

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

2013



FROM: TLMA – Planning Department

SUBMITTAL DATE:
August 26, 2014

SUBJECT: GENERAL PLAN AMENDMENT NO. 925 and RESOLUTION AMENDING THE RIVERSIDE COUNTY GENERAL PLAN – Approval of Indemnification Agreement, Intent to Adopt a Mitigated Negative Declaration - Applicant: Lubec Properties, LLC and others - Third/Third Supervisorial District - Location: Northerly of Pat Road, southerly of Scott Road, easterly of Leon Road and westerly of Pourroy Road. **REQUEST:** The General Plan Amendment proposes to amend the General Plan Foundation Component of the subject site from Rural to Community Development and the Land Use Designation for the subject properties within the application from Rural: Rural Residential (R:RR) (5 Acre Minimum Lot Size) to Community Development: Estate Density Residential (CD:EDR)(2 Acre Minimum) and Low Density Residential (CD:LDR) (1/2 Acre Minimum Lot Size), and a requirement that all lots south of Keller Road include an additional buffer that shall feature reverse frontage lots onto Keller Road and an enhanced setback of 30 feet with enhanced landscaping.

RECOMMENDED MOTIONS:

(CONTINUED ON NEXT PAGE)

JCP:ms

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 Benoit and duly carried, IT WAS ORDERED that the above matter is approved as recommended in the Alternative Department Recommendation (Exhibit 9) with Adoption of Resolution No. 2014-225.

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:** 16-3

16-3

FORM APPROVED COUNTY COUNSEL
BY: GREGORY P. PRAMOS
DATE: 11/12
Departmental Control

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

SUBMITTAL TO THE BOARD OF SUPERVISORS, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA
FORM 11: General Plan Amendment No. 925 and Resolution Amending the Riverside County General Plan

DATE: August 26, 2014

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1. **APPROVE** and authorize the Chairman to execute the attached Indemnification Agreement between the County of Riverside and the participating property owners; and,

The Planning Commission recommends that the Board of Supervisors:

2. **ADOPT** a **MITIGATED NEGATIVE DECLARATION** for **ENVIRONMENTAL ASSESSMENT NO. 41748**, based on the findings incorporated in the initial study and the conclusion that the project will not have a significant effect on the environment; and,
3. **APPROVE GENERAL PLAN AMENDMENT NO. 925**, amending the General Plan Foundation Component of the subject site from Rural to Community Development and the Land Use Designation for the subject properties within the application from Rural: Rural Residential (R:RR) (5 Acre Minimum Lot Size) to Community Development: Estate Density Residential (CD:EDR)(2 Acre Minimum) and Low Density Residential (CD:LDR) (1/2 Acre Minimum Lot Size), and a requirement that all lots south of Keller Road include an additional buffer that shall feature reverse frontage lots onto Keller Road and an enhanced setback of 30 feet with enhanced landscaping in accordance with the revised General Plan Land Use Exhibit No. 7; based on the findings and conclusions incorporated in the staff report; and,
4. **ADOPT RESOLUTION NO. 2014 - 223 AMENDING THE RIVERSIDE COUNTY GENERAL PLAN (Third Cycle General Plan Amendments for 2014)** in accordance with the Board's actions taken on **GENERAL PLAN AMENDMENT NO. 925** amending the existing Southwest Area Plan (SWAP).

Alternatively, the Planning Department recommends that the Board of Supervisors:

1. **APPROVE** and authorize the Chairman to execute the attached Indemnification Agreement between the County of Riverside and the participating property owners ; and,
2. **ADOPT** a **MITIGATED NEGATIVE DECLARATION** for **ENVIRONMENTAL ASSESSMENT NO. 41748**, based on the findings incorporated in the initial study and the conclusion that the project will not have a significant effect on the environment; and,
3. **APPROVE GENERAL PLAN AMENDMENT NO. 925**, amending the General Plan Foundation Component of the subject site from Rural to Community Development and the Land Use Designation for the subject properties within the application from Rural: Rural Residential (R:RR) (5 Acre Minimum Lot Size) to Community Development: Estate Density Residential (CD:EDR)(2 Acre Minimum) and Low Density Residential (CD:LDR) (1/2 Acre Minimum Lot Size), and a requirement that all lots south of Keller Road include an additional buffer that shall feature reverse frontage lots onto Keller Road and an enhanced setback of 30 feet with enhanced landscaping in accordance with the revised General Plan Land Use Exhibit No. 9; based on the findings and conclusions incorporated in the staff report; and,
5. **ADOPT RESOLUTION NO. 2014 – 225 AMENDING THE RIVERSIDE COUNTY GENERAL PLAN (Third Cycle General Plan Amendments for 2014)** in accordance with the Board's actions taken on **GENERAL PLAN AMENDMENT NO. 925** amending the existing Southwest Area Plan (SWAP).

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

DATE: August 26, 2014

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BACKGROUND:

The application as proposed requested a General Plan Amendment to amend the General Plan Foundation Component of the subject site from Rural to Community Development and the General Plan Land Use designation of the subject site from Rural Residential (R:RR) (5 Acre Minimum Lot Size) to Low Density Residential (CD:LDR) (1/2 Acre Minimum Lot Size).

Revised Project Description

The project description, pursuant to the direction of the Planning Commission, is being revised by staff to read the following:

The General Plan Amendment proposes to change the the General Plan Foundation Component of the subject site from Rural to Community Development and the Land Use Designation for the subject property from Rural: Rural Residential (R:RR) (5 Acre Minimum Lot Size) to Community Development: Estate Density Residential (CD:EDR)(2 Acre Minimum), and Low Density Residential (CD:LDR) (1/2 Acre Minimum Lot Size), and a requirement that all lots south of Keller Road include an additional buffer that shall feature reverse frontage lots onto Keller Road and an enhanced setback of 30 feet with enhanced landscaping.

This revised description is reflected in the recommendations above. The revised project description is consistent with the analysis in the Environmental Assesment (EA) and conclusions of the Mitigated Negative Declaration because the revised project description is less intensive than the project as analyzed in the EA.

Initiation

The General Plan Initiation Process (GPIP) was before the Planning Commission on February 3, 2010 and before the Board of Supervisors on May 18, 2011. The project was initiated by the Board. Staff supported the initiation throughout the process.

Planning Commission Hearing summary

The first Planning Commission hearing was on June 18, 2014. The Commission continued the item requesting a community meeting be held.

On July 8, 2014 a Community Meeting was held. Commissioner John Petty, the applicant, planning staff, and approximately 50 people attended the meeting. The intent of the meeting was for additional community input.

On July 16, 2014 the second Planning Commission hearing was held. The item was continued with direction to schedule a meeting between representatives of the opposition, the applicant's representative, planning staff, and Commissioner John Petty. Two meetings were held.

The third and final Planning Commission hearing was held on August 20, 2014. The Commission, by a 5-0 vote, recommended that the Board approve the project, as modified by the Commission. That recommendation is elaborated below.

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Planning Commission Recommendation (Exhibit 7)

The Planning Commission suggested changes to the proposed project which are reflected on the attached Exhibit No. 7. Additionally, the Commission (by a 5-0 vote) recommended the following modifications to the project:

1. The Project properties north of Keller Road be changed to Community Development: Estate Density Residential (CD:EDR)(2 Acre Minimum); and all parcels within the application south of Keller Road be changed to Community Development: Low Density Residential (CD:LDR) (1/2 acre minimum lot size).
2. The Commission also recommended the inclusion of a buffer on the south side of Keller Road. The Commission was concerned with the transition between the proposed Low Density Residential (1/2 acre minimum) south of Keller Road and the larger Estate Density Residential (2 acre minimum) north of Keller Road. The compromise was the inclusion of a buffer requirement, more specifically a requirement that all lots south of Keller Road include an additional buffer that shall feature reverse frontage lots onto Keller Road and an enhanced setback of 30 feet with enhanced landscaping. This requirement has been added to the revised project description contained in this Form 11 and represented graphically on Exhibits 7 and 9.

Additional Items for Consideration

1. **Adding Properties to the GPA (Exhibit 8)**

During the August 20th public hearing, Commissioner Petty discussed including additional properties in the proposed project. He raised the concern of creating "islands" and discontinuous land use patterns. He indicated that including adjacent properties to the project would result in better planning. The attached Exhibit 8 was prepared to illustrate Commissioner Petty's comments. There is a concern that adding properties to the project at this time may impact the project's Mitigated Negative Declaration. If the Board desires to change these properties' General Plan Foundation Components and land use designations, it may be done during the County's 2016 General Plan Review Cycle.

2. **Alternative Department Recommendation (Exhibit 9)**

In preparation for the Board of Supervisors hearing, Planning Staff requested that the property owners enter into the attached indemnification agreement. The indemnification agreement clarifies that the property owners will be responsible for all costs and fees associated with any potential litigation resulting from the County's approval of the project, should the project be approved. Normally these matters are addressed through conditions of approval on a project; however, General Plan Amendments do not have conditions of approval so a stand-alone agreement is needed.

Three of the original 25 property owners did not sign the indemnification agreement. It is the opinion of the Department that any party not entering into the indemnification agreement should be removed from the project. Additionally, one of the property owners has requested to be removed from the application since the Planning Commission hearing. As such, staff has prepared General Plan Land Use Exhibit No. 9. This exhibit shows the property remaining in the application after all property requested to be removed by the owners has been removed. Exhibit 9 also removes the property owned by those who did not sign the indemnification agreement. Exhibit 9, therefore, is the Department's alternative recommendation and reflects the Planning Commission's modifications and the final properties to be included in GPA No. 925.

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3. Applicants removed from the project (Exhibit 10)

Staff has also prepared Exhibit 10 as a reference to show which properties have been removed and why they were removed.

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. June 18, 2014 Planning Commission Staff Report (there were no staff reports for the July 16, or August 20, 2014 hearings)
- B. June 18, 2014 Memo to Planning Commission with attached letters
- C. July 16, 2014 Memo to Planning Commission with attached letters
- D. August 20, 2014 Memo to Planning Commission with attached letters
- E. Exhibit 7 Planning Commission's Recommendation
- F. Exhibit 8 Potential Additional Properties
- G. Exhibit 9 Department's Alternative Recommendation
- H. Exhibit 10 Removed Properties



2
3 **RESOLUTION NO. 2014 - 225**
4 **AMENDING THE RIVERSIDE COUNTY**
5 **GENERAL PLAN**
6 **(Third Cycle General Plan Amendments for 2014)**

7 **WHEREAS**, pursuant to the provisions of Government Code Section 65350 et seq., notice was
8 given and public hearings were held before the Riverside County Board of Supervisors and before the
9 Riverside County Planning Commission to consider the proposed amendment to the Land Use Element of
10 the Riverside County General Plan; and,

11 **WHEREAS**, all provisions of the California Environmental Quality Act ("CEQA") and Riverside
12 County CEQA implementing procedures have been satisfied; and,

13 **WHEREAS**, the proposed general plan amendment was discussed fully with testimony and
14 documentation presented by the public and affected government agencies; now, therefore,

15 **BE IT RESOLVED, FOUND, DETERMINED AND ORDERED** by the Board of Supervisors
16 of the County of Riverside in regular session assembled on November 25, 2014 that:

17 **General Plan Amendment No. 925 (GPA No. 925)** is a proposal to amend the Land Use Element
18 by amending the Foundation Component and Land Use designation in the Southwest Area Plan from
19 Rural: Rural Residential (RUR:RR) (5 acre minimum) to Community Development: Low Density
20 Residential (CD:LDR) (1/2 acre minimum lot size) on approximately 180.92 acres located northerly of
21 Pat Road, southerly of Scott Road, easterly of Leon Road and westerly of Pourroy Road in the French
22 Valley Zoning Area of the Third Supervisorial District, as shown on Exhibit 9 titled "GPA00925
23 Recommended General Plan" a copy of which is attached hereto and incorporated herein by reference.
24 The Planning Commission recommended approval of GPA No. 925 on August 20, 2014.

25 **BE IT FURTHER RESOLVED** by the Board of Supervisors, based on the evidence presented on
26 this matter, both written and oral, including Environmental Assessment No. 41748, that:

- 27 1. The project site is located in the Southwest Area Plan.
- 28 2. The Southwest Area Plan Land Use Map determines the extent, intensity, and location of
land uses within the Southwest Area.

