

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

702B



FROM: TLMA- Planning Department

SUBMITTAL DATE:
February 1, 2016

SUBJECT: GENERAL PLAN AMENDMENT NO. 973 (Foundation and Entitlement/Policy Amendment) AND CHANGE OF ZONE NO. 7855 – Intent to adopt a Negative Declaration – APPLICANT: Betty and Leo Wesselink – ENGINEER/REPRESENTATIVE: Dave Jeffers Consulting – Third Supervisorial District – AREA PLAN: Harvest Valley/Winchester – ZONE AREA: Hemet-San Jacinto – ZONE: Heavy Agriculture, 10-Acre Minimum (A-2-10) – POLICY AREA: Highway 79 – LOCATION: South of Stowe Road, north of Marvin Hull Road, east of El Callado, and west of California Avenue – PROJECT SIZE: 151.47-acres – REQUEST: The General Plan Amendment proposes to amend site's General Plan Foundation Component from Rural (RUR) to Community Development (CD), amend its General Plan Land Use Designation from Estate Density Residential (EDR) (2-Acre Minimum) to Business Park (BP) (0.25-0.60 FAR), and change the site's Zoning Classification from Heavy Agriculture, 10-Acre Minimum (A-2-10) to Industrial Park (I-P) on ten parcels, totaling 151.47-acres, located within the Harvest Valley/Winchester Area Plan. Deposit Based Funds 100%.

Departmental Concurrence

Steve Weiss, AICP
Planning Director

(Continued on next page)

Juan C. Perez
TLMA Director

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

SOURCE OF FUNDS: Deposit Based Funds 100%. **Budget Adjustment:** N/A
For Fiscal Year: N/A

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

MINUTES OF THE BOARD OF SUPERVISORS

On motion of Supervisor 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: March 8, 2016
xc: Planning(2), Applicant, Co.Co.

Kecia Harper-Ihem
Clerk of the Board
By:
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. 973 AND CHANGE OF ZONE NO. 7855**

DATE: February 1, 2016

PAGE: Page 2 of 3

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

1. **ADOPT** a **NEGATIVE DECLARATION** for **ENVIRONMENTAL ASSESSMENT NO. 41802**, 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. 973** amending the site's General Plan Foundation Component from Rural Community (RC) to Community Development (CD) and amending its General Plan Land Use Designation from Estate Density Residential (EDR) (2-Acre Minimum) to Business Park (BP) (0.25-0.60 FAR), in accordance with the Proposed General Plan Land Use Exhibit #6; based on the findings and conclusions incorporated in the staff report; and pending final adoption of the General Plan Amendment Resolution by the Board of Supervisors.
3. **TENTATIVELY APPROVE** **CHANGE OF ZONE NO. 7855** changing the site's Zoning Classification from Heavy Agriculture, 10-Acre Minimum (A-2-10) to Industrial Park (I-P), 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 site's General Plan Foundation Component from Rural Community (RC) to Community Development (CD), amend its General Plan Land Use Designation from Estate Density Residential (EDR) (2-Acre Minimum) to Business Park (BP) (0.25-0.60 FAR), and change the site's Zoning Classification from Heavy Agriculture, 10-Acre Minimum (A-2-10) to Industrial Park (I-P) on ten parcels, totaling 151.47-acres, located within the Harvest Valley/Winchester Area Plan.

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 20, 2010, the Riverside County Board of Supervisors adopted an order initiating proceedings for General Plan Amendment No. 973.

Planning Commission

This project was presented to the Planning Commission for recommendation to the Board of Supervisors on June 17, 2015. The Planning Commission recommended approval of the project by a vote of 3-0.

Although no one spoke in opposition of this project during the Planning Commission hearing, staff received three letters of concern from surrounding residents regarding the proposed project during the ALUC noticing period. The primary concerns were a potential for increased traffic through the area as well as questioning the compatibility between the proposed Land Use Change from Estate Density Residential to Business Park. The letters are included with the Planning Commission report package.

Municipal Advisory Council ("MAC") Review

This project was reviewed by both the Winchester Land use Committee and the Winchester Town Association whom both found this proposed General Plan Amendment and accompanying Change of Zone, consistent with the Community of Winchester Land Use Study, which identifies the property as Business Park. As a result, both groups are in support of this proposed project.

**SUBMITTAL TO THE BOARD OF SUPERVISORS, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA
FORM 11: GENERAL PLAN AMENDMENT NO. 973 AND CHANGE OF ZONE NO. 7855**

DATE: February 1, 2016

PAGE: Page 3 of 3

Airport Influence Area ("AIA")

The project site is located within the Hemet-Ryan AIA and as a result, is subject to ALUC review. This project was submitted to the ALUC for review and based upon the location of the project site and its relative distance to the airport, the ALUC confirmed that no restrictions are imposed upon the site or the site's ultimate use. The project is consistent with AIA criteria.

Highway 79 Policy Area

The project site is located within the Highway 79 Policy Area. The policy requires that residential development be proposed at 9% below the mid-point of the existing land use designation due to transportation infrastructure and capacity deficiencies. However, this policy only applies to properties with a residential designation. As a result, the policy does not apply to this project and this proposed General Plan Amendment is consistent the Highway 79 Policy area.

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 Negative Declaration of environmental effects. This project includes a General Plan Amendment and Change of Zone only. There is no accompanying implementing project and there will be no significant impacts resulting from this project.

General Plan Amendment Findings

The Riverside County General Plan requires certain findings for the adoption of a General Plan Amendment including, among others, that the amendment does not conflict with the County Vision or create internal inconsistency. These required findings were made for GPA No. 973 and are provided in the accompanying Planning Commission staff report. Additionally, during the time between the Planning Commission hearing and the Board of Supervisors' consideration, the Board adopted General Plan Amendment No. 960 (GPA No. 960) which comprehensively updated the County's General Plan. Therefore, it is important to note that although GPA No. 973 proposes to change the property's land use designation from Rural: Estate Density Residential (RUR:EDR) (2-Acre Minimum) to Community Development: Business Park (CD:BP) (0.25-0.60 FAR), this change is consistent with the General Plan's Vision and policies as updated through GPA No. 960.

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

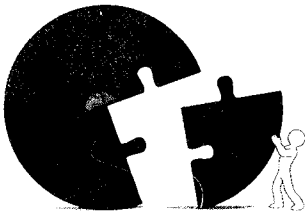
N/A

Contract History and Price Reasonableness

N/A

ATTACHMENTS:

- A. Planning Commission Minutes**
- B. Indemnification Agreement**
- C. Municipal Advisory Council Letter**
- D. Planning Commission Staff Report**



ORIGINAL

RIVERSIDE COUNTY
PLANNING DEPARTMENT

Steve Weiss, AICP
Planning Director

Date: February 1, 2016

Leo Wesselink
9590 Nacimiento Lake Drive
Paso Robles, CA 93446

Subject: General Plan Amendment No. 973 and Change of Zone No. 7855

Dear Applicant:


This letter is to inform you that the Planning Department has transmitted a package for this project to the Clerk of Board of Supervisors with a request it be scheduled for the **March 1, 2016** Board agenda. You may find the full agenda, when prepared, at the following webpage: <http://rivcocob.org/agendas-and-minutes/>.

Attached is the Form 11 outlining the recommendations to the Board of Supervisors that is intended to supplement the staff report provided previously. Please contact your project planner if there are any questions.

Sincerely,

RIVERSIDE COUNTY PLANNING DEPARTMENT

Steve Weiss, AICP
Planning Director



John Earle Hildebrand III, *Project Planner*

Attachments: Form 11

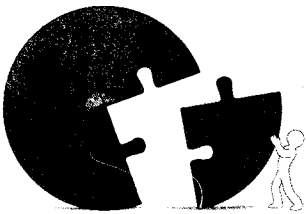
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Riverside Office · 4080 Lemon Street, 12th Floor
P.O. Box 1409, Riverside, California 92502-1409
(951) 955-3200 · Fax (951) 955-1811

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

"Planning Our Future... Preserving Our Past"

RIVERSIDE COUNTY
PLANNING DEPARTMENT



Steve Weiss, AICP
Planning Director

Date: February 1, 2016

Dave Jeffers Consulting
19 Spectrum Pointe Drive, Suite 609
Lake Forest, CA 92630

Subject: General Plan Amendment No. 973 and Change of Zone No. 7855

Dear Representative:

This letter is to inform you that the Planning Department has transmitted a package for this project to the Clerk of Board of Supervisors with a request it be scheduled for the **March 1, 2016** Board agenda. You may find the full agenda, when prepared, at the following webpage: <http://rivcocob.org/agendas-and-minutes/>.

Attached is the Form 11 outlining the recommendations to the Board of Supervisors that is intended to supplement the staff report provided previously. Please contact your project planner if there are any questions.

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RIVERSIDE COUNTY PLANNING DEPARTMENT

Steve Weiss, AICP
Planning Director



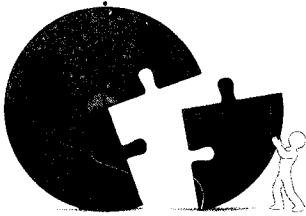
John Earle Hildebrand III, *Project Planner*

Attachments: Form 11

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RIVERSIDE COUNTY
PLANNING DEPARTMENT

Steve Weiss, AICP
Planning Director

Date: February 1, 2016

Pechanga Band of Mission Indians
c/o Ebru T. Ozdil
P.O. Box 2183
Temecula, CA 92593

Subject: General Plan Amendment No. 973 and Change of Zone No. 7855

Dear Native American Tribe:


You are receiving this notification as you had previously requested to receive all future information pertaining to this project moving forward. This letter is to inform you that the Planning Department has transmitted a package for this project to the Clerk of Board of Supervisors with a request it be scheduled for the **March 1, 2016** Board agenda. You may find the full agenda, when prepared, at the following webpage: <http://rivcocob.org/agendas-and-minutes/>.

Attached is the Form 11 outlining the recommendations to the Board of Supervisors that is intended to supplement the staff report provided previously. Please contact your project planner if there are any questions.

Sincerely,

RIVERSIDE COUNTY PLANNING DEPARTMENT

Steve Weiss, AICP
Planning Director



John Earle Hildebrand III, *Project Planner*

Attachments: Form 11

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PROPERTY OWNERS CERTIFICATION FORM

GPA00973/CZ07855

APN's 465-260-001, 002, 003, 004, 005, 006, 465-270-001, 002, 003, 004

I, Mickey Zolezio, certify that on
(Print Name)

11/2/2015 the attached property owners list
(Date)

was prepared by County of Riverside / GIS
(Print Company or Individual's Name)

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: Mickey Zolezio

TITLE/REGISTRATION Senior GIS Analyst

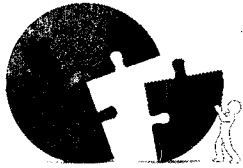
ADDRESS: 3450 14th St. 5th Fl

Riverside, CA 92501

TELEPHONE (8 a.m. – 5 p.m.): (951) 955-4649

Attachment A:

Planning Commission Minutes



RIVERSIDE COUNTY
PLANNING DEPARTMENT

**PLANNING COMMISSION
MINUTE ORDER
JUNE 17, 2015
COUNTY ADMINISTRATIVE CENTER**

I. AGENDA ITEM 3.1

GENERAL PLAN AMENDMENT NO. 973, CHANGE OF ZONE NO. 7855 – Intent to Adopt a Negative Declaration – Applicant: Betty and Leo Wesslink – Engineer/Representative: David Jeffers Consulting, Inc. – Third Supervisorial District – Hemet-San Jacinto Zoning District – Harvest Valley/Winchester Area Plan – Rural Community: Estate Density Residential (RC:EDR) (2 acre minimum lot size) and Highway 79 Policy Area – Location: South of Stowe Road, north of Marvin Hull Road, east of El Callado, and west of California Avenue – 151.47 Acres – Zoning: Heavy Agriculture - 10 Acre Minimum (A-2-10). Continued from January 21, 2015 and April 15, 2015.

II. PROJECT DESCRIPTION:

This General Plan Amendment proposes to amend the General Plan Foundation Component and Land Use designations of the subject site from Rural Community: Estate Density Residential (RC:EDR) (2 acre minimum lot size) to Community Development: Business Park (CD:BP) on approximately 151.47 acres. Change of Zone No. 7855 proposes to change the zoning on the 151.47 acre site from Heavy Agriculture - 10 Acre Minimum (A-2-10) to Industrial Park (IP).

III. MEETING SUMMARY:

The following staff presented the subject proposal:

Project Planner: Larry Ross at (951) 955-9294 or email lross@rctlma.org.

David Jeffers, Applicant's Representative, spoke in favor of the proposed project.

No one spoke in a neutral position and in opposition.

IV. CONTROVERSIAL ISSUES:

None.

V. PLANNING COMMISSION ACTION:

Public Comments: Closed

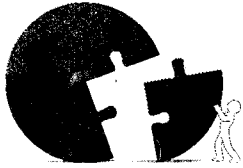
Motion by Chairman Valdivia, 2nd by Commissioner Sanchez,

A vote of 3-0 (Commissioners Hake and Taylor Berger recused themselves)

APPROVED of the **PLANNING COMMISSION RESOLUTION NO. 2015-001**; and,

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

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



RIVERSIDE COUNTY
PLANNING DEPARTMENT

**PLANNING COMMISSION
MINUTE ORDER
JUNE 17, 2015
COUNTY ADMINISTRATIVE CENTER**

**ADOPT a NEGATIVE DECLARATION for ENVIRONMENTAL ASSESSMENT NO. 41802; and,
TENTATIVELY APPROVE GENERAL PLAN AMENDMENT NO. 973; and,
TENTATIVELY APPROVE CHANGE OF ZONE NO. 7855.**

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 Brooke Anne Atkins, Chad Joseph Atkins, Larry L. Curti, Sharon Haagsma, Marianne Atkins, Louis A. Curti, Ruth-Ann Mouw, Richard Haagsma, Unified Aircraft Services, Inc., a California Corporation, John L. Brewer, Karla J. Brewer, Leo F. Wesselink and Betty R. Wesselink as Trustees of the Leo F. Wesselink and Betty R. Wesselink 2012 Revocable Trust and Larry L. Curti and Jannette M. Curti as Trustees of the Curti Family Trust Under Declaration of Trust dated November 26, 2002 ("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 465-260-002, 465-270-002, 465-260-001, 465-270-001, 465-260-003, 465-260-004, 465-260-005, 465-260-006, 465-270-004 and 465-270-003 ("PROPERTY"); and,

WHEREAS, on February 14, 2008, PROPERTY OWNER filed an application for General Plan Amendment No. 973 and on November 10, 2014, filed an application for Change of Zone No. 7855 ("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:
Leo Wesselink
9590 Nacimiento Lake Dr.
Paso Robles, CA 93446

With a copy to:
Dave Jeffers Consulting
19 Spectrum Pointe Dr., Ste. 609
Lake Forest, CA 92630

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: 1-22-16

Signatures follow on next three (3) pages

FORM APPROVED COUNTY COUNSEL
BY: Michelle Clack 1/13/16
MICHELLE CLACK DATE

PROPERTY OWNER:

Brooke Anne Atkins, Chad Joseph Atkins, Larry L. Curti, Sharon Haagsma, Marianne Atkins, Louis A. Curti, Ruth-Ann Mouw, Richard Haagsma, Unified Aircraft Services, Inc., a California Corporation, John L. Brewer, Karla J. Brewer, Leo F. Wesselink and Betty R. Wesselink as Trustees of the Leo F. Wesselink and Betty R. Wesselink 2012 Revocable Trust and Larry L. Curti and Jannette M. Curti as Trustees of the Curti Family Trust Under Declaration of Trust dated November 26, 2002

By: Brooke Anne Atkins
Brooke Anne Atkins

Dated: 12-16-15

By: _____
Chad Joseph Atkins

Dated: _____

By: _____
Larry L. Curti

Dated: _____

By: _____
Sharon Haagsma

Dated: _____

By: _____
Marianne Atkins

Dated: _____

ACKNOWLEDGMENT

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

State of California
County of San Diego

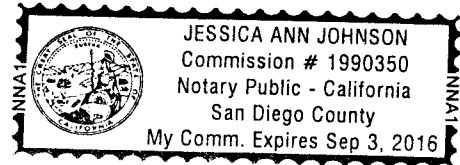
On 12/16/2015 before me, Jessica Ann Johnson, Notary Public
(insert name and title of the officer)

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

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

WITNESS my hand and official seal.

