicant

Signature of New Applicant

PROPERTY OWNERS CERTIFICATION FORM

I, VINNIE NGUYEN, certify that on 6/2/2014

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

APN (s) or case numbers CZ07822/GPA00945D1 For

Company or Individual's Name Planning Department,

Distance buffered 600'

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

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

NAME: Vinnie Nguyen

TITLE GIS Analyst

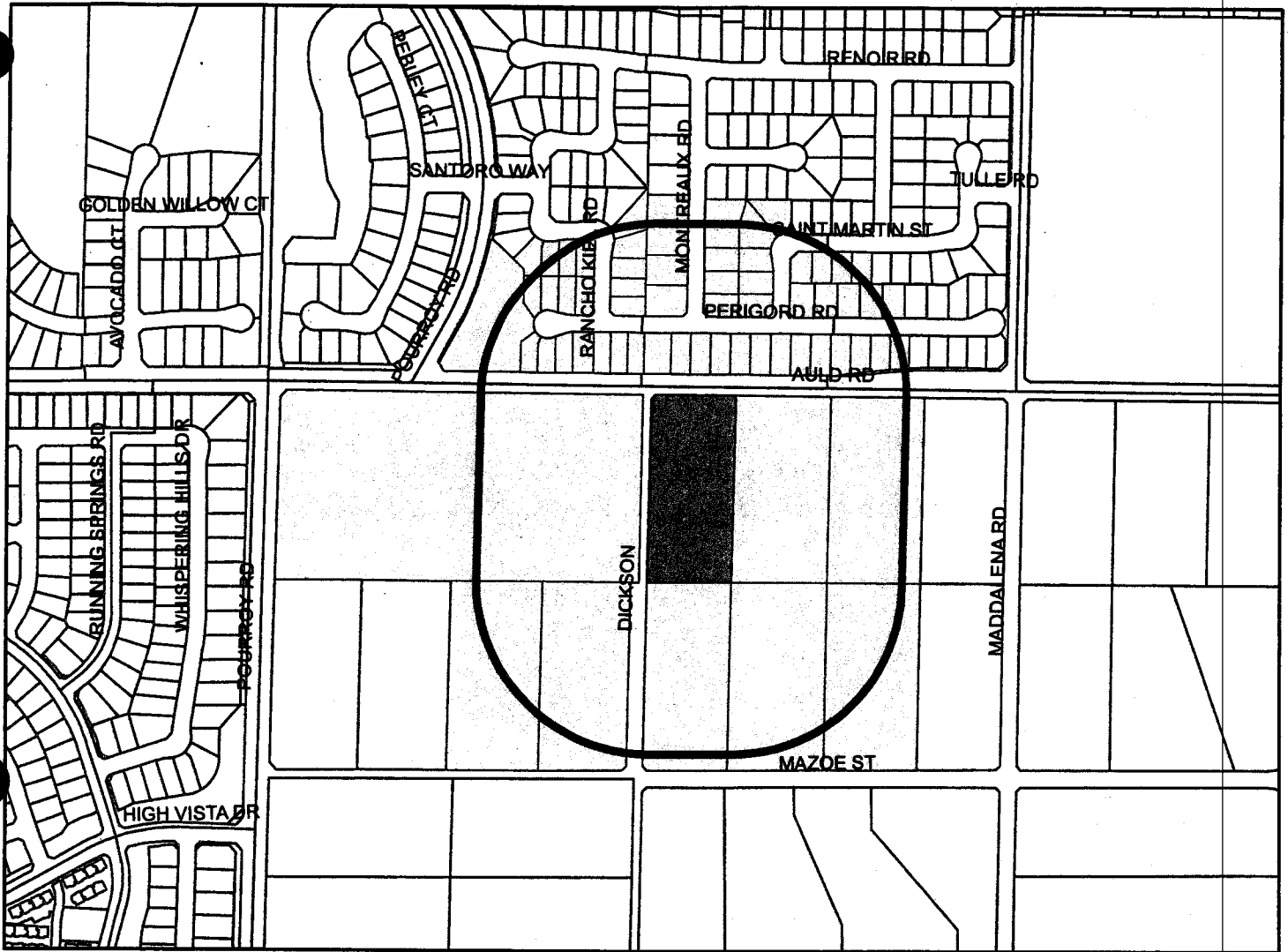
ADDRESS: 4080 Lemon Street 2nd Floor

Riverside, Ca. 92502

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

*Checked by Larry Ross
Expires 12-2-14*

CZ07822/GPA00945D1 (600 feet buffer)



Selected Parcels

964-050-010	964-244-002	964-243-001	964-243-007	964-242-004	964-244-004	964-322-011	964-050-005	964-233-019	964-050-011
964-245-006	964-322-009	964-233-001	964-322-010	964-245-004	964-322-004	964-233-002	964-245-003	964-322-018	964-233-018
964-322-015	964-322-007	964-242-003	964-245-009	964-245-005	964-050-001	964-322-008	964-233-017	964-320-001	964-242-002
964-245-012	964-233-003	964-243-002	964-243-008	964-243-009	964-233-004	964-322-013	964-233-016	964-245-010	964-050-008
964-050-012	964-322-017	964-244-001	964-233-015	964-243-004	964-050-006	964-322-012	964-243-005	964-322-016	964-322-005
964-242-001	964-244-003	964-320-005	964-243-003	964-245-008	964-245-007	964-320-004	964-243-006	964-050-004	964-320-002
964-245-011	964-322-020	964-233-027	964-322-014	964-320-003	964-050-007	964-322-006			



