

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

104B



FORM APPROVED COUNTY COUNSEL
BY: GREGORY P. PRIAMOS
DATE: 12/3/15

Departmental Concurrence

FROM: TLMA- Planning Department

SUBMITTAL DATE:
December 02, 2015

GENERAL PLAN AMENDMENT NO. 998 (Foundation and Entitlement/Policy Amendment), CHANGE of ZONE NO. 7865, RESOLUTION NO. 2015-261 AND ORDINANCE NO. 348.4820 – Intent to Adopt a Mitigated Negative Declaration - Proposal to amend the project site's General Plan Foundation Component from Rural (R) to Community Development (CD), amend its Land Use Designation from Rural Residential (RR) (5-Acre Minimum) to Medium Density Residential (MDR) (2-5 DU/AC) and change the project site's zoning classification from R-R (Rural Residential) to R-4 (Planned Residential) on one parcel, totaling 162.85 acres, located North of Keller Road, south of Scott Road, east of Christine Street, and west of Highway 79 / Winchester Road, within the Southwest Area Plan. Deposit Based Funds 100%.

RECOMMENDED MOTION: That the Board of Supervisors:

- ADOPT** a **MITIGATED NEGATIVE DECLARATION** for **ENVIRONMENTAL ASSESSMENT NO. 41828**, based on the findings incorporated in the initial study and the conclusion that the project will not have a significant effect on the environment; and

(Continued on next page)

Steve Weiss

Steve Weiss, AICP
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
Tina Grande
BY: _____
Tina Grande

County Executive Office Signature

MINUTES OF THE BOARD OF SUPERVISORS

On motion of Supervisor Washington, seconded by Supervisor Benoit and duly carried by unanimous vote, IT WAS ORDERED that the above matter is approved as recommended and that the above Ordinance is adopted as recommended with waiver of the reading.

Ayes: Jeffries, Tavaglione, Washington, Benoit and Ashley
Nays: None
Absent: None
Date: December 15, 2015
xc: Planning, Co.Co., MC, COB

Kecia Harper-Ihem
Clerk of the Board
By: *Kecia Harper-Ihem*
Deputy

Prev. Agn. Ref.:

District: 3

Agenda Number:

16-3

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

**SUBMITTAL TO THE BOARD OF SUPERVISORS, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA
FORM 11: GENERAL PLAN AMENDMENT NO. 998 AND CHANGE OF ZONE NO. 7865**

DATE: December 2, 2015

PAGE: Page 2 of 2

RECOMMENDED MOTION (continued):

2. **APPROVE GENERAL PLAN AMENDMENT NO. 998** to amend the project site's General Plan Foundation Component from Rural (R) to Community Development (CD) and amend its Land Use Designation from Rural Residential (RR) (5-Acre Minimum) to Medium Density Residential (MDR) (2-5 du/ac), in accordance with the Proposed General Plan Land Use Exhibit #6, based on the findings and conclusions incorporated in the staff report; and,
2. **ADOPT RESOLUTION NO. 2015-261** amending the Riverside County General Plan (Fourth Land Use Cycle Amendments for 2015) in accordance with the Board's action taken on General Plan Amendment No. 998; and,
3. **APPROVE CHANGE OF ZONE NO. 7865** changing the project site's zoning classification from R-R (Rural Residential) to R-4 (Planned Residential), in accordance with the Proposed Zoning Exhibit #3 based on the findings and conclusions incorporated in the staff report; and
5. **ADOPT ORDINANCE NO. 348.4820** amending the zoning in the French Valley Area shown on Map No. 2.2384 Change of Zone Case No. 7865.

BACKGROUND:

Summary

The project is requesting a Foundation level change and amendment of the Land Use designation from Rural Residential: Rural Residential (R:RR) (5 acre minimum lot size) to Community Development: Medium Density Residential (MDR) (2-5 du/ac) on 162.85 acres. The application for the Foundation level change was submitted February 14, 2008, during the permitted window and is therefore consistent with the Certainty System as outlined in the General Plan.

The Project was presented to the Planning Commission for recommendation to the Board on October 21, 2015. The Planning Commission recommended approval of the project by a vote of 4-0.

On January 13, 2010 the Planning Commission provided comments to the Board of Supervisors on the project during the General Plan Initiation Process (GPIP). On March 16, 2010, the Riverside County Board of Supervisors adopted an order initiating proceedings for General Plan Amendment No. 998. The GPIP report package is included with this report. GPA No. 998 and Change of Zone No. 7865 (the "project") are now being taken forward for consideration.

The project is located within a Criteria Cell of the Multiple Species Habitat Conservation Plan(MSHCP). As a result of Habitat Acquisition and Negotiation Strategy process it was determined that the site would require conservation of between 50 and 55 acres. The exact amount of land required to be dedicated for conservation will be determined when a development project is submitted and a detailed analysis of impacts can occur.

The project is conceptually consistent with the "The Community of Winchester Draft Land Use Study," however the study has not been formally adopted by the County of Riverside, nor have the recommendations been included in the county-wide General Plan update, GPA960. Full analysis of the project and its consistency with The Community of Winchester Draft Land Use Study can be found in the attached Staff Report.

The project was transmitted to both the City of Murrieta and the City of Menifee, neither City has provided any comments or concerns regarding this project.

**SUBMITTAL TO THE BOARD OF SUPERVISORS, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA
FORM 11: GENERAL PLAN AMENDMENT NO. 998 AND CHANGE OF ZONE NO. 7865**

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PAGE: Page 3 of 3

Change of Zone No. 7865 proposes to change the zoning on the site from R-R (Rural Residential) to R-4 (Planned Residential) to be consistent with the proposed General Plan Amendment change.

Impact on Citizens and Businesses

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

ATTACHMENTS :

- A. VICINITY MAP EXHIBIT**
- B. PROPOSED ZONING EXHIBIT**
- C. PROPOSED GENERAL PLAN EXHIBIT**
- D. RESOLUTION NO. 2015-261**
- E. ORDINANCE NO. 348.4820**
- F. PLANNING COMMISSION MINUTES**
- G. PLANNING COMMISSION STAFF REPORTS**

2
3 **RESOLUTION NO. 2015-261**
4 **AMENDING THE RIVERSIDE COUNTY**
5 **GENERAL PLAN**
6 **(Fourth Land Use Cycle of General Plan Amendments for 2015)**

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 the Riverside
9 County Planning Commission in Riverside, California to consider a proposed amendment to the
10 Southwest Area Plan of 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 December 15, 2015 that:

- 17 **A. General Plan Amendment No. 998 (GPA No. 998)** is a proposal to amend the General
18 Plan Land Use Element by amending the Foundation Component and Land Use
19 designations in the Southwest Area Plan from Rural: Rural Residential (R:RR) to
20 Community Development: Medium Density Residential (CD:MDR) (2-5 du/ac) on an
21 approximately 162.85 acre site located on north of Keller Road, south of Scott Road, east
22 of Christine Street, and west of Highway 79/Winchester Road in the French Valley Zoning
23 Area of the Third Supervisorial District, as shown on the exhibit titled "CZ07865
24 GPA00998 Proposed General Plan, Exhibit 6" a copy of which is attached hereto and
25 incorporated herein by reference. General Plan Amendment No. 998 is associated with
26 Change of Zone No. 7865 and Environmental Assessment No. 41828, which were
27 considered concurrently with this amendment at the public hearings before the Planning
28 Commission and the Board of Supervisors. Change of Zone No. 7865 proposes to change
the zoning classification from Rural Residential (RR) to Planned Residential (R-4), in

FORM APPROVED COUNTY COUNSEL
BY: MICHELLE CLACK
DATE: 12/3/15

1 accordance with "CZ07865 GPA00998 Proposed Zoning, Exhibit 3" a copy of which is
2 attached hereto and incorporated herein by reference, on the approximately 162.85 acre
3 site. The Planning Commission recommended approval of GPA No. 998 on October 21,
4 2015, and the Board of Supervisors approved GPA No. 998 on December 15, 2015.

5 **BE IT FURTHER RESOLVED** by the Board of Supervisors, based on the evidence presented on
6 this matter, both written and oral, including Environmental Assessment No. 41828, that:

- 7 1. The site is located in the Southwest Area Plan.
- 8 2. The Southwest Area Plan Land Use Map determines the extent, intensity, and
9 location of land uses within the Southwest Area.
- 10 3. The site is currently designated Rural: Rural Residential (R:RR) allowing 5 acre
11 minimum lots within the Rural Foundation Component.
- 12 4. General Plan Amendment No. 998 is a foundation amendment timely filed for the
13 Eight-Year General Plan Review Cycle. It changes the Southwest Area Plan land
14 use designation on approximately 162.85 acres by amending the General Plan
15 Foundation Component from Rural: Rural Residential (R:RR) to Community
16 Development: Medium Density Residential (CD:MDR) (2-5 du/ac) as shown on
17 the exhibit titled "CZ07865 GPA00998 Proposed General Plan, Exhibit 6".
- 18 5. The project site is surrounded by properties which are designated Community
19 Development: Estate Density Residential (2-acre minimum) to the south and Rural:
20 Rural Residential (5-acre minimum) to the west, north, and east.
- 21 6. The project site's current zoning is Rural Residential (R-R).
- 22 7. The site is surrounded by properties zoned Rural Residential (R-R) to the north,
23 south, east and west.
- 24 8. Surrounding land uses include single family detached dwellings to the west, north,
25 and east, vacant land to the south.
- 26 9. The Riverside County Vision discusses many concepts, which are separated by
27 categories, and include housing, population growth, communities, and
28 transportation. The proposed amendment does not conflict with the Riverside

1 County Vision, or create an inconsistency. The Population Growth portion of the
2 General Plan Vision Statement discusses the downsides of random sprawl and
3 states that population growth continues and is focused where it can best be
4 accommodated. Changing the project site's General Plan Foundation Component to
5 Community Development will enable the site to be developed with new residential
6 development, consistent with the density of the existing development to the west
7 and the other proposed General Plan Land Use Amendments along Scott Road.
8 Development of the project site would result in a logical extension of the existing
9 residential tract to the west and along Scott Road, rather than developing a stand-
10 alone site, further contributing to sprawl. Furthermore, the Housing portion of the
11 Riverside County Vision Statement envisions that the regional housing needs
12 forecasts are well coordinated within Riverside County and are accepted by
13 regional and state agencies. Currently, Riverside County is in the process of
14 updating its General Plan Housing Element. The project's increased development
15 density would enable more dwelling units to be constructed and therefore, would
16 further contribute to satisfying the State mandated Regional Housing Needs
17 Assessment (RHNA) required amount of dwelling units. For these reasons, General
18 Plan Amendment No. 998 is consistent with the Riverside County Vision.

19 10. General Plan Amendment No. 998 will not change or conflict with any General
20 Planning Principle set forth in General Plan Appendix B. Appendix B contains
21 seven categories of principles including Community Development, Environmental
22 Protection, Transportation, Community Design, Agricultural, Rural Development,
23 and Economic Development. General Plan Amendment No. 998 has been
24 reviewed in conjunction with these categories and determined to be consistent with
25 the planning principles contained therein. Specifically, the following two
26 principles are of note:

- 27 a. The first principle is within the Community Development category –
28 Maturing Communities which states the “General Plan Vision

1 acknowledges that every community in the County is maturing in its
2 own way, at its own pace, and within its own context. Policies and
3 programs should be tailored to local needs in order to accommodate the
4 particular level of anticipated maturation in any given community.” As
5 demonstrated by the number of General Plan Amendment applications
6 for denser land use along Scott Road, the area is maturing from a rural
7 residential settlement pattern to an urbanized area. General Plan
8 Amendment No. 998 furthers the principle by enabling new residential
9 development pursuant to the collective new vision.

- 10 b. The second principle is within the Community Design category –
11 Community Variety, Choice, and Balance which states that
12 “Communities should range in location and type from urban to
13 suburban to rural, and in intensity from dense urban centers to small
14 cities and towns to rural country villages to ranches and farms. Low
15 density residential development should not be the predominant use or
16 standard by which residential desirability is determined.” This
17 amendment will result in a Land Use shift from Rural Residential to
18 Medium Density Residential, in support of the existing and proposed
19 growth along Scott Road. The change will enable a future residential
20 infill development project along a primary transportation corridor. Also,
21 as previously stated, development at a Medium Density Residential
22 (“MDR”) (2-5 du/ac) range is compatible with the existing MDR tract
23 to the west, initially constructed in 2001 and includes 186 lots. This
24 proposed General Plan Amendment is a logical expansion of the
25 existing Land Use pattern, creating a transition of housing density
26 ranges from MDR along Scott Road to larger lot requirements to the
27 north, which is consistent with the principle to provide a variety of
28 housing products and lot sizes.

1 As a result, there is no conflict with any of the General Plan principles.

2 11. General Plan Amendment No. 998 will change the Foundation Component
3 Designation from Rural Community to Community Development. Upon this
4 change, the land use designation change to Medium Density Residential
5 (CD:MDR) (2-5 du/ac) is consistent with the Community Development
6 Foundation. Once the foundation changes to Community Development, no further
7 changes will be needed and therefore there will not be any conflict with any
8 Foundation Component Designation in the General Plan.

9 12. The project has been reviewed against each of the ten (10) Riverside County
10 General Plan elements, including Vision, Land Use, Circulation, Multi-Purpose
11 Open Space, Safety, Noise, Housing, Air Quality, Healthy Communities, and
12 Administration, and it has been determined that this proposed Foundation
13 Component change is in conformance. The project site is also located within the
14 Highway 79 Policy Area. Through mitigation described in the accompanying
15 Mitigated Negative Declaration, this project will be in conformance. As a result,
16 this project will not create an internal inconsistency with any of the General Plan
17 elements or policies.

18 13. General Plan Amendment No. 998 would either contribute to the achievement of
19 the purposes of the General Plan or, at a minimum, would not be detrimental to
20 them by:

21 a. One of the primary goals of the Riverside County General Plan is to
22 enable orderly and managed growth throughout the County. Policy LU
23 3.1(b) of the General Plan Land Use element states, "Assist in and
24 promote the development of infill and underutilized parcels which are
25 located in the Community Development areas, as identified on the
26 General Plan Land Use Map." This amendment will result in changing
27 the project site from one Foundation Component to another and also the
28 Land Use Designation from Rural Residential to Medium Density

1 Residential. As a result, this change in Land Use will further the
2 General Plan's goals though enabling a compatible infill residential
3 development project in logical location.

4 b. Additionally, Policy LU 22.4 of the General Plan Land Use element
5 states, "Accommodate the development of a variety of housing types,
6 styles and densities that are accessible to and meet the needs of a range
7 of lifestyles, physical abilities, and income levels." This amendment
8 will result in a land use change to enable a relatively denser
9 development in conjunction with a future implementing project. This
10 change from 5 acre minimum lots sizes to 2-5 dwelling units per acre,
11 will allow for a variety of housing product types and a blend residential
12 lot sizes for the area. As a result, this proposed amendment will further
13 contribute to achieving the goal of Policy LU 22.4 and as such, is
14 consistent with the General Plan.

15 c. Further, Policy LU 8.1 of the General Plan Land Use element states,
16 "Provide for permanent preservation of open space lands that contain
17 important natural resources, hazards, water features, watercourses, and
18 scenic and recreational values." Policy LU 8.4 states, "Allow clustering
19 and/or density transfers in order to preserve open space, natural
20 resources, and/or biologically sensitive resources." The project site is
21 162.85 acres in area and is entirely located within MSHCP Criteria Cell
22 No. 5074. Approximately 50 – 55 acres of the southern portion of the
23 site will be permanently conserved. As a result of this conservation
24 requirement, a density transfer of residential units, from what would be
25 allowed to be developed across the entire 162.85 acre site, under the
26 MDR (2-5 du/ac) Land Use Designation, will be allowed to be
27 developed within the remaining 112.85 acre portion of the site. This
28 project will result in the permanent dedication of approximately 50 – 55

1 acres for open space conservation and will be allowed a density transfer,
2 to be implemented during the time of a future project, which is
3 consistent with the Land Use Policies of the Riverside County General
4 Plan.

5 14. New conditions or special circumstances were disclosed during the review process
6 that were not anticipated in preparing the General Plan and subsequently justify
7 modifying the General Plan. The project site is located on the south side of Scott
8 Road and is approximately a half mile to the east of the City of Menifee. Since the
9 2003 General Plan update, there have been a number of other proposed General
10 Plan Foundation Component Amendment applications along Scott Road, requesting
11 similar increased residential densities. A general shift in vision of the land use
12 along Scott Road has occurred over the past decade, as demonstrated by the
13 number of General Plan Amendment requests for Medium Density Residential.
14 This fundamental change to the land use pattern represents a new circumstance. In
15 addition, there is a new high school approved for construction, located to the
16 northwest of the project site, approximately a mile away. As a result of the General
17 Plan Amendment applications along the Scott Road area, requesting a land use
18 change to Medium Density Residential and a new high school in close proximity of
19 the project site, a General Plan modification is justified because of these new
20 circumstances.

21 15. General Plan Amendment No. 998 will not be detrimental to public health, safety
22 or welfare.

23 16. The project site is located within Criteria Cell No. 5074 of the Multiple Species
24 Habitat Conservation Plan (“MSHCP”) Boundary and as a result, requires
25 compliance with the MSHCP. Furthermore, the project site is part of Cell Group
26 “U,” which is a contribution area to the assembly of Proposed Constrained Linkage
27 17 (PCL 17). A Habitat Acquisition and Negotiation Strategy (“HANS”) application
28 (No. HANS02237) was submitted to the County on May 12, 2015,

1 pursuant to Resolution No. 2013-111 for stand-alone General Plan Amendments.
2 The application was also submitted to the Riverside Conservation Authority
3 (“RCA”) for Joint Project Review (JPR). In accordance with Resolution No. 2013-
4 111, the County has reviewed the project for determination if any portion of the
5 property is needed to meet the requirements of the conservation criteria of the
6 MSHCP, but survey reports for Sections 6.1.2, 6.1.3, and 6.3.2 of the MSHCP will
7 not be conducted until a specific development/entitlement application is submitted
8 to the County. Based on this initial review, the County has determined that
9 conservation of a 50 to 55 acre portion within the southern area of the project site is
10 consistent with the criteria cell goals. Within Cell Group U several other
11 completed JPRs will also contribute to PCL 17. Overall, 275 acres have been
12 conserved and 241 acres are planned for conservation (including this project) in
13 PCL 17 based on completed JPRs. The future size and configuration of PCL 17 is
14 expected to be sufficient to allow for movement of the planning species for PCL 17
15 (quino checkerspot butterfly, coastal California gnatcatcher, bobcat). There is
16 fragmentation on the western portion of Cell Group U and the eastern edge of Cell
17 Group B to the west in the form of large lot residential uses that existed prior to
18 adoption of the MSHCP. This project would not cause any new fragmentation in
19 the area nor would impede the ability of MSHCP conservation goals to be reached
20 in this area. This project includes a General Plan Amendment and Zone Change
21 only, there is no accompanying implementing project at this time. Final
22 configuration of the conservation area will be established at the time a development
23 application is submitted. The conservation area will be transferred to the RCA
24 through recordation of a final map. The final configuration will be subject to
25 review and approval under the full HANS review process; however, the RCA shall
26 not seek more than the acreage of conservation described above. RCA’s Joint
27 Project Review has also determined that the conservation area of 50 to 55 acres is
28 consistent with criteria cell goals.

1 17. On December 8, 2015, the Board adopted Resolution No. 2015-260 amending the
2 Riverside County General Plan. Specifically, Resolution No. 2015-260 approved
3 General Plan Amendment No. 960 (GPA No. 960) which represents the first
4 comprehensive General Plan update since the adoption of the 2003 General Plan.
5 Although GPA No. 960 may have renumbered some of the policies of the General
6 Plan referenced in this resolution, GPA No. 960 did not make any change to those
7 policies and GPA No. 998 remains consistent with the General Plan as updated
8 through GPA No. 960.

9 18. The findings of the initial study performed pursuant to Environmental Assessment
10 No. 41828, a copy of which is attached hereto, are incorporated herein by
11 reference. The Environmental Assessment determined that the proposed general
12 plan amendment and associated change of zone (the "project") would not have any
13 potentially significant impacts and concluded that the project would not have a
14 significant effect on the environment.

15 **BE IT FURTHER RESOLVED** by the Board of Supervisors that it **ADOPTS** the Mitigated
16 Negative Declaration for Environmental Assessment No. 41828, and **ADOPTS** General Plan Amendment
17 No. 998 as described herein and as shown on the revised General Plan Land Use Exhibit No. 6 titled
18 "CZ07865 GPA00998 Recommended General Plan Amendment"

19 **BE IT FURTHER RESOLVED** by the Board of Supervisors that the custodians of the
20 documents upon which this decision is based are the Clerk of the Board of Supervisors and the County
21 Planning Department, and that such documents are located at 4080 Lemon Street, Riverside, California.

