

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

303B



FROM: TLMA- Planning Department

SUBMITTAL DATE:
December 14, 2015

SUBJECT: GENERAL PLAN AMENDMENT NO. 917 (Foundation and Entitlement/Policy Amendment) – Intent to adopt a Negative Declaration – **APPLICANT:** Sean Court Estates, LLC – **ENGINEER/REPRESENTATIVE:** Vit Liskutin – Fifth Supervisorial District – **AREA PLAN:** Reche Canyon/Badlands – **ZONE DISTRICT:** Edgemont-Sunnymead – **ZONE:** Residential Agricultural (R-A-1) (1-Acre Minimum) – **LOCATION:** North of Walther Avenue, east of Harry Keith Drive, and west of Sean Court – **PROJECT SIZE:** 8.48-acres – **REQUEST:** The General Plan Amendment proposes to amend the project site's General Plan Foundation Component from Rural (R) to Rural Community (RC) and to amend its General Plan Land Use Designation from Rural Residential (RR) (5-Acre Minimum) to Very Low Density Residential (VLDR) (1-Acre Minimum) on one parcel, totaling 8.48-acres, located within the Reche Canyon/Badlands Area Plan. Deposit Based Funds 100%.

RECOMMENDED MOTIONS: The Planning Commission and Staff Recommend That the Board of Supervisors:

- ADOPT** a **NEGATIVE DECLARATION** for **ENVIRONMENTAL ASSESSMENT NO. 41739**, 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


Steve Weiss, AICP
Planning Director

(Continued on next page)


Juan C. Perez
TLMA 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:

Budget Adjustment:

For Fiscal Year:

C.E.O. RECOMMENDATION:

APPROVE


By 
STEPHANIE PERSI

County Executive Office Signature

MINUTES OF THE BOARD OF SUPERVISORS

On motion of Supervisor Ashley, seconded by Supervisor Washington and duly carried by unanimous vote, IT WAS ORDERED that the above matter is approved as recommended.

Ayes: Jeffries, Tavaglione, Washington, Benoit and Ashley
Nays: None
Absent: None
Date: January 26, 2016
xc: Planning(2), Applicant, Co.Co.

Kecia Harper-Ihem
Clerk of the Board
By 
Deputy

Prev. Agn. Ref.:

District: 5

Agenda Number:

16-3

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

Departmental Concurrence

**SUBMITTAL TO THE BOARD OF SUPERVISORS, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA
FORM 11: GENERAL PLAN AMENDMENT NO. 917**

DATE: December 14, 2015

PAGE: Page 2 of 3

2. **APPROVE GENERAL PLAN AMENDMENT NO. 917**, amending the project site's General Plan Foundation Component from Rural (R) to Rural Community (RC) and amending its General Plan Land Use Designation from Rural Residential (RR) (5-Acre Minimum) to Very Low Density Residential (VLDR) (1-Acre Minimum), 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.

BACKGROUND:

Summary

Project Scope

This General Plan Amendment proposes to amend the site's General Plan Foundation Component from Rural (R) to Rural Community (RC) and to amend its General Plan Land Use Designation from Rural Residential (RR) (5-Acre Minimum) to Very Low Density Residential (VLDR) (1-Acre Minimum) on one parcel, totaling 8.48-acres, located within the Reche Canyon/Badlands Area Plan.

Approval of this amendment would establish the project site with a similar and compatible Very Low Density Residential Land Use Designation, as that of the existing developed community to the south. The project site is located within close proximity to the City of Moreno Valley on the south, which has experienced residential and commercial growth over the past decade.

General Plan Initiation Proceedings ("GPIP")

This project was submitted to the County of Riverside on February 1, 2008, during the 2008 General Plan Review Cycle application period and was recommended for initiation to the Board of Supervisors. On December 16, 2008, the Riverside County Board of Supervisors adopted an order initiating proceedings for General Plan Amendment No. 917.

Planning Commission

This project was presented to the Planning Commission for recommendation to the Board of Supervisors on November 4, 2015. The Planning Commission recommended approval of the project by a vote of 5-0.

Multi-Species Habitat Conservation Plan ("MSHCP")

The project site is located within a WRCMSHCP Criteria Cell and as a result, is subject to RCA review. A HANS application was submitted to the County in August 2015, in accordance with Resolution No. 2013-111, and was reviewed by the RCA. Due to the project site's location within the Criteria Cell, the RCA confirmed that no portion of the project site is required to be conserved, as the project site would not contribute to the overall conservation described for the area.

Airport Influence Area ("AIA")

The project site is located within the March Air Reserve Base AIA and as a result, is subject to ALUC review. This project was submitted to the ALUC for review in July 2015. Based upon the location of the project site and its relative distance to the airport, the ALUC confirmed that no restrictions are imposed upon the site or the site's ultimate residential use.

Environmental Assessment

The cumulative impacts of all proposed 2008 Foundation Component applications have been previously analyzed in conjunction with a County-wide General Plan Amendment. As a result, this project was analyzed under an Initial Study, which resulted in preparation of a Negative Declaration of environmental effects. This project includes a General Plan Amendment only. There is no accompanying implementing project and there will be no significant impacts resulting from this project.

**SUBMITTAL TO THE BOARD OF SUPERVISORS, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA
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PAGE: Page 3 of 3

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.

SUPPLEMENTAL:

Additional Fiscal Information

N/A

Contract History and Price Reasonableness

N/A

ATTACHMENTS:

A. Planning Commission Minutes

B. Indemnification Agreement

C. Planning Commission Staff Report

Aparicio, Ashley

From: Dan Silver <dsilverla@me.com>
Sent: Friday, January 22, 2016 11:10 AM
To: Benoit, John; Jeffries, Kevin; Ashley, Marion; District3; cwashington@rcbos.org; Tavaglione, John; COB
Cc: Johnson, George; Perez, Juan; Weiss, Steven; Clack, Shellie; Balderrama, Olivia; Field, John; Magee, Robert; Mike Gialdini; Hernandez, Steven
Subject: RE: Items 16-1 – 16-3 (GPAs 983, 955, 917), Hearing Date: January 26, 2016
Attachments: EHL-BoS-Items16-1,16-2,16-3-1.26.16.pdf

January 22, 2016

The Hon John Benoit, Chair
Riverside County Board of Supervisors
4080 Lemon St
Riverside CA 92501

RE: Items 16-1 – 16-3 (GPAs 983, 955, 917), Hearing Date: January 26, 2016

Dear Chairman Benoit and Members of the Board:

Please find written testimony for your consideration.

With best wishes for the New Year,
Dan Silver

Dan Silver, Executive Director
Endangered Habitats League
8424 Santa Monica Blvd., Suite A 592
Los Angeles, CA 90069-4267

213-804-2750
dsilverla@me.com
www.ehleague.org

ENDANGERED HABITATS LEAGUE

DEDICATED TO ECOSYSTEM PROTECTION AND SUSTAINABLE LAND USE



January 22, 2016

VIA ELECTRONIC MAIL

The Hon. John Benoit, Chair
Riverside County Board of Supervisors
4080 Lemon St
Riverside CA 92501

RE: Items 16-1 – 16-3, Hearing Date: January 26, 2016

Dear Chairperson Benoit and Members of the Board:

Endangered Habitats League (EHL) appreciates the opportunity to provide written testimony on three items before you. For your reference, EHL served on the advisory committees for all three components of the Riverside County Integrated Project. As you consider these items we urge discipline against *ad hoc* amendments to the General Plan that lack a compelling planning rationale.

16-1 GPA 983 – *No position*

16-2 GPA 955 – *Recommend denial*

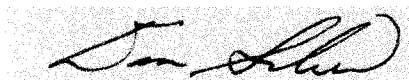
The initial staff recommendation for denial found no new conditions or circumstances that would justify this large 591-acre Foundation change, thus the General Plan standard is not met. A modification to 2-acre estate lots instead of low density residential does not change this fact. The current designation – Open Space Rural – is the lowest density in the General Plan and reflects the lack of infrastructure, services, and sewer. The project is simply sprawl, and reflects no documented need for an increase in General Plan housing capacity. Also, according to the staff report, the area is a “sand source” for the Coachella Valley Fringe-toed Lizard Preserve Dunes.

16-3 GPA 917 – *Recommend denial*

This GPA would convert Rural land in Reche Canyon to Rural Community estate lots. This is a high fire hazard area. There is no planning rationale for putting additional life and property at risk of fire, for adding population remote from most infrastructure and services, in using land inefficiently for large lots, or for adding long distance commuters to the highways. Please note that this GPA was initially recommended for *denial* of initiation by staff.

Thank you for your consideration, and best wishes for the New Year.

Yours truly,

A handwritten signature in black ink, appearing to read "Dan Silver", enclosed within a rectangular border.

Dan Silver
Executive Director

Board of Supervisors of Riverside County

4080 Lemon Street

Riverside California 92502

January 11, 2016

Board of Supervisors,

My name is Jim Gorsline and I am writing you to express my opposition to General Plan Ammendment No. 917, Sean Court Estates, LLC-Vit Liskutin due to some preexisting conditions that need to be addressed. I was in attendance at the Planning Commission meeting with some of my neighbors and we voiced our opposition to the ammendment then.

I have resided at 10695 Sean Court for over 20 years and have watched as the neighborhood has grown from fourteen homes to twenty one. During this period I have watched how the addition of new homes in the neighborhood has had a direct impact on Walther Road and Sean Court.

Both of these roads are dirt and are approximately 1.1 miles in length. Half of the road is in the City of Moreno Valley and the other half is in the County of Riverside. On maps they are described as "private roads open to public access". Neither the City of Moreno Valley or the County of Riverside has ever maintained these roads and officials from the City and County have never been able to tell us why. This has never made any sense to us because not far from here the dirt road running from the end of Locust Avenue to Reche Vista is maintained by the County on a regular basis and there are not any homes located on this road.

Due to the fact that neither City or County won't maintain our road, I have maintained the road for the past twenty years. I purchased a tractor solely for the purpose of maintenannce for our road. During times of heavy rain or the current El Nino weather pattern, the road has become inaccessible numerous times to the point where residents were unable to make access to their homes. Just this past week after three days of heavy rain, two residents became stranded while driving on the road. Road conditions were so adverse that two different tow truck companies refused to come up our road and render assistance. Basically, the road was impassable. I spent four hours repairing the road. I just did what needed to be

01.26.2016

2016-1-130134

done. I am not complaining about having to maintain the road.

Over the years, I have watched the neighborhood grow from fourteen homes to currently twenty one. I have also noticed the increased wear and tear to the road which I feel is a direct result of more residences using the road. Simply stated, more homes equates to more cars using the road. The National Average for vehicle to household in the United States in 2007 was 1.98, which roughly means for every new home built in our neighborhood, theoretically two more cars will be using our dirt road.

My concerns are directly related to our dirt road. As I stated to the Commission , if General Plan Ammendment No. 917 is approved, I feel the result will definitely have a detrimental impact on our dirt road which will effect every resident living up here. If the owner of the 8.48 acres is granted permission to convert his property to one acre parcels, worse case scenario will be eight new homes being built which will add at least sixteen more cars that will be using our road. This is almost a one third increase in the amount of cars that will be using our road.

As it is right now, I am barely able to keep up with the maintenence of the road. It has almost turned into a full time job for me, especially now that a El Nino weather pattern has begun. To repair the entire road after a heavy rain usually takes me approximately six hours depending on the extent of damage.

I have to spoken to Mr. Liskutin expressing my concerns. He has assured me that he has no intentions of building eight homes himself, but would rather sell the eight lots individually. I can only speculate him doing it this way so he could avoid the economic impact he would incur if he built all eight homes himself. I can also only speculate if this was to happen, none of the needed improvements to the road would be implemented.

My second concern is regarding the issue of access to his property that was discussed at the Planning Commission meeting. We were told that Mr. Liskutin was required to have two ways of access to his property. One would be Sean Court and the other would be through an existing access road that has been not used in over twenty years. Presently it is a driveway leading to the residence at 22820 Walther Road which is owned by an elderly retired couple. So if the plan is approved, the elderly couple would have a road going right through their property. A Fire Department official present at the meeting also stated that the current access road does not meet Fire Department specifications due to the fact it is too narrow.

I conclusion, I would like to go on the record stating that I am not against Mr. Liskutin building on his property. It is his right to do whatever he wishes with his property. I can only

ask that the Board of Supervisors realize that there are some red flags that exist concerning this project that could greatly effect the lives of everybody in this neighborhood and more importantly the lives of an elderly couple who could possibly have a road cut right through their property.

I implore you to please investigate these issues very carefully. Bottom line being, Walther Road and Sean Court in their present condition have reached their maximum usage capability pertaining to vehicle traffic. Any more vehicles using this road in it's present condition would be very detrimental to a lot of people.

Thank you for your consideration,

A handwritten signature in black ink, appearing to read "Jim Gorsline", written in a cursive style.

10695 Sean Court

Moreno Valley Ca. 92555

951 675-8233

Gorsline
10695 Shaw Court
Moreno Valley
Ca. 92555

SN BERNARDINO CA 924

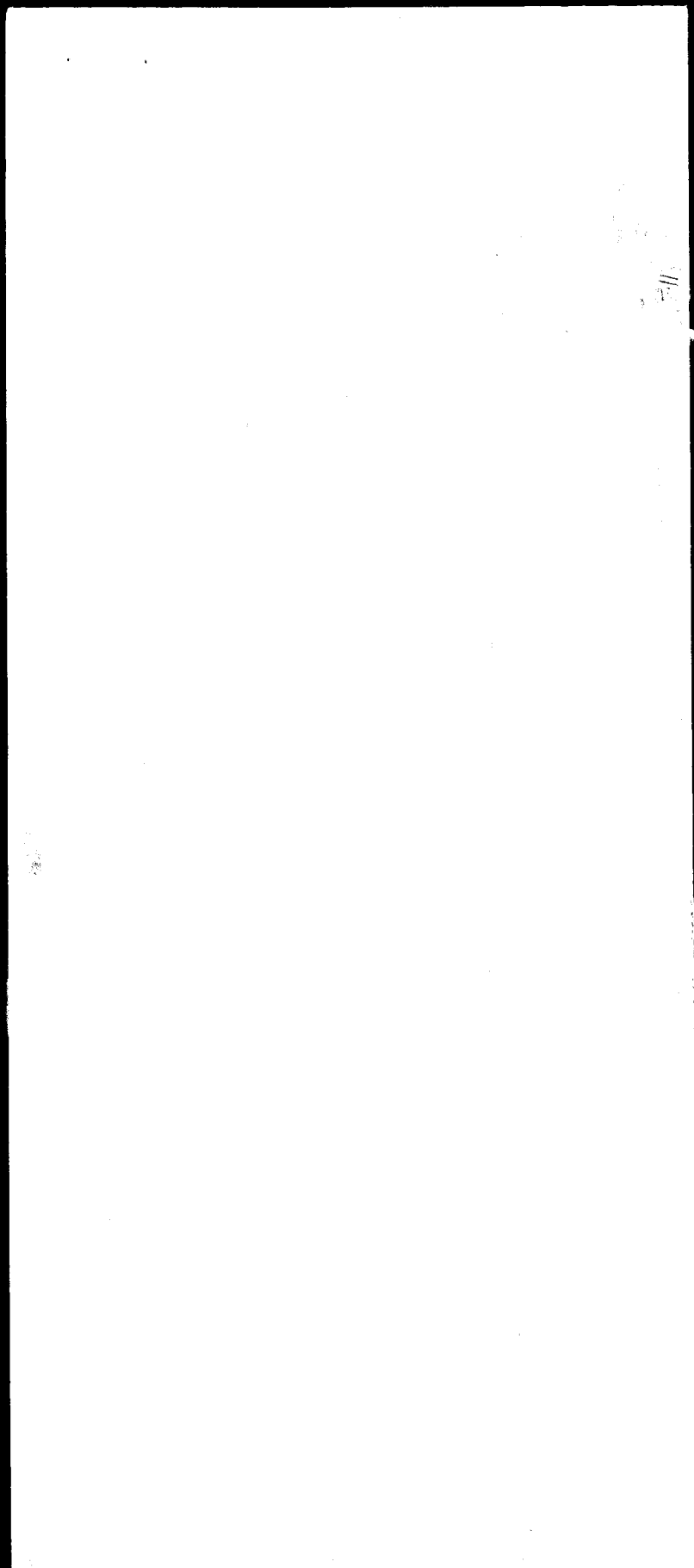
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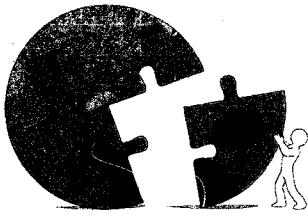


Clerk of the Board
4080 Lemon Street
1st Floor Post Office Box 1147
Riverside Ca. 92502-1147

92502114747

General Plan Amendment 617





Steve Weiss, AICP
Planning Director

Clerk's Original
3038

RIVERSIDE COUNTY
PLANNING DEPARTMENT

DATE: 12/22/15

TO: Clerk of the Board of Supervisors

FROM: Planning Department - Riverside Office

SUBJECT: General Plan Amendment No. 917

(Charge your time to these case numbers)

01.26.16

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

- | | |
|---|--|
| <input type="checkbox"/> Place on Administrative Action | <input checked="" type="checkbox"/> Set for Hearing (Legislative Action Required; CZ, GPA, SP, SPA) |
| <input type="checkbox"/> Receive & File | |
| <input type="checkbox"/> EOT | |
| <input type="checkbox"/> Labels provided If Set For Hearing | <input checked="" type="checkbox"/> Publish in Newspaper: |
| <input type="checkbox"/> 10 Day <input type="checkbox"/> 20 Day <input type="checkbox"/> 30 day | (5th Dist) Press Enterprise |
| <input type="checkbox"/> Place on Consent Calendar | <input checked="" type="checkbox"/> Negative Declaration |
| <input type="checkbox"/> Place on Policy Calendar (Resolutions; Ordinances; PNC) | <input type="checkbox"/> 10 Day <input checked="" type="checkbox"/> 20 Day <input type="checkbox"/> 30 day |
| <input type="checkbox"/> Place on Section Initiation Proceeding (GPIP) | <input checked="" type="checkbox"/> Notify Property Owners (app/agencies/property owner labels provided) |

Designate Newspaper used by Planning Department for Notice of Hearing:
(5th Dist) Press Enterprise

SCHEDULE FOR 01/12/2016 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:

Planning Commission Minutes



**PLANNING COMMISSION
MINUTE ORDER
NOVEMBER 4, 2015**

I. AGENDA ITEM 4.2

GENERAL PLAN AMENDMENT NO. 917 (Foundation and Entitlement/Policy) – Intent to Adopt a Negative Declaration – Applicant: Sean Court Estates, LLC. – Engineer/Representative: Vit Liskutin – Fifth Supervisorial District – Area Plan: Reche Canyon/Badlands – Zone District: Edgemont-Sunnymead – Zone: Residential Agricultural (R-A-1) (1-acre minimum) – Location: North of Walther Avenue, east of Keith Drive, and west of Sean Court – Project Size: 8.48 acres.

II. PROJECT DESCRIPTION:

Proposal to amend the project site's General Plan Foundation Component from Rural (R) to Rural Community (RC) and amend Land Use Designation from Rural Residential (RR) (5-acre minimum) to Very Low Density Residential (VLDR) (1-acre minimum) on one parcel, totaling 8.48 acres.

