

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



612-B

FROM: TLMA- Planning Department

SUBMITTAL DATE:
January 12, 2016

SUBJECT: GENERAL PLAN AMENDMENT NO. 921 (Foundation and Entitlement/Policy Amendment) and CHANGE of ZONE NO. 7763 – Intent to adopt a Mitigated Negative Declaration – APPLICANT: Sook P. Choh – ENGINEER/REPRESENTATIVE: Rick Engineering – Third Supervisorial District – AREA PLAN: Sun City/Menifee Valley – ZONE AREA: Winchester – ZONE: A-1-5 (Light Agriculture, 5-Acre Minimum) – POLICY AREAS: Estate Density Residential and Highway 79 – LOCATION: North of Scott Road, south of Wickerd Road, east of El Centro, and west of Leon Road. – PROJECT SIZE: 77.7-acres – REQUEST: The General Plan Amendment proposes to amend the project site's General Plan Foundation Component from Rural (R) to Community Development (CD), amend its General Plan Land Use Designation from Rural Residential (RR) (5-Acre Minimum) to Medium Density Residential (MDR) (2-5 DU/AC), amend the General Plan Sun City/Menifee Area Plan Figure 4: Policy Areas Map, and the Change of Zone proposes to change the site's Zoning Classification from A-1-5 (Light Agriculture, 5-Acre Minimum) to R-1 (One-Family Dwelling) on one parcel, totaling 77.7-acres, located within the Sun City/Menifee Valley Area Plan. Deposit Based Funds 100%.

Departmental Concurrence

Steve Weiss

Steve Weiss, AICP
Planning Director

(Continued on next page)

Juan C. Perez

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: Deposit Based Funds	Budget Adjustment:
	For Fiscal Year:

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

MINUTES OF THE BOARD OF SUPERVISORS

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

Ayes: Jeffries, Tavaglione, Washington, Benoit and Ashley
Nays: None
Absent: None
Date: February 9, 2016
xc: Planning(2), Applicant, Co.Co.

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

Prev. Agn. Ref.: | **District: 3** | **Agenda Number:**

16-5

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

**SUBMITTAL TO THE BOARD OF SUPERVISORS, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA
FORM 11: GENERAL PLAN AMENDMENT NO. 921 AND CHANGE OF ZONE NO. 7763**

DATE: January 12, 2016

PAGE: Page 2 of 4

RECOMMENDED MOTION: The Planning Commission and Staff recommend that the Board of Supervisors:

1. **ADOPT** a **MITIGATED NEGATIVE DECLARATION** for **ENVIRONMENTAL ASSESSMENT NO. 41744**, 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
2. **TENTATIVELY APPROVE GENERAL PLAN AMENDMENT NO. 921** amending the project site's General Plan Foundation Component from Rural (R) to Community Development (CD) and amending its General Plan Land Use Designation from Rural Residential (RR) (5-Acre Minimum) to Medium Density Residential (MDR) (2-5 DU/AC), in accordance with the Proposed General Plan Land Use Exhibit #6, and amend the General Plan Sun City/Menifee Area Plan Figure 4: Policy Areas Map, in accordance with the Proposed Sun City/Menifee Area Plan Figure 4: Policy Areas Map; based on the findings and conclusions incorporated in the staff report; and, pending final adoption of the General Plan Amendment Resolution by the Board of Supervisors; and
3. **TENTATIVELY APPROVE CHANGE OF ZONE NO. 7763** changing the project site's Zoning Classification from A-1-5 (Light Agriculture, 5-Acre Minimum) to R-1 (One-Family Dwelling) in accordance with the Proposed Zoning Exhibit #3 based on the findings and conclusions incorporated in the staff report; and, pending final adoption of a Zoning Ordinance by the Board of Supervisors.

BACKGROUND:

Project Scope

This General Plan Amendment proposes to amend the project site's General Plan Foundation Component from Rural (R) to Community Development (CD), amend its General Plan Land Use Designation from Rural Residential (RR) (5-Acre Minimum) to Medium Density Residential (MDR) (2-5 DU/AC), and amend the General Plan Sun City/Menifee Area Plan Figure 4: Policy Areas Map, and the Change of Zone proposes to change the site's Zoning Classification from A-1-5 (Light Agriculture, 5-Acre Minimum) to R-1 (One-Family Dwelling) on one parcel, totaling 77.7-acres, located within the Sun City/Menifee Valley Area Plan.

The project site is located within the Estate Density Residential and Rural Residential Policy Area, which requires new development to adhere to the existing land use of Estate Density Residential (2-Acre Minimum) and Rural Residential (5-Acre Minimum). However, this policy contains a provision that allows for development at a denser range, if there is a general area-wide property owner consensus to change the land use pattern. This area-wide change is demonstrated by the number of other Foundation Component General Plan Amendment applications that were also submitted during the 2008 cycle, which include GPA00998, GPA00976, GPA00926, and GPA00974, although some of these have since been withdrawn. These projects are located along Scott Road, and are also Foundation Component Amendment requests to change from Rural to Community Development in order to establish a Medium Density Residential (MDR) (2-5 DU/AC) Land Use Designation. Changing the project site's land use will enable development of a compatible and consistent density as that of the existing residential tract immediately to the west, which was also constructed at a Medium Density Residential (2-5 DU/AC) range. Additionally, a new high school will be located to the northeast of the project site approximately a quarter mile away.

General Plan Initiation Proceedings ("GPIP")

This project was submitted to the County of Riverside on February 14, 2008, during the 2008 General Plan Review Cycle application period and was recommended for initiation to the Board of Supervisors. On April 6, 2010, the Riverside County Board of Supervisors adopted an order initiating proceedings for General Plan Amendment No. 921.

**SUBMITTAL TO THE BOARD OF SUPERVISORS, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA
FORM 11: GENERAL PLAN AMENDMENT NO. 921 AND CHANGE OF ZONE NO. 7763**

DATE: January 12, 2016

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Planning Commission

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

Prior to the Planning Commission hearing, County staff received several letters from residents and agencies, including the Endangered Habitats League ("EHL"), in opposition of this project. Of primary concern from those in opposition was the proposed shift from a rural residential development and lifestyle to an urbanized, higher density project. During the Planning Commission hearing, several of these same residents spoke to reiterate their concerns of opposition. There were also residents who spoke in favor of the project, citing a desire for additional improvements through the area, which would result from this project moving forward. In addition, a representative from the Menifee Union School District spoke in favor of this proposed project.

Staff also received a letter from the City of Menifee, which expresses a concern over the adequacy of the environmental review. All 2008 Foundation Component applications were considered in their total impacts and incorporated into the previous county-wide General Plan Amendment. As a result, this project resulted in preparation of a Mitigated Negative Declaration of environmental effects, similar to each of the other stand-alone, 2008 Foundation Component General Plan Amendment applications.

Sphere of Influence

Although the project site is not located within an established sphere of influence, the site abuts the City of Menifee to the south and is in close proximity to the City of Murrieta, located to the southwest. This project was transmitted to both cities for their review.

Estate Density Residential and Rural Residential Policy Area

The project site is located within the Estate Density Residential and Rural Residential Policy Area of the Sun City/Menifee Area Plan. Approval of this application is contingent upon removal of the project site from the Policy Area. The Policy Area provides that the project site and all properties within its boundary are developed at an Estate Density Residential (2-acre minimum) or Rural Residential (5-acre minimum) range.

Highway 79 Policy Area

The project site is located within the Highway 79 Policy Area. Mitigation measures have been included with this project's Mitigated Negative Declaration and are restated in the Planning Commission Staff Report. Since the time of the November 2, 2015 Planning Commission hearing, revisions were made to the mitigation measures for the purpose of clarification, which have been incorporated into the Mitigated Negative Declaration. These revisions are not substantive in nature, rather they are meant to clarify and reduce ambiguity. The revised Mitigation measures clarify the details pertaining to the timing of mitigation implementation and restate the funding mechanism provision more concisely.

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 (GPA No. 960). As a result, this project was analyzed under an Initial Study, which resulted in preparation of a Mitigated 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.

General Plan Amendment Findings

Pursuant to the Riverside County General Plan, certain findings justifying this General Plan Amendment were made and discussed in the accompanying Planning Commission staff report. During the time between Planning Commission staff report preparation and the Board of Supervisors staff report preparation, the General Plan amendment that updated the County's General Plan (GPA No. 960) was adopted by the Board of Supervisors. This proposed General Plan Amendment (GPA No. 921) is consistent with the General Plan as updated through GPA No. 960.

**SUBMITTAL TO THE BOARD OF SUPERVISORS, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA
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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. City of Menifee Letter (January 25, 2016)**
- D. Planning Commission Staff Report**

Attachment A:

Planning Commission Minutes



RIVERSIDE COUNTY
PLANNING DEPARTMENT

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

I. AGENDA ITEM 4.1

GENERAL PLAN AMENDMENT NO. 921 (FOUNDATION AND ENTITLEMENT/POLICY) AND CHANGE OF ZONE NO. 7763 – Intent to Adopt a Mitigated Negative Declaration – Applicant: Sook P. Choh – Engineer/Representative: Rick Engineering – Third Supervisorial District – Area Plan: Sun City/Menifee Valley – Zone Area: Winchester – Zone: A-1-5 (Light Agriculture, 5-acre minimum) – Policy Areas: Estate Density Residential and Highway 79 – Location: Northerly of Scott Road, southerly of Wickerd Road, easterly of El Centro, and westerly of Leon Road – Project Size: 77.7 acres.

II. PROJECT DESCRIPTION:

Proposal to amend the project site's General Plan Foundation Component from Rural (R) to Community Development (CD), amend its Land Use Designation from Rural Residential (RR) (5-acre minimum) to Medium Density Residential (MDR) (2-5 du/ac), amend the General Plan Sun City/Menifee Area Plan Figure 4: Policy Areas Map, and change the site's zoning classification from A-1-5 (Light Agriculture, 5-acre minimum) to R-1 (One-Family Dwelling) on one parcel, totaling 77.7 acres.

III. MEETING SUMMARY:

The following staff presented the subject proposal:

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

Spoke in favor of the proposed project:

- Nate Smith, Applicant's Representative
- Mike Naggar, Representing an Adjacent Property Owner
- Andy Dominigoni, Interested Party gave his time to Mike Naggar
- Hector Gonzalez, Interested Party

Spoke in a neutral position to the proposed project:

- Michael Rowe, Interested Party, P.O. Box 507, Winchester 92596 (951) 926-2444

Spoke in opposition to the proposed project.

- Grant Becklund, 30811 Garbani Rd., Winchester 92596
- Marsha Becklund, Phil Shane, and Mona Shane gave their time to Grant Becklund.

IV. CONTROVERSIAL ISSUES:

Yes. Removal of project site from the Estate Density Residential and Rural Residential Policy Area. Conversion of land use from Rural Residential (5-acre minimum) to Medium Density Residential (2-5 du/ac) in a rural area.

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



RIVERSIDE COUNTY
PLANNING DEPARTMENT

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

V. PLANNING COMMISSION ACTION:

Public Comments: **CLOSED**

Motion by Commissioner Taylor Berger, 2nd by Commissioner Sanchez,
A vote of 4-0 (Commissioner Hake absent)

ADOPTED PLANNING COMMISSION RESOLUTION No. 2015-016; and,

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

ADOPT a **MITIGATED NEGATIVE DECLARATION** for **ENVIRONMENTAL ASSESSMENT NO. 41744**; and,

TENTATIVELY APPROVE GENERAL PLAN AMENDMENT NO. 921; and,

TENTATIVELY APPROVE CHANGE OF ZONE NO. 7763.

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 Joong Haeng Choh and Sook P. Choh; Gene Byongjin Oh and Kim C-H Oh; Gene Oh, Attorney-in-Fact for Tae Heung Kim and Kwang Won Kim; Kyung Hwa Kay Ihm, as Trustee under the Kyung Hwa Kay Ihm Trust No. 1 dated June 22, 1993; and Jae E. Han, Trustee of the Jae E. Han Trust No. 1, dated October 31, 1994 ("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 466-220-029 ("PROPERTY"); and,

WHEREAS, on February 6, 2008, PROPERTY OWNER filed an application for General Plan Amendment No. 921 and on August 30, 2011, PROPERTY OWNER filed an application for Change of Zone No. 7763 ("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:
Joong & Sook Choh
4N 680 Ware Woods Dr.
St. Charles, IL 60175

With a copy to:
Rick Engineering Company
c/o Richard O'Neill
1770 Iowa Avenue, Ste. 100
Riverside, CA 92507

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: 2/1/16

PROPERTY OWNER:
Joong Haeng Choh and Sook P. Choh; Gene Byongjin Oh and Kim C-H Oh; Gene Oh, Attorney-in-Fact for Tae Heung Kim and Kwang Won Kim; Kyung Hwa Kay Ihm, as Trustee under the Kyung Hwa Kay Ihm Trust No. 1 dated June 22, 1993; and Jae E. Han, Trustee of the Jae E. Han Trust No. 1, dated October 31, 1994

By: Joong Haeng Choh
Joong Haeng Choh

Dated: Nov 19, 2015

FORM APPROVED COUNTY COUNSEL
BY: Michelle Clack 1/28/16
MICHELLE CLACK DATE

By: Sook P. Choh
Sook P. Choh

Dated: Nov 19, 2015

By: _____
Gene Byongjin Oh

Dated: _____

By: _____
Kim C-H Oh

Dated: _____

By: _____
Gene Oh, Attorney-in-Fact for
Tae Heung Kim and Kwang Won Kim

Dated: _____

By: _____
Kyung Hwa Kay Ihm, as Trustee under the
Kyung Hwa Kay Ihm Trust No. 1 dated June 22, 1993

Dated: _____

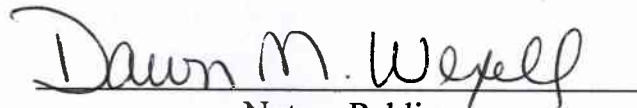
By: _____
Jae E. Han, Trustee of the
Jae E. Han Trust No. 1, dated October 31, 1994

Dated: _____

State of Illinois)
) ss:
County of Kane)

I, the undersigned, notary public, appointed in the county and state aforesaid, do hereby certify that **Joong H. Choh** and **Sook P. Choh**, personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that they signed and delivered the instrument as their free and voluntary act for the uses and purposes therein set forth.

Given under my hand and official seal, this 19th day of November, 2015


Notary Public



By: _____
Sook P. Choh

Dated: _____

By: Gene Byongjin Oh
Gene Byongjin Oh

Dated: 1-7-16

By: Kim C-H Oh
Kim C-H Oh

Dated: 1-7-16

By: Gene Oh, Attorney-in-Fact for
Tae Heung Kim and Kwang Won Kim

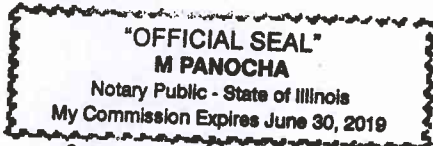
Dated: 1-7-16

By: _____
Kyung Hwa Kay Ihm, as Trustee under the
Kyung Hwa Kay Ihm Trust No. 1 dated June 22, 1993

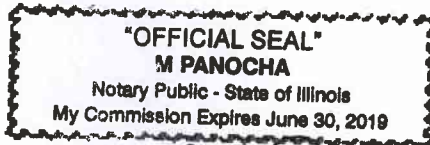
Dated: _____

By: _____
Jae E. Han, Trustee of the
Jae E. Han Trust No. 1, dated October 31, 1994

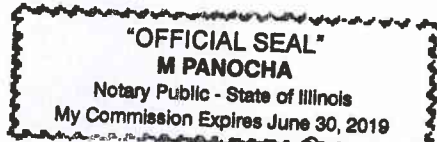
Dated: _____



M. PANOCHA
01/07/2016



M. PANOCHA
01/07/2016



M. PANOCHA
01/07/2016



M. PANOCHA

State of ILLINOIS
County of COOK

The foregoing instrument was acknowledged before me this 7th day of January, 2016 by GENE BYONGJIN OH & KIM C-H OH
Valid Identification Provided

By: _____
Kim C-H Oh

J.H


Dated: _____

By: _____
Gene Oh, Attorney-in-Fact for
Tae Heung Kim and Kwang Won Kim

Dated: _____

By: _____
Kyung Hwa Kay Ihm, as Trustee under the
Kyung Hwa Kay Ihm Trust No. 1 dated June 22, 1993

Dated: _____

By: 
Jae E. Han, Trustee of the
Jae E. Han Trust No. 1, dated October 31, 1994





Dated: Dec. 22, 2015

Certificate of Acknowledgement

9.11

State of Illinois

County of Cook

On the 22nd of Dec. 2015, before me, Alice A. Runvik,
(date) (notary)

personally appeared, Jae Eun Han,
(signers)

personally known to me

-- OR --

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

WITNESS my hand and official seal

Alice A. Runvik

(notary signature)

My Commission Expires: 9-4-2017

(seal)



789

By: _____
Sook P. Choh

Dated: _____

By: _____
Gene Byongjin Oh

Dated: _____

By: _____
Kim C-H Oh

Dated: _____

By: _____
Gene Oh, Attorney-in-Fact for
Tae Heung Kim and Kwang Won Kim

Dated: _____

By: Kyung Hwa Kay Ihm
Kyung Hwa Kay Ihm, as Trustee under the
Kyung Hwa Kay Ihm Trust No. 1 dated June 22, 1993

Dated: 12/21/2015

By: _____
Jae E. Han, Trustee of the
Jae E. Han Trust No. 1, dated October 31, 1994

Dated: _____

KJ

State of Illinois)

County of Cook) ss:

I, the undersigned, notary public, appointed in the county and state aforesaid, do hereby certify that **Kyung Hwa Kay Ihm**, personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that she signed and delivered the instrument as their free and voluntary act for the uses and purposes therein set forth.