FORM APPROVED BY COUNTY COUNSEL
BY:  DATE: 11/13/14
MICHELLE CLACK

- 1 3. The project site is currently designated Rural: Rural Residential (R: RR) (5 acre minimum)
2 allowing 5 acre minimum lots within the Rural Foundation Component.
- 3 4. GPA No. 925 is a Foundation Component amendment and was timely filed for the 2008
4 Eight-Year General Plan Review Cycle. The amendment changes the Southwest Area Plan
5 land use designation on approximately 180.92 acres by amending the General Plan
6 Foundation Component from Rural to Community Development, and the Land Use
7 Designation from Rural: Rural Residential (R: RR) (5 Acre Minimum Lot Size) to
8 Community Development: Estate Density Residential (CD: EDR) (2 Acre Minimum) and
9 Low Density Residential (CD: LDR) (1/2 Acre Minimum Lot Size). In addition, all lots
10 south of Keller Road will include an additional buffer that feature reverses frontage lots
11 onto Keller Road and an enhanced setback of 30 feet with enhanced landscaping in
12 accordance with the revised General Plan Land Use Exhibit No. 9 titled "GPA00925
13 Recommended General Plan" which is incorporated herein by reference.
- 14 5. Surrounding land use designations include Rural: Rural Residential (R: RR) (5 acre
15 minimum lot size) to the north and east, Rural: Rural Residential (R: RR) (5 acre minimum
16 lot size) and Community Development: Medium Density Residential (CD: MDR) to the
17 west, Rural: Rural Residential (R: RR) (5 acre minimum lot size) and Community
18 Development: Low Density Residential (CD: LDR) to the south.
- 19 6. The project site's current zoning is Rural Residential (R-R).
- 20 7. The site is surrounded by properties zoned Rural Residential (R-R) and Residential
21 Agricultural- 1 ½ Acre Minimum (R-A-1 ½) to the north, Rural Residential (R-R) and
22 Specific Plan (SP) to the east, Rural Residential (R-R), Residential Agricultural- 5 Acre
23 Minimum (R-A-5) and Specific Plan (SP) to the west, and Rural Residential (R-R), and
24 One Family Dwelling (R-1) to the south.
- 25 8. Surrounding land uses include vacant land and single family dwellings.
- 26 9. New conditions or circumstances disclosed during the review process justify modifying the
27 General Plan, the modifications proposed by GPA No. 925 do not change or conflict with
28 the Riverside County Vision and would not create an internal inconsistency among the

1 elements of the General Plan. Specifically, since 2003, the area's growth pattern is
2 demonstrating that urbanization is moving towards the project area. As the Rivers
3 County Vision provides, growth patterns follow a framework of transportation and open
4 space corridors. Much of the urbanization is found to the south and east of the project site,
5 where multiple housing tracts and Specific Plans have been approved after 2003. Specific
6 Plan No. 380 was approved after 2003 and added 38 acres of commercial retail, 23.8 acres
7 of commercial office, 42.4 acres of mixed use, and 15.6 acres of low density residential
8 development adjacent to the property on the north east portion of GPA No. 925. Specific
9 Plan No. 380 also changed the alignment of Keller Road and established a roadway section
10 with four (4) travel lanes within a 100-foot right of way. The Circulation Element of the
11 General Plan identifies Keller Road as a Secondary Roadway, ultimately having a 100'
12 right-of-way and improving circulation within the area. Additionally, the incorporation of
13 the City of Menifee which lies to the west of the site across Leon Road also serves as a
14 sign of urbanization and change for the project's surrounding area. Furthermore, after
15 2003, over 300 acres of previously developable property has been identified for permane.
16 conservation. These developments and growth patterns constitute new conditions and
17 circumstances that warrant a change in the General Plan foundation which does not
18 conflict with the overall Riverside County vision and does not create an internal
19 inconsistency within the elements of the General Plan.

- 20 10. GPA No. 925 is also consistent with the General Plan's Planning Principals set forth in
21 Appendix B of the General Plan. Specifically, Principal I.C acknowledges that every
22 community within the County matures at its own pace. Principal I.G. encourages efficient
23 land use. The project's community is ready for this increase in density as demonstrated by
24 the number of property owners, covering over 200 acres, who joined the amendment's
25 application. Additionally, as provided above, urbanization is moving towards the project's
26 area. GPA No. 925 is an efficient use of the land based on the project site's current
27 location, approved land use entitlements surrounding the area and its topography. North of
28 the site is bound by topography and conservation cells that act as a natural boundary for

1 the area. Highway 79 previously acted as a boundary between rural property on the west
2 and urban development on the east. The natural borders that defined the area changed once
3 urban development was approved on the west side of Highway 79. Also, the minimum ½
4 acre lot size dictated by the Land Use designation will maintain the rural character and
5 help buffer the area from the urban uses surrounding the site to the south and east to the
6 open spaces to the west.

7 11. Planning Principal IV.A.1., 3, and 4 encourage a variety of housing styles and densities to
8 accommodate a range of life styles and to distribute density in a rational way to promote a
9 greater diversity of lot sizes. GPA No. 925, bound by development and natural
10 boundaries, will add more potential ½ acre residential development which does not
11 currently exist today. While it is important to maintain a mixture of lot sizes in the area,
12 the change from 5 acre lots to ½ acre lots will provide a range of housing options in the
13 area, transitioning from the higher level of density to the south, and the lower level to the
14 north of the project site.

15 12. For the reasons specified above, General Plan Amendment No. 925 does not involve a
16 change in or conflict with any General Plan Principal, is consistent with the goals and
17 policies of the Southwest Area Plan and all polices of the Riverside County General Plan
18 and would contribute to the achievement of the purposes of the General Plan.

19 13. The proposed General Plan amendment will not be detrimental to public health, safety, and
20 welfare.

21 14. The findings of the initial study performed pursuant to Environmental Assessment No.
22 41748, a copy which is attached hereto, are incorporated herein by reference. The
23 Environmental Assessment determined that the proposed general plan amendment could
24 have impacts on, or be impacted by, Land Use and Traffic. However, it was determined
25 that these impacts were less than significant or would be mitigated to a level of non-
26 significance through the application of adopted County Ordinances and through the
27 measures indicated in the initial study. The initial study concluded that the project, as
28 mitigated, would not have a significant effect on the environment.



Juan C. Perez
Interim Planning Director

RIVERSIDE COUNTY PLANNING DEPARTMENT

Original Negative Declaration/Notice of
Determination was routed to County
Clerks for posting on.

12/5/14

KB
Initial

via
Paul
Atkinson

MITIGATED NEGATIVE DECLARATION

Project/Case Number: General Plan Amendment No. 925 (GPA925)

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

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

COMPLETED/REVIEWED BY:

By: Matt Straite Title: Project Planner Date: May 13, 2014

Applicant/Project Sponsor: Lubec Properties LLC Date Submitted: February 7, 2008

ADOPTED BY: Board of Supervisors

Person Verifying Adoption: [Signature] Date: 11/25/14

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

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

For additional information, please contact Matt Straite at mstraite@rctlma.org.

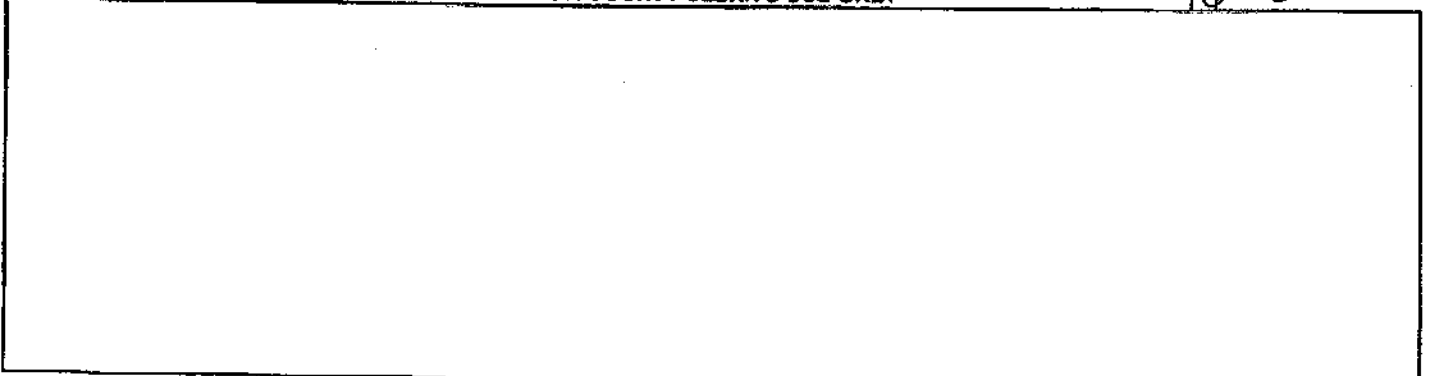
Revised: 10/16/07
Y:\Planning Case Files-Riverside office\GPA00925\DH-PC-BOS Hearings\DH-PC\Mitigated Negative Declaration.docx

Please charge deposit fee case#: ZEA41748 ZCFG05097

FOR COUNTY CLERK'S USE ONLY

NOV 25 2014

16-3





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.

EA41748 and GPA925

Project Title/Case Numbers

Matt Straite

County Contact Person

951-955-8631

Phone Number

N/A

State Clearinghouse Number (if submitted to the State Clearinghouse)

Lubac Properties, LLC

Project Applicant

PO BOX 492403

Address

Northerly of Pat Road, southerly of Scott Road, easterly of Leon Road and westerly of Pourroy Road.

Project Location

The project amends the General Plan Foundation Component and Land Use designations of the subject site from "Rural: Rural Residential" (RUR:RR) (5 acre minimum lot size) to "Community Development: Low Density Residential" (CD:LDR) (1/2 acre minimum lot size) on approximately 202.87.

Project Description

This is to advise that the Riverside County Board of Supervisors, as the lead agency, has approved the above-referenced project on 11/25/14, and has made the following determinations regarding that project:

- 1. The project WILL NOT have a significant effect on the environment.
- 2. A Mitigated Negative Declaration was prepared and certified 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 adopted as part of the project.
- 4. A Mitigation Monitoring and Reporting Plan/Program WAS adopted.
- 5. A statement of Overriding Considerations WAS NOT adopted for the project.
- 6. Findings were made pursuant to the provisions of CEQA.

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

[Signature]
Signature

Board Assistant
Title

11/25/14
Date

Date Received for Filing and Posting at OPR: _____

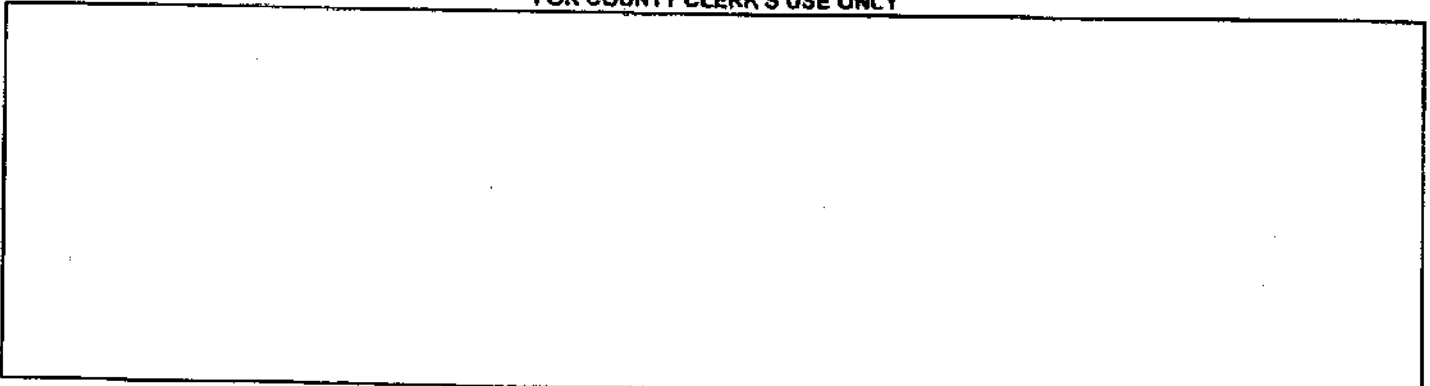
DM/dm Revised 5/13/2014
Y:\Planning Master Form\CEQA Forms\NOD Form.doc

Please charge deposit fee case#: ZEA41748 ZCFG4649

NOV 25 2014

116-3

FOR COUNTY CLERK'S USE ONLY



COUNTY OF RIVERSIDE
SPECIALIZED DEPARTMENT RECEIPT
Permit Assistance Center

* REPRINTED * R0801294

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: VILLAGE PLAZA LTD. KELLER RD \$64.00
paid by: CK 1017 & 010023
paid towards: CFG05097 CALIF FISH & GAME: DOC FEE
CALIFORNIA FISH AND GAME FOR EA41748
at parcel #: 31450 KELLER RD WINC
appl type: CFG3

By _____ Feb 07, 2008 08:52
MBRASWEL posting date Feb 07, 2008

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

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

Additional info at www.rctlma.org

COUNTY OF RIVERSIDE
SPECIALIZED DEPARTMENT RECEIPT
Permit Assistance Center

R1404963

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: VILLAGE PLAZA LTD. KELLER RD \$2,181.25
paid by: CK 1114
paid towards: CFG05097 CALIF FISH & GAME: DOC FEE
CALIFORNIA FISH AND GAME FOR EA41748
at parcel #: 31450 KELLER RD WINC
appl type: CFG3

By _____ May 14, 2014 13:12
MGARDNER posting date May 14, 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

INDEMNIFICATION AGREEMENT

This INDEMNIFICATION AGREEMENT ("Agreement"), made by and between the COUNTY OF RIVERSIDE, a political subdivision of the State of California ("COUNTY"), and the undersigned property owners (collectively, "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 certain real property in the County of Riverside described as Assessor's Parcel Numbers 472-090-007, 472-090-010, 472-090-017, 472-090-018, 472-090-019, 472-090-020, 472-090-021, 472-090-022, 472-090-023, 472-090-024, 472-090-026, 480-030-001, 480-030-002, 480-030-003, 480-030-004, 480-030-005, 480-030-006, 480-030-007, 480-030-009, 480-030-010, 480-030-011, 480-030-012, 480-030-014, 480-030-015, 480-030-019, 480-030-021 ("PROPERTY"); and,

WHEREAS, on February 7, 2008, Lubec Properties, LLC, a California limited liability company ("APPLICANT") filed an application for General Plan Amendment No. 925 ("PROJECT") on behalf of PROPERTY OWNER; 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.

11.25.14 116-3

PMB

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. Except as set forth in Section 7 below, 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. The COUNTY shall promptly notify PROPERTY OWNER of any LITIGATION and the parties shall fully cooperate in the defense.