III. MEETING SUMMARY:

The following staff presented the subject proposal:

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

In favor of the proposed project:

- Vit Liskutin, Applicant, (951) 907-0097

Neutral:

- John Barboza, Neighbor, Moreno Valley, (818) 256-9241

In opposed:

- Jim Gorsline, Neighbor, 10695 Sean Ct., Moreno Valley (951) 675-8233
- Gerre E. Watts, Neighbor, 28220 Walther Ave., Moreno Valley (909) 844-1168

IV. CONTROVERSIAL ISSUES:

None

V. PLANNING COMMISSION ACTION:

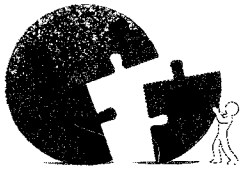
Public Comments: CLOSED

Motion by Chairman Valdivia, 2nd by Commissioner Sanchez

A vote of 5-0

ADOPTED PLANNING COMMISSION RESOLUTION No. 2015-015; and,

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



**PLANNING COMMISSION
MINUTE ORDER
NOVEMBER 4, 2015**

RIVERSIDE COUNTY
PLANNING DEPARTMENT

THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS:

ADOPT a **NEGATIVE DECLARATION** for **ENVIRONMENTAL ASSESSMENT NO. 41739**; and,
TENTATIVELY APPROVE **GENERAL PLAN AMENDMENT NO. 917.**

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.

Attachment B:

Indemnification Agreement

INDEMNIFICATION AGREEMENT

This INDEMNIFICATION AGREEMENT ("Agreement"), made by and between the COUNTY OF RIVERSIDE, a political subdivision of the State of California ("COUNTY"), and Sean Court Estates, LLC, a California Limited Liability Company ("PROPERTY OWNER"), relating to the PROPERTY OWNER'S indemnification of the COUNTY under the terms set forth herein:

WITNESSETH:

WHEREAS, the PROPERTY OWNER has a legal interest in the certain real property described as APN 473-420-010 ("PROPERTY"); and,

WHEREAS, on February 1, 2008, PROPERTY OWNER filed an application for General Plan Amendment No. 917 ("PROJECT"); and,

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

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

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

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

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

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

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

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

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

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

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

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

certified or registered mail, return receipt requested, to the appropriate address set forth below:

COUNTY:
Office of County Counsel
Attn: Melissa Cushman
3960 Orange Street, Suite 500
Riverside, CA 92501

PROPERTY OWNER:
Sean Court Estates, LLC
Attn: Vit Liskutin
1030 Talcey Terrace
Riverside, CA 92506

7. ***Default and Termination.*** This Agreement is not subject to termination, except by mutual agreement or as otherwise provided herein. In the event of a default of PROPERTY OWNER's obligations under this Agreement, COUNTY shall provide written notification to PROPERTY OWNER of such alleged default and PROPERTY OWNER shall have ten (10) days after receipt of written notification to cure any such alleged default. If PROPERTY OWNER fails to cure such alleged default within the specified time period or otherwise reach agreement with the COUNTY on a resolution of the alleged default, COUNTY may, in its sole discretion, do any of the following or combination thereof:

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

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

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

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

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

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

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

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

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

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

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

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

18. **Joint and Several Liability.** In the event there is more than one PROPERTY OWNER, the liability of PROPERTY OWNER shall be joint and several, and PROPERTY OWNER each of them shall be jointly and severally liable for performance of all of the obligations of PROPERTY OWNER under this Agreement.

19. **Effective Date.** The effective date of this Agreement is the date the parties sign the Agreement. If the parties sign the Agreement on more than one date, then the last date the Agreement is signed by a party shall be the effective date.

IN WITNESS WHEREOF, the parties hereto have duly caused this Agreement to be executed by their authorized representatives as of the date written.

COUNTY:

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

By: Steven Weiss
Steven Weiss
Riverside County Planning Director

Dated: 12/14/15

PROPERTY OWNER:

Sean Court Estates, LLC, a California Limited Liability Company

By: The Vit and Jane L. Liskutin Family Trust, Dated February 17, 2005

By: Vit Liskutin
Vit Liskutin
Trustee

Dated: 4/23/2015

FORM APPROVED COUNTY COUNSEL

BY: MICHELLE CLACK DATE 12/11/15

ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California
County of Riverside

On 11-23-15 before me, Sheri C. Alverson, notary public,
(here insert name and title of the officer)
personally appeared Vit Liskutin

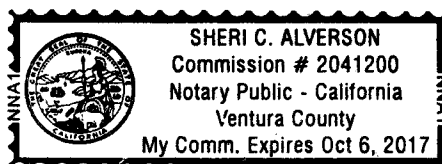
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature Sheri C. Alverson

(Seal)



Attachment C:

Planning Commission Report Package

Agenda Item No.:
Area Plan: Reche Canyon/Badlands
Zoning District: Edgemont-Sunnymead
Supervisory District: Fifth
Project Planner: John Earle Hildebrand III
Planning Commission: November 4, 2015

General Plan Amendment No. 917
Environmental Assessment No. 41739
Applicant: Sean Court Estates, LLC
Engineer/Representative: Vit Liskutin



Steve Weiss, AICP
 Planning Director

COUNTY OF RIVERSIDE PLANNING DEPARTMENT STAFF REPORT

PROJECT DESCRIPTION AND LOCATION:

General Plan Amendment No. 917 (Foundation and Entitlement/Policy Amendment) – Proposal to amend the Riverside County General Plan Foundation Component from Rural (R) to Rural Community (RC) and to amend the General Plan Land Use Designation from Rural Residential (RR) (5-Acre Minimum) to Very Low Density Residential (VLDR) (1-Acre Minimum) on one parcel, totaling 8.48 acres, located north of Walther Avenue, east of Harry Keith Drive, and west of Sean Court, within the Reche Canyon/Badlands Area Plan.

BACKGROUND:

General Plan Initiation Proceedings ("GPIP")

This project was submitted on February 1, 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 December 16, 2008, the Riverside County Board of Supervisors adopted an order initiating proceedings for General Plan Amendment No. 917. The GPIP report package is included with this staff report as an attachment. GPA No. 917 (the "project") is now being taken forward for consideration.

Multi-Species Habitat Conservation Plan ("MSHCP")

The project site is located within Multi-Species Habitat Conservation Plan ("MSHCP") Criteria Area Cell 650 of the Western Riverside County Multiple Species Habitat Conservation Plan boundary and as a result, is subject to the Western Riverside County Regional Conservation Authority ("RCA") review. A Habitat Acquisition and Negotiation Strategy ("HANS") application (No. HANS02255) was submitted to the County in August 2015, in accordance with Resolution No. 2013-111 and reviewed by the RCA. The project site is located within Cell Group S, whereby conservation ranges between 70 and 80 percent, focusing in the northern portion of the cell group. However, the project site is located in the southern portion of this cell group and is surrounded by existing development; therefore, this parcel would not contribute to the overall conservation described in the area. The RCA has confirmed that no portion of the project site is required to be conserved.

Airport Influence Area ("AIA")

The project site is located within March Air Reserve Base Airport Influence Area. As a result, this project is required to be reviewed by the Airport Land Use Commission ("ALUC"). File No. ZAP1144MA15 was submitted to the ALUC for review in July 2015. The ALUC made a determination that the project site is located within Airport Compatibility Zone E of the March Air Reserve Base Airport Influence Area and

based upon the location of the project site and its relative distance to the airport, no restrictions are imposed upon the site or the site's ultimate use as residential.

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 Native American Tribes whose historical extent includes the project site. Consultation request notices were sent to each of the Tribes on the list on December 14, 2010. 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.

AB 52 became effective on July 1, 2015. In compliance with AB 52, separate notices regarding this project were mailed to all requesting Tribes on September 10, 2015. AB 52 provides for a 30-day review period in which all noticed Tribes may request consultation regarding the proposed project. County staff received notification from the Pechanga Tribe within the 30-day period, requesting to initiate consultation on this project. County staff discussed this project with the Pechanga Tribe on October 10, 2015, explaining that the project scope includes a legislative action only. There is no accompanying implementing project and it will result in no physical disturbance of the site. The Pechanga Tribe concluded that this project could move forward with no additional consultation, provided they are again noticed during the time of any future implementing project. In accordance with this request and in compliance with AB 52, County staff will notice the Pechanga tribe, as well as all other requesting Tribes, at the time a project is submitted.

ISSUES OF POTENTIAL CONCERN:

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 1, 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 consideration.

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

This General Plan Amendment is a proposal to change the project site's Land Use from Rural Residential (RR) (5-acre minimum) to Very Low Density Residential (VLDR) (1-acre minimum) for

the purpose of enabling development of a similar land use pattern, as that of the existing developed community to the south. The project site is located within an unincorporated County area, but is in close proximity to the City of Moreno Valley, which has experienced residential and commercial growth over the past decade. Residential development in the area as a whole, has taken place since the 2003 Riverside County General Plan update and has included new and upgraded utility and road infrastructure. This general growth of the area represents a new circumstance since the 2003 General Plan update and amending the General Plan would enable the site to be developed, complementing the ongoing development pattern. This new circumstance justifies a General Plan Foundation Component Amendment.

Riverside County Vision

The existing General Plan Land Use for the property is Rural Residential, which requires development at one residential dwelling unit per five-acres. This General Plan Amendment will result in changing the General Plan Land Use to Very Low Density Residential, which would enable the project site to be developed at one residential unit per acre. The Riverside County General Plan Vision Statement discusses many concepts, which are distinguished by categories and include housing, population growth, healthy communities, conservation, and transportation. This project has been reviewed in conjunction with the Vision Statement and staff has determined that the project is consistent with it. Specifically, Number 3 of the Population Growth section of the General Plan Vision Statement says, "Population growth continues and is focused where it can best be accommodated." Furthermore, Number 1 of the Population Growth section states, "New growth patterns no longer reflect a pattern of random sprawl. Rather, they follow a framework of transportation and open space corridors, with concentrations of development that fit into that framework. In other words, important open space and transportation corridors define growth areas." The project site is adjacent to existing developed single family residential to the south. Development of the project site is a logical extension to the existing development and the property can accommodate new residential. Additionally, new development adjacent to the existing homes on the south compliments a managed growth pattern, reducing sprawl. This is not a stand-alone, isolated area, whereby new development would exasperate sprawl. For these reasons, this project is consistent with the Riverside County Vision Statement and this General Plan Foundation Component Amendment is justified.

Internal Consistency

Excluding the March Air Reserve Airport Influence Area ("AIA") boundary, the project site is not located within any other policy area or special overlay that would result in an inconsistency from a Foundation Component Amendment from Rural to Rural Community. Furthermore, the Airport Land Use Commission ("ALUC"), has determined that this proposed General Plan Amendment is consistent with the AIA criteria for residential development. No restrictions are imposed upon the site or the site's ultimate use as residential.

Staff has reviewed this project in conjunction with each of the ten (10) Riverside County General Plan Elements, which includes 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 with the policies and objectives of each element. This is supported through the Fundamental Housing Value of the Vision Statement, which states the following:

- We acknowledge shelter as one of the most basic community needs and value the willingness of our communities and their leaders to accept housing for our growing population in our communities, particularly with respect to the ongoing shortage of affordable housing and its negative impacts on our communities.

This proposed General Plan Foundation Component Amendment will provide an opportunity for a residential development under a future implementing project, addressing the need for new housing as a result of ongoing population growth in the area. This project will not create an inconsistency with any of the General Plan elements and as a result, a General Plan Foundation Component Amendment is justified.

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 Foundation Component Amendment is consistent with the Vision element of the Riverside County General Plan through residential sprawl reduction and development consolidation where appropriate. In addition, this proposed Entitlement/Policy Amendment is also consistent with the Vision Element for the same reasons, as it's a logical land use extension to the existing pattern of residential development in the area, which includes one-acre lots to the south.

b) Any General Plan Principle; or

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. 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 special 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.

The community in which the project site is located has been maturing over the years and changing from rural to suburban. The land use pattern has been changing from larger five-acre residential lots to one-acre lots, due to residential growth and the desire for new housing.

The second principal 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 shift from five-acre residential lots to one-acre lots, in support of the existing growth in the area and anticipated future needs. The Amendment will enable a future infill residential development project, providing a new opportunity for housing in the area. As a result, there is no conflict with any General Plan principles.

c) Any Foundation Component designation in the General Plan.

This project is a proposal to amend a General Plan Foundation Component to enable an accompanying Entitlement/Policy Amendment to the land use designation. As demonstrated in these findings, this land use change does not conflict with the Riverside County General Plan.

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.

Policy LU 2.1(e) of the General Plan Land Use element states, "Concentrate growth near or within existing urban and suburban areas to maintain the rural and open space character of Riverside County to the greatest extent possible." As discussed in these findings, changing the site's land use to Very Low Density Residential (1-acre minimum) is a consistent and logical extension of the existing 1-acre lots to the south. This land use change may result in a future implementing infill project for new residential that is concentrated adjacent to existing development, rather than in a location that has no surrounding development or available infrastructure.

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 General Plan Amendment will result in a logical extension of the area's existing one-acre residential lots, located to the south, while still preserving the minimum five-acre lot requirement to the north of the project site. This amendment will further this policy by allowing for smaller lots in an area that can reasonably accommodate the development pattern.

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

As discussed above, the project site is located within an unincorporated County area, but is in close proximity to the City of Moreno Valley, which has experienced residential and commercial growth over the past decade. Development of the project site would complement the general growth in the area and further contribute to infrastructure improvements at the time of an implementing project. This General Plan Amendment is a reasonable change based upon the new circumstance.

SUMMARY OF FINDINGS:

- | | |
|---|--|
| 1. Existing Foundation General Plan Land Use (Ex #6): | Rural (R) |
| 2. Proposed Foundation General Plan Land Use (Ex #6): | Rural Community (RC) |
| 3. Existing General Plan Land Use (Ex #6): | Rural Residential (R:RR) (5-acre minimum) |
| 4. Proposed General Plan Land Use (Ex #6): | Very Low Density Residential (RC:VLDR) (1-acre minimum) |
| 5. Surrounding General Plan Land Use (Ex #6): | Rural Mountainous (10-acre minimum), Rural Residential (5-acre minimum), and Very Low Density Residential (1-acre minimum) |
| 6. Existing Zoning (Ex #3): | R-A-1 (Residential Agriculture, 1-acre minimum) |

| | |
|-----------------------------------|---|
| 7. Proposed Zoning (Ex #3): | N/A |
| 8. Surrounding Zoning(Ex #3): | R-A-1 (Residential Agriculture, 1-acre minimum) |
| 9. Existing Land Use (Ex #1): | Vacant Land |
| 10. Surrounding Land Use (Ex #1): | Residential |
| 11. Project Size: | 8.48 Acres |
| 12. Environmental Concerns: | See Environmental Assessment No. 41739 |

RECOMMENDATIONS:

ADOPT PLANNING COMMISSION RESOLUTION No. 2015-015 recommending adoption of General Plan Amendment No. 917 to the Riverside County Board of Supervisors;

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

ADOPT a **NEGATIVE DECLARATION** for **ENVIRONMENTAL ASSESSMENT NO. 41739**, 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. 917**, amending the project site's General Plan Foundation Component from Rural (R) to Rural Community (RC) and amending its Land Use Designation from Rural Residential (RR) (5-acre minimum) to Very Low Density Residential (VLDR) (1-acre minimum) 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.

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 an existing General Plan Land Use of Rural: Rural Residential (R:RR) (5-Acre Minimum) and is located within the Reche Canyon / Badlands Area Plan.
2. The project site is surrounded by properties which have a General Plan Land Use Designation of Rural Mountainous (10-acre minimum) to the north, Rural Residential (5-acre minimum) to the east and west, and Very Low Density Residential (1-acre minimum) to the south.
3. This Regular Foundation Amendment and Entitlement/Policy Amendment will result in a Land Use Amendment to Rural Community: Very Low Density Residential (RC:VLDR) (1-acre minimum).
4. As provided in this staff report, this project is consistent with both the Administrative Element of the Riverside County General Plan and Sections 2.4 and 2.5 of Ordinance No. 348.
5. As provided in this staff report, this project is in conformance with each of the Riverside County General Plan Elements and will not create an internal inconsistency with them.
6. As provided in this staff report, this project does not conflict with nor does it require any changes to the Riverside County Vision Statement.

7. As provided in this staff report, this project is consistent with the planning principles in Appendix B of the Riverside County General Plan.
8. Special circumstances or conditions have emerged that were unanticipated in preparing the General Plan. Specifically, the project site is located within an unincorporated County area, but is in close proximity to the City of Moreno Valley, which has experienced residential and commercial growth over the past decade. Residential development in the area as a whole, has taken place since the 2003 Riverside County General Plan update and has included new and upgraded utility and road infrastructure. This general growth of the area represents a new circumstance since the 2003 General Plan update and amending the General Plan would enable the site to be developed, complementing the ongoing development pattern.
9. The Policy LU 2.1(e) of the General Plan Land Use element states, "Concentrate growth near or within existing urban and suburban areas to maintain the rural and open space character of Riverside County to the greatest extent possible." As discussed in these findings, changing the site's land use to Very Low Density Residential (1-acre minimum) is a consistent and logical extension of the existing 1-acre lots to the south. This land use change may result in a future implementing infill project for new residential that is concentrated adjacent to existing development, rather than in a location that has no surrounding development or available infrastructure.
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 General Plan Amendment will result in a logical extension of the area's existing one-acre residential lots, located to the south, while still preserving the minimum five-acre lot requirement to the north of the project site. This amendment will further this policy by allowing for smaller lots in an area that can reasonably accommodate the development pattern.
11. The project site has an existing Zoning Classification of R-A-1 (Residential Agriculture, 1-acre minimum).
12. The project site is surrounded by properties which have a Zoning Classification of R-A-1 (Residential Agriculture, 1-acre minimum).
13. The project site is located within a "High" wildfire hazard zone and is a designated State Responsibility Area.
14. The project site is located within Multi-Species Habitat Conservation Plan ("MSHCP") Criteria Area Cell 650 of the Western Riverside County Multiple Species Habitat Conservation Plan boundary. A Habitat Acquisition and Negotiation Strategy ("HANS") application (No. HANS02255) was submitted to the County in August 2015, in accordance with Resolution No. 2013-111 and was reviewed by the RCA. The RCA has confirmed that no portion of the project site is required to be conserved.
15. The project site is located within March Air Reserve Base Airport Influence Area and is required to be reviewed by the Airport Land Use Commission ("ALUC"). File No. ZAP1144MA15 was submitted to the ALUC for review in July 2015. The ALUC has made a determination that no restrictions are imposed upon the site or the site's ultimate use as residential.

16. Environmental Assessment No. 41739 identified no potentially significant impacts, and resulted in a Negative Declaration of environmental effects.

CONCLUSIONS:

1. The proposed project is in conformance with the Very Low Density Residential ("VLDR") (1-acre minimum) Land Use Designation, and with all other elements of the Riverside County General Plan.
2. The proposed project is consistent with the R-A-1 (Residential Agriculture, 1-acre minimum) 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 not preclude reserve design for the Western Riverside County Multiple Species Habitat Conservation Plan ("MSHCP").

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. A City sphere of influence; or
 - c. An area drainage plan or dam inundation area.
3. The project site is located within:
 - a. County Service Area ("CSA") #93; and
 - b. A 100-year flood plain; and
 - c. A Criteria Cell of the Multi-Species Habitat Conservation Plan ("MSHCP"); and
 - d. An Airport Influence Area ("AIA"); and
 - e. High fire area and State Responsibility area; and
 - f. Low/Moderate liquefaction area.
4. The subject site is currently designated as Assessor's Parcel Number: 473-420-010.