Signature  (Seal)



By: _____
Steven Weiss
Riverside County Planning Director

Dated: _____

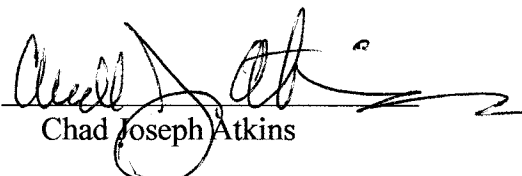
Signatures follow on next three (3) pages

PROPERTY OWNER:

Brooke Anne Atkins, Chad Joseph Atkins, Larry L. Curti, Sharon Haagsma, Marianne Atkins, Louis A. Curti, Ruth-Ann Mouw, Richard Haagsma, Unified Aircraft Services, Inc., a California Corporation, John L. Brewer, Karla J. Brewer, Leo F. Wesselink and Betty R. Wesselink as Trustees of the Leo F. Wesselink and Betty R. Wesselink 2012 Revocable Trust and Larry L. Curti and Jannette M. Curti as Trustees of the Curti Family Trust Under Declaration of Trust dated November 26, 2002

By: _____
Brooke Anne Atkins

Dated: _____

By: 
Chad Joseph Atkins

Dated: 12-16-2015

By: _____

Larry L. Curti

Dated: _____

By: _____
Sharon Haagsma

Dated: _____

By: Marianne Atkins
Marianne Atkins

Dated: 12-16-2015

By: _____
Louis A. Curti

Dated: _____

By: _____
Ruth-Ann Mouw

Dated: _____

By: _____
Richard Haagsma

Dated: _____

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

CIVIL CODE § 1189

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

State of California

County of SAN BERNARDINO)

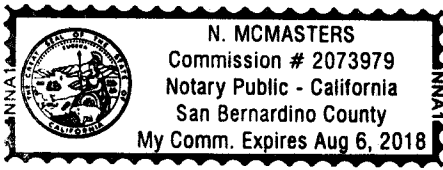
On DECEMBER 16, 2015 before me, N. MCMASTERS, NOTARY PUBLIC
Date Here Insert Name and Title of the Officer

personally appeared MARIANNE ATKINS AND CHAD JOSEPH ATKINS
Name(s) of Signer(s)

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

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

WITNESS my hand and official seal.



Signature [Handwritten Signature]
Signature of Notary Public

Place Notary Seal Above

OPTIONAL

Though this section is optional, completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document

Title or Type of Document: INDemnIFICATION AGREEMENT Document Date: 12/16/15
Number of Pages: 7 Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

Signer's Name: _____
 Corporate Officer — Title(s): _____
 Partner — Limited General
 Individual Attorney in Fact
 Trustee Guardian or Conservator
 Other: _____
Signer Is Representing: _____

Signer's Name: _____
 Corporate Officer — Title(s): _____
 Partner — Limited General
 Individual Attorney in Fact
 Trustee Guardian or Conservator
 Other: _____
Signer Is Representing: _____

PROPERTY OWNER:

Brooke Anne Atkins, Chad Joseph Atkins, Larry L. Curti, Sharon Haagsma, Marianne Atkins, Louis A. Curti, Ruth-Ann Mouw, Richard Haagsma, Unified Aircraft Services, Inc., a California Corporation, John L. Brewer, Karla J. Brewer, Leo F. Wesselink and Betty R. Wesselink as Trustees of the Leo F. Wesselink and Betty R. Wesselink 2012 Revocable Trust and Larry L. Curti and Jannette M. Curti as Trustees of the Curti Family Trust Under Declaration of Trust dated November 26, 2002

By: _____
Brooke Anne Atkins

Dated: _____

By: _____
Chad Joseph Atkins

Dated: _____

By:  _____
Larry L. Curti

Dated: 12-14-15

By: _____
Sharon Haagsma

Dated: _____

By: _____
Marianne Atkins

Dated: _____

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

CIVIL CODE § 1189

State of California

County of SAN BERNARDINO

On DEC. 15, 2015 before me, KATHY M. HAMMOCK/NOTARY
Date Here Insert Name and Title of the Officer

personally appeared LARRY CURTI
Name(s) of Signer(s)

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



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

WITNESS my hand and official seal.

Signature: Kathy M Hammock
Signature of Notary Public

Place Notary Seal Above

OPTIONAL

Though the information below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent removal and reattachment of this form to another document.

Description of Attached Document

Title or Type of Document: _____

Document Date: _____ Number of Pages: _____

Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

Signer's Name: _____

- Corporate Officer — Title(s): _____
- Individual
- Partner — Limited General
- Attorney in Fact
- Trustee
- Guardian or Conservator
- Other: _____

RIGHT THUMBPRINT OF SIGNER
Top of thumb here

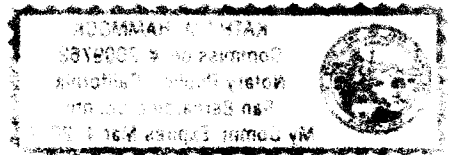
Signer Is Representing: _____

Signer's Name: _____

- Corporate Officer — Title(s): _____
- Individual
- Partner — Limited General
- Attorney in Fact
- Trustee
- Guardian or Conservator
- Other: _____

RIGHT THUMBPRINT OF SIGNER
Top of thumb here

Signer Is Representing: _____



By: Sharon Haagoma
Sharon Haagoma

Dated: 12/15/2015

By: _____
Marianne Atkins

Dated: _____

By: _____
Louis A. Curti

Dated: _____

By: _____
Ruth-Ann Mouw

Dated: _____

By: _____
Richard Haagoma

Dated: _____

Unified Aircraft Services, Inc., a California Corporation

By: _____

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

CIVIL CODE § 1189

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State of California)
County of RIVERSIDE)

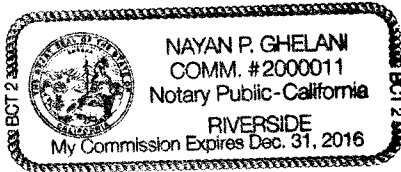
On DEC 15th, 2015 before me, NAYAN P. GHELANI, NOTARY PUBLIC
Date Here Insert Name and Title of the Officer

personally appeared SHARON HAAGSMA
Name(s) of Signer(s)

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

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

WITNESS my hand and official seal.



Signature [Signature]
Signature of Notary Public

Place Notary Seal Above

OPTIONAL

Though this section is optional, completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document

Title or Type of Document: _____ Document Date: _____
Number of Pages: _____ Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

Signer's Name: _____
 Corporate Officer — Title(s): _____
 Partner — Limited General
 Individual Attorney in Fact
 Trustee Guardian or Conservator
 Other: _____
Signer Is Representing: _____

Signer's Name: _____
 Corporate Officer — Title(s): _____
 Partner — Limited General
 Individual Attorney in Fact
 Trustee Guardian or Conservator
 Other: _____
Signer Is Representing: _____

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

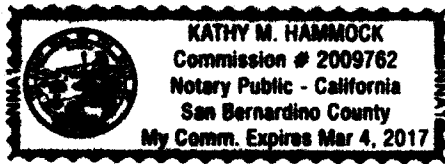
CIVIL CODE § 1189

State of California }
County of SAN BERNARDINO }

On DEC. 15, 2015 before me, KATHY M. HAMMOCK/NOTARY
Date Here Insert Name and Title of the Officer

personally appeared LOUIS CURTI
Name(s) of Signer(s)

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



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

WITNESS my hand and official seal.

Signature: Kathy M. Hammock
Signature of Notary Public

Place Notary Seal Above

OPTIONAL

Though the information below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent removal and reattachment of this form to another document.

Description of Attached Document

Title or Type of Document: _____

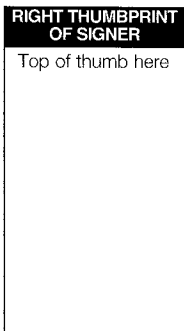
Document Date: _____ Number of Pages: _____

Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

Signer's Name: _____

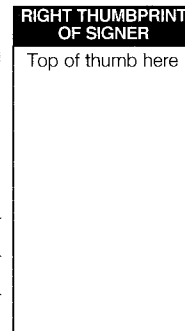
- Corporate Officer — Title(s): _____
- Individual
- Partner — Limited General
- Attorney in Fact
- Trustee
- Guardian or Conservator
- Other: _____



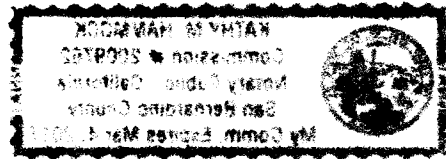
Signer Is Representing: _____

Signer's Name: _____

- Corporate Officer — Title(s): _____
- Individual
- Partner — Limited General
- Attorney in Fact
- Trustee
- Guardian or Conservator
- Other: _____



Signer Is Representing: _____



By: _____
Sharon Haagsma

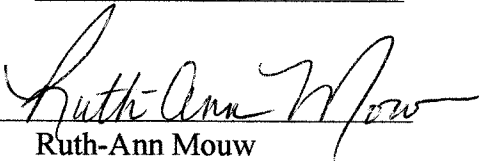
Dated: _____

By: _____
Marianne Atkins

Dated: _____

By: _____
Louis A. Curti

Dated: _____

By: 
Ruth-Ann Mouw

Dated: _____

By: _____
Richard Haagsma

Dated: _____

Unified Aircraft Services, Inc., a California Corporation

By: _____

**CALIFORNIA ALL-PURPOSE
CERTIFICATE OF ACKNOWLEDGMENT
(CALIFORNIA CIVIL CODE § 1189)**

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

STATE OF CALIFORNIA)
COUNTY OF RIVERSIDE)

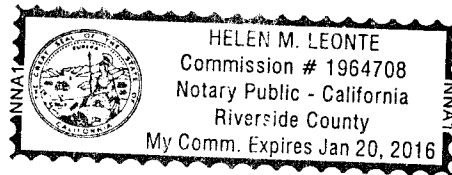
On 12-28-15 before me, HELEN M. LEONTE, Notary Public
(Date) (Here Insert Name and Title of the Officer)

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

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

WITNESS my hand and official seal.

Helen M. Leonte
Signature of Notary Public



(Notary Seal)

ADDITIONAL OPTIONAL INFORMATION

Description of Attached Document

Title or Type of Document: Indemnification Agreement Document Date: 12-28-15
Number of Pages: NINE Signer(s) Other Than Named Above: VARIOUS, but NOT AT
Additional Information: THIS TIME

By: _____
Sharon Haagsma

Dated: _____

By: _____
Marianne Atkins

Dated: _____

By: _____
Louis A. Curti

Dated: _____

By: _____
Ruth-Ann Mouw

Dated: _____

By: Richard Haagsma
Richard Haagsma

Dated: _____

Unified Aircraft Services, Inc., a California Corporation

By: _____

**CALIFORNIA ALL-PURPOSE
CERTIFICATE OF ACKNOWLEDGMENT
(CALIFORNIA CIVIL CODE § 1189)**

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STATE OF CALIFORNIA)
COUNTY OF RIVERSIDE)

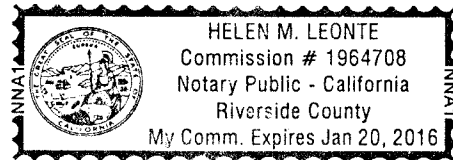
On 12-28-15 before me, HELEN M. LEONTE, Notary Public
(Date) (Here Insert Name and Title of the Officer)

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

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

WITNESS my hand and official seal.

Helen M. Leonte
Signature of Notary Public



(Notary Seal)

ADDITIONAL OPTIONAL INFORMATION

Description of Attached Document

Title or Type of Document: Indemnification Agreement Document Date: 12-28-15

Number of Pages: NINE Signer(s) Other Than Named Above: VARIOUS but NONE AT

Additional Information: this time.

By: _____
Louis A. Curti

Dated: _____


By: _____
Ruth-Ann Mouw

Dated: _____

By: _____
Richard Haagsma

Dated: _____

Unified Aircraft Services, Inc., a California Corporation

By: 
Benjamin C. Warren
President and Secretary

Dated: _____

By: _____
John L. Brewer

Dated: _____

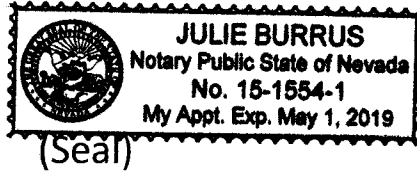
By: _____
Karla J. Brewer

Dated: _____

State of Nevada
County of Clark

Subscribed and sworn to (or affirmed) before me on this 29th day
of DECEMBER, 2015, by *BENJAMIN C WARREN*
signed the document in his corporate capacity as President and
Secretary. Proved to me on the basis of satisfactory evidence to be the
person(s) who appeared before me.

Julie Burrus
Signature



By: _____
Louis A. Curti

Dated: _____

By: _____
Ruth-Ann Mouw

Dated: _____

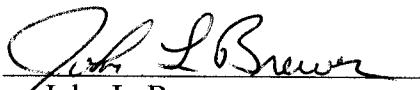
By: _____
Richard Haagsma

Dated: _____


Unified Aircraft Services, Inc., a California Corporation

By: _____
Benjamin C. Warren
President and Secretary

Dated: _____

By: 
John L. Brewer

Dated: 12-17-15

By: 
Karla J. Brewer

Dated: 12-17-15

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

CIVIL CODE § 1189

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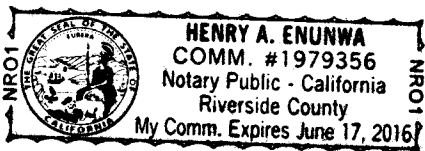
State of California)
County of RIVERSIDE)

On 17TH DECEMBER 2015 before me, HENRY A. ENUNWA, NOTARY PUBLIC
Date Here Insert Name and Title of the Officer
personally appeared JOHN L. BREWER AND KARLA J. BREWER
Name(s) of Signer(s)

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

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

WITNESS my hand and official seal.