450 225 0 450 Feet

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

ASMT: 964050004, APN: 964050004
TEMECULA LTD
C/O PATRICIA DICKSON
8206 CROW VALLEY LN
LAS VEGAS NV 89113

ASMT: 964233001, APN: 964233001
MEGAN GROSSGLASS, ETAL
32383 PERIGORD RD
WINCHESTER, CA. 92596

ASMT: 964050005, APN: 964050005
DORALEE DICKSON, ETAL
37245 DICKSON PATH
WINCHESTER CA 92596

ASMT: 964233002, APN: 964233002
VERONICA STEPHENS, ETAL
32397 PERIGORD RD
WINCHESTER, CA. 92596

ASMT: 964050006, APN: 964050006
KATHY SWANNIE, ETAL
22 GOLDEN POPPY DR
COTO DE CAZA CA 92679

ASMT: 964233003, APN: 964233003
MICHELLE MARTIN, ETAL
32411 PERIGORD RD
WINCHESTER, CA. 92596

ASMT: 964050007, APN: 964050007
WILMARC
5909 SEVERIN DR
LA MESA CA 91942

ASMT: 964233004, APN: 964233004
MARIALOURDES CUSTODIO, ETAL
32425 PERIGORD RD
WINCHESTER, CA. 92596

ASMT: 964050010, APN: 964050010
ANGIE PEROTTA, ETAL
80263 NILE WAY
INDIO CA 92201

ASMT: 964233015, APN: 964233015
PATRICIA WAKELING, ETAL
32418 PERIGORD RD
WINCHESTER, CA. 92596

ASMT: 964050011, APN: 964050011
STEPHEN FAUCHER, ETAL
P O BOX 218
LA MESA CA 91944

ASMT: 964233016, APN: 964233016
SAMANTHA HOLT, ETAL
32404 PERIGORD RD
WINCHESTER, CA. 92596

ASMT: 964050012, APN: 964050012
LONDEN LAND CO
4343 E CAMELBACK STE 400
PHOENIX AZ 85018

ASMT: 964233017, APN: 964233017
MICHELE RUSHTON, ETAL
32390 PERIGORD RD
WINCHESTER, CA. 92596



ASMT: 964233018, APN: 964233018
DORA SOLIS
32381 SAINT MARTIN ST
WINCHESTER, CA. 92596

ASMT: 964243002, APN: 964243002
JOHN NOE
PMB 311
16625 DOVE CANYON STE 102
SAN DIEGO CA 92127

ASMT: 964233019, APN: 964233019
KIM ABAIR, ETAL
32395 SAINT MARTIN ST
WINCHESTER, CA. 92596

ASMT: 964243003, APN: 964243003
LAURA VANDEWATER, ETAL
32285 PERIGORD RD
WINCHESTER, CA. 92596

ASMT: 964242001, APN: 964242001
NELSON CHANDARA
36923 MONTREAUX RD
WINCHESTER, CA. 92596

ASMT: 964243004, APN: 964243004
ROYLENE SLEEGERS, ETAL
39 BRUEN ST NO 4
NEWARK NJ 7105

ASMT: 964242002, APN: 964242002
CAROLYN CROUCH, ETAL
36899 MONTREAUX RD
WINCHESTER, CA. 92596

ASMT: 964243005, APN: 964243005
MATTHEW LEVASSEUR
32313 PERIGORD RD
WINCHESTER, CA. 92596

ASMT: 964242003, APN: 964242003
CORTNEY ELLINGWORTH, ETAL
36875 MONTREAUX RD
WINCHESTER, CA. 92596

ASMT: 964243006, APN: 964243006
GINA PIERCE, ETAL
32327 PERIGORD RD
WINCHESTER, CA. 92596

ASMT: 964242004, APN: 964242004
BRIAN RIEF
36851 MONTREAUX RD
WINCHESTER, CA. 92596

ASMT: 964243007, APN: 964243007
JILL SMITH, ETAL
32341 PERIGORD RD
WINCHESTER, CA. 92596

ASMT: 964243001, APN: 964243001
BEAZER HOLMES HOLDINGS CORP
1800 E IMPERIAL HWY 200
BREA CA 92821

ASMT: 964243008, APN: 964243008
MARY TERRONES, ETAL
32355 PERIGORD RD
WINCHESTER, CA. 92596



ASMT: 964243009, APN: 964243009
STEPHANIE BRODIE, ETAL
32369 PERIGORD RD
WINCHESTER, CA. 92596

ASMT: 964245005, APN: 964245005
CAROL ALISON, ETAL
32318 SAINT MARTIN ST
WINCHESTER, CA. 92596

ASMT: 964244001, APN: 964244001
MARGARET CANCHOLA, ETAL
32376 PERIGORD RD
WINCHESTER, CA. 92596

ASMT: 964245006, APN: 964245006
CARISA FROELICH, ETAL
32304 SAINT MARTIN ST
WINCHESTER, CA. 92596

ASMT: 964244002, APN: 964244002
CHERYL JONES, ETAL
32348 PERIGORD RD
WINCHESTER, CA. 92596

ASMT: 964245007, APN: 964245007
NANCY REISINGER, ETAL
32290 SAINT MARTIN ST
WINCHESTER, CA. 92596

ASMT: 964244003, APN: 964244003
ANGELA CARLSEN, ETAL
32353 SAINT MARTIN ST
WINCHESTER, CA. 92596

ASMT: 964245008, APN: 964245008
DEBRA RUIZ, ETAL
36934 MONTREAUX RD
WINCHESTER, CA. 92596

ASMT: 964244004, APN: 964244004
LOIS STRINGER, ETAL
32367 SAINT MARTIN RD
WINCHESTER, CA. 92596

ASMT: 964245009, APN: 964245009
FRANCES TURNER
PO BOX 411
CORY CO 81414

ASMT: 964245003, APN: 964245003
COLETTE STEWART, ETAL
32338 SAINT MARTIN ST
WINCHESTER, CA. 92596

ASMT: 964245010, APN: 964245010
LAURENT URICH
36886 MONTREAUX RD
WINCHESTER, CA. 92596

ASMT: 964245004, APN: 964245004
DAVID JENKINS
32332 SAINT MARTIN ST
WINCHESTER, CA. 92596

ASMT: 964245011, APN: 964245011
TONY HOXMEIER
36874 MONTREAUX RD
WINCHESTER, CA. 92596



ASMT: 964245012, APN: 964245012
KATHLEEN OTT, ETAL
36862 MONTREAUX RD
WINCHESTER, CA. 92596

ASMT: 964322005, APN: 964322005
MICHAEL ROE
5412 CHEVENNE CT
ANTIOCH CA 94531

ASMT: 964320001, APN: 964320001
LESLIE WRIGHT, ETAL
36984 RANCHO KIEL RD
WINCHESTER, CA. 92596

ASMT: 964322006, APN: 964322006
XIONGWEN TANG
108 N MARENGO AVE NO B
ALHAMBRA CA 91801

ASMT: 964320002, APN: 964320002
DEBORAH BAKER, ETAL
36976 RANCHO KIEL RD
WINCHESTER, CA. 92596

ASMT: 964322007, APN: 964322007
EPIFANIA CUSTODIO
36931 RANCHO KIEL RD
WINCHESTER, CA. 92596

ASMT: 964320003, APN: 964320003
SANDRA CLEM, ETAL
36968 RANCHO KIEL RD
WINCHESTER, CA. 92596

ASMT: 964322008, APN: 964322008
GENESIS FUNDING
1024 BAYSIDE DR NO 395
NEWPORT BEACH CA 92660

ASMT: 964320004, APN: 964320004
JAN REIMER, ETAL
841 GLENDALE AVE
ORANGE CA 92865

ASMT: 964322009, APN: 964322009
DANIEL MENDIOLA
32180 PERIGORD RD
WINCHESTER, CA. 92596

ASMT: 964320005, APN: 964320005
SUZANNE LUCIANI, ETAL
36952 RANCHO KIEL RD
WINCHESTER, CA. 92596

ASMT: 964322010, APN: 964322010
ANNA HALL, ETAL
32166 PERIGORD RD
WINCHESTER, CA. 92596

ASMT: 964322004, APN: 964322004
AUTUMN NICHOLS, ETAL
36907 RANCHO KIEL RD
WINCHESTER CA 92596

ASMT: 964322011, APN: 964322011
CLIFFORD GORMAN
32152 PERIGORD RD
WINCHESTER, CA. 92596



ASMT: 964322012, APN: 964322012
MARY PARSONS
32243 PERIGORD RD
WINCHESTER, CA. 92596

ASMT: 964322020, APN: 964322020
PARK DIST, ETAL
P O BOX 907
SAN JACINTO CA 92581

ASMT: 964322013, APN: 964322013
JUSTIN WALLER
32229 PERIGORD RD
WINCHESTER, CA. 92596

ASMT: 964322014, APN: 964322014
DEBORAH GRAJCZYK, ETAL
41063 OAK CREEK RD
MURRIETA CA 92562

ASMT: 964322015, APN: 964322015
PATRICIA DELGADO, ETAL
32201 PERIGORD RD
WINCHESTER, CA. 92596

ASMT: 964322016, APN: 964322016
MICA PETROVIC
32187 PERIGORD RD
WINCHESTER, CA. 92596

ASMT: 964322017, APN: 964322017
MADELINE ALTON
32173 PERIGORD RD
WINCHESTER, CA. 92596

ASMT: 964322018, APN: 964322018
DEUTSCHE BANK NATL TRUST CO
C/O BERTHA KELLY
1001 SEMMES AVE
RICHMOND VA 23244



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

Temecula Valley
Unified School District
31350 Rancho Vista Rd.
Temecula, CA 92592-6200

Pechanga Cultural Resource Dept
P.O. Box 1583
Temecula, CA 92593

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

Endangered Habitats League
ATTN: Dan Silver
8424 Santa Monica Blvd., Suite A592
Los Angeles, CA 90069-4267

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

Valley-Wide Recreation & Park District
901 W. Esplanade
P.O. Box 907
San Jacinto, CA 92582

Planning Department, City of Temecula
ATTN: Planning Manager
43200 Business Park Dr.
P.O. Box 9033
Temecula, CA 92589-9033

Applicant
Mathew Fagan Consulting Service
42011 Avenida Vista Ladera
Temecula, CA 92591

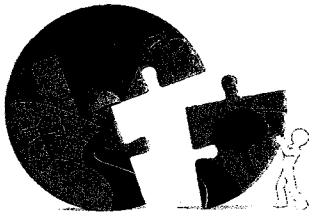
Engineer:
JMM Consultants
40485 Murrieta Hot Springs Road, Suite B4
Murrieta, CA 92563

Owner:
Mark Swannie
22 Golden Poppy Drive
Coto de Caza, CA 92679

Applicant
Mathew Fagan Consulting Service
42011 Avenida Vista Ladera
Temecula, CA 92591

Engineer:
JMM Consultants
40485 Murrieta Hot Springs Road, Suite B4
Murrieta, CA 92563

Owner:
Mark Swannie
22 Golden Poppy Drive
Coto de Caza, CA 92679



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.

EA42679, General Plan Amendment No. 945D1, and Change of Zone No. 7822

Project Title/Case Numbers

Larry Ross, Principal Planner
County Contact Person

951-955-9294
Phone Number

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

Mathew Fagan Consulting Services
Project Applicant

42011 Avenida Vista Lane, Temecula, CA 92591
Address

The project is located in the Southwest Area Plan, on the southeast corner Auld Road and Dickson Path, westerly of Maddalena Road, North of Mazoe Street.
Project Location

The General Plan Amendment proposes to amend the General Plan Foundation Component of the subject site from Rural (R) to Community Development (CD) and to amend the General Plan Land Use designation of the subject site from Rural Residential (R:RR) (5 Acre Minimum Lot Size) within the Highway 79 Policy Area to Commercial Retail (CD-CR) (0.20-0.35 Floor Area Ratio). The Change of Zone proposes to change the zoning on the 4.5 acre site from Light Agriculture 5 Acre Minimum (A-1-5) to General Commercial (C-1/C-P).
Project Description

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

1. The project WILL NOT have a significant effect on the environment.
2. A Negative Declaration was prepared for the project pursuant to the provisions of the California Environmental Quality Act (\$2,181.25 + \$50.00) and reflect the independent judgment of the Lead Agency.
3. Mitigation measures WERE NOT made a condition of the approval of the project.
4. A Mitigation Monitoring and Reporting Plan/Program WAS NOT adopted.
5. A statement of Overriding Considerations WAS NOT adopted for the project.
6. Findings were made pursuant to the provisions of CEQA.