2
3 **RESOLUTION NO. 2015-015**
4 **RECOMMENDING ADOPTION OF**
5 **GENERAL PLAN AMENDMENT NO. 917**
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 November 4, 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 November 4, 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

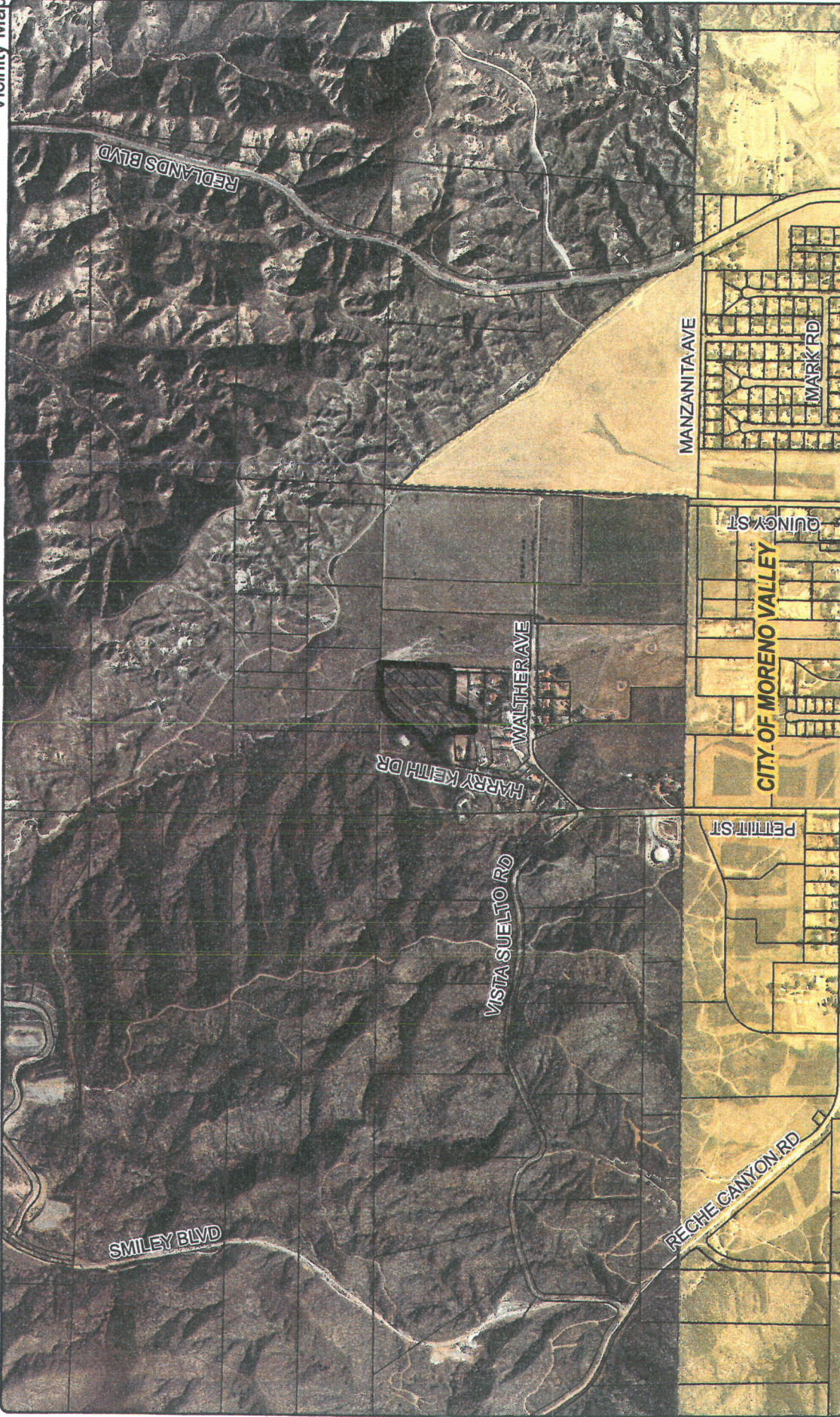
22 **ADOPTION** of the Negative Declaration environmental document, Environmental Assessment
23 File No. 41739; and
24

25 **ADOPTION** of General Plan Amendment No. 917
26
27
28

RIVERSIDE COUNTY PLANNING DEPARTMENT GPA00917 VICINITY/POLICY AREAS

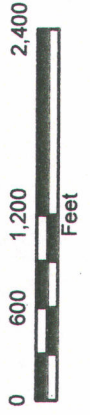
Supervisor Ashley
District 5

Date Drawn: 06/30/2015
Vicinity Map



Zoning District: Edgemont-Sunnymead

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. This map was prepared for the County of Riverside Planning Department. For further information, please contact the Riverside County Planning Department offices in Riverside at (951) 955-3200 (Western County) or in Palm Springs at (760) 865-4277 (Eastern County) or Website: <http://planning.cola.com>

RIVERSIDE COUNTY PLANNING DEPARTMENT

GPA00917

LAND USE

Supervisor Ashley
District 5

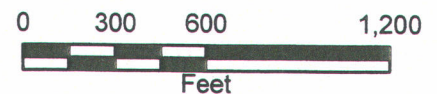
Date Drawn: 06/30/2015

Exhibit 1



Zoning District: Edgemont-Sunnymead

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>

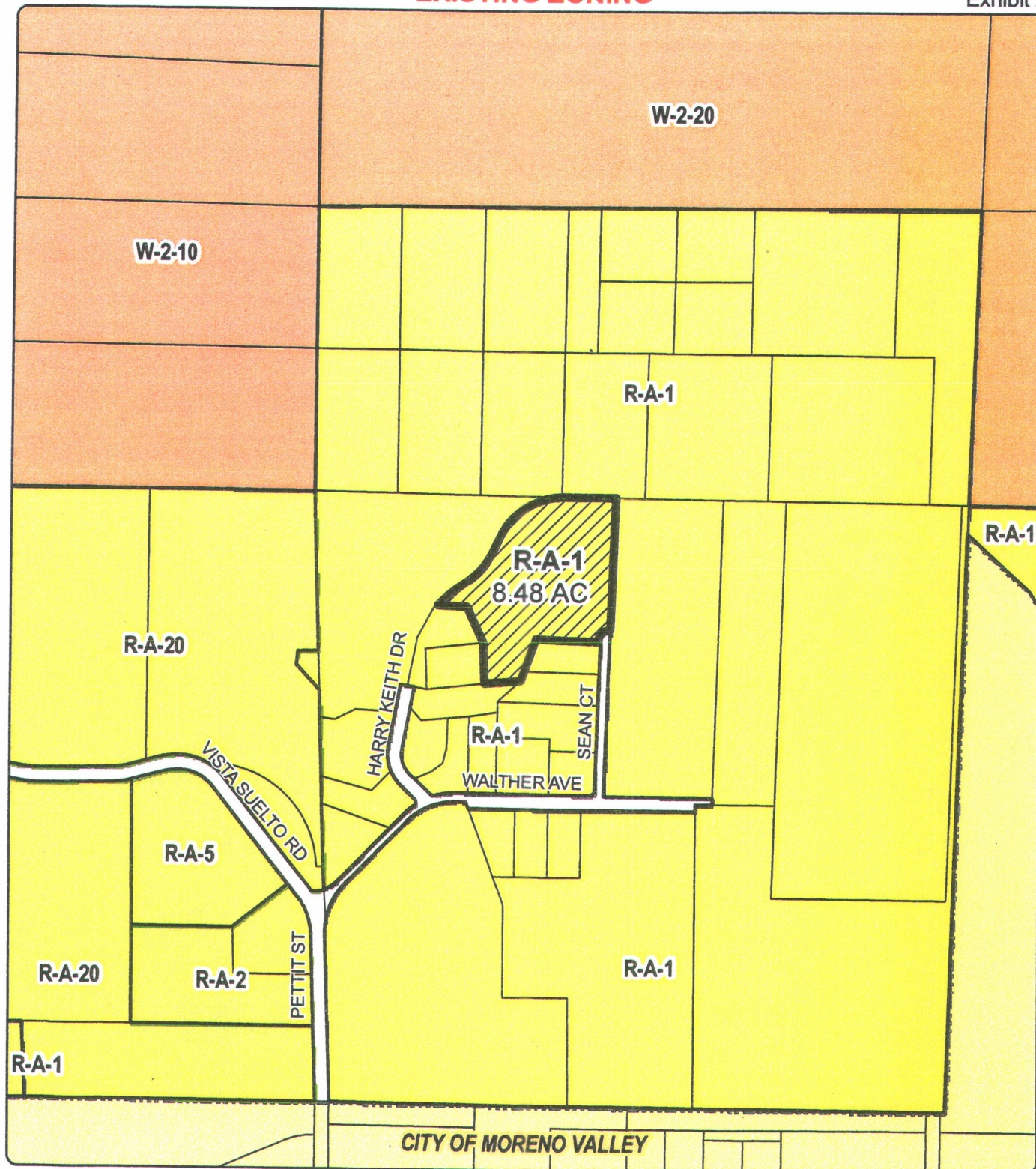
RIVERSIDE COUNTY PLANNING DEPARTMENT

GPA00917

EXISTING ZONING

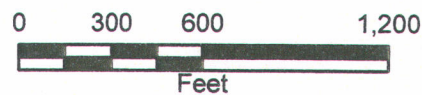
Supervisor Ashley
District 5

Date Drawn: 06/30/2015
Exhibit 2



Zoning District: Edgemont-Sunnymead

Author: Vinnie Nguyen



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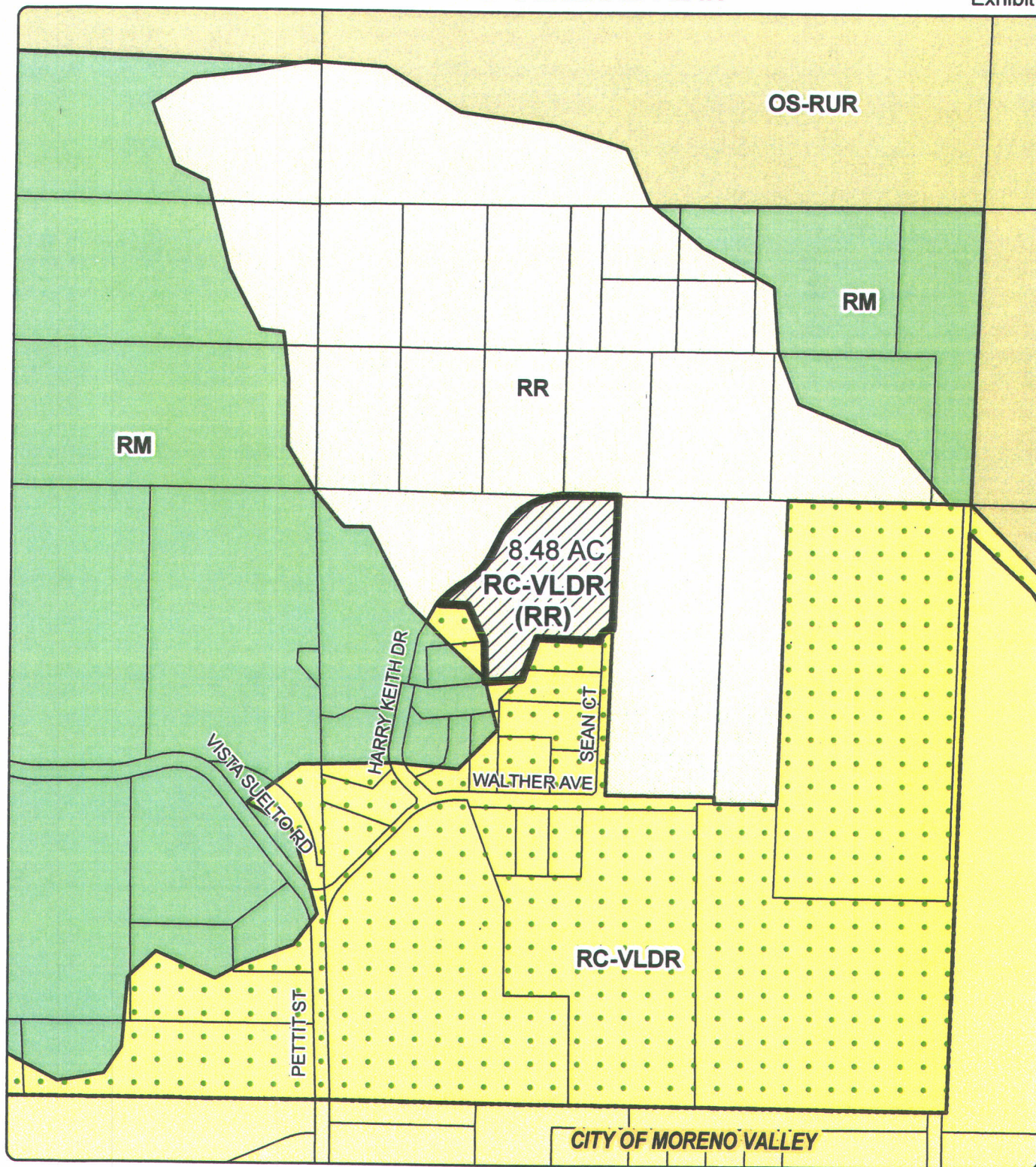
RIVERSIDE COUNTY PLANNING DEPARTMENT

GPA00917

PROPOSED GENERAL PLAN

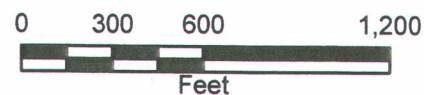
Supervisor Ashley
District 5

Date Drawn: 06/30/2015
Exhibit 6



Zoning District: Edgemont-Sunnymead

Author: Vinnie Nguyen



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COUNTY OF RIVERSIDE

ENVIRONMENTAL ASSESSMENT FORM: INITIAL STUDY

Environmental Assessment File Number: 41739
Project Case: General Plan Amendment No. 917
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's Name: Sean Court Estates, LLC
Applicant's Address: 7095 Indiana Avenue, Suite 110, Riverside, CA 92506
Applicant's Telephone Number: (951) 907-0097

I. PROJECT INFORMATION

A. Project Description:

General Plan Amendment No. 917, to amend the project site's General Plan Foundation Component from Rural (R) to Rural Community (RC) and to amend its Land Use Designation from Rural Residential (R:RR) (5-acre minimum) to Very Low Density Residential (RC:VLDR) (1-acre minimum) on one parcel, totaling 8.4 acres.

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

C. Total Project Area: 8.4 acres

D. Assessor's Parcel No.: 473-420-010

E. Street References: North of Walther Avenue, east of Keith Drive, and west of Sean Court.

F. Section, Township, & Range Description: Section 26, Township 2 South, Range 3 West

G. Brief description of the existing environmental setting of the project site and its surroundings: Vacant land to the west, north, and east with single family residential dwelling units to the south.

II. APPLICABLE GENERAL PLAN AND ZONING REGULATIONS

A. General Plan Elements/Policies:

- 1. Land Use:** This project includes a General Plan Amendment only. There is no development plan associated with this project. This project will result in an amendment to the Riverside County General Plan Foundation Component and the General Plan land use designation in order to support future development. As a result, this project is consistent with the provisions of the Land Use Element.
- 2. Circulation:** This project is consistent with the provisions of the Circulation Element.
- 3. Multipurpose Open Space:** This project is consistent with the policies of the Open Space Element.
- 4. Safety:** This project is consistent with the policies of the Safety Element.

- 5. **Noise:** This project is consistent with the policies of the Noise Element.
- 6. **Housing:** This project is consistent with the policies of the Housing Element.
- 7. **Air Quality:** This project is consistent with the policies of the Air Quality Element.
- B. General Plan Area Plan:** Reche Canyon / Badlands
- 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):** Rural Community (RC)
- F. General Plan Land Use Designation (Proposed):** Very Low Density Residential (VLDR) (1-acre minimum)
- G. Overlay(s), if any:** None
- H. Policy Area(s), if any:** None
- I. Adjacent and Surrounding:**
 - 1. **Area Plan(s):** Reche Canyon / Badlands
 - 2. **Foundation Component(s):** Rural and Rural Community
 - 3. **Land Use Designation(s):** Rural Mountainous (10-acre minimum) to the north and east, Rural Residential (5-acre minimum) to the west, and Very Low Density Residential (1-acre minimum) to the south
 - 4. **Overlay(s), if any:** None
 - 5. **Policy Area(s), if any:** None
- 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-A-1 (Residential Agriculture, 1-acre minimum)
- L. Zoning (Proposed):** N/A
- M. Adjacent and Surrounding Zoning:** Surrounded by R-A-1 (Residential Agriculture, 1-acre minimum)

III. ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED

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

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

IV. DETERMINATION

On the basis of this initial evaluation:

A PREVIOUS ENVIRONMENTAL IMPACT REPORT/NEGATIVE DECLARATION WAS NOT PREPARED

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

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

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

A PREVIOUS ENVIRONMENTAL IMPACT REPORT/NEGATIVE DECLARATION WAS PREPARED

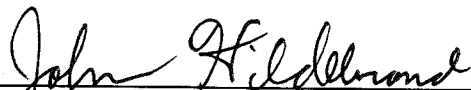
☐ I find that although the proposed project could have a significant effect on the environment, **NO NEW ENVIRONMENTAL DOCUMENTATION IS REQUIRED** because (a) all potentially significant effects of the proposed project have been adequately analyzed in an earlier EIR or Negative Declaration pursuant to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

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

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

☐ I find that at least one of the following conditions described in California Code of Regulations, Section 15162, exist and a **SUBSEQUENT ENVIRONMENTAL IMPACT REPORT** is required: (1) Substantial changes are proposed in the project which will require major revisions of the previous EIR

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


Signature

09/10/2015

Date

John Earle Hildebrand III
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 checked="" type="checkbox"/> | <input type="checkbox"/> |
| b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings and unique or landmark features; obstruct any prominent scenic vista or view open to the public; or result in the creation of an aesthetically offensive site open to public view? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

Source: Riverside County General Plan Figure 9 in Reche Canyon / Badlands Area Plan – "Scenic Highways"

Findings of Fact:

a-b) Pursuant to the Riverside County General Plan Figure 9 in Reche Canyon / Badlands Area Plan – "Scenic Highways" exhibit, the project site is located approximately a half-mile away from Redlands Boulevard, which is a "County Eligible" designated Scenic Highway. All implementing projects will be required to conform to the Reche Canyon / Badlands Area Plan and the Circulation element policies, relating to scenic highway criteria.

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, 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 | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

Observatory, as protected through Riverside County Ordinance No. 655?

Source: GIS database, Ord. No. 655 (Regulating Light Pollution), Riverside County General Plan Figure 6 in Reche Canyon / Badlands Area Plan – "Mt. Palomar Nighttime Lighting Policy"

Findings of Fact:

a) Pursuant to the Riverside County General Plan Figure 6 in Reche Canyon / Badlands Area Plan – "Mt. Palomar Nighttime Lighting Policy" exhibit, the project site is not located within the policy area. As a result, there will be no impacts.

Mitigation: No mitigation is required

Monitoring: No monitoring is required

3. Other Lighting Issues

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

☐ ☐ ☒ ☐

b) Expose residential property to unacceptable light levels?