Given under my hand and official seal, this 21st day of December, 2015



Notary Public



12/21/15

Attachment C:

City of Menifee Letter

(January 25, 2016)



Scott A. Mann
Mayor

Greg August
Mayor Pro Tem

John V. Denver
Councilmember

Matthew Liesemeyer
Councilmember

Lesia Sobek
Councilmember

January 25, 2016

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

RE: General Plan Amendment No. 921 – Board of Supervisor's Hearing February 2, 2016

Dear Mr. Hildebrand III

Thank you for notifying the City of Menifee ("City") of the date for the County of Riverside ("County") Board of Supervisor's hearing on General Plan Amendment No. 921 (the "Project" or "GPA 921"). The City reiterates our original comments on the general plan amendment provided in a letter dated October 8, 2015 sent, in response to review of the Mitigated Negative Declaration ("MND"). A true and correct copy of the October 8, 2015 MND comment letter is attached to this letter and incorporated herein by reference. Although City staff and County staff had a conference call to discuss the comments, our concerns were not addressed.

Since the preparation of our previous comments, the City has reviewed the Draft Environmental Impact Report ("DEIR") for General Plan Amendment No. 1129 (GPA 1129). GPA 1129 is located to the northwest of the Project site and proposes to change the general plan land use of the relevant property from Estate Density Residential (2-acre minimum) to Medium Density Residential (2-5 du/ac) on 170-acres. GPA 1129 is similar to the proposed GPA 921 here as GPA 1129 would modify the permitted land uses under the general plan from rural residential uses on large lots, to allow smaller, typical suburban lots. In the DEIR for GPA 1129, the impacts related to land use are considered significant and unavoidable due in part to incompatibility with the surrounding community and land uses. The City believes the impacts of GPA 921 would be similar to those of GPA 1129. The change in land use is very similar, and the projects are within the same area – accordingly, the impacts should be similar, yet the potential impacts of GPA 921 were analyzed by an MND instead of an EIR. As stated in the City's October 8, 2015 comment letter, the potential impacts of GPA 921 should have also been analyzed by an EIR for the same reasons that the County determined that an EIR was necessary to analyze the potential impacts of GPA 1129. At a minimum, the County should explain the inconsistency between the GPA 921 MND and the GPA 1129 DEIR.

In fact, because the MND at issue here only "analyzed" the potential impacts of GPA 921 without regard to the potential impacts of GPA 1129 (and General Plan Amendment No. 921 (GPA 998)), which were subject to separate environmental

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January 25, 2015

review, the MND fails to properly analyze the Project's cumulative impacts. Instead, the County is engaging in the unlawful practice of "piecemealing," where related projects are divided up and analyzed separately to artificially reduce the actual combined impacts of the related projects. The County must revise the relevant environmental documents to consider the impacts of all three of these projects together in order to be complaint with CEQA.

The DEIR for GPA 1129 also identified significant and unavoidable impacts resulting from the exceedance of official regional and local population projections and population growth. Specifically, GPA 1129 would result in a population increase ranging between 1,413 to 1,575 people, which the DEIR concluded is a "significant and unavoidable" impact. According to the MND for GPA 921, the proposed Project will result in an increase in population of approximately 770 persons, yet the MND concludes that this impact is "less than significant." It is unclear how GPA 921, which would result in a similar population increase as GPA 1129, only results in a less than significant impact when the cumulative population increase for GPA 1129 that is considered a significant and unavoidable impact. This inconsistency – and the utter lack of analysis explaining the same – is yet another reason that the County must prepare an EIR for GPA 921, just like it did for GPA 1129.

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

Sincerely,

A handwritten signature in blue ink, appearing to read 'Lisa Gordon', is written over a horizontal line.


Lisa Gordon, Planning Manager
City of Menifee Community Development Department

Attachment D:

Planning Commission Report Package

Agenda Item No.: 4.1
Area Plan: Sun City / Menifee Valley
Zoning Area: Winchester
Supervisorial District: Third
Project Planner: John Earle Hildebrand III
Planning Commission: October 21, 2015

General Plan Amendment No. 921
Change of Zone No. 7763
Environmental Assessment No. 41744
Applicant: Sook P. Choh
Engineer/Representative: Rick Engineering



Steve Weiss, AICP
Planning Director

COUNTY OF RIVERSIDE PLANNING DEPARTMENT STAFF REPORT

PROJECT DESCRIPTION AND LOCATION:

GENERAL PLAN AMENDMENT NO. 921 (Foundation and Entitlement/Policy Amendment) and CHANGE of ZONE NO. 7763 – Proposal to amend the project site's General Plan Foundation Component from Rural (R) to Community Development (CD), amend its General Plan Land Use Designation from Rural Residential (RR) (5-acre minimum) to Medium Density Residential (MDR) (2-5 du/ac), amend the General Plan Sun City/Menifee Area Plan Figure 4: Policy Areas Map, and change project site's zoning classification from A-1-5 (Light Agriculture, 5-acre minimum) to R-1 (One-Family Dwelling) on one parcel, totaling 77.7 acres, located north of Scott Road, south of Wickerd Road, east of El Centro, and west of Leon Road, within the Sun City / Menifee Valley Area Plan.

BACKGROUND:

General Plan Initiation Proceedings ("GPIP")

The County of Riverside Board of Supervisors adopted an order initiating proceedings for General Plan Amendment No. 921 on April 6, 2010.

This project was submitted on February 14, 2008, during the 2008 General Plan Review Cycle application period and was recommended for initiation to the Board of Supervisors by County staff, the Planning Director, and the Planning Commission. On April 6, 2010, the Riverside County Board of Supervisors adopted an order initiating proceedings for General Plan Amendment No. 921. The GPIP report package is included with this report. GPA No. 921 and Change of Zone No. 7763 (the "project") are now being taken forward for consideration.

SB 18 and AB 52 Tribal Consultations

Pursuant to SB 18 requirements, Riverside County staff previously requested a list from the Native American Heritage Commission ("NAHC") of tribes whose historical extent includes the project site. Consultation request notices were sent to each of the Native American Tribes on the list on January 24, 2011. SB 18 provides that the noticed tribes have 90 days in which to request consultation regarding the proposed project. County staff received no SB 18 consultation requests for this project during the 90 day period. However, the Pechanga Tribe has requested in general, that when any Riverside County projects are located within their designated historical tribal extent, they are contacted for potential consultation. AB 52, became effective on July 1, 2015. In accordance with AB 52, notices regarding this project were mailed to all requesting Tribes on September 2, 2015. The County received no requests from the Tribes for formal AB 52 consultation on this project.

The Community of Winchester Draft Land Use Study

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

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

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

ISSUES OF POTENTIAL CONCERN:

Estate Density Residential and Rural Residential Policy Area

This General Plan Amendment will result in a General Plan Foundation Component change from Rural (R) to Community Development (CD), a General Plan Land Use Designation change from Rural Residential (RR) (5-acre minimum) to Medium Density Residential (MDR) (2-5 du/ac), and a Change of Zone from A-1-5 (Light Agriculture, 5-acre minimum) to R-1 (One-Family Dwelling) on a single 77.7-acre parcel.

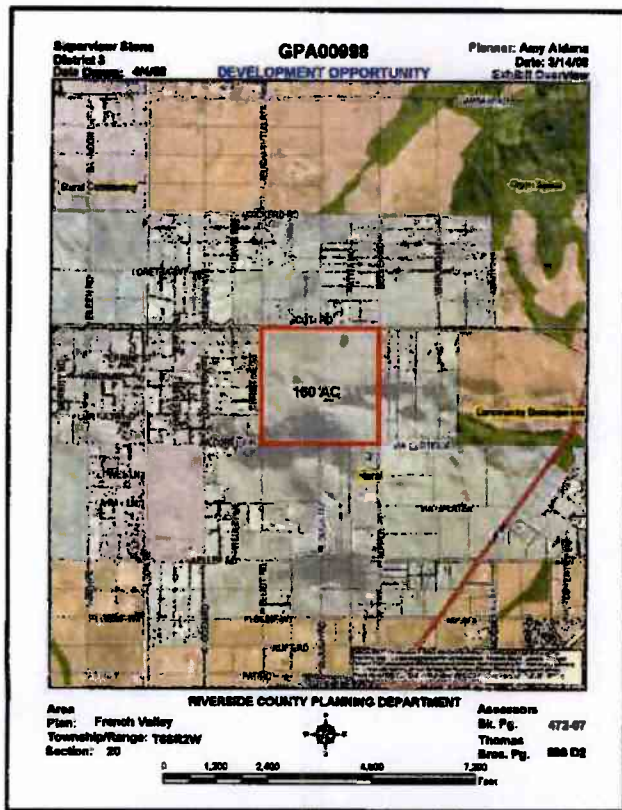
The project site is located within the Estate Density Residential and Rural Residential Policy Area of the Sun City/Menifee Area Plan. Approval of this application is contingent upon removal of the project site from the Policy Area, as there would be a General Plan inconsistency otherwise. This Policy Area provides the following:

"The residential area consists of rural estate development, with custom house development as the main pattern. The character is rural in intensity, but more in line with estate development as it has traditionally been developed. The low intensity qualities of this area are well established and strongly supported by local residents and property owners. Until the perspective changes significantly, growth and development should be focused elsewhere."

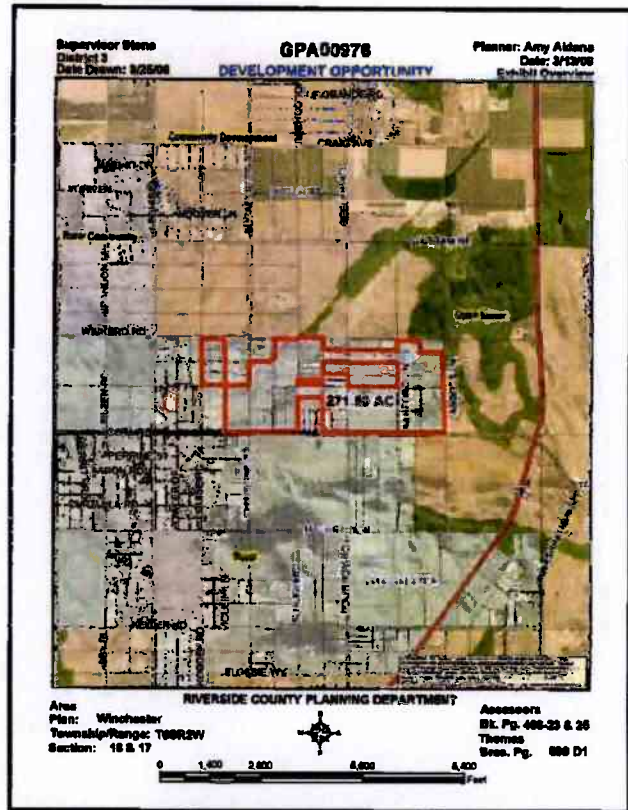
General Plan Amendment No. 921 and Change of Zone No. 7763
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The intent of this policy is to sustain a development pattern that conforms with a more "rural" pattern of settlement and that residential properties be subdivided in conformance with the existing land use which is a combination of Estate Density Residential (2-acre minimum) and Rural Residential (5-acre minimum). However, the policy also states that should the general consensus of the property owners within the area change, denser development patterns could occur. There have been a number of other proposed General Plan Amendments within close proximity of the project site along Scott Road, requesting similar increased residential densities. They are as follows:

- General Plan Amendment No. 998, located approximately one mile to the southeast, is a proposal to change from Rural Residential (5 acre minimum) to Medium Density Residential (2-5 du/ac) on 160 acres.
- General Plan Amendment No. 976, located approximately a half mile to the east, is a proposal to change from Rural Residential (5 acre minimum) to Medium Density Residential (2-5 du/ac) on 271 acres.



GPA00998 Aerial Location Map

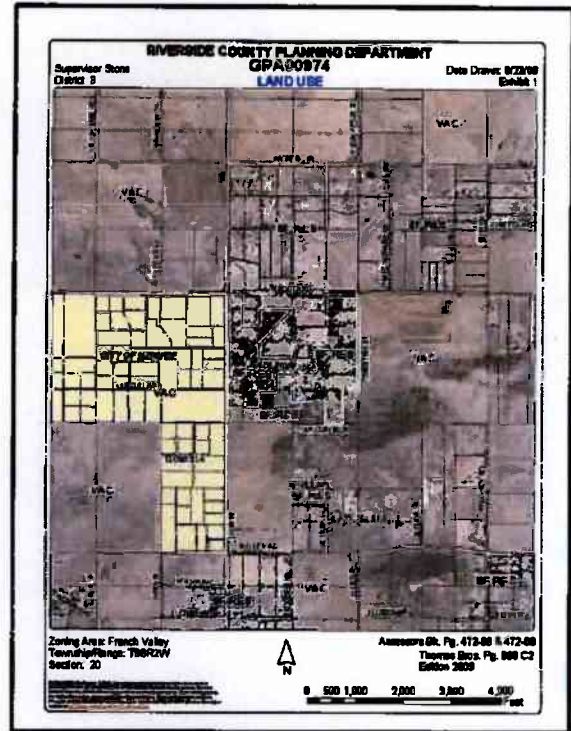


GPA00976 Aerial Location Map

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



GPA00926 Aerial Location Map



GPA00974 Aerial Location Map

These General Plan Amendments represent a shift in land use for the area. To accommodate this shift and enable the site to be developed at Medium Density Residential, the site will be removed from the "Estate Density Residential and Rural Residential" Policy Area. Additionally, the site is located adjacent to an existing unincorporated residential development to the west, constructed in the year 2001, at a medium density range of 2-5 du/ac, which includes approximately 186 lots. Removing the site from the Policy Area, in conjunction with the land use change, results in a logical extension of the existing Medium Density Residential Development, creating a compatible development pattern. For now, the remainder of the Policy Area will retain its current land use designations.

Highway 79 Policy Area

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

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

infrastructure or acquire open space to offset the project's incremental impacts on the Highway 79 Policy Area.

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

General Plan Amendment Findings

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

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

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

New Circumstance

The project site is located within the Estate Density Residential and Rural Residential Policy Area, which requires new development to adhere to the existing land use of Estate Density Residential (2-acre minimum) and Rural Residential (5-acre minimum). However, as discussed above, this policy contains a provision that allows for development at a denser range, if there is a general area-wide property owner consensus to change the land use pattern. As discussed in the above Estate Density Residential and Rural Residential Policy Area section, GPA00998, GPA00976, GPA00926, and GPA00974 are all proposed General Plan Foundation Component Amendment applications for

properties along Scott Road, requesting changes from Rural to Community Development in order to enable land use changes to Medium Density Residential. Changing the project site's land use will enable development of a compatible and consistent density as that of the existing residential tract to the west, which was constructed at a Medium Density Residential (2-5 du/ac) range. Lastly, a new high school will be located to the northeast of the project site approximately a quarter mile away. As a result of multiple new General Plan Amendment applications along the Scott Road area, requesting a land use change to Medium Density Residential and the new high school in close proximity of the project site, a General Plan modification is justified because of these new circumstances.