22 **ROLL CALL:**

23 **Ayes:** Jeffries, Tavaglione, Washington, Benoit and Ashley
24 **Nays:** None
25 **Absent:** None

26 The foregoing is certified to be a true copy of a resolution duly
adopted by said Board of Supervisors on the date therein set forth.

27 KECIA HARPER-IHEM, Clerk of said Board

28 By  _____

Deputy

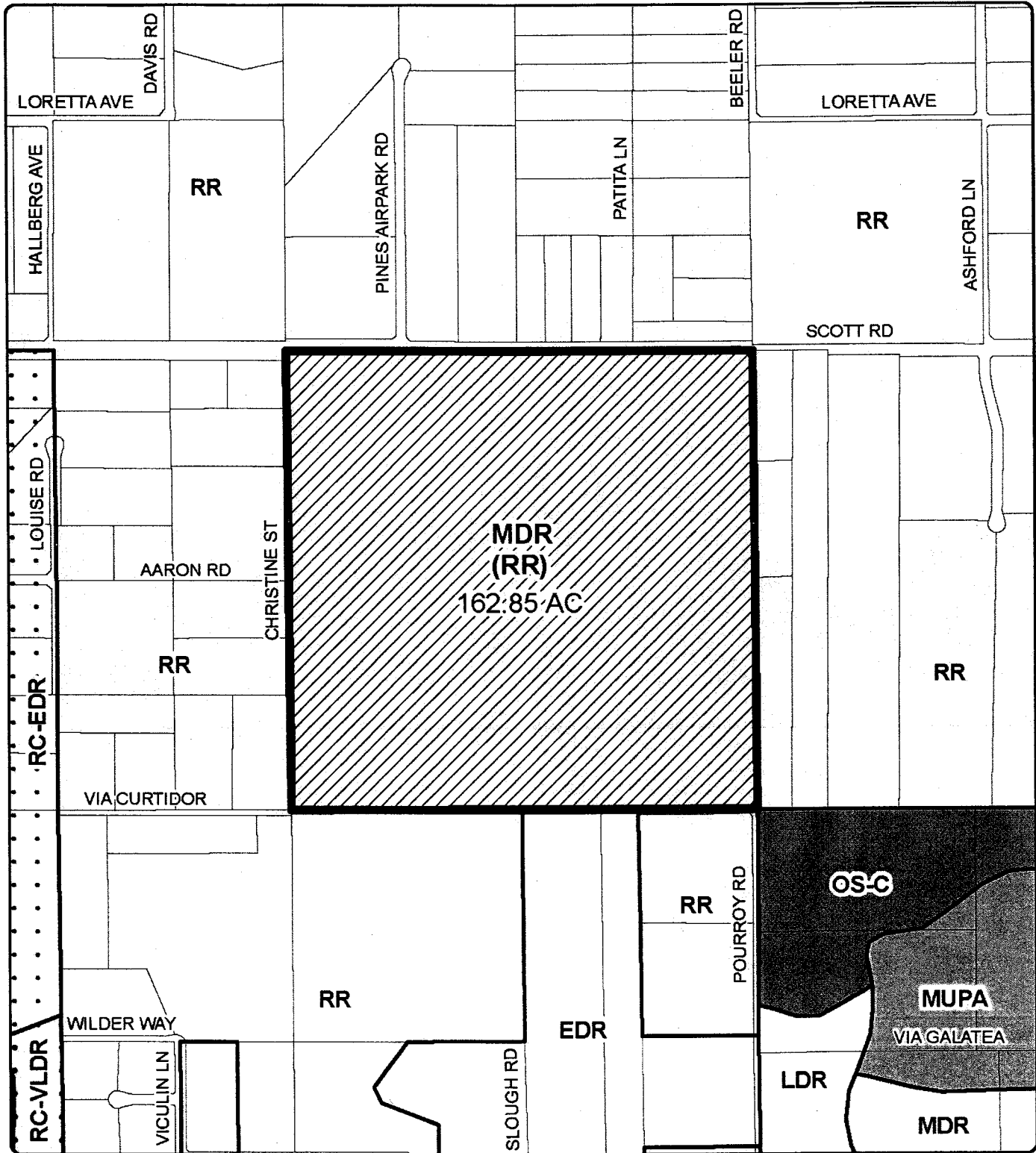
RIVERSIDE COUNTY PLANNING DEPARTMENT

CZ07865 GPA00998

PROPOSED GENERAL PLAN

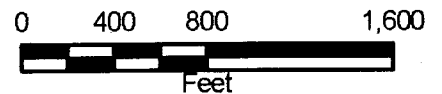
Supervisor Washington
District 3

Date Drawn: 09/21/2015
Exhibit 6



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 type of land use than is provided for under existing zoning. For further information, please contact the Riverside County Planning Department offices in Riverside at (951)955-3200 (Western County) or in Palm Desert at (760)963-8277 (Eastern County) or Website <http://planning.ctlma.org>.

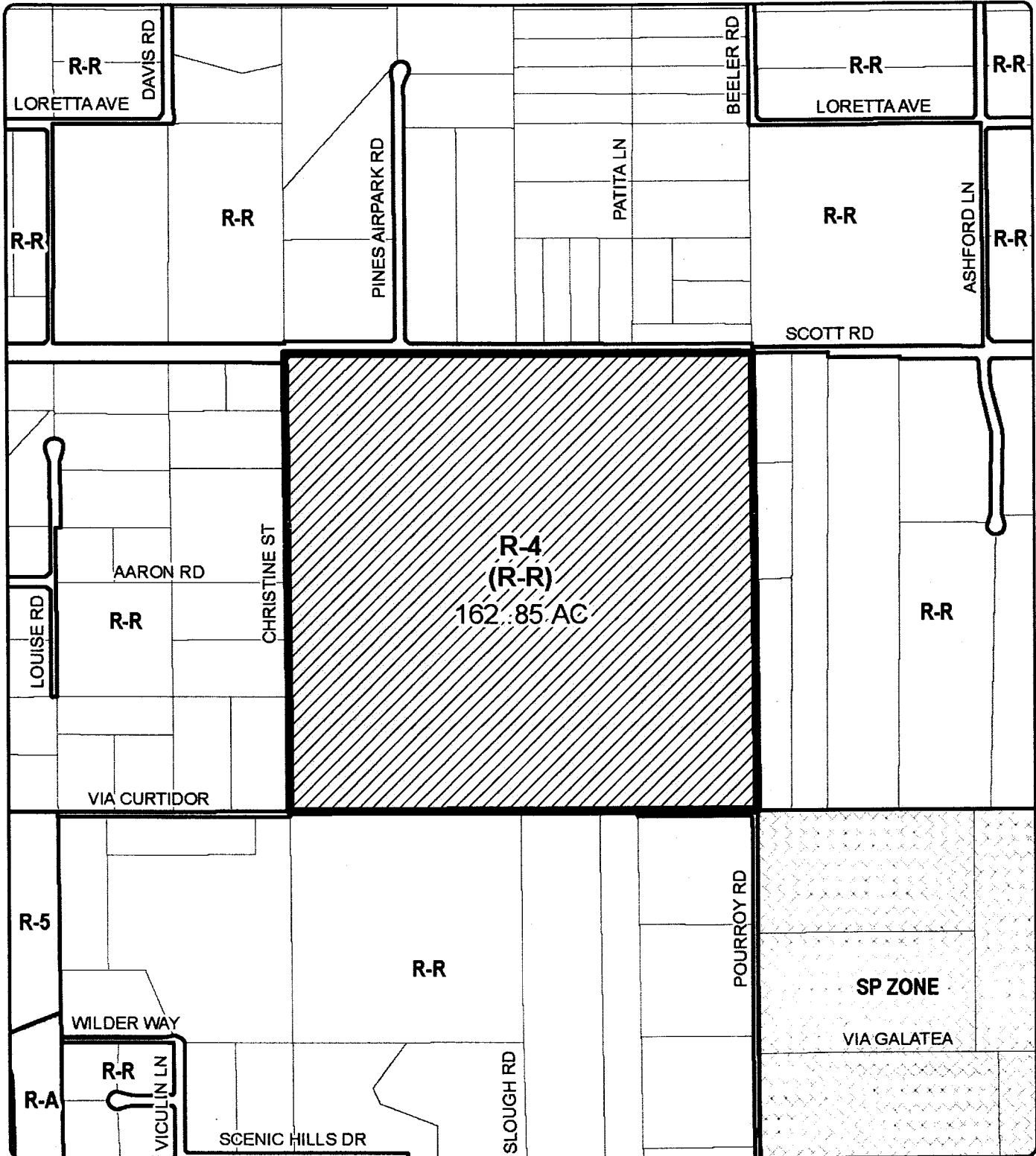
RIVERSIDE COUNTY PLANNING DEPARTMENT

CZ07865 GPA00998

PROPOSED ZONING

Supervisor Washington
District 3

Date Drawn: 09/21/2015
Exhibit 3



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 type of land use than is provided for under existing zoning. For further information, please contact the Riverside County Planning Department offices in Riverside at (951)955-3200 (Western County) or in Palm Desert at (760)963-8277 (Eastern County) or Web site <http://planning.cotrha.org>



1 ORDINANCE NO. 348.4820

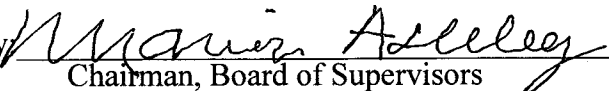
2 AN ORDINANCE OF THE COUNTY OF RIVERSIDE
3 AMENDING ORDINANCE NO. 348 RELATING TO ZONING

4 The Board of Supervisors of the County of Riverside ordains as follows:

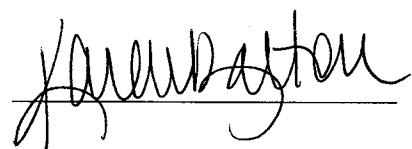
5 Section 1. Section 4.1 of Ordinance No. 348, and official Zoning Plan Map No. 2, as
6 amended, are further amended by placing in effect in the French Valley Area, the zone or zones as shown
7 on the map entitled "Change of Official Zoning Plan Amending Ordinance No. 348, Map No. 2.2384,
8 Change of Zone Case No. 7865" which map is made a part of this ordinance.

9 Section 2. This ordinance shall take effect 30 days after its adoption.

11 BOARD OF SUPERVISORS OF THE COUNTY
12 OF RIVERSIDE, STATE OF CALIFORNIA

13 By: 
14 Chairman, Board of Supervisors
 MARION ASHLEY

15 ATTEST:
16 KECIA HARPER-IHEM
17 Clerk of the Board

18 By: 
19 _____

20 (SEAL)

21 APPROVED AS TO FORM
22 December 3, 2015

23 By: 
24 MICHELLE CLACK
25 Deputy County Counsel

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STATE OF CALIFORNIA)
)
COUNTY OF RIVERSIDE) ss

I HEREBY CERTIFY that at a regular meeting of the Board of Supervisors of said county held on December 15, 2015, the foregoing ordinance consisting of 2 Sections was adopted by the following vote:

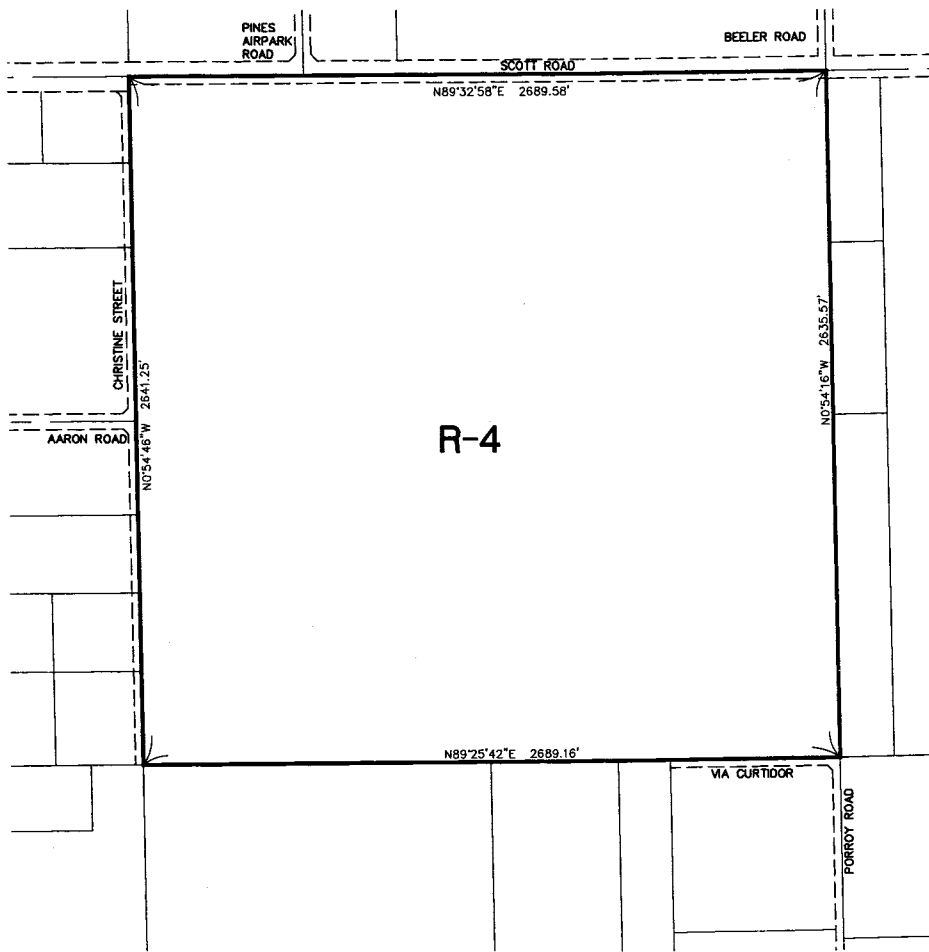
AYES: Jeffries, Tavaglione, Washington, Benoit and Ashley
NAYS: None
ABSENT: None

DATE: December 15, 2015

KECIA HARPER-IHEM
Clerk of the Board
BY *[Signature]*
Deputy

SEAL

FRENCH VALLEY AREA
SECTION 20, TOWNSHIP 6 SOUTH, RANGE 2 WEST SBM.



LEGEND

R-4 PLANNED RESIDENTIAL

MAP NO. 2.2384

CHANGE OF OFFICIAL ZONING PLAN
AMENDING

MAP NO. 2 ORDINANCE NO. 348

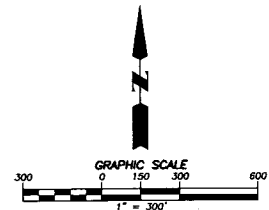
CHANGE OF ZONE CASE NO. 7865

ADOPTED BY ORDINANCE NO. 348.4820

DECEMBER 15, 2015

RIVERSIDE COUNTY BOARD OF SUPERVISORS

ASSESSOR'S PARCEL NUMBER 472-070-001



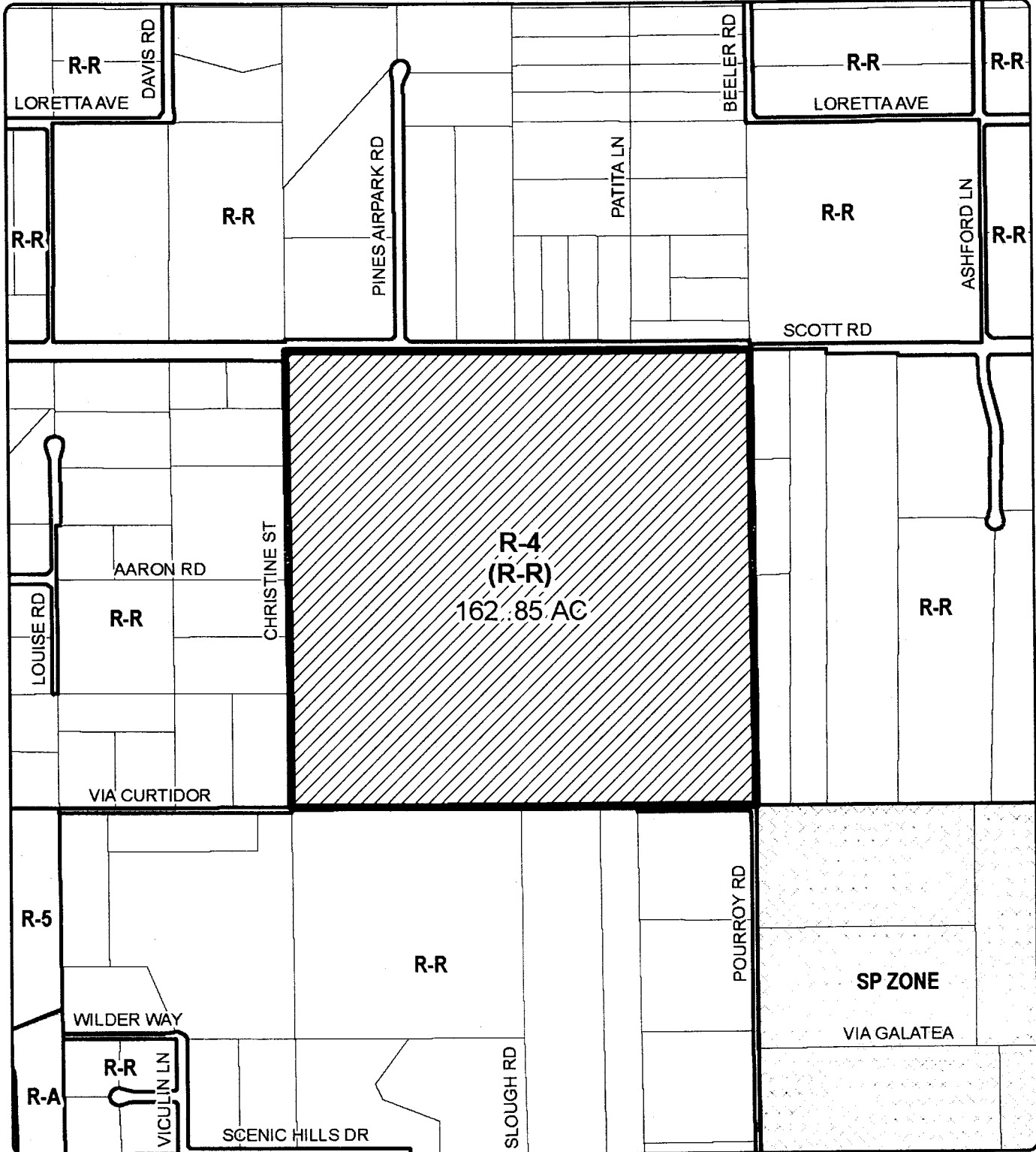
RIVERSIDE COUNTY PLANNING DEPARTMENT

CZ07865 GPA00998

Supervisor Washington
District 3

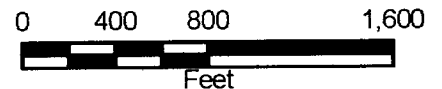
Date Drawn: 09/21/2015
Exhibit 3

PROPOSED ZONING

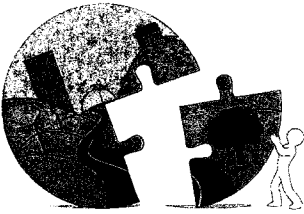


Zoning Area: French Valley

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 type of land use than is provided for under existing zoning. For further information, please contact the Riverside County Planning Department offices in Riverside at (951)955-3200 (Western County) or in Palm Desert at (760)863-8277 (Eastern County) or Website <http://planning.mtbaa.org>



RIVERSIDE COUNTY **104B**
PLANNING DEPARTMENT

Steve Weiss, AICP
Planning Director

DATE: 12/2/15

TO: Clerk of the Board of Supervisors

FROM: Planning Department - Riverside Office

SUBJECT: General Plan Amendment No. 998 and Change of Zone No. 7865

(Charge your time to these case numbers)

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

- Place on Administrative Action
 - Receive & File
 - EOT
- Labels provided If Set For Hearing
 - 10 Day 20 Day 30 day
- Place on Consent Calendar
- Place on Policy Calendar (Resolutions; Ordinances; PNC)
- Place on Section Initiation Proceeding (GPIP)
- Set for Hearing (Legislative Action Required; CZ, GPA, SP, SPA)
- Publish in Newspaper: (3rd Dist) Press Enterprise
- Mitigated Negative Declaration
 - 10 Day 20 Day 30 day
- Notify Property Owners (app/agencies/property owner labels provided)