☐ ☐ ☒ ☐

Source: On-site Inspection, Project Application Description

Findings of Fact:

a-b) A change in residential density from 1 dwelling unit per 5-acre minimum to 1 dwelling unit 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, 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.

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?

☐ ☐ ☒ ☐

| | Potentially Significant Impact | Less than Significant with Mitigation Incorporated | Less Than Significant Impact | No Impact |
|--|--------------------------------------|--|---------------------------------------|-------------------------------------|
| 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, the project site is located within an area designated as "Local Importance". The California State Department of Conservation makes these designations based on soil types and land use designations. However, the current land use designation is Rural Residential, which precludes the use of commercial farms. Furthermore, the project site is too small with too large of a grade difference to feasibly support commercial agricultural uses. As a result, the loss of viable agricultural land is negligible. 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.

Mitigation: No mitigation is required

Monitoring: No monitoring is required

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

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

Findings of Fact:

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

a-c) Pursuant to the Riverside County General Plan Figure OS-3 "Parks, Forests, and Recreation Areas" exhibit, the project site is not located within any designated forest land area. There will be no impacts.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

AIR QUALITY Would the project

6. Air Quality Impacts

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

Source: SCAQMD CEQA Air Quality Handbook

Findings of Fact:

a-f) The proposed land use change could result in a net increase in population and/or vehicle trips at build out, based upon the land use change from 5-acre minimum residential lot sizes to 1-acre minimum. However, given the relatively small size of the project site (8.4 acres), development of the site would not substantially contribute to negative air quality impacts in the region as a whole. Additionally, there are no point source 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, 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 |
|--|--------------------------------------|--|---------------------------------------|--------------|
|--|--------------------------------------|--|---------------------------------------|--------------|

Monitoring: No monitoring is required.

BIOLOGICAL RESOURCES Would the project

| | | | | |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|
| 7. Wildlife & Vegetation | | | | |
| a) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Conservation Community Plan, or other approved local, regional, or state conservation plan? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| b) Have a substantial adverse effect, either directly or through habitat modifications, on any endangered, or threatened species, as listed in Title 14 of the California Code of Regulations (Sections 670.2 or 670.5) or in Title 50, Code of Federal Regulations (Sections 17.11 or 17.12)? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| c) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U. S. Wildlife Service? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| e) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Game or U. S. Fish and Wildlife Service? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| f) Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| g) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

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

Findings of Fact:

a-g) The project site is located within Multi-Species Habitat Conservation Plan ("MSHCP") Criteria Area Cell 650 of the Western Riverside County Multiple Species Habitat Conservation Plan boundary and as a result, is subject to the Regional Conservation Authority ("RCA") review. A Habitat Acquisition and Negotiation Strategy ("HANS") LITE application (No. HANS02255) was submitted in August, 2015. The project site is located within Cell Group S, whereby conservation ranges between 70 and 80 percent, focusing in the northern portion of the cell group. However, the project site is located in the southern portion of this cell group and is surrounded by existing development, therefore

| Potentially Significant Impact | Less than Significant with Mitigation Incorporated | Less Than Significant Impact | No Impact |
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this parcel would not contribute to the overall conservation described in the area. This project went through the RCA review process and it was determined that no portion of the project site is required to be conserved.

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, 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

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) There are no known historic features located on the project site. Furthermore, portions of the project site have been previously disturbed. The necessity for additional historic resource studies will be determined 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, 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.

9. Archaeological Resources

| | | | | |
|---|--------------------------|--------------------------|-------------------------------------|--------------------------|
| a) Alter or destroy an archaeological site. | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to | <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 |
|--|--------------------------------------|--|---------------------------------------|--------------------------|
| California Code of Regulations, Section 15064.5? | | | | |
| c) Disturb any human remains, including those interred outside of formal cemeteries? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| d) Restrict existing religious or sacred uses within the potential impact area? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 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: Project Application Materials

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 Native American Tribes whose historical extent includes the project site. Consultation request notices were sent to each of the Tribes on the list on December 14, 2010. 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.

AB 52 became effective on July 1, 2015. In compliance with AB 52, separate notices regarding this project were mailed to all requesting Tribes on September 10, 2015. AB 52 provides for a 30-day review period in which all noticed Tribes may request consultation regarding the proposed project. County staff received notification from the Pechanga Tribe within the 30-day period, requesting to initiate consultation on this project. County staff discussed this project with the Pechanga Tribe on October 10, 2015, explaining that the project scope includes a legislative action only. There is no accompanying implementing project and it will result in no physical disturbance of the site. The Pechanga Tribe concluded that this project could move forward with no additional consultation, provided they are again noticed during the time of any future implementing project. In accordance with this request and in compliance with AB 52, County staff will notice the Pechanga tribe, as well as all other requesting Tribes, at the time a project is submitted.

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 and Zone change, 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

10. Paleontological Resources

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

☐ ☐ ☒ ☐

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

Source: Riverside County General Plan Figure OS-8 "Paleontological Sensitivity"

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 Sensitivity" with a small portion of the project site, located towards the northeast, designated as "High B (Hb) Sensitivity". At the time of an implementing project, further analysis through the preparation of a Cultural Resource and Biological 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 and Zone change, 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

GEOLOGY AND SOILS Would the project

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

☐ ☐ ☒ ☐

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

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

☐ ☐ ☒ ☐

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

Findings of Fact:

a-b) Pursuant to the Riverside County General Plan Figure S-2 "Earthquake Fault Study Zones" map, the zone identified as "San Jacinto Fault Zone" is located approximately 175-feet from the project site to the northeast and the zone identified as "County Fault Zone" is located approximately 1,500-feet from the project site to the northeast. At this time, this project includes a General Plan Amendment only. As a result, no people or structures will be exposed to adverse effects associated with the fault zones. Additionally, any future development will be required to comply with the California Building Code, as it relates to development with proximity of a fault zone.

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, which could eventually

| Potentially Significant Impact | Less than Significant with Mitigation Incorporated | Less Than Significant Impact | No Impact |
|--------------------------------------|--|---------------------------------------|--------------|
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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. In addition, the implementing project will be subject for review by the County Geologist, and will be designed according to any geotechnical or related studies. As a result, impacts associated with this project are considered less than significant.

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", a small portion of the project site at the northeast is located within an area identified as having both "Low" and "Moderate" liquefaction potential. At this time, this project includes a General Plan Amendment only. As a result, no people or structures will be exposed to adverse effects associated with the fault 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 liquefaction potential.

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 and zoning, 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

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. This is a programmatic level CEQA analysis. At this stage, the project does not provide the

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

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, 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. This will include adherence to the California Building code, Title 24, which will mitigate to some degree, the potential for ground shaking impacts. As a result, impacts associated with this project are considered less than significant.

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, the project site is located within an area consisting of some slope angles between 15% to 25%. At this time, this project includes a General Plan Amendment only. As a result, no people or structures will be exposed to adverse effects associated with the slope areas. Additionally, any future development will be required to comply with the California Building Code, as it relates to slope development and grading.

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, 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

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?

☐ ☐ ☒ ☐

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

Source: Riverside County General Plan Figure S-7 "Documented Subsidence Areas Map"

Findings of Fact:

a) Pursuant to the Riverside County General Plan Figure S-7 "Documented Subsidence Areas Map" exhibit, a portion of the site located at the northeast, is identified as having "Susceptible" subsidence potential. At this time, this project includes a General Plan Amendment only. As a result, no people or structures will be exposed to adverse effects associated with the fault 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.

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, 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

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"/> |
|--------------------------|--------------------------|--------------------------|-------------------------------------|

Source: On-site Inspection, Project Application Materials

Findings of Fact:

a) The project site is not located within any other known geological hazard or risk areas. There will be 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"/> |
|--------------------------|--------------------------|--------------------------|-------------------------------------|

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

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

a-c) Pursuant to the Riverside County General Plan Figure S-5 "Regions Underlain by Steep Slope" exhibit, the project site is located within an area consisting of some slope angles between 15% to 25%. At this time, the project includes a General Plan Amendment only. As a result, no people or structures will be exposed to adverse effects associated with the slope areas. Additionally, any future development will be required to comply with the California Building Code, as it relates to slope development and grading.

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, 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: U.S.D.A. Soil Conservation Service Soil Surveys, Project Application Materials, On-site Inspection

Findings of Fact:

a-c) 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, 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

| | Potentially Significant Impact | Less than Significant with Mitigation Incorporated | Less Than Significant Impact | No Impact |
|--|--------------------------------------|--|---------------------------------------|-------------------------------------|
| 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: U.S.D.A. Soil Conservation Service Soil Surveys

Findings of Fact:

a-b) 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, 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

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

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

Findings of Fact:

a) 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, 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. There will be no impacts.

Mitigation: No mitigation is required

Monitoring: No monitoring is required

GREENHOUSE GAS EMISSIONS Would the project

| | Potentially Significant Impact | Less than Significant with Mitigation Incorporated | Less Than Significant Impact | No Impact |
|--|--------------------------------------|--|---------------------------------------|--------------------------|
| 21. Greenhouse Gas Emissions | | | | |
| a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| b) Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

Source: County of Riverside General Plan

Findings of Fact:

a-b) 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, 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: Project Application Materials

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

Findings of Fact:

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, 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.

c) The project will result in higher development intensity of the site than was proposed in the General Plan in 2003. The increase from 5-acre minimum lot sizes to 1-acre could 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. Furthermore, the project site is 8.48 acres in area and will not result in a substantial increase in traffic for the surrounding area, after build-out. 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

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

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

Findings of Fact:

a-d) Pursuant to the Riverside County General Plan Figure S-19 "Airport Locations" exhibit, the project site is located within the Airport Influence Area ("AIA") of March Airforce Base and therefore, requires review by the Airport Land Use Commission ("ALUC"). File No. ZAP1144MA15 was submitted to the ALUC for review in July 2015. The ALUC made a determination that the site is located within Airport Compatibility Zone E of the March Airforce Base and based upon the location of the project site and its relative distance to the airport, no restrictions are imposed upon the site or the site's ultimate use as residential. As a result, there will be no impacts.

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

Mitigation: No mitigation is required

Monitoring: No monitoring is required

24. Hazardous Fire Area

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

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

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 located within a "High" Wildfire Susceptibility Area. The high risk of wildland fires due to the unique features of the area and lack of public secondary access is a concern; however, there are two additional access points, via dedicated easements to the subject site. Primary access to the property is taken from Sean Court. The first easement is located at the southwest area of the project site and is accessed from Harry Keith Road. The second easement is located near the southern portion of the project site and is accessed from Walther Avenue. As a result, there is adequate access to the project site. Additionally, the project site is located within a State Responsibility Fire Area.

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. Additionally, there is no activity which would 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 being proposed. This project will result in amending the site's General Plan Foundation Component, 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

HYDROLOGY AND WATER QUALITY Would the project

25. Water Quality Impacts

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

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

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

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

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

Source: Riverside County General Plan Figure S-9 "100- and 500-Year Flood Hazard Zones", Riverside County Flood Control District Flood Hazard Report/Condition

Findings of Fact:

a-h) Pursuant to the Riverside County General Plan Figure S-9 "100- and 500-Year Flood Hazard Zones" exhibit, a small portion of the project site on the east, is located within the 100-year floodplain zone. Approval of this project will result in a General Plan Amendment 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.

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, 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

| | Potentially Significant Impact | Less than Significant with Mitigation Incorporated | Less Than Significant Impact | No Impact |
|--|---|--|---|-------------------------------------|
| 26. Floodplains | | | | |
| Degree of Suitability in 100-Year Floodplains. As indicated below, the appropriate Degree of Suitability has been checked. | | | | |
| NA - Not Applicable <input checked="" type="checkbox"/> | U - Generally Unsuitable <input type="checkbox"/> | | R - Restricted <input type="checkbox"/> | |
| a) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner that would result in flooding on-site or off-site? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| b) Changes in absorption rates or the rate and amount of surface runoff? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| c) Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam (Dam Inundation Area)? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| d) Changes in the amount of surface water in any water body? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

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, a small portion of the project site on the east, is located within the 100-year floodplain zone. Approval of this project will result in a General Plan Amendment 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.

Pursuant to the Riverside County General Plan Figure S-10 "Dam Failure Inundation Zone" exhibit, the project site is not located within close proximity to any dam failure inundation 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, 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

LAND USE/PLANNING Would the project

27. Land Use

a) Result in a substantial alteration of the present or ☐ ☐ ☒ ☐

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

planned land use of an area?

| | | | | |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|
| b) Affect land use within a city sphere of influence and/or within adjacent city or county boundaries? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|

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

Findings of Fact:

a) This project will result in changes to the site's General Plan land use pattern. The project site has a current General Plan Land Use of Rural Residential (5-acre lot size minimum) and is proposed to be amended to Very Low Density Residential (1-acre lot size minimum). The proposed land use amendment will result in a reasonable integration of smaller residential lot sizes into the area, which are compatible with the other existing residential lots to the south. As a result, impacts associated with this project are considered less than significant.

b) The project site is located in close proximity to the City of Moreno Valley; however, it is not located within its designated sphere of influence. As a result, there will be no impacts.

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 type="checkbox"/> | <input checked="" type="checkbox"/> |
| b) Be compatible with existing surrounding zoning? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| c) Be compatible with existing and planned surrounding land uses? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" 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 project will result in changes to the site's General Plan Land Use pattern. The project site has a current General Plan Land Use of Rural Residential (5-acre lot size minimum) and is proposed to be amended to Very Low Density Residential (1-acre lot size minimum). The proposed land use amendment will result in a reasonable integration of smaller residential lot sizes into the area, which are compatible with the other existing residential lots to the south.

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

The existing Zoning for the project site is Residential Agriculture (1-acre lot size minimum) (R-A-1) and is not proposed to change. The existing Zoning is compatible with the proposed General Plan Amendment and is the implementing guideline for development when a future project is submitted.

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, 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

MINERAL RESOURCES Would the project

29. Mineral Resources

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

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

Findings of Fact:

a-d) Pursuant to the Riverside County General Plan Figure OS-5 "Mineral Resources Area" exhibit, the project site located within the "MRZ-3" Mineral Resource Area. However, due to the small size of the project site and the existing developments within the surrounding area, extracting minerals from the project would be unfeasible.

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, 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. 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 |
|--------------------------------------|--|---------------------------------------|--------------|
|--------------------------------------|--|---------------------------------------|--------------|

Monitoring: No monitoring is required

NOISE Would the project result in

Definitions for Noise Acceptability Ratings

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

NA - Not Applicable

A - Generally Acceptable

B - Conditionally Acceptable

C - Generally Unacceptable

D - Land Use Discouraged

30. Airport Noise

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

☐ ☐ ☐ ☒

NA ☐ A ☒ B ☐ C ☐ D ☐

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

☐ ☐ ☐ ☒

NA ☒ A ☐ B ☐ C ☐ D ☐

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

Findings of Fact:

a-b) Pursuant to the Riverside County General Plan Figure S-19 "Airport Locations" exhibit, the project site is located within the Airport Influence Area ("AIA") of March Airforce Base. However, the airport is physically located more than six miles away to the southwest. As a result, there will be no impacts.

Mitigation: No mitigation is required

Monitoring: No monitoring is required

31. Railroad Noise

NA ☒ A ☐ B ☐ C ☐ D ☐ ☐ ☐ ☐ ☒

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

Findings of Fact:

Pursuant to the Riverside County General Plan Figure C-1 "Circulation Plan" exhibit, the project site is not located within close proximity of a railroad. As a result, there will be no impacts.

Mitigation: No mitigation is required

Monitoring: No monitoring is required

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

32. Highway Noise

| | | | | | | | | |
|--|----------------------------|----------------------------|----------------------------|----------------------------|--------------------------|--------------------------|--------------------------|-------------------------------------|
| NA <input checked="" type="checkbox"/> | A <input type="checkbox"/> | B <input type="checkbox"/> | C <input type="checkbox"/> | D <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|--|----------------------------|----------------------------|----------------------------|----------------------------|--------------------------|--------------------------|--------------------------|-------------------------------------|

Source: On-site Inspection, Project Application Materials

Findings of Fact:

The project is not located near any highways. The closest Highway is 79, which is approximately three miles to the west of the project site. Noise from this distance will be negligible As a result, there will be no impacts.

Mitigation: No mitigation is required

Monitoring: No monitoring is required

33. Other Noise

| | | | | | | | | |
|--|----------------------------|----------------------------|----------------------------|----------------------------|--------------------------|--------------------------|--------------------------|-------------------------------------|
| NA <input checked="" type="checkbox"/> | A <input type="checkbox"/> | B <input type="checkbox"/> | C <input type="checkbox"/> | D <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|--|----------------------------|----------------------------|----------------------------|----------------------------|--------------------------|--------------------------|--------------------------|-------------------------------------|

Source: Project Application Materials, GIS database

Findings of Fact:

The project site is not located near any other source of significant potential noise. As a result, there will be no impacts.

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

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

Findings of Fact:

a-d) This General Plan Amendment will result in a land use change from 5-acre lot residential minimums to 1-acre lot residential minimums. Although an increase in residential density could result in an increase in noise for the area, the amount of increase will be negligible as the project site is just 8.48-acres in area.

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, 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

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 type="checkbox"/> | <input checked="" type="checkbox"/> |
| f) Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

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

Findings of Fact:

a-f) This General Plan Amendment will result in a land use change from 5-acre lot residential minimums to 1-acre lot residential minimums. The project site is 8.48 acres in area and is located on several relatively steep slopes. Based upon the land use change, the project site could result in the subdivision of 8 separate lots. However, this will not result in a substantial population growth in the area.

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

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, 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

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

36. Fire Services

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

Source: Riverside County General Plan Safety Element

Findings of Fact:

The project site is currently vacant, but this General Plan Land Use Amendment will result in allowing development of 1-acre parcels rather than 5-acre parcels. This increase in density could affect public services. Service needs to the site will be evaluated at the time of an implementing project, whereby costs associated with the potential increased need for Fire Services will be assessed.

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, 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

37. Sheriff Services

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

Source: Riverside County General Plan

Findings of Fact:

The project site is currently vacant, but this General Plan Land Use Amendment will result in allowing development of 1-acre parcels rather than 5-acre parcels. This increase in density could affect public

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

services. Service needs to the site will be evaluated at the time of an implementing project, whereby costs associated with the potential increased need for Sheriff Services will be assessed.

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, 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

38. Schools

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

Source: Moreno Valley Unified School District, GIS database

Findings of Fact:

The project site is currently vacant, but this General Plan Land Use Amendment will result in allowing development of 1-acre parcels rather than 5-acre parcels. This increase in density could affect public services. Service needs to the site will be evaluated at the time of an implementing project, whereby costs associated with the potential increased need for School Services will be assessed.

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, 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

39. Libraries

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

Source: Riverside County General Plan

Findings of Fact:

The project site is currently vacant, but this General Plan Land Use Amendment will result in allowing development of 1-acre parcels rather than 5-acre parcels. This increase in density could affect public services. Service needs to the site will be evaluated at the time of an implementing project, whereby costs associated with the potential increased need for Library Services will be assessed.

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

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, 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

40. Health Services

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

Source: Riverside County General Plan

Findings of Fact:

The project site is currently vacant, but this General Plan Land Use Amendment will result in allowing development of 1-acre parcels rather than 5-acre parcels. This increase in density could affect public services. Service needs to the site will be evaluated at the time of an implementing project, whereby costs associated with the potential increased need for Health Services will be assessed.