Riverside County Vision

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

Internal Consistency

Staff has reviewed this proposed General Plan Foundation Component Amendment, in conjunction with each of the ten (10) Riverside County General Plan elements, including Vision, Land Use, Circulation, Multi-Purpose Open Space, Safety, Noise, Housing, Air Quality, Healthy Communities, and Administration, and has determined that this Foundation change is in conformance, provided the project site is removed from the Estate Density Residential and Rural Residential Policy Area. Once removed, there will be no further conflict or internal inconsistency regarding residential development densities. The project site is also located within the Highway 79 Policy Area. Through mitigation described in the accompanying Mitigated Negative Declaration and the above Highway 79 Policy Area discussion, this project will be in conformance. As a result, this project will not create an inconsistency with any of the General Plan elements or policies.

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

a) The Riverside County Vision:

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

b) Any General Plan Principle: or

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

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

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

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

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

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

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

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

This project is a proposal to change a General Plan Foundation Component to enable an accompanying Entitlement/Policy Amendment of the Land Use. As demonstrated in the above findings, this Land Use change does not conflict with the Riverside County General Plan, provided the project site is removed from the Estate Density Residential and Rural Residential Policy Area.

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

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

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

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

As discussed in the above Estate Density Residential and Rural Residential Policy Area section, GPA00998, GPA00976, GPA00926, and GPA00974 are other General Plan Foundation Component Amendment applications for properties located along Scott Road, which are requests for a Land Use change to Medium Density Residential. These applications, which represent multiple property owners, are a reflection of a desire for a denser development pattern. In addition, a new high school will be located approximately a quarter mile away from the project site to the northeast, which will result in a need for additional housing and services in the area.

SUMMARY OF FINDINGS:

- | | |
|---|--|
| 1. Existing Foundation General Plan Land Use (Ex #6): | Rural (R) |
| 2. Proposed Foundation General Plan Land Use (Ex #6): | Community Development (CD) |
| 3. Existing General Plan Land Use (Ex #6): | Rural Residential (RR) (5-acre minimum) |
| 4. Proposed General Plan Land Use (Ex #6): | Medium Density Residential (MDR) (2-5 du/ac) |
| 5. Surrounding General Plan Land Use (Ex #5): | City of Menifee, Estate Density Residential (2-acre minimum), Rural Residential (5-acre minimum), and Medium Density Residential (2-5 du/ac) |
| 6. Existing Zoning (Ex #3): | A-1-5 (Light Agriculture, 5-acre minimum) |
| 7. Proposed Zoning (Ex #3): | R-1 (One-Family Dwelling) |

- | | |
|-----------------------------------|--|
| 8. Surrounding Zoning (Ex #3): | City of Menifee, R-A-5 (Residential Agriculture, 5-acre minimum), A-1-5 (Light Agriculture, 5-acre minimum), R-1 (One-Family Dwelling) |
| 9. Existing Land Use (Ex #1): | Vacant Land |
| 10. Surrounding Land Use (Ex #1): | Single family detached dwelling to the west, vacant land to the north, vacant land to the east, City of Menifee to the south |
| 11. Project Size (Ex #1): | Total Acreage: 77.7 Acres |
| 12. Environmental Concerns: | See Environmental Assessment No. 41744 |

RECOMMENDATIONS:

ADOPT PLANNING COMMISSION RESOLUTION No. 2015-016 recommending adoption of General Plan Amendment No. 921 to the Riverside County Board of Supervisors;

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

ADOPT a MITIGATED NEGATIVE DECLARATION for **ENVIRONMENTAL ASSESSMENT NO. 41744**, 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. 921 amending the Riverside County General Plan Foundation Component from Rural (R) to Community Development (CD), amend the General Plan Land Use from Rural Residential (R:RR) (5-acre minimum) to Medium Density Residential (CD:MDR) (2-5 du/ac), in accordance with the Proposed General Plan Land Use Exhibit #6, and amend the General Plan Sun City/Menifee Area Plan Figure 4: Policy Areas Map, in accordance with the Proposed Sun City/Menifee Area Plan Figure 4: Policy Areas Map; based on the findings and conclusions incorporated in the staff report; and, pending final adoption of the General Plan Amendment Resolution by the Board of Supervisors.

TENTATIVELY APPROVE CHANGE OF ZONE NO. 7763 changing the zoning classification from A-1-5 (Light Agriculture, 5-acre minimum) to R-1 (One-Family Dwelling) in accordance with the Proposed Zoning Exhibit #3 based on the findings and conclusions incorporated in the staff report; and, pending final adoption of a Zoning Ordinance by the Board of Supervisors.

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

1. The project site has a General Plan Land Use of Rural: Rural Residential (R:RR) (5-acre minimum) and is located within the Sun City / Menifee Valley Area Plan.
2. The project site is surrounded by properties which have a General Plan Land Use of Rural Residential (5-acre minimum) to the east, Estate Density Residential (2-acre minimum) to the north, Medium Density Residential (2-5 du/ac) to the west, and the City of Menifee to the south.
3. This Regular Foundation Component Amendment and Entitlement/Policy Amendment will result in a Land Use change to Community Development: Medium Density Residential (CD:MDR) (2-5 du/ac).

4. The required findings for a Regular Foundation Amendment and an Entitlement/Policy Amendment are set forth in the Administrative Element of the Riverside County General Plan and Sections 2.4 and 2.5 of Ordinance No. 348, which implements the associated General Plan provisions. This project is consistent with both.
5. As a result of new General Plan Amendment applications along the Scott Road area, requesting a land use change to Medium Density Residential and a new high school to be located in close proximity of the project site, this General Plan Amendment is justified because of these new circumstances.
6. Staff has concluded that this project will not create an inconsistency between any of the Riverside County General Plan elements, provided the General Plan Sun City/Menifee Area Plan Figure 4: Policy Areas Map is amended by removing the project site from its boundary. Staff has reviewed this project in conjunction with each of the nine (10) Riverside County General Plan elements, including Vision, Land Use, Circulation, Multi-Purpose Open Space, Safety, Noise, Housing, Air Quality, Healthy Communities, and Administration, and has determined that this project is in conformance.
7. Staff has concluded that this project does not conflict with nor does it require any changes to the Riverside County Vision element. Furthermore, this project will result in a change to a denser residential land use, which is a logical extension of the existing Medium Density Residential to the west.
8. The project site is also located within the Highway 79 Policy Area. The project will be in conformance through mitigation described in the accompanying Mitigated Negative Declaration and restated as follows:
 - Prior to building permit issuance of any implementing project, the applicant shall participate in any adopted fee program established by the County intended to address the Highway 79 Policy Area. In the event an adopted fee program is not established, the implementing project shall satisfy one the conditions below or the applicant may voluntarily participate in providing a fee, as approved by the TLMA Director, that the County can use to build additional transportation infrastructure or acquire open space to offset the project's incremental impacts on the Highway 79 Policy Area.
 - Prior to approval of an implementing project, the applicant shall demonstrate to the satisfaction of the Director of Transportation, consistency with the Highway 79 Policy Area by demonstrating that the allowable number of residential dwelling units has been determined utilizing the most recent edition of the ITE (Institute of Transportation Engineers) Trip Generation in consideration of (a) transportation demand management (TDM) measures; (b) product types; (c) transportation improvements; or (d) any combination of (a), (b) and (c), such that the project is generating an amount equal to or less than the average daily vehicle trips that would have been generated if the project were constructed at a density of 9% below the midpoint of the density dictated by the existing General Plan Land Use designation. This mitigation does not apply to implementing projects which propose a non-residential land use development.
 - If the Highway 79 policy is amended, the applicant shall be entitled to, at the applicant's request, the benefit of having this mitigation amended in a corresponding fashion with the requirement of

possible further CEQA action/review. If the Highway 79 policy is repealed, these mitigations shall automatically terminate.

9. The Riverside County General Plan is the guiding document which enables the orderly and managed growth throughout the County. Policy LU 3.1(b) of the General Plan Land Use element states, "Assist in and promote the development of infill and underutilized parcels which are located in the Community Development areas, as identified on the General Plan Land Use Map." This General Plan Amendment will result in changing the project site from one Foundation Component to another and also the Land use from Rural Residential to Medium Density Residential. As a result, this change in Land Use will further the General Plan's goals though enabling infill residential development in a logical location.
10. Policy LU 22.4 of the General Plan Land Use element states, "Accommodate the development of a variety of housing types, styles and densities that are accessible to and meet the needs of a range of lifestyles, physical abilities, and income levels." This Amendment will result in a land use change to enable a denser development in conjunction with a future implementing project. The change will allow for a variety of housing product types and a blend of residential lot sizes for the area. As a result, this proposed Amendment will further contribute to achieving this goal and as such, is consistent with the General Plan.
11. 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. Staff has concluded that this project is consistent with each of these planning principle categories.
12. The project site has a zoning classification of A-1-5 (Light Agriculture, 5-acre minimum).
13. The project site is surrounded by properties which have a zoning classification of A-1-5 (Light Agriculture, 5-acre minimum) to the east, R-A-5 (Residential Agriculture, 5-acre minimum) to the north, R-1 (One-Family Dwellings) to the west, and the City of Menifee to the south.
14. This Change of Zone will result in a new zoning classification of R-1 (One-Family Dwelling).
15. The project site is not located within a Criteria Cell of the Multi-Species Habitat Conservation Plan ("MSHCP").
16. In accordance with AB 52, notices were mailed to all requesting Tribes on September 2, 2015. County Staff received no requests for consultation on this project.
17. The project site is located within a "Low" wildfire hazard zone.
18. Fire protection and suppression services will be available for the site through Riverside County Fire Department. It is not located with a State Responsibility Area.
19. Environmental Assessment No. 41744 identified the following potentially significant impacts:
 - a. Transportation/Traffic

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

CONCLUSIONS:

1. The proposed project is in conformance with the Community Development: Medium Density Residential (2-5 du/ac) Land Use, and with all other elements of the Riverside County General Plan, provided the project site is removed from the Sun City/Menifee Area Plan Figure 4: Policy Areas.
2. The proposed project is consistent with the R-1 (One-Family Dwelling) 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 ("WRCMSHCP").

INFORMATIONAL ITEMS:

1. As of this writing, no letters, in support or opposition have been received.
2. The project site **is not** located within:
 - a. A designated City's sphere of influence; or
 - b. The boundaries of a City; or
 - c. A Criteria Cell of the Multi-Species Habitat Conservation Plan ("MSHCP"); or
 - d. An Airport Influence Area ("AIA"); or
 - e. A 100-year flood plain, an area drainage plan, or dam inundation area; or
 - f. A "High" wildfire hazard zone; or
 - g. A State Responsibility area.
3. The project site **is** located within:
 - a. The Lakeview/Nuevo/Romoland/Homeland County Service Area (CSA #146); and
 - b. "Low" liquefaction area.
4. The project site is currently designated as Assessor's Parcel Number: 466-220-029.

2
3 **RESOLUTION NO. 2015-016**
4 **RECOMMENDING ADOPTION OF**
5 **GENERAL PLAN AMENDMENT NO. 921**
6

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

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

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

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

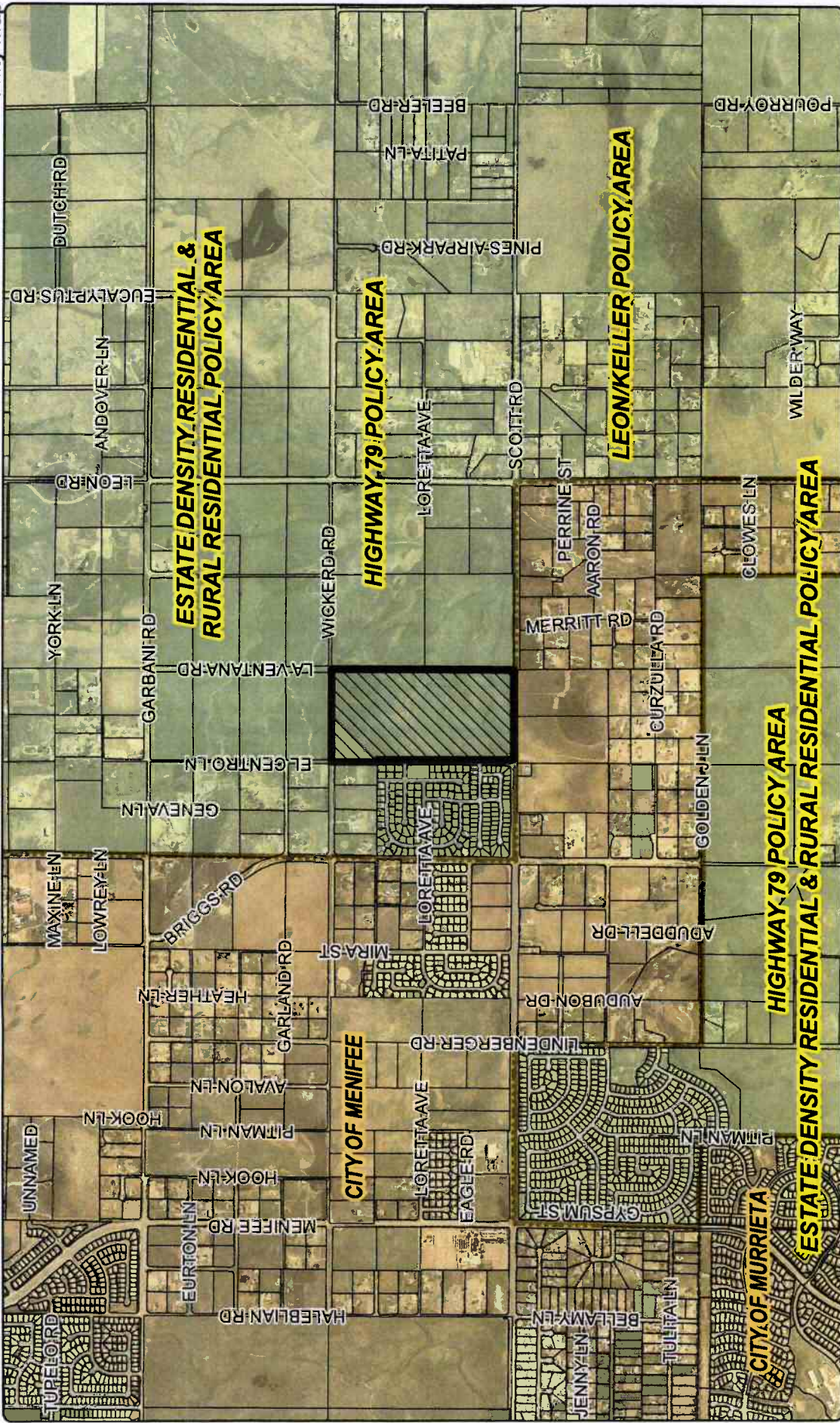
22 **ADOPTION** of the Mitigated Negative Declaration environmental document, Environmental
23 Assessment File No. 41744; and
24

25 **ADOPTION** of General Plan Amendment No. 921
26
27
28

**RIVERSIDE COUNTY PLANNING DEPARTMENT
CZ07763 GPA00921
VICINITY/POLICY AREAS**

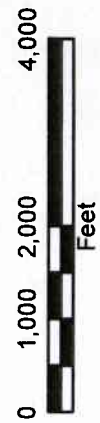
Supervisor Washington
District 3

Date Drawn: 09/02/2015
Vicinity Map



Zoning Area: Winchester

Author: Vinnie Nguyen



DISCLAIMER: On October 7, 2003, the County of Riverside adopted a new General Plan providing for land use designations for unincorporated Riverside County. This map is a vicinity map of the County of Riverside and is not intended to be used for other planning purposes. For further information, please contact the Riverside County Planning Department office at Riverside at (951)955-3900 (Western County) or in Palm Desert at (760)864-9277 (Eastern County) or Website: <http://www.riverside.ca.gov>