Signature [Handwritten Signature]
Signature of Notary Public

Place Notary Seal Above

OPTIONAL

Though this section is optional, completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document

Title or Type of Document: INDEMNIFICATION AGREEMENT Document Date: _____
Number of Pages: EIGHT Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

Signer's Name: _____
 Corporate Officer — Title(s): _____
 Partner — Limited General
 Individual Attorney in Fact
 Trustee Guardian or Conservator
 Other: _____
Signer Is Representing: _____

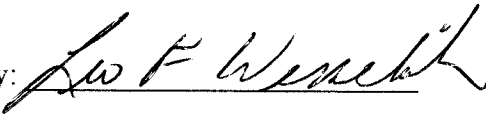
Signer's Name: _____
 Corporate Officer — Title(s): _____
 Partner — Limited General
 Individual Attorney in Fact
 Trustee Guardian or Conservator
 Other: _____
Signer Is Representing: _____

By: _____

Karla J. Brewer

Dated: _____

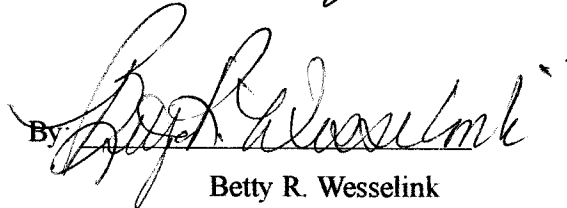
Leo F. Wesselink and Betty R. Wesselink as Trustees of the Leo F. Wesselink and
Betty R. Wesselink 2012 Revocable Trust

By: 

Leo F. Wesselink

Co-Trustee of the Leo F. Wesselink and Betty R. Wesselink
2012 Revocable Trust

Dated: 12-15-2015

By: 

Betty R. Wesselink

Co-Trustee of the Leo F. Wesselink and Betty R. Wesselink
2012 Revocable Trust

Dated: 12-15-2015

Larry L. Curti and Jannette M. Curti as Trustees of the Curti Family Trust Under
Declaration of Trust dated November 26, 2002

By: _____

CERTIFICATE OF ACKNOWLEDGMENT


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

STATE OF CALIFORNIA)
)
COUNTY OF SAN LUIS OBISPO)

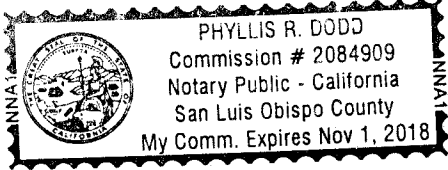
On December 15, 2015, before me, Phyllis R. Dodd, Notary Public, personally appeared Leo F. Wesselink and Betty R. Wesselink, who proved to me on the basis of satisfactory evidence to be the persons whose names are subscribed to the within instrument and acknowledged to me that they executed the same in their authorized capacities, and that by their signatures on the instrument the persons, or the entity upon behalf of which the persons acted, executed the instrument.

I certify under penalty of perjury under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.



Notary Public



Leo F. Wesselink and Betty R. Wesselink as Trustees of the Leo F. Wesselink and Betty R. Wesselink 2012 Revocable Trust


By: _____
Leo F. Wesselink
Co- Trustee of the Leo F. Wesselink and Betty R. Wesselink 2012
Revocable Trust

Dated: _____

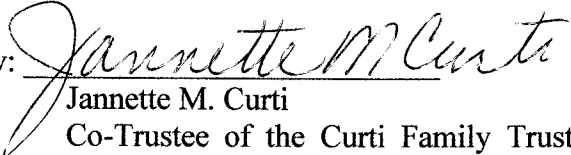
By: _____
Betty R. Wesselink
Co-Trustee of the Leo F. Wesselink and Betty R. Wesselink 2012
Revocable Trust

Dated: _____

Larry L. Curti and Jannette M. Curti as Trustees of the Curti Family Trust Under Declaration of Trust dated November 26, 2002

By: 
Larry L. Curti
Co-Trustee of the Curti Family Trust Under Declaration of Trust
dated November 26, 2002

Dated: 12-28-15

By: 
Jannette M. Curti
Co-Trustee of the Curti Family Trust Under Declaration of Trust
dated November 26, 2002

Dated: 12-28-15

Mr. Comm. Expires March 31, 2011
San Bernardino County
Public Health Services
Commissioner & Director
KATHY M. HANCOCK



Attachment C:

Municipal Advisory Council Letter

COPY

Winchester Town Association

P. O. Box 122
Winchester, CA 92596

December 18, 2014

Attn: Andy Domenigoni, Chairman
Winchester/Homeland Municipal Advisory Council
French Valley District Office
37600 Sky Canyon Drive, #505
Murrieta, CA 92563

Re: General Plan Amendment No. 973 and Change of Zone No. 7855

Dear Mr. Domenigoni and Winchester-Homeland MAC,

The Winchester Land Use Committee and Winchester Town Association have both met with the project proponents and their representatives regarding the General Plan Amendment No 973 and corresponding zone change no. 7855 request.

We understand the project is requesting a change of zone from Heavy Agriculture to Community Development: Business Park for approximately 151.47 acres south of Stowe Road in the Harvest Valley Winchester Area Plan. We evaluated this request and find that it is consistent with the Community of Winchester Land Use Study, dated September 2012, which identifies this area as Business Park, conducted by Tierra Verde Planning and prepared for the County of Riverside's Economic Development Agency.

Therefore, we are in support of this general plan amendment which follows the study intended to help the Community of Winchester future plan for a healthy, vibrant environment supporting the long-term build out of a balanced, diverse and economically sustainable community.

If you have any questions, please don't hesitate to call me (951) 294-0899.

Sincerely,



Gregg Cowdery
President
Winchester Town Association


CC: Board of Supervisors
Larry Ross, Riverside County Planning Department

Attachment D:

Planning Commission Report Package

Agenda Item No.: **3.1**
Area Plan: Harvest Valley/Winchester
Zoning District: Hemet-San Jacinto
Supervisorial District: Third
Project Planner: Larry Ross
Planning Commission: June 17, 2015
Continued from: January 21, 2015, April 15, 2015

General Plan Amendment No. 973
Change of Zone No. 7855
Environmental Assessment No. 41802
Applicant: Betty and Leo Wesslink
Engineer/Representative: David Jeffers Consulting, Inc.


Steve Weiss, AICP
Planning Director

COUNTY OF RIVERSIDE PLANNING DEPARTMENT STAFF REPORT

PROJECT DESCRIPTION AND LOCATION:

The applicant proposes to amend the General Plan Foundation Component and Land use designations of the subject site from Rural Community: Estate Density Residential (RC:EDR) (2 acre minimum lot size) to Community Development: Business Park (CD:BP) on approximately 151.47 acres. The application was submitted during the permitted time period to request foundation changes in 2008.

Change of Zone No. 7855 proposes to change the zoning on the 151.47 acre site from Heavy Agriculture 10 Acre Minimum (A-2-10) to Industrial Park (IP).

The project is located south of Stowe Road, north of Marvin Hull Road, east of El Callado, and west of California Avenue.

BACKGROUND:

The project is requesting a Foundation Level change. The application was submitted February 14, 2008. The application for the change was submitted during the permitted window in 2008 and is therefore consistent with the 'Certainty System' as outlined in the General Plan.

The proposed General Plan Amendment was before the Planning Commission on February 3, 2010 and before the Board of Supervisors on April 20, 2010 as part of the General Plan Initiation process (GPIP). The project was initiated by the Board. Staff recommended approval of the initiation.

FURTHER PLANNING CONSIDERATIONS

March 25, 2015

On January 21, 2015, the project was continued by the Planning Commission to April 15, 2015 to allow the applicant to contact the surrounding community. In the intervening time, it was decided that workshop would be given to the Planning Commission on the Community of Winchester Community Plan. In order to accommodate the workshop, the applicant is requesting a further continuance to June 17, 2015.

POTENTIAL ISSUES OF CONCERN:

Highway 79 realignment

The applicant's justification for the change from Rural Community: Estate Density Residential designation to Community Development: Business Park is that it makes sense as a result of the proposed Highway 79 realignment. The current CETAP (Community and Environmental Transportation Acceptability Process) proposal for the realignment of Highway 79 has frontage along the project's western border. Currently the realignment project is undergoing environmental review, and is subject to change.

The City of Hemet's adopted Land Use Plan, last revised 6/10/14, it shows the alignment going through the project site and the placement of a metro station near or in the project site and designating the project site as Business Park.

In 2012 the Community of Winchester completed a Land Use Study, in the exhibit from that study "Community of Winchester Land Use Study, August 2012" it shows a land use designation of Business Park for the eastern portion of the project site. When the study was commissioned, there were a number of realignments proposed for Highway 79, but most have been eliminated for one reason or another. However, most of the proposed realignments that were considered in the Winchester Land Use Study either fronted on the project site or bisected the project site. And in context for the Winchester Land Use Study as whole, the designation of Business Park made sense because of the realignment of Highway 79 and other factors involved in the Winchester Land Use Study.

Regardless of the final footprint of the realignment, it is clear that the project site will have some frontage on Highway 79 and as a result has some justification for the proposed change. As that the realignment was not contemplated in the adopted 2003 General Plan, it constitutes a change in circumstances that can be considered for a Foundation Element change. When considered in isolation, the proposed Business Park designation in the middle of large area of large lot residential designations does not have the appearance of sequential planning, but when taken in context of planning for a major highway corridor it does. It is further supported by the vision for both the City of Hemet and the Community of Winchester for the project site to be changed to Community Development: Business Park.

Airport Compatibility

The Airport Land Use Commission has found that while industrial uses are more compatible with the airport than residential uses, that this change is not inherently less compatible than the existing condition. The Commission found the project consistent as proposed, but reserves its authority to review when an actual ground disturbing project is submitted. In other words, the proposed project is better than what is on the ground now or what could be built in the future under the current land use designation, however the Commission is still concerned about potential industrial uses that could be a hazard to aircraft since no land use proposal accompanies the project. Such uses could include those that would have ponds that would attract birds, or uses that would cause glare or some other distraction or physical hazard to aircraft.

SB-18 Tribal Consultation

The Pechanga Tribe, through State required SB-18 consultation, has requested that any implementing project within the project area contact the Pechanga Tribe while processing any required entitlements. They additionally request to participate in all future CEQA analysis.

Highway 79 Policy Area

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

General Plan Findings

In order to support a proposed General Plan Amendment it must be established that the proposal satisfies certain required findings. The Administration Element of the General Plan and Sections 2.4 and 2.5 of Ordinance No. 348 explain that there are four categories of amendments, Technical, Entitlement/Policy, Foundation, and Agriculture. Each category has distinct required findings that must be made by the Board of Supervisors at a noticed public hearing.

General Plan Amendment No. 973 falls into the Foundation Component- Regular category, because the request to change foundations was made during the permitted 5 year (now 8 year) General Plan Review Cycle as outlined the General Plan.

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

- a. The proposed change does not involve a change in or conflict with:
 - (1) The Riverside County Vision.
 - (2) Any General Plan Principal set forth in General Plan Appendix B.
- b. The proposed change does not involve a change in or conflict with any Foundation Component Designation in the General Plan.
- c. The proposed amendment would either contribute to the achievement of the purposes of the General Plan or, at a minimum would not be detrimental to them.
- d. The change would not create an internal inconsistency among the elements of the General Plan.
- e. That there are new conditions or special circumstances that were disclosed during the review process that were unanticipated in preparing the General Plan and subsequently justify modifying the General Plan.

Consideration Analysis:

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

The General Plan envisioned the area as Estate Density Residential. However, this was prior to considering the realignment of Highway 79 and urbanization of the surrounding areas. This urbanization can be seen in the forward planning documents produced by the City of Hemet and the Town of

Winchester. The County General Plan vision discusses many concepts; they are broken into categories including housing, population growth, community, transportation, etc. The project has been reviewed against these visions and staff has determined that they are consistent with them. More specifically, to select a few key concepts, the Livable Centers portion of the Riverside County Vision states that there be a mix of uses in an area. The Business Park designation breaks up the Estate Density Residential surrounding the project site. The Employment portion of the Riverside County Vision states that gainful employment is one of the most basic individual needs, and Business Park designated property provides for potential wide variety of employment opportunities for the future. Therefore, there is no conflict with the Riverside County Vision.

Principals in General Plan Appendix B consist of seven categories of principals; these categories of principals include Community Development, Environmental Protection, Transportation, Community Design, Agricultural, Rural Development, and Economic Development. The project has been reviewed against these categories and the principals within them and staff has determined that the project is consistent with those principals. There are three principals that are of special note and they specifically apply to this project.

The first principal of note is within the Community Development category, the principal is regional issues:

We must cooperate regionally to deal with the issues of mobility, transportation systems development, traffic congestion reduction, clear air, clean water, watershed management and habitat linkages. The County should coordinate with the cities, other local and regional agencies, and Indian nations to the maximum extent practicable to provide a comprehensive guide to economic and physical development, transportation and multipurpose open space in the entire County.

This project is consistent with both the General Plans for the City of Hemet and the Community Plan for the town of Winchester and shows a shared vision between these two entities which facilitates cooperation.

The second principal of note is within the Community Design category, the principal is Community Variety, Choice and Balance:

Balanced growth is achieved in more than one way by:

Ensuring a balance of jobs, housing and services within communities.

The immediate area surround the project site is primarily rural residential in nature, with a variety of lot sizes. Going out two to three miles there are a few opportunities for commercial and industrial, but they are of small acreage and as a result any projects going in will be of a small scale and small impact. The proposed project will bring more balance between jobs, housing, and services within this community by increasing both the number of jobs and potentially the amount of services depending on what types of uses ultimately go into the project site.

The third principal of note is within the Economic Development category, the principal is Land and Development Activity:

Establish sufficient acreage of well distributed industrial sites and business park uses, so that workers and employers have more locational options in the County and, because of

convenience, allow a choice of making shorter commutes.

151 acres is sufficient acreage to have a viable business park site, and this site, when projects come in under the proposed general plan designation, will provide jobs to the local community.

Therefore, based upon the above there is no conflict with the General Plan Principals in Appendix B.

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

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

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

One of the main purposes of the General Plan is for the logical development of the County. And it was anticipated that this type of change, like the proposed project, would be coming to the area as reflected in the Land Use Concept for the Harvest Valley/Winchester Area Plan:

The Land Use Plan reflects a significant shift from the existing rural character to a more urban/suburban/rural mix focused around unique cores. The impetus for this shift is the Diamond Valley Lake and the recreational opportunities it presents. In addition, the transit opportunities presented by the rail line, State Route 74, and State Route 79 create natural crossroads to expand upon.

Therefore based upon the above, the proposed project contributes to the purposes of the General Plan.

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

The County General Plan consists of nine elements; these elements include Vision, Land Use, Circulation, Multipurpose Open Space, etc. The project has been reviewed against these elements and staff has determined that the project is consistent with them and it causes no internal inconsistency among the elements. As mentioned above, the Land Use Concept of the Harvest Valley/Winchester Area Plan anticipated this type of change; it just was not anticipated at the project site because the realignment was not considered at the time of adoption of the General Plan in 2003. Further, there are no specific policies or overlays that would prohibit the proposed change, and therefore no inconsistencies would be created.

The fifth required finding per the General Plan Administrative Element is that there are new conditions or special circumstances that were disclosed during the review process that were unanticipated in preparing the General Plan and subsequently justify modifying the General Plan.

The new condition that occurred that was unanticipated during the preparation of the General Plan is the realignment of Highway 79 and potential impacts that would occur as a result of that realignment. The special circumstance is that the realignment will create a corridor where one did not exist before, and would create an opportunity of residents of this area to have local jobs since an insufficient number of business park acres exist in the area as reflected in both the City of Hemet General Plan and the Community of Winchester Community Plan. Therefore, this change justifies modifying the General Plan.