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, 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

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

b) Would the project include the use of existing neighborhood or regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?

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

c) Is the project located within a Community Service Area (CSA) or recreation and park district with a Community Parks and Recreation Plan (Quimby fees)?

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

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

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

Findings of Fact:

a-c) There are no parks proposed or required near the site. Quimby fees will be assessed once a development proposal or land use application to subsequently subdivide, grade, or build on the property is submitted.

Pursuant to the Riverside County GIS database, the project site is located within Community Service Area ("CSA") 93. CSA fees will be assessed once a development proposal or land use application to subsequently subdivide, grade, or build on the property is submitted.

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, 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

42. Recreational Trails

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

Source: Riv. Co. 800-Scale Equestrian Trail Maps, Open Space and Conservation Map for Western County trail alignments

Findings of Fact:

Pursuant to the Riverside County General Plan Figure 8 "Trails and Bikeway System" exhibit of the Reche Canyon / Badlands Area Plan, there is a designated "Regional Trail" in proximity of the project site. This project includes General Plan Amendment only and will not result in any physical modifications to the site. During the review process of any future implementing project, consideration will be given to the nearby trails, to ensure its connectivity. As a result, impacts associated with this project are considered less than significant.

Mitigation: No mitigation is required

Monitoring: No monitoring is required

TRANSPORTATION/TRAFFIC Would the project

43. Circulation

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

a) Conflict with an applicable plan, ordinance or policy establishing a measure of effectiveness for the

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

Source: Riverside County General Plan

Findings of Fact:

a) The project site is located within the Reche Canyon / Badlands Area Plan of the Riverside County General Plan. Details of any future implementing project will be reviewed in conjunction with all applicable circulation plans. Additionally, this land use amendment by itself is consistent with the existing circulation plans for the area. As a result, the impacts are less than significant.

b) The future implementing project will address any congestion management programs through standard fees and mitigation. 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, 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. The impacts are less than significant.

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

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

e-i) There is no accompanying development associated with this proposed General Plan Amendment; therefore, there are no design changes to the streets or roads that may increase hazards. The proposed change does not conflict with any adopted policies regarding public transit, bikeways, or pedestrian access, as the project site is currently vacant land. The surrounding circulation system will not change and therefore, will not impact any policies regarding transit or other alternative means of travel. Once a development proposal or land use application to subdivide, grade, or build on the property is submitted, a subsequent review and EA shall be prepared assessing potential impacts. As a result, the impacts are less than significant.

Mitigation: No mitigation is required

Monitoring: No monitoring is required

44. Bike Trails

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

Source: Riverside County General Plan

Findings of Fact:

Pursuant to the Riverside County General Plan Figure 8 "Trails and Bikeway System" exhibit of the Reche Canyon / Badlands Area Plan, there is a designated "Regional Trail" in proximity of the project site. This project includes General Plan amendment only and will not result in any physical modifications to the site. During the review process of any future implementing project, consideration will be given to the nearby trails, to ensure its connectivity. As a result, impacts associated with this project are considered less than significant.

Mitigation: No mitigation is required

Monitoring: No monitoring is required

UTILITY AND SERVICE SYSTEMS Would the project

45. Water

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

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

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

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

Source: Department of Environmental Health Review

Findings of Fact:

a-b) This General Plan Amendment will result in a change to the land use pattern for the area, from 5-acre minimum residential lots to 1-acre minimum residential lots. Although the project site is currently vacant land, this density increase will create a need for higher utility use at time of build-out. An

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

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, 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.

46. Sewer

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

☐ ☐ ☐ ☒

b) Result in a determination by the wastewater treatment provider that serves or may service the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?

☐ ☐ ☐ ☒

Source: Department of Environmental Health Review

Findings of Fact:

a-b) This General Plan Amendment will result in a change to the land use pattern for the area, from 5-acre minimum residential lots to 1-acre minimum residential lots. Although the project site is currently vacant land, this density increase will create a need for higher utility use at time of build-out. The future implementing project may be required to connect to and construct a sewer system, which could result in impacts. However, at this stage, the specific size and need of any new sewer infrastructure in 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, 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.

47. Solid Waste

a) Is the project served by a landfill with sufficient

☐ ☐ ☐ ☒

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

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)?

☐
☐
☐
☒

a-b) This General Plan Amendment will result in a change to the land use pattern for the area, from 5-acre minimum residential lots to 1-acre minimum residential lots. Although the project site is currently vacant land, this density increase will create a need for higher utility use at time of build-out. The type and scale of the future implementing project will determine the solid waste needs of the site's development.

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, 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

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) This General Plan Amendment will result in a change to the land use pattern for the area, from 5-acre minimum residential lots to 1-acre minimum residential lots. Although the project site is currently vacant land, this density increase will create a need for higher utility use at time of build-out. The scope of any 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, 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

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

project will result in amending the site's General Plan Foundation Component, 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.

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"/> |
|--------------------------|--------------------------|--------------------------|-------------------------------------|

Source: County of Riverside General Plan

Findings of Fact:

a) Any future implementing project, regardless of use, 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.

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, 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.

MANDATORY FINDINGS OF SIGNIFICANCE

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

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

Source: Staff review, Project Application Materials

Findings of Fact:

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

Implementation of the proposed project would not substantially degrade the quality of the environment, substantially reduce the habitat of fish or wildlife species, cause a fish or wildlife populations to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of rare or endangered plants or animals, or eliminate important examples of the major periods of California history or prehistory. As a result, there will be no impacts.

- | | | | | |
|---|--------------------------|--------------------------|-------------------------------------|--------------------------|
| 51. Does the project have impacts which are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, other current projects and probable future projects)? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
|---|--------------------------|--------------------------|-------------------------------------|--------------------------|

Source: Staff review, Project Application Materials

Findings of Fact:

The project does not have impacts which are individually limited, but cumulatively considerable. 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, 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, the impacts are less than significant.

- | | | | | |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|
| 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. 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, 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.

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).

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

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.

AIRPORT LAND USE COMMISSION RIVERSIDE COUNTY

**CHAIR**

Simon Housman
Rancho Mirage

VICE CHAIRMAN

Rod Ballance
Riverside

COMMISSIONERS

Arthur Butler
Riverside

John Lyon
Riverside

Glen Holmes
Hemet

Greg Pettis
Cathedral City

Steve Manos
Lake Elsinore

STAFF

Director
Ed Cooper

John Guerin
Russell Brady
Barbara Santos

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

www.rcaluc.org

October 9, 2015

Mr. John Hildebrand, Contract Planner
Riverside County Planning Department
4080 Lemon Street, 12th Floor
Riverside CA 92501
[VIA HAND DELIVERY]

RE: AIRPORT LAND USE COMMISSION (ALUC) DEVELOPMENT REVIEW
File No.: ZAP1144MA15
Related File No.: GPA No. 00917 (Foundation Component General Plan
Amendment)
APNs: 473-420-010

Dear Mr. Hildebrand:

On October 8, 2015, the Riverside County Airport Land Use Commission (ALUC) found County of Riverside Case GPA No. 00917 (General Plan Amendment No. 917), a proposal to amend the General Plan (Reche Canyon/Badlands Area Plan) land use designation of 8.48 acres located westerly of Sean Court, northerly of Walther Avenue, and easterly of Harry Keith Drive from Rural: Rural Residential [R:RR] (5 acre minimum lot size) to Rural Community: Very Low Density Residential [RC:VLDR] (1 acre minimum lot size), **CONSISTENT** with the 2014 March Air Reserve Base/Inland Port Airport Land Use Compatibility Plan (March ALUCP).

This finding of consistency relates to airport compatibility issues and does not necessarily constitute an endorsement of this proposal. As the site is located within Airport Compatibility Zone E and the High Terrain Zone of the March ALUCP, both the existing and the proposed General Plan designations are consistent with the March ALUCP.

Due to the site's location within the High Terrain Zone, an aviation easement with the March Inland Port Airport Authority will be required prior to development of the property or recordation of a final map. Additionally, as the site is located at an elevation that exceeds the runway elevation (in feet above mean sea level) by more than 500 feet, all new structures at this site will require notice to the Federal Aviation Administration Obstruction Evaluation Service (via the online Form 7460-1 process – go to <https://oeaaa.faa.gov>) prior to construction.

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

RIVERSIDE COUNTY AIRPORT LAND USE COMMISSION

October 9, 2015

Sincerely,
RIVERSIDE COUNTY AIRPORT LAND USE COMMISSION



Edward C. Cooper, Director

JJGJG

Attachment: Notice of Airport in Vicinity

cc: Vit Liskutin, Sean Court Estates, LLC (applicant) (Indiana Avenue address)
Sean Court Estates (landowner) (Talcey Terrace address)
Juan Perez, Director, Riverside County Transportation and Land Management Agency
Gary Gosliga, Airport Manager, March Inland Port Airport Authority
Denise Hauser or Sonia Pierce, March Air Reserve Base
ALUC Case File

Y:\AIRPORT CASE FILES\March\ZAP1144MA15\ZAP1144MA15.LTR.doc

NOTICE OF AIRPORT IN VICINITY

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

LEGEND

- Compatibility Zones**

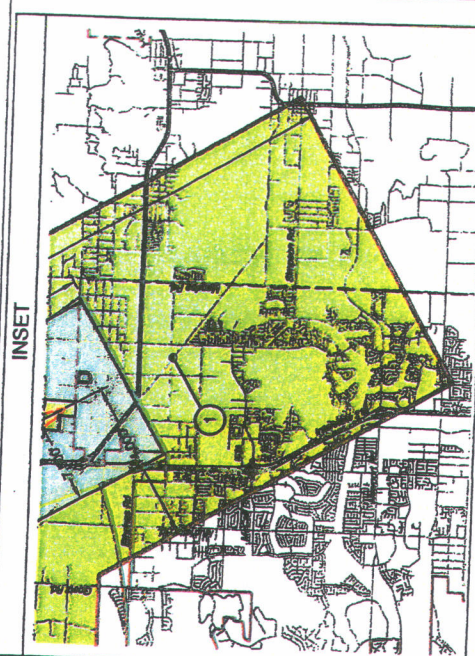
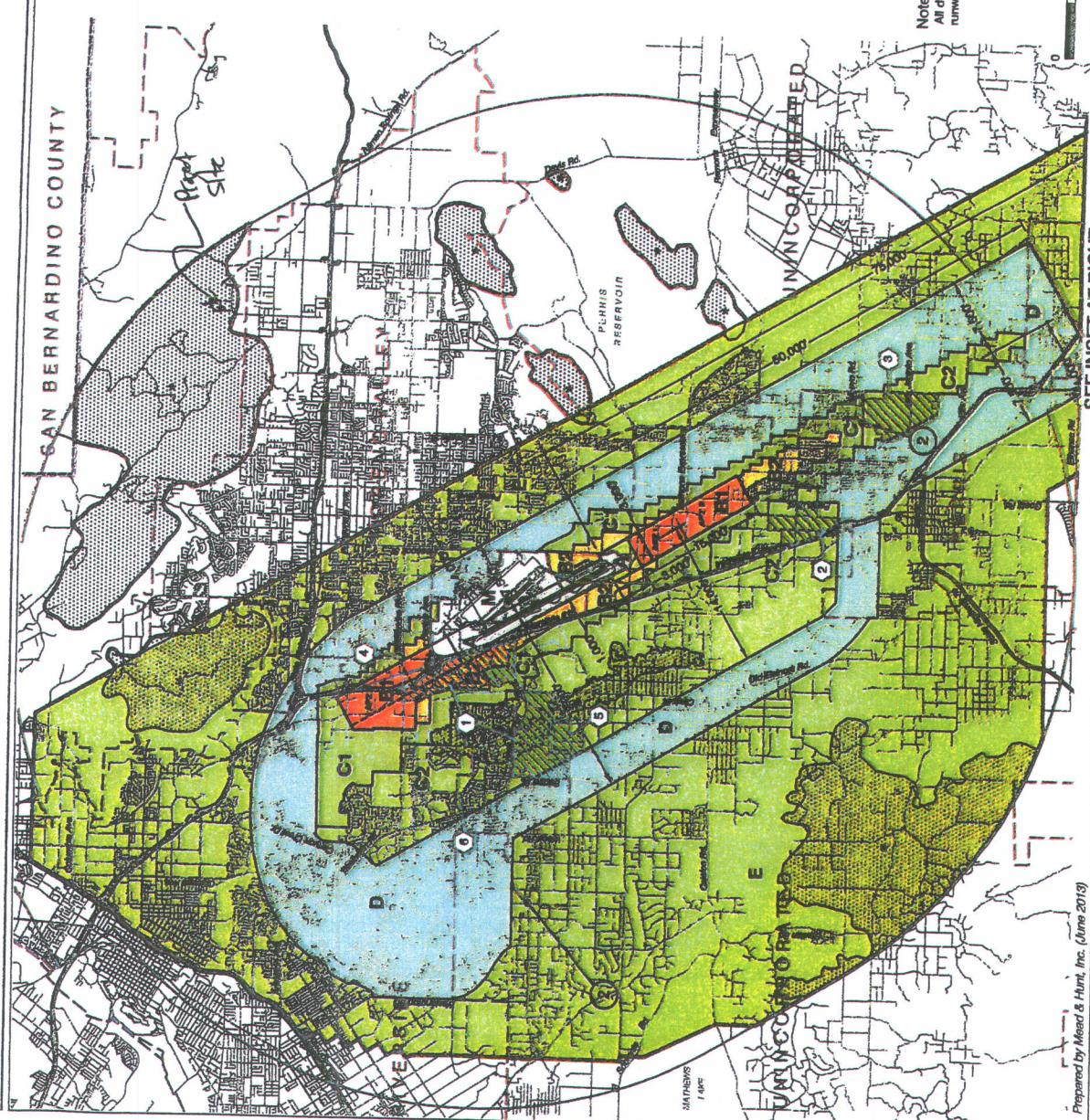
 - Zone A
 - Zone B1
 - Zone B2
 - Zone C1
 - Zone C2
 - Zone D
 - Zone E
 - Zone F
 - Zone G
 - Zone H
 - Zone I
 - Zone J
 - Zone K
 - Zone L
 - Zone M
- Boundary Lines**

 - March Air Reserve Base / Air Force Property
 - March Joint Powers Authority Property Line
 - County Boundary
 - City Limits
- Site-Specific Exceptions (excluding local agency commitments to development projects)**

 - 1 March JPA: March Business Center/Meridian
 - 2 Perris: Harvest Landing
 - 3 Perris: Park West
 - 4 Moreno Valley: Affordable Housing
 - 5 March JPA: Ben Clark Training Center
 - 6 Riverside: Ridge Crest Subdivision
- Other**

 - High Terrain Zone
 - FAR Part 77 Military Outer Horizontal Surface Limits
 - FAR Part 77 Notification Area
- Notes**

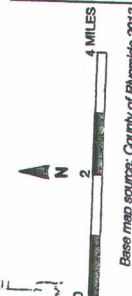
 - 1 Point at which aircraft on Runway 32 ILS approach descend below 3,000 feet above runway end. Airport Elevation is 1,535 feet MSL.
 - 2 Point at which departing aircraft typically reach 3,000 feet above runway end.



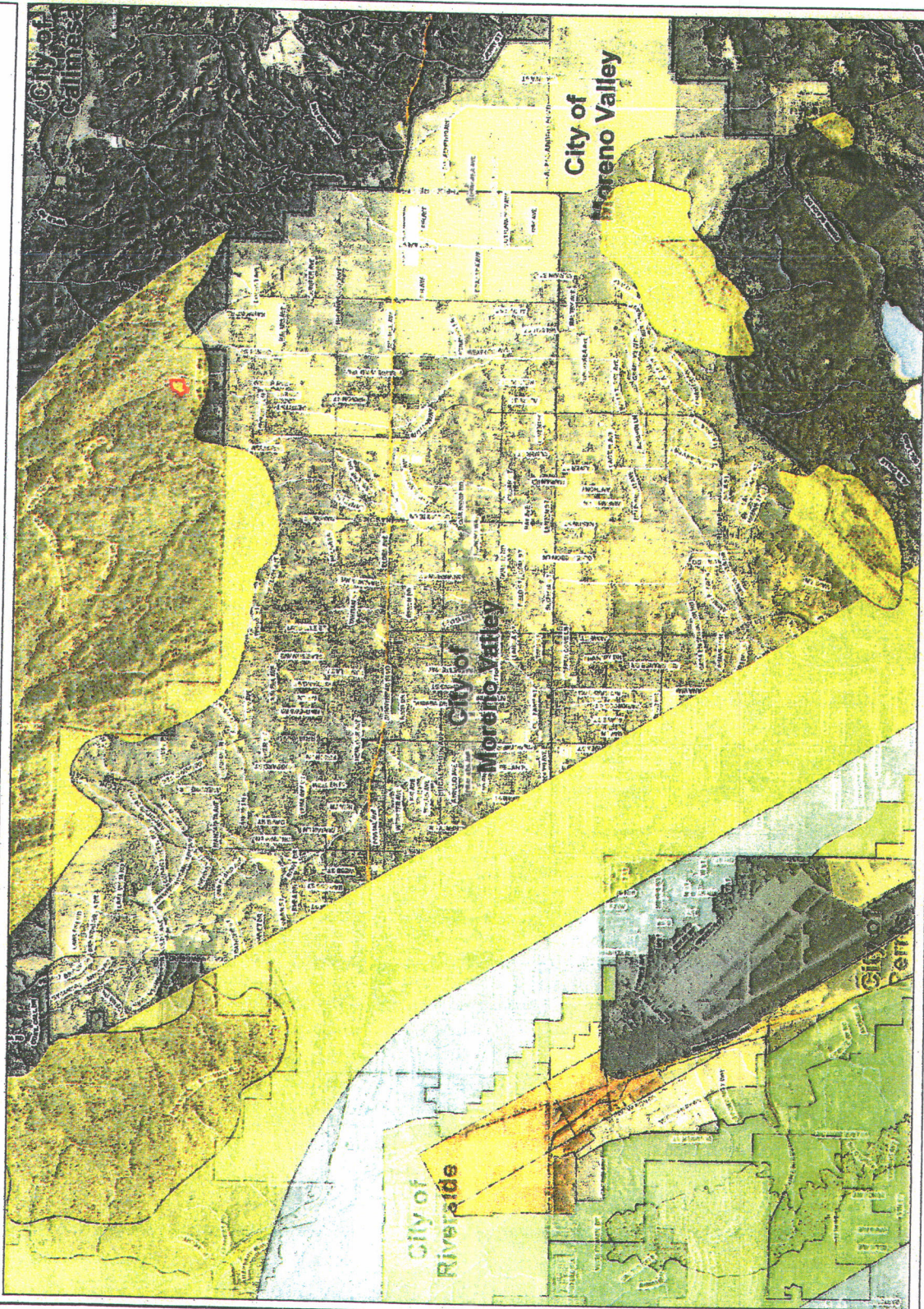
Riverside County
March Air Reserve Base / Inland Port Airport
Land Use Compatibility Plan
 (Adopted November 13, 2014)

Map MA-1
Compatibility Map
 March Air Reserve Base / Inland Port Airport

Note:
 All dimensions are measured from runway ends and centerlines.