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 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

PART 15

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 for COUNTY's LITIGATION costs 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 :
At the addresses set forth on the
signature pages hereof

7. *Default and Termination.* The COUNTY and PROPERTY OWNER acknowledge and agree that in the event of LITIGATION, the APPLICANT may unilaterally notify the COUNTY of its desire to abandon the PROJECT, at which time the COUNTY shall immediately use its best efforts to end the LITIGATION by rescinding any PROJECT approvals previously granted and otherwise attempting to make the LITIGATION moot. Except as set forth above, this Agreement is not subject to termination, except by mutual agreement or as otherwise provided herein. In the event of a default of PROPERTY OWNER's obligations under this Agreement, COUNTY shall provide written notification to PROPERTY OWNER of such alleged default and PROPERTY OWNER shall have ten (10) days after receipt of written notification to cure any such alleged default. If PROPERTY OWNER fails to cure such alleged default within the specified time period or otherwise reach agreement with the COUNTY on a resolution of the alleged default, COUNTY may, in its sole discretion, do any of the following or combination thereof:

- a. Deem PROPERTY OWNER's default of PROPERTY OWNER's obligations as abandonment of the PROJECT and as a breach of this Agreement;
- b. Rescind any PROJECT approvals previously granted;
- c. Settle the LITIGATION.

In the event of a default, PROPERTY OWNER shall remain responsible for any costs and attorney's fees awarded by the Court or as a result of settlement and other expenses incurred by the COUNTY related to the LITIGATION or settlement.

8. *COUNTY Review of the PROJECT.* Nothing in this Agreement shall be construed to limit, direct, impede or influence the COUNTY's review and consideration of the PROJECT.

9. *Complete Agreement/Governing Law.* This Agreement represents the complete understanding between the parties with respect to matters set forth herein. This Agreement shall be construed in accordance with the laws of the State of California.

10. *Successors and Assigns.* The obligations specific herein shall be made, and are binding on the successors in interest of the PROPERTY OWNER, whether the succession is by agreement, by operation of law or by any other means.

11. *Amendment and Waiver.* No modification, waiver, amendment or discharge of this Agreement shall be valid unless the same is in writing and signed by all parties.

12. *Severability.* If any term, provision, covenant or condition of this Agreement is held to be invalid, void or otherwise unenforceable, to any extent, by any court of competent jurisdiction, the remainder of this Agreement shall not be affected thereby, and each term, provision, covenant or condition of this Agreement shall be valid and enforceable to the fullest extent permitted by law.

13. *Survival of Indemnification.* The parties agree that this Agreement shall constitute a separate agreement from any PROJECT approval, and if the PROJECT, in part or in whole, is invalidated, rendered null or set aside by a court of competent jurisdiction, the parties agree to be bound by the terms of this Agreement, which shall survive such invalidation, nullification or setting aside.

14. *Interpretation.* The parties have been advised by their respective attorneys, or if not represented by an attorney, represent that they had an opportunity to be so represented in the review of this Agreement. Any rule of construction to the effect that ambiguities are to be resolved against the drafting party shall not be applied in interpreting this Agreement.

15. *Captions and Headings.* The captions and section headings used in this Agreement are inserted for convenience of reference only and are not intended to define, limit or affect the construction or interpretation of any term or provision hereof.

16. *Jurisdiction and Venue.* Any action at law or in equity arising under this Agreement or brought by a party hereto for the purpose of enforcing, construing or determining the validity of any provision of this Agreement shall be filed in the Courts of Riverside County, State of California, and the parties hereto waive all provisions of law providing for the filing, removal or change of venue to

any other court or jurisdiction.

17. **Counterparts; Facsimile & Electronic Execution.** This Agreement may be executed in one or more counterparts, each of which shall be deemed an original, but all of which together shall constitute one and the same document. To facilitate execution of this Agreement, the parties may execute and exchange facsimile or electronic counterparts, and facsimile or electronic counterparts shall serve as originals.

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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

ATTEST:
KECIA HARPER-IHEM, Clerk
By: [Signature]
DEPUTY

By: [Signature: Jeff Stone]
Jeff Stone, Chairman
Board of Supervisors

Dated: 11/25/14

908 S. Granville Ave.
#5
Los Angeles, CA 90049

PROPERTY OWNER:

By: <u>[Signature: Paul M. Attyah]</u> Name: <u>PAUL M. ATTYAH</u> Title: <u>Manager, LUBEC</u> Address: <u>Properties, LLC</u> Dated: <u>10/1/14</u>	By: _____ Name: _____ Title: _____ Address: _____ Dated: _____
By: _____ Name: _____ Title: _____ Address: _____ Dated: _____	By: _____ Name: _____ Title: _____ Address: _____ Dated: _____

5
FORM APPROVED COUNTY COUNSEL
By: [Signature: Michelle Clack] 10/28/14
MICHELLE CLACK DATE

[Signature: PMA]

By: _____ Name: _____ Title: _____ Address: _____ _____ Dated: _____	By: _____ Name: _____ Title: _____ Address: _____ _____ Dated: _____
By: _____ Name: _____ Title: _____ Address: _____ _____ Dated: _____	By: _____ Name: _____ Title: _____ Address: _____ _____ Dated: _____
By: _____ Name: _____ Title: _____ Address: _____ _____ Dated: _____	By: _____ Name: _____ Title: _____ Address: _____ _____ Dated: _____
By: _____ Name: _____ Title: _____ Address: _____ _____ Dated: _____	By: _____ Name: _____ Title: _____ Address: _____ _____ Dated: _____
By: _____ Name: _____ Title: _____ Address: _____ _____ Dated: _____	By: _____ Name: _____ Title: _____ Address: _____ _____ Dated: _____

RMS

By: _____ Name: _____ Title: _____ Address: _____ _____ Dated: _____	By: _____ Name: _____ Title: _____ Address: _____ _____ Dated: _____
By: _____ Name: _____ Title: _____ Address: _____ _____ Dated: _____	By: _____ Name: _____ Title: _____ Address: _____ _____ Dated: _____
By: _____ Name: _____ Title: _____ Address: _____ _____ Dated: _____	By: _____ Name: _____ Title: _____ Address: _____ _____ Dated: _____
By: _____ Name: _____ Title: _____ Address: _____ _____ Dated: _____	By: _____ Name: _____ Title: _____ Address: _____ _____ Dated: _____
By: _____ Name: _____ Title: _____ Address: _____ _____ Dated: _____	By: _____ Name: _____ Title: _____ Address: _____ _____ Dated: _____

By: _____	By: _____
Name: _____	Name: _____
Title: _____	Title: _____
Address: _____	Address: _____
_____	_____
Dated: _____	Dated: _____

PAH

any other court or jurisdiction.

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

By: _____
Jeff Stone, Chairman
Board of Supervisors

Dated: _____

PROPERTY OWNER:

By: <u>Valoy CAVANAUGH</u> Name: <u>Mrs. Valoy Cavanaugh</u> Title: <u>owner</u> Address: <u>104 Seborah Ct</u> <u>Upland, Ca. 91784</u> Dated: <u>Oct 3, 2014</u>	By: _____ Name: _____ Title: _____ Address: _____ Dated: _____
By: _____ Name: _____ Title: _____ Address: _____ Dated: _____	By: _____ Name: _____ Title: _____ Address: _____ Dated: _____

any other court or jurisdiction.

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

By: _____
Jeff Stone, Chairman
Board of Supervisors

Dated: _____

PROPERTY OWNER:

By: <u>Ignacio Cordero</u> Name: <u>IGNACIO CORDERO</u> Title: <u>OWNER</u> Address: <u>28265 RAWLINGS RD</u> <u>HEMET CA 92344</u> Dated: _____	By: <u>Maria de la Paz Cordero</u> Name: <u>MARIA DE LA PAZ CORDERO</u> Title: <u>OWNER</u> Address: <u>28265 RAWLINGS RD</u> <u>HEMET CA 92344</u> Dated: _____
By: _____ Name: _____ Title: _____ Address: _____ Dated: _____	By: _____ Name: _____ Title: _____ Address: _____ Dated: _____

By: <u>[Signature]</u> Name: <u>TOMIE</u> Title: _____ Address: <u>1914 California St.</u> <u>Huntington Beach CA 92648</u> Dated: <u>9/23/14</u>	By: <u>[Signature]</u> Name: <u>NGO TRAN</u> Title: _____ Address: <u>1914 California St.</u> <u>Huntington Beach CA 92648</u> Dated: <u>09/20/14</u>
By: <u>[Signature]</u> Name: <u>TRO NGUYEN</u> Title: <u>OWNER</u> Address: <u>15822 LAS FLORES ST.</u> <u>WINDSOR, CA 92683</u> Dated: <u>9/26/14</u>	By: <u>[Signature]</u> Name: <u>ANH TRAI NGUYEN (FORMERLY TRAN)</u> Title: <u>OWNER</u> Address: <u>15822 LAS FLORES ST.</u> <u>WINDSOR, CA 92683</u> Dated: <u>9/26/14</u>
By: <u>[Signature]</u> Name: <u>MARCO POLO VELASCO</u> Title: <u>OWNER</u> Address: <u>8442 TERN CIRCLE</u> <u>HUNTINGTON BEACH CA</u> <u>92646</u> Dated: <u>9/27/14</u>	By: <u>[Signature]</u> Name: <u>MARICID VELASCO</u> Title: <u>OWNER</u> Address: <u>32400 SAN MARCO DR.</u> <u>TEMECULA, CA 92592</u> Dated: <u>09/23/14</u>
By: <u>[Signature]</u> Name: <u>HAI DAVIS</u> Title: <u>OWNER</u> Address: <u>10661 SHERRILL ST.</u> <u>ANAHEIM, CA 92804</u> Dated: <u>9/28/14</u>	By: <u>[Signature]</u> Name: <u>LISA LEE</u> Title: <u>OWNER</u> Address: <u>1890 PLAZA DEL AMO</u> <u>TORRANCE, CA 90501</u> Dated: <u>9/28/14</u>
By: _____ Name: _____ Title: _____ Address: _____ Dated: _____	By: _____ Name: _____ Title: _____ Address: _____ Dated: _____

any other court or jurisdiction.

17. **Counterparts; Facsimile & Electronic Execution.** This Agreement may be executed in one or more counterparts, each of which shall be deemed an original, but all of which together shall constitute one and the same document. To facilitate execution of this Agreement, the parties may execute and exchange facsimile or electronic counterparts, and facsimile or electronic counterparts shall serve as originals.

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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, Chairman
Board of Supervisors

Dated: _____

PROPERTY OWNER:

By: <u>Clara Asimakopoulou</u> ^{Trustee} Name: <u>Clara Asimakopoulou</u> Title: <u>Trustee</u> Address: <u>39908 Via Castana</u> <u>Murrieta, CA 92563</u> Dated: <u>9-30-14</u>	By: <u>Clara Asimakopoulou Family Trust</u> Name: _____ Title: _____ Address: _____ Dated: _____
By: _____ Name: _____ Title: _____ Address: _____ Dated: _____	By: _____ Name: _____ Title: _____ Address: _____ Dated: _____

any other court or jurisdiction.

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

By: _____
Jeff Stone, Chairman
Board of Supervisors

Dated: _____

PROPERTY OWNER:

By: <u>Angela Carolina Kelly</u> Name: <u>Angela Carolina Kelly</u> Title: <u>Trustee</u> Address: <u>2242 SALT AIRE DR.</u> <u>SALT LAKE CITY, UT 84119</u> Dated: <u>10/9/14</u>	By: _____ Name: _____ Title: _____ Address: _____ Dated: _____
By: _____ Name: _____ Title: _____ Address: _____ Dated: _____	By: _____ Name: _____ Title: _____ Address: _____ Dated: _____

any other court or jurisdiction.

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

By: _____
Jeff Stone, Chairman
Board of Supervisors

Dated: _____

PROPERTY OWNER:

By: _____ Name: _____ Title: _____ Address: _____ Dated: _____	By: <u>VINTAGE PLAZA LTP</u> Name: <u>Del M. L. F.</u> Title: <u>VP</u> Address: <u>7 CORPORATE PLAZA</u> <u>NEWPORT BEACH, CA</u> Dated: <u>10/8/14</u> <u>472-0510-019-020-021</u>
By: _____ Name: _____ Title: _____ Address: _____ Dated: _____	By: _____ Name: _____ Title: _____ Address: _____ Dated: _____

ATT: PAUL ATTYAH

any other court or jurisdiction.

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

By: _____
Jeff Stone, Chairman
Board of Supervisors

Dated: _____

PROPERTY OWNER:

By: <u>[Signature]</u> Name: <u>RICHARD POLIQUIN</u> Title: _____ Address: <u>1611 ALBERTA AVE</u> <u>TUSTIN CA 92780</u> Dated: <u>10-12-14</u>	By: <u>[Signature]</u> Name: <u>LORRAINE POLIQUIN</u> Title: <u>Owner</u> Address: <u>1331 W. Bay Ave</u> <u>Newport Beach 92663</u> Dated: <u>10-12-14</u>
By: _____ Name: _____ Title: _____ Address: _____ Dated: _____	By: _____ Name: _____ Title: _____ Address: _____ Dated: _____

any other court or jurisdiction.

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

By: _____
Jeff Stone, Chairman
Board of Supervisors

Dated: _____

PROPERTY OWNER:

By: <u>Russell L Goodwin</u> Name: <u>Russell L Goodwin</u> Title: <u>OWNER</u> Address: <u>31130 FLOSSIE WAY</u> <u>WINCHESTER, CA 92596</u> Dated: <u>10-7-14</u>	By: _____ Name: _____ Title: _____ Address: _____ Dated: _____
By: _____ Name: _____ Title: _____ Address: _____ Dated: _____	By: _____ Name: _____ Title: _____ Address: _____ Dated: _____

any other court or jurisdiction.