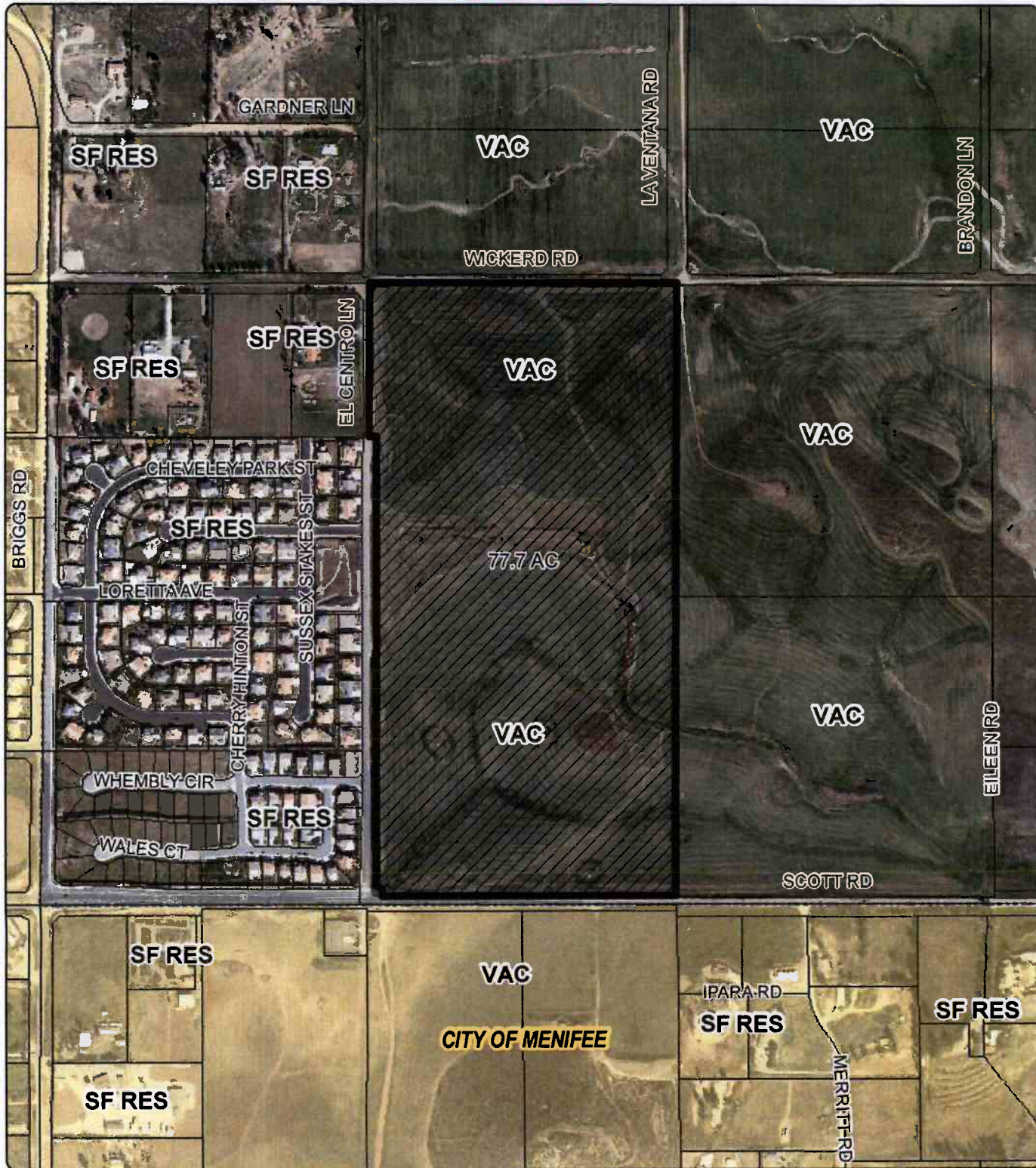
RIVERSIDE COUNTY PLANNING DEPARTMENT

CZ07763 GPA00921

Supervisor Washington
District 3

Date Drawn: 09/02/2015
Exhibit 1

LAND USE



Zoning Area: Winchester

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.ncrtime.org>

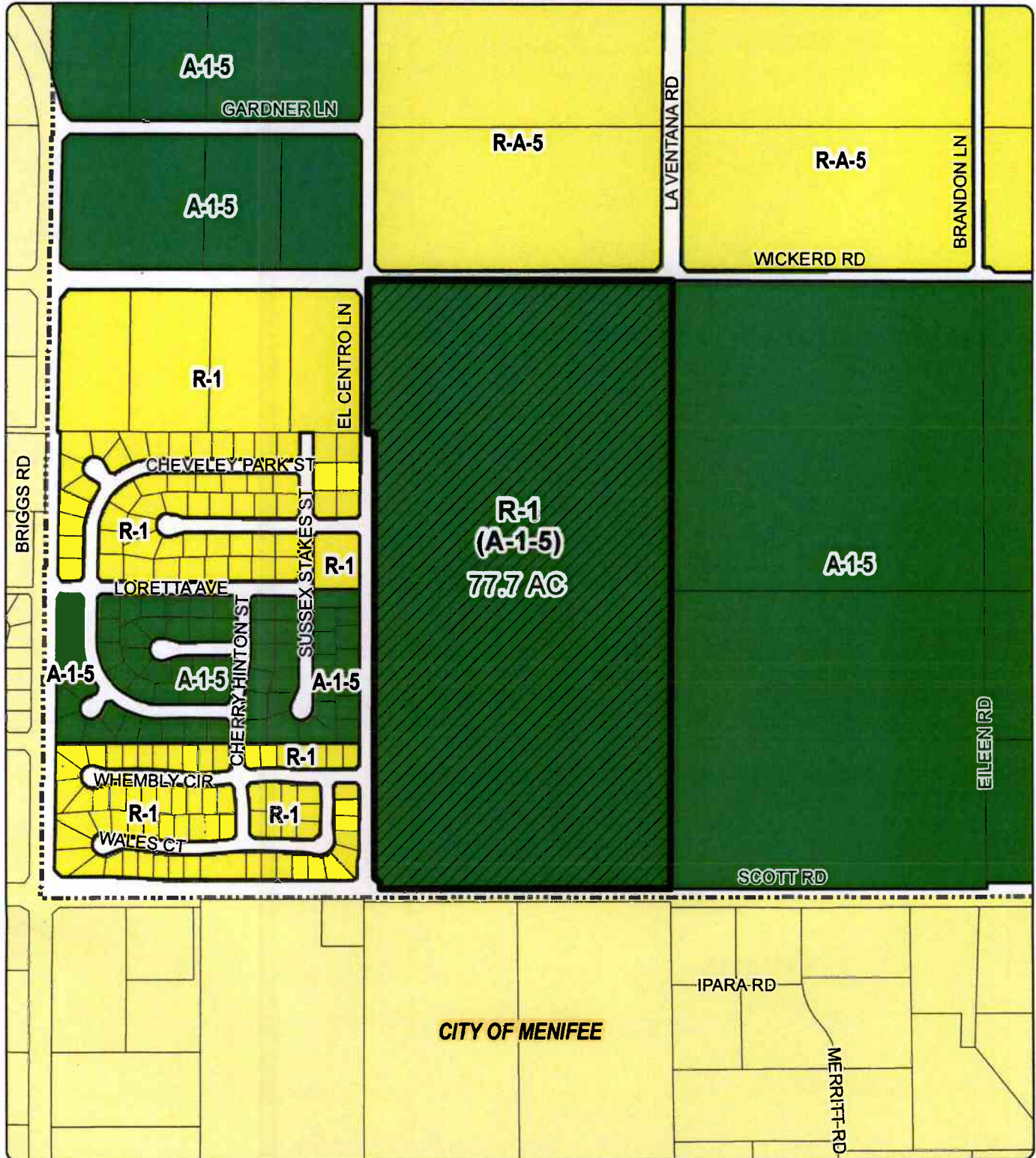
RIVERSIDE COUNTY PLANNING DEPARTMENT

CZ07763 GPA00921

PROPOSED ZONING

Supervisor Washington
District 3

Date Drawn: 09/02/2015
Exhibit 3



Zoning Area: Winchester

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.rcplms.org>

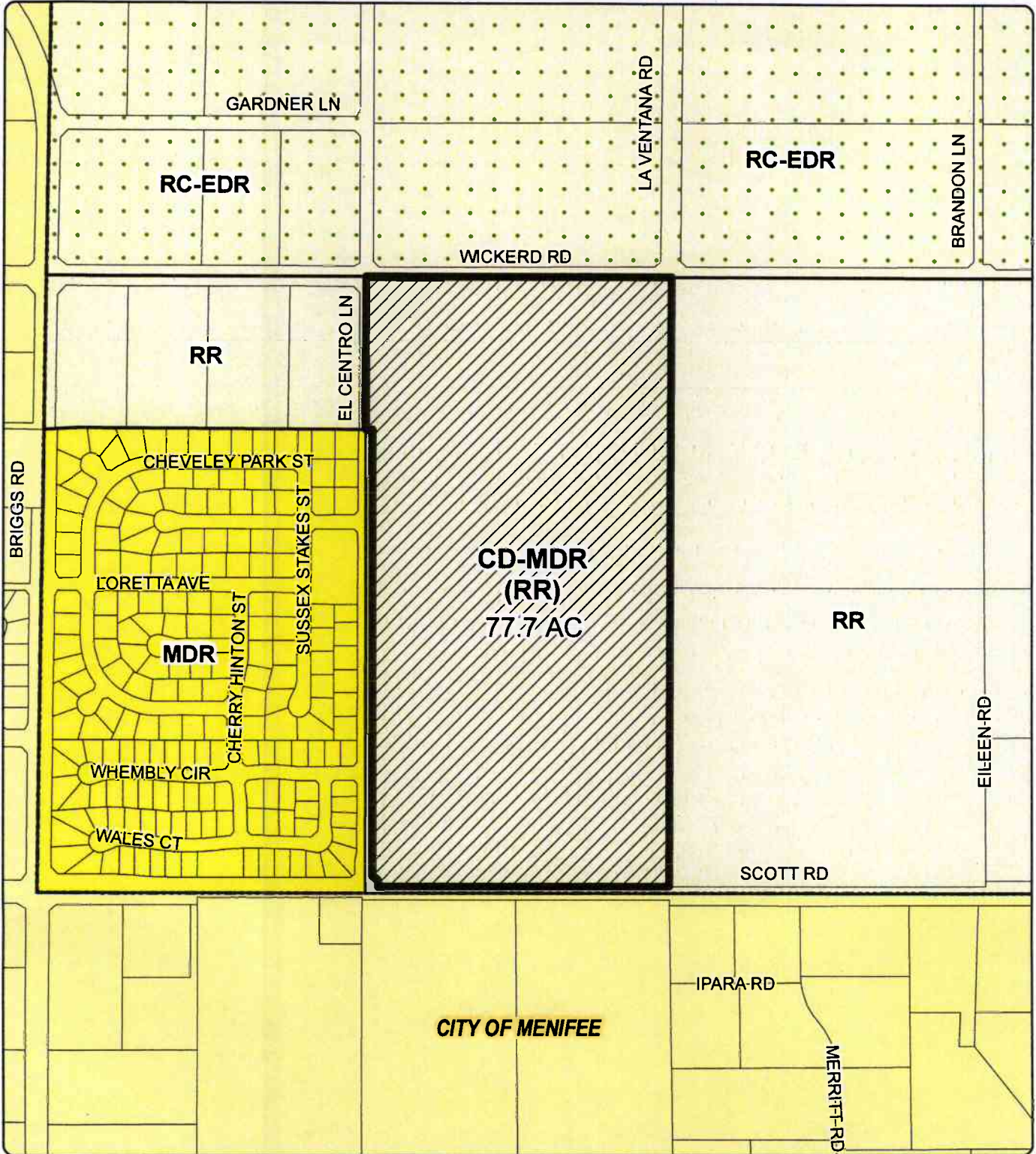
RIVERSIDE COUNTY PLANNING DEPARTMENT

CZ07763 GPA00921

PROPOSED GENERAL PLAN

Supervisor Washington
District 3

Date Drawn: 09/02/2015
Exhibit 6



Zoning Area: Winchester

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://rclanning.rctiwa.org>

COUNTY OF RIVERSIDE

ENVIRONMENTAL ASSESSMENT FORM: INITIAL STUDY

Environmental Assessment No.: 41744

Project Cases: General Plan Amendment No. 921 and Change of Zone No. 7763

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: Sook P. Choh

Applicant's Address: 4 North 680 Ware Woods Drive, St. Charles, IL 60175

Applicant's Telephone Number: (630) 377-0323

I. PROJECT INFORMATION

A. Project Description:

General Plan Amendment No. 921 to amend the Riverside County General Plan Foundation Component from Rural (R) to Community Development (CD), amend the General Plan Land Use from Rural Residential (R:RR) (5-acre minimum) to Medium Density Residential (RC:MDR) (2-5 du/ac), amend the General Plan Sun City/Menifee Area Plan Figure 4: Policy Areas Map, and a Change of Zone to change the Zoning designation from A-1-5 (Light Agriculture, 5-acre minimum) to R-1 (One-Family Dwelling) on one parcel, totaling 77.7 acres.

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

C. Total Project Area: 77.7 acres

D. Assessor's Parcel No.: 466-220-029

E. Street References: North of Scott Road, south of Wickerd Road, east of El Centro, and west of Leon Road.

F. Section, Township & Range Description or reference/attach a Legal Description:
Section 18, Township 6 South, Range 2 West

G. Brief description of the existing environmental setting of the project site and its surroundings: The project site is vacant land, surrounded by single-family detached homes to the west and south, and vacant land to the east and north.

II. APPLICABLE GENERAL PLAN AND ZONING REGULATIONS

A. General Plan Elements/Policies:

1. **Land Use:** This project includes a General Plan Foundation Amendment – Regular, a General Plan Entitlement/Policy Amendment, the Estate Density Residential & Rural Residential policy area map reconfiguration, and a Change of Zone only. There are no additional implementing development plans associated with this project. This project is consistent with the provisions (through mitigation) of the Land Use Element.

2. **Circulation:** The project is consistent with the Highway 79 policy area provisions (through mitigation), and all other policies of the Circulation Element.

3. **Multipurpose Open Space:** The project is consistent with the policies of the Open Space Element.
 4. **Safety:** The project is consistent with the policies of the Safety Element.
 5. **Noise:** The project is consistent with the policies of the Noise Element.
 6. **Housing:** The project is consistent with the policies of the Housing Element.
 7. **Air Quality:** The project is consistent with the policies of the Air Quality Element.
 8. **Healthy Communities:** The project is consistent with the policies of the Healthy Communities Element.
- B. General Plan Area Plan:** Sun City/Menifee Valley
- C. General Plan Foundation Component (Existing):** Rural (R)
- D. General Plan Land Use Designation (Existing):** Rural Residential (R:RR) (5-acre minimum)
- E. General Plan Foundation Component (Proposed):** Community Development (CD)
- F. General Plan Land Use Designation (Proposed):** Medium Density Residential (CD:MDR) (2-5 du/ac)
- G. Overlay(s), if any:** None
- H. Policy Area(s), if any:** Estate Density Residential & Rural Residential / Highway 79
- I. Adjacent and Surrounding:**
1. **Area Plan(s):** Harvest Valley/Winchester and Southwest
 2. **Foundation Component(s):** Rural, Rural Community, and Community Development
 3. **Land Use Designation(s):** City of Menifee, Estate Density Residential (2-acre minimum), Rural Residential (5-acre minimum), and Medium Density Residential (2-5 du/ac)
 4. **Overlay(s), if any:** None
 5. **Policy Area(s), if any:** Estate Density Residential & Rural Residential / Highway 79
- J. Adopted Specific Plan Information**
1. **Name and Number of Specific Plan, if any:** None
 2. **Specific Plan Planning Area, and Policies, if any:** None
- K. Zoning (Existing):** A-1-5 (Light Agriculture, 5-acre minimum)
- L. Zoning (Proposed):** R-1 (One-Family Dwelling)

M. Adjacent and Surrounding Zoning: City of Menifee, R-A-5 (Residential Agriculture, 5-acre minimum), A-1-5 (Light Agriculture, 5-acre minimum), R-1 (One-Family Dwelling)

III. ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED

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

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

IV. DETERMINATION

On the basis of this initial evaluation:

A PREVIOUS ENVIRONMENTAL IMPACT REPORT/NEGATIVE DECLARATION WAS NOT PREPARED

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

A PREVIOUS ENVIRONMENTAL IMPACT REPORT/NEGATIVE DECLARATION WAS PREPARED

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

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

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



Signature



Date

John Earle Hildebrand III
Printed Name

For Steve Weiss, AICP – Planning Director

V. ENVIRONMENTAL ISSUES ASSESSMENT

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

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

Source: Riverside County General Plan Figure 9 – “Scenic Highways” in the Sun City/Menifee Valley Area Plan

Findings of Fact:

a-b) Pursuant to the Riverside County General Plan Figure 9 – “Scenic Highways” exhibit in the Sun City/Menifee Valley Area Plan, the project site is located approximately two miles away from the I-215 freeway, which is a designated “County Eligible” Scenic Highway; however, due to the project site’s distance away from the I-215, there will be no impacts.