This is to certify that the 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

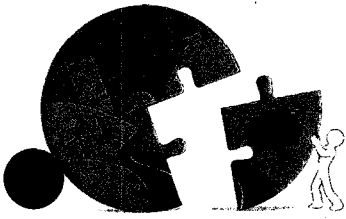
Date

Date Received for Filing and Posting at OPR: _____

DM/dm Revised 6/04/2014
Y:\Planning Master Forms\CEQA Forms\NOD Form.doc

Please charge deposit fee case#: ZEA42679 ZCFG06069

FOR COUNTY CLERK'S USE ONLY



RIVERSIDE COUNTY
PLANNING DEPARTMENT

Juan C. Perez
Interim Planning Director

NEGATIVE DECLARATION

Project/Case Number: GPA No. 945D1, CZ No. 7822 and EA No. 42679

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: Larry Ross Title: Principal Planner Date: May 23, 2014

Applicant/Project Sponsor: Mathew Fagan Consulting Services 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 Larry Ross at (951) 955-9294.

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

Please charge deposit fee case#: ZEA42679 ZCFG06059 .

FOR COUNTY CLERK'S USE ONLY

COUNTY OF RIVERSIDE
SPECIALIZED DEPARTMENT RECEIPT
Permit Assistance Center

R1406160

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: MATTHEW FAGAN CONSULTING SERVICE \$2,181.25
paid by: CK 2166
paid towards: CFG06059 CALIF FISH & GAME - NEG DECL
EA42679
at parcel #:
appl type: CFG1

By _____ Jun 16, 2014 10:23
MGARDNER posting date Jun 16, 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

* VOID * COUNTY OF RIVERSIDE
SPECIALIZED DEPARTMENT RECEIPT
Permit Assistance Center

J* REPRINTED * R1402529

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: MATTHEW FAGAN CONSULTING SERVICE \$50.00
paid by: CK 2142
EA42679
paid towards: CFG06059 CALIF FISH & GAME - NEG DECL
at parcel:
appl type: CFG1

By _____ Mar 13, 2014 14:33
BNTHOMAR posting date Mar 13, 2014

Account Code	Description	Amount
--------------	-------------	--------

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



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

November 7, 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 945D1; ZC 7822

To Whom It May Concern:

Attached is a copy for publication in your newspaper for **One (1) time on Thursday, November 13, 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

Gil, Cecilia

From: PEC Legals Master <legalsmaster@pe.com>
Sent: Friday, November 07, 2014 8:18 AM
To: Gil, Cecilia
Subject: Re: FOR PUBLICATION: GPA 945D1 ZC 7822

Received for publication on Nov. 13. Proof with cost to follow.

Thank You!

Legal Advertising



Phone: 1-800-880-0345 / Fax: 951-368-9018 / E-mail: legals@pe.com

Please Note NEW Deadlines (effective 06/14): Deadline is 10:30 AM, three (3) business days prior to the date you would like to publish.

****Additional days required for larger ad sizes****

From: Gil, Cecilia <CCGIL@rcbos.org>
Sent: Friday, November 7, 2014 8:16 AM
To: PEC Legals Master
Subject: FOR PUBLICATION: GPA 945D1 ZC 7822

Good morning! Attached is a Notice of Public Hearing, for publication on Thursday, November 13, 2014. Please confirm. THANK YOU!

Cecilia Gil
Board Assistant
Clerk of the Board
951-955-8464
MS# 1010



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

November 7, 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 945D1; ZC 7822

To Whom It May Concern:

Attached is a copy for publication in your newspaper for **One (1) time on Thursday, November 13, 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

Gil, Cecilia

To: cathy.viars@utsandiego.com
Subject: RE: FOR PUBLICATION: GPA 945D1 ZC 7822

From: cathy.viars@utsandiego.com [mailto:cathy.viars@utsandiego.com]
Sent: Friday, November 07, 2014 1:43 PM
To: Gil, Cecilia
Subject: RE: FOR PUBLICATION: GPA 945D1 ZC 7822

GOT IT!

 **Cathy Viars | Multi-Media Account Representative**
O: 951-251-0329
cathy.viars@utsandiego.com
UTSanDiego.com
28441 Rancho California Rd, Ste 103, Temecula, CA 92590

From: Gil, Cecilia
Sent: Friday, November 07, 2014 8:17 AM
To: 'LegalsSWRiverside@UTSanDiego.com'
Subject: FOR PUBLICATION: GPA 945D1 ZC 7822

Good morning! Attached is a Notice of Public Hearing for publication on Thursday, Nov. 13, 2014. Please confirm. THANK YOU!

Cecilia Gil
Board Assistant
Clerk of the Board
951-955-8464
MS# 1010

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 November 7, 2014, I forwarded to Riverside County Clerk & Recorder's Office a copy of the following document:

NOTICE OF PUBLIC HEARING

GPA 945D1 and ZC 7822

to be posted in the office of the County Clerk at 2724 Gateway Drive, Riverside, California 92507. Upon completion of posting, the County Clerk will provide the required certification of posting.

Board Agenda Date: November 25, 2014 @ 10:30 A.M.

SIGNATURE: Cecilia Gil DATE: November 7, 2014
Cecilia Gil

Gil, Cecilia

From: Meyer, Mary Ann <MaMeyer@asrclkrec.com>
Sent: Friday, November 07, 2014 8:51 AM
To: Gil, Cecilia; Buie, Tammie; Garrett, Nancy; Kennemer, Bonnie
Subject: RE: FOR POSTING: GPA 945D1 ZC 7822

received

From: Gil, Cecilia [<mailto:CCGIL@rcbos.org>]
Sent: Friday, November 07, 2014 8:19 AM
To: Buie, Tammie; Garrett, Nancy; Kennemer, Bonnie; Meyer, Mary Ann
Subject: FOR POSTING: GPA 945D1 ZC 7822

Good morning! Attached is a 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 GENERAL PLAN AMENDMENT AND A CHANGE OF ZONE, THIRD SUPERVISORIAL DISTRICT AND NOTICE OF INTENT TO ADOPT A 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 25, 2014 at 10:30 A.M.** or as soon as possible thereafter, to consider the application submitted by Matthew Fagan Consulting – JMM Consultants on **General Plan Amendment No. 945D1**, which proposes to amend the General Plan Foundation Component of the subject site from Rural to Community Development and to amend the land use designation of the subject site from Rural Residential (R:RR) (5 Acre Minimum Lot Size within the Highway 79 Policy Area to Commercial Retail (CD:CR) (0.20 – 0.35 Floor Area Ratio); and, **Change of Zone No. 7822**, which proposes to change the zoning from Light Agriculture - 5 Acre Minimum (A-1-5) to General Commercial (C-1/C-P), or such other zones as the Board may find appropriate (“the project”). The project is located northerly of Mazoe Street, southerly of Auld Road, easterly of Dickson Path and westerly of Maddalena Road in the Rancho California / Southwest area plan, Third Supervisorial District.

The Planning Commission recommended that the Board of Supervisors approve the project and adopt the Negative Declaration for **Environmental Assessment No. 42679**.

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 LARRY ROSS, PROJECT PLANNER, AT (951) 955-9294 OR EMAIL LROSS@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: November 7, 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
(NAME and TITLE)

County of Riverside, do hereby certify that I am not a party to the within action or proceeding; that on November 7, 2014, I mailed a copy of the following document:

NOTICE OF PUBLIC HEARING

GPA 945D1 and ZC 7822

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 25, 2014 @ 10:30 AM

SIGNATURE: Cecilia Gil DATE: November 7, 2014
Cecilia Gil

PROPERTY OWNERS CERTIFICATION FORM

I, VINNIE NGUYEN, certify that on 6/2/2014

The attached property owners list was prepared by Riverside County GIS

APN (s) or case numbers CZ07822/GPA00945D1 For

Company or Individual's Name Planning Department

Distance buffered 600'