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

By: _____
Jeff Stone, Chairman
Board of Supervisors

Dated: _____

PROPERTY OWNER:

By: <u>Charles W. Shores</u> Name: <u>CHARLES W. SHORES</u> Title: <u>HOME OWNER</u> Address: <u>31085 FLOESSIE WAY</u> <u>WINCHESTER, CA 92596</u> Dated: <u>10-12-14</u>	By: <u>Sharilyn Shores</u> Name: <u>Sharilyn Shores</u> Title: <u>Home owner</u> Address: <u>31085 FLOESSIE WAY</u> <u>Winchester, Ca 92596</u> Dated: <u>10-12-14</u>
By: _____ Name: _____ Title: _____ Address: _____ Dated: _____	By: _____ Name: _____ Title: _____ Address: _____ Dated: _____

any other court or jurisdiction.

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

By: _____
Jeff Stone, Chairman
Board of Supervisors

Dated: _____

PROPERTY OWNER:



By: <u>Amanda Warren Trust</u> Name: <u>Amanda Warren</u> Title: <u>Living Trust</u> Address: <u>3125 Flossie Way</u> <u>Winchester, CA 92596</u> Dated: <u>10/12/14</u>	By: _____ Name: _____ Title: _____ Address: _____ Dated: _____
<u>Amanda Warren Trust</u> <u>Amanda Warren</u> <u>Living Trust</u> Dated: _____	By: _____ Name: _____ Title: _____ Address: _____ Dated: _____

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any other court or jurisdiction.

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

By: _____
Jeff Stone, Chairman
Board of Supervisors

Dated: _____

PROPERTY OWNER:

By: <u>[Signature]</u> Name: <u>EVERETT FAULK</u> Title: <u>OWNER</u> Address: _____ Dated: <u>10/10/14</u>	By: <u>[Signature]</u> Name: <u>Carolene Faulk</u> Title: <u>OWNER</u> Address: _____ Dated: <u>10/10/14</u>
By: <u>[Signature]</u> Name: <u>ARCHER MONTALEONE</u> Title: <u>OWNER</u> Address: <u>35245 BRIGGS RD</u> <u>MURRIETA, CA 92563</u> Dated: <u>10/11/14</u>	By: <u>[Signature]</u> Name: <u>EUDRKA MONTALEONE</u> Title: <u>OWNER</u> Address: <u>35245 BRIGGS RD</u> <u>MURRIETA, CA 92563</u> Dated: <u>10/11/14</u>

20

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

By: _____
Jeff Stone, Chairman
Board of Supervisors

Dated: _____

PROPERTY OWNER:

By: <u>[Signature]</u> Name: <u>Jon P. Faulk</u> Title: <u>OWNER</u> Address: <u>31492 FLOSSIE WAY</u> <u>WINCHESTER, CA 92596</u> Dated: <u>10-3-14</u>	By: <u>[Signature]</u> Name: <u>Elizabeth Faulk</u> Title: <u>OWNER</u> Address: <u>31492 Classic Way</u> <u>Winchester, CA 92596</u> Dated: <u>10-3-14</u>
By: _____ Name: _____ Title: _____ Address: _____ Dated: _____	By: _____ Name: _____ Title: _____ Address: _____ Dated: _____

any other court or jurisdiction.

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

By: _____
Jeff Stone, Chairman
Board of Supervisors

Dated: _____

PROPERTY OWNER:

By: _____ Name: <u>CARLOS CELLA</u> Title: <u>OWNER</u> Address: <u>18266 SANTA CARLOTTA</u> <u>FOUNTAIN VALLEY CA</u> <u>92708</u> Dated: <u>10/1/14</u>	By: <u>Zulma Cella</u> Name: <u>ZULMA CELLA</u> Title: <u>OWNER</u> Address: <u>18266 SANTA CARLOTTA</u> <u>FOUNTAIN VALLEY CA</u> <u>92708</u> Dated: <u>10/1/14</u>
By: _____ Name: _____ Title: _____ Address: _____ _____ Dated: _____	By: _____ Name: _____ Title: _____ Address: _____ _____ Dated: _____

any other court or jurisdiction.

17. **Counterparts; Facsimile & Electronic Execution.** This Agreement may be executed in one or more counterparts, each of which shall be deemed an original, but all of which together shall constitute one and the same document. To facilitate execution of this Agreement, the parties may execute and exchange facsimile or electronic counterparts, and facsimile or electronic counterparts shall serve as originals.

18. **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, Chairman
Board of Supervisors

Dated: _____

PROPERTY OWNER:

By: <u>Boyd CARROLL</u> Name: <u>Boyd CARROLL</u> Title: <u>OWNER</u> Address: <u>275 W. River St</u> <u>Yorba Linda CA 92591</u> Dated: <u>9/29/14</u>	By: _____ Name: _____ Title: _____ Address: _____ Dated: _____
By: _____ Name: _____ Title: _____ Address: _____ Dated: _____	By: _____ Name: _____ Title: _____ Address: _____ Dated: _____

2
3 **RESOLUTION NO. 2014-223**
4 **AMENDING THE RIVERSIDE COUNTY**
5 **GENERAL PLAN**
6 **(Third Cycle General Plan Amendments for 2014)**

7 **WHEREAS**, pursuant to the provisions of Government Code Section 65350 et seq., notice was
8 given and public hearings were held before the Riverside County Board of Supervisors and before the
9 Riverside County Planning Commission to consider the proposed amendment to the Land Use Element of
10 the Riverside County General Plan; and,

11 **WHEREAS**, all provisions of the California Environmental Quality Act ("CEQA") and Riverside
12 County CEQA implementing procedures have been satisfied; and,

13 **WHEREAS**, the proposed general plan amendment was discussed fully with testimony and
14 documentation presented by the public and affected government agencies; now, therefore,

15 **BE IT RESOLVED, FOUND, DETERMINED AND ORDERED** by the Board of Supervisors
16 of the County of Riverside in regular session assembled on November 25, 2014 that:

17 **General Plan Amendment No. 925 (GPA No. 925)** is a proposal to amend the Land Use Element
18 by amending the Foundation Component and Land Use designation in the Southwest Area Plan from
19 Rural: Rural Residential (RUR:RR) (5 acre minimum) to Community Development: Low Density
20 Residential (CD:LDR) (1/2 acre minimum lot size) on approximately 203.26 acres located northerly of
21 Pat Road, southerly of Scott Road, easterly of Leon Road and westerly of Pourroy Road in the French
22 Valley Zoning Area of the Third Supervisorial District, as shown on Exhibit 7 titled "GPA00925
23 Recommended General Plan" a copy of which is attached hereto and incorporated herein by reference.
24 The Planning Commission recommended approval of GPA No. 925 on August 20, 2014.

25 **BE IT FURTHER RESOLVED** by the Board of Supervisors, based on the evidence presented on
26 this matter, both written and oral, including Environmental Assessment No. 41748, that:

- 27 1. The project site is located in the Southwest Area Plan.
28 2. The Southwest Area Plan Land Use Map determines the extent, intensity, and location of
land uses within the Southwest Area.

FOR APPROVED COUNTY COUNSEL
DATE 11/12/14
MICHELLE CLACK

- 1 3. The project site is currently designated Rural: Rural Residential (R: RR) (5 acre minimum)
2 allowing 5 acre minimum lots within the Rural Foundation Component.
- 3 4. GPA No. 925 is a Foundation Component amendment and was timely filed for the 2008
4 Eight-Year General Plan Review Cycle. The amendment changes the Southwest Area Plan
5 land use designation on approximately 203.26 acres by amending the General Plan
6 Foundation Component from Rural to Community Development, and the Land Use
7 Designation from Rural: Rural Residential (R: RR) (5 Acre Minimum Lot Size) to
8 Community Development: Estate Density Residential (CD: EDR) (2 Acre Minimum) and
9 Low Density Residential (CD: LDR) (1/2 Acre Minimum Lot Size). In addition, all lots
10 south of Keller Road will include an additional buffer that feature reverses frontage lots
11 onto Keller Road and an enhanced setback of 30 feet with enhanced landscaping in
12 accordance with the revised General Plan Land Use Exhibit No. 7 titled "GPA00925
13 Recommended General Plan" which is incorporated herein by reference.
- 14 5. Surrounding land use designations include Rural: Rural Residential (R: RR) (5 acre
15 minimum lot size) to the north and east, Rural: Rural Residential (R: RR) (5 acre minimum
16 lot size) and Community Development: Medium Density Residential (CD: MDR) to the
17 west, Rural: Rural Residential (R: RR) (5 acre minimum lot size) and Community
18 Development: Low Density Residential (CD: LDR) to the south.
- 19 6. The project site's current zoning is Rural Residential (R-R).
- 20 7. The site is surrounded by properties zoned Rural Residential (R-R) and Residential
21 Agricultural- 1 ½ Acre Minimum (R-A-1 ½) to the north, Rural Residential (R-R) and
22 Specific Plan (SP) to the east, Rural Residential (R-R), Residential Agricultural- 5 Acre
23 Minimum (R-A-5) and Specific Plan (SP) to the west, and Rural Residential (R-R), and
24 One Family Dwelling (R-1) to the south.
- 25 8. Surrounding land uses include vacant land and single family dwellings.
- 26 9. New conditions or circumstances disclosed during the review process justify modifying the
27 General Plan, the modifications proposed by GPA No. 925 do not change or conflict with
28 the Riverside County Vision and would not create an internal inconsistency among the

1 elements of the General Plan. Specifically, since 2003, the area's growth pattern is
2 demonstrating that urbanization is moving towards the project area. As the Riverside
3 County Vision provides, growth patterns follow a framework of transportation and open
4 space corridors. Much of the urbanization is found to the south and east of the project site,
5 where multiple housing tracts and Specific Plans have been approved after 2003. Specific
6 Plan No. 380 was approved after 2003 and added 38 acres of commercial retail, 23.8 acres
7 of commercial office, 42.4 acres of mixed use, and 15.6 acres of low density residential
8 development adjacent to the property on the north east portion of GPA No. 925. Specific
9 Plan No. 380 also changed the alignment of Keller Road and established a roadway section
10 with four (4) travel lanes within a 100-foot right of way. The Circulation Element of the
11 General Plan identifies Keller Road as a Secondary Roadway, ultimately having a 100'
12 right-of-way and improving circulation within the area. Additionally, the incorporation of
13 the City of Menifee which lies to the west of the site across Leon Road also serves as a
14 sign of urbanization and change for the project's surrounding area. Furthermore, after
15 2003, over 300 acres of previously developable property has been identified for permanent
16 conservation. These developments and growth patterns constitute new conditions and
17 circumstances that warrant a change in the General Plan foundation which does not
18 conflict with the overall Riverside County vision and does not create an internal
19 inconsistency within the elements of the General Plan.

- 20 10. GPA No. 925 is also consistent with the General Plan's Planning Principals set forth in
21 Appendix B of the General Plan. Specifically, Principal I.C acknowledges that every
22 community within the County matures at its own pace. Principal I.G. encourages efficient
23 land use. The project's community is ready for this increase in density as demonstrated by
24 the number of property owners, covering over 200 acres, who joined the amendment's
25 application. Additionally, as provided above, urbanization is moving towards the project's
26 area. GPA No. 925 is an efficient use of the land based on the project site's current
27 location, approved land use entitlements surrounding the area and its topography. North of
28 the site is bound by topography and conservation cells that act as a natural boundary for

1 the area. Highway 79 previously acted as the boundary between rural property on the west
2 and urban development on the east. The natural borders that defined the area changed on
3 urban development was approved on the west side of Highway 79. Also, the minimum ½
4 acre lot size dictated by the Land Use designation will maintain the rural character and
5 help buffer the area from the urban uses surrounding the site to the south and east to the
6 open spaces to the west.

- 7 11. Planning Principal IV.A.1., 3, and 4 encourage a variety of housing styles and densities to
8 accommodate a range of life styles and to distribute density in a rational way to promote a
9 greater diversity of lot sizes. GPA No. 925, bound by development and natural
10 boundaries, will add more potential ½ acre residential development which does not
11 currently exist today. While it is important to maintain a mixture of lot sizes in the area,
12 the change from 5 acre lots to ½ acre lots will provide a range of housing options in the
13 area, transitioning from the higher level of density to the south, and the lower level to the
14 north of the project site.
- 15 12. For the reasons specified above, General Plan Amendment No. 925 does not involve a
16 change in or conflict with any General Plan Principal, is consistent with the goals and
17 policies of the Southwest Area Plan and all polices of the Riverside County General Plan
18 and would contribute to the achievement of the purposes of the General Plan.
- 19 13. The proposed General Plan amendment will not be detrimental to public health, safety, and
20 welfare.
- 21 14. The findings of the initial study performed pursuant to Environmental Assessment No.
22 41748, a copy which is attached hereto, are incorporated herein by reference. The
23 Environmental Assessment determined that the proposed general plan amendment could
24 have impacts on, or be impacted by, Land Use and Traffic. However, it was determined
25 that these impacts were less than significant or would be mitigated to a level of non-
26 significance through the application of adopted County Ordinances and through the
27 measures indicated in the initial study. The initial study concluded that the project, as
28 mitigated, would not have a significant effect on the environment.

1 **BE IT FURTHER RESOLVED** by the Board of Supervisors that it **ADOPTS** the Mitigated
2 Negative Declaration for Environmental Assessment No. 41748, and **ADOPTS** General Plan Amendment
3 No. 925 as described herein and as shown on Exhibit 7 entitled "GPA00925 Recommended General
4 Plan".