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

SCHEDULE FOR 12/15/15 BOS HEARING

**3 Extra sets were taken to:
Clerk of the Board**

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

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

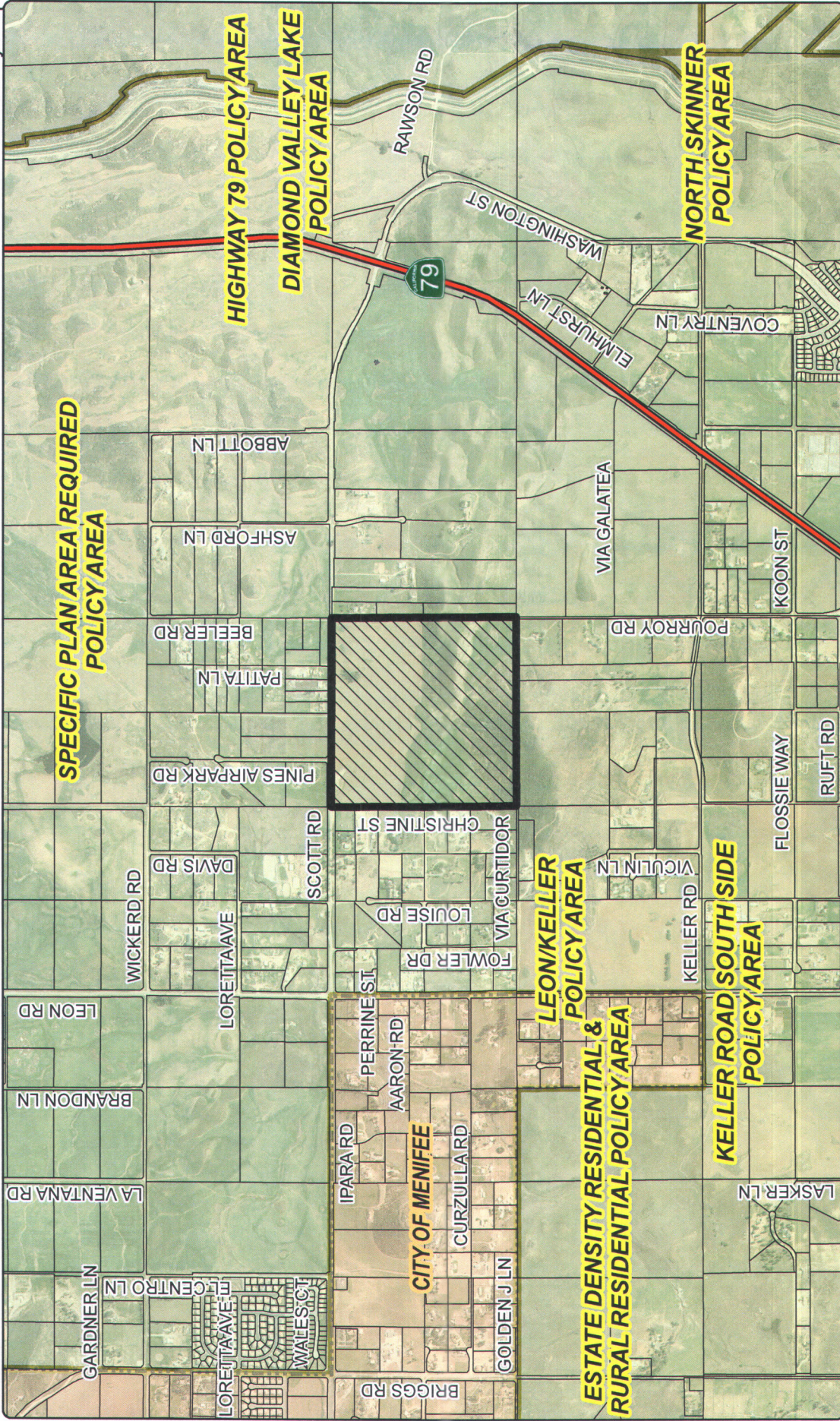
"Planning Our Future... Preserving Our Past"

Attachment A

RIVERSIDE COUNTY PLANNING DEPARTMENT
CZ07865 GPA00998
VICINITY/POLICY AREAS

Supervisor Washington
 District 3

Date Drawn: 09/21/2015
 Vicinity Map



Zoning Area: French Valley

Author: Vinnie Nguyen



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Attachment B

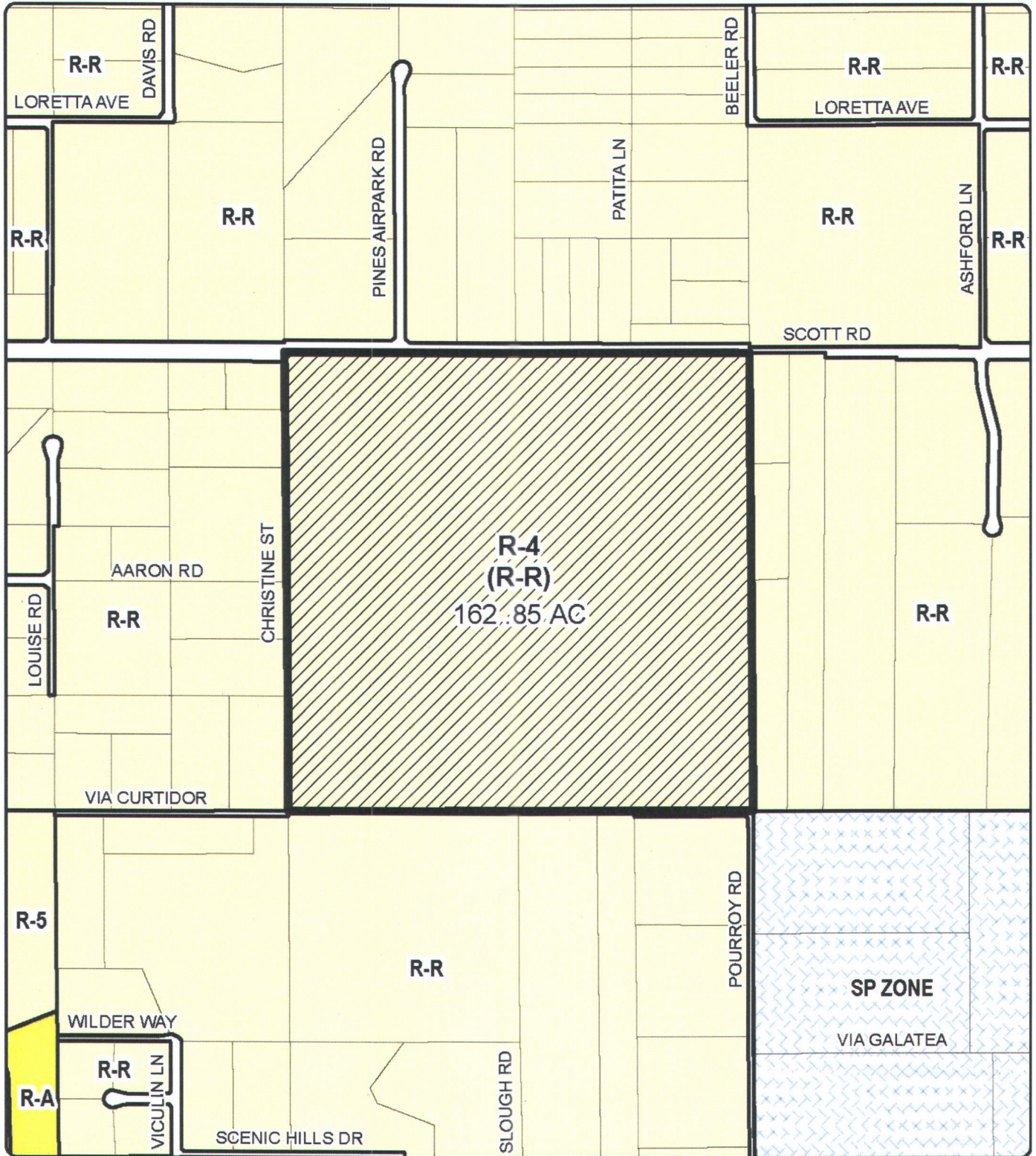
RIVERSIDE COUNTY PLANNING DEPARTMENT

CZ07865 GPA00998

PROPOSED ZONING

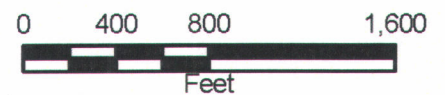
Supervisor Washington
District 3

Date Drawn: 09/21/2015
Exhibit 3



Zoning Area: French Valley

Author: Vinnie Nguyen



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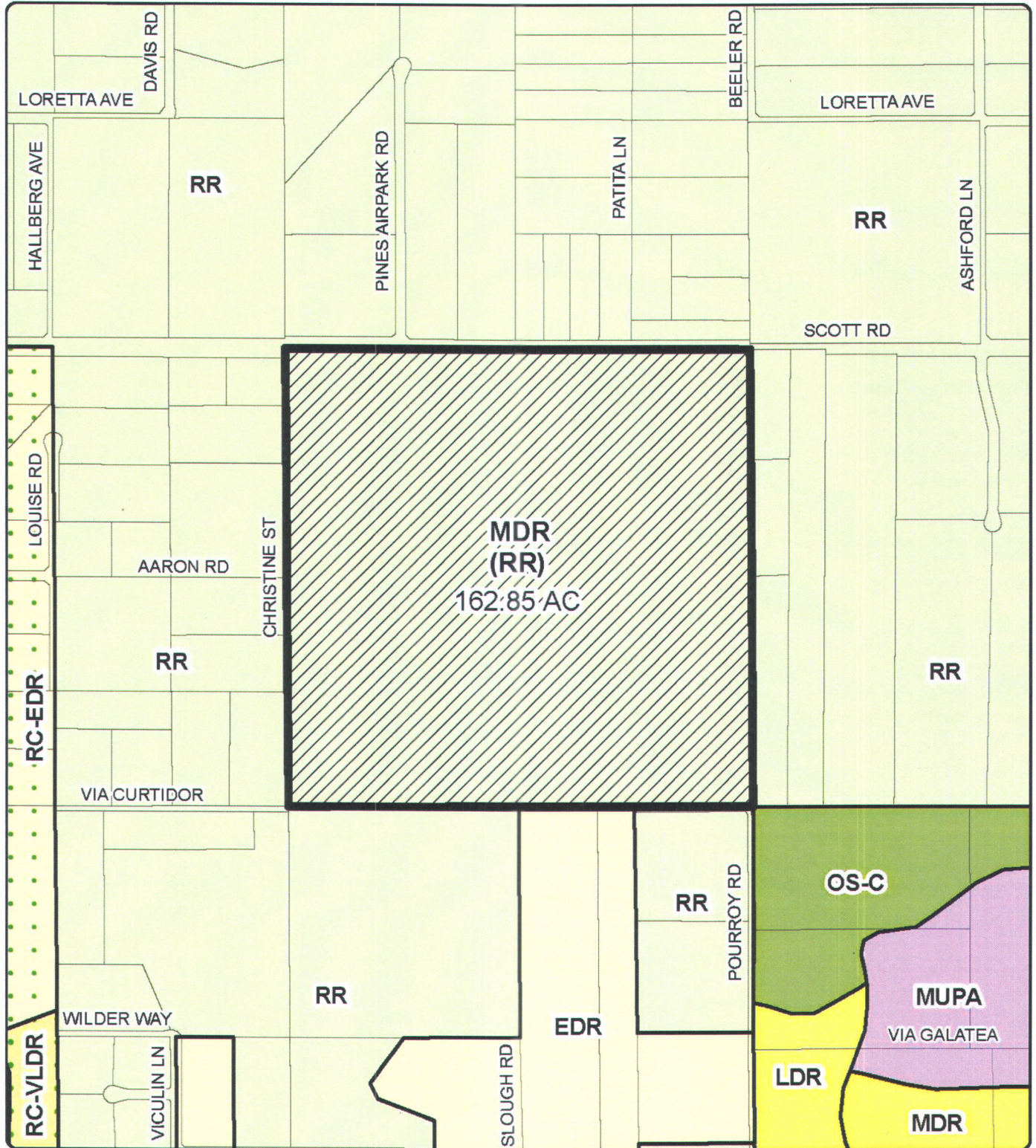
Attachment C

RIVERSIDE COUNTY PLANNING DEPARTMENT

CZ07865 GPA00998
PROPOSED GENERAL PLAN

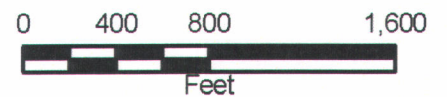
Supervisor Washington
District 3

Date Drawn: 09/21/2015
Exhibit 6



Zoning Area: French Valley

Author: Vinnie Nguyen



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RIVERSIDE COUNTY
PLANNING DEPARTMENT

**PLANNING COMMISSION
MINUTE ORDER
OCTOBER 21, 2015**

I. AGENDA ITEM 4.3

GENERAL PLAN AMENDMENT NO. 998 (FOUNDATION AND ENTITLEMENT/POLICY) and CHANGE of ZONE NO. 7865 – Intent to Adopt a Mitigated Negative Declaration - Applicant: Andy Domenigoni – Engineer/Representative: Tom Nieves / AEI-CASC – Third Supervisorial District – Area Plan: Southwest – Zone Area: French Valley – Zone: Rural Residential (R-R) – Policy Area: Highway 79 – Location: Northerly of Keller Road, southerly of Scott Road, easterly of Christine Street, and westerly of Highway 79 / Winchester Road – Project Size: 162.85 acres.

II. PROJECT DESCRIPTION:

Proposal to amend the project site's General Plan Foundation Component from Rural (R) to Community Development (CD), amend its Land Use Designation from Rural Residential (RR) (5-acre minimum) to Medium Density Residential (MDR) (2-5 du/ac) and change the project site's zoning classification from Rural Residential (R-R) to Planned Residential (R-4) on one parcel, totaling 162.85 acres.

III. MEETING SUMMARY:

The following staff presented the subject proposal:

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

Spoke in favor of the proposed project:

Tom Nieves, Applicant's Representative, 1470 E. Cooley Dr., Colton 92324 (909) 783-0101

Andy Donemigoni, Applicant, was available for questions.

IV. CONTROVERSIAL ISSUES:

Yes. Conversion of land use from Rural Residential (5-acre minimum) to Medium Density Residential (2-5 du/ac) in a rural area.

V. PLANNING COMMISSION ACTION:

Public Comments: **CLOSED**

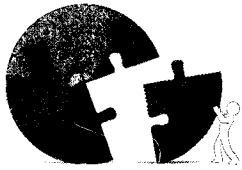
Motion by Commissioner Taylor Berger, 2nd by Commissioner Valdivia

A vote of 4-0 (Commissioner Hake absent)

ADOPTED PLANNING COMMISSION RESOLUTION No. 2015-018; and,

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

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



RIVERSIDE COUNTY
PLANNING DEPARTMENT

**PLANNING COMMISSION
MINUTE ORDER
OCTOBER 21, 2015**

ADOPT a MITIGATED NEGATIVE DECLARATION for ENVIRONMENTAL ASSESSMENT NO. 41828; and,


TENTATIVELY APPROVE GENERAL PLAN AMENDMENT NO. 998; and,

TENTATIVELY APPROVE CHANGE OF ZONE NO. 7865.

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

Agenda Item No.: 4.3
Area Plan: Southwest
Zoning Area: French Valley
Supervisory District: Third
Project Planner: John Earle Hildebrand III
Planning Commission: October 21, 2015

General Plan Amendment No. 998
Change of Zone No. 7865
Environmental Assessment No. 41828
Applicant: Andy Domenigoni
Engineer/Representative: Tom Nieves / AEI-CASC


Steve Weiss, AICP
Planning Director

COUNTY OF RIVERSIDE PLANNING DEPARTMENT STAFF REPORT

PROJECT DESCRIPTION AND LOCATION:

GENERAL PLAN AMENDMENT NO. 998 (Foundation and Entitlement/Policy Amendment) and CHANGE of ZONE NO. 7865 – Proposal to amend the project site's General Plan Foundation Component from Rural (R) to Community Development (CD), amend its Land Use Designation from Rural Residential (RR) (5-acre minimum) to Medium Density Residential (MDR) (2-5 du/ac) and change the project site's zoning classification from R-R (Rural Residential) to R-4 (Planned Residential) on one parcel, totaling 162.85 acres, located North of Keller Road, south of Scott Road, east of Christine Street, and west of Highway 79 / Winchester Road, within the Southwest Area Plan.

BACKGROUND:

General Plan Initiation Proceedings ("GPIP")

This project was submitted on February 14, 2008, during the 2008 General Plan Review Cycle application period and was recommended for initiation to the Board of Supervisors by County staff, the Planning Director, and the Planning Commission. On March 16, 2010, the Riverside County Board of Supervisors adopted an order initiating proceedings for General Plan Amendment No. 998. The GPIP report package is included with this report. GPA No. 998 and Change of Zone No. 7865 (the "project") are now being taken forward for consideration.

SB 18 and AB 52 Tribal Consultations

Pursuant to SB 18 requirements, Riverside County staff previously requested a list from the Native American Heritage Commission ("NAHC") of tribes whose historical extent includes the project site. Consultation request notices were sent to each of the Native American Tribes on the list on May 13, 2015. SB 18 provides that the noticed tribes have 90 days in which to request consultation regarding the proposed project. County staff received no SB 18 consultation requests for this project during the 90 day period. However, the Pechanga Tribe has requested in general, that when any Riverside County projects are located within their designated historical tribal extent, they are contacted for potential consultation. AB 52, became effective on July 1, 2015. In accordance with AB 52, notices regarding this project were mailed to all requesting Tribes on September 10, 2015. The County received no requests from the Tribes for formal AB 52 consultation on this project.

MSHCP

The project site is located within Criteria Cell No. 5074 of the Multiple Species Habitat Conservation Plan ("MSHCP") Boundary and as a result, is subject to the Regional Conservation Authority ("RCA") review. Furthermore, the project site is part of Cell Group "U," which is a contribution area to the assembly of Proposed Constrained Linkage 17. This linkage area will connect to areas south of the

project site and extend both east and west. A Habitat Acquisition and Negotiation Strategy ("HANS") LITE application (No. HANS02237) was submitted on May 12, 2015 and resulted in the southern portion of the project site being required for conservation. The applicant has agreed to conserve a 50 to 55 acre portion within the southern area of the project site. This project includes a General Plan Amendment and Zone Change only, there is no accompanying implementing project at this time. Final configuration of the conservation area will be established at the time a development application is submitted. The conservation area will be transferred to the RCA through recordation of a final map. The final configuration will be subject to review and approval under the full HANS review process; however, the RCA shall not seek more than the acreage of conservation described above.

The Community of Winchester Draft Land Use Study

The Community of Winchester Draft Land Use Study was prepared for The County of Riverside Economic Development Agency. The study states that "the purpose of the Study is to evaluate the existing land uses as identified in the 2003 Riverside County Harvest Valley/Winchester Area Plan Land Use Map and provide proposed land use modifications that would support the long-term build out of a balanced, diversified, and economically sustainable community." The Winchester Study has not been formally adopted by the County of Riverside, nor have the recommendations been included in the county-wide General Plan update, GPA960. However, the recommendations of the study may be incorporated into the next County General Plan Update, scheduled for some time in 2016.

This Land Use Study includes some additional areas that were not within the Harvest Valley/Winchester Area Plan, but are considered to be within the unincorporated "Community of Winchester," including this project site. The Plan describes the proposed land use changes in the southeast vicinity of the proposed Project as follows, "To the east of Leon Road and north of Scott Road, a recommendation of Medium Density Residential centering around Commercial Retail is proposed to accommodate local retail shopping needs within walking distance to the surrounding residential developments." The recommendations in the Study propose changing the land use designation of the land generally located southeast of the intersection of Leon Road and Wickerd Road, continuing south to Scott Road and east to Pines Airpark Road from Rural Residential to Commercial Retail. East of the Commercial Retail, the Draft Study would change the land use designation from Rural Residential to Medium Density Residential east to Abbott Road. The Study states that the land use recommendations are conceptual and not parcel specific. Furthermore, the Study does not propose any land use designation change for land on which this project is located, nor does the Study address the Estate Density Residential and Rural Residential Policy Area located west of Leon Road or Policy SCMVAP 6-1.

As a result, this proposed project is neither consistent, nor inconsistent with the Study. Staff is providing this information not as an analysis to determine consistency with the Study, but to provide further context of a larger regional land planning effort as it relates to this proposed General Plan Amendment.

Sphere of Influence

The project site is located within close proximity to the City of Menifee and also the City of Murrieta. Furthermore, the project site is located within the sphere of influence boundary area for the City of Murrieta. This project was transmitted to the City of Murrieta for review, which resulted in no comments or concerns. As a courtesy, this project was also transmitted to the City of Menifee for their review, due to the proximity of the project site to their City boundary. The City of Menifee also had no comments or concerns regarding this project.

ISSUES OF POTENTIAL CONCERN:

Highway 79 Policy Area

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

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

General Plan Amendment Findings

This project includes both a Regular Foundation Amendment and an Entitlement/Policy Amendment. A Regular Foundation Amendment application is allowed to be submitted only during a General Plan Review Cycle, which was previously every five (5) years and is now every eight (8) years. This project was submitted on February 14, 2008, within the 2008 General Plan Review Cycle application period. A Regular Foundation Amendment is required to adhere to a two-step approval process; whereby the first step is for the Board of Supervisors to adopt an order to initiate the Amendment proceedings. The second step, after initiation, is for the proposed Regular Foundation Amendment to go through the entitlement process, where the project will be publicly noticed and prepared for both Planning Commission and Board of Supervisors hearings and finalized during an adoption cycle.