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

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

NAME: Vinnie Nguyen

TITLE GIS Analyst

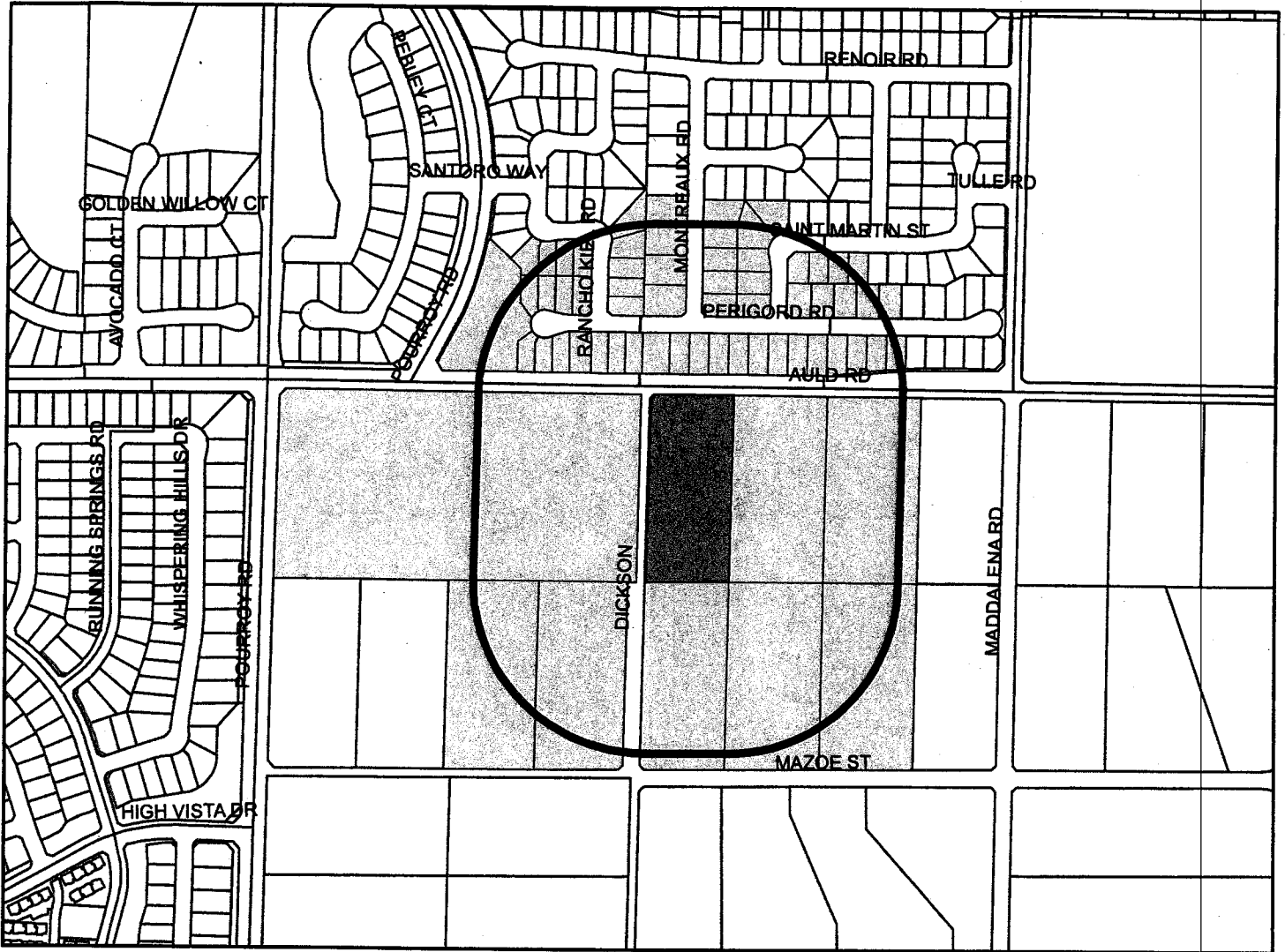
ADDRESS: 4080 Lemon Street 2nd Floor

Riverside, Ca. 92502

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

Checked by Larry Boss Expires 12-2-14

CZ07822/GPA00945D1 (600 feet buffer)



Selected Parcels

964-050-010	964-244-002	964-243-001	964-243-007	964-242-004	964-244-004	964-322-011	964-050-005	964-233-019	964-050-011
964-245-006	964-322-009	964-233-001	964-322-010	964-245-004	964-322-004	964-233-002	964-245-003	964-322-018	964-233-018
964-322-015	964-322-007	964-242-003	964-245-009	964-245-005	964-050-001	964-322-008	964-233-017	964-320-001	964-242-002
964-245-012	964-233-003	964-243-002	964-243-008	964-243-009	964-233-004	964-322-013	964-233-016	964-245-010	964-050-008
964-050-012	964-322-017	964-244-001	964-233-015	964-243-004	964-050-006	964-322-012	964-243-005	964-322-016	964-322-005
964-242-001	964-244-003	964-320-005	964-243-003	964-245-008	964-245-007	964-320-004	964-243-006	964-050-004	964-320-002
964-245-011	964-322-020	964-233-027	964-322-014	964-320-003	964-050-007	964-322-006			