5 **BE IT FURTHER RESOLVED** by the Board of Supervisors that the custodians of the
6 documents upon which this decision is based are the Clerk of the Board of Supervisors and the County
7 Planning Department, and that such documents are located at 4080 Lemon Street, Riverside, California.
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27 G:\Property\MClack\Planning and Land Use\General Plan Information\Cycle Resolutions\2014 Cycles\2014 3rd Cycle GPA Resolution Exhibit 7 version.docx
28

RIVERSIDE COUNTY PLANNING DEPARTMENT

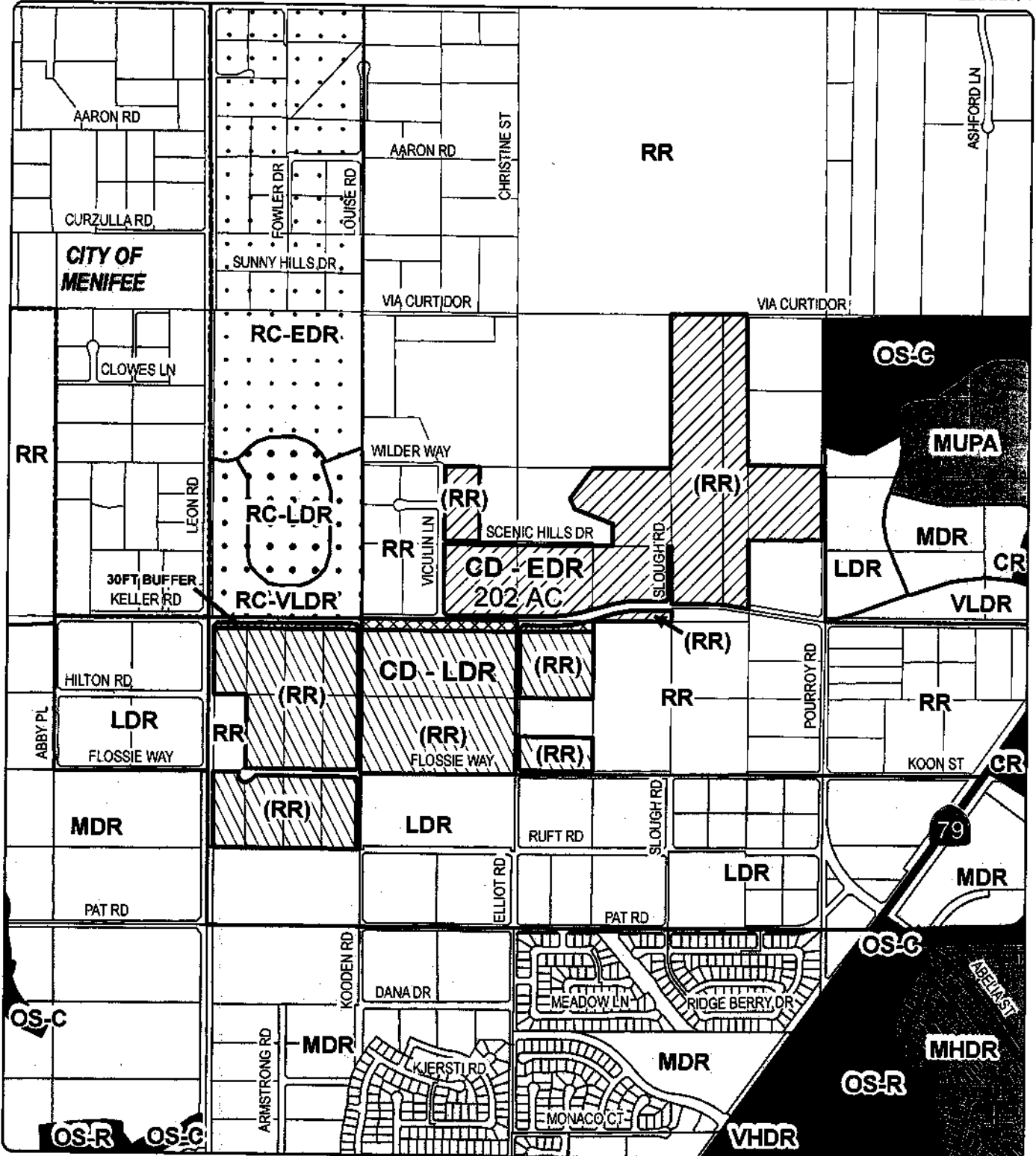
GPA00925

Date Drawn: 09/11/2014

Supervisor Stone
District: 3

RECOMMENDED GENERAL PLAN

Exhibit 7



Zoning Area: French Valley

Author: Vinnie Nguyen



DISCLAIMER: On October 7, 2003, the County of Riverside adopted a new General Plan providing new land use designations for unincorporated Riverside County parcels. The new General Plan may contain different 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.tms.co.riverside.ca.us/index.html>

COUNTY OF RIVERSIDE

ENVIRONMENTAL ASSESSMENT FORM: INITIAL STUDY

Environmental Assessment (E.A.) Number: 41748
Project Case Type (s) and Number(s): General Plan Amendment No. 925
Lead Agency Name: County of Riverside Planning Department
Address: P.O. Box 1409, Riverside, CA 92502-1409
Contact Person: Matt Straite
Telephone Number: 951-955-8631
Applicant's/ Eng Name: Lubec Properties, LLC
Applicant's/ Eng Address: PO BOX 492403

I. PROJECT INFORMATION

A. Project Description: The 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 (R-RR) (5 Acre Minimum Lot Size) within the Highway 79 Policy Area to Low Density Residential (CD-LDR) (1/2 Acre Minimum Lot Size). NOTE: GPA00925 was initiated by the BOS on May 4, 2010.

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

C. Total Project Area: 230.72 Acres for the original application

Residential Acres: 230.72 **Lots:** N/A **Units:** N/A **Projected No. of Residents:** N/A
Other:

D. Assessor's Parcel No(s): 472-090-005, 472-090-007, 472-090-008, 472-090-010, 472-090-017, 472-090-018, 472-090-019, 472-090-020, 472-090-021, 472-090-022, 472-090-023, 472-090-024, 480-030-001, 480-030-002, 480-030-003, 480-030-004, 480-030-005, 480-030-006, 480-030-007, 480-030-008, 480-030-009, 480-030-010, 480-030-011, 480-030-012, 480-030-014, 480-030-015, 480-030-019, 472-090-026 and 480-030-021 were submitted with the original application. The applicants subsequently revised the application to eliminate some of the parcels; however, the analysis that follows studied the entirety of the original application.

E. Street References: The project is located northerly of Pat Road, southerly of Scott Road, easterly of Leon Road and westerly of Pourroy Road.

F. Section, Township & Range Description or reference/attach a Legal Description: Section 20 South West, Township 6 South, Range 2 West, Section 29 North West Township 6 South Range 2 West, Section 29 North East Township 6 South Range 2 West, and Section 20 South East Township 6 South Range 2 West.

G. Brief description of the existing environmental setting of the project site and its surroundings: Vacant dry farmland, single family dwellings.

II. APPLICABLE GENERAL PLAN REGULATIONS

A. General Plan Elements/Policies:

1. **Land Use:** The project is consistent with the provisions of the Land Use Element.

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

B. General Plan Area Plan(s): Southwest

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):** Rural and Rural Community to the north, Rural and Community Development to the east, Community Development to the south, Community Development and Rural Community to the west.
3. **Land Use Designation(s):** Rural and Low Density Residential to the north, Specific Plan and Rural to the east, Low Density Residential and Rural to the south, and Medium Density Residential, Low Density Residential to the west.
4. **Overlay(s), if any:** None
5. **Policy Area(s), if any:** Highway 79 Policy Area to the north, south, east, and west. Leon/Keller policy, and Keller Road South Side Policy area to the 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: Rural Residential (R-R)

J. Proposed Zoning, if any: No zone change is proposed.

K. Adjacent and Surrounding Zoning: Specific Plan (SP) and Rural Residential (R-R) to the west, Rural Residential (RR) to the east, and Residential Agricultural- 1 ½ Acre Minimum (R-A-1 ½), Residential Agricultural- 5 Acre Minimum (R-A-5), Specific Plan (SP), and Rural Residential (R-R) to the west, Rural Residential (R-R) and One Family Dwelling (R-1) to the south.

III. ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED

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

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

IV. DETERMINATION

On the basis of this initial evaluation:

A PREVIOUS ENVIRONMENTAL IMPACT REPORT/NEGATIVE DECLARATION WAS NOT PREPARED

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

A PREVIOUS ENVIRONMENTAL IMPACT REPORT/NEGATIVE DECLARATION WAS PREPARED

- I find that although the proposed project could have a significant effect on the environment, **NO NEW ENVIRONMENTAL DOCUMENTATION IS REQUIRED** because (a) all potentially significant effects of the proposed project have been adequately analyzed in an earlier EIR or Negative Declaration pursuant to applicable legal standards, (b) all potentially significant effects of the proposed project have been avoided or mitigated pursuant to that earlier EIR or Negative Declaration, (c) the proposed project will not result in any new significant environmental effects not identified in the earlier EIR or Negative Declaration, (d) the proposed project will not substantially increase the severity of the environmental effects identified in the earlier EIR or Negative Declaration, (e) no considerably different mitigation measures have been identified and (f) no mitigation measures found infeasible have become feasible.
- I find that although all potentially significant effects have been adequately analyzed in an earlier EIR or Negative Declaration pursuant to applicable legal standards, some changes or additions are necessary but none of the conditions described in California Code of Regulations, Section 15162 exist. An **ADDENDUM** to a previously-certified EIR or Negative Declaration has been prepared and will be considered by the approving body or bodies.

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

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

Signature

Date

Matt Striate, 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. 925 is submitted, a subsequent review and EA 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"/>

Source: GIS database, Ord. No. 655 (Regulating Light Pollution), Southwest Area Plan Figure 6

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

a) The proposed project 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 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. 925 is submitted, a subsequent review and EA 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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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b) Expose residential property to unacceptable light levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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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. 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. 925 is submitted, a subsequent review and EA 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 Monitoring Program of the California Resources Agency, to non-agricultural use?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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b) Conflict with existing agricultural zoning, agricultural use or with land subject to a Williamson Act contract or land	<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
within a Riverside County Agricultural Preserve?				
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" and "other lands" 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, and while the zoning on the property is Agricultural, the General Plan is not. As a result, the zoning was inconsistent with the General Plan and the proposed change is not inconsistent with the County's vision for the area. There are no impacts.

c-d) The property surrounding the site is not agriculturally zoned. There are no impacts.

Mitigation: No mitigation is required

Monitoring: No monitoring is required

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

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

Findings of Fact:

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

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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 a net increase in population at build out based on the proposed change. 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 density, 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. At this stage the increase proposed is minimal on a regional scale and will not substantially alter the population projections 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. 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. 925 is submitted, a subsequent review and EA shall be prepared assessing potential impacts to air quality. At this stage, the impacts are considered 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

BIOLOGICAL RESOURCES Would the project

7. Wildlife & Vegetation

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

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

Findings of Fact:

a-g) County mapping has identified a number of the parcels included within the proposal as being located within Cells 5174 and 5175 under the County's Multiple Species Habitat Conservation Plan. Conservation within Cell 5174 will range from 35%-45% of the Cell and will focus on the northern portion of the cell according to the plan. Those proposed parcels that fall within Cell 5174 are located in the southern and northeastern portions of the Cell. Conservation within Cell 5175 will range from 35%-45% of the Cell and will also be focused in the northern portion of the cell. Those proposed parcels that fall within Cell 5175 are located in the southeastern and northeastern portions of the Cell. Cells 5174 and 5175 will contribute to Proposed Constrained Linkage 17 (Paloma Valley), which

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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according to the plan, will provide Habitat for species and will also provide for the movement of species. The plan recognizes that this linkage is currently constrained by existing urban development and agricultural uses; however, many of the land uses surrounding the Constrained Linkage are currently rural.

The proposed project has been submitted to the Environmental Programs Department to process a Habitat Acquisitions and Negotiations Strategy (HANS) application. The process has been completed and Conservation requirements have been identified. Any specific actions regarding the conservation will be required at the project implementation stage. The project is therefore consistent with the requirements of the MSHCP at this stage. Additional ground studies will be required at a future stage to further determine consistency with the MSHCP at the construction stage. Further, this project does not provide the opportunity for physical disturbance of the property, therefore, there is no potential for take of sensitive species or conflict with adopted conservation plans, including but not limited to the MSHCP. Once a development proposal or land use application to subsequently subdivide, grade, or build on the property associated with General Plan Amendment No. 925 is submitted, a subsequent review and EA shall be prepared assessing potential impacts to Biological Resources as well as any further potential conflicts with adopted conversation plans, including but not limited to the MSHCP. It should be noted that even if the proposed General Plan Land Use is approved by the Board of Supervisors, there is no guarantee that development could occur on all of the property included in the project site. Further study at the implementation stage may reveal biological constraints that would limit development. The applicants are aware of such risk associated with the processing of General Plan Amendments without an associated project.

Mitigation: No mitigation is required

Monitoring: No monitoring is required

CULTURAL RESOURCES Would the project

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

Source: On-site Inspection, Project Application Materials

Findings of Fact:

a-b) Based on a site visit of the subject property, there are no historic sites on the property. 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. 925 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

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

Source: On-site Inspection, Project Application Materials

Findings of Fact:

a-d) The proposed project does not provide the opportunity for physical disturbance of the property; therefore, there is no potential for any impacts. As a result, no site specific archeological studies were requested. 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. 925 is submitted, a subsequent review and EA shall be prepared assessing potential impacts.

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

10. Paleontological Resources				
a) Directly or indirectly destroy a unique paleontological resource, or site, or unique geologic feature?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

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 low and undetermined paleontological sensitivity to the north east and for the remainder of the site (about 80% of the site) respectively. 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. 925 is submitted, a subsequent review and EA shall be prepared assessing potential impacts.