My Map



Legend

Airport Compatibility

| OTHER ZONE |
|----------------|
| A |
| A-EXC1 |
| B1 |
| B1-APZ I |
| B1-APZ I-EXC1 |
| B1-APZ II |
| B1-APZ II-EXC1 |
| B1-EXC1 |
| B2 |
| B2-EXC1 |
| C |
| C1 |
| C1-EXC1 |
| C1-EXC3 |
| C1-EXC4 |
| C1-HIGHT |
| C2 |
| C2-EXC1 |
| C2-EXC2 |
| C2-EXC3 |
| C2-EXC5 |
| C2-EXC6 |
| C2-HIGHT |
| C2-HIGHT-EXC1 |
| C2-HIGHT-EXC5 |

Notes

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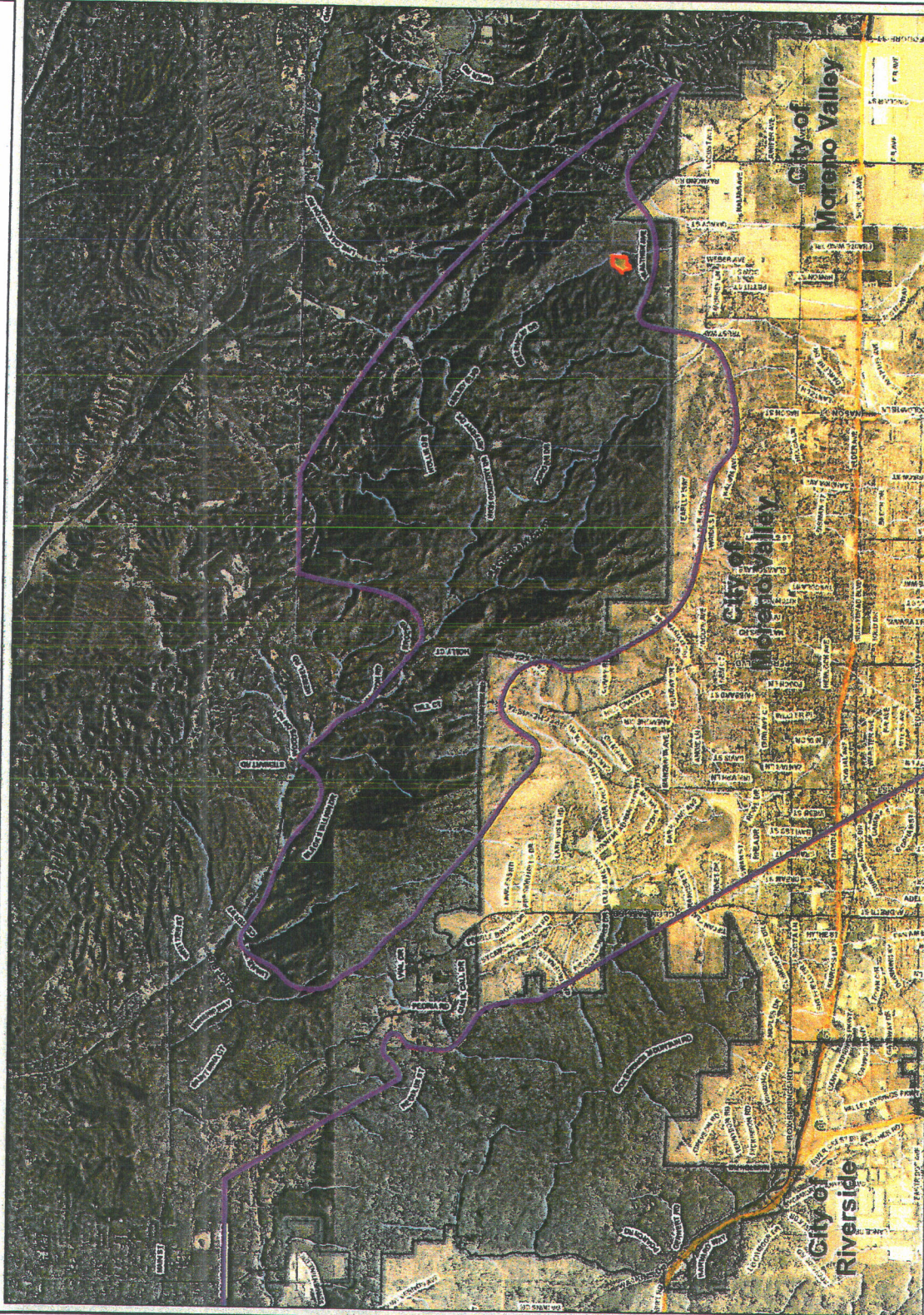
0 8,899

17,799 Feet

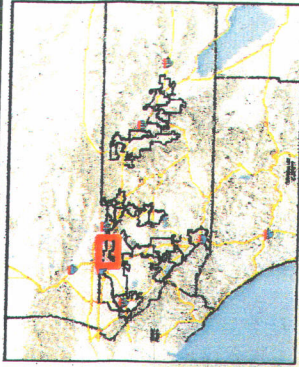


GPA00917 - AIA Map

Within: March Air Reserve Base



- Legend**
- Airports
 - AIA
 - City Boundaries
 - Cities
 - highways_large
 - HWY
 - INTERCHANGE
 - INTERSTATE
 - USHWY
 - majorroads
 - counties
 - cities



0 7,897 15,794 Feet



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Notes

APN: 473-420-010

NOTICE OF PUBLIC HEARING

RIVERSIDE COUNTY AIRPORT LAND USE COMMISSION

A PUBLIC HEARING has been scheduled before the Riverside County Airport Land Use Commission (ALUC) to consider the application described below.

Any person may submit written comments to the ALUC before the hearing or may appear and be heard in support of or opposition to the project at the time of hearing. The proposed project application may be viewed at the Riverside County Administrative Center, 4080 Lemon Street, 14th Floor, Riverside, California 92501, Monday through Thursday, from 8:00 a.m. to 5:00 p.m., and by prescheduled appointment on Fridays, from 9:00 a.m. to 5:00 p.m.

PLACE OF HEARING: Riverside County Administration Center
4080 Lemon St., 1st Floor Hearing Room
Riverside, California

DATE OF HEARING: October 8, 2015

TIME OF HEARING: 9:00 A.M.

CASE DESCRIPTION:

ZAP1144MA15 – Sean Court Estates, LLC (Representative: Vit Liskutin) –
County Case No.: GPA 00917 (General Plan Amendment). A proposal to amend the Reche Canyon/Badlands Area Plan (General Plan) land use designation of an 8.48-acre parcel (to wit, Assessor's Parcel Number 473-420-010) located northerly of Walther Avenue, westerly of Sean Court, and easterly of Keith Drive from R:RR (Rural Residential [5 acre minimum] within the Rural Foundation Component) to RC: VLDR (Very Low Density Residential [one acre average lot size/one dwelling unit per acre] within the Rural Community Foundation Component.) (Airport Compatibility Zone E/High Terrain Zone of the March Air Reserve Base/Inland Port Airport Influence Area)

FURTHER INFORMATION: Contact Russell Brady at (951) 955-0549 or John Guerin at (951) 955-0982. The ALUC holds hearings for local discretionary permits within the Airport Influence Areas, reviewing for aeronautical safety, noise and obstructions. All other concerns should be addressed to Mr. John Hildebrand of the Riverside County Planning Department, at (951) 955-1888.

APPLICATION FOR MAJOR LAND USE ACTION REVIEW
RIVERSIDE COUNTY AIRPORT LAND USE COMMISSION

ALUC Identification No.

ZAP1144MAIS

PROJECT PROPONENT (TO BE COMPLETED BY APPLICANT)

Date of Application 02-01-2008 = GPA 00917
Property Owner Seon Court Estates, LLC c/o Vit Liskutin Phone Number 951-907-0097
Mailing Address 7095 Indione Avenue, Suite 110
Riverside, CA 92506

Agent (if any) Same Phone Number _____
Mailing Address _____

PROJECT LOCATION (TO BE COMPLETED BY APPLICANT)

Attach an accurately scaled map showing the relationship of the project site to the airport boundary and runways

Street Address North of Wether Ave., West of Seon Ct.
Assessor's Parcel No. 473-420-010 Parcel Size 8.48 AC
Subdivision Name _____ Zoning Classification Residential Ag (A-A-1)
Lot Number _____

PROJECT DESCRIPTION (TO BE COMPLETED BY APPLICANT)

If applicable, attach a detailed site plan showing ground elevations, the location of structures, open spaces and water bodies, and the heights of structures and trees; include additional project description data as needed

Existing Land Use (describe) Foundation General Plan = Rural (R)
General Plan = Rural Residential (RA)

Proposed Land Use (describe) Foundation General Plan = Rural community (RC)
General Plan = Very Low Density Residential (VLDRA)
(File No. GPA 00917)

For Residential Uses Number of Parcels or Units on Site (exclude secondary units) None - No units/one Parcel
For Other Land Uses Hours of Use _____
(See Appendix C) Number of People on Site Maximum Number _____
Method of Calculation _____

Height Data Height above Ground or Tallest Object (including antennas and trees) Unknown - GPA only ft.
Highest Elevation (above sea level) of Any Object or Terrain on Site _____ ft.

Flight Hazards Does the project involve any characteristics which could create electrical interference, confusing lights, glare, smoke, or other electrical or visual hazards to aircraft flight? ☐ Yes
☒ No
If yes, describe None

REFERRING AGENCY (APPLICANT OR JURISDICTION TO COMPLETE)

Date Received _____

Agency Name _____

Staff Contact _____

Phone Number _____

Agency's Project No. _____

Type of Project

☒ General Plan Amendment

☐ Zoning Amendment or Variance

☐ Subdivision Approval

☐ Use Permit

☐ Public Facility

☐ Other _____

GPA000917

- A. **NOTICE:** Failure of an applicant to submit complete or adequate information pursuant to Sections 65940 to 65948 inclusive, of the California Government Code, MAY constitute grounds for disapproval of actions, regulations, or permits.

B. **SUBMISSION PACKAGE:**

ALUC REVIEW

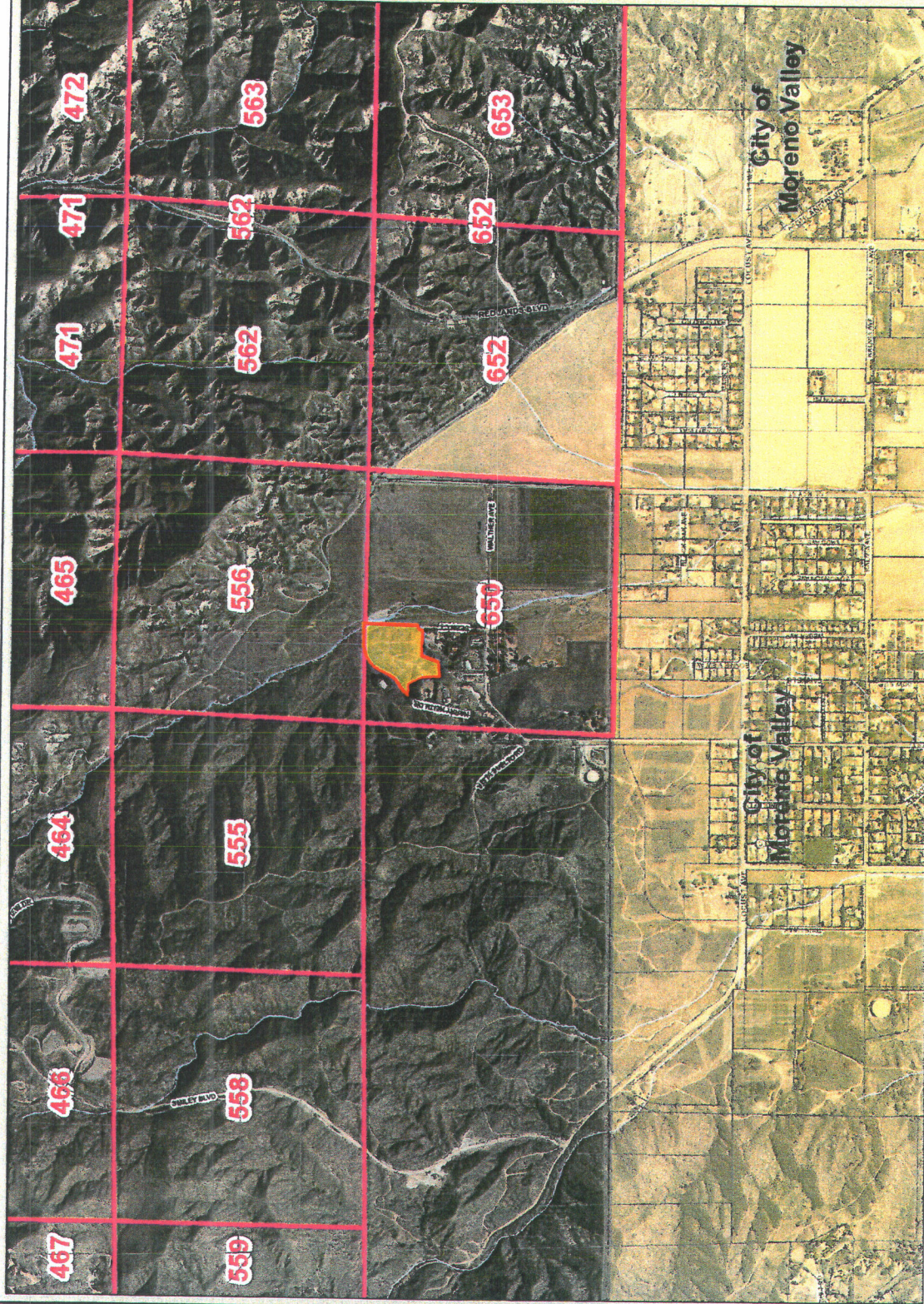
- 1..... Completed Application Form
- 1..... Project Site Plan – Folded (8-1/2 x 14 max.)
- 1..... Elevations of Buildings - Folded
- 1 Each . 8 ½ x 11 reduced copy of the above
- 1..... 8 ½ x 11 reduced copy showing project in relationship to airport.
- 1 Set . Floor plans for non-residential projects
- 4 Sets.. Gummed address labels of the Owner and representative (*See Proponent*).
- 1 Set . . Gummed address labels of all property owners within a 300' radius of the project site. If more than 100 property owners are involved, please provide pre-stamped envelopes (size #10), with ALUC return address.
- 4 Sets.. Gummed address labels of the referring agency (City or County).
- 1..... Check for Fee (See Item "C" below)

STAFF REVIEW (Consult with ALUC staff planner as to whether project qualifies)

- 1..... Completed Application Form
- 1..... Project Site Plans – Folded (8-1/2 x 14 max.)
- 1..... Elevations of Buildings - Folded
- 1..... 8 ½ x 11 Vicinity Map
- 1 Set . Gummed address labels of the Owner and representative (*See Proponent*).
- 1 Set . . Gummed address labels of the referring agency.
- 1..... Check for review—See Below

GPA00917

MSHCP Criteria Cells



Legend

- Display Parcels
- Airports
- Criteria Cells
- City Boundaries
- Cities
- roadsanno
- highways
- HWY
- INTERCHANGE
- INTERSTATE
- OFFRAMP
- ONRAMP
- USHWY
- counties
- cities
- hydrographylines
- waterbodies
- Lakes
- Rivers

Notes

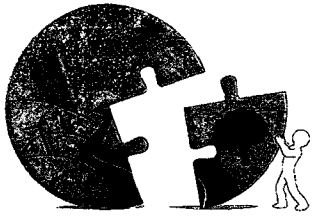
IMPORTANT Maps and data are to be used for reference purposes only. Map features are approximate, and are not necessarily accurate to surveying or engineering standards. The County of Riverside makes no warranty or guarantee as to the content (the source is often third party), accuracy, timeliness, or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



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RIVERSIDE COUNTY PLANNING DEPARTMENT

*Steven Weiss, AICP
Planning Director*

November 4, 2015

MEMO

RE: AGENDA ITEM 4.2 – GPA00917 – STAFF RESPONSES TO LETTERS

To: Planning Commission

After preparation of the staff report package and prior to the Planning Commission hearing, County staff received the attached letters regarding GPA00917. Below is a listing, citing each letter and a brief accompanying staff response.

1. Eastern Municipal Water District (“EMWD”)

- EMWD provides water and sewer services to the project site area. The letter is a request to the applicant to initiate discussions early in the development process to ensure adequate services are available at the site.

2. Endangered Habitats League (“EHL”)

- No position statement for this GPA. However, the letter states that the RCA determination should be incorporated into the future project's design. During the time of a future project, the southern area will need to be shown as protected from the site's use.



October 15, 2015

SINCE 1950

Riverside County Planning Department
P.O. Box 1409
Riverside, CA 92502-1409

Board of Directors

President

Randy A. Record

Vice President

David J. Slawson

Directors

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Philip E. Paule

Ronald W. Sullivan

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Joseph J. Kuebler, CPA

**Chairman of the Board,
The Metropolitan Water**

District of So. Calif.
Randy A. Record

Legal Counsel

Lemieux & O'Neill

Attn: John Hildebrand

Subject: GPA No. 917 – Intent to Adopt a Negative Declaration
Applicant: Sean Court Estates, LLC
Area Plan: Reche Canyon/Badlands
APN: 473-420-010

The subject project requires water and possibly sewer services from EMWD with the potential requirement for on-site and offsite facilities and associated easements to adequately serve the project demands from existing EMWD facilities. The details of said service connection points will be further detailed in a separate document, known as EMWD's Plan of Service (POS), to be developed by the project proponent.

To that end, EMWD requires beginning dialogue with the project proponent at an early stage in site design and development, via a one-hour complimentary Due Diligence meeting. To set up this meeting, the project proponent should complete a Project Questionnaire (form NBD-058) and submit to EMWD. To download this form or for additional information, please visit our "New Development Process" web page, under the "Businesses" tab, at www.emwd.org. This meeting will offer the following benefits:

1. Describe EMWD's development work-flow process
2. Identify project scope and parameters
3. Preliminary, high level review of the project within the context of existing infrastructure
4. Discuss potential candidacy for recycled water service

Following the Due Diligence meeting, to proceed with this project, a POS will need to be developed by the developer's engineer, and reviewed/approved by EMWD prior to submitting improvement plans for Plan Check. The POS process will provide the following:

1. Technical evaluation of the project's preliminary design
2. Defined facility and easement requirements, i.e. approved POS
3. Potential facility oversizing and cost estimate of EMWD's participation
4. Exception: for feasibility evaluation of a purchase acquisition, only a conceptual facilities assessment may be developed.

If you have questions or concerns, please do not hesitate to contact me.

Sincerely,

Maroun El-Hage, M.S., P.E., Senior Civil Engineer

Business Phone: 951-928-3777 Extension x4468

e-mail: El-hagem@emwd.org

Mailing Address: Post Office Box 8300 Perris, CA 92572-8300 Telephone: (951) 928-3777 Fax: (951) 928-6177
Location: 2270 Trumble Road Perris, CA 92570 Internet: www.emwd.org

ENDANGERED HABITATS LEAGUE

DEDICATED TO ECOSYSTEM PROTECTION AND SUSTAINABLE LAND USE



October 29, 2015

VIA ELECTRONIC MAIL

Planning Commission
Riverside County
4080 Lemon St
Riverside CA 92501

RE: Items 4.1 – 4.7, Hearing Date: November 4, 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.

4.1 GPA 896 – *No position*

This GPA would change land in Temescal Wash from OS to CD. Prior to Commission action, MSHCP consistency should be confirmed via adherence to the HANS determination to set aside the southern portion of the site for wildlife connectivity.