450 225 0 450 Feet

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

ASMT: 964050004, APN: 964050004
TEMECULA LTD
C/O PATRICIA DICKSON
8206 CROW VALLEY LN
LAS VEGAS NV 89113

ASMT: 964233001, APN: 964233001
MEGAN GROSSGLASS, ETAL
32383 PERIGORD RD
WINCHESTER, CA. 92596

ASMT: 964050005, APN: 964050005
DORALEE DICKSON, ETAL
37245 DICKSON PATH
WINCHESTER CA 92596

ASMT: 964233002, APN: 964233002
VERONICA STEPHENS, ETAL
32397 PERIGORD RD
WINCHESTER, CA. 92596

ASMT: 964050006, APN: 964050006
KATHY SWANNIE, ETAL
22 GOLDEN POPPY DR
COTO DE CAZA CA 92679

ASMT: 964233003, APN: 964233003
MICHELLE MARTIN, ETAL
32411 PERIGORD RD
WINCHESTER, CA. 92596

ASMT: 964050007, APN: 964050007
WILMARC
5909 SEVERIN DR
LA MESA CA 91942

ASMT: 964233004, APN: 964233004
MARIALOURDES CUSTODIO, ETAL
32425 PERIGORD RD
WINCHESTER, CA. 92596

ASMT: 964050010, APN: 964050010
ANGIE PEROTTA, ETAL
80263 NILE WAY
INDIO CA 92201

ASMT: 964233015, APN: 964233015
PATRICIA WAKELING, ETAL
32418 PERIGORD RD
WINCHESTER, CA. 92596

ASMT: 964050011, APN: 964050011
STEPHEN FAUCHER, ETAL
P O BOX 218
LA MESA CA 91944

ASMT: 964233016, APN: 964233016
SAMANTHA HOLT, ETAL
32404 PERIGORD RD
WINCHESTER, CA. 92596

ASMT: 964050012, APN: 964050012
LONDEN LAND CO
4343 E CAMELBACK STE 400
PHOENIX AZ 85018

ASMT: 964233017, APN: 964233017
MICHELE RUSHTON, ETAL
32390 PERIGORD RD
WINCHESTER, CA. 92596



75

GPA945

ASMT: 964233018, APN: 964233018
DORA SOLIS
32381 SAINT MARTIN ST
WINCHESTER, CA. 92596

ASMT: 964243002, APN: 964243002
JOHN NOE
PMB 311
16625 DOVE CANYON STE 102
SAN DIEGO CA 92127

ASMT: 964233019, APN: 964233019
KIM ABAIR, ETAL
32395 SAINT MARTIN ST
WINCHESTER, CA. 92596

ASMT: 964243003, APN: 964243003
LAURA VANDEWATER, ETAL
32285 PERIGORD RD
WINCHESTER, CA. 92596

ASMT: 964242001, APN: 964242001
NELSON CHANDARA
36923 MONTREAUX RD
WINCHESTER, CA. 92596

ASMT: 964243004, APN: 964243004
ROYLENE SLEEGERS, ETAL
39 BRUEN ST NO 4
NEWARK NJ 7105

ASMT: 964242002, APN: 964242002
CAROLYN CROUCH, ETAL
36899 MONTREAUX RD
WINCHESTER, CA. 92596

ASMT: 964243005, APN: 964243005
MATTHEW LEVASSEUR
32313 PERIGORD RD
WINCHESTER, CA. 92596

ASMT: 964242003, APN: 964242003
CORTNEY ELLINGWORTH, ETAL
36875 MONTREAUX RD
WINCHESTER, CA. 92596

ASMT: 964243006, APN: 964243006
GINA PIERCE, ETAL
32327 PERIGORD RD
WINCHESTER, CA. 92596

ASMT: 964242004, APN: 964242004
BRIAN RIEF
36851 MONTREAUX RD
WINCHESTER, CA. 92596

ASMT: 964243007, APN: 964243007
JILL SMITH, ETAL
32341 PERIGORD RD
WINCHESTER, CA. 92596

ASMT: 964243001, APN: 964243001
BEAZER HOLMES HOLDINGS CORP
1800 E IMPERIAL HWY 200
BREA CA 92821

ASMT: 964243008, APN: 964243008
MARY TERRONES, ETAL
32355 PERIGORD RD
WINCHESTER, CA. 92596



ASMT: 964243009, APN: 964243009
STEPHANIE BRODIE, ETAL
32369 PERIGORD RD
WINCHESTER, CA. 92596

ASMT: 964245005, APN: 964245005
CAROL ALISON, ETAL
32318 SAINT MARTIN ST
WINCHESTER, CA. 92596

ASMT: 964244001, APN: 964244001
MARGARET CANCHOLA, ETAL
32376 PERIGORD RD
WINCHESTER, CA. 92596

ASMT: 964245006, APN: 964245006
CARISA FROELICH, ETAL
32304 SAINT MARTIN ST
WINCHESTER, CA. 92596

ASMT: 964244002, APN: 964244002
CHERYL JONES, ETAL
32348 PERIGORD RD
WINCHESTER, CA. 92596

ASMT: 964245007, APN: 964245007
NANCY REISINGER, ETAL
32290 SAINT MARTIN ST
WINCHESTER, CA. 92596

ASMT: 964244003, APN: 964244003
ANGELA CARLSEN, ETAL
32353 SAINT MARTIN ST
WINCHESTER, CA. 92596

ASMT: 964245008, APN: 964245008
DEBRA RUIZ, ETAL
36934 MONTREAUX RD
WINCHESTER, CA. 92596

ASMT: 964244004, APN: 964244004
LOIS STRINGER, ETAL
32367 SAINT MARTIN RD
WINCHESTER, CA. 92596

ASMT: 964245009, APN: 964245009
FRANCES TURNER
PO BOX 411
CORY CO 81414

ASMT: 964245003, APN: 964245003
COLETTE STEWART, ETAL
32338 SAINT MARTIN ST
WINCHESTER, CA. 92596

ASMT: 964245010, APN: 964245010
LAURENT URICH
36886 MONTREAUX RD
WINCHESTER, CA. 92596

ASMT: 964245004, APN: 964245004
DAVID JENKINS
32332 SAINT MARTIN ST
WINCHESTER, CA. 92596

ASMT: 964245011, APN: 964245011
TONY HOXMEIER
36874 MONTREAUX RD
WINCHESTER, CA. 92596

ASMT: 964245012, APN: 964245012
KATHLEEN OTT, ETAL
36862 MONTREAUX RD
WINCHESTER, CA. 92596

ASMT: 964322005, APN: 964322005
MICHAEL ROE
5412 CHEVENNE CT
ANTIOCH CA 94531

ASMT: 964320001, APN: 964320001
LESLIE WRIGHT, ETAL
36984 RANCHO KIEL RD
WINCHESTER, CA. 92596

ASMT: 964322006, APN: 964322006
XIONGWEN TANG
108 N MARENGO AVE NO B
ALHAMBRA CA 91801

ASMT: 964320002, APN: 964320002
DEBORAH BAKER, ETAL
36976 RANCHO KIEL RD
WINCHESTER, CA. 92596

ASMT: 964322007, APN: 964322007
EPIFANIA CUSTODIO
36931 RANCHO KIEL RD
WINCHESTER, CA. 92596

ASMT: 964320003, APN: 964320003
SANDRA CLEM, ETAL
36968 RANCHO KIEL RD
WINCHESTER, CA. 92596

ASMT: 964322008, APN: 964322008
GENESIS FUNDING
1024 BAYSIDE DR NO 395
NEWPORT BEACH CA 92660

ASMT: 964320004, APN: 964320004
JAN REIMER, ETAL
841 GLENDALE AVE
ORANGE CA 92865

ASMT: 964322009, APN: 964322009
DANIEL MENDIOLA
32180 PERIGORD RD
WINCHESTER, CA. 92596

ASMT: 964320005, APN: 964320005
SUZANNE LUCIANI, ETAL
36952 RANCHO KIEL RD
WINCHESTER, CA. 92596

ASMT: 964322010, APN: 964322010
ANNA HALL, ETAL
32166 PERIGORD RD
WINCHESTER, CA. 92596

ASMT: 964322004, APN: 964322004
AUTUMN NICHOLS, ETAL
36907 RANCHO KIEL RD
WINCHESTER CA 92596

ASMT: 964322011, APN: 964322011
CLIFFORD GORMAN
32152 PERIGORD RD
WINCHESTER, CA. 92596



ASMT: 964322012, APN: 964322012
MARY PARSONS
32243 PERIGORD RD
WINCHESTER, CA. 92596

ASMT: 964322020, APN: 964322020
PARK DIST, ETAL
P O BOX 907
SAN JACINTO CA 92581

ASMT: 964322013, APN: 964322013
JUSTIN WALLER
32229 PERIGORD RD
WINCHESTER, CA. 92596

ASMT: 964322014, APN: 964322014
DEBORAH GRAJCZYK, ETAL
41063 OAK CREEK RD
MURRIETA CA 92562

ASMT: 964322015, APN: 964322015
PATRICIA DELGADO, ETAL
32201 PERIGORD RD
WINCHESTER, CA. 92596

ASMT: 964322016, APN: 964322016
MICA PETROVIC
32187 PERIGORD RD
WINCHESTER, CA. 92596

ASMT: 964322017, APN: 964322017
MADELINE ALTON
32173 PERIGORD RD
WINCHESTER, CA. 92596

ASMT: 964322018, APN: 964322018
DEUTSCHE BANK NATL TRUST CO
C/O BERTHA KELLY
1001 SEMMES AVE
RICHMOND VA 23244



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

Temecula Valley
Unified School District
31350 Rancho Vista Rd.
Temecula, CA 92592-6200

Pechanga Cultural Resource Dept
P.O. Box 1583
Temecula, CA 92593

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

Endangered Habitats League
ATTN: Dan Silver
8424 Santa Monica Blvd., Suite A592
Los Angeles, CA 90069-4267

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

Valley-Wide Recreation & Park District
901 W. Esplanade
P.O. Box 907
San Jacinto, CA 92582

Planning Department, City of Temecula
ATTN: Planning Manager
43200 Business Park Dr.
P.O. Box 9033
Temecula, CA 92589-9033

Applicant
Mathew Fagan Consulting Service
42011 Avenida Vista Ladera
Temecula, CA 92591

Engineer:
JMM Consultants
40485 Murrieta Hot Springs Road, Suite B4
Murrieta, CA 92563