SUMMARY OF FINDINGS:

- | | |
|--|--|
| 1. Existing General Plan Land Use (Ex. #5): | Rural Community: Estate Density Residential |
| 2. Proposed General Plan Land Use (Ex. #5): | Community Development: Business Park (CD:BP) |
| 3. Surrounding General Plan Land Use (Ex. #5): | Rural Community: Estate Density Residential to the north, east and south. Rural Community: Estate Density Residential and Rural: Rural Residential to the west. |
| 4. Existing Zoning (Ex. #2): | Heavy Agriculture 10 acre minimum (A-2-10) |
| 5. Proposed Zoning (Ex. #2): | Industrial Park (IP) |
| 6. Surrounding Zoning (Ex. #2): | Light Agriculture 2 ½ acre minimum (A-1-2 ½) and Heavy Agriculture 10 acre minimum (A-2-10) to the north, Heavy Agriculture 10 acre minimum (A-2-10) to the south, Controlled Development Area Mobile homes (W-2-M 2 ½) to the east, and Light Agriculture 5 acre minimum (A-1-5) and Rural Residential (R-R) to the west. |
| 7. Existing Land Use (Ex. #1): | Large lot single family homes, agriculture, and vacant land. |
| 8. Surrounding Land Use (Ex. #1): | Large lot single family homes, agriculture, and vacant land. |
| 9. Project Data: | Total Acreage: 151.47 |
| 10. Environmental Concerns: | See attached environmental assessment |

RECOMMENDATIONS:

APPROVE PLANNING COMMISSION RESOLUTION NO. 2015-001 recommending adoption of General Plan Amendment No. 973 to the Riverside County Board of Supervisors;

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

ADOPT a **NEGATIVE DECLARATION** for **ENVIRONMENTAL ASSESSMENT NO. 41802**, 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. 973**, amending the Land Use Designation for the subject property from Rural Community: Estate Density Residential (RC:EDR) to Community Development: Business Park (CD:BP) in accordance with the General Plan Land Use Exhibit; based on the findings and conclusions incorporated in the staff report; and, pending final adoption of the General Plan Amendment Resolution by the Board of Supervisors; and,

TENTATIVELY APPROVE **CHANGE OF ZONE NO. 7855**, amending the zoning classification for the subject property from Heavy Agriculture 10 acre minimum (A-2-10) to Industrial Park (IP) in accordance with the Zoning Exhibit; based upon the findings and conclusions incorporated in the staff report; and, pending Ordinance adoption by the Board of Supervisors.

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

1. The project site is designated Rural Community: Estate Density Residential (RC:EDR) (2 acre minimum lot size) on the Harvest Valley/Winchester Area Plan.
2. The project site is surrounded by properties which are designated Rural Community: Estate Density Residential to the north, east and south. Rural Community: Estate Density Residential and Rural: Rural Residential to the west.
3. As that the required findings for a Foundation Change – Regular and Entitlement/Policy Change are substantially the same in both the Administrative Element of the General Plan and Sections 2.4 and 2.5 of Ordinance No. 348 that the project is consistent with both the General Plan and Ordinance No. 348.
4. Based upon staff analysis the proposed change does not involve a change in or conflict with the Riverside County Vision. The project furthers the Riverside County Vision for Livable Centers by breaking the residential homogeneity of the area and thus providing a variety of uses. The project also furthers the Riverside County Vision for Employment by providing the potential for a variety of employment opportunities for the project site.
5. Based upon staff analysis the proposed change does not involve a change in or conflict with the Principals in General Plan Appendix B. The project furthers the Riverside County General Plan principals for regional issues by cooperating regionally with the visions of both the City of Hemet and the Town of Winchester for the project site. The project also furthers the Riverside County General Plan principals for Community Variety, Choice and Balance by changing the designation to Business Park thus creating the potential for more jobs which would increase the job to home ratio and improve the community. The final principal that furthers general plan principals is the principal of Land and Development Activity principal. The Land and Development Activity principal is to “establish sufficient acreage of well distributed industrial sites and business park uses, so that workers and employers have more locational options in the County and, because of convenience, allow a choice of making shorter commutes.” The proposed project is 151 acres, which is sufficient acreage for a viable business park use. Also, there are no other business park designations within several miles of the site, and the few that are 5 to 10 miles away are not of

sufficient size to be viable. And because of this, the project would be fulfilling the principal by giving more locational options to workers and employers. Therefore, based upon the above there is no conflict with General Plan Principals in General Plan Appendix B.

6. The proposed change does not involve a change in or conflict with any Foundation Component Designation in the General Plan. Upon changing the Foundation from Rural Community to Community Development, the designation change from Estate Density Residential to Business Park is consistent with Community Development Foundation. Once foundation change to Community Development has been changed, no further changes will be needed.
7. The proposed amendment would either contribute to the achievement of the purposes of the General Plan or, at a minimum would not be detrimental to them. One of the main purposes of the General Plan is for the logical development of the County. And it was anticipated that this type of change, like the proposed project, would be coming to the area as reflected in the Land Use Concept for the Harvest Valley/Winchester Area Plan:

The Land Use Plan reflects a significant shift from the existing rural character to a more urban/suburban/rural mix focused around unique cores. The impetus for this shift is the Diamond Valley Lake and the recreational opportunities it presents. In addition, the transit opportunities presented by the rail line, State Route 74, and State Route 79 create natural crossroads to expand upon.

Therefore based upon the above, the proposed project contributes to the purposes of the General Plan.

8. The proposed project change would not create an internal inconsistency among the elements of the General Plan. The County General Plan consists of nine elements; these elements include Vision, Land Use, Circulation, Multipurpose Open Space, etc. The project has been reviewed against these elements and staff has determined that the project is consistent with them and it causes no internal inconsistency among the elements. As mentioned above, the Land Use Concept of the Harvest Valley/Winchester Area Plan anticipated this type of change; it just was not anticipated at the project site because the realignment was not considered at the time of adoption of the General Plan in 2003. Further, there are no specific policies or overlays that would prohibit the proposed change, and therefore no inconsistencies would be created.
9. There are new conditions or special circumstances that were disclosed during the review process that were unanticipated in preparing the General Plan and subsequently justify modifying the General Plan. The new condition that occurred that was unanticipated during the preparation of the General Plan is the realignment of Highway 79 and the impacts that would occur as a result of that realignment. The special circumstance is that the realignment will create a corridor where one did not exist before, and would create an opportunity of residents of this area to have local jobs since an insufficient number business park acres exist in the area as reflected in both the City of Hemet General Plan and the Community of Winchester Community Plan. This change justifies modifying the General Plan.
10. The zoning for the subject site is Heavy Agriculture 10 acre minimum (A-2-10).
11. The project site is surrounded by properties which are zoned Light Agriculture 2 ½ acre minimum (A-1-2 ½) and Heavy Agriculture 10 acre minimum (A-2-10) to the north, Heavy Agriculture 10

acre minimum (A-2-10) to the south, Controlled Development Area Mobile homes (W-2-M 2 ½) to the east, and Light Agriculture 5 acre minimum (A-1-5) and Rural Residential (R-R) to the west.

12. The proposed Business Park Land Use Designation and the proposed Industrial Park zoning are consistent. The Business Park land use designation allows for employee-intensive uses, including research and development, technology centers, corporate and support office uses, "clean" industry and supporting retail uses. Building intensity ranges from 0.25 to 0.6 floor area ratio (FAR). Industrial Park zoning allows for research and development, technology centers, corporate and support office uses, "clean" industry and supporting retail uses. Therefore, the Business Park Land Use Designation and the Industrial Park zoning are consistent.
13. This project is not located within a Criteria Area of the Multi-Species Habitat Conservation Plan.
14. Environmental Assessment No. 41802 did not identify any potentially significant impacts.

CONCLUSIONS:

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

INFORMATIONAL ITEMS:

1. As of this writing, no letters, in support have been received. Three letters of opposition to the project were received during the Airport Land Use Commission hearings and all are dated January of 2011.
2. The project site is not located within:
 - a. The city of Hemet sphere of influence;
 - b. An area drainage plan, or dam inundation area;
 - c. California Gnatcatcher, Quino Checkerspot Butterfly habitat; or
 - d. High fire area.
3. The project site is located within:
 - a. The Valley Wide Recreation and Parks District;
 - b. The southern portion of the project is within a mapped 100-year flood plain;
 - c. The Stephens Kangaroo Rat Fee Area; and

- d. Both high and moderate areas of liquefaction.

The subject site is currently designated as Assessor's Parcel Numbers: 465260004, 465260002, 465260005, 465270001, 465270002, 465270003, 465270004, 465260001, 465260006, and 465260003.

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Date Prepared: 11/19/14
Date Revised: 3/25/15

2
3 **RESOLUTION**
4 **RECOMMENDING ADOPTION OF**
5 **GENERAL PLAN AMENDMENT NO. 2015-001**
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 January 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 January 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

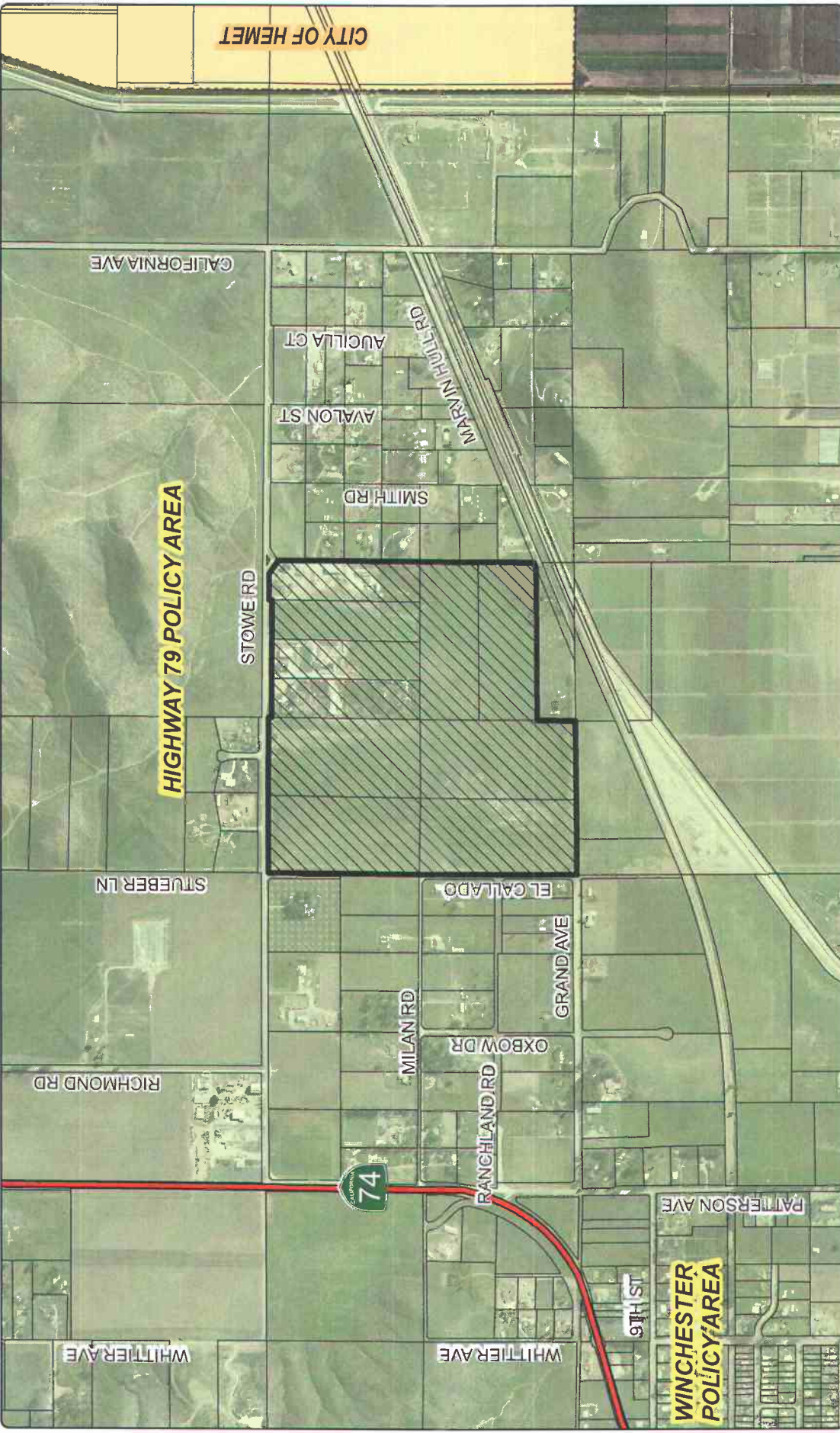
22 **ADOPTION** of the Negative Declaration environmental document, Environmental Assessment
23 No. 41802; and
24

25 **ADOPTION** of General Plan Amendment No. 973
26
27
28

**RIVERSIDE COUNTY PLANNING DEPARTMENT
CZ07855 GPA00973
VICINITY/POLICY AREAS**

Supervisor Stone
District 3

Date Drawn: 12/02/2014
Vicinity Map



Zoning District: Hemet-San Jacinto

Author: Vinnie Nguyen



DISCLAIMER: On October 7, 2014, the County of Riverside adopted a new General Plan providing new land use designations for unincorporated Riverside County. This map is a preliminary map of the proposed designations and is not intended for use in making any decisions. For further information, please contact the Riverside County Planning Department at (951) 955-3200 (Western County) or (951) 955-3277 (Eastern County) or Website: <http://www.riversidecounty.org>