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

Monitoring: No monitoring is required

GEOLOGY AND SOILS Would the project

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

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

Findings of Fact:

a-b) 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

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

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

Findings of Fact:

a) According to the General Plan, there are portions to the south of the project site that are mapped as areas of low liquefaction potential. The rest of the site shows no mapped liquefaction zones. 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. 925 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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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. 925 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

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"

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

a) According to the General Plan, Figure S-7, the lower half of the site is in an area potentially susceptible to subsidence. 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 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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Source: On-site Inspection, Project Application Materials, Geologist Review

Findings of Fact:

a) Based on the review of the proposed project by the County Geologist, the project does not present any other geological hazards or risks. Lake Skinner is located about 16,000 feet (3 miles) to the east of the project site. Portions of the project site are located within a Dam Inundation zone for Lake Skinner. This also indicates a high likeliness for seiche resulting from strong seismic activity near the Lake Skinner Dam, which would impact the property. Regarding the potential mitigation of seiche, the General Plan includes many policies intended to address the concerns presented by Dam Inundation but most are specific to construction level requirements. Such mitigation will be implemented at the construction phase of development, and are not appropriate at the General Plan Amendment levels.

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:

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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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. 925 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

a) Result in substantial soil erosion or the loss of topsoil?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Be located on expansive soil, as defined in Section 1802.3.2 of the California Building Code (2007), creating substantial risks to life or property?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Have soils incapable of adequately supporting use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: 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. There are several single family structures on the site, all of which are on septic currently. The project proposes to increase the density of the property from 5 acre minimum lot size to 1/2 acre minimum lots. One acre lots are consistent with the current regulations regarding minimum lot size for septic systems. All septic systems require separate permitting from the County Environmental Health Department, with full percolation testing. Such testing will be performed at the implementation stage. Once a development proposal or land use application to subsequently subdivide, grade, or build on the property associated with General Plan Amendment No. 925 is submitted, a subsequent review and EA shall be prepared assessing potential impacts.

Mitigation: No mitigation is required

Monitoring: No monitoring is required

19. Erosion

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

Source: Project Application Materials, On-site Inspection

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

a-b) The 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. 925 is submitted, a subsequent review and EA shall be prepared assessing potential impacts.

Mitigation: No mitigation is required

Monitoring: No monitoring is required

20. Wind Erosion and Blowsand from project either on or off site.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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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. 925 is submitted, a subsequent review and EA shall be prepared assessing potential impacts.

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:

Findings of Fact: The proposed project is a General Plan Amendment only, there is no ground disturbance proposed. The proposed amendment will increase the potential density of the site, which would have an increase in potential impacts because there could be more homes in the area. However, this CEQA analysis is intended to be a programmatic CEQA level review. Any future

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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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 number of residential units are not known. Additionally, many of the identified potential mitigation for GHG impacts are implemented at the construction level of development. Once a development proposal or land use application to subsequently subdivide, grade, or build on the property associated with General Plan Amendment No. 925 is submitted, a subsequent review and EA shall be prepared assessing potential impacts.

Mitigation: No mitigation is required

Monitoring: No monitoring is required

HAZARDS AND HAZARDOUS MATERIALS Would the project

22. Hazards and Hazardous Materials

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

Source: Project Application Materials

Findings of Fact:

a-b, d-e) 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. 925 is submitted, a subsequent review and EA shall be prepared assessing potential impacts.

c) The project will result in higher development intensity of the site than was proposed in the General Plan in 2003. The increase in density may result in an overburden of streets previously identified as evacuation routes for other projects. However, the Transportation Department will require any future

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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development proposals on the site to add mitigation to those projects to assure the streets will accommodate adequate emergency provisions.

Mitigation: No mitigation is required

Monitoring: No monitoring is required

23. Airports

a) Result in an inconsistency with an Airport Master Plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Require review by the Airport Land Use Commission?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) For a project within the vicinity of a private airstrip, or heliport, would the project result in a safety hazard for people residing or working in the project area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

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

Findings of Fact:

a-d) Based on the General Plan, figure S-19, the project is not located within an Airport Influence area or compatibility zone and will not require review by ALUC or impact any airport operations in any way.

Mitigation: No mitigation is required

Monitoring: No monitoring is required

24. Hazardous Fire Area

a) Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Source: Riverside County General Plan Figure S-11 "Wildfire Susceptibility," GIS database

Findings of Fact:

a) According to General Plan Figure S-11 the project is not located within a Wildfire Susceptibility Area. There will be no impacts.

Mitigation: No mitigation is required

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

HYDROLOGY AND WATER QUALITY Would the project

25. Water Quality Impacts

a) Substantially alter the existing drainage pattern of the site or area, including the alteration of the course of a stream or river, in a manner that would result in substantial erosion or siltation on- or off-site?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Violate any water quality standards or waste discharge requirements?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Create or contribute runoff water that would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Place housing within a 100-year flood hazard area, as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Place within a 100-year flood hazard area structures which would impede or redirect flood flows?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g) Otherwise substantially degrade water quality?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
h) Include new or retrofitted stormwater Treatment Control Best Management Practices (BMPs) (e.g. water quality treatment basins, constructed treatment wetlands), the operation of which could result in significant environmental effects (e.g. increased vectors or odors)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Riverside County Flood Control District Review.

Findings of Fact:

a-h) The project is not 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. No additional study of the current conditions was performed at this time because the proposed General Plan Amendment is not 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. 925 is submitted, a subsequent review and EA shall be prepared assessing potential impacts which will include a hydrology analysis.

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

Monitoring: No monitoring is required

26. Floodplains

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

NA - Not Applicable U - Generally Unsuitable R - Restricted

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

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

Findings of Fact:

a-d) The project is not 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. 925 is submitted, a subsequent review and EA shall be prepared assessing potential impacts.

Mitigation: No mitigation is required

Monitoring: No monitoring is required

LAND USE/PLANNING Would the project

27. Land Use	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
a) Result in a substantial alteration of the present or planned land use of an area?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
b) Affect land use within a city sphere of influence and/or within adjacent city or county boundaries?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

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

Findings of Fact:

a-b) The project will result in changes to the Land Use patterns in the area. The area is currently designated for lower density uses, 5 acre minimum lot sizes. However, property near the site, specifically to the south, north and east have experienced some increases in density over what was adopted with the 2003 General Plan. The proposed change will not alter the rural character of the area, because 1/2 acre lots generally permit animal keeping. 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?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Be compatible with existing surrounding zoning?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Be compatible with existing and planned surrounding land uses?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Be consistent with the land use designations and policies of the General Plan (including those of any applicable Specific Plan)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Disrupt or divide the physical arrangement of an established community (including a low-income or minority community)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

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

Findings of Fact:

a-e) The project will eventually result in changes to the zoning in the area. The area is currently zoned Rural Residential (R-R), which is generally inconsistent with the proposed General Plan Land Use Designation. Any implementing project within the area of the proposed change will be required to process a zone change with the proposed implementing project to assure the General Plan and zoning consistency for the implementing project. Many projects around and near the project site have changed their General Plan and zoning designations since the 2003 General Plan, most recently a Specific Plan was approved adjacent to the project site on the east, the Keller Crossing Specific Plan, SP380. The proposed Land Use change is consistent with all policies of the General Plan, particularly because the proposed change generally retains the rural character of the area, 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

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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subsequently subdivide, grade, or build on the property associated with General Plan Amendment No. 925 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: GPA925 MM1: Any implementing project within the limits of General Plan Amendment No. 925 will be required to process a zone change application to assure consistency with the General Plan.

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

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. 925 is submitted, a subsequent review and EA shall be prepared assessing potential impacts.

Mitigation: No mitigation is required

Monitoring: No monitoring is required

NOISE Would the project result in

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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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 not located within an airport influence area. Therefore, there will be no significant impacts from airport noise.

Mitigation: No mitigation is required

Monitoring: No monitoring is required

31. Railroad Noise

NA A B C D

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

Findings of Fact:

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

Mitigation: No mitigation is required

Monitoring: No monitoring is required

32. Highway Noise

NA A B C D

Source: On-site Inspection, Project Application Materials

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

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

Mitigation: No mitigation is required

Monitoring: No monitoring is required

33. Other Noise

NA A B C D

Source: Project Application Materials, GIS database

Findings of Fact:

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

Mitigation: No mitigation is required

Monitoring: No monitoring is required

34. Noise Effects on or by the Project

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

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

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

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

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

Findings of Fact:

a-d) The project proposes no grading or construction of any kind. With no structures proposed on the site, and no expressed use permitted, no additional CEQA analysis is required at this time. The proposed project will change the General Plan designation for the site, which could eventually lead to

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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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. 925 is submitted, a subsequent review and EA shall be prepared assessing potential 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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Create a demand for additional housing, particularly housing affordable to households earning 80% or less of the County's median income?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Affect a County Redevelopment Project Area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Cumulatively exceed official regional or local population projections?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f) Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

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

Findings of Fact:

a-f) Appendix E of the 2003 General Plan outlines the assumptions used for build out density in the Plan. The existing designation of Rural: Rural Residential (R:RR) assumes a midpoint density of 0.15 dwelling units to the acre. The proposed designation of Community Development: Low Density Residential assumes a midpoint of 1.2 dwelling units to the acre, for a difference of 1.05 dwelling units to the acre, or a total unit increase of 242 units over 230 acres (.15x230 – 1.2x230). The increase in units will result a potential midpoint population increase of 626 people (102 people in RR subtracted from 728 people in VLDR- based on the General Plan assumption of 3.01 residents per unit). The project proposes no grading or construction of any kind. There are several homes on the site. None are proposed to be eliminated as part of this proposed Land Use change. It will not displace any existing housing or effect a redevelopment area. The project would increase the population density of the area by 626. This change is negligible to the population projections for Riverside County. Additionally, the project site is large and disperses the population increase over the entire project site (showing a median dwelling unit increase of 1.05 units per acre). Any impacts of the population increase are less than significant. The limitation of sewer availability in the area will act as a further limitation to additional increases in density. 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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However, 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. 925 is submitted, a subsequent review and EA shall be prepared assessing potential impacts.

Mitigation: No mitigation is required

Monitoring: No monitoring is required

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

36. Fire Services

Source: Riverside County General Plan Safety Element

Findings of Fact:

The project 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

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

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

Findings of Fact:

The project would result in an increased need for all public services, including schools. However, the costs associated with the increased need are addressed through the County's Development Impact Fees and other State requirements 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

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 result in an increased need for all public services, including books and materials for libraries. However, the costs associated with the increased need are addressed through the County's Development Impact Fees which would be required of all development on the subject site. 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	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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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?

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

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

Findings of Fact:

a-c) The project would increase the opportunity for density within a designation that would permit residential uses. Those residential uses would ultimately need recreation space, and would potentially impact existing recreational spaces. However, the project is not proposing any actual structures. At such time that a project is proposed, those impacts will be addressed in a separate CEQA document. 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

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
43. Circulation	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
a) Conflict with an applicable plan, ordinance or policy establishing a measure of effectiveness for the performance of the circulation system, taking into account all modes of transportation, including mass transit and non-motorized travel and relevant components of the circulation system, including but not limited to intersections, streets, highways and freeways, pedestrian and bicycle paths, and mass transit?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Conflict with an applicable congestion management program, including, but not limited to level of service	<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
standards and travel demand measures, or other standards established by the county congestion management agency for designated roads or highways?				
c) Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Alter waterborne, rail or air traffic?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g. farm equipment)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f) Cause an effect upon, or a need for new or altered maintenance of roads?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
g) Cause an effect upon circulation during the project's construction?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
h) Result in inadequate emergency access or access to nearby uses?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
i) Conflict with adopted policies, plans or programs regarding public transit, bikeways or pedestrian facilities, or otherwise substantially decrease the performance or safety of such facilities?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source: Riverside County General Plan, Highway 79 Policy

Findings of Fact:

a) The project is located within the Highway 79 Policy Area of the General Plan. The project is proposing to increase the density of the area, see discussion in the planning section on the EA. The applicant shall demonstrate compliance with Highway 79 Policy Area to "ensure that overall within the Highway 79 Policy Area development projects produce traffic generation at a level that is 9% less than the trips projected from the General Plan traffic model residential land use designations." Because the Policy intends to limit the existing build out of the Land Use Designation, and increase in the density proposes potential conflicts with the Policy. Mitigation is proposed below to address the General Plan Policy. This mitigation will assure that the goals of the Policy are met at the implementation stage of development. The project would be consistent with all other plans. With the proposed mitigation, the impacts are less than significant.

b) With the required mitigation outlined above, the proposed project will be able to address any congestion management program through the standard fees and mitigation required at the time development is proposed. 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. 925 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

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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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. 925 is submitted, a subsequent review and EA shall be prepared assessing potential impacts.

Mitigation: GPA925 MM2: The project has been determined to be consistent with the Highway 79 Policy Area pursuant to the following (applied to the subsequent implementing project) or as approved by the TLMA Director:

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

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

44. **Bike Trails**

Source: Riverside County General Plan

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

See 41.

Mitigation: No mitigation is required

Monitoring: No monitoring is required

UTILITY AND SERVICE SYSTEMS Would the project

45. Water

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

b) Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?

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. 925 is submitted, a subsequent review and EA shall be prepared assessing potential impacts.

Mitigation: No mitigation is required

Monitoring: No monitoring is required

46. Sewer

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

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?

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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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 in project site are currently using septic systems. Specific permitting is required prior to the use of any septic system. The proposed increase in density would permit lot sizes that have traditionally been accepted by the County and the Regional Water Quality Control Board to permit septic systems. However, the RWQCB has recently been re-evaluating the minimum lot size that would permit septic. The proposed project might be required to connect to and construct a sewer system which could result in potential impacts. At this stage, the specific size and need of sewer infrastructure to the 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. 925 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"/>
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b) Does the project comply with federal, state, and local statutes and regulations related to solid wastes including the CIWMP (County Integrated Waste Management Plan)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Source: Riverside County General Plan, Riverside County Waste Management District correspondence

Findings of Fact:

a-b) The project 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. 925 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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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 sewer 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. 925 is submitted, a subsequent review and EA shall be prepared assessing potential impacts.