Owner:
Mark Swannie
22 Golden Poppy Drive
Coto de Caza, CA92679

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Dated: November 7, 2014

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

16-2 of 11/25/14

92502 01147 JVI-LHB 9194
BC: 92502114747 *2808-01172-11-17

RETURN TO SENDER
ATTEMPTED - NOT KNOWN
UNABLE TO FORWARD

NIXIE 918 DE 1258 0011/11/14

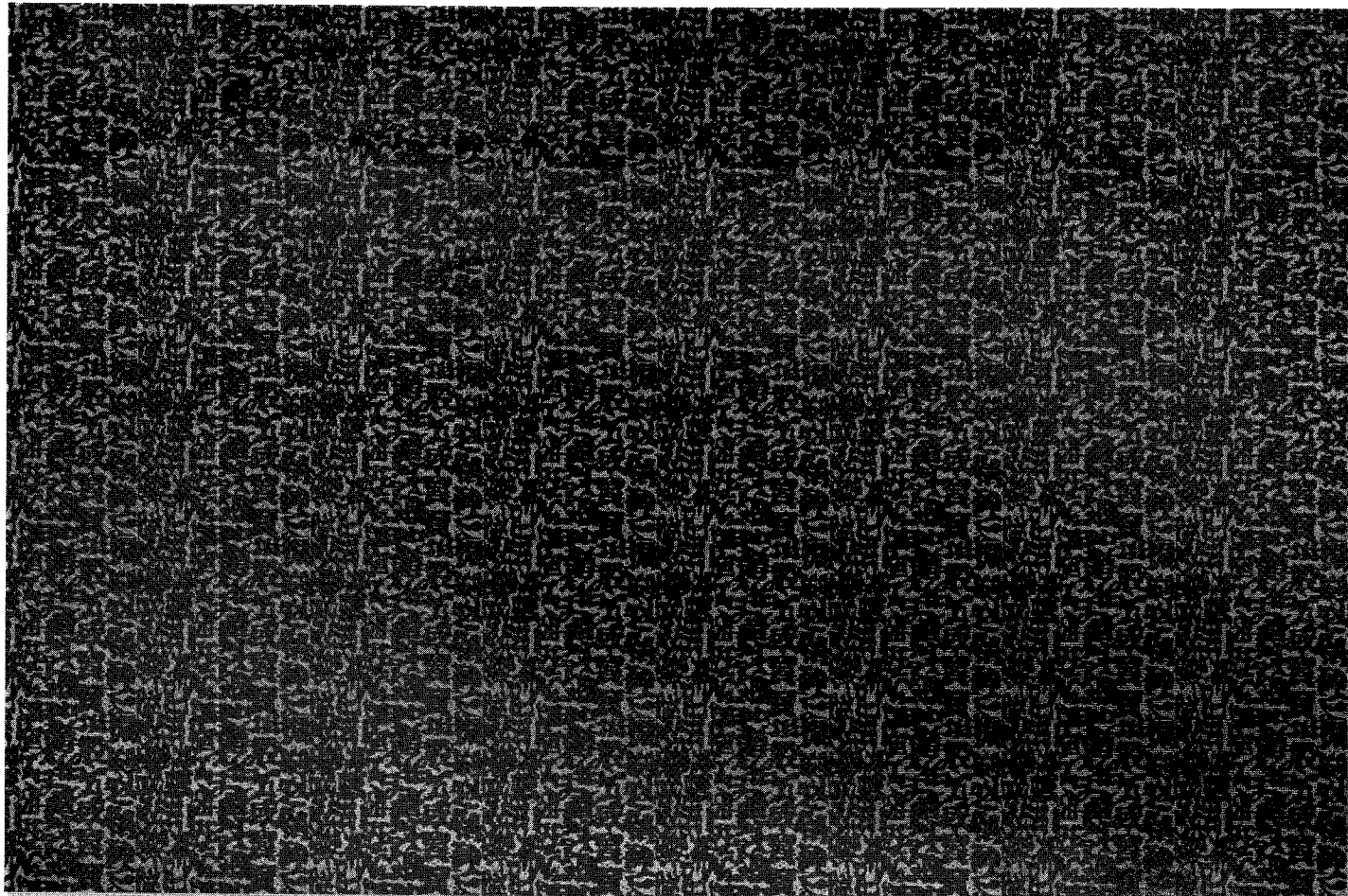
RECEIVED RIVERSIDE COUNTY
CLERK / BOARD OF SUPERVISORS

2014 NOV 13 AM 11:42

ASMT: 964050007, APN: 964050007
WILMARC
5909 SEVERIN DR
LA MESA CA 91942

PUBLIC HEARING NOTICE
This may affect your property

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



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

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Dated: November 7, 2014

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

16-2 of 11/25/14

BC: 92502114747 *2508-02828-11-32
92502@1147 J41-LMB 921

RETURN TO SENDER
UNDELIVERABLE AS ADDRESSED
UNABLE TO FORWARD

NIXIE 918 DE 1268 7211/11/14

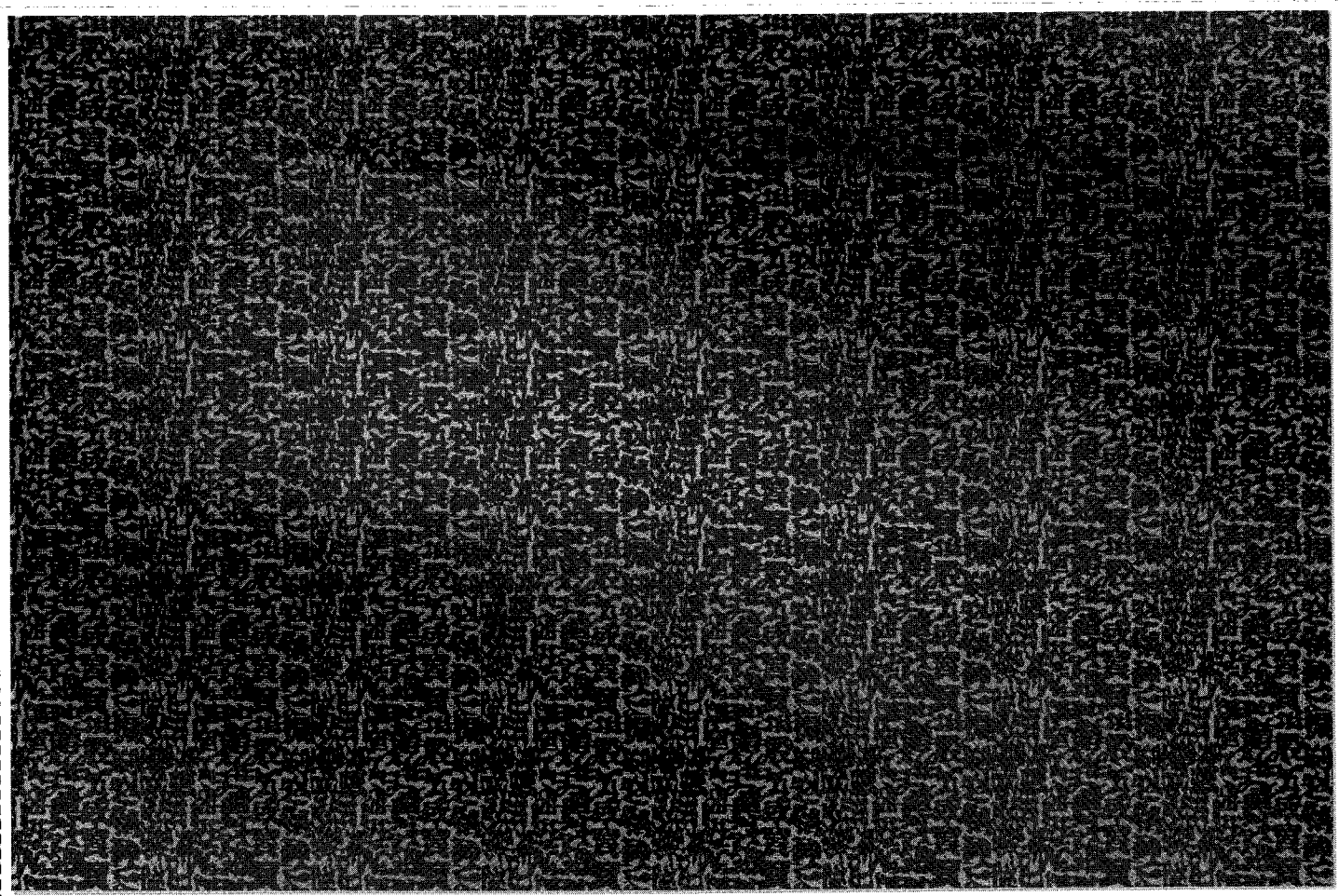
RECEIVED RIVERSIDE COUNTY
CLERK/CLERK OF SUPERVISORS

2014 NOV 13 AM 11:42

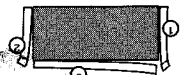
Pechanga Cultural Resource Dept
P.O. Box 1583
Temecula, CA 92593

PUBLIC HEARING NOTICE
This may affect your property

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



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

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The Planning Commission recommended that the Board of Supervisors approve the project and adopt the Negative Declaration for **Environmental Assessment No. 42679**.

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.

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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: November 7, 2014

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

16-2 ef 11/25/14

CLERK / BOARD OF SUPERVISORS
RIVERSIDE COUNTY

2014 NOV 12 PM 12: 15

ASMT: 964322008, APN: 964322008
GENESIS FUNDING

PUBLIC HEARING NOTICE
This may affect your property

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

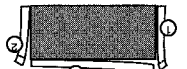


REASON CHECKED

- Moved, Left No Address
- Unable To Forward
- Attempted - Not Known
- Unclaimed
- No Such Street
- No Such Number
- Insufficient Address
- Refused



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

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Dated: November 7, 2014

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

16-2 ef 11/25/14

92502@1147
J41-LMB 9255
BC: 92502114747 *0818-02322-10-27
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NOT DELIVERABLE AS ADDRESSED
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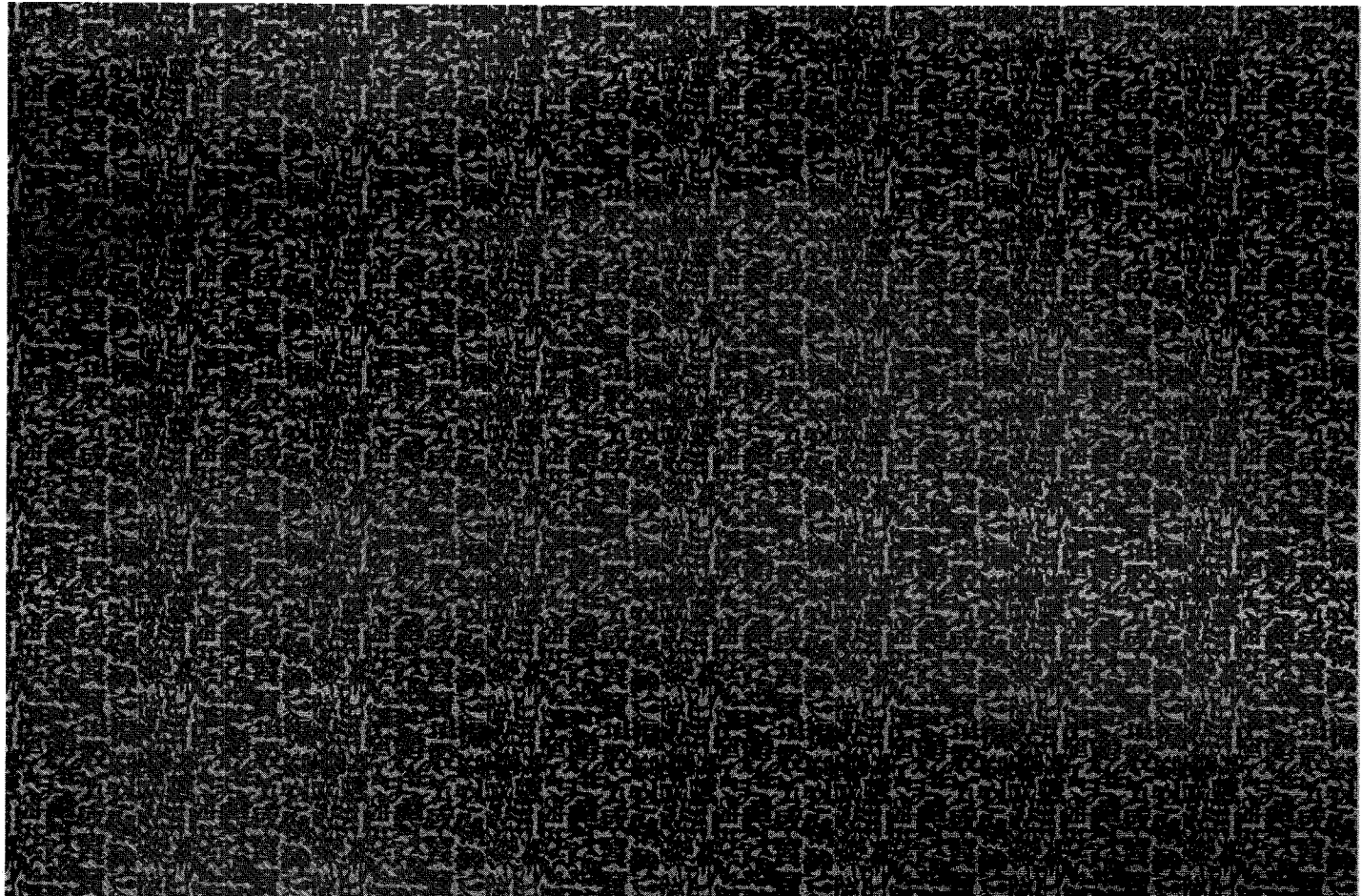
RECEIVED RIVERSIDE COUNTY
CLERK / BOARD OF SUPERVISORS