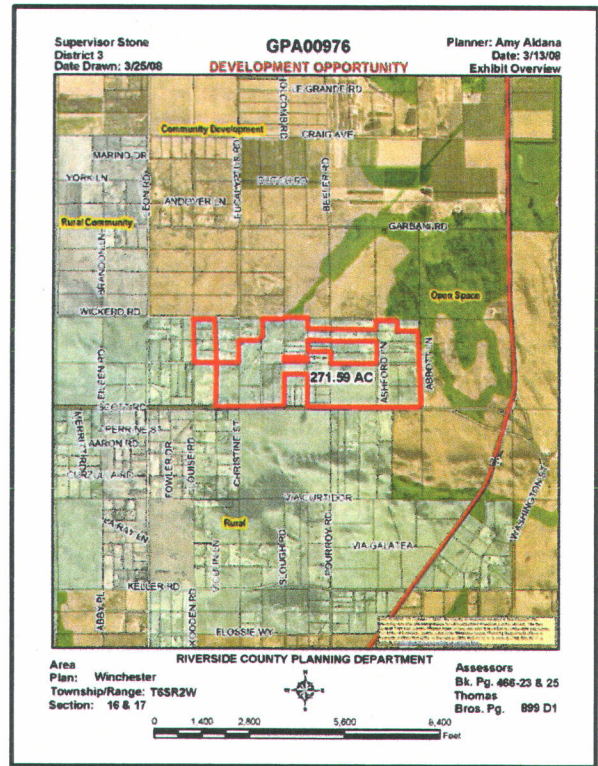
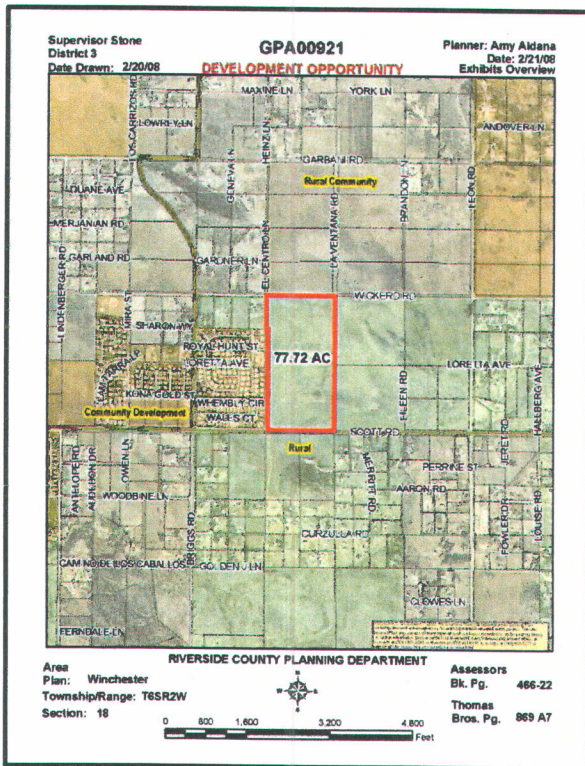
The Administration Element of the Riverside County General Plan and Article 2 of Ordinance No. 348 provides that three (3) findings must be made to justify a Regular Foundation Amendment. Additionally, five (5) findings must be made to justify an Entitlement/Policy Amendment. This proposed project is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

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

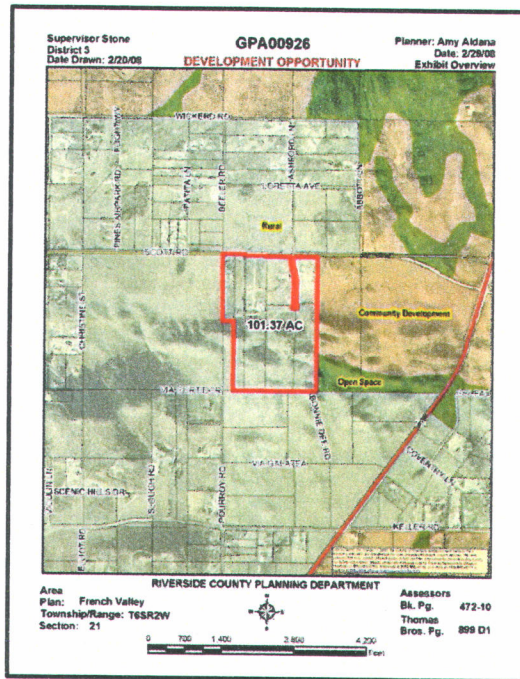
New Circumstance

The project site is located on the southside of Scott Road and is approximately a half mile to the east of the City of Menifee. Since the 2003 General Plan update, there have been a number of other proposed General Plan Foundation Component Amendment applications along Scott Road, requesting similar increased residential densities. They are as follows:

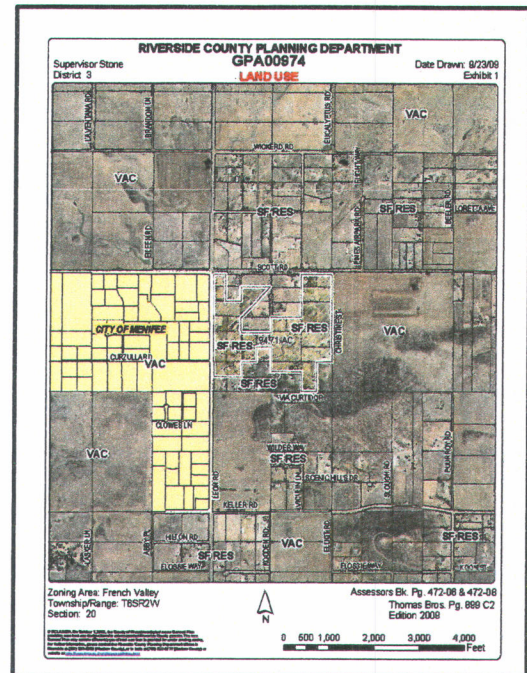
- General Plan Amendment No. 921, located approximately a half mile to the northwest of the project site, is a proposal to change from Rural Residential (5 acre minimum) to Medium Density Residential (2-5 du/ac) on 77.7 acres.
- General Plan Amendment No. 976, located approximately a half mile to the east, is a proposal to change from Rural Residential (5 acre minimum) to Medium Density Residential (2-5 du/ac) on 271 acres.



- There have been other similar General Plan Amendment proposals in the immediate area, including Nos. 926 and 974 for conversion of the land use to Medium Density Residential (2-5 du/ac) as well. However, these two applications have been withdrawn, but may be resubmitted during the 2016 General Plan Review Cycle.



GPA00926 Aerial Location Map



GPA00974 Aerial Location Map

A general shift in vision of the land use along Scott Road has occurred over the past decade, as demonstrated by the number of General Plan Amendment requests for Medium Density Residential. This fundamental change to the land use pattern represents a new circumstance. In addition, there is a new high school approved for construction, located to the northwest of the project site, approximately a mile away. As a result of the General Plan Amendment applications along the Scott Road area, requesting a land use change to Medium Density Residential and a new high school in close proximity of the project site, a General Plan modification is justified because of these new circumstances.

Riverside County Vision

The Riverside County General Plan Vision element discusses many concepts, which are separated by categories and include housing, population growth, healthy communities, conservation, transportation, and several others. The Vision itself is the County's blueprint for long-term, managed and sustainable growth, but is also flexible to adapt when market conditions and other external forces fundamentally shift land use patterns. This project has been reviewed in conjunction with the Vision element and staff has determined that the project is consistent with it. Specifically, the Population Growth portion of the General Plan Vision element discusses the downsides of random sprawl and focusing on where the growth and new development can be accommodated. Changing the project site's General Plan Foundation Component to Community Development will enable the site to be developed with new residential, consistent with the density of the existing development to the west and the other proposed General Plan Land Use Amendments along Scott Road. Development of the project site would result in a logical extension of the existing residential tract to the west and along Scott Road, rather than developing a stand-alone site, further contributing to sprawl. Furthermore, the Housing portion of the Riverside County Vision states that the regional housing needs forecasts are well coordinated within Riverside County and are accepted by regional and state agencies. Currently, Riverside County is in the process of updating its General Plan Housing Element. The project's increased development density would enable more dwelling units to be constructed and therefore, would further contribute to satisfying the State mandated RHNA

(Regional Housing Needs Assessment) required amount of dwelling units. For these reasons, this project is consistent with the Riverside County Vision.

Internal Consistency

Staff has reviewed this proposed General Plan Foundation Component Amendment, in conjunction with each of the ten (10) Riverside County General Plan elements, including Vision, Land Use, Circulation, Multi-Purpose Open Space, Safety, Noise, Housing, Air Quality, Healthy Communities, and Administration, and has determined that this proposed Foundation Component change is in conformance. The project site is also located within the Highway 79 Policy Area. Through mitigation described in the accompanying Mitigated Negative Declaration, this project will be in conformance. As a result, this project will not create an inconsistency with any of the General Plan elements or policies.

2) (ENTITLEMENT/POLICY FINDING) The proposed change does not involve a change in or conflict with:

a) The Riverside County Vision;

As demonstrated in the above discussion, this proposed General Plan Amendment is consistent with the Vision element of the Riverside County General Plan. This project will result in a land use change to a property nearby an existing, developed residential tract. This will enable development to occur in logical, consolidated area, rather than as a stand-alone site, which would further contribute to residential sprawl. In addition, the densification of the site will create additional dwelling units beyond what is anticipated under the current land use. These additional units contribute to meeting the Regional Housing Needs Assessment unit counts. As a result, this project is consistent with the Riverside County Vision.

b) Any General Plan Principle; or

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

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

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

As demonstrated by the number of General Plan Amendment applications for denser land use along Scott Road, the area is maturing from a rural residential settlement pattern to an urbanized area. This application furthers the principle by enabling new residential development pursuant to the collective new vision.

The second principle is within the Community Design category – Community Variety, Choice, and Balance:

- Communities should range in location and type from urban to suburban to rural, and in intensity from dense urban centers to small cities and towns to rural country villages to ranches and farms. Low density residential development should not be the predominant use or standard by which residential desirability is determined.

This project will result in a Land Use shift from Rural Residential to Medium Density Residential, in support of the existing and proposed growth along Scott Road. The change will enable a future residential infill development project along a primary transportation corridor. Also, as previously stated, development at a Medium Density Residential ("MDR") (2-5 du/ac) range is compatible with the existing MDR tract to the west, initially constructed in 2001 and includes 186 lots. This proposed General Plan Amendment is a logical expansion of the existing Land Use pattern, creating a transition of housing density ranges from MDR along Scott Road to larger lot requirements to the north, which is consistent with the principle to provide a variety of housing products and lot sizes. As a result, there is no conflict with any of the General Plan principles.

- c) Any Foundation Component designation in the General Plan except as otherwise expressly allowed.

This project is a proposal to change a General Plan Foundation Component to enable an accompanying Entitlement/Policy Amendment of the Land Use. As demonstrated in the above findings, this Land Use change does not conflict with the Riverside County General Plan and is consistent with the Highway 79 Policy Area, through mitigation identified in the accompanying Mitigated Negative Declaration.

- 3) (ENTITLEMENT/POLICY FINDING) The proposed amendment would either contribute to the achievement of the purposes of the General Plan or, at a minimum, would not be detrimental to them.

One of the primary goals of the Riverside County General Plan is to enable orderly and managed growth throughout the County. Policy LU 3.1(b) of the General Plan Land Use element states, "Assist in and promote the development of infill and underutilized parcels which are located in the Community Development areas, as identified on the General Plan Land Use Map." This General Plan Amendment will result in changing the project site from one Foundation Component to another and also the Land Use Designation from Rural Residential to Medium Density Residential. As a result, this change in Land Use will further the General Plan's goals through enabling a compatible infill residential development project in logical location.

Additionally, Policy LU 22.4 of the General Plan Land Use element states, "Accommodate the development of a variety of housing types, styles and densities that are accessible to and meet the needs of a range of lifestyles, physical abilities, and income levels." This Amendment will result in a land use change to enable a relatively denser development in conjunction with a future implementing project. This change from 5 acre minimum lots sizes to 2-5 dwelling units per acre, will allow for a variety of housing product types and a blend residential lot sizes for the area. As a result, this proposed Amendment will further contribute to achieving this goal and as such, is consistent with the General Plan.

Lastly, Policy LU 8.1 of the General Plan Land Use element states, "Provide for permanent preservation of open space lands that contain important natural resources, hazards, water features, watercourses, and scenic and recreational values." and Policy LU 8.4 states, "Allow clustering

and/or density transfers in order to preserve open space, natural resources, and/or biologically sensitive resources.” The project site is 162.85 acres in area and is entirely located within MSHCP Criteria Cell No. 5074. Approximately 50 – 55 acres of the southern portion of the site will be permanently conserved. As a result of this conservation requirement, a density transfer of residential units, from what would be allowed to be developed across the entire 162.85 acre site, under the MDR (2-5 du/ac) Land Use Designation, will be allowed to be developed within the remaining 112.85 acre portion of the site. This project will result in the permanent dedication of approximately 50 – 55 acres for open space conservation and will be allowed a density transfer, to be implemented during the time of a future project, which is consistent with the Land Use Policies of the Riverside County General Plan.

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

As discussed in the above Foundation finding section, GPA00921, GPA00976, GPA00926, and GPA00974 are other General Plan Foundation Component Amendment applications for properties located along Scott Road, which are requests for a Land Use change to Medium Density Residential. These applications, which represent multiple property owners, are a reflection of a desire for a denser, development pattern. In addition, there is a proposed new high school located approximately one mile to the northwest of the project site, which will result in a need for additional housing and services in the area. These General Plan Amendment applications for Medium Density Residential along Scott Road, in conjunction with a proposed new high school are a change in circumstances.

SUMMARY OF FINDINGS:

- | | |
|---|---|
| 1. Existing Foundation General Plan Land Use (Ex #6): | Rural (R) |
| 2. Proposed Foundation General Plan Land Use (Ex #6): | Community Development (CD) |
| 3. Existing General Plan Land Use (Ex #6): | Rural Residential (RR) (5-acre minimum) |
| 4. Proposed General Plan Land Use (Ex #6): | Medium Density Residential (MDR) (2-5 du/ac) |
| 5. Surrounding General Plan Land Use (Ex #6): | Estate Density Residential (2-acre minimum) to the south, Rural Residential (5-acre minimum) to the west, north, and east |
| 6. Existing Zoning (Ex #3): | R-R (Rural Residential) |
| 7. Proposed Zoning (Ex #3): | R-4 (Planned Residential) |
| 8. Surrounding Zoning (Ex #2): | R-R (Rural Residential) to the north, south, east, and west |
| 9. Existing Land Use (Ex #1): | Vacant Land |
| 10. Surrounding Land Use (Ex #1): | Some single family detached dwellings to the west, north, and east, vacant land to the south |
| 11. Project Size (Ex #1): | Total Acreage: 162.85 Acres |
| 12. Environmental Concerns: | See Environmental Assessment No. 41828 |

RECOMMENDATIONS:

ADOPT PLANNING COMMISSION RESOLUTION No. 2015-018 recommending adoption of General Plan Amendment No. 998 to the Riverside County Board of Supervisors;

THE PLANNING STAFF RECOMMENDS THAT THE PLANNING COMMISSION RECOMMEND THE FOLLOWING ACTIONS TO THE BOARD OF SUPERVISORS:

ADOPT a **MITIGATED NEGATIVE DECLARATION** for **ENVIRONMENTAL ASSESSMENT NO. 41828**, based on the findings incorporated in the initial study and the conclusion that the project will not have a significant effect on the environment; and,

TENTATIVELY APPROVE GENERAL PLAN AMENDMENT NO. 998 to amend the project site's General Plan Foundation Component from Rural (R) to Community Development (CD) and amend its Land Use Designation from Rural Residential (RR) (5-acre minimum) to Medium Density Residential (MDR) (2-5 du/ac), in accordance with the Proposed General Plan Land Use Exhibit #6, based on the findings and conclusions incorporated in the staff report; and, pending final adoption of the General Plan Amendment Resolution by the Board of Supervisors.

TENTATIVELY APPROVE CHANGE OF ZONE NO. 7865 changing the zoning classification from R-R (Rural Residential) to R-4 (Planned Residential), in accordance with the Proposed Zoning Exhibit #3 based on the findings and conclusions incorporated in the staff report; and, pending final adoption of a Zoning Ordinance by the Board of Supervisors.

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

1. The project site has a General Plan Land Use of Rural: Rural Residential (R:RR) (5-acre minimum) and is located within the Southwest Area Plan.
2. The project site is surrounded by properties which have a General Plan Land Use of Estate Density Residential (2-acre minimum) to the south and Rural Residential (5-acre minimum) to the west, north, and east.
3. This Regular Foundation Component Amendment and Entitlement/Policy Amendment will result in a Land Use change to Community Development: Medium Density Residential (CD:MDR) (2-5 du/ac).
4. The required findings for a Regular Foundation Component Amendment and an Entitlement/Policy Amendment are set forth in the Administrative Element of the Riverside County General Plan and Sections 2.4 and 2.5 of Ordinance No. 348, which implements the associated General Plan provisions. As provided in this staff report, this project is consistent with both.
5. As a result of several new General Plan Amendment applications along the Scott Road area, requesting a land use change to Medium Density Residential and a proposed new high school in close proximity of the project site, a General Plan modification is justified because of these new circumstances.
6. As provided in this staff report, County staff has concluded that this project will not create inconsistencies between any of the Riverside County General Plan elements. Staff has reviewed

this project in conjunction with each of the nine (10) Riverside County General Plan elements, including Vision, Land Use, Circulation, Multi-Purpose Open Space, Safety, Noise, Housing, Air Quality, Healthy Communities, and Administration, and has determined that this project is in conformance.

7. As provided in this staff report, County staff has concluded that this project does not conflict with nor does it require any changes to the Riverside County Vision element. Furthermore, this project will result in a change to a denser residential land use, which is a logical extension of the existing Medium Density Residential to the west.
8. The project site is also located within the Highway 79 Policy Area. The project will be in conformance through mitigation described in the accompanying Mitigated Negative Declaration and restated as follows:
 - Prior to building permit issuance of any implementing project, the applicant shall participate in any adopted fee program established by the County intended to address the Highway 79 Policy Area. In the event an adopted fee program is not established, the implementing project shall satisfy one the conditions below or the applicant may voluntarily participate in providing a fee, as approved by the TLMA Director, that the County can use to build additional transportation infrastructure or acquire open space to offset the project's incremental impacts on the Highway 79 Policy Area.
 - Prior to approval of an implementing project, the applicant shall demonstrate to the satisfaction of the Director of Transportation, consistency with the Highway 79 Policy Area by demonstrating that the allowable number of residential dwelling units has been determined utilizing the most recent edition of the ITE (Institute of Transportation Engineers) Trip Generation in consideration of (a) transportation demand management (TDM) measures; (b) product types; (c) transportation improvements; or (d) any combination of (a), (b) and (c), such that the project is generating an amount equal to or less than the average daily vehicle trips that would have been generated if the project were constructed at a density of 9% below the midpoint of the density dictated by the existing General Plan Land Use designation. This mitigation does not apply to implementing projects which propose a non-residential land use development.
 - If the Highway 79 policy is amended, the applicant shall be entitled to, at the applicant's request, the benefit of having this mitigation amended in a corresponding fashion with the requirement of possible further CEQA action/review. If the Highway 79 policy is repealed, these mitigations shall automatically terminate.
9. The Riverside County General Plan is the guiding document which enables the orderly and managed growth throughout the County. Policy LU 3.1(b) of the General Plan Land Use element states, "Assist in and promote the development of infill and underutilized parcels which are located in the Community Development areas, as identified on the General Plan Land Use Map." This General Plan Amendment will result in changing the project site from one Foundation Component to another and also the Land Use Designation from Rural Residential to Medium Density Residential. As a result, this change in Land Use will further the General Plan's goals though enabling a compatible infill residential development project in a logical location.
10. Policy LU 22.4 of the General Plan Land Use element states, "Accommodate the development of a variety of housing types, styles and densities that are accessible to and meet the needs of a range of lifestyles, physical abilities, and income levels." This Amendment will result in a land use

change to enable a denser development in conjunction with a future implementing project. The change will allow for a variety of housing product types and a blend residential lot sizes for the area. As a result, this proposed Amendment will further contribute to achieving this goal and as such, is consistent with the General Plan.