4.2 GPA 917 – *Recommend denial*

This GPA would convert Rural land in Reche Canyon to RC estate lots. It is in an high fire hazard area. There is no planning rationale for putting additional life and property at risk of fire, for adding population remote from most infrastructure and services, in using land inefficiently for large lots, or for adding long distance commuters to the highways. Please note that this GPA was initially recommended for denial of initiation by staff.

4.3 GPA 945 – *Recommend denial*

The conversion of this 19-acre Rural parcel to Community Development (commercial retail) would “leapfrog” over vacant parcels already so designated. Note that this GPA was initially recommended for denial of initiation by staff.

4.4 GPA 955 – *Recommend denial*

The initial staff recommendation for denial found no new conditions or circumstances that would justify this large 591-acre Foundation change, thus the General Plan standard is not met. The modification to 2-acre estate lots instead of low density

residential does not change this fact. The current designation – Open Space Rural – is the lowest density in the General Plan and reflects the lack of infrastructure, services, and sewer. The project is simply sprawl. Also, according to the staff report, the area is a “sand source” for the Coachella Valley Fringe-toed Lizard Preserve Dunes.

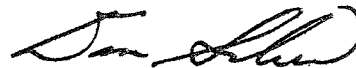
4.5 GPA 983 – *No position*

4.6 GPA 1036 – *No position*

4.7 GPA 1039 – *No position*

Thank you for considering our views.

Yours truly,

A handwritten signature in black ink, appearing to read "Dan Silver", written in a cursive style.

Dan Silver
Executive Director

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

528B



FROM: TLMA – Planning Department

SUBMITTAL DATE:
December 3, 2008

SUBJECT: GENERAL PLAN AMENDMENT NO. 917 - Foundation/Regular – Applicant: Sean Court Estates, LLC. – Engineer/Representative: Vit Liskutin - Fifth Supervisorial District - Edgemont-Sunnymead Zoning District - Reche Canyon/Badlands Area Plan: Rural: Rural Residential (RUR-RR) (5 Ac. Min.) – Location: Northerly of Walther Avenue, easterly of Keith Drive, and westerly of Sean Court. - 8.48 Gross Acres - Zoning: Residential Agricultural - 1 Acre Minimum (R-A-1) - **REQUEST:** This General Plan Amendment proposes to amend the General Plan Foundation Component of the subject site from Rural (RUR) to Rural Community (RC) and to amend the General Plan land use designation of the subject site from Rural Residential (RR) (5 Acre Minimum) to Very Low Density Residential (VLDR) (1 Acre Minimum) - APN: 473-420-010

RECOMMENDED MOTION:

The Planning Director recommends that the Board of Supervisors adopt an order initiating the above referenced general plan amendment 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. 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


Ron Goldman
Planning Director

RG:TH

REVIEWED BY EXECUTIVE OFFICE

DATE 12/10/2008

Tina Grande
Departmental Concurrence

☒ Policy

☒ Policy

☐ Consent

☐ Consent

Dep't Rec.

Per Exec. Ofc.:

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.

Agenda Item No.: 6.9
Area Plan: Reche Canyon/Badlands
Zoning District: Edgemont-Sunnymead
Supervisory District: Fifth
Project Planner: Tamara Harrison
Planning Commission: October 1, 2008
Continued from August 12, 2008

General Plan Amendment No. 917
Applicant: Sean Court Estates, LLC
Engineer/Representative: Vit Liskutin

COUNTY OF RIVERSIDE PLANNING DIRECTOR'S REPORT AND RECOMMENDATIONS

RECOMMENDATIONS:

The Planning Director recommended that adoption of an order initiating proceedings for General Plan Amendment No. 917 would be appropriate and the Planning Commission made the comments below. The Planning Director continues to recommend the initiation of proceedings for GPA00917. For additional information regarding this case, see the attached Planning Department Staff Report(s).

PLANNING COMMISSION COMMENTS TO THE PLANNING DIRECTOR:

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

Commissioner John Roth: No Further Comments

Commissioner John Snell: No Further Comments

Commissioner John Petty: No Further Comments

Commissioner Jim Porras: No Further Comments

Commissioner Jan Zuppardo: Commissioner Zuppardo expressed that she was familiar with site and area. She concurs with staff that initiation is appropriate.

Agenda Item No.: 6.9
Area Plan: Reche Canyon/Badlands
Zoning District: Edgemont- Sunnymead
Supervisory District: Fifth
Project Planner: Tamara Harrison
Planning Commission: October 1, 2008
Continued from August 12, 2008

General Plan Amendment No. 917
E.A. Number 41739
Applicant: Sean Court Estates
Engineer/Rep.: Vit Liskutin

COUNTY OF RIVERSIDE PLANNING DEPARTMENT STAFF REPORT

PROJECT DESCRIPTION AND LOCATION:

The applicant proposes to amend the General Plan Foundation and Land Use designations from "Rural: Rural Residential" (RUR:RR) (5 acre min.) to "Rural Community: Very Low Density Residential (RC:VLDR) (1 acre min.) for an approximately 8.48-acre parcel. The project is located westerly of the Sean Court, northerly of Walther Avenue, and easterly of Keith Drive.

FURTHER PLANNING CONSIDERATION:

September 8, 2008

The proposal was discussed at the August 12, 2008 Planning Commission meeting where the Commission directed staff and the applicant to meet so that any additional information the applicant could provide would be considered. Subsequently, a meeting was held September 5, 2008 between the applicant and the Planning Department to discuss the proposal further.

The subject parcel is located in the "Reche Canyon" community within the "Reche Canyon/Badlands Area Plan." The community is characterized by large-lot residential uses. Staff was initially concerned about the compatibility between the proposal and the existing character of the area since the area is dominated by larger lots that meet and exceed the current designation. The applicant has indicated that adjacent lots to the south and the southwest of the site are currently 1 acre lots that have been developed for residential purposes.

The high risk of wildland fires due to the unique features of the area and lack of public secondary access was also a concern. The applicant has provided documentation in the form of grant deeds showing that there are 2 additional access points via easements to the subject site other than the primary point at Sean Court. The first easement is located to the southwest of the subject parcel from Harry Keith Road and the second easement is located directly south of the southern most portion of the subject lot from Walther Avenue (see attached).

The site is also within ½ mile of several faults creating the increased potential for seismic hazards, fault rupture and subsequently adding to the potential for fire hazards. The applicant indicated that a geological investigation will be completed at the project level if deemed necessary.

RECOMMENDATION:

Comment that adoption of an order initiating proceedings for General Plan Amendment No. 917 from Rural: Rural Residential to Rural Community: Very Low Density Residential **would be appropriate.**

Agenda Item No.: 5.23
Area Plan: Reche Canyon/Badlands
Zoning District: Edgemont- Sunnymead
Supervisory District: Fifth
Project Planner: Tamara Harrison
Planning Commission: August 12, 2008

General Plan Amendment No. 917
E.A. Number 41739
Applicant: Sean Court Estates
Engineer/Rep.: Vit Liskutin

COUNTY OF RIVERSIDE PLANNING DEPARTMENT STAFF REPORT

PROJECT DESCRIPTION AND LOCATION:

The applicant proposes to amend the General Plan Foundation and Land Use designations from "Rural: Rural Residential" (RUR:RR) (5 acre min.) to "Rural Community: Very Low Density Residential (RC:VLDR) (1 acre min.) for an approximately 8.48-acre parcel. The project is located westerly of the Sean Court, northerly of Walther Avenue, and easterly of Keith Drive.

POTENTIAL ISSUES:

The subject parcel is located in the "Reche Canyon" community within the "Reche Canyon/Badlands Area Plan." The community is characterized by large-lot residential uses with the majority of the lots being 2 ½ acres or larger. Proposing a density of 1 dwelling per acre conflicts with the vision for the area and is incompatible with the character of the area as well.

The site has been identified as having a high risk of wildland fires due to the unique features of the area including the mountainous and vegetated features. The safety element of the General Plan addresses these risks in a number of ways including deterring building in those "high risk" areas and providing secondary public access for the areas that are proposing developments. Currently, the subject site lacks secondary public access. Increasing the density for this site would create an inconsistency between the land use map/element and the safety element of the General Plan.

The site is also within ½ mile of several faults creating the increased potential for seismic hazards, fault rupture and subsequently adding to the potential for fire hazards. Again, increasing the density would create an inconsistency between the land use map/element and the safety element of the General plan, potentially increasing the possibility of hazardous activities.

No substantial evidence has been provided to show that new conditions or circumstances are present in the area to justify the proposed change. The surrounding area remains rural in character as identified by the vision and setting for the Reche Canyon/Badlands area plan.

RECOMMENDATION:

Comment that adoption of an order initiating proceedings for General Plan Amendment No. 917 from Rural: Rural Residential to Rural Community: Very Low Density Residential would not be appropriate.

Supervisor Ashley

District 5

Date Drawn: 2/15/08

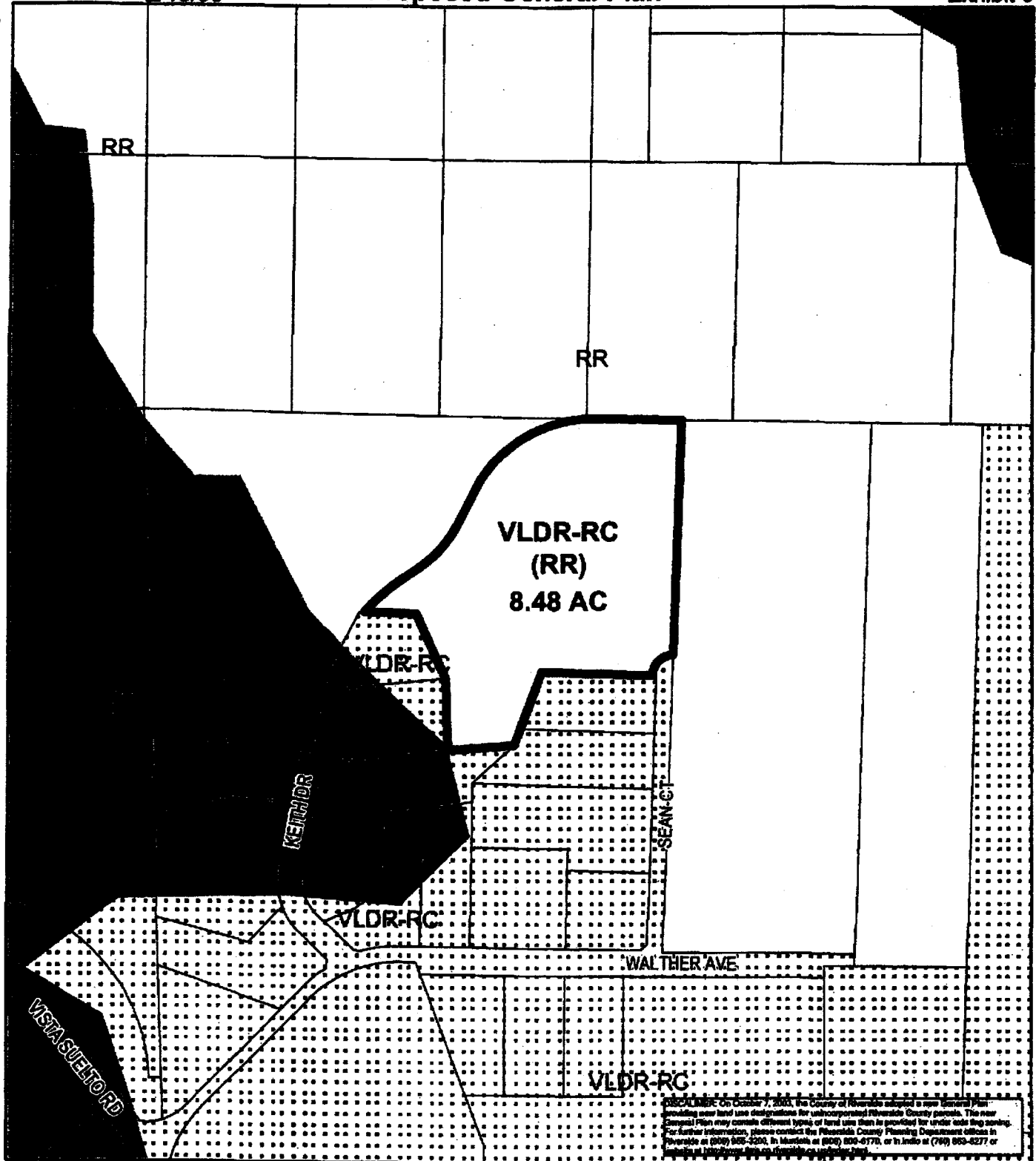
GPA00917

Proposed General Plan

Planner: Amy Aldana

Date: 2/20/08

Exhibit 6



Zone

District: Edgemont-Sunnymead

Township/Range: T2SR3W

Section: 26

RIVERSIDE COUNTY PLANNING DEPARTMENT



Assessors

Bk.Pg. 473-42

Thomas

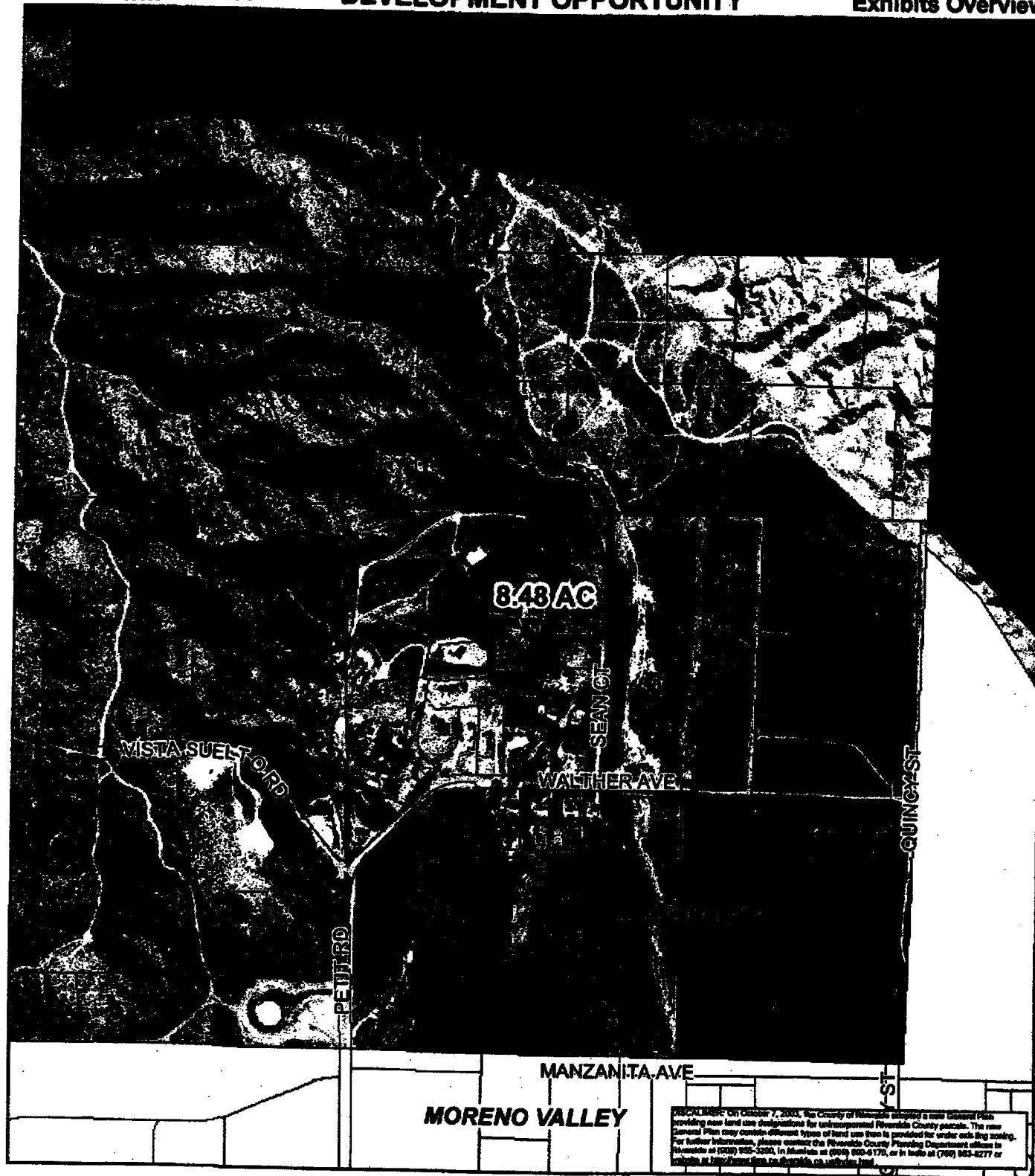
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Supervisor Ashley
District 5
Date Drawn: 2/15/08

GPA00917
DEVELOPMENT OPPORTUNITY

Planner: Amy Aldana
Date: 2/20/08
Exhibits Overview



District
Plan: Edgemont-Sunnymead
Township/Range: T2SR3W
Section: 26

RIVERSIDE COUNTY PLANNING DEPARTMENT



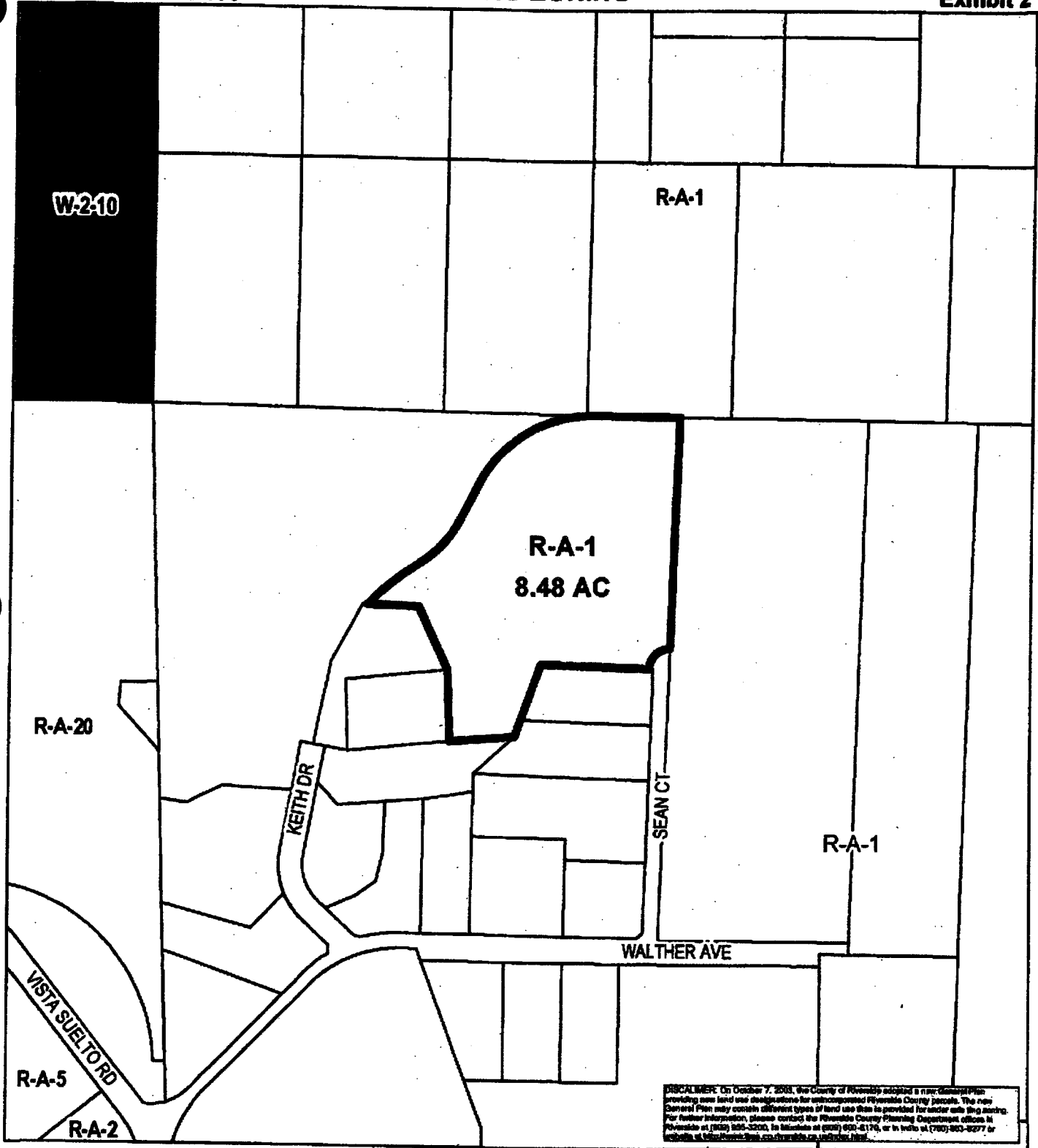
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Assessors
Bk. Pg. 473-42
Thomas
Bros. Pg. 688 D6