Mitigation: No mitigation is required

Monitoring: No monitoring is required

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

Source: GIS database, Ord. No. 655 (Regulating Light Pollution), Riverside County General Plan Figure 6 – “Mt. Palomar Nighttime Lighting Policy” in the Sun City/Menifee Valley Area Plan

Findings of Fact:

a) Pursuant to the Riverside County General Plan Figure 6 – “Mt. Palomar Nighttime Lighting Policy” exhibit in the Sun City/Menifee Valley Area Plan, the project site is located within “Zone B”. A change

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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in residential density from 1 dwelling unit per 5-acre minimum to 2-5 dwelling units per 1-acre minimum will result in the implementation of more lighting at build-out. Lighting requirements and any subsequent restrictions will be reviewed in conjunction with a future implementing project's lighting plan.

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

Mitigation: No mitigation is required

Monitoring: No monitoring is required

3. Other Lighting Issues

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

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 2-5 dwelling units per 1-acre minimum will result in the implementation of more lighting at build-out. Lighting requirements and any subsequent restrictions will be reviewed in conjunction with a future implementing project's lighting plan.

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

Mitigation: No mitigation is required

Monitoring: No monitoring is required

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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AGRICULTURE & FOREST RESOURCES Would the project

4. Agriculture

a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland) as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Conflict with existing agricultural zoning, agricultural use or with land subject to a Williamson Act contract or land within a Riverside County Agricultural Preserve?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Cause development of non-agricultural uses within 300 feet of agriculturally zoned property (Ordinance No. 625 "Right-to-Farm")?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

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

Findings of Fact:

a) Pursuant to the Riverside County General Plan Figure OS-2 "Agricultural Resources" exhibit, the project site is located within an area designated as "Local Importance". Farmland of Local Importance is either currently producing or has the capacity for production, but does not meet the criteria of Prime Farmland. The California State Department of Conservation makes these designations based on soil types and land use. However, the current land use is Rural Residential, which precludes the use of commercial farming. 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. As a result, there are no impacts.

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

Mitigation: No mitigation is required

Monitoring: No monitoring is required

5. Forest

a) Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland 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 con-	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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version of forest land to non-forest use?

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

Findings of Fact:

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

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

This is a programmatic level CEQA analysis. At this stage, the project does not provide the opportunity for physical disturbance of the site, as there is no associated development project. This

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 Land Use, the Estate Density Residential and Rural Residential Policy Area map, and the Zoning designation only, which could eventually lead to development on the property. Should a development proposal or land use application for subdividing, grading, or construction of the site be submitted, a subsequent Environmental Assessment shall be prepared, to determine potential impacts. As a result, impacts associated with this project are considered less than significant.

Mitigation: No mitigation is required

Monitoring: No monitoring is required

BIOLOGICAL RESOURCES Would the project

7. Wildlife & Vegetation

a) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Conservation Community Plan, or other approved local, regional, or state conservation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Have a substantial adverse effect, either directly or through habitat modifications, on any endangered, or threatened species, as listed in Title 14 of the California Code of Regulations (Sections 670.2 or 670.5) or in Title 50, Code of Federal Regulations (Sections 17.11 or 17.12)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U. S. Wildlife Service?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?	<input type="checkbox"/>	<input type="checkbox"/>	<input 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:

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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a-g) Pursuant to the Riverside County GIS Database, the project site is not located within any Criteria Cells under the Multiple Species Habitat Conservation Plan ("MSHCP"). As a result, the Habitat Acquisitions and Negotiations Strategy ("HANS") application is not required. However, during the time of an implementing project, a biological assessment may be required to determine the site's biological resources and subsequently apply appropriate development mitigation measures.

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 Land Use, the Estate Density Residential and Rural Residential Policy Area map, and the Zoning designation only, which could eventually lead to development on the property. Should a development proposal or land use application for subdividing, grading, or construction of the site be submitted, a subsequent Environmental Assessment shall be prepared, to determine potential impacts. As a result, impacts associated with this project are 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) 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 Land Use, the Estate Density Residential and Rural Residential Policy Area map, and the Zoning designation only, which could eventually lead to development on the property. Should a development proposal or land use application for subdividing, grading, or construction of the site be submitted, a subsequent Environmental Assessment shall be prepared, to determine potential impacts. As a result, impacts associated with this project are 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 tribes whose historical extent includes the project site. Consultation request notices were sent to each of the Native American Tribes on the list on January 24, 2011. SB-18 provides for a 90-day review period in which all noticed tribes may request consultation regarding the proposed project. County staff received no consultation requests for this project during the 90-day review period. However, the Pechanga Tribe has requested in general, that when any Riverside County projects are located within their designated historical tribal extent, they are contacted for potential consultation.

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

This is a programmatic level CEQA analysis. At this stage, the project does not provide the opportunity for physical disturbance of the site, as there is no associated development project. This project will result in amending the site's General Plan Land Use, the Estate Density Residential and Rural Residential Policy Area map, and the Zoning designation only, which could eventually lead to development on the property. Should a development proposal or land use application for subdividing, grading, or construction of the site be submitted, a subsequent Environmental Assessment shall be prepared, to determine potential impacts. At that time, further analysis through the preparation of a Biological Study and Cultural Resource Study, as well as tribal consultation, may be required. 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	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
a) Directly or indirectly destroy a unique paleontological resource, or site, or unique geologic feature?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Source: Riverside County General Plan Figure 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" and "Undetermined" Sensitivity. Prior to site disturbance and during the time of an implementing project, analysis through the preparation of a Biological Study and Cultural Resource Study may be required.

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

Mitigation: No mitigation is required

Monitoring: No monitoring is required

GEOLOGY AND SOILS Would the project

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
11. Alquist-Priolo Earthquake Fault Zone or County Fault Hazard Zones	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
a) Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Be subject to rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

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

Findings of Fact:

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

Mitigation: No mitigation is required

Monitoring: No monitoring is required

12. Liquefaction Potential Zone	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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a) Be subject to seismic-related ground failure, including liquefaction?

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

Findings of Fact:

a) Pursuant to the Riverside County General Plan Figure S-3 "Generalized Liquefaction" exhibit, the southern three-quarters of the project site is designated "Low Liquefaction" and the remainder of the project site shows no mapped liquefaction zones.

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

Mitigation: No mitigation is required

Monitoring: No monitoring is required

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 opportunity for physical disturbance of the site, as there is no associated development project. This project will result in an amendment to the site's Land Use and Zoning designation, 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, 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
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14. Landslide Risk

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

Source: On-site Inspection, Riverside County General Plan Figure S-5 "Regions Underlain by Steep Slope"

Findings of Fact:

a) Pursuant to the Riverside County General Plan Figure S-5 "Regions Underlain by Steep Slope" exhibit, a portion of the project site to the south, is located within an area consisting of some slope angles between 15% to 25%. The remainder of the project site is flat. This project includes a land use change 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 Land Use, the Estate Density Residential and Rural Residential Policy Area map, and the Zoning designation only, which could eventually lead to development on the property. Should a development proposal or land use application for subdividing, grading, or construction of the site be submitted, a subsequent Environmental Assessment shall be prepared, to determine potential impacts. As a result, there will be no impacts.

Mitigation: No mitigation is required

Monitoring: No monitoring is required

15. Ground Subsidence

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

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

Findings of Fact:

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. This project includes a land use change only. As a result, no people or structures will be exposed to adverse effects associated with the subsidence zone. Additionally, any future development will be required to comply with the California Building Code, as it relates to development within the proximity of a fault zone and ground subsidence potential.

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
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project will result in amending the site's General Plan Land Use, the Estate Density Residential and Rural Residential Policy Area map, and the Zoning designation only, which could eventually lead to development on the property. Should a development proposal or land use application for subdividing, grading, or construction of the site be submitted, a subsequent Environmental Assessment shall be prepared, to determine potential impacts. As a result, there will be no impacts.

Mitigation: No mitigation is required

Monitoring: No monitoring is required

16. Other Geologic Hazards

a) Be subject to geologic hazards, such as seiche, mudflow, or volcanic hazard?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Source: On-site Inspection, Project Application Materials

Findings of Fact:

a) Diamond Lake is located approximately four miles to the east of the project site. The project site is not located within the Diamond Lake Dam Inundation zone and indicates a low likeliness for geologic hazards, such as seiche, mudflow, or volcanic hazard. As a result, 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"/>
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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"/>
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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"/>
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Source: Riv. Co. 800-Scale Slope Maps, Project Application Materials

Findings of Fact:

a-c) Pursuant to the Riverside County General Plan Figure S-5 "Regions Underlain by Steep Slope" exhibit, a portion of the project site to the south, is located within an area consisting of some slope angles between 15% to 25%. The remainder of the project site is flat. This project includes a land use change 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

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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project will result in amending the site's General Plan Land Use, the Estate Density Residential and Rural Residential Policy Area map, and the Zoning designation only, which could eventually lead to development on the property. Should a development proposal or land use application for subdividing, grading, or construction of the site be submitted, a subsequent Environmental Assessment shall be prepared, to determine potential impacts. As a result, there will be no impacts.

Mitigation: No mitigation is required

Monitoring: No monitoring is required

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 Land Use, the Estate Density Residential and Rural Residential Policy Area map, and the Zoning designation only, which could eventually lead to development on the property. Should a development proposal or land use application for subdividing, grading, or construction of the site be submitted, a subsequent Environmental Assessment shall be prepared, to determine potential impacts. As a result, there will be no impacts.

Mitigation: No mitigation is required

Monitoring: No monitoring is required

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:

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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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 Land Use, the Estate Density Residential and Rural Residential Policy Area map, and the Zoning designation only, which could eventually lead to development on the property. Should a development proposal or land use application for subdividing, grading, or construction of the site be submitted, a subsequent Environmental Assessment shall be prepared, to determine potential impacts. As a result, there will be no impacts.

Mitigation: No mitigation is required

Monitoring: No monitoring is required

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

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

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

Findings of Fact:

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

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

Mitigation: No mitigation is required

Monitoring: No monitoring is required

GREENHOUSE GAS EMISSIONS Would the project

21. Greenhouse Gas Emissions

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

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

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Source: Riverside County 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 an amendment to the site's General Plan foundation component and change of Zone, 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

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 Land Use, the Estate Density Residential and

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Rural Residential Policy Area map, and the Zoning designation only, which could eventually lead to development on the property. Should a development proposal or land use application for subdividing, grading, or construction of the site be submitted, a subsequent Environmental Assessment shall be prepared, to determine potential impacts. As a result, there will be no impacts.

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

Mitigation: No mitigation is required

Monitoring: No monitoring is required

23. Airports

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 not located within an Airport Influence Area ("AIA") or compatibility zone and will not require review by the Airport Land Use Commission ("ALUC"). As a result, there will be no impacts.

Mitigation: No mitigation is required

Monitoring: No monitoring is required

24. Hazardous Fire Area

a) Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Source: Riverside County General Plan Figure S-11 "Wildfire Susceptibility," GIS database

Findings of Fact:

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

Mitigation: No mitigation is required

Monitoring: No monitoring is required

HYDROLOGY AND WATER QUALITY Would the project

25. Water Quality Impacts

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

Source: Riverside County Flood Control District Flood Hazard Report/Condition.

Findings of Fact:

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

Mitigation: No mitigation is required

Monitoring: No monitoring is required

26. Floodplains

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

NA - Not Applicable <input checked="" type="checkbox"/>	U - Generally Unsuitable <input type="checkbox"/>	R - Restricted <input type="checkbox"/>
a) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner that would result in flooding on- or off-site?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Changes in absorption rates or the rate and amount of surface runoff?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam (Dam Inundation Area)?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Changes in the amount of surface water in any water body?	<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, the project site is not located within either a 100-year or 500-year floodplain zone. Additionally, Diamond Valley Lake is located approximately four miles to the east of the project site. The project site is not located within the Diamond Valley Lake Dam Inundation zone. Approval of this project will result in a land use change. There is no grading proposed at this time that would alter any flows, violate any standards, impact ground water resources, create any runoff, or require any BMP's. No additional studies of the current conditions were conducted because there is no accompanying development project. Should a development proposal or land use application for subdividing, grading, or construction of the site be submitted, a subsequent Environmental Analysis shall be prepared, to assess the potential impacts. As a result, there will be no impacts.

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

Monitoring: No monitoring is required

LAND USE/PLANNING Would the project

27. Land Use

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

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

Findings of Fact:

a) This General Plan Amendment will result in a General Plan Foundation Component change from Rural (R) to Community Development (CD), a General Plan Land Use change from Rural Residential (RR) (5-acre minimum) to Medium Density Residential (MDR) (2-5 du/ac), and a Change of Zone from A-1-5 (Light Agriculture, 5-acre minimum) to R-1 (One-Family Dwelling) on a single 77.7-acre parcel.

The project site is located within the Estate Density Residential and Rural Residential Policy Area. Approval of this application is contingent upon removal of the project site from the Policy Area, as there would be a General Plan inconsistency otherwise. This policy area is within the Sun City / Menifee Valley Area Plan and states the following:

"The residential area consists of rural estate development, with custom house development as the main pattern. The character is rural in intensity, but more in line with estate development as it has traditionally been developed. The low intensity qualities of this area are well established and strongly supported by local residents and property owners. Until the perspective changes significantly, growth and development should be focused elsewhere."

The intent of this policy is to sustain a development pattern that conforms with a more "rural" pattern of settlement and that residential properties be subdivided in conformance with the existing land use which is a combination of Estate Density Residential (2-acre minimum) and Rural Residential (5-acre minimum). However, the policy also states that should the general consensus of the area change, denser development patterns could occur. There have been a number of other proposed General Plan Amendments within close proximity of the project site, requesting similar increased residential densities. They are as follows:

- General Plan Amendment No. 1129, located north of the project site, is a proposal to change from Estate Density Residential (2-acre minimum) to Medium Density Residential (2-5 du/ac) on 170-acres and includes a provision for a new high school. This project site is also located within the "Estate Density Residential and Rural Residential Policy Area".

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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- General Plan Amendment No. 998, located approximately one mile to the southeast, is a proposal to change from Rural Residential (5-acre minimum) to Medium Density Residential (2-5 du/ac) on one parcel, totaling 160-acres.
- General Plan Amendment No. 976, located approximately a half mile to the east, is a proposal to change from Rural Residential (5-acre minimum) to Medium Density Residential (2-5 du/ac) on one parcel, totaling 271-acres.
- There have been other similar General Plan Amendment proposals in the immediate area, including Nos. 921 and 926 for conversion of the land use to Medium Density Residential (2-5 du/ac) as well. However, these two applications have been withdrawn, but may be resubmitted during the next Foundation cycle change, scheduled for Q1 or Q2 of 2016.

These General Plan Amendments represent many property owners in the area who have collectively proposed a fundamental shift in land use for the area. To accommodate this shift and enable the project site to be developed at Medium Density Residential, the project site will be removed from the "Estate Density Residential and Rural Residential" policy area. Additionally, the project site is located adjacent to an existing unincorporated residential development to the west, constructed in the year 2001, at a medium density range of 2-5 du/ac and includes approximately 186 lots. Removing the project site from the policy area, in conjunction with the land use change, results in a logical extension of the existing Medium Density Residential Development, creating a compatible development pattern. For now, the remainder of the policy area will retain its current extent. As a result, impacts will be less than significant.

b) The project site is located in close proximity to the City of Menifee as well as the City of Murrieta; however, the project site is not located within a designated sphere of influence for either City. 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 checked="" type="checkbox"/>	<input type="checkbox"/>
b) Be compatible with existing surrounding zoning?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Be compatible with existing and planned surrounding land uses?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Be consistent with the land use designations and policies of the General Plan (including those of any applicable Specific Plan)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Disrupt or divide the physical arrangement of an established community (including a low-income or minority community)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

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

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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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 Medium Density Residential (2-5 du/ac). 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 west.

The existing Zoning for the project site is A-1-5 (Light Agriculture, 5-acre minimum) and is proposed to be changed to R-1 (One-Family Dwelling), in order to be in conformance with the new land use. The single family residential designation is consistent with the existing development to the west.

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

Mitigation: No mitigation is required

Monitoring: No monitoring is required

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.