11. Policy LU 8.1 of the General Plan Land Use element states, "Provide for permanent preservation of open space lands that contain important natural resources, hazards, water features, watercourses, and scenic and recreational values." and Policy LU 8.4 states, "Allow clustering and/or density transfers in order to preserve open space, natural resources, and/or biologically sensitive resources." The project site is 162.85 gross acres in area and is entirely located within MSHCP Criteria Cell No. 5074. Approximately 50 – 55 acres of the southern portion of the site will be permanently conserved. As a result of this conservation requirement, a density transfer of residential units, from what would be allowed to be developed across the entire site, under the MDR (2-5 du/ac) Land Use Designation, will be allowed to be developed within the remaining 112.85 acre portion of the site. This project will result in the permanent dedication of approximately 50 – 55 acres for open space conservation purposes and will be allowed a density transfer, to be implemented during the time of a future project, which is consistent with the Land Use Policies of the Riverside County General Plan.
12. Appendix B: General Planning Principles, within the Riverside County General Plan, consists of seven (7) categories, including Community Development, Environmental Protection, Transportation, Community Design, Agricultural, Rural Development, and Economic Development. As provided in this staff report, County staff has concluded that this project is consistent with each of these planning principle categories.
13. The project site has a zoning classification of R-R (Rural Residential).
14. The project site is surrounded by properties which have a zoning classification of R-R (Rural Residential) to the north, south, east, and west.
15. This Change of Zone will result in a new zoning classification of R-4 (Planned Residential).
16. The project site is located within Criteria Cell No. 5074 of the Multiple Species Habitat Conservation Plan ("MSHCP"). Approximately 50 – 55 acres of the project site on the south, has been identified as conservation area and will not be developed.
17. In accordance with AB 52, notices were mailed to all requesting Tribes on September 2, 2015. County Staff received no requests for consultation on this project.
18. The project site is located within a "Low" wildfire hazard zone.
19. Fire protection and suppression services will be available for the site through Riverside County Fire Department. It is not located with a State Responsibility Area.
20. Environmental Assessment No. 41828 identified the following potentially significant impacts:
 - a. Transportation/Traffic

These listed impacts will be fully mitigated in the environmental assessment. No other significant impacts were identified.

CONCLUSIONS:

1. The proposed project is in conformance with the Community Development: Medium Density Residential (2-5 du/ac) Land Use, and with all other elements of the Riverside County General Plan.
2. The proposed project is consistent with the R-4 (Planned Residential) zoning classification of Ordinance No. 348, and with all other applicable provisions of Ordinance No. 348.
3. The public's health, safety, and general welfare are protected through project design.
4. The proposed project is compatible with the present and future logical development of the area.
5. The proposed project will not have a significant negative effect on the environment.
6. The proposed project will contribute to the assemblage of the Western Riverside County Multiple Species Habitat Conservation Plan ("WRCMSHCP"), through conservation of approximately 50 – 55 acres of the project site.

INFORMATIONAL ITEMS:

1. As of this writing, no letters, in support or opposition have been received.
2. The project site **is not** located within:
 - a. The boundaries of a City; or
 - b. An Airport Influence Area ("AIA"); or
 - c. A 100-year flood plain, an area drainage plan, or dam inundation area; or
 - d. County Service Area ("CSA"); or
 - e. A "High" wildfire hazard zone; or
 - f. A State Responsibility area.
3. The project site **is** located within:
 - a. The City of Menifee's sphere of influence; and
 - b. Criteria Cell No. 5074 of the Multi-Species Habitat Conservation Plan ("MSHCP"); and
 - c. "Low" liquefaction area.
4. The project site is currently designated as Assessor's Parcel Number: 472-070-001.

2
3 **RESOLUTION NO. 2015-018**
4 **RECOMMENDING ADOPTION OF**
5 **GENERAL PLAN AMENDMENT NO. 998**
6

7 **WHEREAS**, pursuant to the provisions of Government Code Section(s) 65350/65450 et. seq.,
8 public hearings were held before the Riverside County Planning Commission in Riverside, California on
9 October 21, 2015, to consider the above-referenced matter; and,

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

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

17 **BE IT RESOLVED, FOUND, DETERMINED, AND ORDERED** by the Planning
18 Commission of the County of Riverside, in regular session assembled on October 21 2015, that it has
19 reviewed and considered the environmental document prepared or relied on and recommends the
20 following based on the staff report and the findings and conclusions stated therein:
21

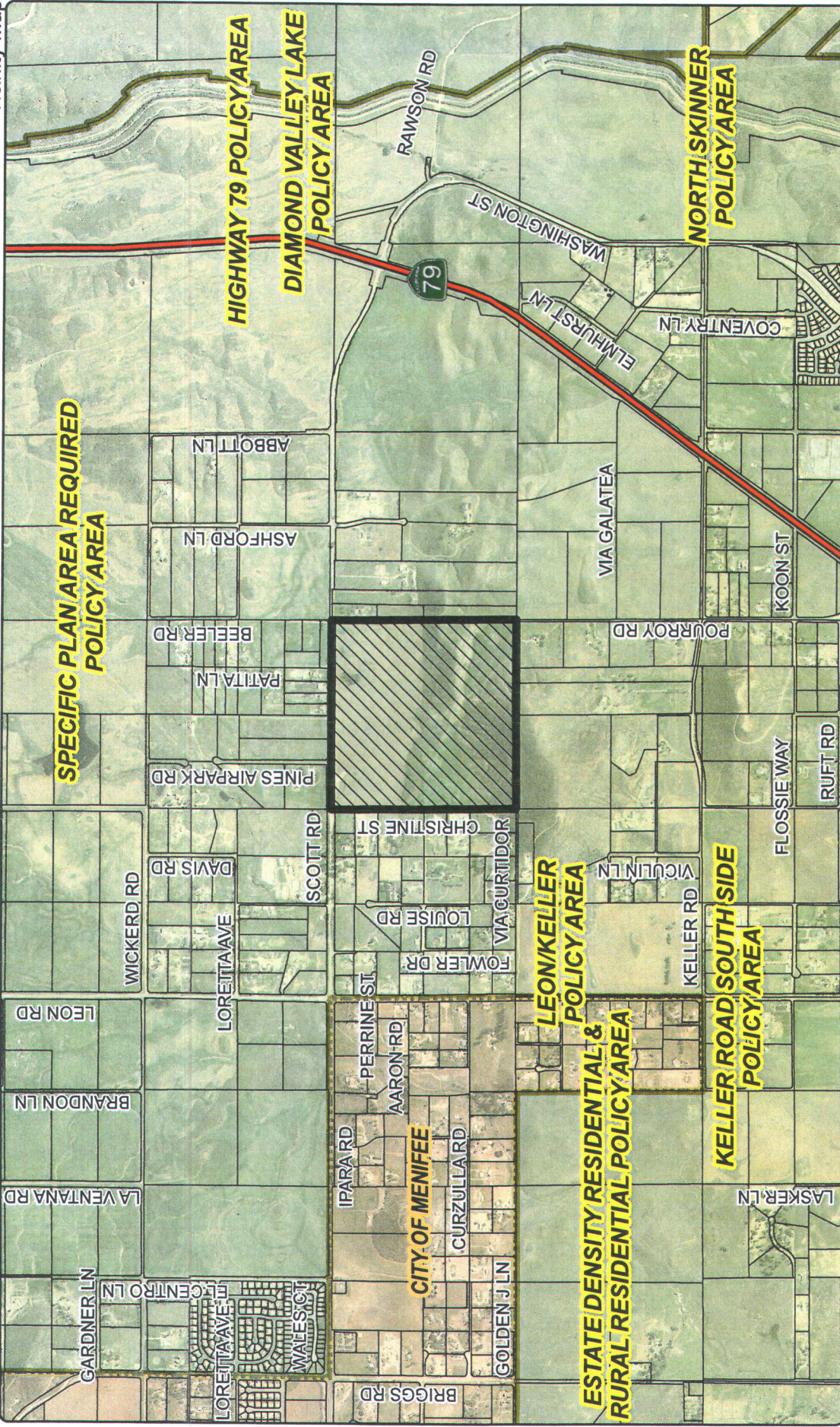
22 **ADOPTION** of the Mitigated Negative Declaration environmental document, Environmental
23 Assessment File No. 41828; and
24

25 **ADOPTION** of General Plan Amendment No. 998
26
27
28

**RIVERSIDE COUNTY PLANNING DEPARTMENT
CZ07865 GPA00998
VICINITY/POLICY AREAS**

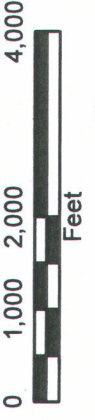
Supervisor Washington
District 3

Date Drawn: 09/21/2015
Vicinity Map



Zoning Area: French Valley

Author: Vinnie Nguyen



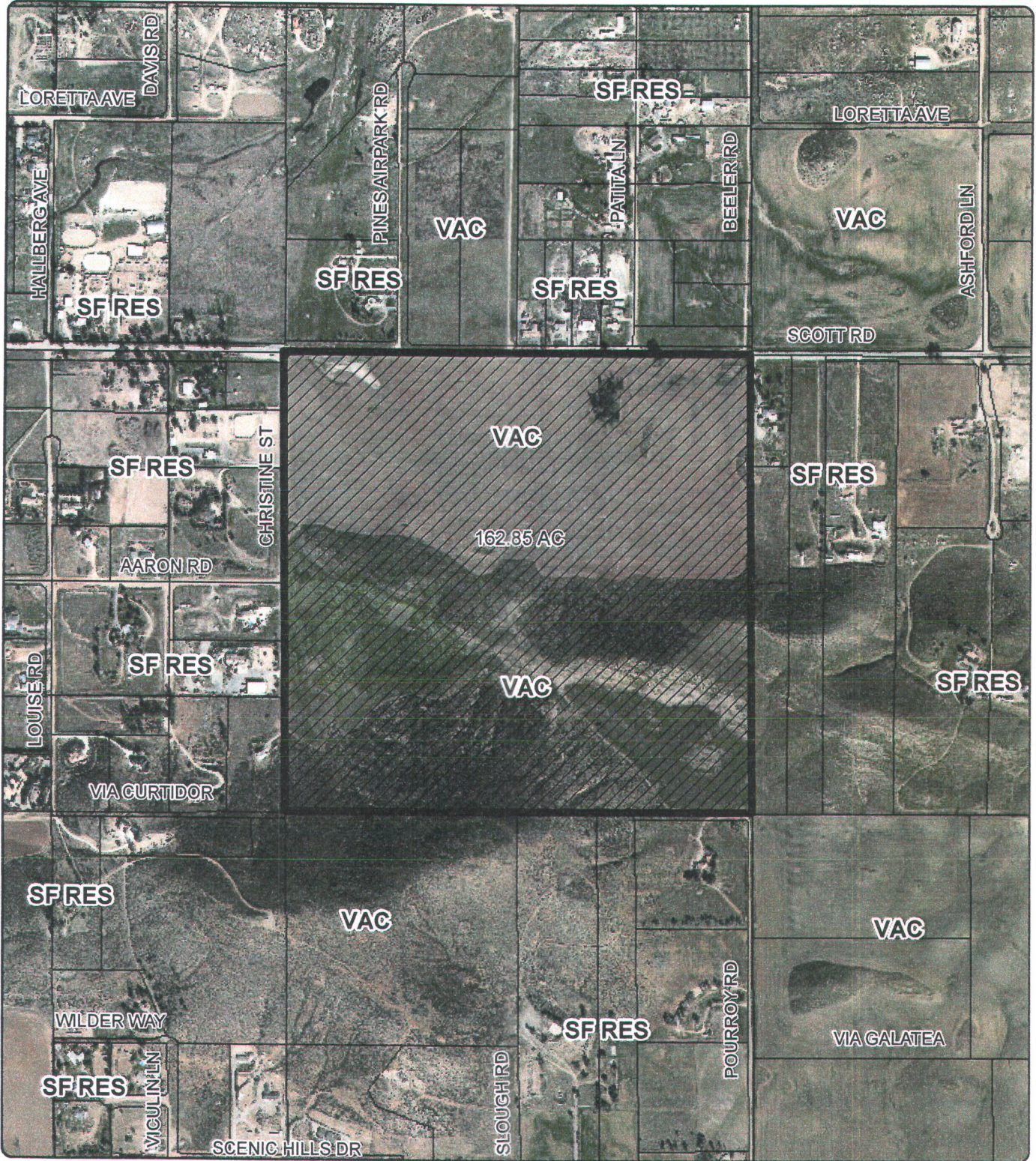
DISCLAIMER: On October 7, 2003, the County of Riverside adopted a new General Plan providing for land use designations for unincorporated Riverside County. The County of Riverside is not responsible for the accuracy of the information provided for other zoning purposes. For further information, please contact the Riverside County Planning Department offices in Riverside at (951)955-3200 (Western County) or in Palm Desert at (760)965-8277 (Eastern County) or Website: <http://www.informacion.ca.gov>

RIVERSIDE COUNTY PLANNING DEPARTMENT
CZ07865 GPA00998

Supervisor Washington
District 3

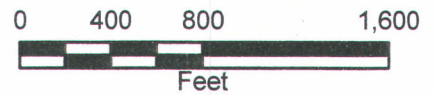
Date Drawn: 09/21/2015
Exhibit 1

LAND USE



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 type of land use than is provided for under existing zoning. For further information, please contact the Riverside County Planning Department offices in Riverside at (951)955-3200 (Western County) or in Palm Desert at (760)863-8277 (Eastern County) or Website <http://planning.rctima.org>

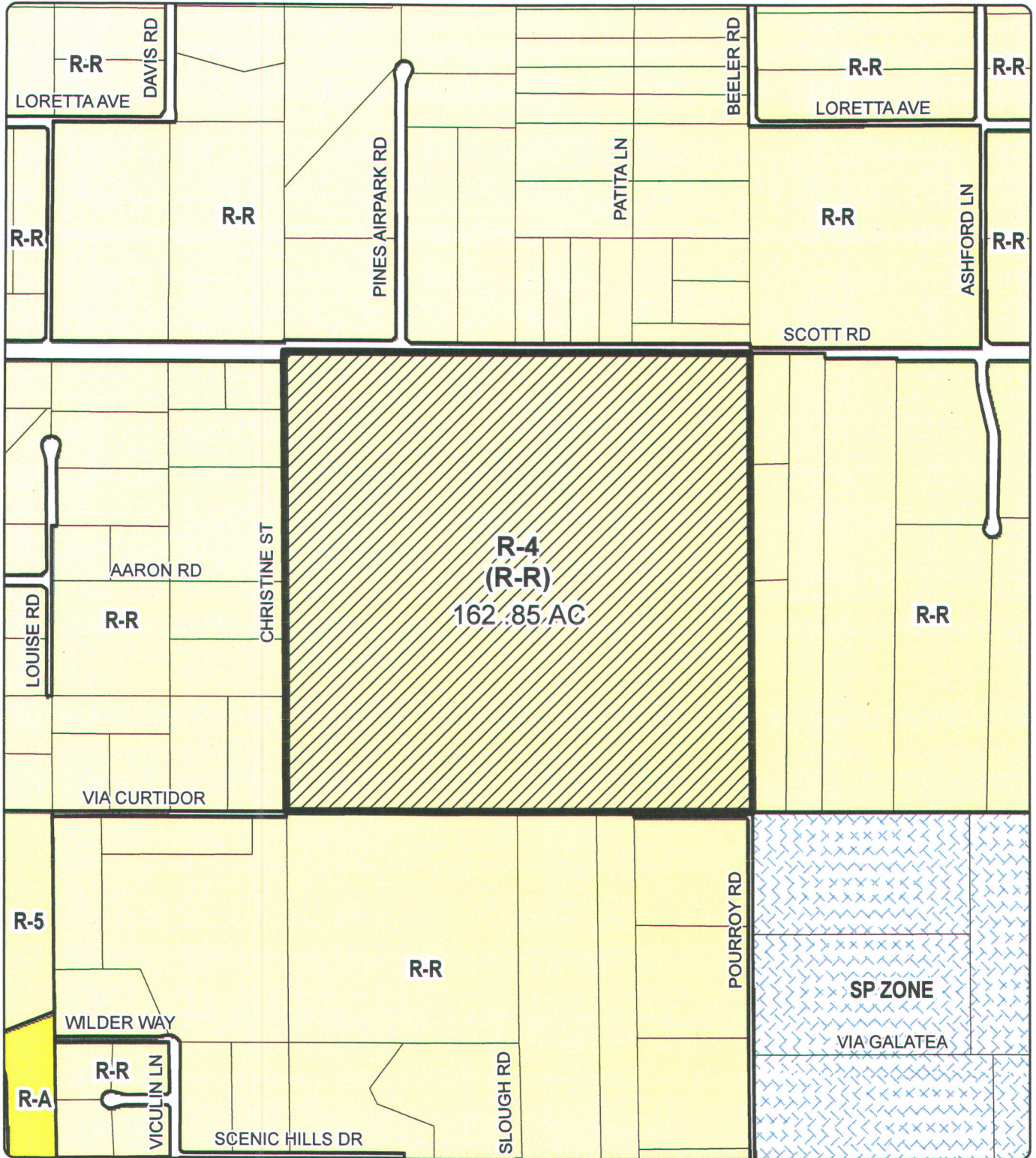
RIVERSIDE COUNTY PLANNING DEPARTMENT

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Supervisor Washington
District 3

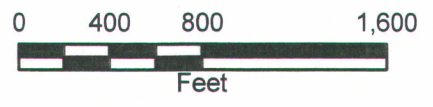
Date Drawn: 09/21/2015
Exhibit 3

PROPOSED ZONING



Zoning Area: French Valley

Author: Vinnie Nguyen



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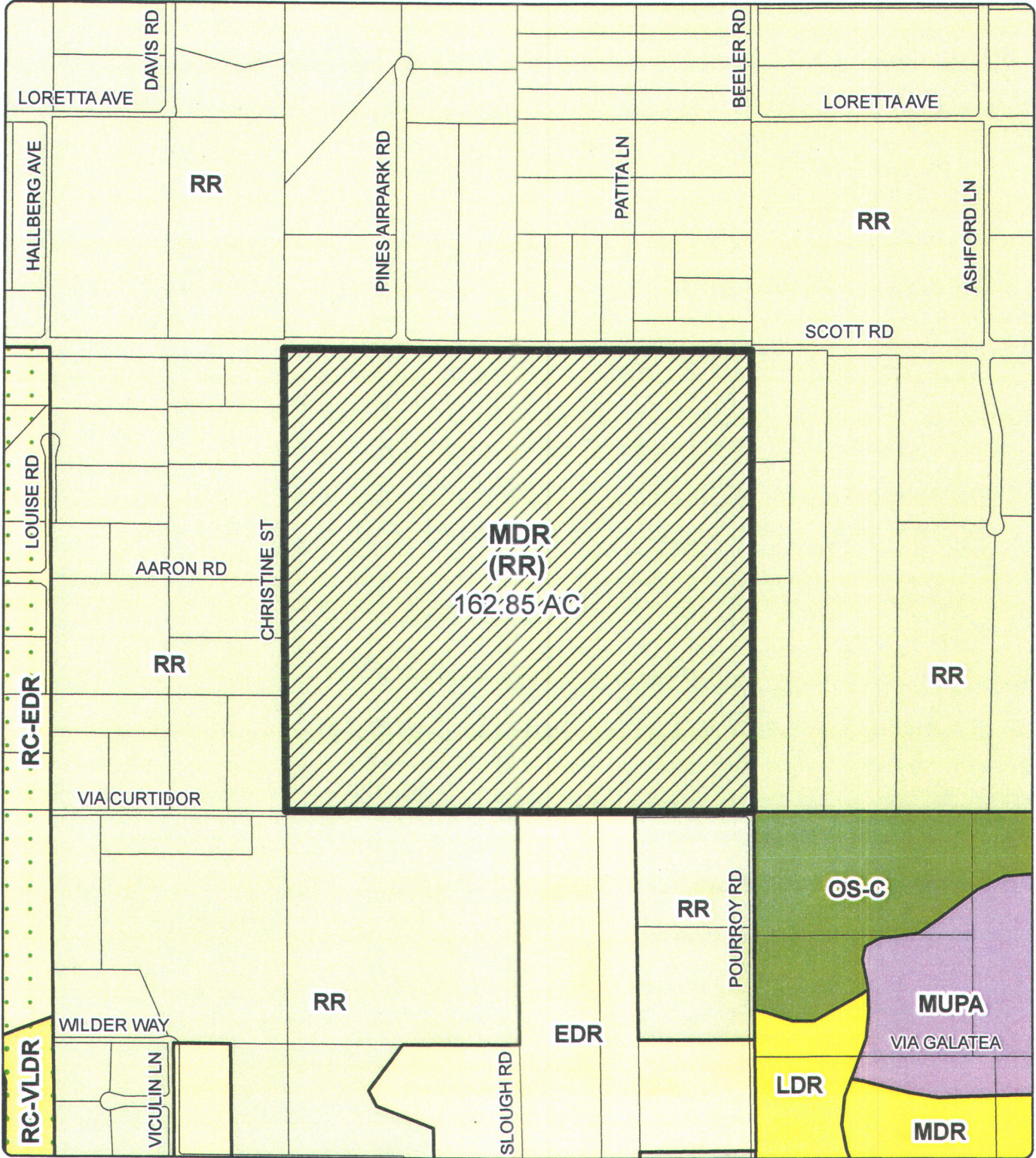
RIVERSIDE COUNTY PLANNING DEPARTMENT

CZ07865 GPA00998

PROPOSED GENERAL PLAN

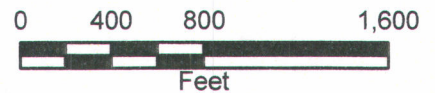
Supervisor Washington
District 3

Date Drawn: 09/21/2015
Exhibit 6



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 type of land use than is provided for under existing zoning. For further information, please contact the Riverside County Planning Department offices in Riverside at (951)955-3200 (Western County) or in Palm Desert at (760)863-8277 (Eastern County) or Website <http://planning.rctjma.org>

COUNTY OF RIVERSIDE

ENVIRONMENTAL ASSESSMENT FORM: INITIAL STUDY

Environmental Assessment Number: 41828
Project Cases: General Plan Amendment No. 998 & Change of Zone No. 7865
Lead Agency Name: County of Riverside Planning Department
Lead Agency Address: P.O. Box 1409, Riverside, CA 92502-1409
Lead Agency Contact Person: John Earle Hildebrand III
Lead Agency Telephone Number: (951) 955-1888
Applicant Name: Andy Domenigoni
Applicant Address: 31851 Winchester Road, Winchester, CA 92596
Applicant Telephone Number: (951) 926-6924

I. PROJECT INFORMATION

- A. Project Description:** Proposal to amend the project site's General Plan Foundation Component from Rural (R) to Community Development (CD), amend its Land Use Designation from Rural Residential (RR) (5-acre minimum) to Medium Density Residential (MDR) (2-5 du/ac) and change the project site's zoning classification from R-R (Rural Residential) to R-4 (Planned Residential) on one parcel, totaling 162.85 acres.
- B. Type of Project:** Site Specific ; Countywide ; Community ; Policy .
- C. Total Project Area:** 162.85 acres
- D. Assessor's Parcel No:** 472-070-001
- E. Street References:** North of Keller Road, south of Scott Road, east of Christine Street, and west of Highway 79 / Winchester Road
- F. Section, Township & Range Description:** Section 20, Township 6 South, Range 2 West
- G. Brief description of the existing environmental setting of the project site and its surroundings:** No existing structures on site, vacant land. Agricultural land, chaparral, coastal sage scrub, grassland.