Supervisor Ashley
District 5
Date Drawn: 2/15/08

GPA00917
EXISTING ZONING

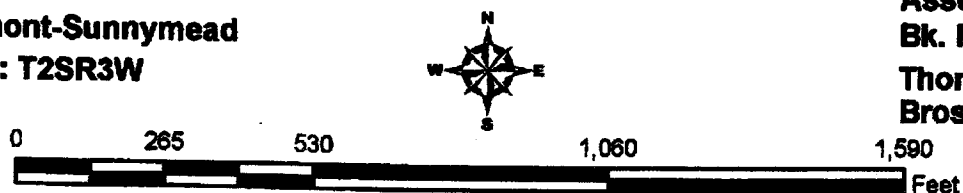
Planner: Amy Aldana
Date: 2/15/08
Exhibit 2



Zone
District: Edgemont-Sunnymead
Township/Range: T2SR3W
Section : 26

RIVERSIDE COUNTY PLANNING DEPARTMENT

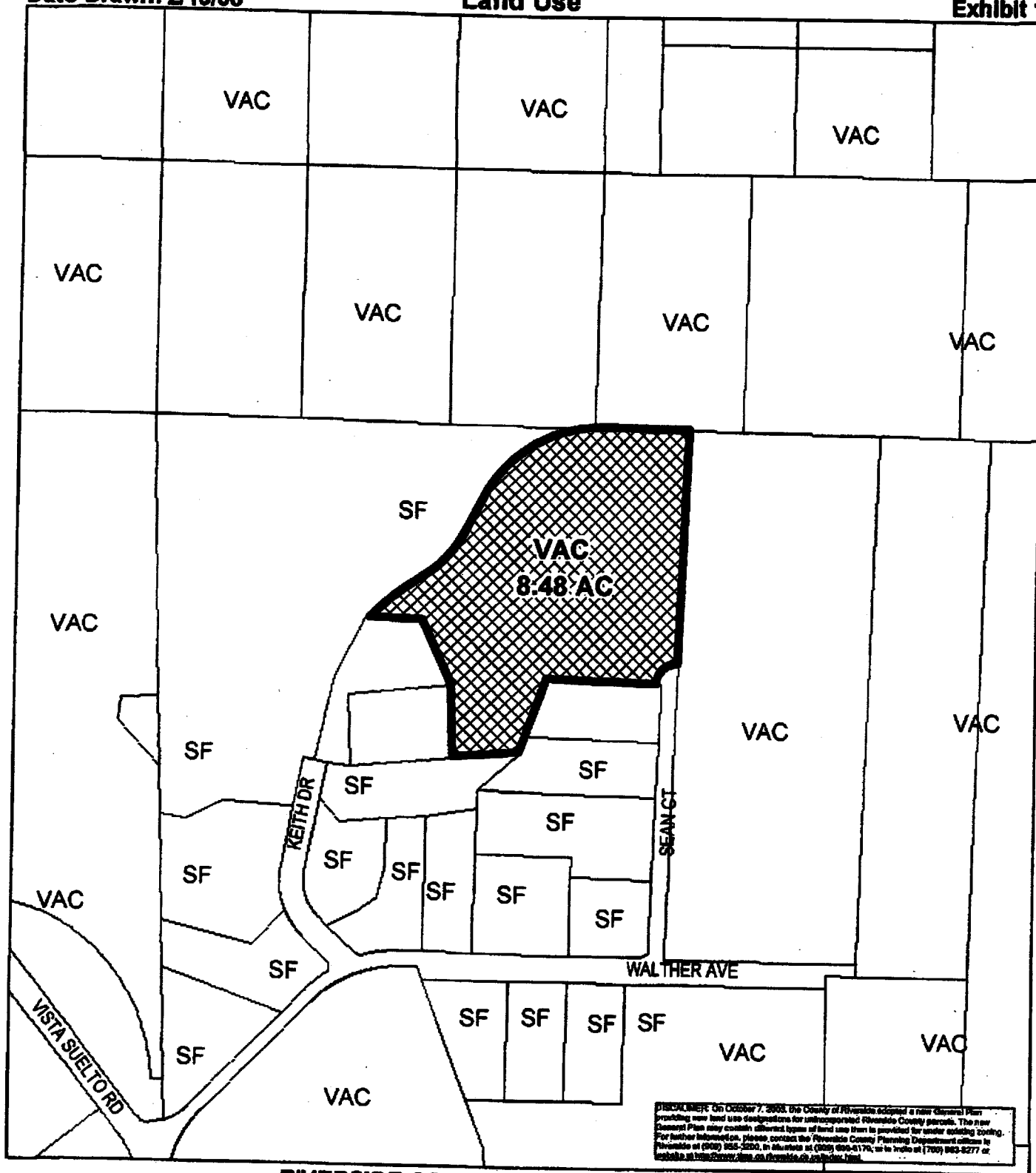
Assessors
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Thomas
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Supervisor Ashley
District 5
Date Drawn: 2/15/08

GPA00917
Land Use

Planner: Amy Aldana
Date: 2/15/08
Exhibit 1



Zone
District: Edgemont-Sunnymead
Township/Range: T2SR3W
Section : 26

RIVERSIDE COUNTY PLANNING DEPARTMENT

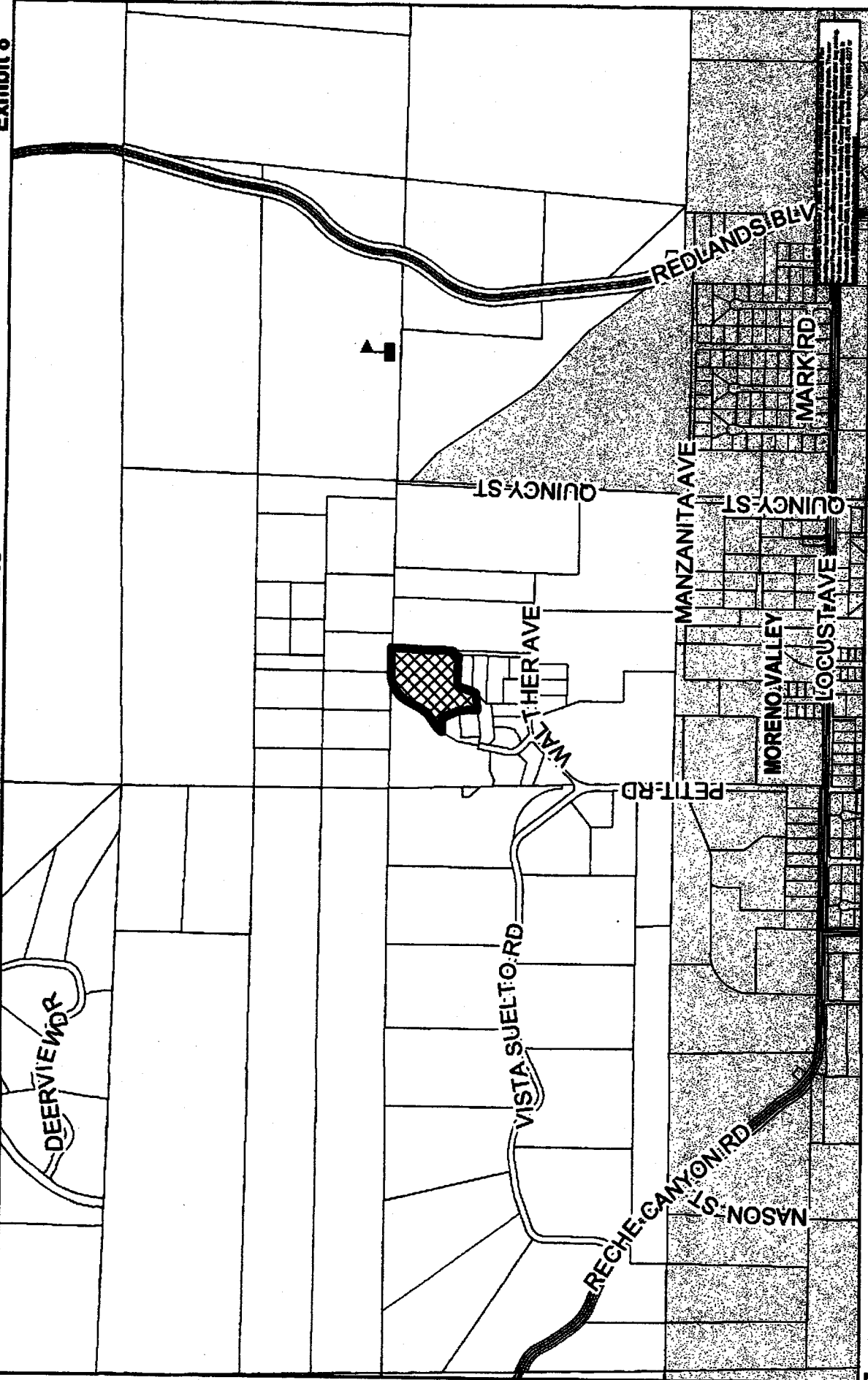


Assessors
Bk. Pg. 473-42
Thomas
Bros. Pg. 688 D6

Supervisor Ashley
District 5
Date Drawn: 2/15/08

GPA00917
POLICY AREAS

Planner: Amy Aldana
Date: 2/20/08
Exhibit 8



Zone
District: Edgemont-Sunnymead
Township/Range: T2SR3W
Section : 26

RIVERSIDE COUNTY PLANNING DEPARTMENT

Assessors
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Thomas
Bros. Pg. 688 D6

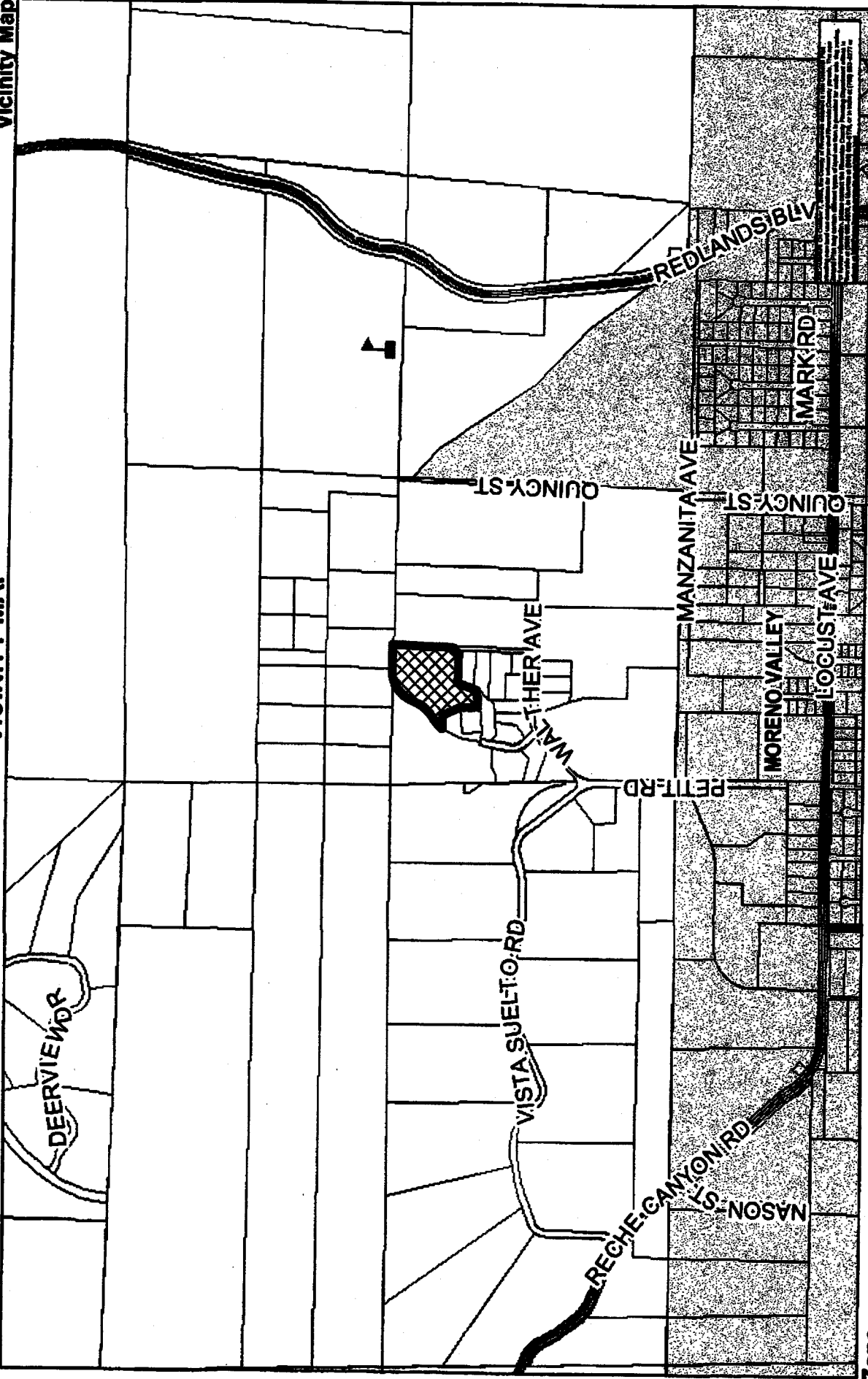


Supervisor Ashley
District 5

Date Drawn: 2/15/08

GPA00917 VICINITY MAP

Planner: Amy Aldana
Date: 2/20/08
Vicinity Map



Zone

District: Edgemont-Sunnymead

Township/Range: T2SR3W

Section : 26

RIVERSIDE COUNTY PLANNING DEPARTMENT

Assessors

Bk. Pg. 473-42

Thomas

Bros. P. 388 D6

Sean Court Estates, LLC.
P.O. Box 20146
Riverside, CA. 92516
Tel.: (951) 907 - 0097 Fax: (951) 776 - 1706

August 25, 2008

Riverside County Planning Department
4080 Lemon Street, 9th Floor
P. O. Box 1409
Riverside, CA 92502-1409
Tel. (951) 955-1881
Fax (951) 955-3157

Attn.: Michael Harrod, Principal Planner

Ref.: Case No.: GPA 00917, Application for Foundation Component Amendment to the Riverside County General Plan from Rural Residential (RR, 5 Ac. Min.) to Very Low Density Residential (VLDR, 1 Ac. min.), or Estate Density Residential (EDR, 2 Ac. min.). (Application).

Subject Parcel: APN 473-420-010-3

Dear Mr. Harrod:

This letter and the enclosed information are submitted to provide additional information in support of the above referenced Application.

The Staff Report prepared by the Planning Department raises several issues referencing the safety element of the General Plan (Riverside County Integrated Project, Ch. 6. Safety Element), in support of the recommendation that the General Plan Amendment pursuant to the Application would not be appropriate. These issues are:

- 1) Proposing a density of 1 dwelling per acre is incompatible with the character of the area,
- 2) The site lacks secondary public access as addressed in safety element of General Plan, and
- 3) The site is within 1/2 mile of several faults creating increased potential for seismic hazard and fault rupture.

In this letter, I will address these issues to show that adoption of an order initiating proceedings for General Plan Amendment from Rural Residential (RR, 5 Ac. Min.) to Very Low Density Residential (VLDR, 1 Ac. min.), or Estate Density Residential (EDR, 2 Ac. min.) pursuant to the Application is appropriate and therefore should be recommended.

1) Proposing a density of 1 dwelling per acre is incompatible with the character of the area:

The Staff report states that "the community is characterized by large lot residential uses with majority of lots of 2 ½ Ac or larger".

Specifically, the Subject Parcel is surrounded by Very Low Density Residential (1 Ac. min) developments on the south and southwest, containing approximately 15 parcels. Parcels in these developments vary in sizes from 1 Ac to 2 Ac and they are all now developed with single family residences. Adjacent to the Subject Parcel to the west are two parcels approximately 1 Ac each owned by Eastern Municipal Water District and used for a water storage tank.

Properties to the north, northwest and east are designated as RR (5 Ac. min.). Parcels to the north are 5 Ac in size. Parcels to the northwest and east directly adjacent to the Subject Parcel are about 13 Ac and 14 Ac large and capable of subdivision into 5 Ac parcels.

In contrast, the Subject Parcel is of an irregular shape and 8.5 Ac large. Therefore it is incapable of being subdivided into smaller residential parcels under the current RR designation. As is, the Subject Parcel does not conform to any surrounding land use designation and cannot be efficiently and economically used as a single-family residence site. The parcel was originally a part of a larger parcel used for agricultural purposes, in particular as a fruit orchard and for grazing. These uses ceased decades ago and will not be resumed as the character of the entire area changes into single-family uses.

The proposed Amendment to the GP to allow divisibility of the Subject Parcel will bring the parcel to conformity with the land use of the properties in the area and will provide for more efficient, economical and productive use of land consistent with the public policy.

Although the Application proposes to change the land use designation of the subject parcel to Very Low Density Residential (VLDR, 1 Ac. min.), the change to Estate Density Residential (EDR, 2 Ac min) would be acceptable, and would bring the Subject Parcel to conformity with "majority of lots being 2 ½ Ac ..." as stated in the Staff Report.

Therefore the proposed Amendment to GP should be recommended for approval.

2) The site lacks secondary public access as addressed in the safety element of General Plan (Fire Hazard).

The safety element (Fire Hazard) does not expressly "deter building in high risk fire areas". It states "proposed development in Hazardous Fire areas shall provide secondary public access, unless determined otherwise by the County Fire Chief".

Currently, the main public access to the Subject Parcel is provided via Sean Court that terminates at the southeast corner of the Subject Parcel.

In addition, the Subject Parcel has two alternative private accesses. One from the southwest, from north terminus of Harry Keith Rd. via EMWD parcel and the second from the south, from Walther Ave. via Parcels 1 and 4 of PM 23331 (see attached Site Plan, Exhibit B, as revised August 25, 2008).