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

Mitigation: No mitigation is required

Monitoring: No monitoring is required

NOISE Would the project result in

Definitions for Noise Acceptability Ratings

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

NA - Not Applicable

A - Generally Acceptable

B - Conditionally Acceptable

C - Generally Unacceptable

D - Land Use Discouraged

30. Airport Noise

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

NA A B C D

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

NA A B C D

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

Findings of Fact:

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

Mitigation: No mitigation is required

Monitoring: No monitoring is required

31. Railroad Noise

NA A B C D

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

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

Pursuant to the Riverside County General Plan Figure C-1 "Circulation Plan" exhibit, the project site is not located near any railroads. As a result, there will be no significant impacts from railroad noise.

Mitigation: No mitigation is required

Monitoring: No monitoring is required

32. Highway Noise

NA A B C D

Source: On-site Inspection, Project Application Materials

Findings of Fact:

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

Mitigation: No mitigation is required

Monitoring: No monitoring is required

33. Other Noise

NA A B C D

Source: Project Application Materials, GIS database

Findings of Fact:

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

Mitigation: No mitigation is required

Monitoring: No monitoring is required

34. Noise Effects on or by the Project

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

b) A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
existing without the project?				
c) Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?	<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

Findings of Fact:

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

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

Mitigation: No mitigation is required

Monitoring: No monitoring is required

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

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

Findings of Fact:

a-f) The existing General Plan Land Use of Rural Residential (RR) allows for development at a minimum of 1 dwelling unit per 5-acres. At maximum build-out under the existing land use over 77.7-acres, 15 lots could potentially be developed. This General Plan Amendment will result in a land use change to Medium Density Residential (MDR), which allows for development at 2-5 dwelling units per acre (du/ac). At build-out, this would result in a potential range between 155 and 388 dwelling units with a midpoint of 271 dwelling units over the same 77.7-acres.

Appendix E, of the 2003 Riverside County General Plan, provides assumptions used for residential build-out densities and population projections. The increase in dwelling units will result in a potential midpoint population increase from the existing land use (RR) to the proposed land use (MDR) of 770 persons using the General Plan assumption of 3.01 residents per unit and calculated using the following (3.01*271 units)-(3.01*15 units). This is a generalized average; calculated with standard values, codified in the Riverside County General Plan.

Currently, the project site is vacant; therefore, the project will not displace any existing housing nor will it affect an established redevelopment area. Once built-out, the project site could result in a population increase by approximately 770 persons; however, this change is a negligible increase to the overall population projections for Riverside County.

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

Mitigation: No mitigation is required

Monitoring: No monitoring is required

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

36. Fire Services

Source: Riverside County General Plan Safety Element

Findings of Fact:

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

Mitigation: No mitigation is required

Monitoring: No monitoring is required

37. Sheriff Services

Source: Riverside County General Plan

Findings of Fact:

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

Mitigation: No mitigation is required

Monitoring: No monitoring is required

38. Schools

Source: School District, GIS Database

Findings of Fact:

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

Mitigation: No mitigation is required

Monitoring: No monitoring is required

39. Libraries

Source: Riverside County General Plan

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

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

Mitigation: No mitigation is required

Monitoring: No monitoring is required

40. Health Services

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

Findings of Fact:

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

Mitigation: No mitigation is required

Monitoring: No monitoring is required

RECREATION

41. Parks and Recreation

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

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

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

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

Findings of Fact:

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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a-c) The project site is located within the "Lakeview / Nuevo / Romoland / Homeland" Community Service Area ("CSA"). A recreational facilities needs/expansion assessment will be conducted in the future, at the time of an implementing project. Upon build-out, the project site will be serviced through the CSA.

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

Mitigation: No mitigation is required

Monitoring: No monitoring is required

42. Recreational Trails

Source: Riv. Co. 800-Scale Equestrian Trail Maps, Open Space and Conservation Map for Western County trail alignments, Riverside County General Plan Figure 7 – "Trails and Bikeway System" in the Sun City/Menifee Valley Area Plan

Findings of Fact:

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

Mitigation: No mitigation is required

Monitoring: No monitoring is required

TRANSPORTATION/TRAFFIC Would the project

43. Circulation

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

b) Conflict with an applicable congestion management program, including, but not limited to level of

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
service standards and travel demand measures, or other standards established by the county congestion management agency for designated roads or highways?				
c) Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Alter waterborne, rail or air traffic?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g. farm equipment)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f) Cause an effect upon, or a need for new or altered maintenance of roads?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
g) Cause an effect upon circulation during the project's construction?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
h) Result in inadequate emergency access or access to nearby uses?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
i) Conflict with adopted policies, plans or programs regarding public transit, bikeways or pedestrian facilities, or otherwise substantially decrease the performance or safety of such facilities?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source: Riverside County General Plan

Findings of Fact:

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

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

This is a programmatic level CEQA analysis. At this stage, the project does not provide the opportunity for physical disturbance of the site, as there is no associated development project. This project will result in amending the site's General Plan Land Use, the Estate Density Residential and Rural Residential Policy Area map, and the Zoning designation only, which could eventually lead to development on the property. Should a development proposal or land use application for subdividing,

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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grading, or construction of the site be submitted, a subsequent Environmental Assessment shall be prepared, to determine potential impacts. As a result, the impacts will be less than significant.

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

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

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

- Prior to building permit issuance of any implementing project, the applicant shall participate in a funding mechanism program established by the County intended to implement the policies of the Highway 79 Policy Area. In the event a funding mechanism program is not established, the implementing project shall satisfy one the conditions below or the applicant may alternatively volunteer to contribute funds, in an amount determined by the TLMA Director, that the County may use to build additional transportation infrastructure or to acquire open space to offset the project's incremental impacts within the Highway 79 Policy Area.
- Prior to approval of an implementing project, the applicant shall demonstrate to the satisfaction of the TLMA Director , consistency with the Highway 79 Policy Area by demonstrating that the allowable number of residential dwelling units has been determined utilizing the most recent edition of the ITE (Institute of Transportation Engineers) Trip Generation in consideration of (a) transportation demand management (TDM) measures; (b) product types; (c) transportation improvements; or (d) any combination of (a), (b) and (c), such that the project is generating an amount equal to or less than the average daily vehicle trips that would have been generated if the project were constructed at a density of 9% below the midpoint of the density dictated by the existing General Plan Land Use designation. This mitigation does not apply to implementing projects which propose a non-residential land use development.
- If the policies within the Highway 79 Policy Area are amended which makes this mitigation measure no longer feasible or necessary, the applicant may process an amendment to these mitigation measures in compliance with CEQA. (*Stone v. Board of Supervisors* (1988) 205 CA3d 927 and *Mani Bros. Real Estate Group v. City of Los Angeles* (2007) 153 CA4th 1385). If the Highway 79 Policy Area is repealed, these mitigation measures shall not be applicable.

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

44. Bike Trails

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Source: Riverside County General Plan Figure 7 – “Trails and Bikeway System” in the Sun City/Menifee Valley Area Plan

Findings of Fact:

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

Mitigation: No mitigation is required

Monitoring: No monitoring is required

UTILITY AND SERVICE SYSTEMS Would the project

45. Water

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

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

Source: Department of Environmental Health Review

Findings of Fact:

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

This is a programmatic level CEQA analysis. At this stage, the project does not provide the opportunity for physical disturbance of the site, as there is no associated development project. This project will result in amending the site’s General Plan Land Use, the Estate Density Residential and Rural Residential Policy Area map, and the Zoning designation only, which could eventually lead to development on the property. Should a development proposal or land use application for subdividing, grading, or construction of the site be submitted, a subsequent Environmental Assessment shall be prepared, to determine potential impacts. As a result, there will be no impacts.

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

Monitoring: No monitoring is required

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

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

Mitigation: No mitigation is required

Monitoring: No monitoring is required

47. Solid Waste

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

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

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Source: Riverside County General Plan, Riverside County Waste Management District correspondence

Findings of Fact:

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

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

Mitigation: No mitigation is required

Monitoring: No monitoring is required

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:

Findings of Fact:

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

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

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

Monitoring: No monitoring is required

49. Energy Conservation

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

Findings of Fact:

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

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 Land Use, the Estate Density Residential and Rural Residential Policy Area map, and the Zoning designation only, which could eventually lead to development on the property. Should a development proposal or land use application for subdividing, grading, or construction of the site be submitted, a subsequent Environmental Assessment shall be prepared, to determine potential impacts. As a result, there will be no impacts.

Mitigation: No mitigation is required

Monitoring: No monitoring is required

MANDATORY FINDINGS OF SIGNIFICANCE

50. Does the project have the potential to substantially degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal, or eliminate important examples of the major periods of California history or prehistory?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Source: Staff review, Project Application Materials

Findings of Fact:

Implementation of the proposed project would not substantially degrade the quality of the environment, substantially reduce the habitat of fish or wildlife species, cause a fish or wildlife popu-

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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lations to drop below self-sustaining levels, threaten to eliminate a plant or animal community, or reduce the number or restrict the range of a rare or endangered plant or animal, or eliminate important examples of the major periods of California history or prehistory. 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)?

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 Land Use, the Estate Density Residential and Rural Residential Policy Area map, and the Zoning designation only, which could eventually lead to development on the property. Should a development proposal or land use application for subdividing, grading, or construction of the site be submitted, a subsequent Environmental Assessment shall be prepared, to determine potential impacts. As a result, there will be no impacts.

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

Source: Staff review, project application

Findings of Fact: The proposed project would not result in environmental effects which would cause substantial adverse effects on human beings, either directly or indirectly. 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 Land Use, the Estate Density Residential and Rural Residential Policy Area map, and the Zoning designation only, which could eventually lead to development on the property. Should a development proposal or land use application for subdividing, grading, or construction of the site be submitted, a subsequent Environmental Assessment shall be prepared, to determine potential impacts. As a result, there will be no impacts.

VI. EARLIER ANALYSES

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

Earlier Analyses Used, if any: n/a

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

Location: County of Riverside Planning Department

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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4080 Lemon Street, 12th Floor
Riverside, CA 92505

VII. AUTHORITIES CITED

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

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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GPA00921 & CZ07763

MITIGATION, MONITORING, AND REPORTING PROGRAM

Mitigation measures were incorporated into this project to reduce potential environmental impacts identified in Environmental Assessment No. 41744, resulting in a Mitigated Negative Declaration. Pursuant to Section 15097 (c), a written monitoring and reporting program has been compiled to verify implementation of adopted mitigation measures. "Monitoring" refers to the ongoing or periodic process of project oversight. "Reporting" refers to the written compliance review that will be presented to the responsible parties included in the table below. Any future implementing development project within the limits of GPA00921 and CZ07763 will be required to report to the County that these mitigation measures have been satisfied. The following table provides the required information which includes identification of the potential impacts, the various mitigation measures, applicable implementation timing, identification of the agencies responsible in implementation, and the monitoring/reporting method for each mitigation measure identified.

Impact Category	Mitigation Measure	Implementation Timing	Responsible Party	Monitoring/ Reporting Method
Transportation /Traffic	<p>The project has been determined to be consistent with the Highway 79 Policy Area pursuant to the following (applied to the subsequent implementing project) or as approved by the TLMA Director:</p> <ul style="list-style-type: none"> • Prior to building permit issuance of any implementing project, the applicant shall participate in a funding mechanism program established by the County intended to implement the policies of the Highway 79 Policy Area. In the event a funding mechanism program is not established, the implementing project shall satisfy one the conditions below or the applicant may alternatively volunteer to contribute funds, in an amount determined by the TLMA Director, that the County may use to build additional transportation infrastructure or to acquire open space to offset the project's incremental impacts within the Highway 79 Policy Area. • Prior to approval of an implementing project, the applicant shall demonstrate to the satisfaction of the TLMA Director, consistency with the Highway 79 Policy Area by demonstrating that the allowable 	Prior to implementing project approval and/or prior to building permit issuance	Project Proponent	A report or fee must be submitted by any implementing project proponent

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

Impact Category	Mitigation Measure	Implementation Timing	Responsible Party	Monitoring/ Reporting Method
	<p>number of residential dwelling units has been determined utilizing the most recent edition of the ITE (Institute of Transportation Engineers) Trip Generation in consideration of (a) transportation demand management (TDM) measures; (b) product types; (c) transportation improvements; or (d) any combination of (a), (b) and (c), such that the project is generating an amount equal to or less than the average daily vehicle trips that would have been generated if the project were constructed at a density of 9% below the midpoint of the density dictated by the existing General Plan Land Use designation. This mitigation does not apply to implementing projects which propose a non-residential land use development.</p> <ul style="list-style-type: none"> If the policies within the Highway 79 Policy Area are amended which makes this mitigation measure no longer feasible or necessary, the applicant may process an amendment to these mitigation measures in compliance with CEQA. (Stone v. Board of Supervisors (1988) 205 CA3d 927 and Mani Bros. Real Estate Group v. City of Los Angeles (2007) 153 CA4th 1385). If the Highway 79 Policy Area is repealed, these mitigation measures shall not be applicable. 			



OFFICE OF
CLERK OF THE BOARD OF SUPERVISORS
1st FLOOR, COUNTY ADMINISTRATIVE CENTER
P.O. BOX 1147, 4080 LEMON STREET
RIVERSIDE, CA 92502-1147
PHONE: (951) 955-1060
FAX: (951) 955-1071

KECIA HARPER-IHEM
Clerk of the Board of Supervisors

KIMBERLY A. RECTOR
Assistant Clerk of the Board

January 27, 2016

THE PRESS ENTERPRISE
ATTN: LEGALS
P.O. BOX 792
RIVERSIDE, CA 92501

PH : (951) 368-9225
E-MAIL: legals@pe.com

RE: NOTICE OF PUBLIC HEARING: GPA 921 and ZC 7763

To Whom It May Concern:

Attached is a copy for publication in your newspaper for **One (1) time on Saturday, January 30, 2016.**

We require your affidavit of publication immediately upon completion of the last publication.

Your invoice must be submitted to this office, **WITH TWO CLIPPINGS OF THE PUBLICATION.**

NOTE: PLEASE COMPOSE THIS PUBLICATION INTO A SINGLE COLUMN FORMAT.

Thank you in advance for your assistance and expertise.

Sincerely,

Cecilia Gil

Board Assistant to:
KECIA HARPER-IHEM, CLERK OF THE BOARD

Gil, Cecilia

From: PEC Legals Master <legalsmaster@pe.com>
Sent: Wednesday, January 27, 2016 8:58 AM
To: Gil, Cecilia
Subject: Re: FOR PUBLICATION: GPA 921 ZC 7763

Received for publication on Jan. 30. Proof with cost to follow.

Thank You.

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

Please Note: Deadline is 10:30 AM, three (3) business days prior to the date you would like to publish. **Additional days required for larger ad sizes**

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The Press-Enterprise PE.COM / UNIDOS

A Freedom News Group Company

From: Gil, Cecilia <CCGIL@rcbos.org>
Sent: Wednesday, January 27, 2016 8:30 AM
To: PEC Legals Master
Subject: FOR PUBLICATION: GPA 921 ZC 7763

Notice of Public Hearing, for publication on Saturday, Jan. 30, 2016. Please confirm. THANK YOU!

Cecilia Gil

Board Assistant

Clerk of the Board of Supervisors

(951) 955-8464

MS# 1010

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

NOTICE IS HEREBY GIVEN that a public hearing at which all interested persons will be heard, will be held before the Board of Supervisors of Riverside County, California, on the 1st Floor Board Chambers, County Administrative Center, 4080 Lemon Street, Riverside, on **Tuesday, February 9, 2016 at 9:00 A.M.** or as soon as possible thereafter, to consider the application submitted by Sook P. Choh – Rick Engineering, on **General Plan Amendment No. 921**, which proposes to amend the foundation component from Rural (R) to Community Development (CD), and to amend the land use from Rural Residential (RR) (5-Acre Minimum) to Medium Density Residential (MDR) (2-5 DU/AC); and, **Change of Zone No. 7763**, which proposes to change the zoning from A-1-5 (Light Agriculture, 5-Acre Minimum) to R-1 (One-Family Dwelling) on one parcel, totaling 77.7-acres, or such other zones as the Board may find appropriate (“the project”). The project is located north of Scott Road, south of Wickerd Road, east of El Centro, and west of Leon Road in the Sun City / Menifee Valley Area Plan, Third Supervisorial District.

The Planning Commission recommended that the Board of Supervisors approve the project and adopt the Mitigated Negative Declaration for **Environmental Assessment No. 41744**.