RIVERSIDE COUNTY PLANNING DEPARTMENT
CZ07855 GPA00973

Supervisor Stone
District 3

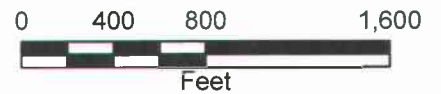
Date Drawn: 12/02/2014
Exhibit 1

LAND USE



Zoning District: Hemet-San Jacinto

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.rctdca.gov>

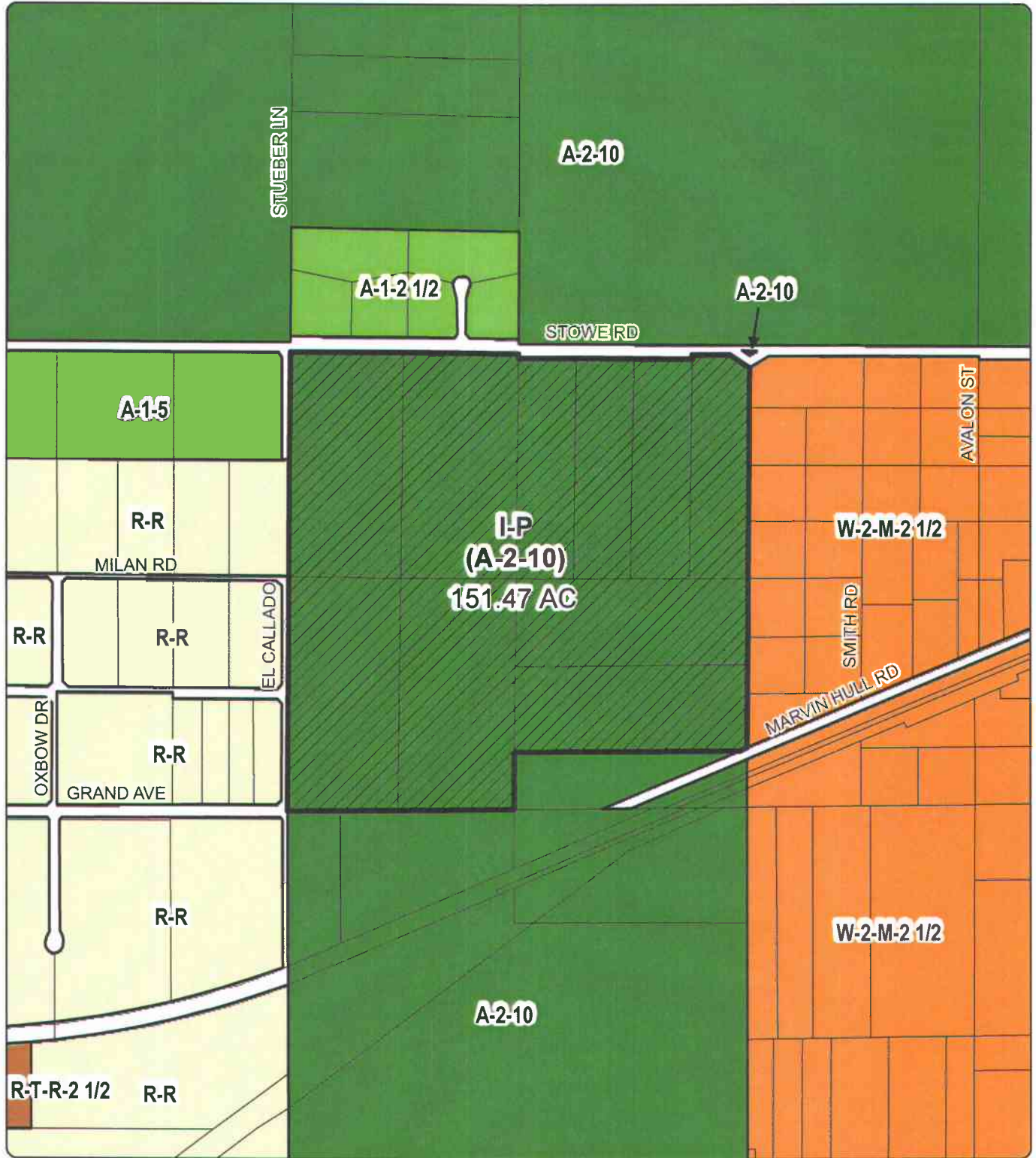
RIVERSIDE COUNTY PLANNING DEPARTMENT

CZ07855 GPA00973

PROPOSED ZONING

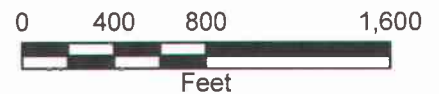
Supervisor Stone
District 3

Date Drawn: 12/02/2014
Exhibit 3



Zoning District: Hemet-San Jacinto

Author: Vinnie Nguyen



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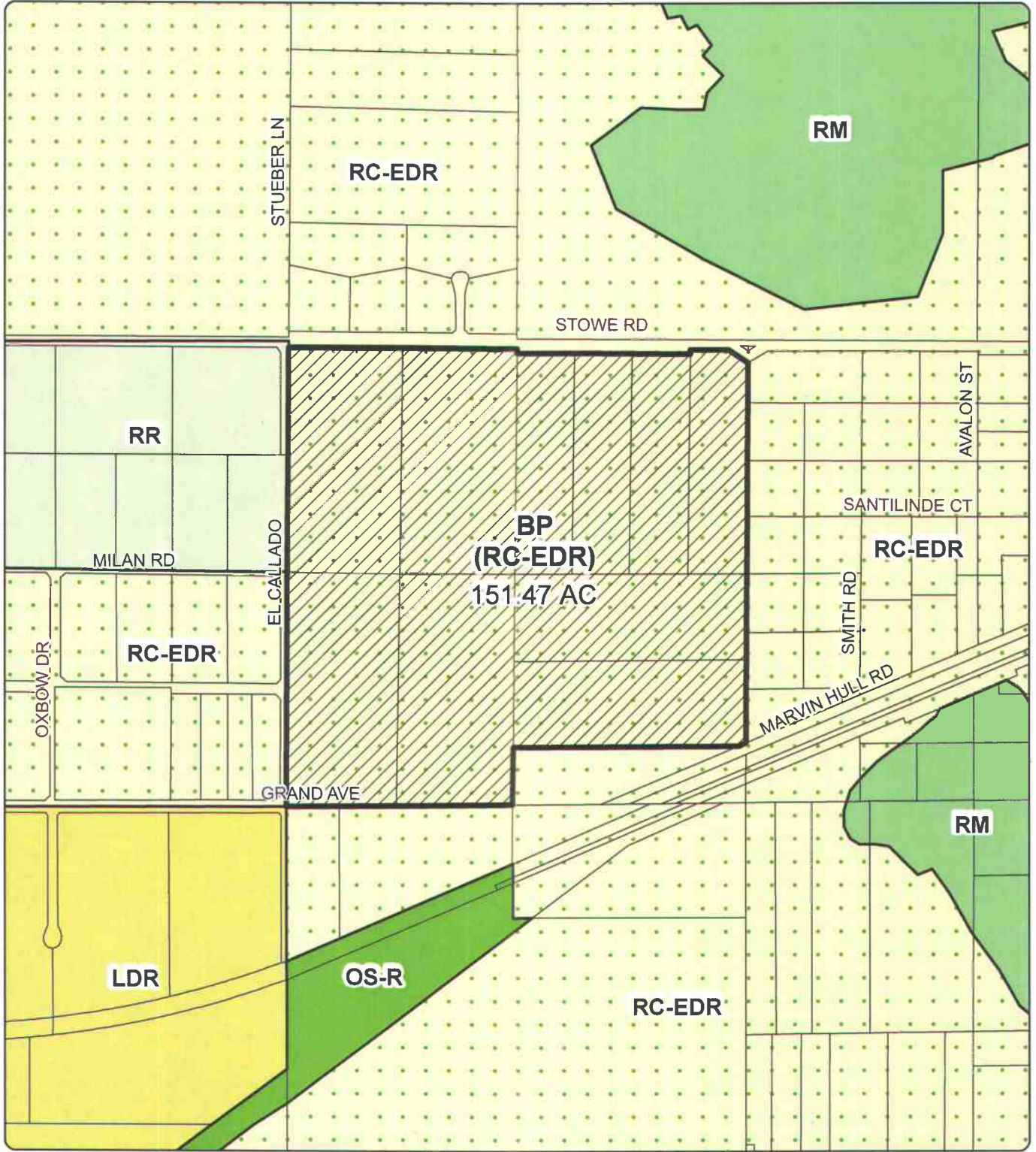
RIVERSIDE COUNTY PLANNING DEPARTMENT

CZ07855 GPA00973

PROPOSED GENERAL PLAN

Supervisor Stone
District: 3

Date Drawn: 12/02/2014
Exhibit 6



Zoning District: Hemet-San Jacinto

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.rctlma.org>



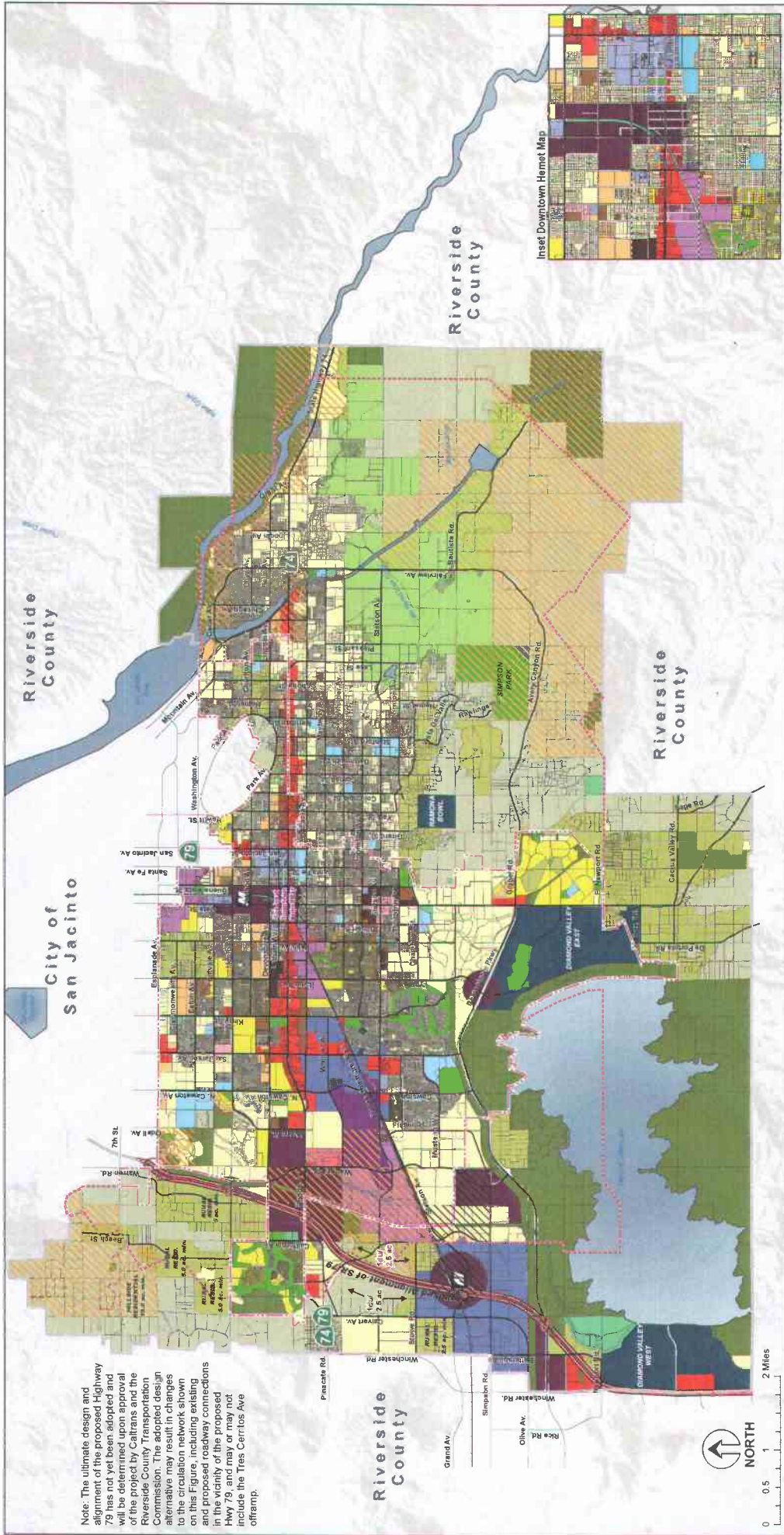
**APPLICATION FOR AMENDMENT TO THE RIVERSIDE COUNTY
GENERAL PLAN**

Justification for Amendment: (attachment to page 5 of 8)

APNs: 465-260-001 & All

The subject site is an assemblage of 10 parcels totaling approximately 152 acres of land located just east of a major arterial highway (Winchester Road) and bounded by Stowe Road on the north, El Callado on the west and Grand Avenue on the south. The consensus owners of the assemblage feel that, over the next several years, the area should slowly grow and change slightly in life-style as the properties to the southwest have. The properties to the southwest area currently designated "LDR" in the Community Development Foundation of the General Plan. As those LDR properties develop they will bring Schedule "A" type improvements to the area that will spread to the subject site. The roadway network around the assemblage has dedications in place allowing for Schedule "A" improvements without additional dedications for "backbone" infrastructure.

Simply stated the owners of the assemblage feel the area is changing and that their 152 acres should be granted a foundation change as was granted to their neighbors to the southwest.



SOURCES: Census Tiger Line Data 2005
Urban Crossroads 2011



Figure 2.1
LAND USE PLAN
Hemet General Plan

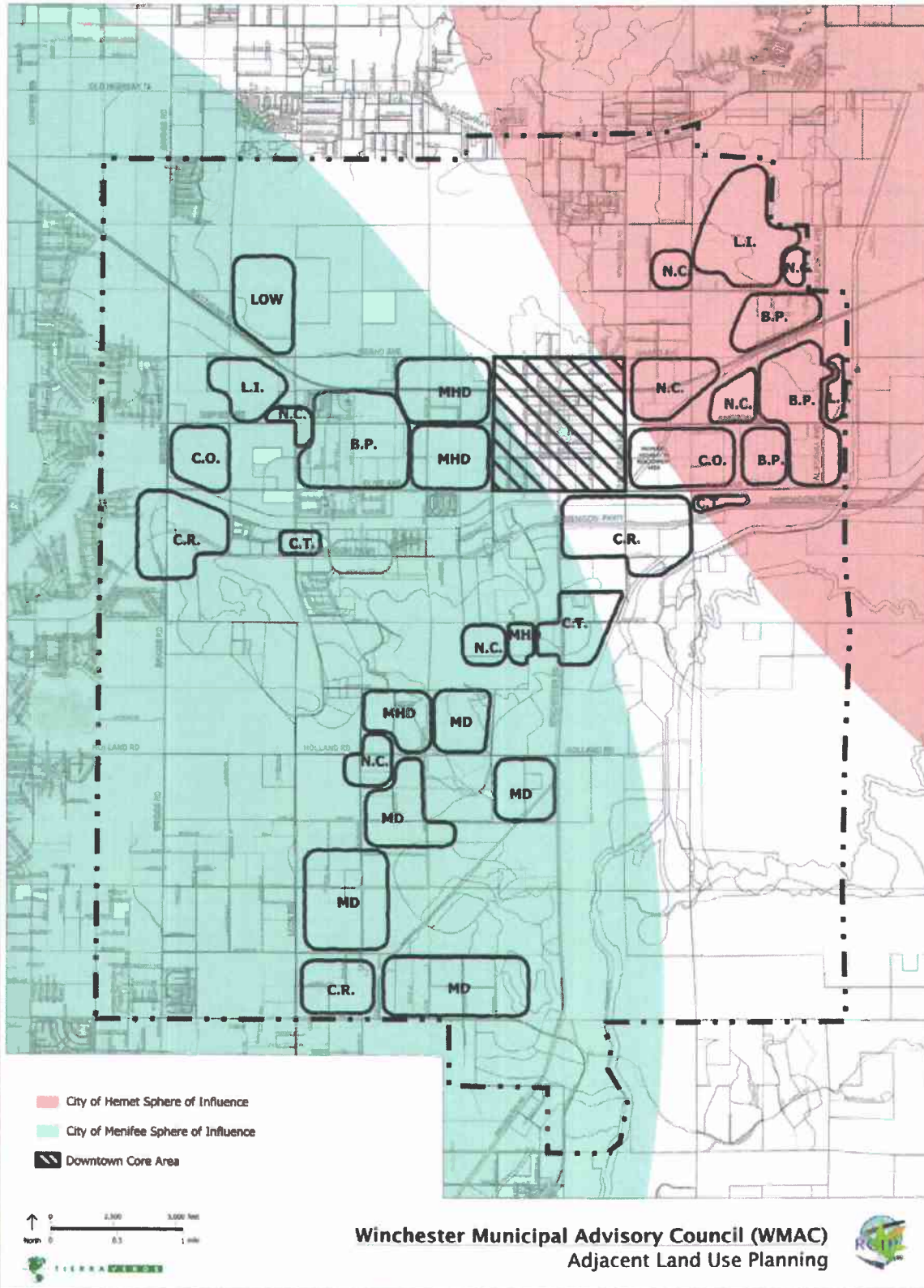
Note: The ultimate design and alignment of the proposed Highway 79 has not yet been adopted and will be determined upon approval of the project by Caltrans and the Riverside County Transportation Commission. The proposed design alternative may result in changes to the circulation network shown on this Figure, including existing and proposed roadway connections in the vicinity of the proposed Hwy 79, and may or may not include the Tres Cerritos Ave off-ramp.

- LEGEND**
- Hemet City Boundary
 - Planning Area
 - Sphere of Influence
 - River/Lake
 - Creek/Canal
 - Railroad
 - Metrolink (General Location)
- Land Use Designations**
- RR Rural Residential (0.0 - 2.0 du/ac)
 - HR Hillside Residential (0.0 - 0.5 du/ac)
 - LDR Low Density Residential (2.1 - 5.0 du/ac)
 - LMDR Low Medium Density Residential (5.1 - 8.0 du/ac)
 - MDR Medium Density Residential (8.1 - 18.0 du/ac)
 - HDR High Density Residential (18.1 - 30.0 du/ac)
 - VHDR Very High Density Residential (30.1 - 45.0 du/ac)
- Environmental Management Area**
- Areas subject to MSHCP criteria
- Interim Airport Overlay Zone**
- Interim Airport Overlay Zone
- OPIC**
- Quasi-Public/Cultural
 - Public Facilities
 - School
 - Park/Recreation
 - Open Space
 - Agriculture
- ARPT**
- Airport
- Office Professional (FAR 2.0)**
- OP Office Professional (FAR 2.0)
- Business Park (FAR 0.60)**
- BP Business Park (FAR 0.60)
- Industrial (FAR 0.45)**
- I Industrial (FAR 0.45)
- Neighborhood Commercial (FAR 0.35)**
- NC Neighborhood Commercial (FAR 0.35)
- Community Commercial (FAR 0.40)**
- CC Community Commercial (FAR 0.40)
- Regional Commercial (FAR 0.50)**
- RC Regional Commercial (FAR 0.50)
- Mixed Use (Varies)**
- MU Mixed Use (Varies)

Last updated 6/10/2014, Reso. 4577

Community of Winchester

Figure 4 - Adjacent Land Use Planning



CETAP Fact Sheet

BACKGROUND: Western Riverside County is expected to grow by more than 1 million residents in the next 25 years, stressing our roads, utilities, schools and homes. Riverside County's *Blueprint for Tomorrow* maps out a comprehensive plan to meet future transportation, conservation and housing needs.