II. APPLICABLE GENERAL PLAN REGULATIONS

A. General Plan Elements/Policies:

- 1. Land Use:** This project includes a Regular General Plan Foundation Component Amendment, a General Plan Entitlement/Policy Amendment, and a Change of Zone only. There are no additional implementing development plans associated with this project. This 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.
 8. **Healthy Communities:** The project is consistent with the policies of the Healthy Communities Element.
- B. General Plan Area Plan:** Southwest
- C. General Plan Foundation Component (Existing):** Rural (R)
- D. General Plan Land Use Designation (Existing):** Rural Residential (RR) (5-acre minimum)
- E. General Plan Foundation Component (Proposed):** Community Development (CD)
- F. General Plan Land Use Designation (Proposed):** Medium Density Residential (MDR) (2-5 du/ac)
- G. Overlay(s), if any:** None
- H. Policy Area(s), if any:** Highway 79
- I. Adjacent and Surrounding:**
1. **Area Plan(s):** Harvest Valley/Winchester and Southwest
 2. **Foundation Component(s):** Rural to the west, north, and east, Community Development to the south
 3. **Land Use Designation(s):** Rural Residential (RR) (5 acre minimum) to the west, north, and east, Estate Density Residential (EDR) (2 acre minimum) to the south
 4. **Overlay(s), if any:** None
 5. **Policy Area(s), if any:** Highway 79
- J. Adopted Specific Plan Information**
1. **Name and Number of Specific Plan, if any:** None
 2. **Specific Plan Planning Area, and Policies, if any:** None
- K. Zoning (Existing):** R-R (Rural Residential)
- L. Zoning (Proposed):** R-4 (Planned Residential)
- M. Adjacent and Surrounding Zoning:** R-R (Rural Residential) to the north, south, east, and west

III. ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED

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

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

IV. DETERMINATION

On the basis of this initial evaluation:

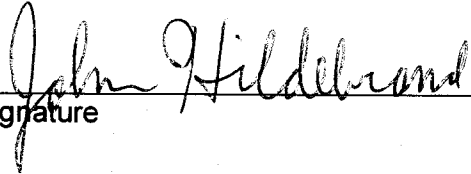
A PREVIOUS ENVIRONMENTAL IMPACT REPORT/NEGATIVE DECLARATION WAS NOT PREPARED

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

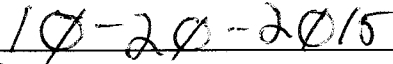
A PREVIOUS ENVIRONMENTAL IMPACT REPORT/NEGATIVE DECLARATION WAS PREPARED

- I find that although the proposed project could have a significant effect on the environment, **NO NEW ENVIRONMENTAL DOCUMENTATION IS REQUIRED** because (a) all potentially significant effects of the proposed project have been adequately analyzed in an earlier EIR or Negative Declaration pursuant to applicable legal standards, (b) all potentially significant effects of the proposed project have been avoided or mitigated pursuant to that earlier EIR or Negative Declaration, (c) the proposed project will not result in any new significant environmental effects not identified in the earlier EIR or Negative Declaration, (d) the proposed project will not substantially increase the severity of the environmental effects identified in the earlier EIR or Negative Declaration, (e) no considerably different mitigation measures have been identified and (f) no mitigation measures found infeasible have become feasible.
- I find that although all potentially significant effects have been adequately analyzed in an earlier EIR or Negative Declaration pursuant to applicable legal standards, some changes or additions are necessary but none of the conditions described in California Code of Regulations, Section 15162 exist. An **ADDENDUM** to a previously-certified EIR or Negative Declaration has been prepared and will be considered by the approving body or bodies.
- I find that at least one of the conditions described in California Code of Regulations, Section 15162 exist, but I further find that only minor additions or changes are necessary to make the previous EIR adequately apply to the project in the changed situation; therefore a **SUPPLEMENT TO THE ENVIRONMENTAL IMPACT REPORT** is required that need only contain the information necessary to make the previous EIR adequate for the project as revised.
- I find that at least one of the following conditions described in California Code of Regulations, Section 15162, exist and a **SUBSEQUENT ENVIRONMENTAL IMPACT REPORT** is required: (1)

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



Signature



Date

John Earle Hildebrand III, *Project Planner*
Printed Name

For: Steve Weiss, AICP – *Planning Director*

V. ENVIRONMENTAL ISSUES ASSESSMENT

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

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
AESTHETICS Would the project				
1. Scenic Resources				
a) Have a substantial effect upon a scenic highway corridor within which it is located?	<input type="checkbox"/>	<input type="checkbox"/>	<input 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 8 in the Southwest Area Plan - "Scenic Highways"

Findings of Fact:

a-b) Pursuant to the Riverside County General Plan Figure 8 in the Southwest Area Plan – "Scenic Highways" exhibit, the project site is not located adjacent any designated scenic highways.

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

Mitigation: No mitigation is required

Monitoring: No monitoring is required

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

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Source: GIS database, Ord. No. 655 (Regulating Light Pollution), Riverside County General Plan Figure 5 in the Southwest Area Plan – “Mt. Palomar Nighttime Lighting Policy”

Findings of Fact:

a) Pursuant to the Riverside County General Plan Figure 5 in the Southwest Area Plan – “Mt. Palomar Nighttime Lighting Policy” exhibit, the project site is located within Zone b. Any implementing project will be required to comply with Riverside County Ordinance No. 655, which is intended to restrict the use of certain light sources from emitting light spread into the night sky, resulting in undesirable light glow, which can negatively affect astronomical observations and research.

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

Mitigation: No mitigation is required

Monitoring: No monitoring is required

3. Other Lighting Issues

a) Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Expose residential property to unacceptable light levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source: On-site Inspection, Project Application Description

Findings of Fact:

a-b) A change in residential density from 1 dwelling unit per 5 acre minimum to 2-5 dwelling units per 1 acre minimum will result in the implementation of more lighting at build-out. Lighting requirements and any subsequent restrictions will be reviewed in conjunction with a future implementing project’s lighting plan.

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

Mitigation: No mitigation is required

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

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

Findings of Fact:

a) Pursuant to the Riverside County General Plan Figure OS-2 "Agricultural Resources" exhibit, a portion of the project site in the north is located within an area designated as "Unique Farmland" with the remainder of the site designated as "Other Farmland". The California State Department of Conservation makes these designations based on soil types and land use designations. The project site is currently zoned R-R (Rural Residential), which does allow for a variety of commercial farming uses. However, half of the site to south is located within fairly steep terrain, making crop farming generally unfeasible. Furthermore, the surrounding properties are all zoned for residential use and the areas to the north and west contain residential dwelling units. As a result, the project site is not conducive to support agricultural uses.

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

b) There are no Williamson Act contracts on the site, and neither the zoning nor the land use designations are Agriculture. There are no impacts.

c-d) The properties surrounding the project site are zoned residential. There are no 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

5. Forest

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

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

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?

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

Findings of Fact:

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

Mitigation: No mitigation is required

Monitoring: No monitoring is required

AIR QUALITY Would the project

6. Air Quality Impacts

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

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

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

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

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

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

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Source: SCAQMD CEQA Air Quality Handbook

Findings of Fact:

a-f) The proposed land use change will result in an increase in population and/or vehicle trips at time of build-out, based upon the proposed residential density change. However, there is no development plan associated with the project at this time. During the review of a future implementing project, appropriate air quality impact mitigation measures will be imposed upon the project.

There are no point source air pollution emitters within one mile of the project site.

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

Mitigation: No mitigation is required

Monitoring: No monitoring is required

BIOLOGICAL RESOURCES Would the project

7. Wildlife & Vegetation

a) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Conservation Community Plan, or other approved local, regional, or state conservation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Have a substantial adverse effect, either directly or through habitat modifications, on any endangered, or threatened species, as listed in Title 14 of the California Code of Regulations (Sections 670.2 or 670.5) or in Title 50, Code of Federal Regulations (Sections 17.11 or 17.12)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input 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"/>

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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) The project site is located within Criteria Cell No. 5074 of the Multiple Species Habitat Conservation Plan ("MSHCP") Boundary and as a result, is subject to the Regional Conservation Authority ("RCA") review. Furthermore, the project site is part of Cell Group "U", which is a contribution area to the assembly of Proposed Constrained Linkage 17. This linkage area will connect to areas south of the project site and extend both east and west. A Habitat Acquisition and Negotiation Strategy ("HANS") LITE application (No. HANS02237) was submitted on May 12, 2015 and resulted in the southern portion of the project site being required for conservation. The applicant and has agreed to conserve a 50 to 55 acre portion within the southern area of the project site. This project includes a General Plan Amendment and Zone Change only, there is no accompanying implementing project at this time. A final configuration of the conservation area will be established at the time a development application is submitted. The conservation area will be transferred to the RCA through recordation of a final map. The final configuration will be subject to review and approval under the full HANS review process; however, the County shall not seek more than the acreage of conservation described above. As a result, impacts associated with this project are considered less than significant.

Mitigation: No mitigation is required

Monitoring: No monitoring is required

CULTURAL RESOURCES Would the project

8. Historic Resources

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

Source: On-site Inspection, Project Application Materials

Findings of Fact:

a-b) 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 and Zoning Classification of 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,

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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or build on the property is submitted, a subsequent review and EA shall be prepared assessing potential ground disturbing cultural impacts. As a result, impacts associated with this project are considered less than significant.

Mitigation: No mitigation is required

Monitoring: No monitoring is required

9. Archaeological Resources

a) Alter or destroy an archaeological site.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to California Code of Regulations, Section 15064.5?	<input type="checkbox"/>	<input type="checkbox"/>	<input 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 type="checkbox"/>	<input checked="" type="checkbox"/>
d) Restrict existing religious or sacred uses within the potential impact area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Cause a substantial adverse change in the significance of a tribal cultural resource as defined in Public Resources Code 21074?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source: Riverside County Parcel Report

Findings of Fact:

a-e) Pursuant to SB-18 requirements, Riverside County staff previously requested a list from the Native American Heritage Commission ("NAHC") of tribes whose historical extent includes the project site. Consultation request notices were sent to each of the Native American Tribes on the list on May 18, 2015. SB-18 provides for a 90-day review period in which all noticed tribes may request consultation regarding the proposed project. County staff received no consultation requests for this project during the 90-day review period. However, the Pechanga Tribe has requested in general, that when any Riverside County projects are located within their designated historical tribal extent, they are contacted for potential consultation.

New State legislation, AB-52, became effective on July 1, 2015. This legislation requires a lead agency to notify any Native American Tribe who has requested to consult, within 30-days after a project is deemed complete, unless an environmental Notice of Preparation ("NOP") was posted prior to July 1, 2015. This project includes the preparation of a Mitigated Negative Declaration of environmental effects, which was prepared after September 1, 2015. As a result, AB-52 notices were mailed to all requesting tribes on September 2, 2015, in compliance with the new legislation. County Staff received no requests for consultation on this project.

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

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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submitted, a subsequent Environmental Analysis shall be prepared, to assess the potential impacts. As a result, impacts associated with this project are considered less than significant.

Mitigation: No mitigation is required

Monitoring: No monitoring is required

10. Paleontological Resources

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

Source: Riverside County Parcel Report

Findings of Fact:

a) Pursuant to the Riverside County General Plan, Figure OS-8, the project site is primarily located within an area designated as "Low" and "Undetermined" Sensitivity. Prior to site disturbance and during the time of an implementing project, analysis through the preparation of a Biological Study and Cultural Resource Study may be required.

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

Mitigation: No mitigation is required

Monitoring: No monitoring is required

GEOLGY AND SOILS Would the project

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

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

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

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

Findings of Fact:

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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a-b) Pursuant to the Riverside County General Plan Figure S-2 "Earthquake Fault Study Zones" exhibit, the project site is not located within close proximity to any fault zones. As a result, there will be no impacts.

Mitigation: No mitigation is required

Monitoring: No monitoring is required

12. Liquefaction Potential Zone

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

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

Findings of Fact:

a) Pursuant to the Riverside County General Plan Figure S-3 "Generalized Liquefaction" exhibit, a portion of the project site to the north is identified "Low Liquefaction" and a small portion of the project site in the southeast is also identified as "Low Liquefaction". The remainder of the project site shows no mapped liquefaction zones.

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

Mitigation: No mitigation is required

Monitoring: No monitoring is required

13. Ground-shaking Zone

a) Be subject to strong seismic ground shaking?

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 and Zoning Classification of 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

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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subdivide, grade, or build on the property 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) Pursuant to the Riverside County General Plan Figure S-5 "Regions Underlain by Steep Slope" exhibit, a portion of the site towards the southern end is characterized as having Steep Slopes in the 25-30% slope angle range. However this portion of the site is designated for conservation and will not be developed. The remaining developable portion of the site has a gradual incline towards the south and is less than 15% slope angle.

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

Mitigation: No mitigation is required

Monitoring: No monitoring is required

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"

Findings of Fact:

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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a) Pursuant to the Riverside County General Plan Figure S-7 "Documented Subsidence Areas Map" exhibit, a portion of the project site to the north is identified as "Susceptible" and a small portion of the project site in the southeast is also identified as "Susceptible". This project includes a General Plan Land Use Amendment and Change of Zone only, there is no implementing project. As a result, no people or structures will be exposed to adverse effects associated with the subsidence zone. Additionally, any future development will be required to comply with the California Building Code, as it relates to development within the proximity of a fault zone and ground subsidence potential. There will be no impacts.

Mitigation: No mitigation is required

Monitoring: No monitoring is required

16. Other Geologic Hazards

a) Be subject to geologic hazards, such as seiche, mudflow, or volcanic hazard?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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, the site is not located within proximity of any other geological hazards or risks. As a result, there are no impacts.

Mitigation: No mitigation is required

Monitoring: No monitoring is required

17. Slopes

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

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

Findings of Fact:

a-c) Pursuant to the Riverside County General Plan Figure S-5 "Regions Underlain by Steep Slope" exhibit, a portion of the site towards the southern end is characterized as having Steep Slopes in the 25-30% slope angle range. However this portion of the site is designated for conservation and will not be developed. The remaining developable portion of the site has a gradual incline towards the south and is less than 15% slope angle.

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

Mitigation: No mitigation is required

Monitoring: No monitoring is required

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. The project will result in an increase to the density of the property from 5 acre minimum lot size to 2-5 dwelling units per acre. Once a development proposal or land use application to subsequently subdivide, grade, or build on the property is submitted, a subsequent review and EA shall be prepared assessing potential impacts. As a result, there will be no 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

Findings of Fact:

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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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 land Use Designation and Zoning Classification of 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 is submitted, a subsequent review and EA shall be prepared assessing potential impacts. As a result, there will be no impacts.

Mitigation: No mitigation is required

Monitoring: No monitoring is required

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

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

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

Findings of Fact:

a) Pursuant to the Riverside County General Plan Figure S-8 "Wind Erosion Susceptibility Map" exhibit, the project site is located within an area of "Moderate" wind erosion.

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

Mitigation: No mitigation is required

Monitoring: No monitoring is required

GREENHOUSE GAS EMISSIONS Would the project

21. Greenhouse Gas Emissions

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

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

Source: Riverside County General Plan

Findings of Fact:

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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a-b) This project will result in a General Plan Land Use Amendment from Rural Residential (RR) (5-acre minimum) to Medium Density Residential (MDR) (2-5 du/ac) and a change the project site's Zoning Classification from R-R (Rural Residential) to R-4 (Planned Residential). This could increase the density of single family homes in the area and result in the generation of additional vehicle trips to and from the project site. Trip generation and subsequent mitigation measures will be analyzed in conjunction with a future implementing project.

This is a programmatic level CEQA analysis. At this stage, the project does not provide the opportunity for physical disturbance of the site, as there is no associated development project. This project will result in an amendment to the site's General Plan Foundation Component, Land Use Designation, and Zone Classification, which could eventually lead to development on the property. Should a development proposal or land use application for subdividing, grading, or construction of the site be submitted, a subsequent Environmental Analysis shall be prepared, to assess the potential impacts. Additionally, any future implementing project on this site will be required to comply with California's AB-32 greenhouse gas reduction requirements as well as Riverside County's Climate action Plan. Many of the identified potential mitigation measures resulting from GHG impacts are implemented during the construction phase of the project. As a result, impacts associated with this project are considered less than significant.

Mitigation: No mitigation is required

Monitoring: No monitoring is required

HAZARDS AND HAZARDOUS MATERIALS Would the project

22. Hazards and Hazardous Materials

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

Source: Riverside County Parcel Report

Findings of Fact:

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

c) The project will result in higher development intensity of the site than was proposed in the General Plan in 2003. The increase in density may result in an overburden of streets previously identified as evacuation routes for other projects. However, the Transportation Department will require any future development proposals on the site, to add mitigation to those projects to assure the streets will accommodate adequate emergency provisions. As a result, impacts associated with this project are considered less than significant.

Mitigation: No mitigation is required

Monitoring: No monitoring is required

23. Airports	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Result in an inconsistency with an Airport Master Plan?	<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 checked="" type="checkbox"/>	<input type="checkbox"/>

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

Findings of Fact:

a-d) Pursuant to the Riverside County General Plan Figure S-19 "Airport Locations" exhibit, the project site is not located within an Airport Influence Area ("AIA") or compatibility zone and does not require review by the Airport Land Use Commission ("ALUC"). However, a private airstrip, "Pines Airpark Airport" is located to the northwest of the project site. The airstrip includes a single runway with a length of 2,500-feet, width of 150-feet, and is unpaved, consisting of compacted sod and grass. Due to its relatively short runway length, it can support only single-engine aircraft.

This is a programmatic CEQA analysis and as such, no technical studies pertaining to the airpark have been prepared, as there is no accompanying implementing project and therefore will be no ground disturbance at this time. During the time of a future project, an analysis will need to be

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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prepared to review potential impacts from the airport. The analysis shall include a review of the airport perimeter area, approach zones, and noise impacts. A standard disclosure notice stating proximity to an airport, shall also be provided to all new property owners. As a result, impacts are considered less than significant.

Mitigation: No mitigation is required

Monitoring: No monitoring is required

24. Hazardous Fire Area

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

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

Findings of Fact:

a) Pursuant to the Riverside County General Plan Figure S-11 "Wildfire Susceptibility" exhibit, the project site is not located within a "High" Wildfire Susceptibility Area or State Responsibility Area. As a result, there will be no impacts.

Mitigation: No mitigation is required

Monitoring: No monitoring is required

HYDROLOGY AND WATER QUALITY Would the project

25. Water Quality Impacts

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

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

c) Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?

d) Create or contribute runoff water that would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?

e) Place housing within a 100-year flood hazard

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
area, as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?				
f) Place within a 100-year flood hazard area structures which would impede or redirect flood flows?	<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) Pursuant to the Riverside County General Plan Figure S-9 "100- and 500-Year Flood Hazard Zones" exhibit, the project site is not located within either a 100-year or 500-year floodplain zone. Approval of this project will result in a land use change only. There is no grading proposed at this time that would alter any flows, violate any standards, impact ground water resources, create any runoff, or require any BMP's. No additional studies of the current conditions were conducted because there is no accompanying development project. Should a development proposal or land use application for subdividing, grading, or construction of the site be submitted, a subsequent Environmental Assessment shall be prepared, to determine potential impacts. As a result, there will be no impacts.