The project case file may be viewed from the date of this notice until the public hearing, Monday through Friday, from 8:00 a.m. to 5:00 p.m. at the Clerk of the Board of Supervisors at 4080 Lemon Street, 1st Floor, Riverside, California 92501, and at the Riverside County Planning Department at 4080 Lemon Street, 12th Floor, Riverside, California 92501.

FOR FURTHER INFORMATION REGARDING THIS PROJECT, PLEASE CONTACT JOHN HILDEBRAND, PROJECT PLANNER, AT (951) 955-1888 OR EMAIL jhildebr@rctlma.org.

Any person wishing to testify in support of or in opposition to the project may do so in writing between the date of this notice and the public hearing, or may appear and be heard at the time and place noted above. All written comments received prior to the public hearing will be submitted to the Board of Supervisors and the Board of Supervisors will consider such comments, in addition to any oral testimony, before making a decision on the project.

If you challenge the above item in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence to the Planning Commission or Board of Supervisors at, or prior to, the public hearing. Be advised that as a result of the public hearing and the consideration of all public comment, written and oral, the Board of Supervisors may amend, in whole or in part, the project and/or the related environmental document. Accordingly, the designations, development standards, design or improvements, or any properties or lands within the boundaries of the project, may be changed in a way other than specifically proposed.

Alternative formats available upon request to individuals with disabilities. If you require reasonable accommodation, please contact Lisa Wagner at (951) 955-1063, 72 hours prior to hearing.

Please send all written correspondence to: Clerk of the Board, 4080 Lemon Street, 1st Floor, Post Office Box 1147, Riverside, CA 92502-1147

Dated: January 27, 2016 Kecia Harper-Ihem, Clerk of the Board
By: Cecilia Gil, Board Assistant

CERTIFICATE OF POSTING

(Original copy, duly executed, must be attached to
the original document at the time of filing)

I, Cecilia Gil, Board Assistant to Kecia Harper-Ihem, Clerk of the Board of Supervisors, for the County of Riverside, do hereby certify that I am not a party to the within action or proceeding; that on January 27, 2016, I forwarded to Riverside County Clerk & Recorder's Office a copy of the following document:

NOTICE OF PUBLIC HEARING

GPA 921 and ZC 7763

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

Board Agenda Date: February 9, 2016 @ 9:00 A.M.

SIGNATURE: Cecilia Gil DATE: January 27, 2016
Cecilia Gil

Gil, Cecilia

From: Meyer, Mary Ann <MaMeyer@asrclkrec.com>
Sent: Wednesday, January 27, 2016 8:31 AM
To: Gil, Cecilia; Acevedo, Amy; Buie, Tammie; Kennemer, Bonnie
Subject: RE: FOR POSTING: GPA ~~921~~ ZC 7763

Received and will be posted

From: Gil, Cecilia [mailto:CCGIL@rcbos.org]
Sent: Wednesday, January 27, 2016 8:30 AM
To: Acevedo, Amy; Buie, Tammie; Kennemer, Bonnie; Meyer, Mary Ann
Subject: FOR POSTING: GPA ~~921~~ ZC 7763

Notice of Public Hearing for POSTING. Please confirm. THANK YOU!

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

CERTIFICATE OF MAILING

(Original copy, duly executed, must be attached to
the original document at the time of filing)

I, Cecilia Gil, Board Assistant, for the County of Riverside, do hereby certify that I am not a party to the within action or proceeding; that on January 27, 2016, I mailed a copy of the following document:

NOTICE OF PUBLIC HEARING

GPA 921 and ZC 7763

to the parties listed in the attached labels, by depositing said copy with postage thereon fully prepaid, in the United States Post Office, 3890 Orange St., Riverside, California, 92501.

Board Agenda Date: February 9, 2016 @ 9:00 AM

SIGNATURE: *Cecilia Gil* DATE: January 27, 2016
Cecilia Gil

PROPERTY OWNERS CERTIFICATION FORM

I, VINNIE NGUYEN, certify that on 9/2/2015,

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

APN (s) or case numbers CZ07763/GPA00921 For

Company or Individual's Name Planning Department,

Distance buffered 600'.

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

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

NAME: Vinnie Nguyen

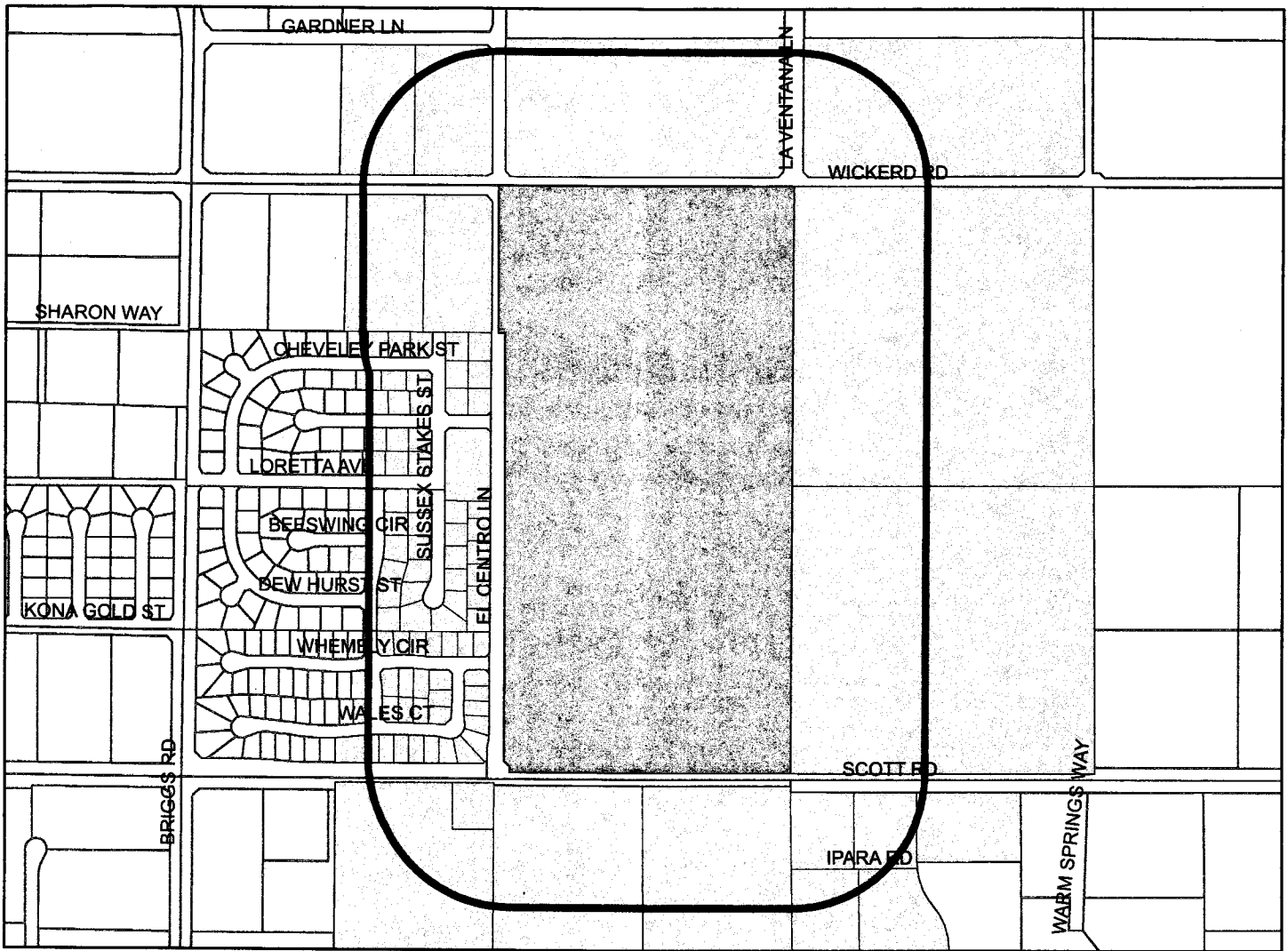
TITLE GIS Analyst

ADDRESS: 4080 Lemon Street 2nd Floor

Riverside, Ca. 92502

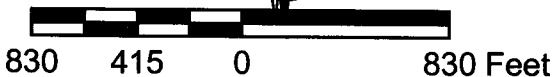
TELEPHONE NUMBER (8 a.m. – 5 p.m.): (951) 955-8158

CZ07763 / GPA00921 (600 feet buffer)



Selected Parcels

466-370-018	466-382-001	466-390-002	466-370-022	466-390-003	466-380-023	466-392-002	466-210-019	466-391-051	466-370-005
466-380-005	466-220-003	466-380-024	472-010-007	472-010-008	466-390-004	466-382-006	466-370-013	466-372-018	466-370-021
466-370-017	466-391-049	472-020-003	466-381-015	466-391-042	466-370-024	472-010-010	466-392-003	466-391-052	466-391-045
466-370-010	466-391-048	466-380-006	466-391-046	466-370-003	466-380-022	466-392-007	466-220-029	466-380-020	466-382-004
466-380-008	466-370-008	466-220-022	466-372-009	466-380-025	466-370-015	466-391-047	472-020-008	466-390-007	466-220-021
466-370-014	466-370-016	466-382-003	472-010-009	466-210-032	466-210-036	466-370-020	466-381-017	466-392-009	466-392-004
466-370-004	466-370-002	466-390-006	466-391-053	466-392-001	466-370-001	466-391-050	466-380-009	466-382-002	466-391-023
466-392-005	466-391-043	472-020-004	466-382-005	466-370-011	466-372-019	466-220-009	466-210-020	466-381-014	466-370-012
466-370-009	466-380-021	466-392-008	466-392-006	466-370-006	466-391-044	466-390-005	472-020-001	472-020-002	466-370-023
466-380-007	466-381-016	466-370-007	466-370-019	466-380-010	466-383-001	466-390-001	466-391-022		



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

ASMT: 466210019, APN: 466210019
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ASMT: 466220022, APN: 466220022
MARK JACKSON, ETAL
32575 EL CENTRO LN
MENIFEE, CA. 92584

ASMT: 466210020, APN: 466210020
ARLINE WYSCARVER, ETAL
30155 GARDNER LN
SUN CITY CA 92584

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ASMT: 466210032, APN: 466210032
JV DEV
C/O JIM LYTLE
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MURRIETA CA 92562

ASMT: 466370001, APN: 466370001
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ASMT: 466210036, APN: 466210036
JVRL 220
C/O AMBER MANAGEMENT
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MENIFEE CA 92584

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GPA 921 207763 (95) 1



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C/O JUNE A SZUEBER
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ASMT: 466370013, APN: 466370013
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32841 SUSSEX STAKES ST
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ASMT: 466370007, APN: 466370007
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ASMT: 466370014, APN: 466370014
MARILEE MORBO, ETAL
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ASMT: 466370008, APN: 466370008
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32810 SUSSEX STAKES ST
MENIFEE, CA. 92584

ASMT: 466370015, APN: 466370015
LETICIA AGUAYO, ETAL
32801 SUSSEX STAKES ST
MENIFEE, CA. 92584

ASMT: 466370009, APN: 466370009
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32830 SUSSEX STAKES ST
MENIFEE, CA. 92584

ASMT: 466370016, APN: 466370016
MARIA POPP, ETAL
32781 SUSSEX STAKES ST
MENIFEE, CA. 92584

ASMT: 466370010, APN: 466370010
PAMELA SANICOLA, ETAL
32850 SUSSEX STAKES ST
MENIFEE, CA. 92584

ASMT: 466370017, APN: 466370017
DENISE MIARS
32761 SUSSEX STAKES ST
MENIFEE, CA. 92584

ASMT: 466370011, APN: 466370011
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32870 SUSSEX STAKES ST
MENIFEE, CA. 92584

ASMT: 466370018, APN: 466370018
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32774 CHERRY HINTON ST
MENIFEE, CA. 92584

ASMT: 466370012, APN: 466370012
ROSALYN OMOYELE
32861 SUSSEX STAKES ST
MENIFEE, CA. 92584

ASMT: 466370019, APN: 466370019
ELIZABETH CALDERA, ETAL
32794 CHERRY HINTON ST
MENIFEE, CA. 92584

ASMT: 466370020, APN: 466370020
ANDREA DIXON, ETAL
32814 CHERRY HINTON ST
MENIFEE, CA. 92584

ASMT: 466380005, APN: 466380005
SUBRINA NICHOLS, ETAL
C/O SUBRINA NICHOLS
30194 LORETTA AVE
MENIFEE, CA. 92584

ASMT: 466370021, APN: 466370021
PATRICIA CRUZ, ETAL
32834 CHERRY HINTON ST
MENIFEE, CA. 92584

ASMT: 466380006, APN: 466380006
REMEDIOS SMALL, ETAL
30214 LORETTA AVE
MENIFEE, CA. 92584

ASMT: 466370022, APN: 466370022
HOLLY HUMPHREYS, ETAL
31805 TEMECULA PKY NO 378
TEMECULA CA 92592

ASMT: 466380007, APN: 466380007
THAVONE PHETSARATH
30234 LORETTA AVE
MENIFEE CA 92584

ASMT: 466370023, APN: 466370023
YU LIN, ETAL
32874 CHERRY HINTON ST
MENIFEE, CA. 92584

ASMT: 466380008, APN: 466380008
LOLITA BALLESTEROS, ETAL
C/O LOLITA BALLESTEROS
30235 ROYAL HUNT ST
MENIFEE, CA. 92584

ASMT: 466372009, APN: 466372009
ARTHUR HATHAWAY, ETAL
30197 BEESWING CIR
MENIFEE, CA. 92584

ASMT: 466380009, APN: 466380009
AMALIA PATINO, ETAL
30215 ROYAL HUNT ST
MENIFEE, CA. 92584

ASMT: 466372018, APN: 466372018
DANNY STEIDINGER
30198 BEESWING CIR
MENIFEE, CA. 92584

ASMT: 466380010, APN: 466380010
VICTOR HERRERA
30195 ROYAL HUNT ST
MENIFEE, CA. 92584

ASMT: 466372019, APN: 466372019
CHERYL ZABLOW, ETAL
30193 LORETTA AVE
MENIFEE, CA. 92584

ASMT: 466380020, APN: 466380020
JACQUI SHANHOLTZER, ETAL
30196 ROYAL HUNT ST
MENIFEE, CA. 92584

ASMT: 466380021, APN: 466380021
SHARON ANDERSON, ETAL
30216 ROYAL HUNT ST
MENIFEE, CA. 92584

ASMT: 466381016, APN: 466381016
THERESSIA HOLLIS
30220 CHEVELEY PARK ST
MENIFEE, CA. 92584

ASMT: 466380022, APN: 466380022
MICHAEL ADAMS, ETAL
30236 ROYAL HUNT ST
MENIFEE, CA. 92584

ASMT: 466381017, APN: 466381017
DEBORAH MCNEELEY, ETAL
30240 CHEVELEY PARK ST
MENIFEE, CA. 92584

ASMT: 466380023, APN: 466380023
AUDREY VAN WEEMS
30241 CHEVELEY PARK ST
MENIFEE, CA. 92584

ASMT: 466382001, APN: 466382001
ANDREW MORALES
32650 SUSSEX STAKES ST
MENIFEE, CA. 92584

ASMT: 466380024, APN: 466380024
LUZ FERNANDEZ, ETAL
30221 CHEVELEY PARK ST
MENIFEE, CA. 92584

ASMT: 466382002, APN: 466382002
GAYLE HOBSON, ETAL
32670 SUSSEX STAKES ST
MENIFEE, CA. 92584

ASMT: 466380025, APN: 466380025
JIAQI ZHUANG, ETAL
30181 CHEVELEY PARK ST
MENIFEE, CA. 92584

ASMT: 466382003, APN: 466382003
DIANE SHIMIZU, ETAL
32690 SUSSEX STAKES ST
MENIFEE, CA. 92584

ASMT: 466381014, APN: 466381014
ROSA CANDELA
30180 CHEVELEY PARK ST
MENIFEE, CA. 92584

ASMT: 466382004, APN: 466382004
MELISSA TRUAX, ETAL
32695 EL CENTRO LN
MENIFEE, CA. 92584

ASMT: 466381015, APN: 466381015
CHRISTINE FARLAND, ETAL
30200 CHEVELEY PARK ST
MENIFEE, CA. 92584

ASMT: 466382005, APN: 466382005
ERIKA HAWKINS, ETAL
32675 EL CENTRO LN
MENIFEE, CA. 92584



ASMT: 466382006, APN: 466382006
KENDRA DORSEY, ETAL
32655 EL CENTRO LN
MENIFEE, CA. 92584

ASMT: 466390007, APN: 466390007
KATHERINE DAUZ, ETAL
30154 WHEMBLY CIR
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ASMT: 466383001, APN: 466383001
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30214 WHEMBLY CIR
MENIFEE, CA. 92584