The transportation element of the Blueprint, called the *Community and Environmental Transportation Acceptability Process* (CETAP), will identify four possible new highway routes as well as public transit opportunities. Two of the routes are entirely within Riverside County, while two would connect to adjacent counties (inter-county corridors).

The two routes proposed within Riverside County (internal corridors) are:

- Winchester to Temecula (North – South)
- Hemet to Corona/Lake Elsinore (East – West)

Environmental impact studies for the two internal were released for public review in July 2002.

GOAL: To improve traffic flow within Riverside County and provide better access to jobs, homes and public facilities.

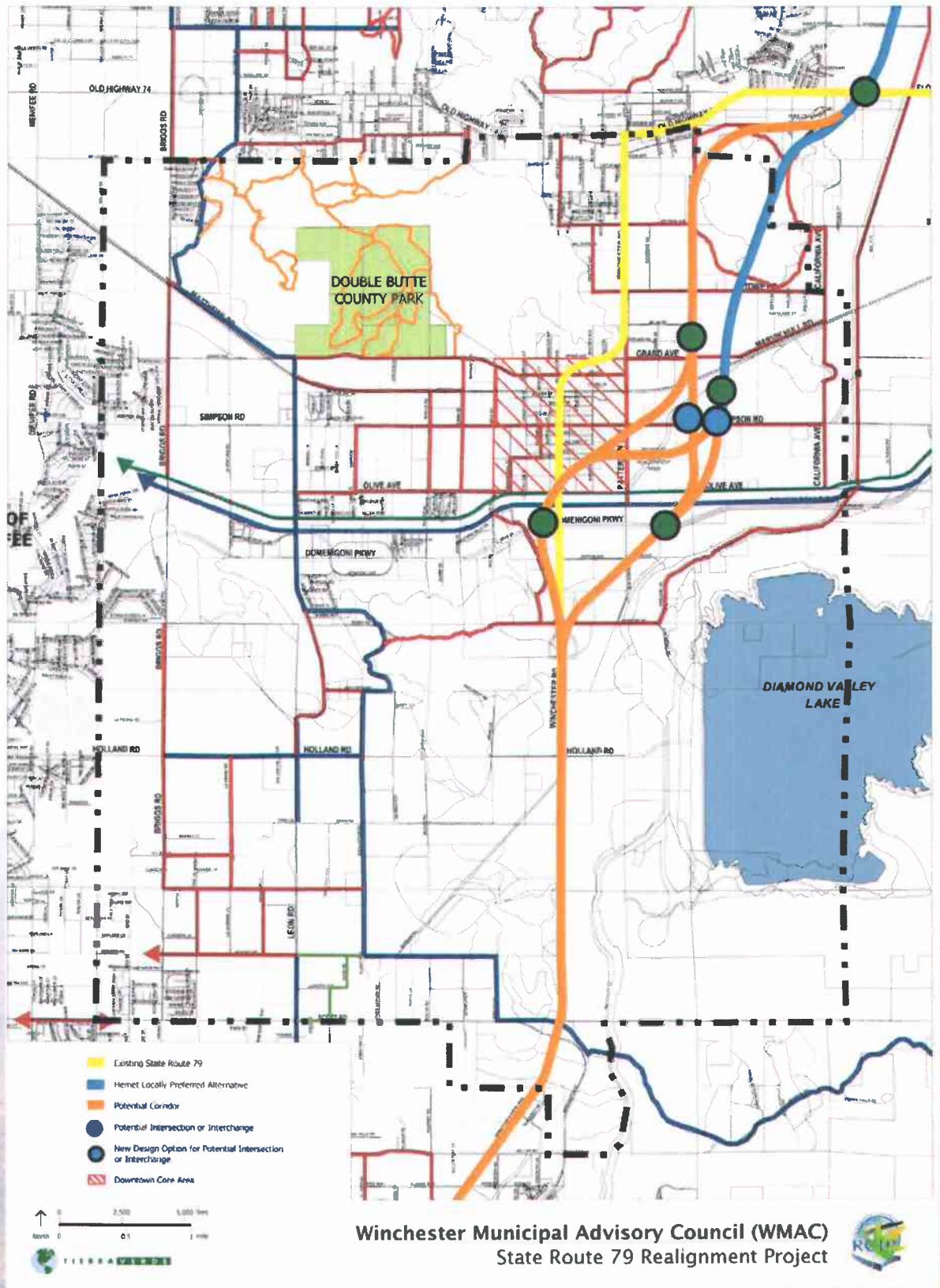
DECISION PROCESS:

- Decision of a final route for each corridor is needed to preserve right-of-way for future construction of the new highways
- Environmental documents will provide the basis for the decisions
- The public had 119 days to review environmental documents and submit written comments
- RCTC held public hearings in August 2002, December 2002 and January 2003 on the environmental documents for the internal corridors; public hearings for the inter-county corridors will be held following the completion of their environmental studies
- RCTC will choose the locally-preferred alternative for the two internal corridors following review of public input
- Approval of the final routes will be made by RCTC, and state and federal agencies

BENEFITS:

- Commuters in corridor areas will get as much as 1½ to 2 hours more per week to spend with their families
- Internal corridors will save Riverside County residents as much as \$40-70 million per year in transportation costs
- Less traffic means less stress for motorists
- Better access to jobs, homes and public facilities

Figure 1 -Highway 79 Re-alignment Alternatives



Winchester Municipal Advisory Council (WMAC)
State Route 79 Realignment Project



COUNTY OF RIVERSIDE

ENVIRONMENTAL ASSESSMENT FORM: INITIAL STUDY

Environmental Assessment (E.A.) Number: 41802

Project Case Type (s) and Number(s): General Plan Amendment No. 973 and Change of Zone No. 7855

Lead Agency Name: County of Riverside Planning Department

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

Contact Person: Larry Ross

Telephone Number: 951-955-9294

Applicant's Name: Betty and Leo Wesslink

Applicant's Address: 9590 Nacimiento Lake Drive, Paso Robles, CA 93446

I. PROJECT INFORMATION

A. Project Description: The General Plan Amendment proposes to amend the General Plan Foundation Component and Land use designations of the subject site from Rural Community: Estate Density Residential (RC:EDR) (2 acre minimum lot size) to Community Development: Business Park (CD:BP) on approximately 151.47 acres. The application was submitted during the permitted time period to request foundation changes in 2008. Change of Zone No. 7855 proposes to change the zoning on the 151.47 acre site from Heavy Agriculture 10 Acre Minimum (A-2-10) to Industrial Park (IP).

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

C. Total Project Area: 151.47 acres

Residential Acres: n/a	Lots: n/a	Units: n/a	Projected No. of Residents: n/a
Commercial Acres: n/a	Lots: 1	Sq. Ft. of Bldg. Area: n/a	Est. No. of Employees: n/a
Industrial Acres: 151.47	Lots: n/a	Sq. Ft. of Bldg. Area: n/a	Est. No. of Employees: n/a

D. Assessor's Parcel No(s): 465260004, 465260002, 465260005, 465270001, 465270002, 465270003, 465270004, 465260001, 465260006, and 465260003.

E. Street References: South of Stowe Road, North of Marvin Hull Road, east of El Callado, and west of California Avenue.

F. Section, Township & Range Description or reference/attach a Legal Description:
Section 23, Township 5 South, Range 2 West

G. Brief description of the existing environmental setting of the project site and its surroundings: Large lot single family homes, agriculture, and vacant land.

II. APPLICABLE GENERAL PLAN AND ZONING REGULATIONS

A. General Plan Elements/Policies:

- 1. Land Use:** Once the project is approved, the project is consistent with the provisions of the Land Use Element.
- 2. Circulation:** The project is consistent with the Highway 79 policy area provisions, and all other policies of the Circulation Element.

3. **Multipurpose Open Space:** The project is consistent with the policies of the Open Space Element.
 4. **Safety:** The project is consistent with the policies of the Safety Element.
 5. **Noise:** The project is consistent with the policies of the Noise Element.
 6. **Housing:** The project is consistent with the policies of the Housing Element.
 7. **Air Quality:** The project is consistent with the policies of the Air Quality Element.
- B. General Plan Area Plan(s):** Harvest Valley/Winchester
- C. Foundation Component(s):** Rural Community
- D. Land Use Designation(s):** Rural Community: Estate Density Residential (RC:EDR) (2 acre minimum lot size)
- E. Overlay(s), if any:** N/A
- F. Policy Area(s), if any:** Highway 79 Policy Area
- G. Adjacent and Surrounding:**
1. **Area Plan(s):** Harvest Valley/Winchester to the north, south, east and west
 2. **Foundation Component(s):** Rural Community to the north, west, east and south.
 3. **Land Use Designation(s):** Rural Community: Estate Density Residential to the north, east and south. Rural Community: Estate Density Residential and Rural: Rural Residential to the west.
 4. **Overlay(s), if any:** None.
 5. **Policy Area(s), if any:** Highway 79 Policy Area to the north, south, east, and west.
- H. Adopted Specific Plan Information**
1. **Name and Number of Specific Plan, if any:** N/A
 2. **Specific Plan Planning Area, and Policies, if any:** N/A
- I. Existing Zoning:** Heavy Agriculture 10 Acre Minimum (A-2-10).
- J. Proposed Zoning, if any:** Industrial Park (IP).
- K. Adjacent and Surrounding Zoning:** zoned Light Agriculture 2 ½ acre minimum (A-1-2 ½) and Heavy Agriculture 10 acre minimum (A-2-10) to the north, Heavy Agriculture 10 acre minimum (A-2-10) to the south, Controlled Development Area Mobile homes (W-2-M 2 ½) to the east, and Light Agriculture 5 acre minimum (A-1-5) and Rural Residential (R-R) to the west.

III. ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED

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

- | | | |
|---|--|---|
| <input type="checkbox"/> Aesthetics | <input type="checkbox"/> Hazards & Hazardous Materials | <input type="checkbox"/> Recreation |
| <input type="checkbox"/> Agriculture & Forest Resources | <input type="checkbox"/> Hydrology / Water Quality | <input 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 | |

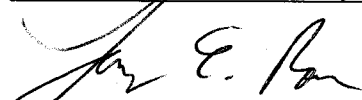
IV. DETERMINATION

On the basis of this initial evaluation:

A PREVIOUS ENVIRONMENTAL IMPACT REPORT/NEGATIVE DECLARATION WAS NOT PREPARED
<input checked="" type="checkbox"/> I find that the proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.
<input type="checkbox"/> 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.
<input type="checkbox"/> 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
<input type="checkbox"/> 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.
<input type="checkbox"/> 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.
<input type="checkbox"/> 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.
<input type="checkbox"/> 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

December 1, 2014
Date

Larry Ross, project planner
Printed Name

For Juan C Perez, Interim Planning Director

V. ENVIRONMENTAL ISSUES ASSESSMENT

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

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

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

Findings of Fact:

a-b) The proposed project is not located along any scenic highway corridors in the Harvest Valley/Winchester Area plan. The two closest Scenic Highway Corridors are Interstate 215 and Highway 74. This project will not impact any scenic highway corridors.

The proposed project does not provide the opportunity for physical disturbance of the property; therefore, there is no potential for any impacts to scenic resources. The proposed project will change the General Plan designation for the site, which could eventually lead to a higher level of development on the property. Once a development proposal or land use application to subsequently subdivide, grade, or build on the property associated with General Plan Amendment No. 973 and Change of Zone No. 7855 is submitted, a subsequent review and Environmental Assessment shall be prepared assessing potential impacts.

Mitigation: No mitigation is required

Monitoring: No monitoring is required

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

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

Findings of Fact:

a) The proposed project is located within Zone b of the Palomar Nighttime Lighting Policy Area according to figure 6 in the Southwest Area Plan section of the General Plan. However, the project does not provide the opportunity for physical disturbance of the property; therefore, there is no potential for any impacts.

The proposed project does not provide the opportunity for physical disturbance of the property; therefore, there is no potential for any impacts to scenic resources. The proposed project will change the General Plan designation for the site, which could eventually lead to a higher level of development on the property. Once a development proposal or land use application to subsequently subdivide, grade, or build on the property associated with General Plan Amendment No. 973 and Change of Zone No. 7855 is submitted, a subsequent review and Environmental Assessment shall be prepared assessing potential impacts.

Mitigation: No mitigation is required

Monitoring: No monitoring is required

3. Other Lighting Issues

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

b) Expose residential property to unacceptable light levels?

Source: On-site Inspection, Project Application Description

Findings of Fact:

a-b) The proposed project does not provide the opportunity for physical disturbance of the property; therefore, there is no potential for any impacts to scenic resources. The proposed project will change the General Plan designation for the site, which could eventually lead to a higher level of development on the property. Once a development proposal or land use application to subsequently subdivide, grade, or build on the property associated with General Plan Amendment No. 973 and Change of Zone No. 7855 is submitted, a subsequent review and Environmental Assessment shall be prepared assessing potential impacts.

Mitigation: No mitigation is required

Monitoring: No monitoring is required

AGRICULTURE & FOREST RESOURCES Would the project

4. Agriculture

a) Convert Prime Farmland, Unique Farmland, or

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

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

Findings of Fact:

a) The proposed project is located within an area of designated "local importance" and "other lands" in the General Plan. Farmland of Local Importance is either currently producing, or has the capability of production, but does not meet the criteria of Prime Farmland, Farmland of Statewide Importance, or Unique Farmland. The California State Department of Conservation makes these designations based on soil types and land use designations. However, the current Land Use designations for the property do not permit commercial agricultural use. Therefore, there is no impact.

b) There are no Williamson Act contracts on the site. The zoning on the property is zoned Heavy Agricultural 10 Acre Minimum which is intended for intense agricultural uses and the General Plan has a Rural Community: Estate Density Residential (RC:EDR) (2 acre minimum lot size) designation which is intended primarily for large lot single family residential with possible limited agriculture and animal keeping. As a result, the current zoning is inconsistent with the General Plan. However, the proposed general plan designation and proposed zoning will be consistent with each other. Therefore, with the change to the general plan and zoning there will be no conflicts with agricultural zoning. There are no substantial impacts.

c-d) The proposed project will change the General Plan designation for the site, which could eventually lead to a higher level of development on the property. Once a development proposal or land use application to subsequently subdivide, grade, or build on the property associated with General Plan Amendment No. 973 and Change of Zone No. 7855 is submitted, a subsequent review and Environmental Assessment shall be prepared assessing potential impacts to neighboring agriculturally zoned properties. There are no substantial impacts.