Mitigation: No mitigation is required

Monitoring: No monitoring is required

49. Energy Conservation

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

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

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-	<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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sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal, or eliminate important examples of the major periods of California history or prehistory?

Source: Staff review, Project Application Materials

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

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

Source: Staff review, Project Application Materials

Findings of Fact: The project does not have impacts which are individually limited, but cumulatively considerable. 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. 925 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?

Source: Staff review, project application

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

VI. EARLIER ANALYSES

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

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

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

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

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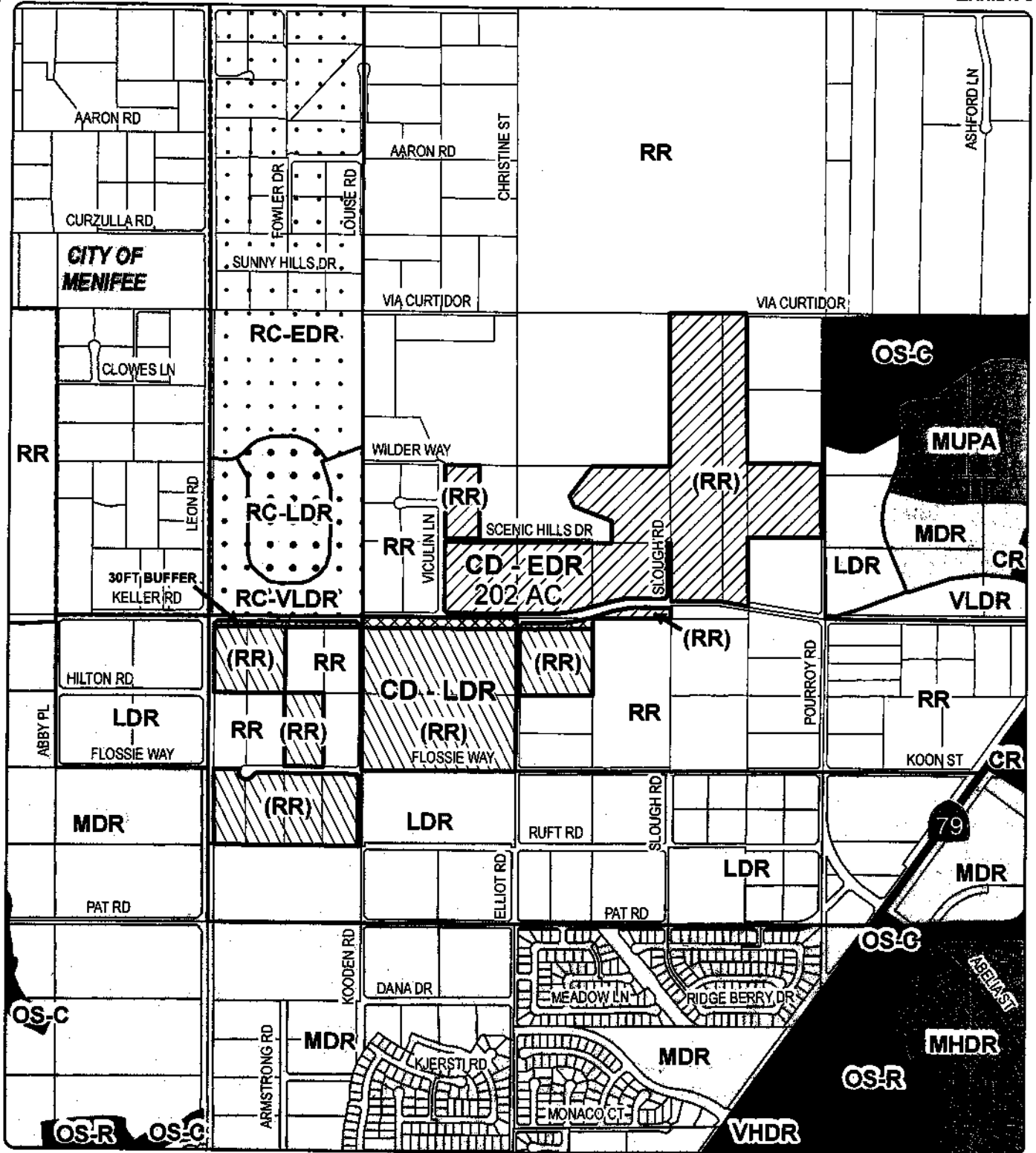
RIVERSIDE COUNTY PLANNING DEPARTMENT

GPA00925

RECOMMENDED GENERAL PLAN

Supervisor Stone
District: 3

Date Drawn: 09/11/2014
Exhibit 9



Zoning Area: French Valley

Author: Vinnie Nguyen



DISCLAIMER: On October 7, 2003, the County of Riverside adopted a new General Plan providing new land use designations for unincorporated Riverside County parcels. The new General Plan may contain different 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) 893-8277 (Eastern County) or website at <http://www.wra.co.riverside.ca.us/index.html>.

COUNTY OF RIVERSIDE

ENVIRONMENTAL ASSESSMENT FORM: INITIAL STUDY

Environmental Assessment (E.A.) Number: 41748
Project Case Type (s) and Number(s): General Plan Amendment No. 925
Lead Agency Name: County of Riverside Planning Department
Address: P.O. Box 1409, Riverside, CA 92502-1409
Contact Person: Matt Straite
Telephone Number: 951-955-8631
Applicant's/ Eng Name: Lubec Properties, LLC
Applicant's/ Eng Address: PO BOX 492403

I. PROJECT INFORMATION

A. Project Description: The 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 (R-RR) (5 Acre Minimum Lot Size) within the Highway 79 Policy Area to Low Density Residential (CD-LDR) (1/2 Acre Minimum Lot Size). NOTE: GPA00925 was initiated by the BOS on May 4, 2010.

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

C. Total Project Area: 230.72 Acres for the original application

Residential Acres: 230.72 **Lots:** N/A **Units:** N/A **Projected No. of Residents:** N/A
Other:

D. Assessor's Parcel No(s): 472-090-005, 472-090-007, 472-090-008, 472-090-010, 472-090-017, 472-090-018, 472-090-019, 472-090-020, 472-090-021, 472-090-022, 472-090-023, 472-090-024, 480-030-001, 480-030-002, 480-030-003, 480-030-004, 480-030-005, 480-030-006, 480-030-007, 480-030-008, 480-030-009, 480-030-010, 480-030-011, 480-030-012, 480-030-014, 480-030-015, 480-030-019, 472-090-026 and 480-030-021 were submitted with the original application. The applicants subsequently revised the application to eliminate some of the parcels; however, the analysis that follows studied the entirety of the original application.

E. Street References: The project is located northerly of Pat Road, southerly of Scott Road, easterly of Leon Road and westerly of Pourroy Road.

F. Section, Township & Range Description or reference/attach a Legal Description: Section 20 South West, Township 6 South, Range 2 West, Section 29 North West Township 6 South Range 2 West, Section 29 North East Township 6 South Range 2 West, and Section 20 South East Township 6 South Range 2 West.

G. Brief description of the existing environmental setting of the project site and its surroundings: Vacant dry farmland, single family dwellings.

II. APPLICABLE GENERAL PLAN REGULATIONS

A. General Plan Elements/Policies:

1. Land Use: The project is consistent with the provisions of the Land Use Element.

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

B. General Plan Area Plan(s): Southwest

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):** Rural and Rural Community to the north, Rural and Community Development to the east, Community Development to the south, Community Development and Rural Community to the west.
3. **Land Use Designation(s):** Rural and Low Density Residential to the north, Specific Plan and Rural to the east, Low Density Residential and Rural to the south, and Medium Density Residential, Low Density Residential to the west.
4. **Overlay(s), if any:** None
5. **Policy Area(s), if any:** Highway 79 Policy Area to the north, south, east, and west. Leon/Keller policy, and Keller Road South Side Policy area to the 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: Rural Residential (R-R)

J. Proposed Zoning, if any: No zone change is proposed.

K. Adjacent and Surrounding Zoning: Specific Plan (SP) and Rural Residential (R-R) to the west, Rural Residential (RR) to the east, and Residential Agricultural- 1 ½ Acre Minimum (R-A-1 ½), Residential Agricultural- 5 Acre Minimum (R-A-5), Specific Plan (SP), and Rural Residential (R-R) to the west, Rural Residential (R-R) and One Family Dwelling (R-1) to the south.

III. ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED

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

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

IV. DETERMINATION

On the basis of this initial evaluation:

A PREVIOUS ENVIRONMENTAL IMPACT REPORT/NEGATIVE DECLARATION WAS NOT PREPARED

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

A PREVIOUS ENVIRONMENTAL IMPACT REPORT/NEGATIVE DECLARATION WAS PREPARED

- I find that although the proposed project could have a significant effect on the environment, **NO NEW ENVIRONMENTAL DOCUMENTATION IS REQUIRED** because (a) all potentially significant effects of the proposed project have been adequately analyzed in an earlier EIR or Negative Declaration pursuant to applicable legal standards, (b) all potentially significant effects of the proposed project have been avoided or mitigated pursuant to that earlier EIR or Negative Declaration, (c) the proposed project will not result in any new significant environmental effects not identified in the earlier EIR or Negative Declaration, (d) the proposed project will not substantially increase the severity of the environmental effects identified in the earlier EIR or Negative Declaration, (e) no considerably different mitigation measures have been identified and (f) no mitigation measures found infeasible have become feasible.
- I find that although all potentially significant effects have been adequately analyzed in an earlier EIR or Negative Declaration pursuant to applicable legal standards, some changes or additions are necessary but none of the conditions described in California Code of Regulations, Section 15162 exist. An **ADDENDUM** to a previously-certified EIR or Negative Declaration has been prepared and will be considered by the approving body or bodies.

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

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

Signature

Date

Matt Striate, 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. 925 is submitted, a subsequent review and EA 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"/>

Source: GIS database, Ord. No. 655 (Regulating Light Pollution), Southwest Area Plan Figure 6

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

a) The proposed project 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 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. 925 is submitted, a subsequent review and EA 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. 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. 925 is submitted, a subsequent review and EA 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 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

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
within a Riverside County Agricultural Preserve?				
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" and "other lands" 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, and while the zoning on the property is Agricultural, the General Plan is not. As a result, the zoning was inconsistent with the General Plan and the proposed change is not inconsistent with the County's vision for the area. There are no impacts.

c-d) The property surrounding the site is not agriculturally zoned. There are no impacts.

Mitigation: No mitigation is required

Monitoring: No monitoring is required

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

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

Findings of Fact:

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

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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 a net increase in population at build out based on the proposed change. 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 density, 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. At this stage the increase proposed is minimal on a regional scale and will not substantially alter the population projections 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. 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. 925 is submitted, a subsequent review and EA shall be prepared assessing potential impacts to air quality. At this stage, the impacts are considered 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

BIOLOGICAL RESOURCES Would the project

7. Wildlife & Vegetation

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

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

Findings of Fact:

a-g) County mapping has identified a number of the parcels included within the proposal as being located within Cells 5174 and 5175 under the County's Multiple Species Habitat Conservation Plan. Conservation within Cell 5174 will range from 35%-45% of the Cell and will focus on the northern portion of the cell according to the plan. Those proposed parcels that fall within Cell 5174 are located in the southern and northeastern portions of the Cell. Conservation within Cell 5175 will range from 35%-45% of the Cell and will also be focused in the northern portion of the cell. Those proposed parcels that fall within Cell 5175 are located in the southeastern and northeastern portions of the Cell. Cells 5174 and 5175 will contribute to Proposed Constrained Lnkage 17 (Paloma Valley), which

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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according to the plan, will provide Habitat for species and will also provide for the movement of species. The plan recognizes that this linkage is currently constrained by existing urban development and agricultural uses; however, many of the land uses surrounding the Constrained Linkage are currently rural.

The proposed project has been submitted to the Environmental Programs Department to process a Habitat Acquisitions and Negotiations Strategy (HANS) application. The process has been completed and Conservation requirements have been identified. Any specific actions regarding the conservation will be required at the project implementation stage. The project is therefore consistent with the requirements of the MSHCP at this stage. Additional ground studies will be required at a future stage to further determine consistency with the MSHCP at the construction stage. Further, this project does not provide the opportunity for physical disturbance of the property, therefore, there is no potential for take of sensitive species or conflict with adopted conservation plans, including but not limited to the MSHCP. Once a development proposal or land use application to subsequently subdivide, grade, or build on the property associated with General Plan Amendment No. 925 is submitted, a subsequent review and EA shall be prepared assessing potential impacts to Biological Resources as well as any further potential conflicts with adopted conversation plans, including but not limited to the MSHCP. It should be noted that even if the proposed General Plan Land Use is approved by the Board of Supervisors, there is no guarantee that development could occur on all of the property included in the project site. Further study at the implementation stage may reveal biological constraints that would limit development. The applicants are aware of such risk associated with the processing of General Plan Amendments without an associated project.

Mitigation: No mitigation is required

Monitoring: No monitoring is required

CULTURAL RESOURCES Would the project

8. Historic Resources	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Alter or destroy an historic site?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Cause a substantial adverse change in the significance of a historical resource as defined in California Code of Regulations, Section 15064.5?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source: On-site Inspection, Project Application Materials

Findings of Fact:

a-b) Based on a site visit of the subject property, there are no historic sites on the property. 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. 925 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

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
9. Archaeological Resources	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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: On-site Inspection, Project Application Materials

Findings of Fact:

a-d) The proposed project does not provide the opportunity for physical disturbance of the property; therefore, there is no potential for any impacts. As a result, no site specific archeological studies were requested. 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. 925 is submitted, a subsequent review and EA shall be prepared assessing potential impacts.