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"/>

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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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) Pursuant to the Riverside County General Plan Figure S-9 "100- and 500-Year Flood Hazard Zones" exhibit, the project site is not located within either a 100-year or 500-year floodplain zone. Diamond Valley Lake is located approximately 2.5 miles to the northeast of the project site. The project site is not located within the Diamond Valley Lake Dam Inundation zone. Approval of this project will result in amending the General Plan Foundation Component, Land Use Designation, and changing the Zoning Classification. There is no grading proposed at this time that would alter any flows, violate any standards, impact ground water resources, create any runoff, or require any BMP's. No additional studies of the current conditions were conducted because there is no accompanying development project. Should a development proposal or land use application for subdividing, grading, or construction of the site be submitted, a subsequent Environmental Analysis shall be prepared, to assess the potential impacts. As a result, there will be no impacts.

Mitigation: No mitigation is required

Monitoring: No monitoring is required

LAND USE/PLANNING Would the project

27. Land Use

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

Source: Riverside County Parcel Report

Findings of Fact:

a) This General Plan Amendment will result in a General Plan Foundation Component change from Rural (R) to Community Development (CD), a General Plan Land Use change from Rural Residential (RR) (5-acre minimum) to Medium Density Residential (MDR) (2-5 du/ac), and a Change of Zone from R-R (Rural Residential) to R-4 (Planned Residential) on a single 162.85 acre parcel. The proposed land use amendment is a reasonable integration of smaller residential lot sizes along the Scott Road corridor, which is compatible with the other existing residential lots to the west. As a result, impacts associated with this project are considered less than significant.

b) The project site is located within close proximity to the City of Menifee and also the City of Murrieta. Furthermore, the project site is located within the sphere of influence boundary area for the City of Murrieta. This project was transmitted to the City of Murrieta for review, which resulted in no comments or concerns. As a courtesy, this project was also transmitted to the City of Menifee for their review, due to the proximity of the project site to their City boundary. The City of Menifee also had no comments or concerns regarding this project. As a result, impacts associated with this project are considered less than significant.

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

Monitoring: No monitoring is required

28. Planning

a) Be consistent with the site's existing or proposed zoning?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Be compatible with existing surrounding zoning?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Be compatible with existing and planned surrounding land uses?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Be consistent with the land use designations and policies of the General Plan (including those of any applicable Specific Plan)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Disrupt or divide the physical arrangement of an established community (including a low-income or minority community)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

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

Findings of Fact:

a-e) This General Plan Amendment will result in a General Plan Foundation Component change from Rural (R) to Community Development (CD), a General Plan Land Use change from Rural Residential (RR) (5-acre minimum) to Medium Density Residential (MDR) (2-5 du/ac), and a Change of Zone from R-R (Rural Residential) to R-4 (Planned Residential) on a single 162.85 acre parcel. The proposed land use amendment is a reasonable integration of smaller residential lot sizes along the Scott Road corridor, which is compatible with the other existing residential lots to the west.

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

Mitigation: No mitigation is required

Monitoring: No monitoring is required

MINERAL RESOURCES Would the project

29. Mineral Resources

a) Result in the loss of availability of a known mineral resource that would be of value to the region or the residents of the State?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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) Pursuant to the Riverside County General Plan Figure OS-5 "Mineral Resources Area" exhibit, the project site located within the "Unstudied" Mineral Resource Area. The area along Scott Road has never been mined or used for mineral extraction. Furthermore, the area is changing from agricultural use to residential; whereby any mining operations would be a incompatible.

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

Mitigation: No mitigation is required

Monitoring: No monitoring is required

NOISE Would the project result in

Definitions for Noise Acceptability Ratings

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

NA - Not Applicable

A - Generally Acceptable

B - Conditionally Acceptable

C - Generally Unacceptable

D - Land Use Discouraged

30. Airport Noise

a) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport would the 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

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Source: Riverside County General Plan Figure S-19 "Airport Locations," County of Riverside Airport Facilities Map

Findings of Fact:

a-b) Pursuant to the Riverside County General Plan Figure S-19 "Airport Locations," County of Riverside Airport Facilities Map exhibit, the project site not located within a designated Airport Influence Area ("AIA"); however, the Pines Airpark Airport, which is a private airstrip, is located to the northwest of the project site. This is a programmatic CEQA analysis and will result in a General Plan Amendment and Change of Zone only. There is no accompanying implementing project and therefore, no opportunity for ground disturbance at this time. During the time of a future implementing project, a noise analysis will be prepared and appropriate mitigation measures will be included in the project design. As a result, impacts are less than significant.

Mitigation: No mitigation is required

Monitoring: No monitoring is required

31. Railroad Noise

NA A B C D

Source: Riverside County GIS database,

Findings of Fact:

Pursuant to the Riverside County General Plan Figure C-1 "Circulation Plan" exhibit, the project site is not located near any railroads. As a result, 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: Riverside County GIS Database

Findings of Fact:

The project is not located near any highways. Interstate 215 is located approximately three miles to the west of the project site and Highway 79 is located approximately one mile to the west of the project site. Any noise generated from these Highways at this distance will be negligible. As a result, there will be no significant impacts from highway noise.

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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33. Other Noise

NA A B C D

Source: Riverside County 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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Exposure of persons to or generation of excessive ground-borne vibration or ground-borne noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

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

Findings of Fact:

a-d) This project will result is a land use change to denser residential, which will have a greater noise impact at build-out. However, all future onsite uses will be required to adhere to the Riverside County's allowable noise standards for Residential designations and will be analyzed at the time of an implementing project.

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

POPULATION AND HOUSING Would the project

35. Housing

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

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

Findings of Fact:

a-f) The existing General Plan Land Use of Rural Residential (RR) allows for development at a minimum of 1 dwelling unit per 5-acres. At maximum build-out under the existing land use over 162.85 acres, 32 lots could potentially be developed. This General Plan Amendment will result in a land use change to Medium Density Residential (MDR), which allows for development at 2-5 dwelling units per acre (du/ac). At build-out, this would result in a potential range between 325 and 814 dwelling units with a midpoint of 569 dwelling units over the same 162.85 acres.

A 50-55 acre portion of the southern area of the project site will not be developed, pursuant to MSHCP requirements. As a result, a density transfer will be allowed at the time of future development. The MDR range (2-5 du/ac) will be allowed to be calculated using the entire 162.85 acre site, but the developable area will be reduced to approximately 112.85 to 107.85 acres. The total number of allowed units across the entire 162.85 acres will be allowed for construction within the reduced developable area. The lot sizes, building foot prints, and architecture design will be reviewed through a separate future submittal of a Planned Residential application.

Appendix E, of the 2003 Riverside County General Plan, provides assumptions used for residential build-out densities and population projections. The increase in dwelling units will result in a potential midpoint population increase from the existing land use (RR) to the proposed land use (MDR) of 1,616 persons using the General Plan assumption of 3.01 residents per unit and calculated using the

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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following (3.01*569 units)-(3.01*32 units). This is a generalized average, calculated with standard values, codified in the Riverside County General Plan.

Currently, the project site is vacant; therefore, the project will not displace any existing housing nor will it affect an established redevelopment area. Once built-out, the project site could result in a population increase by approximately 1,616 persons; however, this change is a negligible increase to the overall population projections for Riverside County.

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

Mitigation: No mitigation is required

Monitoring: No monitoring is required

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

36. Fire Services

Source: Riverside County General Plan Safety Element

Findings of Fact:

The project site is currently vacant land, resulting in little need for public services at this time. However, there will be a net increase in dwelling units at the time of build-out, resulting from this land use change to a higher density. At time of future construction, resulting from an implementing project, costs associated with the increased need for Fire Services will be addressed through the County's Development Impact Fee schedule. As a result, there are no impacts.

Mitigation: No mitigation is required

Monitoring: No monitoring is required

37. Sheriff Services

Source: Riverside County General Plan

Findings of Fact:

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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The project site is currently vacant land, resulting in little need for public services at this time. However, there will be a net increase in dwelling units at the time of build-out, resulting from this land use change to a higher density. At time of future construction, resulting from an implementing project, costs associated with the increased need for Sheriff Services will be addressed through the County's Development Impact Fee schedule. As a result, there are no impacts.

Mitigation: No mitigation is required

Monitoring: No monitoring is required

38. Schools

Source: GIS database

Findings of Fact:

The project site is currently vacant land, resulting in little need for public services at this time. However, there will be a net increase in dwelling units at the time of build-out, resulting from this land use change to a higher density. At time of future construction, resulting from an implementing project, costs associated with the increased need for new School Services will be addressed through the County's Development Impact Fee schedule. As a result, there are no impacts.

Mitigation: No mitigation is required

Monitoring: No monitoring is required

39. Libraries

Source: Riverside County General Plan

Findings of Fact:

The project site is currently vacant land, resulting in little need for public services at this time. However, there will be a net increase in dwelling units at the time of build-out, resulting from this land use change to a higher density. At time of future construction, resulting from an implementing project, costs associated with the increased need for Library Services will be addressed through the County's Development Impact Fee schedule. As a result, there are no impacts.

Mitigation: No mitigation is required

Monitoring: No monitoring is required

40. Health Services

Source: Riverside County General Plan

Findings of Fact:

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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The project site is currently vacant land, resulting in little need for public services at this time. However, there will be a net increase in dwelling units at the time of build-out, resulting from this land use change to a higher density. At time of future construction, resulting from an implementing project, costs associated with the increased need for Health Services will be addressed through the County's Development Impact Fee schedule. As a result, there are no impacts.

Mitigation: No mitigation is required

Monitoring: No monitoring is required

RECREATION

41. Parks and Recreation

a) Would the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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b) Would the project include the use of existing neighborhood or regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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c) Is the project located within a Community Service Area (CSA) or recreation and park district with a Community Parks and Recreation Plan (Quimby fees)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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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 site is located across the street (southside of Scott Road) from the "Lakeview / Nuevo / Romoland / Homeland" Community Service Area ("CSA"). A recreational facilities needs/expansion assessment will be conducted in the future, at the time of an implementing project. Upon build-out, the project site may be required to be annexed into this CSA.

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

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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Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Source: Open Space and Conservation Map for Western County trail alignments

Findings of Fact:

Pursuant to the Riverside County General Plan Figure 7 – “Trails and Bikeway System” exhibit, there are several identified “Community Trail” locations in proximity to the project site. Contributions to these trails will be determined upon time of implementing project review. Additionally, Quimby fees will be paid and/or implemented in the appropriate amount during the time of an implementing project. The project site is located south of the “Lakeview / Nuevo / Romoland / Homeland” County Service Area. Upon submittal of an implementing project, the project site may be required to annexed into the CSA. As a result, there will be no impacts.

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 standards and travel demand measures, or other standards established by the county congestion management agency for designated roads or highways?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Alter waterborne, rail or air traffic?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g. farm equipment)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Cause an effect upon, or a need for new or altered maintenance of roads?	<input type="checkbox"/>	<input type="checkbox"/>	<input 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	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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of such facilities?

Source: Riverside County General Plan, Highway 79 Policy

Findings of Fact:

a) The project site is located within the Highway 79 Policy Area of the Riverside County General Plan. Approval of this project will result in a General Plan Amendment and Zone Change, which will increase the project site's allowable build-out density. The Highway 79 Policy states "...ensure that overall within the Highway 79 Policy Area, development projects produce traffic generation at a level that is 9% less than the trips projected from the General Plan traffic model residential land use designations." This Policy intends to limit the existing build-out of the current Land Use Designation, due to potential infrastructure limitations. The proposed increase to the project site's density is in conflict with the Policy. Mitigation, which shall be adhered to during time of any implementing project, is proposed below. This mitigation will assure that the goals of the Policy are met at the implementation stage of development. The project is consistent with all other plans. With the proposed mitigation, the impacts are less than significant.

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

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

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

e-i) There is no implementing project in conjunction with this General Plan Land Use Amendment and Change of Zone, therefore there are no design changes to the streets or roads that may increase hazards due to road design. The increase in density will create a need to evaluate the impacts to the existing street design; however, the potential impacts would be too speculative at this stage, because the actual level of impact from the implementing development is not known at this time. The proposed change does not conflict with any adopted policies regarding public transit, bikeways or pedestrian access. The efficiency of transit will not change, and therefore not impact any policies regarding transit or other alternative means of travel. Once a development proposal or land use application to subsequently subdivide, grade, or build on the property is submitted, a subsequent review and EA shall be prepared assessing potential impacts.

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

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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- Prior to building permit issuance of any implementing project, the applicant shall participate in any adopted fee program established by the County intended to address the Highway 79 Policy Area. In the event an adopted fee program is not established, the implementing project shall satisfy one the conditions below or the applicant may voluntarily participate in providing a fee, as approved by the TLMA Director, that the County can use to build additional transportation infrastructure or acquire open space to offset the project's incremental impacts on the Highway 79 Policy Area.
- Prior to approval of an implementing project, the applicant shall demonstrate to the satisfaction of the Director of Transportation, consistency with the Highway 79 Policy Area by demonstrating that the allowable number of residential dwelling units has been determined utilizing the most recent edition of the ITE (Institute of Transportation Engineers) Trip Generation in consideration of (a) transportation demand management (TDM) measures; (b) product types; (c) transportation improvements; or (d) any combination of (a), (b) and (c), such that the project is generating an amount equal to or less than the average daily vehicle trips that would have been generated if the project were constructed at a density of 9% below the midpoint of the density dictated by the existing General Plan Land Use designation. This mitigation does not apply to implementing projects which propose a non-residential land use development.
- If the Highway 79 policy is amended, the applicant shall be entitled to, at the applicant's request, the benefit of having this mitigation amended in a corresponding fashion with the requirement of possible further CEQA action/review. If the Highway 79 policy is repealed, these mitigations shall automatically terminate.

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

44. Bike Trails

Source: Riverside County General Plan

Findings of Fact:

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

Mitigation: No mitigation is required

Monitoring: No monitoring is required

UTILITY AND SERVICE SYSTEMS Would the project

45. Water

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

Source: Department of Environmental Health Review

Findings of Fact:

a-b) The project site is vacant and therefore the water service demand is currently negligible. However, this land use change in residential density from 5-acre lot minimums to 2-5 du/ac will create a greater net impact on water requirements upon build-out. 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 to provide water to the site (beyond what currently exists). However, at this stage, the specific size and need of water infrastructure to the area, is too speculative to analyze as there is no implementing project.

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

Mitigation: No mitigation is required

Monitoring: No monitoring is required

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

Source: Department of Environmental Health Review

Findings of Fact:

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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a-b) The project site is vacant and therefore sewer demand is currently negligible. However, this land use change in residential density from 5-acre lot minimums to 2-5 du/ac will create a greater net impact on sewer capacity needs. The future implementing project will be required to connect to and construct a new sewer system. However, at this stage, the specific size and need of water infrastructure to the area, is too speculative to analyze as there is no implementing project.

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

Mitigation: No mitigation is required

Monitoring: No monitoring is required

47. Solid Waste

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

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

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

Findings of Fact:

a-b) The project site is vacant and therefore solid waste service is currently negligible. However, this land use change in residential density from 5-acre lot minimums to 2-5 du/ac will create a greater net impact on solid waste service needs upon build-out. However, at this stage, the specific size and need of water infrastructure to the area, is too speculative to analyze as there is no implementing project.

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

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 type and scale of the future implementing project will determine the specific size, quantity, and design of additional utility services needed at the project site. At this stage, the utility requirements are too speculative to analyze.

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

Mitigation: No mitigation is required

Monitoring: No monitoring is required

49. Energy Conservation

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

Findings of Fact:

a) Any future implementing project will be required to comply with California's AB-32 greenhouse gas reduction requirements as well as Riverside County's Climate action Plan. Many of the potential mitigation measures are reviewed and subsequently implemented during the construction phase of the project.

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

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-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: Changing the project site's General Plan Land Use Designation and Zoning Classification 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 Change of Zone No. 07865 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
52. Does the project have environmental effects that will cause substantial adverse effects on human beings, either directly or indirectly?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

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
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.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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GPA00998 & CZ07865

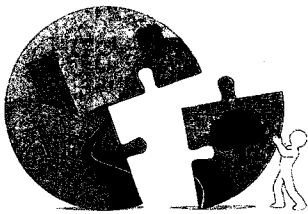
MITIGATION, MONITORING, AND REPORTING PROGRAM

Mitigation measures were incorporated into this project to reduce potential environmental impacts identified in Environmental Assessment No. 41828, resulting in a Mitigated Negative Declaration. Pursuant to Section 15097 (c), a written monitoring and reporting program has been compiled to verify implementation of adopted mitigation measures. "Monitoring" refers to the ongoing or periodic process of project oversight. "Reporting" refers to the written compliance review that will be presented to the responsible parties included in the table below. Any future implementing development project within the limits of GPA00998 and CZ07865 will be required to report to the County that these mitigation measures have been satisfied. The following table provides the required information which includes identification of the potential impacts, the various mitigation measures, applicable implementation timing, identification of the agencies responsible in implementation, and the monitoring/reporting method for each mitigation measure identified.

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

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

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



RIVERSIDE COUNTY PLANNING DEPARTMENT

Steven Weiss, AICP
Planning Director

October 20, 2015

MEMO

RE: AGENDA ITEM – 4.3 – GPA00998 & CZ07865 – STAFF RESPONSES TO LETTERS

To: Planning Commission

As of 5:00pm, October 20, 2015, County staff has received the attached letters regarding GPA00998 and CZ07865. Below are brief responses to the Planning Commission, regarding each letter.

1. City of Menifee

- County staff spoke to the City of Menifee on 10/20/2015 and discussed each of the points in their notice. Staff provided context regarding the GPIP process as it relates the General Plan. Staff believes that a programmatic environmental review process is a sufficient level of analysis at this stage, as there is no accompanying implementing project. A cumulative analysis was previously conducted in conjunction with the last County General Plan update, taking into account all 156 Foundation Component Amendment applications that were submitted in 2008. All traffic impacts and infrastructure deficiencies will be thoroughly reviewed and mitigated during the implementing project review phase.

2. Endangered Habitats League

- The EHL has expressed concerns regarding development of this property at the proposed Medium Density Residential (2-5 du/ac) range, rather than within its current range of Rural Residential (5-acre minimum), as it would induce further land use changes. As shown in the staff report, there were several other GPA applications for properties along Scott Road that were proposals for a MDR development range as well. This change in density to the area has been ongoing. Staff believes that development at a MDR range along Scott Road is appropriate, creating a buffer to the more rural residential areas to the north and south. Furthermore, it faces Scott road, which is a primary transportation route through the area. Access to the site would be primarily taken from Scott Road, reducing the need for vehicle trips though the more rural areas to the north and south.

3. Don Mastrangelo – Pines Airpark

- The Pines Airpark, a private airstrip, is located north of the project site. The County's Airport Land Use Commission "ALUC" does not review proposed projects which are in proximity of private airstrips. However, the airstrip "could" have potential impacts to the project site after build-out. The accompanying initial study and Mitigated Negative Declaration "MND" did not address the private airpark as there currently is no implementing project and therefore no impacts. However, an amendment to the MND is being provided and includes a discussion requiring an analysis to be prepared during the time of a future project. The analysis will include, a discussion of the airpark perimeter area, approach zones, potential noise, and will require a standard disclosure notice of airport vicinity to all future property owners.



Scott A. Mann
Mayor

John V. Denver
Mayor Pro Tem
District 4

Greg August
Councilmember
District 1

Matthew Liesemeyer
Councilmember
District 2

Vacant
Councilmember
District 3

29714 Haun Road
Menifee, CA 92586
Phone 951.672.6777
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October 13, 2015

John Earle Hildebrand III, Senior Project Associate
Riverside County Planning Department
4080 Lemon Street, 12th Floor
Riverside, CA 92501

RE: General Plan Amendment No. 998

Dear Mr. Hildebrand III

Thank you for notifying the City regarding General Plan Amendment No. 998 and sending the Mitigated Negative Declaration (MND). The Community Development Department has reviewed the proposal and MND and is concerned with the General Plan Amendment request due to its apparent incompatibility with the existing rural residential uses surrounding the area, including rural residential uses to the west within the City of Menifee and its potential impacts on the environment, a number of which appear to be completely ignored by the MND.

The General Plan Amendment would allow for the development of two (2) to five (5) dwelling units per acre, whereas the existing rural residential lots surrounding the project site to the north, south, east and west are designated for five (5) acre minimum lot sizes and properties further west of the site are designated for two (2) acre minimum lot sizes. These rural residential uses, particularly in the City of Menifee, comprise a well-established rural area of our community, the residents of which have consistently voiced the desire to remain rural and maintain large lot sizes. The existing land use designation of the project site, Rural: Rural Residential (R:RR) (five [5] acre minimum), is compatible and consistent with the existing properties surrounding the site, including those within our City. The Riverside County General Plan encourages protection of existing rural communities, such as the area encompassing the project site.