Mitigation: No mitigation is required

Monitoring: No monitoring is required

5. Forest	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
a) Conflict with existing zoning for, or cause rezoning				

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Govt. Code section 51104(g))?				
b) Result in the loss of forest land or conversion of forest land to non-forest use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of forest land to non-forest use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

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

Findings of Fact:

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

Mitigation: No mitigation is required

Monitoring: No monitoring is required

AIR QUALITY Would the project

6. Air Quality Impacts

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

Source: SCAQMD CEQA Air Quality Handbook

Findings of Fact:

a-f) The proposed land use change would result in an intensification of the use on the site, in terms of building and traffic trips. However, the amount of the increase is too speculative to provide a detailed analysis at this stage. This is a programmatic level CEQA analysis. The General Plan includes

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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assumptions that could be used to estimate floor to area ratio, but the new water quality requirements for the State's mandated Low Impact Development (LID) standards will result in a lower density yield on development of all designations. The proposed change will eliminate residential and create industrial, thus decreasing the population for the area, thus not impacting the local Air Quality Management Plans. There are no point source emitters within 1 mile of the proposed site. Once a development proposal or land use application to subsequently subdivide, grade, or build on the property associated with General Plan Amendment No. 973 and Change of Zone No. 7855 is submitted, a subsequent review and Environmental Assessment shall be prepared assessing potential impacts to air quality. At this stage, the impacts are considered less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

BIOLOGICAL RESOURCES Would the project

7. Wildlife & Vegetation

a) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Conservation Community Plan, or other approved local, regional, or state conservation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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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"/>
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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"/>
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d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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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"/>
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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"/>
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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"/>
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Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Source: GIS database, WRCMSHCP

Findings of Fact:

- a) The proposed project does not conflict with the provisions of an adopted Habitat Conservation Plan, Natural Conservation Community Plan, or other approved local, regional, or state conservation plan. The proposed project does not provide the opportunity for physical disturbance of the property; therefore, there is no potential for any impacts to biological resources. The proposed project will change the General Plan designation for the site, which could eventually lead to a higher level of development on the property. Once a development proposal or land use application to subsequently subdivide, grade, or build on the property associated with General Plan Amendment No. 973 and Change of Zone No. 7855 is submitted, a subsequent review and Environmental Assessment shall be prepared assessing potential impacts. Therefore, the impacts are less than significant.
- b) The proposed project will not 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). The proposed project does not provide the opportunity for physical disturbance of the property; therefore, there is no potential for any impacts to biological resources. The proposed project will change the General Plan designation for the site, which could eventually lead to a higher level of development on the property. Once a development proposal or land use application to subsequently subdivide, grade, or build on the property associated with General Plan Amendment No. 973 and Change of Zone No. 7855 is submitted, a subsequent review and Environmental Assessment shall be prepared assessing potential impacts. Therefore, the impacts are less than significant.
- c) The proposed project does not 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. The proposed project does not provide the opportunity for physical disturbance of the property; therefore, there is no potential for any impacts to biological resources. The proposed project will change the General Plan designation for the site, which could eventually lead to a higher level of development on the property. Once a development proposal or land use application to subsequently subdivide, grade, or build on the property associated with General Plan Amendment No. 973 and Change of Zone No. 7855 is submitted, a subsequent review and Environmental Assessment shall be prepared assessing potential impacts. Therefore, the impacts are less than significant.
- d) The proposed project does not 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. The proposed project does not provide the opportunity for physical disturbance of the property; therefore, there is no potential for any impacts to biological resources. The proposed project will change the General Plan designation for the site, which could eventually lead to a higher level of development on the property. Once a development proposal or land use application to subsequently subdivide, grade, or build on the property associated with General Plan Amendment No. 973 and Change of Zone No. 7855 is submitted, a subsequent review and Environmental Assessment shall be prepared assessing potential impacts. Therefore, the impacts are less than significant.
- e) The proposed project does not have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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California Department of Fish and Game or U. S. Fish and Wildlife Service. The proposed project does not provide the opportunity for physical disturbance of the property; therefore, there is no potential for any impacts to biological resources. The proposed project will change the General Plan designation for the site, which could eventually lead to a higher level of development on the property. Once a development proposal or land use application to subsequently subdivide, grade, or build on the property associated with General Plan Amendment No. 973 and Change of Zone No. 7855 is submitted, a subsequent review and Environmental Assessment shall be prepared assessing potential impacts. Therefore, the impacts are less than significant.

f) The proposed project does not have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means. The proposed project does not have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Game or U. S. Fish and Wildlife Service. The proposed project does not provide the opportunity for physical disturbance of the property; therefore, there is no potential for any impacts to biological resources. The proposed project will change the General Plan designation for the site, which could eventually lead to a higher level of development on the property. Once a development proposal or land use application to subsequently subdivide, grade, or build on the property associated with General Plan Amendment No. 973 and Change of Zone No. 7855 is submitted, a subsequent review and Environmental Assessment shall be prepared assessing potential impacts. Therefore, the impacts are less than significant.

g) The proposed project does not conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance. The proposed project does not provide the opportunity for physical disturbance of the property; therefore, there is no potential for any impacts to biological resources. The proposed project will change the General Plan designation for the site, which could eventually lead to a higher level of development on the property. Once a development proposal or land use application to subsequently subdivide, grade, or build on the property associated with General Plan Amendment No. 973 and Change of Zone No. 7855 is submitted, a subsequent review and Environmental Assessment shall be prepared assessing potential impacts. Therefore, the impacts are 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: Project Application Materials

Findings of Fact:

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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a-b) Based on aerial maps, there are no historic sites on the property. The proposed project does not provide the opportunity for physical disturbance of the property; therefore, there is no potential for any impacts. The proposed project will change the General Plan designation for the site, which could eventually lead to a higher level of development on the property. Once a development proposal or land use application to subsequently subdivide, grade, or build on the property associated with General Plan Amendment No. 973 and Change of Zone No. 7855 is submitted, a subsequent review and Environmental Assessment shall be prepared assessing potential ground disturbing cultural impacts.

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 California Code of Regulations, Section 15064.5?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Disturb any human remains, including those interred outside of formal cemeteries?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Restrict existing religious or sacred uses within the potential impact area?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source: Project Application Materials

Findings of Fact:

a-d) The proposed project does not provide the opportunity for physical disturbance of the property; therefore, there is no potential for any impacts. As a result, no site specific archeological studies were requested. The proposed project will change the General Plan designation for the site, which could eventually lead to a higher level of development on the property. Once a development proposal or land use application to subsequently subdivide, grade, or build on the property associated with General Plan Amendment No. 973 and Change of Zone No. 7855 is submitted, a subsequent review and EA shall be prepared assessing potential impacts.

Additionally, the Pechanga Tribe, through State required SB-18 consultation, has requested that any implementing project within the project area contact the Pechanga Tribe while processing any required entitlements. The Pechanga Tribe also wanted to go on record that they consider the project site a "Traditional Cultural Property(TCP)." They additionally request to participate in all future CEQA analysis.

Mitigation: No mitigation is required

Monitoring: No monitoring is required

10. Paleontological Resources

a) Directly or indirectly destroy a unique paleontological resource, or site, or unique geologic feature?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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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 OS-8 "Paleontological Sensitivity"

Findings of Fact:

a) According to the General Plan the project is in an area of high sensitivity (high B) and small portions are low sensitivity on the eastern side of the site. The proposed project does not provide the opportunity for physical disturbance of the property; therefore, there is no potential for any impacts at this stage. The proposed project will change the General Plan designation for the site, which could eventually lead to a higher level of development on the property. Once a development proposal or land use application to subsequently subdivide, grade, or build on the property associated with General Plan Amendment No. 973 and Change of Zone No. 7855 is submitted, a subsequent review and Environmental Assessment shall be prepared assessing potential impacts. Without ground disturbance the project's impacts are less than significant.

Mitigation: No mitigation is required

Monitoring: No monitoring is required

GEOLOGY AND SOILS Would the project

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

Mitigation: No mitigation is required

Monitoring: No monitoring is required

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

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

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

a) According to the General Plan, the majority of project site is mapped as areas of high liquefaction potential, with the north west portion of the site mapped as moderate liquefaction potential. The proposed project does not provide the opportunity for physical disturbance of the property; therefore, there is no potential for any impacts at this stage. The proposed project will change the General Plan designation for the site, which could eventually lead to a higher level of development on the property. Once a development proposal or land use application to subsequently subdivide, grade, or build on the property associated with General Plan Amendment No. 973 and Change of Zone No. 7855 is submitted, a subsequent review and Environmental Assessment shall be prepared assessing potential impacts. Therefore the project's impacts are less than significant.

Mitigation: No mitigation is required

Monitoring: No monitoring is required

13. Ground-shaking Zone

a) Be subject to strong seismic ground shaking?

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

Findings of Fact:

a) Every project in California has some degree of potential exposure to significant ground shaking. The proposed project does not provide the opportunity for physical disturbance of the property; therefore, there is no potential for any impacts. The proposed project will change the General Plan designation for the site, which could eventually lead to a higher level of development on the property. Once a development proposal or land use application to subsequently subdivide, grade, or build on the property associated with General Plan Amendment No. 973 and Change of Zone No. 7855 is submitted, a subsequent review and Environmental Assessment shall be prepared assessing potential impacts. This will include adherence to the California Building code, Title 24, which will mitigate to some degree, the potential for ground shaking impacts. Therefore the project's impacts are less than significant.

Mitigation: No mitigation is required

Monitoring: No monitoring is required

14. Landslide Risk

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

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

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

a) The project site is generally flat and based on exhibit S-5 from the General Plan, there are no steep slopes that could potentially result in landslides. There will be no impacts.

Mitigation: No mitigation is required

Monitoring: No monitoring is required

15. Ground Subsidence

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

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

Findings of Fact:

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

Mitigation: No mitigation is required

Monitoring: No monitoring is required

16. Other Geologic Hazards

a) Be subject to geologic hazards, such as seiche, mudflow, or volcanic hazard?

Source: Project Application Materials, Update Geotechnical/Geologic Site Review in Support of General Plan Amendment, ±4.5-Acre Site, APN 964-050-006, Located Southeast of the Intersection of Auld Road and Dickson Path, Winchester Area, Riverside County, California prepared by GeoSoils, Inc. dated January 24, 2014.

Findings of Fact:

a) Diamond Valley Lake is located about 1.9 miles to the east of the project site. The project site is not located within a Dam Inundation zone for Diamond Valley Lake. Based on the above, the potential for seiche or inundation is considered low. The proposed project will change the General Plan designation for the site, which could eventually lead to a higher level of development on the property. Once a development proposal or land use application to subsequently subdivide, grade, or build on the property associated with General Plan Amendment No. 973 and Change of Zone No. 7855 is submitted, a subsequent review and Environmental Assessment shall be prepared assessing

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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potential impacts. As that no human occupation or ground disturbance is proposed with this project the impact is less than significant.

Mitigation: No mitigation is required

Monitoring: No monitoring is required

17. Slopes

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

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

Findings of Fact:

a-c) The project proposes no grading or construction of any kind, therefore there are no potential impacts to or from slopes. As was previously explained, the site is general flat. Once a development proposal or land use application to subsequently subdivide, grade, or build on the property associated with General Plan Amendment No. 973 and Change of Zone No. 7855 is submitted, a subsequent review and Environmental Assessment shall be prepared assessing potential impacts.

Mitigation: No mitigation is required

Monitoring: No monitoring is required

18. Soils

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

Source: Project Application Materials, On-site Inspection

Findings of Fact:

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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a-c) The project proposes no grading or construction of any kind, therefore there are no potential impacts to soils or septic tanks. The project proposes to increase the intensity of the property. Once a development proposal or land use application to subsequently subdivide, grade, or build on the property associated with General Plan Amendment No. 973 and Change of Zone No. 7855 is submitted, a subsequent review and Environmental Assessment shall be prepared assessing potential impacts. Therefore there is no impact.

Mitigation: No mitigation is required

Monitoring: No monitoring is required

19. Erosion

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

Source: Project Application Materials, On-site Inspection

Findings of Fact:

a-b) The project proposes no grading or construction of any kind; therefore there are no potential impacts to or from erosion. However, the proposed project will change the General Plan designation for the site, which could eventually lead to a higher level of development on the property. Once a development proposal or land use application to subsequently subdivide, grade, or build on the property associated with General Plan Amendment No. 973 and Change of Zone No. 7855 is submitted, a subsequent review and Environmental Assessment shall be prepared assessing potential impacts. Therefore there is no impact.

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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Source: Riverside County General Plan Figure S-8 "Wind Erosion Susceptibility Map," Ord. No. 460, Article XV & Ord. No. 484

Findings of Fact:

a) According to General Plan figure S-8 the project is not located in an area of high wind erosion. Once a development proposal or land use application to subsequently subdivide, grade, or build on the property associated with General Plan Amendment No. 973 and Change of Zone No. 7855 is

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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submitted, a subsequent review and Environmental Assessment shall be prepared assessing potential impacts. Therefore there is no impact.

Mitigation: No mitigation is required

Monitoring: No monitoring is required

GREENHOUSE GAS EMISSIONS Would the project

21. Greenhouse Gas Emissions

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

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

Source: Application Materials

Findings of Fact:

a.-b.) The proposed project is a General Plan Amendment only, there is no ground disturbance proposed. The proposed amendment will increase the potential intensity of the site, which would have an increase in potential impacts because there could be more traffic trips in the area (traffic trips are the largest generator of greenhouse gasses in this area). However, this CEQA analysis is intended to be a programmatic CEQA level review. Any future implementing project on this site will be required to comply with California's AB-32 greenhouse gas reduction requirement. At this stage, it is too speculative to review the specific potential impacts as the size of the proposed development (implementing project) is not known. Additionally, many of the identified potential mitigation for GHG impacts are implemented at the construction level of development. Once a development proposal or land use application to subsequently subdivide, grade, or build on the property associated with General Plan Amendment No. 973 and Change of Zone No. 7855 is submitted, a subsequent review and Environmental Assessment shall be prepared assessing potential impacts. Therefore the project's impacts are less than significant.

Mitigation: No mitigation is required

Monitoring: No monitoring is required

HAZARDS AND HAZARDOUS MATERIALS Would the project

22. Hazards and Hazardous Materials

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

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

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
c) Impair implementation of or physically interfere with an adopted emergency response plan or an emergency evacuation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Project Application Materials

Findings of Fact:

a-b, d-e) The project proposes no grading or construction of any kind; therefore there are no potential impacts that could result from the transportation of hazardous materials; nor will the proposed change in land use density result in an increased potential for generating anything hazardous. The site is not listed as a hazardous materials site. Once a development proposal or land use application to subsequently subdivide, grade, or build on the property associated with General Plan Amendment No. 973 and Change of Zone No. 7855 is submitted, a subsequent review and Environmental Assessment shall be prepared assessing potential impacts. Therefore, the project has no impact.

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

Mitigation: No mitigation is required

Monitoring: No monitoring is required

23. Airports	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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"/>

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

Findings of Fact:

a-d) Based on the General Plan, figure S-19, the project is located within the Hemet Ryan Airport Influence area, and a portion of the site is the Transition Area(the outer 330 feet of Area II). The project was reviewed by the Airport Land Use Commission on February 10, 2011 and was found consistent with the plan. Therefore the project is consistent with Airport Master Plans. The project would not result in a safety for people working or residing in the area as that the project is consistent with the Airport Land Use Plan. Once a development proposal or land use application to subsequently subdivide, grade, or build on the property associated with General Plan Amendment No. 973 and Change of Zone No. 7855 is submitted, a subsequent review and Environmental Assessment shall be prepared assessing potential impacts. Therefore, the project has no impact.