ASMT: 466391023, APN: 466391023
PEGGY JACKSON
30138 WALES CT
MENIFEE, CA. 92584

ASMT: 466390003, APN: 466390003
ASHLEY COLLINS
30202 WHEMBLY CIR
MENIFEE, CA. 92584

ASMT: 466391042, APN: 466391042
JAN ADAMS, ETAL
30155 WALES CT
MENIFEE, CA. 92584

ASMT: 466390004, APN: 466390004
LAURIE TURNER, ETAL
30190 WHEMBLY CIR
MENIFEE, CA. 92584

ASMT: 466391043, APN: 466391043
TERRY KING, ETAL
30167 WALES CT
MENIFEE, CA. 92584

ASMT: 466390005, APN: 466390005
SUZANNE HATHCOCK
30178 WHEMBLY CIR
MENIFEE, CA. 92584

ASMT: 466391044, APN: 466391044
ROBIN GEERDES, ETAL
30179 WALES CT
MENIFEE, CA. 92584

ASMT: 466390006, APN: 466390006
LIST FAMILY
16200 DAVIS RD
MORENO VALLEY CA 92555

ASMT: 466391045, APN: 466391045
MARIA HARO, ETAL
30191 WALES CT
MENIFEE, CA. 92584

5

ASMT: 466391046, APN: 466391046
DONNA KATCHADOORIAN, ETAL
15986 SKYRIDGE DR
RIVERSIDE CA 92503

ASMT: 466391053, APN: 466391053
MARIGOLD OWNERS ASSN
C/O KEYSTONE COM INC
3088 PIO PICO DR STE 200
CARLSBAD CA 92008

ASMT: 466391047, APN: 466391047
KAREN KEELING, ETAL
30215 WALES CT
MENIFEE, CA. 92584

ASMT: 466392001, APN: 466392001
JULIE WILLIS, ETAL
32931 EDINBOROUGH WAY
MENIFEE, CA. 92584

ASMT: 466391048, APN: 466391048
DONNA MCNAUGHT TORRES, ETAL
30227 WALES CT
MENIFEE, CA. 92584

ASMT: 466392002, APN: 466392002
DOLORES CERAME, ETAL
32943 EDINBOROUGH WAY
MENIFEE, CA. 92584

ASMT: 466391049, APN: 466391049
CANDICE REED, ETAL
900 CRESTVIEW DR
MESQUITE NV 89027

ASMT: 466392003, APN: 466392003
ERIC RICE
32955 EDINBOROUGH WAY
MENIFEE, CA. 92584

ASMT: 466391050, APN: 466391050
MICHAEL ALBERTS
32950 EDINBOROUGH WAY
MENIFEE, CA. 92584

ASMT: 466392004, APN: 466392004
ROWENA DOMINGO, ETAL
30186 WALES CT
MENIFEE, CA. 92584

ASMT: 466391051, APN: 466391051
BETTY KLEIN
32938 EDINBOROUGH WAY
MENIFEE, CA. 92584

ASMT: 466392005, APN: 466392005
CHERYL BARTKUS, ETAL
30174 WALES CT
MENIFEE, CA. 92584

ASMT: 466391052, APN: 466391052
JULIETA VINLUAN, ETAL
32926 EDINBOROUGH WAY
MENIFEE, CA. 92584

ASMT: 466392006, APN: 466392006
ARMAND ARCHIBEK, ETAL
30162 WALES CT
MENIFEE, CA. 92584



ASMT: 466392007, APN: 466392007
HENG ING
30159 WHEMBLY CIR
MENIFEE, CA. 92584

ASMT: 472020002, APN: 472020002
TANYA INV
C/O JENNIE IPARAGUIRRE
775 N SANDERSON AVE
SAN JACINTO CA 92582

ASMT: 466392008, APN: 466392008
SARA GRIFFITH
30171 WHEMBLY CIR
MENIFEE, CA. 92584

ASMT: 472020003, APN: 472020003
ELLEN PETRYCA, ETAL
30515 IPARA RD
MENIFEE, CA. 92584

ASMT: 466392009, APN: 466392009
DANETTE MOORE, ETAL
30183 WHEMBLY CIR
MENIFEE, CA. 92584

ASMT: 472020004, APN: 472020004
CYNTHIA COLLINS, ETAL
33095 MERRITT RD
MENIFEE, CA. 92584

ASMT: 472010007, APN: 472010007
DAVID WRIGHT, ETAL
6203 VARIEL AVE NO 116
WOODLAND HILLS CA 91367

ASMT: 472020008, APN: 472020008
ANN MCGRATH, ETAL
31265 MURRIETA RD
MENIFEE CA 92584

ASMT: 472010008, APN: 472010008
ROBERT CHEN, ETAL
C/O KUANGLIEH HAN
3545 HOLMES CIR
HACIENDA HEIGHTS CA 91745

ASMT: 472010009, APN: 472010009
JUDITH SCHREIBER
8751 SAILPORT DR
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01/30/2016

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At: Riverside, California



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

NOTICE IS HEREBY GIVEN that a public hearing at which all interested persons will be heard, will be held before the Board of Supervisors of Riverside County, California, on the 1st Floor Board Chambers, County Administrative Center, 4080 Lemon Street, Riverside, on **Tuesday, February 9, 2016 at 9:00 A.M.**, or as soon as possible thereafter, to consider the application submitted by Sook P. Choh - Rick Engineering, on **General Plan Amendment No. 921**, which proposes to amend the foundation component from Rural (R) to Community Development (CD), and to amend the land use from Rural Residential (RR) (5-Acre Minimum) to Medium Density Residential (MDR) (2-5 DU/AC); and, **Change of Zone No. 7763**, which proposes to change the zoning from A-1-5 (Light Agriculture, 5-Acre Minimum) to R-1 (One-Family Dwelling) on one parcel, totaling 77.7-acres, or such other zones as the Board may find appropriate ("the project"). The project is located north of Scott Road, south of Wickard Road, east of El Centro, and west of Leon Road in the Sun City / Menifee Valley Area Plan, Third Supervisorial District.

The Planning Commission recommended that the Board of Supervisors approve the project and adopt the Mitigated Negative Declaration for **Environmental Assessment No. 41744**.

The project case file may be viewed from the date of this notice until the public hearing, Monday through Friday, from 8:00 a.m. to 5:00 p.m. at the Clerk of the Board of Supervisors at 4080 Lemon Street, 1st Floor, Riverside, California 92501, and at the Riverside County Planning Department at 4080 Lemon Street, 12th Floor, Riverside, California 92501.

FOR FURTHER INFORMATION REGARDING THIS PROJECT, PLEASE CONTACT JOHN HILDEBRAND, PROJECT PLANNER, AT (951) 955-1888 OR EMAIL jhildebr@rcclma.org.

Any person wishing to testify in support of or in opposition to the project may do so in writing between the date of this notice and the public hearing, or may appear and be heard at the time and place noted above. All written comments received prior to the public hearing will be submitted to the Board of Supervisors and the Board of Supervisors will consider such comments, in addition to any oral testimony, before making a decision on the project.

If you challenge the above item in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence to the Planning Commission or Board of Supervisors at, or prior to, the public hearing. Be advised that as a result of the public hearing and the consideration of all public comment, written and oral, the Board of Supervisors may amend, in whole or in part, the project and/or the related environmental document. Accordingly, the designations, development standards, design or improvements, or any properties or lands within the boundaries of the project, may be changed in a way other than specifically proposed.

Alternative formats available upon request to individuals with disabilities. If you require reasonable accommodation, please contact Lisa Wagner at (951) 955-1063, 72 hours prior to hearing.

Please send all written correspondence to: Clerk of the Board, 4080 Lemon Street, 1st Floor, Post Office Box 1147, Riverside, CA 92502-1147

Dated: January 27, 2016

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

1/30

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

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Dated: January 27, 2016

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

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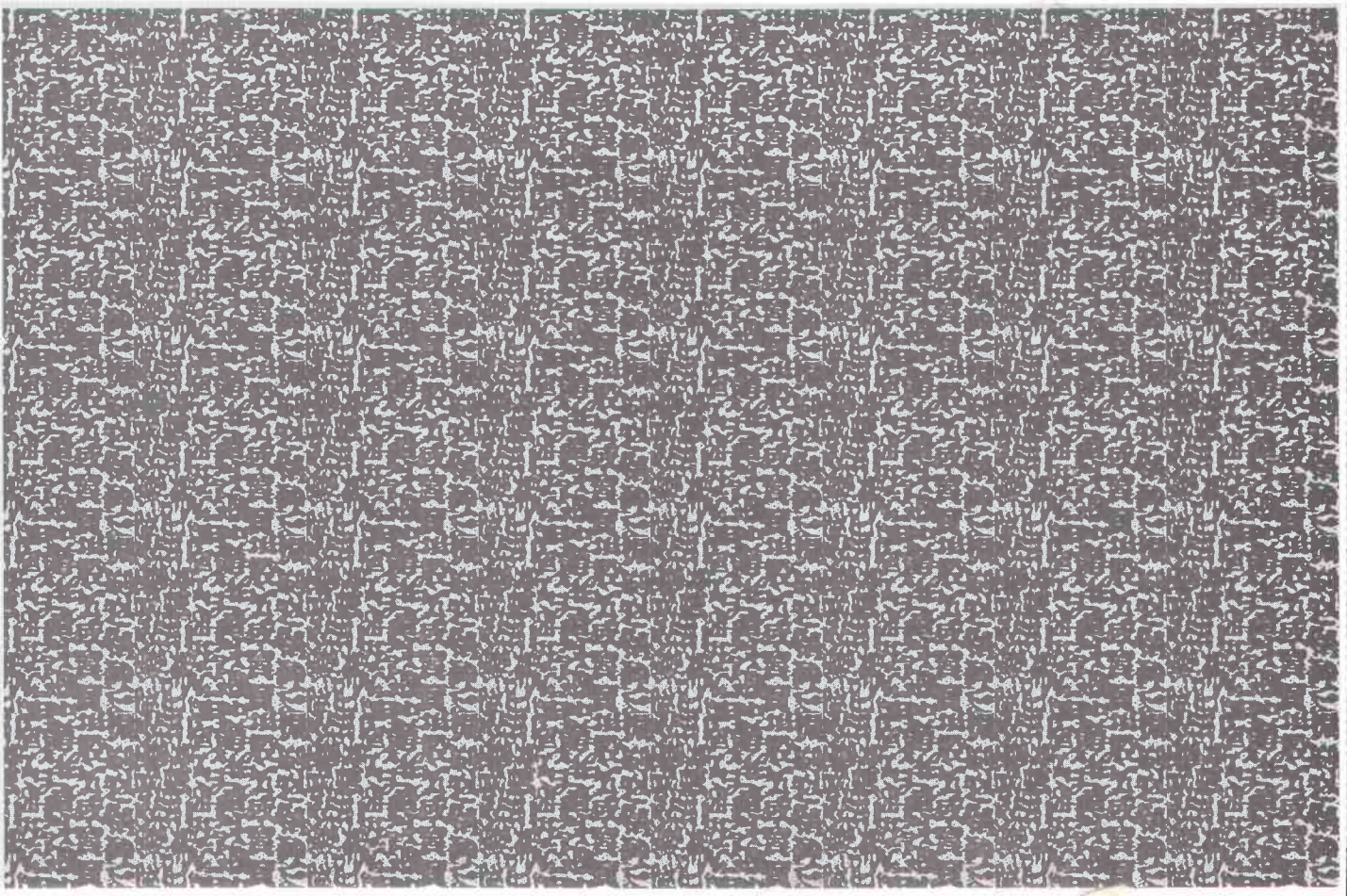
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NOTICE OF PUBLIC HEARING BEFORE THE BOARD OF SUPERVISORS OF RIVERSIDE COUNTY ON A GENERAL PLAN AMENDMENT AND A CHANGE OF ZONE IN THE THIRD SUPERVISORIAL DISTRICT AND NOTICE OF INTENT TO ADOPT A MITIGATED NEGATIVE DECLARATION

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Please send all written correspondence to: Clerk of the Board, 4080 Lemon Street, 1st Floor, Post Office Box 1147, Riverside, CA 92502-1147

Dated: January 27, 2016

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

16-5 of 02/09/16

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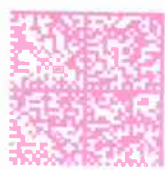
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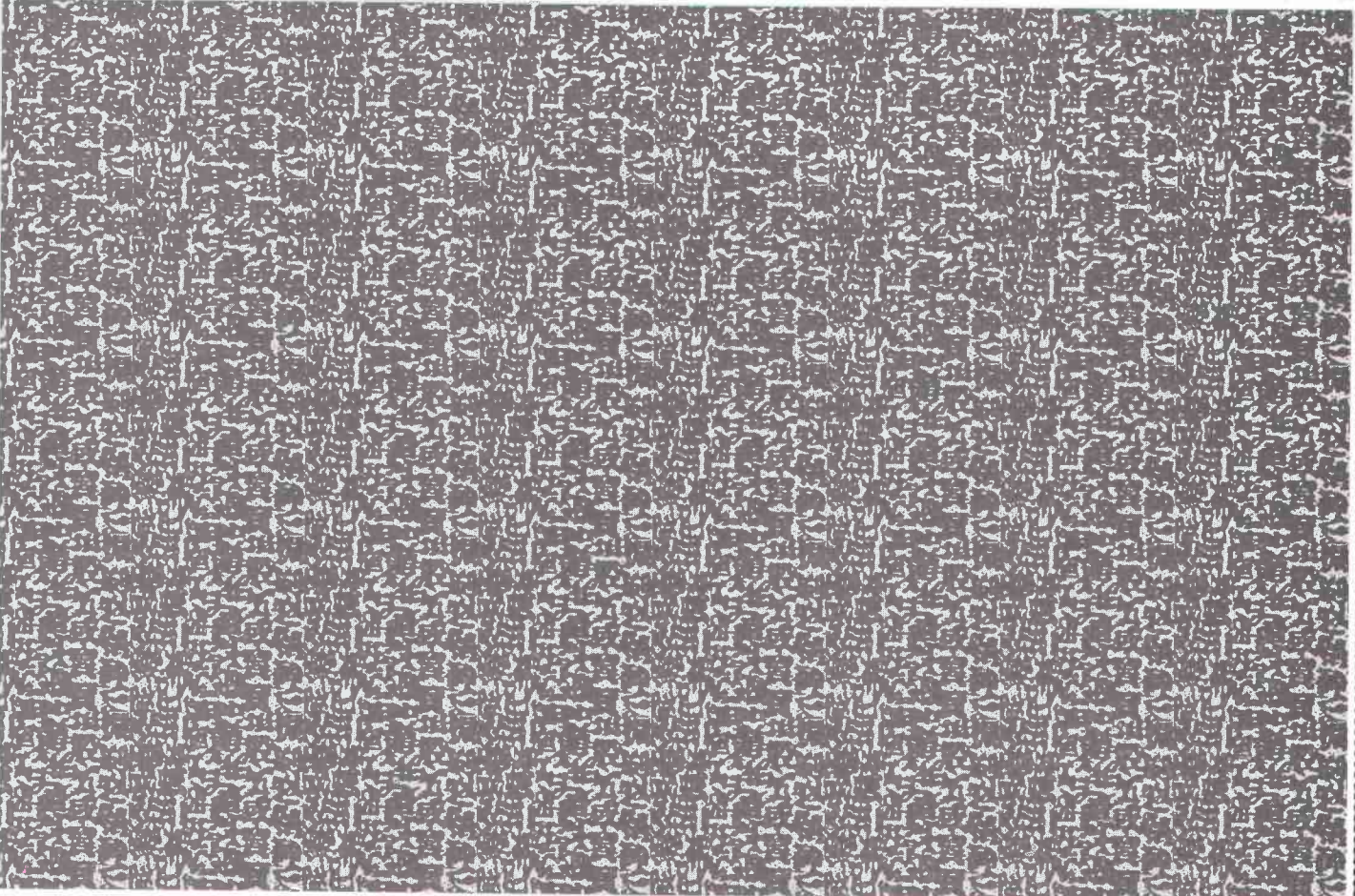
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