The project site is in close proximity to two General Plan Policy Areas that encourage the preservation of rural residential uses and larger lot sizes. The first policy area is the "Estate Density Residential and Rural Residential Area East of Interstate 215" Policy Area. The Policy Area includes Policy SCMVAP 6.1 which states that "residential development in this area [i.e., the Policy Area] shall retain its existing estate density and rural character." It further requires that until the strong support for the preservation of the rural character of this area changes significantly, growth and development should be focused elsewhere. It is the City's belief that there is still strong support for the rural lifestyle in this area.

The second policy area in the vicinity of the site is the "Leon/Keller Road Policy Area" which states, "Notwithstanding the Estate Density Residential designation of this area on the Southwest Rea Plan map, the Leon/Keller Road Policy Area may only be developed at a maximum residential intensity of one (1) dwelling unit per 2 ½ acres." Although the project site is not within this policy area, it is located in close proximity to properties within the policy area. The goal of the policy area is to maintain larger rural lots. The proposed general plan amendment appears to be incompatible with the surrounding general plan land uses and policy areas.

The City is also concerned because we believe the MND fails to adequately address air quality, greenhouse gas, traffic, land use/planning, growth inducement and cumulative impacts. As the County is no doubt aware, in the event that there is a fair argument, supported by substantial evidence, that the General Plan Amendment No. 921 may result in significant impacts, the County is required to prepare an environmental impact report (EIR). (See, e.g., *City of Arcadia v. State Water Resources Control Bd.* (2006) 135 Cal.App.4th 1392.) This is a relatively low threshold, as CEQA encourages the preparation of EIRs. A mitigated negative declaration is permitted only if the initial study identified potential significant effects on the environment but revisions in the project plans would avoid or mitigate the effects to a point where "**clearly** no significant effect on the environment would occur" and there is **no** substantial evidence that the project as revised may have a significant effect on the environment. (*Keep Our Mountains Quiet v. County of Santa Clara* (2015) 236 Cal. App. 4th 714, 730 [emphasis added].) Under this standard, the lead agency is prohibited from weighing evidence, and if **any** substantial evidence is presented that a significant impact may occur, an EIR must be prepared. (*Friends of 'B' Street v. City of Hayward* (1980) 106 Cal.App.3d 998.)

The proposed land use designation change drastically increases the possible dwelling units that could be allowed in the project site from 32 to 560 (if using about 3.5 du/acre) and based on cumulative total for all the active general plan applications in the area (as referenced in the MND for GPA00921), would increase the number of dwelling units from 186 units to 2,376 (if using about 3.5 du/acre). Although there is no development proposal associated with the GPA Amendment No. 998, the increase in density allowed under the application and cumulative applications needs to be analyzed, even within a "programmatic level CEQA analysis." In other words, even a so-called "first tier" or "programmatic" CEQA document must analyze all *known* impacts, or those that are "reasonably feasible" to analyze. (*In re Bay-Delta* (2008) 43 Cal. 4th 1143, 1175.) Here, the increase from 32 to 800 maximum allowable residential units on the project site is known – therefore, the impacts of that change must be fully analyzed. It also bears noting that it is unusual for an MND, not an EIR, to serve as a "programmatic" CEQA document.

No air quality or greenhouse gas analysis or technical study has been completed to analyze the impacts of the significant change to the maximum allowable units in the residential area. Considering the biggest driver of air quality impacts is typically increased traffic, and the MND identifies a potentially significant impact resulting from increased traffic, there is a fair argument that the project may result in significant air quality impacts. (See, *Keep Our Mountains Quiet*, 236 Cal. App. 4th at 730 [substantial evidence that supports a fair argument that a project may result in an impact includes "reasonable assumptions predicated upon facts"].) At a minimum, the City requests

that the County undertake an air quality technical study in connection with a revised MND, if not an EIR.

Second, City staff does not believe that the analysis in the MND's Land Use/Planning section adequately shows that impacts are less than significant with regard to a substantial alteration of the present or planned land use of the area or in regards to the project's affect to land use adjacent to city boundaries. As mentioned above, the proposed amendment is inconsistent with surrounding land uses, which are predominately Rural: Rural Residential (R:RR) (five [5] acre minimum) and with the surrounding policy areas which encourage large rural estate lots. The MND does not discuss what the land use is surrounding the project site and does not provide any analysis regarding how the proposed amendment will not result in a substantial alteration of the present or past land use of the area. The discussion on alteration of land use includes a statement that the proposed land use amendment is a reasonable integration of smaller residential lot sizes along the Scott Road corridor, which is compatible with other existing residential lots to the west. Based on staff's review of the area, the predominate land use along the Scott Road corridor, particularly south of Scott Road, is rural residential lots. There are some smaller lots further west of the project site, but these do not make up the majority of the development either existing or planned in the particular area of the project site.

The MND specifically states, "As a courtesy, this project was also transmitted to the City of Menifee for their review, due to the proximity of the project site to their City boundary. The City of Menifee also had no comments or concerns regarding this project." However, the City of Menifee does have comments and concerns regarding this general plan amendment as detailed in this letter. There is no analysis in the MND regarding impacts to property adjacent to the City of Menifee. Therefore, the MND does not adequately show that there is no impact to land uses in the City of Menifee adjacent to the project site, and instead, substantial evidence supports a fair argument that significant impacts may occur. City staff believes that the proposed amendment will cause impacts to rural land uses adjacent to the site, including rural land uses further west of the site in the City of Menifee. Medium Density Residential is not a compatible land use adjacent to rural residential uses without significant buffering, primarily due to animal keeping and agricultural activities which occur on rural lots. Menifee residents in the area of the project site have expressed a desire to maintain their rural lifestyle and view the Medium Density Residential land use designation as an encroachment of incompatible uses into their rural way of life.

Third, under the Population and Housing section of the MND, there is no analysis regarding the exceedance of official regional or local population projects or the inducement of substantial population growth in the area. As noted above, the general plan amendments would substantially increase the number of dwelling units that could be allowed within the property from 32 to 560 and in the area from 186 to 2,376, thereby causing a significant increase in population. The MND is silent on how the proposed amendment, and other amendments in process in the area, impact SCAG population projects which are used for regional transportation planning. The MND checks the box that the impact to growth in the area is "Less than Significant", but gives no analysis of how this impact is actually deemed to be "Less than Significant Based on City staff

review, there is substantial evidence supporting a fair argument that this impact may be potentially significant.

A traffic study has not been completed to show that the change in land uses will not result in a need for increased roadway capacity or changes in the roadway classifications from what is identified in the County General Plan Circulation Element or City of Menifee Circulation Element. The City is concerned that the increase in density to the properties east of the City will increase traffic and vehicle trips in the City and may require additional lanes and signals not currently contemplated in both the County and City Circulation Elements. Impacts to Scott Road and the Scott Road/I-215 Interchange were not analyzed in the MND, but must be addressed. While the MND does identify a potentially significant impact from increased traffic, the MND concludes that this potentially significant impact will be reduced to a less than significant level by virtue of mitigation requiring participation in a County fee program. However, a future applicant's mere participation in a fee program and payment of its fair share amount to fund future improvements does not actually ensure that those future improvements will be constructed before the project's impacts occur, particularly considering that some of required improvements may be outside the County's jurisdiction (e.g., the relevant right of way may be owned by a city or Caltrans) and therefore outside of the lead agency's control. Accordingly, the MND cannot conclude that all impacts will be mitigated to a less than significant impact, and an EIR must be prepared.

Finally, the MND does not include an analysis of cumulative impacts (Question #51 in the MND), although the Land Use/Planning section justifies no impacts to a "substantial alteration of the present or planned land use of an area" by referring to other applications in process in the vicinity. (See also, CEQA Guidelines § 15064(h)(1); *San Joaquin Raptor/Wildlife Rescue Center v. County of Stanislaus* (1996) 42 Cal.App.4th 608, 622-23.)

For all the reasons discussed above, the MND completely ignores a number of potentially significant impacts, which must be analyzed in an EIR. Moreover, the City of Menifee's Community Development Department is opposed to any project that would result in the development of an incompatible land use adjacent to the existing rural residential properties. In our opinion, in addition to resulting in a number of significant impacts on the environment, the approval of the proposed amendment would not be consistent with the Riverside County General Plan.

Thank you again for the opportunity to provide comments. We formally request to receive any hearing notice regarding this project. Notices can be sent to my attention at 29714 Haun Road, Menifee, CA 92586.

Sincerely,



Lisa Gordon, Planning Manager
City of Menifee Community Development Department

ENDANGERED HABITATS LEAGUE

DEDICATED TO ECOSYSTEM PROTECTION AND SUSTAINABLE LAND USE



October 8, 2015

VIA ELECTRONIC MAIL

Planning Commission
Riverside County
4080 Lemon St
Riverside CA 92501

**RE: Items 4.1 (GPA 921), 4.2 (GPA 948), and 4.3 (GPA 998);
Hearing Date: October 21, 2015**

Dear Chair and Members of the Commission:

Endangered Habitats League (EHL) appreciates the opportunity to comment on three items before you. For your reference, EHL served on the advisory committees for all three components of the Riverside County Integrated Project.

Item 4.1, GPA 921 (Menifee Valley/Sun City)

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

Item 4.2, GPA 948 (Cherry Valley)

No position. However, staff’s original recommendation was to *deny* initiation due to no changed circumstances, lack of need for additional commercial, and conflicts with community character.

Item 4.3, GPA 998 (French Valley)

Recommend denial of GPA. This 160-acre site and its surrounding area serve as a “Community Separator” for the City of Menifee to the west. GPA 998 would induce successive neighboring Foundation changes from Rural to Community Development *despite the complete absence of an absorption study showing that any additional urban land is actually needed.* Rather, the County should direct growth to the municipalities and an orderly process of annexation rather than approve piecemeal tract maps that are the epitome of suburban sprawl. We acknowledge the preliminary analysis of MSHCP

Criteria Cells, but internal density transfer at the *current* density would also serve the MSHCP.

It is mystifying why staff has *reversed* its previous recommendation to the Planning Commission for *denial* of this project. Staff previously stated that:

The subject site is located in the "French Valley" community within the Southwest Area Plan. The site is also located within the City of Murrieta's Sphere of Influence. The Rural: Rural Residential designation currently surrounds the site in all directions. The proposal would be inconsistent with the existing land use pattern in the area. Staff recognizes that there are multiple General Plan Foundation Amendment applications proposing Community Development land use designations in the immediate area of the site; however, there is currently no way of telling whether or not those cases will ultimately be approved.

The site has been identified as being a part of Cell Group "U" under the County's "Multiple Species Habitat Conservation Plan (MSHCP)." Cell group "U" will contribute to the assembly of Proposed Constrained Linkage 17. Conservation within this Cell Group will range from 65%-75% of the Cell Group with the majority of the conservation occurring within the eastern portion of the Cell Group. Increasing the intensity of the site may potentially conflict with the goal of the MSHCP and could create inconsistencies amongst the Land Use Element and the Multi-Purpose Open Space Element of the General Plan.

The topography of the southern portion of the site is a concern as well. Slopes in the southern portion of the lot potentially range from 15%-25%. The general area is identified as having a high susceptibility to seismically induced landslide and rockfall. According to the Safety Element of the General Plan, most of these areas, are designated for Open Space or Rural development as in this case. Increasing the intensity at the site may create an increase in potential public safety issues by exposing additional dwelling units to potential slope failures and landslides when developing or grading at a greater density. The proposed change would again create an internal inconsistency between the elements of the General Plan.

We urge retention of rural uses absent compelling planning reasons to amend the General Plan – reasons that have not been advanced.

Thank you for considering our views.

Yours truly,

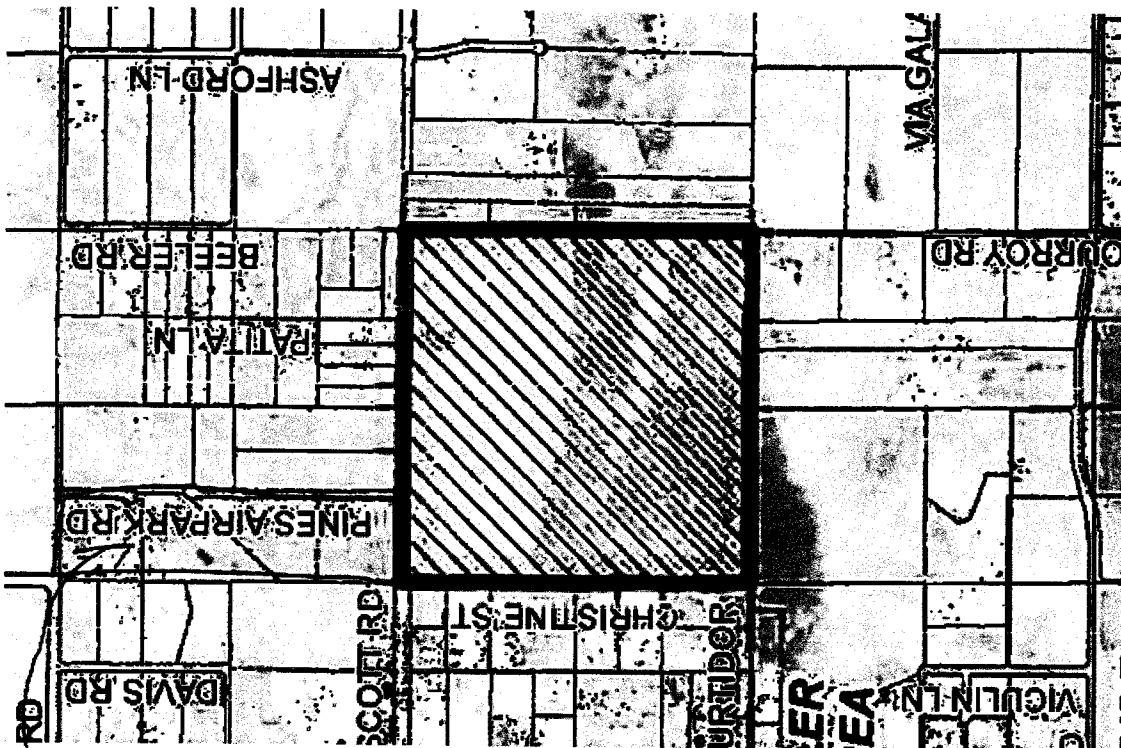


Dan Silver
Executive Director

Hildebrand, John

From: Don Mastrangelo <donm@gpsheroes.com>
Sent: Thursday, October 15, 2015 5:15 PM
To: Hildebrand, John
Subject: General Plan Amendment 998

Hello Mr. Hildebrand, I have left you a few phone messages but have been unable to reach you. I own and reside at 32875 Pines Airpark Rd., Winchester, CA 92596. My property is directly north of the subject property across Scott Rd. and is part of a residential airpark and an FAA registered private airstrip (8CA5 Pines Airpark):



PINES AIRPARK 8CA5

Regarding General Plan Amendment 998, I have reviewed the documents and in general have no objections except that I have found at least two areas that do not appear to properly disclose the existence of our private airstrip - note page 204 of the pdf/page 19 of the Environmental Assessment Form, item 23D:

23. Airports

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

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

Findings of Fact:

a-d) Pursuant to the Riverside County General Plan Figure S-19 "Airport Locations" exhibit, the project site is not located within an Airport Influence Area ("AIA") or compatibility zone and will not require review by the Airport Land Use Commission ("ALUC"). As a result, there will be no impacts.

Mitigation: No mitigation is required

Monitoring: No monitoring is required

And again on page 209 of the pdf and page 24 of the document:

NOISE Would the project result in

Definitions for Noise Acceptability Ratings

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

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

30. Airport Noise

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

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

 NA A B C D

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

Findings of Fact:

a-b) Pursuant to the Riverside County General Plan Figure S-19 "Airport Locations," County of Riverside Airport Facilities Map exhibit, the project site not located within a designated Airport Influence Area ("AIA"). As a result, there will be no significant impacts from airport noise.

Mitigation: No mitigation is required

Monitoring: No monitoring is required

I would not oppose this project as long as the applicant and all involved properly disclose the existence of our airpark and private airstrip, their willingness to properly disclose its long history and current existence, and their willingness to go on record saying they have no objections to the current and future use and existence of Pines Airpark and it's private airstrip.

Please reply and call me at (951) 704-7825 to acknowledge receipt and discuss my comments above. Thank you!

Don Mastrangelo

Executive Director

P: 800.688.0999 x400

E: donm@gpsheroes.com

Watch our video: GPSheroes.com

Scan

COUNTY OF RIVERSIDE

TRANSPORTATION AND LAND MANAGEMENT AGENCY

George A. Johnson · Agency Director

Planning Department

Ron Goldman · Planning Director

March 2, 2010

SUBJECT: Initiation Proceedings for General Plan Amendment No. 998
(Foundation Amendment - Regular)

SECTION: Development Review – Riverside Office

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

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

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

Designate Newspaper used by Planning Department for Notice of Hearing:

Please include this item on the 03/16/10 agenda.

Clerk Of The Board

Please charge your time to case number(s): GPA00998

Buy sent
3/4/10

Y:\Advanced Planning\2008 FOUNDATION COMPONENT REVIEW\GPA Cases\GPA 998\GPA 998 BOS Package\GPA 998 11p coversheet.doc

Ron
3/2/10

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



FROM: TLMA – Planning Department

SUBMITTAL DATE:
March 1, 2010

SUBJECT: GENERAL PLAN AMENDMENT NO. 998 - Foundation-Regular – Applicant: Andy Domenigoni – Engineer/Representative: Tom Nieves / AEI-CASC - Third Supervisorial District – French Valley Zoning District - Southwest Area Plan: Rural: Rural Residential (RUR-RR) (5 Acre Minimum Lot Size) – Location: Northerly of Keller Road, southerly of Scott Road, easterly of Christine Street and westerly of Highway 79/ Winchester Road. - 160 Gross Acres - Zoning: Rural Residential (R-R) - **REQUEST:** This General Plan Amendment proposes to amend the General Plan Foundation Component of the subject site from Rural (RUR) to Community Development and to amend the land use designation of the subject site from Rural Residential (RUR: RR) (5 Acre Minimum Lot Size) within the Highway 79 Policy Area to Medium Density Residential (CD: MDR) (2-5 du/ac). – APN: 472-070-001

RECOMMENDED MOTION:

The Planning Director recommends that the Board of Supervisors adopt an order initiating proceedings for the above referenced general plan amendment as modified by staff to be added to the "Specific Plan Required Policy Area" based on the attached report. The initiation of proceedings by the Board of Supervisors for the amendment of the General Plan, or any element thereof, shall not imply any such amendment will be approved.

BACKGROUND:

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

Ron Goldman
Planning Director

RG:th
[initials]

(continued on attached page)

REVIEWED BY EXECUTIVE OFFICE

DATE

Tina Grande
Departmental Concurrence

Dept Recor. Policy
Per Exec. Ofc.: Consent Policy

Prev. Agn. Ref.

District: Third

Agenda Number:

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

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

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

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

- I. **AGENDA ITEM 5.6: GENERAL PLAN AMENDMENT NO. 998** – Foundation / Regular – Applicant: Andy Domenigoni – Engineer/Representative: Tom Nieves / AEI-CASC - Third Supervisorial District – French Valley Zoning District - Southwest Area Plan: Rural: Rural Residential (RUR-RR) (5 Acre Minimum Lot Size) – Location: Northerly of Keller Road, southehrly of Scott Road, easterly of Christine Street and westerly of Highway 79/ Winchester Road. - 160 Gross Acres - Zoning: Rural Residential (R-R) - APN: 472-070-001. (Continued from 11/4/09).

II. **PROJECT DESCRIPTION**

This General Plan Amendment proposes to amend General Plan Foundation Component of the subject site from Rural (RUR) to Community Development and to amend the land use designation of the subject site from Rural Residential (RUR: RR) (5 Acre Minimum Lot Size) within the Highway 79 Policy Area to Medium Density Residential (CD: MDR) (2-5 Dwelling Units per Acre).

III. **MEETING SUMMARY**

The following staff presented the subject proposal:

Project Planner, Tamara Harrison at 951-955-9721 or e-mail tharriso@rctlma.org.

The following spoke in favor of the subject proposal:

Tom Nieves, Applicant's Representative, 937 S. Via Lata, Ste. 500, Colton, California 92324

No one spoke in a neutral position or in opposition of the subject proposal.

IV. **CONTROVERSIAL ISSUES**

NONE

V. **PLANNING COMMISSION ACTION**

The Planning Commission, recommended to the Board of Supervisors;

INITIATION of the GENERAL PLAN AMENDMENT

VI. **CD**

The entire discussion of this agenda item can be found on CD. For a copy of the CD, please contact Chantell Griffin, Planning Commission Secretary, at (951) 955-3251 or E-mail at cgriffin@rctlma.org.