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

10. Paleontological Resources	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
a) Directly or indirectly destroy a unique paleontological resource, or site, or unique geologic feature?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

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 low and undetermined paleontological sensitivity to the north east and for the remainder of the site (about 80% of the site) respectively. 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. 925 is submitted, a subsequent review and EA shall be prepared assessing potential impacts.

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

Monitoring: No monitoring is required

GEOLOGY AND SOILS Would the project

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

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

Findings of Fact:

a-b) 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

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

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

Findings of Fact:

a) According to the General Plan, there are portions to the south of the project site that are mapped as areas of low liquefaction potential. The rest of the site shows no mapped liquefaction zones. 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. 925 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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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. 925 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

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"

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

a) According to the General Plan, Figure S-7, the lower half of the site is in an area potentially susceptible to subsidence. 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 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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Source: On-site Inspection, Project Application Materials, Geologist Review

Findings of Fact:

a) Based on the review of the proposed project by the County Geologist, the project does not present any other geological hazards or risks. Lake Skinner is located about 16,000 feet (3 miles) to the east of the project site. Portions of the project site are located within a Dam Inundation zone for Lake Skinner. This also indicates a high likeliness for seiche resulting from strong seismic activity near the Lake Skinner Dam, which would impact the property. Regarding the potential mitigation of seiche, the General Plan includes many policies intended to address the concerns presented by Dam Inundation but most are specific to construction level requirements. Such mitigation will be implemented at the construction phase of development, and are not appropriate at the General Plan Amendment levels.

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:

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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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. 925 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

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?

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?

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. There are several single family structures on the site, all of which are on septic currently. The project proposes to increase the density of the property from 5 acre minimum lot size to 1/2 acre minimum lots. One acre lots are consistent with the current regulations regarding minimum lot size for septic systems. All septic systems require separate permitting from the County Environmental Health Department, with full percolation testing. Such testing will be performed at the implementation stage. Once a development proposal or land use application to subsequently subdivide, grade, or build on the property associated with General Plan Amendment No. 925 is submitted, a subsequent review and EA shall be prepared assessing potential impacts.

Mitigation: No mitigation is required

Monitoring: No monitoring is required

19. Erosion

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

b) Result in any increase in water erosion either on or off site?

Source: Project Application Materials, On-site Inspection

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

a-b) The 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. 925 is submitted, a subsequent review and EA shall be prepared assessing potential impacts.

Mitigation: No mitigation is required

Monitoring: No monitoring is required

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

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

Findings of Fact:

a) 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. 925 is submitted, a subsequent review and EA shall be prepared assessing potential impacts.

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"/>
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"/>

Source:

Findings of Fact: The proposed project is a General Plan Amendment only, there is no ground disturbance proposed. The proposed amendment will increase the potential density of the site, which would have an increase in potential impacts because there could be more homes in the area. However, this CEQA analysis is intended to be a programmatic CEQA level review. Any future

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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 number of residential units are not known. Additionally, many of the identified potential mitigation for GHG impacts are implemented at the construction level of development. Once a development proposal or land use application to subsequently subdivide, grade, or build on the property associated with General Plan Amendment No. 925 is submitted, a subsequent review and EA shall be prepared assessing potential impacts.

Mitigation: No mitigation is required

Monitoring: No monitoring is required

HAZARDS AND HAZARDOUS MATERIALS Would the project

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

Source: Project Application Materials

Findings of Fact:

a-b, d-e) 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. 925 is submitted, a subsequent review and EA shall be prepared assessing potential impacts.

c) The project will result in higher development intensity of the site than was proposed in the General Plan in 2003. The increase in density may result in an overburden of streets previously identified as evacuation routes for other projects. However, the Transportation Department will require any future

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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development proposals on the site to add mitigation to those projects to assure the streets will accommodate adequate emergency provisions.

Mitigation: No mitigation is required

Monitoring: No monitoring is required

23. Airports

a) Result in an inconsistency with an Airport Master Plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Require review by the Airport Land Use Commission?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) For a project within the vicinity of a private airstrip, or heliport, would the project result in a safety hazard for people residing or working in the project area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

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

Findings of Fact:

a-d) Based on the General Plan, figure S-19, the project is not located within an Airport Influence area or compatibility zone and will not require review by ALUC or impact any airport operations in any way.

Mitigation: No mitigation is required

Monitoring: No monitoring is required

24. Hazardous Fire Area

a) Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Source: Riverside County General Plan Figure S-11 "Wildfire Susceptibility," GIS database

Findings of Fact:

a) According to General Plan Figure S-11 the project is not located within a Wildfire Susceptibility Area. There will be no impacts.

Mitigation: No mitigation is required

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

HYDROLOGY AND WATER QUALITY Would the project

25. Water Quality Impacts

a) Substantially alter the existing drainage pattern of the site or area, including the alteration of the course of a stream or river, in a manner that would result in substantial erosion or siltation on- or off-site?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Violate any water quality standards or waste discharge requirements?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Create or contribute runoff water that would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Place housing within a 100-year flood hazard area, as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Place within a 100-year flood hazard area structures which would impede or redirect flood flows?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g) Otherwise substantially degrade water quality?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
h) Include new or retrofitted stormwater Treatment Control Best Management Practices (BMPs) (e.g. water quality treatment basins, constructed treatment wetlands), the operation of which could result in significant environmental effects (e.g. increased vectors or odors)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Riverside County Flood Control District Review.

Findings of Fact:

a-h) The project is not 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. No additional study of the current conditions was performed at this time because the proposed General Plan Amendment is not 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. 925 is submitted, a subsequent review and EA shall be prepared assessing potential impacts which will include a hydrology analysis.

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

Monitoring: No monitoring is required

26. Floodplains

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

NA - Not Applicable U - Generally Unsuitable R - Restricted

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

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

Findings of Fact:

a-d) The project is not 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. 925 is submitted, a subsequent review and EA shall be prepared assessing potential impacts.

Mitigation: No mitigation is required

Monitoring: No monitoring is required

LAND USE/PLANNING Would the project

27. Land Use	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
a) Result in a substantial alteration of the present or planned land use of an area?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
b) Affect land use within a city sphere of influence and/or within adjacent city or county boundaries?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

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

Findings of Fact:

a-b) The project will result in changes to the Land Use patterns in the area. The area is currently designated for lower density uses, 5 acre minimum lot sizes. However, property near the site, specifically to the south, north and east have experienced some increases in density over what was adopted with the 2003 General Plan. The proposed change will not alter the rural character of the area, because 1/2 acre lots generally permit animal keeping. 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?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Be compatible with existing surrounding zoning?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Be compatible with existing and planned surrounding land uses?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Be consistent with the land use designations and policies of the General Plan (including those of any applicable Specific Plan)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Disrupt or divide the physical arrangement of an established community (including a low-income or minority community)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

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

Findings of Fact:

a-e) The project will eventually result in changes to the zoning in the area. The area is currently zoned Rural Residential (R-R), which is generally inconsistent with the proposed General Plan Land Use Designation. Any implementing project within the area of the proposed change will be required to process a zone change with the proposed implementing project to assure the General Plan and zoning consistency for the implementing project. Many projects around and near the project site have changed their General Plan and zoning designations since the 2003 General Plan, most recently a Specific Plan was approved adjacent to the project site on the east, the Keller Crossing Specific Plan, SP380. The proposed Land Use change is consistent with all policies of the General Plan, particularly because the proposed change generally retains the rural character of the area, 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

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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subsequently subdivide, grade, or build on the property associated with General Plan Amendment No. 925 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: GPA925 MM1: Any implementing project within the limits of General Plan Amendment No. 925 will be required to process a zone change application to assure consistency with the General Plan.

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

MINERAL RESOURCES Would the project

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
29. Mineral Resources	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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. 925 is submitted, a subsequent review and EA shall be prepared assessing potential impacts.

Mitigation: No mitigation is required

Monitoring: No monitoring is required

NOISE Would the project result in

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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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 not located within an airport influence area. Therefore, there will be no significant impacts from airport noise.

Mitigation: No mitigation is required

Monitoring: No monitoring is required

31. Railroad Noise

NA A B C D

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

Findings of Fact:

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

Mitigation: No mitigation is required

Monitoring: No monitoring is required

32. Highway Noise

NA A B C D

Source: On-site Inspection, Project Application Materials

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

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

Mitigation: No mitigation is required

Monitoring: No monitoring is required

33. Other Noise

NA A B C D

Source: Project Application Materials, GIS database

Findings of Fact:

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

Mitigation: No mitigation is required

Monitoring: No monitoring is required

34. Noise Effects on or by the Project

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

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

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

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

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

Findings of Fact:

a-d) The project proposes no grading or construction of any kind. With no structures proposed on the site, and no expressed use permitted, no additional CEQA analysis is required at this time. The proposed project will change the General Plan designation for the site, which could eventually lead to

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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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. 925 is submitted, a subsequent review and EA shall be prepared assessing potential 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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Create a demand for additional housing, particularly housing affordable to households earning 80% or less of the County's median income?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Affect a County Redevelopment Project Area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Cumulatively exceed official regional or local population projections?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f) Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

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

Findings of Fact:

a-f) Appendix E of the 2003 General Plan outlines the assumptions used for build out density in the Plan. The existing designation of Rural: Rural Residential (R:RR) assumes a midpoint density of 0.15 dwelling units to the acre. The proposed designation of Community Development: Low Density Residential assumes a midpoint of 1.2 dwelling units to the acre, for a difference of 1.05 dwelling units to the acre, or a total unit increase of 242 units over 230 acres (.15x230 – 1.2x230). The increase in units will result a potential midpoint population increase of 626 people (102 people in RR subtracted from 728 people in VLDR- based on the General Plan assumption of 3.01 residents per unit). The project proposes no grading or construction of any kind. There are several homes on the site. None are proposed to be eliminated as part of this proposed Land Use change. It will not displace any existing housing or effect a redevelopment area. The project would increase the population density of the area by 626. This change is negligible to the population projections for Riverside County. Additionally, the project site is large and disperses the population increase over the entire project site (showing a median dwelling unit increase of 1.05 units per acre). Any impacts of the population increase are less than significant. The limitation of sewer availability in the area will act as a further limitation to additional increases in density. 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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However, 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. 925 is submitted, a subsequent review and EA shall be prepared assessing potential impacts.

Mitigation: No mitigation is required

Monitoring: No monitoring is required

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

36. Fire Services

Source: Riverside County General Plan Safety Element

Findings of Fact:

The project 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

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

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant impact	No Impact
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Source: GIS database

Findings of Fact:

The project would result in an increased need for all public services, including schools. However, the costs associated with the increased need are addressed through the County's Development Impact Fees and other State requirements 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

39. Libraries

Source: Riverside County General Plan

Findings of Fact:

The project would result in an increased need for all public services, including books and materials for libraries. However, the costs associated with the increased need are addressed through the County's Development Impact Fees which would be required of all development on the subject site. As such, the impacts would be less than significant.

Mitigation: No mitigation is required

Monitoring: No monitoring is required

40. Health Services

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?

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

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

Findings of Fact:

a-c) The project would increase the opportunity for density within a designation that would permit residential uses. Those residential uses would ultimately need recreation space, and would potentially impact existing recreational spaces. However, the project is not proposing any actual structures. At such time that a project is proposed, those impacts will be addressed in a separate CEQA document. 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

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
43. Circulation	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
a) Conflict with an applicable plan, ordinance or policy establishing a measure of effectiveness for the performance of the circulation system, taking into account all modes of transportation, including mass transit and non-motorized travel and relevant components of the circulation system, including but not limited to intersections, streets, highways and freeways, pedestrian and bicycle paths, and mass transit?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Conflict with an applicable congestion management program, including, but not limited to level of service	<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
standards and travel demand measures, or other standards established by the county congestion management agency for designated roads or highways?				
c) Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Alter waterborne, rail or air traffic?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g. farm equipment)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f) Cause an effect upon, or a need for new or altered maintenance of roads?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
g) Cause an effect upon circulation during the project's construction?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
h) Result in inadequate emergency access or access to nearby uses?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
i) Conflict with adopted policies, plans or programs regarding public transit, bikeways or pedestrian facilities, or otherwise substantially decrease the performance or safety of such facilities?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source: Riverside County General Plan, Highway 79 Policy

Findings of Fact:

a) The project is located within the Highway 79 Policy Area of the General Plan. The project is proposing to increase the density of the area, see discussion in the planning section on the EA. The applicant shall demonstrate compliance with Highway 79 Policy Area to "ensure that overall within the Highway 79 Policy Area development projects produce traffic generation at a level that is 9% less than the trips projected from the General Plan traffic model residential land use designations." Because the Policy intends to limit the existing build out of the Land Use Designation, and increase in the density proposes potential conflicts with the Policy. Mitigation is proposed below to address the General Plan Policy. This mitigation will assure that the goals of the Policy are met at the implementation stage of development. The project would be consistent with all other plans. With the proposed mitigation, the impacts are less than significant.

b) With the required mitigation outlined above, the proposed project will be able to address any congestion management program through the standard fees and mitigation required at the time development is proposed. 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. 925 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

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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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. 925 is submitted, a subsequent review and EA shall be prepared assessing potential impacts.

Mitigation: GPA925 MM2: The project has been determined to be consistent with the Highway 79 Policy Area pursuant to the following (applied to the subsequent implementing project) or as approved by the TLMA Director:

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

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

44. Bike Trails	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Source: Riverside County General Plan

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

See 41.

Mitigation: No mitigation is required

Monitoring: No monitoring is required

UTILITY AND SERVICE SYSTEMS Would the project

45. Water

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

b) Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?

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. 925 is submitted, a subsequent review and EA shall be prepared assessing potential impacts.

Mitigation: No mitigation is required

Monitoring: No monitoring is required

46. Sewer

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

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?