2014 NOV 12 PM 12: 15

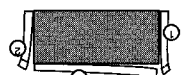
ASMT: 964322009, APN: 964322009
DANIEL MENDIOLA
32180 PERIGORD RD
WINCHESTER, CA 92596

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



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Dated: November 7, 2014

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

16-2 of 11/25/14

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CLERK / BOARD OF SUPERVISORS

2014 NOV 12 PM 12:15

ASMT: 964320005, APN: 964320005
SUZANNE LUCIANI, ETAL
36952 RANCHO KIEL RD
WINCHESTER, CA 92596

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



X 918 NFE 126051310011/10/14
FORWARD TIME EXP RTN TO SEND
LUCIANI
24225 MONROE AVE
MURRIETA CA 92562-9506
RETURN TO SENDER
92502@1147
JVI-LMB 9256

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Dated: November 7, 2014

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

16-2 of 11/25/14

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BCI: 92502114747
0294-02508-09-39

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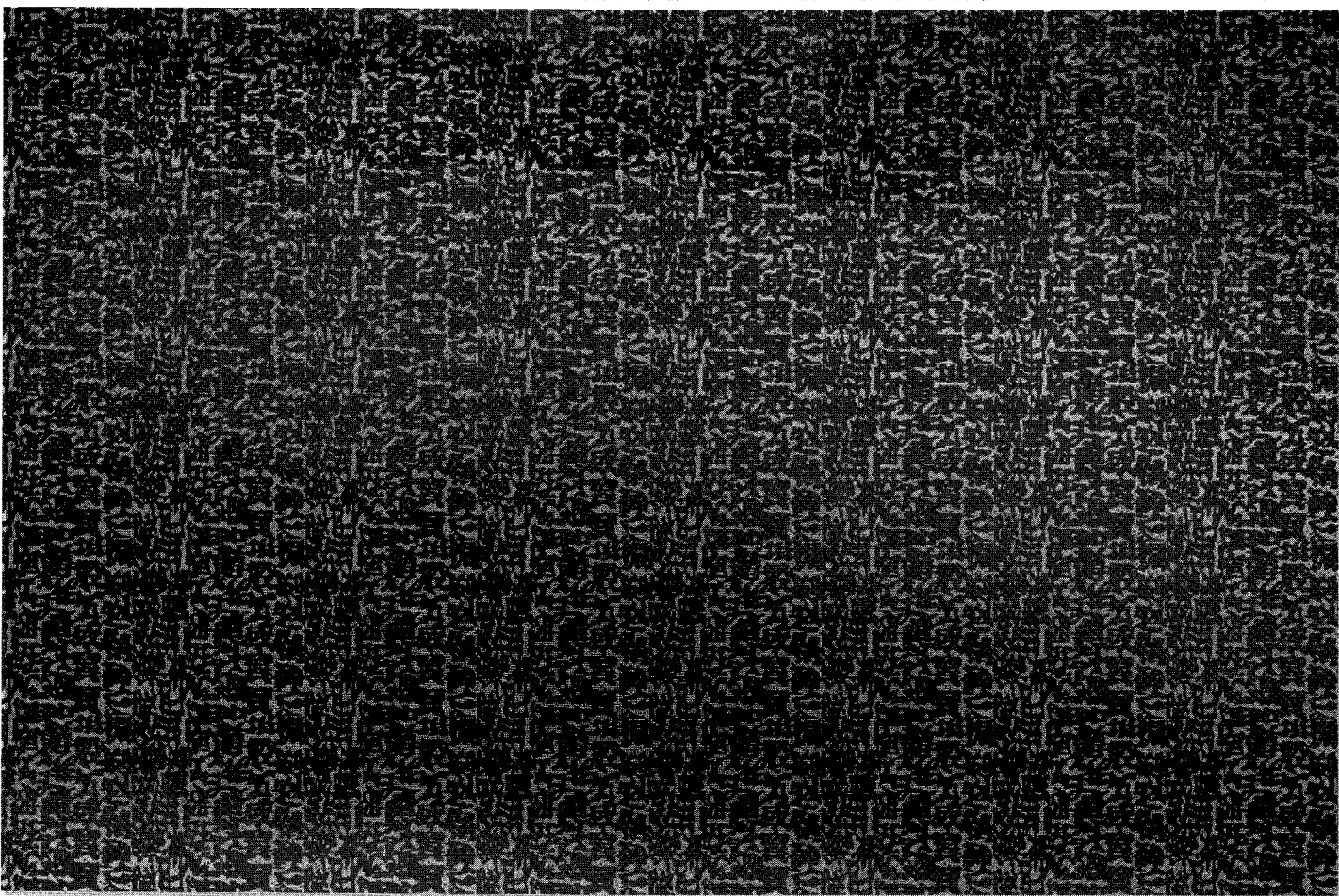
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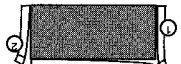
ASMT: 964050004, APN: 964050004
TEMECULA LTD
C/O PATRICIA DICKSON
8206 CROW VALLEY LN
LAS VEGAS NV 89113

PUBLIC HEARING NOTICE
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Riverside County Clerk of the Board
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 11/25/14

BC: 92502114747 *2808-09418-13-21

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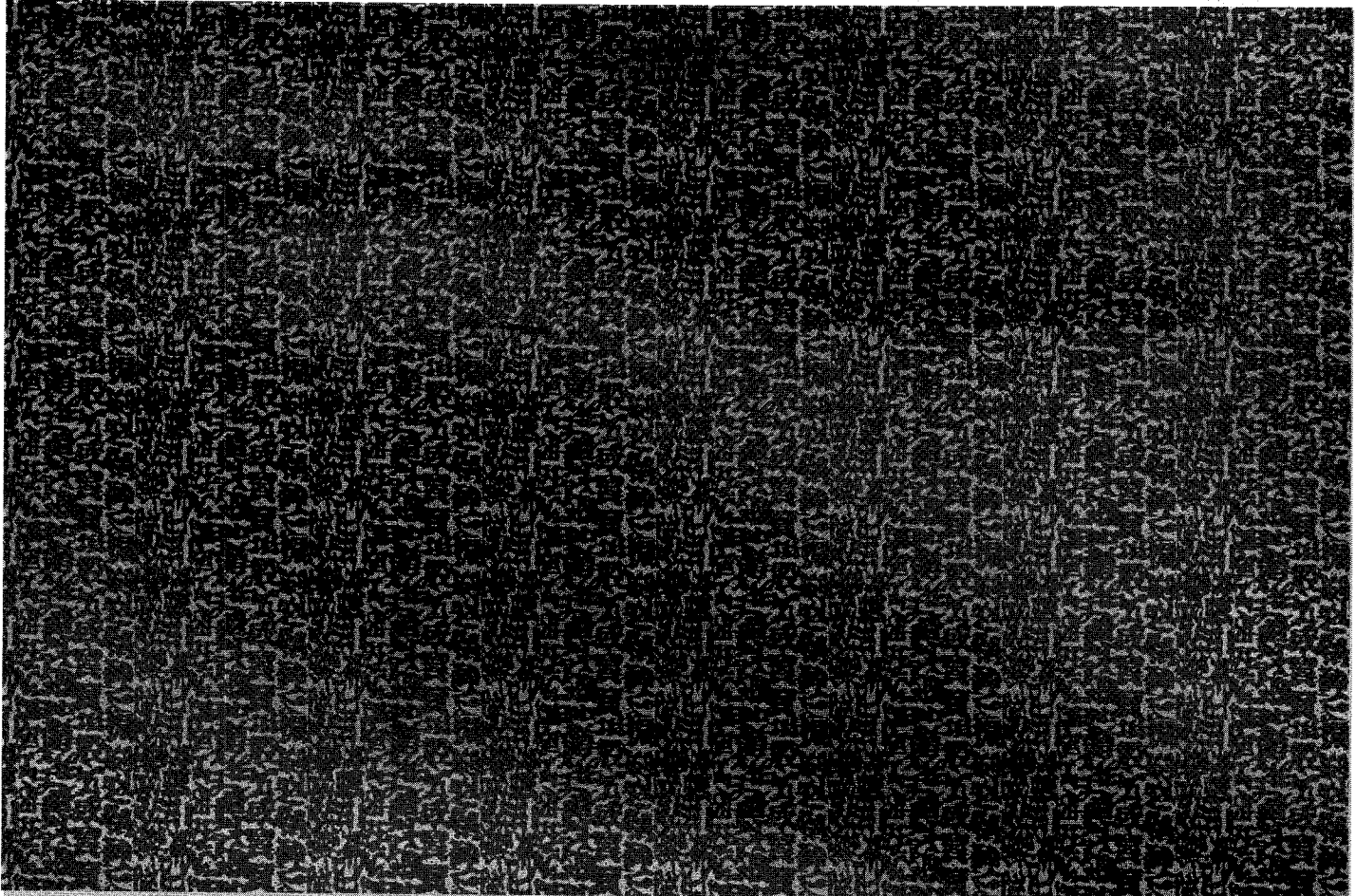
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MOVED TO MAIL ROOM
FOR FORWARDING
DATE TO BE DETERMINED