Mitigation: No mitigation is required

Monitoring: No monitoring is required

24. Hazardous Fire Area

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

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

Findings of Fact:

a) According to General Plan Figure S-11 the project is not located within a Wildfire Susceptibility Area. The project is not within a high fire area, and the project is not located within a state fire responsibility area. As that the project proposes no physical changes to the property, therefore it will not expose people or structures to any risk. Once a development proposal or land use application to subsequently subdivide, grade, or build on the property associated with General Plan Amendment No. 973 and Change of Zone No. 7855 is submitted, a subsequent review and Environmental Assessment shall be prepared assessing potential impacts. Therefore, the project has no impact.

Mitigation: No mitigation is required

Monitoring: No monitoring is required

HYDROLOGY AND WATER QUALITY Would the project

25. Water Quality Impacts

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

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

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

Findings of Fact:

a-h) The southeast corner of project is located within a mapped flood zone. However, the project proposes no grading or construction of any kind; therefore there are no potential impacts to or from flood hazards. There is no land alteration proposed at this time that would alter any flows, violate any standards, impact ground water resources, create any runoff, or require any BMP's. No additional study of the current conditions was performed at this time because the proposed General Plan Amendment is not proposing any ground alteration at this time. However, the proposed project will change the General Plan designation for the site, which could eventually lead to a higher level of development on the property. Once a development proposal or land use application to subsequently subdivide, grade, or build on the property associated with General Plan Amendment No. 973 and Change of Zone No. 7855 is submitted, a subsequent review and Environmental Assessment shall be prepared assessing potential impacts which will include a hydrology analysis. Therefore the project has no impact.

Mitigation: No mitigation is required

Monitoring: No monitoring is required

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

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

NA - Not Applicable U - Generally Unsuitable R - Restricted

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

Source: Riverside County General Plan Figure S-9 "100- and 500-Year Flood Hazard Zones," Figure S-10 "Dam Failure Inundation Zone," Riverside County Flood Control District Flood letter dated September 22, 2010, GIS database

Findings of Fact:

a, b, d) The southeast corner of the project is located within a flood zone. The project proposes no grading or construction of any kind; therefore there are no potential impacts to or from flood hazards. There is no land alteration proposed at this time that would alter any flows, violate any standards, impact ground water resources, create any runoff, or require any BMP's. However, the proposed project will change the General Plan designation for the site, which could eventually lead to a higher level of development on the property. Once a development proposal or land use application to subsequently subdivide, grade, or build on the property associated with General Plan Amendment No. 973 and Change of Zone No. 7855 is submitted, a subsequent review and Environmental Assessment shall be prepared assessing potential impacts. Therefore the project has no impact.

c) The project is not within a dam inundation area, and the project does not propose any structures and would not expose people injury or death involving flooding as a result of a failure of a levee or dam. Once a development proposal or land use application to subsequently subdivide, grade, or build on the property associated with General Plan Amendment No. 973 and Change of Zone No. 7855 is submitted, a subsequent review and Environmental Assessment shall be prepared assessing potential impacts. Therefore, the project has a less than significant impact.

Mitigation: No mitigation is required

Monitoring: No monitoring is required

LAND USE/PLANNING Would the project

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

Source: Riverside County General Plan, GIS database, Project Application Materials, City of Hemet General Plan Land Use Plan

Findings of Fact:

a-b) The project will result in changes to the Land Use patterns in the area. The area is currently designated for residential uses with a 2 acre minimum lot size. The General Plan when it was adopted in 2003 did not anticipate the realignment of Highway 79 through or adjacent to the proposed project site.

The City of Hemet in anticipation of expanding its borders in the future has planned the project site in its General Plan adopted January 24, 2012 and surrounding area as Business Park as a result of the proposed highway 79 realignment. They also anticipate a Metrolink station to be placed in the project site or somewhere near the project site.

The proposed project will change the General Plan designation for the site, which could eventually lead to a higher level of development on the property. Once a development proposal or land use application to subsequently subdivide, grade, or build on the property associated with General Plan Amendment No. 973 and Change of Zone No. 7855 is submitted, a subsequent review and Environmental Assessment shall be prepared assessing potential impacts. For these reasons, the Land Use and zoning impacts are considered less than significant.

Mitigation: No mitigation is required

Monitoring: No monitoring is required

28. Planning	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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

Findings of Fact:

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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a-e) The project includes a Change of Zone to insure the General Plan and zoning are consistent. The project is consistent with the City of Hemet's General Plan. The proposed Land Use change is consistent with all policies of the General Plan and will not be dividing the physical arrangement of any communities. As previously stated, the potential impacts in this Environmental Assessment are being evaluated for the Land Use only. Once a development proposal or land use application to subsequently subdivide, grade, or build on the property associated with General Plan Amendment No. 973 and Change of Zone No. 7855 is submitted, a subsequent review and Environmental Assessment shall be prepared assessing potential impacts. For these reasons, the Land Use and zoning impacts are considered less than significant.

Mitigation: No mitigation is required

Monitoring: No monitoring is required

MINERAL RESOURCES Would the project

29. Mineral Resources

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

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

Findings of Fact:

a-d) According to the General Plan figure OS-5 the project is in MRZ-3a, which means that the project site is located in an area known to have mineral resources, but the significance of the deposit is undetermined. However, the project proposes no grading or construction of any kind; therefore there are no potential impacts to or from mineral resources. There are no known mines on or near the site. The proposed project will change the General Plan designation for the site, which could eventually lead to a higher level of development on the property. Once a development proposal or land use application to subsequently subdivide, grade, or build on the property associated with General Plan Amendment No. 973 and Change of Zone No. 7855 is submitted, a subsequent review and Environmental Assessment shall be prepared assessing potential impacts.

Mitigation: No mitigation is required

Monitoring: No monitoring is required

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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NOISE Would the project result in

Definitions for Noise Acceptability Ratings

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

NA - Not Applicable

A - Generally Acceptable

B - Conditionally Acceptable

C - Generally Unacceptable

D - Land Use Discouraged

30. Airport Noise

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

NA A B C D

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

NA A B C D

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

Findings of Fact:

a-b) According to the General Plan, Figure S-19, the project is located within an airport influence area. As that the project site is currently vacant land and large lot residential and that the project proposes no physical changes to the property, therefore it will not expose people to excessive noise levels. Once a development proposal or land use application to subsequently subdivide, grade, or build on the property associated with General Plan Amendment No. 973 and Change of Zone No. 7855 is submitted, a subsequent review and EA shall be prepared assessing potential impacts. Therefore, the project has no impact.

Mitigation: No mitigation is required

Monitoring: No monitoring is required

31. Railroad Noise

NA A B C D

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

Findings of Fact:

The south-east portion of the project is located near a railroad, however the proposed project does not provide the opportunity for physical disturbance of the property; therefore, there is no potential for any impacts from railroad noise. The proposed project will change the General Plan designation for the site, which could eventually lead to a higher level of development on the property. Once a development proposal or land use application to subsequently subdivide, grade, or build on the property associated with General Plan Amendment No. 973 and Change of Zone No. 7855 is

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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submitted, a subsequent review and Environmental Assessment shall be prepared assessing potential impacts. Therefore, there is no significant impact.

Mitigation: No mitigation is required

Monitoring: No monitoring is required

32. Highway Noise

NA A B C D

Source: Project Application Materials

Findings of Fact:

The project site is currently approximately 2,500 feet from Highway 79 and directly adjacent to Marvin Hull Road. The proposed highway 79 re-alignment would either bisect the site or run along the western edge of the site and bring substantially more noise than the current levels. However, it is unknown at this time what type of use will go in at this project site, it may or may not have sensitive receptors that would be impacted by highway noise. Once a development proposal or land use application to subsequently subdivide, grade, or build on the property associated with General Plan Amendment No. 973 and Change of Zone No. 7855 is submitted, a subsequent review and Environmental Assessment shall be prepared assessing potential impacts. Therefore, there is no significant impact.

Mitigation: No mitigation is required

Monitoring: No monitoring is required

33. Other Noise

NA A B C D

Source: Project Application Materials, GIS database

Findings of Fact:

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

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
b) A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Exposure of persons to or generation of excessive ground-borne vibration or ground-borne noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input 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) The project proposes no grading or construction of any kind. With no structures proposed on the site, and no expressed use permitted, no additional noise analysis is required at this time. The proposed project will change the General Plan designation for the site, which could eventually lead to a higher level of development on the property. Once a development proposal or land use application to subsequently subdivide, grade, or build on the property associated with General Plan Amendment No. 973 and Change of Zone No. 7855 is submitted, a subsequent review and EA shall be prepared assessing potential impacts. Therefore, the project will not cause significant impacts.

Mitigation: No mitigation is required

Monitoring: No monitoring is required

POPULATION AND HOUSING Would the project

35. Housing

a) Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input type="checkbox"/>
d) Affect a County Redevelopment Project Area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Cumulatively exceed official regional or local population projections?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f) Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

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

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

a-f) The project site is not in a redevelopment area. There are currently few residential structures on the subject site, so no or little displacement will occur. The proposed project will change the Land Use to Business Park, thus potentially adding a demand for additional housing through the creation of jobs. The proposed project will change the General Plan designation for the site, which could eventually lead to a higher level of development on the property. Once a development proposal or land use application to subsequently subdivide, grade, or build on the property associated with General Plan Amendment No. 973 and Change of Zone No. 7855 is submitted, a subsequent review and EA shall be prepared assessing potential impacts. Therefore, the project will not cause significant impacts.

Mitigation: No mitigation is required

Monitoring: No monitoring is required

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

36. Fire Services

Source: Riverside County General Plan Safety Element

Findings of Fact:

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

Mitigation: No mitigation is required

Monitoring: No monitoring is required

37. Sheriff Services

Source: Riverside County General Plan

Findings of Fact:

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

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

38. Schools

Source: GIS database

Findings of Fact:

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

Mitigation: No mitigation is required

Monitoring: No monitoring is required

39. Libraries

Source: Riverside County General Plan

Findings of Fact:

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

Mitigation: No mitigation is required

Monitoring: No monitoring is required

40. Health Services

Source: Riverside County General Plan

Findings of Fact:

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

Mitigation: No mitigation is required

Monitoring: No monitoring is required

RECREATION

41. Parks and Recreation

a) Would the project include recreational facilities or

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?

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?

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)?

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

Findings of Fact:

a-c) The project site is located within the Valley Wide Recreation and Park District. There are no trails or parks proposed or required near the site. Quimby fees are not required on industrial development. There will be no impacts.

Mitigation: No mitigation is required

Monitoring: No monitoring is required

42. Recreational Trails

Source: Open Space and Conservation Map for Western County trail alignments

Findings of Fact:

See 41.

Mitigation: No mitigation is required

Monitoring: No monitoring is required

TRANSPORTATION/TRAFFIC Would the project

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

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

Source: Riverside County General Plan, Highway 79 Policy

Findings of Fact:

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

b) The proposed project will not conflict with an applicable congestion management program, including, but not limited to level of service standards and travel demand measures, or other standards established by the county congestion management agency for designated roads or highways. As previously explained, the proposed project will change the General Plan designation for the site, which could eventually lead to a higher level of development on the property. Once a development proposal or land use application to subsequently subdivide, grade, or build on the property associated with General Plan Amendment No. 973 and Change of Zone No. 7855 is submitted, a subsequent review and EA shall be prepared assessing potential impacts.

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

e-i) The project is not proposing any development at the time, therefore there are no design changes to the streets or roads that may increase hazard due to road design. The increase in density will create a need to evaluate the impacts to the existing street design; however, the potential impacts

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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would be too speculative at this stage, because the actual level of impact from the implementing development is not known at this time. The proposed change does not conflict with any adopted policies regarding public transit, bikeways or pedestrian access because the site is rural today, and the proposed change will maintain the rural nature of the area. The efficiency of transit will not change, and therefore not impact any policies regarding transit or other alternative means of travel. Once a development proposal or land use application to subsequently subdivide, grade, or build on the property associated with General Plan Amendment No. 973 and Change of Zone No. 7855 is submitted, a subsequent review and EA shall be prepared assessing potential impacts.

Mitigation: No mitigation is required

Monitoring: No monitoring is required

44. Bike Trails

Source: Riverside County General Plan

Findings of Fact:

See 41.

Mitigation: No mitigation is required

Monitoring: No monitoring is required

UTILITY AND SERVICE SYSTEMS Would the project

45. Water

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: Project Materials

Findings of Fact:

a-b) The project is not proposing any construction at this time. However, the proposed project will change the General Plan designation for the site, which could eventually lead to a higher level of development on the property. An assessment of the availability of water to service the area will be required prior to the approval of an implementing project. This will include a commitment from the water purveyor in that area to provide water to the site (beyond that which already exists). Many of the homes in the area currently use well water. The increase intensity will likely require connection to a public water system, the construction of which will have potential impacts. However, at this stage, the specific size and need of water infrastructure to the area would be too speculative to analyze. Once a development proposal or land use application to subsequently subdivide, grade, or build on

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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the property associated with General Plan Amendment No. 973 and Change of Zone No. 7855 is submitted, a subsequent review and Environmental Assessment shall be prepared assessing potential impacts. Therefore, the project's impacts are less than significant.

Mitigation: No mitigation is required

Monitoring: No monitoring is required

46. Sewer

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

Findings of Fact:

a-b) The project is not proposing any construction at this time. However, the proposed project will change the General Plan designation for the site, which could eventually lead to a higher intensity of development on the property. The homes near project site are currently using septic systems. Specific permitting is required prior to the use of any septic system or sewer system. At this stage, the specific size and need of sewer infrastructure to the area would be too speculative to analyze. Once a development proposal or land use application to subsequently subdivide, grade, or build on the property associated with General Plan Amendment No. 973 and Change of Zone No. 7855 is submitted, a subsequent review and Environmental Assessment shall be prepared assessing potential impacts.

Mitigation: No mitigation is required

Monitoring: No monitoring is required

47. Solid Waste

a) Is the project served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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b) Does the project comply with federal, state, and local statutes and regulations related to solid wastes including the CIWMP (County Integrated Waste Management Plan)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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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 is not proposing any construction at this time. However, the proposed project will change the General Plan designation for the site, which could eventually lead to a higher level of development on the property. Once a development proposal or land use application to subsequently subdivide, grade, or build on the property associated with General Plan Amendment No. 973 and Change of Zone No. 7855 is submitted, a subsequent review and EA shall be prepared assessing potential impacts. Therefore, the proposed project will have no impact.

Mitigation: No mitigation is required

Monitoring: No monitoring is required

48. Utilities

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

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

Source: Application Materials

Findings of Fact:

a-g) The project is not proposing any construction at this time. At this stage, the specific size and need of infrastructure to the area would be too speculative to analyze. However, the proposed project will change the General Plan designation for the site, which could eventually lead to a higher intensity of development on the property. Once a development proposal or land use application to subsequently subdivide, grade, or build on the property associated with General Plan Amendment No. 973 and Change of Zone No. 7855 is submitted, a subsequent review and Environmental Assessment shall be prepared assessing potential impacts. Therefore, the proposed project will have no impact.

Mitigation: No mitigation is required

Monitoring: No monitoring is required

49. Energy Conservation

a) Would the project conflict with any adopted energy conservation plans?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Source:

Findings of Fact:

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

Mitigation: No mitigation is required

Monitoring: No monitoring is required

MANDATORY FINDINGS OF SIGNIFICANCE

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

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

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

Findings of Fact: The project does not have impacts which are individually limited, but cumulatively considerable. The proposal will increase the density of the area, which could potentially impact CEQA study areas cumulatively. At this stage, the specific level of changes is not known, as there is no construction proposed with this project. Once a development proposal or land use application to subsequently subdivide, grade, or build on the property associated with General Plan Amendment No. 973 and Change of Zone No. 7855 is submitted, a subsequent review and Environmental Assessment shall be prepared assessing potential impacts.

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

Source: Staff review, project application

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

VI. EARLIER ANALYSES

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

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

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

VII. AUTHORITIES CITED

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

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