ASMT: 964243002, APN: 964243002
JOHN NOE
PMB 311
16625 DOVE CANYON STE 102
SAN DIEGO CA 92127

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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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**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: Matthew Fagan

Address: 42011 Avenida Vista Ladera
(only if follow-up mail response requested)

City: Temecula **Zip:** 92591

Phone #: 951. 265. 5428

Date: 11-25-14 **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: _____

BOARD RULES

Requests to Address Board on "Agenda" Items:

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

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

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

Power Point Presentations/Printed Material:

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

Individual Speaker Limits:

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

Group/Organized Presentations:

Group/organized presentations with more than one (1) speaker will be limited to nine (9) minutes at the Chairman's discretion. The organizer of the presentation will automatically receive the first three (3) minutes, with the remaining six (6) minutes relinquished by other speakers, as requested by them on a completed "Request to Speak" form, and clearly indicated at the front bottom of the form.

Addressing the Board & Acknowledgement by Chairman:

The Chairman will determine what order the speakers will address the Board, and will call on all speakers in pairs. The first speaker should immediately step to the podium and begin addressing the Board. The second speaker should take up a position in one of the chamber aisles in order to quickly step up to the podium after the preceding speaker. This is to afford an efficient and timely Board meeting, giving all attendees the opportunity to make their case. Speakers are prohibited from making personal attacks, and/or using coarse, crude, profane or vulgar language while speaking to the Board members, staff, the general public and/or meeting participants. Such behavior, at the discretion of the Board Chairman may result in removal from the Board Chambers by Sheriff Deputies.

INDEMNIFICATION AGREEMENT

This INDEMNIFICATION AGREEMENT ("Agreement") is made by and between the COUNTY OF RIVERSIDE, a political subdivision of the State of California ("COUNTY"), and Mark K. Swannie and Kathy A. Swannie ("PROPERTY OWNER"), relating to the PROPERTY OWNER'S indemnification of the COUNTY under the terms set forth herein:

WITNESSETH:

WHEREAS, the PROPERTY OWNER has a legal interest in the certain real property described as Assessor's Parcel Number 964-050-006 ("PROPERTY"); and,

WHEREAS, the PROPERTY OWNER filed an application for General Plan Amendment No. 945D1 and Change of Zone No. 7822 ("PROJECT"); and,

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

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

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

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

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

1. **Indemnification.** PROPERTY OWNER, at its own expense, shall defend, indemnify and hold harmless the COUNTY, its agents, officers, and employees from and against any claim, action or proceeding brought against the

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

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

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

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

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

6. ***Notices.*** For all purposes herein, notices shall be effective when personally delivered, delivered by commercial overnight delivery service, or sent by

certified or registered mail, return receipt requested, to the appropriate address set forth below:

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

PROPERTY OWNER :
Mark K. Swannie and Kathy A. Swannie
22 Golden Poppy Drive
Coto de Caza, CA 92679

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

By: Jeff Stone
Jeff Stone, Chairman
Board of Supervisors

Dated: NOV 25 2014

ATTEST:
KECIA HARPER-HEM, Clerk
By: [Signature]
DEPUTY

PROPERTY OWNER:
By: [Signature]
Name: Mark K. Swannie

Dated: 9-30-2014

PROPERTY OWNER:
By: [Signature]
Name: Kathy A. Swannie

Dated: 9-30-14

FORM APPROVED COUNTY COUNSEL
BY: [Signature] 10/15/14
MICHELLE CLACK DATE



VALLEY-WIDE RECREATION & PARK DISTRICT

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

BOARD OF DIRECTORS

- Larry Minor
President
- Frank Gorman
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- Rose Salgado
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- John Bragg
Director
- Steve Simpson
Director
- Dean Wetter
General Manager

November 19, 2014

Kecia Harper-Ihem
4080 Lemon Street, 1st Floor
P.O. Box 1147
Riverside, CA 92502-1147

RE: GPA NO. 945D1 AND CHANGE OF ZONE NO. 7822

Dear Ms. Harper-Ihem:

Valley-Wide Recreation and Park District has reviewed the development packet for the above referenced projects and has no comments at this time. However, when plans are submitted for development, Valley-Wide will provide comments as they relate to the type of development that will be proposed.

Should you have any questions, please feel free to contact me at (951) 654-1505.

Sincerely,

Dean Wetter, General Manager
Valley-Wide Recreation and Park District

2014 NOV 21 AM 11:40

CLERK OF SUPERVISOR
RIVERSIDE COUNTY

Cc: Larry Ross via email at LRoss@rctlma.org

11/25/14 11:02 2014-11-21 12:50:72

ENDANGERED HABITATS LEAGUE

DEDICATED TO ECOSYSTEM PROTECTION AND SUSTAINABLE LAND USE



November 22, 2014

Riverside County Board of Supervisors
County of Riverside
4080 Lemon St., 5th Floor
Riverside, CA 92501

**RE: Item 16-2, GPA 945D; Item 16-3, GPA 925; Item 16-4 GPAs 1013, 1014, 1113
(November 25, 2014)**

Dear Chair and Board Members:

The Endangered Habitats League (EHL) appreciates the opportunity to submit written testimony.

GPA 945D

With the modification of this proposal and the apparent addressing of staff's initial concerns, EHL now has no position.

GPA 925 - OPPOSITION

This 203-acre proposal is part of a complex of parcels that now form a Rural Separator. Urban conversion is being recommended despite the absence of an absorption study showing that any additional urban land is actually needed. At its heart, this proposal is piecemeal parcel-by-parcel sprawl, without even the veneer of a community focused specific plan. It is wholly automobile dependent and bereft of merit from a "smart growth" perspective. Because the property is within the sphere of influence of the City of Murrieta, any urbanization should occur via orderly annexation. The potential exclusion of some parcels makes the flaws all the more egregious.

The proposed General Plan findings for the project are either bogus or simply disheartening. Regarding consistency with the Riverside County Vision, the staff report states, "The General Plan envisioned the area as rural." By definition then, conversion from the Rural Foundation to the Community Foundation is inconsistent with the rural vision. One half-acre lots constitute *suburban* development.

The second finding regards new circumstances. How the preservation of nearby open space justifies the creation of development is unclear. And the approval of another piecemeal development project nearby (SP 380) might just as well justify the creation of a strong boundary for the remaining rural separator via denial this request. If the justification for new development is simply "sprawl begets sprawl" then Riverside County has not improved its planning at all over the past decades.

2014-11-125074

EHL appreciates the inclusion in the hearing packet of the MSHCP HANS documentation as well as the setting aside of land during project design for Criteria Cell compliance. We understand that site-specific surveys will be undertaken at later stages of project review, as allowed by County Resolution 2013-111. The applicant and any future owners or developers should understand that changes in project design may be necessary upon completion of these various surveys in order to comply with the MSHCP.

GPA's 1013, 1014, 1113 - OPPOSITION

This highly complex, indeed virtually impenetrable, series of GPA's represents the continued conversion of the French Valley to suburban sprawl absent a documented need for additional housing capacity in the General Plan. There is no attempt to address the region's underlying jobs-housing imbalance or the presentation of alternatives to ever-worsening traffic gridlock. These Foundation changes are justified on the basis of self-perpetuating trends. EHL notes staff's original 2010 assessment of the merits of the proposal:

"The surrounding area remains rural in character which is in keeping with the General Plan's vision for the area. Furthermore, the proposal's incompatibility with General Plan policies, the existing land use pattern, MSHCP and fire issues may create internal inconsistencies amongst the elements of the General Plan."

We note that the staff report now promises MSHCP consistency through a set aside of habitat (although no HANS JPR is supplied). However, such consistency could also be attained by clustering of development and/or density transfer using the baseline zoning.

Yours truly,



Dan Silver
Executive Director