

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



ITEM
17.3
(ID # 4793)

FROM : TLMA-PLANNING:

MEETING DATE:

Tuesday, July 25, 2017

SUBJECT: TRANSPORTATION LAND MANAGEMENT AGENCY/PLANNING: Public Hearing On GENERAL PLAN AMENDMENT NO. 1219, SPECIFIC PLAN NO. 106 AMENDMENT NO. 16, CHANGE OF ZONE NO. 7214, TENTATIVE TRACT MAP NO. 32323 - Intent to Adopt a Mitigated Negative Declaration – Applicant: Richland Communities, Inc. – Engineer: KWC Engineers – Third Supervisorial District – Rancho California Zoning District – Southwest Area Plan – Community Development: Very Low Density Residential (CD:VLDR) and Rural: Rural Residential (R:RR) as reflected in the Specific Plan - Location: Southerly of Benton Road, easterly of Beech Street, westerly of Pourrouy Road, and northerly of Auld Road - Zoning: Residential Agricultural, one-acre minimum (R-A-1) and Residential Agricultural, five-acre minimum (R-A-5) - REQUEST: The GENERAL PLAN AMENDMENT proposes to change the land use designation on approximately 20 acres from Community Development: Very Low Density Residential (CD:VLDR) and Rural: Rural Residential (R:RR) to Community Development: Low Density (CD:LDR) as reflected in the Specific Plan Land Use Plan. The SPECIFIC PLAN AMENDMENT proposes to change the land use designation within the Specific Plan on approximately 20 acres from a mix of Community Development: Very Low Density Residential (CD:VLDR) and Rural: Rural Residential (R:RR) to Community Development: Low Density (CD:LDR) with related changes throughout the Specific Plan document to reflect this change in land use designation. The CHANGE OF ZONE proposes to change the zoning classification of the project site from Residential Agricultural, one-acre minimum (R-A-1) and Residential Agricultural, five-acre minimum (R-A-5) to One-Family Dwellings (R-1). The TENTATIVE TRACT MAP proposes a Schedule "A" subdivision of 20.3 acres into thirty-four (34) single family residential lots, one (1) private park and one (1) detention/water quality basin lot. APN: 963-010-006 [Applicant Fees 100%]

RECOMMENDED MOTION: That the Board of Supervisors:

ACTION: Policy

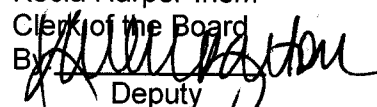

Charles Leach, Assistant TLMA Director

7/13/2017

MINUTES OF THE BOARD OF SUPERVISORS

On motion of Supervisor Washington, seconded by Supervisor Perez 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, Perez and Ashley
Nays: None
Absent: None
Date: July 25, 2017
xc: Planning

Kecia Harper-Ihem
Clerk of the Board
By 
Deputy

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

RECOMMENDED MOTION: That the Board of Supervisors:

ADOPT a **MITIGATED NEGATIVE DECLARATION** for **ENVIRONMENTAL ASSESSMENT NO. 40350** based on the findings incorporated in the initial study and the conclusion that the project will not have a significant effect on the environment with the proposed mitigation incorporated; and,

TENTATIVELY APPROVE **GENERAL PLAN AMENDMENT NO. 1219** that changes the land use designation on approximately 20 acres from Community Development: Very Low Density Residential (CD:VLDR) and Rural: Rural Residential (R:RR) to Community Development: Low Density (CD:LDR) as reflected in the Specific Plan Land Use Plan amended by Amendment No. 16 to Specific Plan No. 106, and in accordance with Exhibit #6, based on the findings and conclusions incorporated in the staff report, subject to adoption of the General Plan Amendment resolution by the Board of Supervisors; and,

TENTATIVELY APPROVE **AMENDMENT NO. 16 to SPECIFIC PLAN NO. 106** based on the findings and conclusions in the staff report, subject to adoption of the Specific Plan resolution by the Board of Supervisors; and,

TENTATIVELY APPROVE **CHANGE OF ZONE NO. 7214** that changes the zoning classification of the project site from Residential Agricultural, one-acre minimum (R-A-1) and Residential Agricultural, five-acre minimum (R-A-5) to One-Family Dwellings (R-1) in accordance with Exhibit 3, subject to adoption of the zoning ordinance by the Board of Supervisors; and,

APPROVE **TENTATIVE TRACT MAP NO. 32323**, subject to the attached conditions of approval, and based upon the findings and conclusions incorporated into the staff report.

FINANCIAL DATA	Current Fiscal Year:	Next Fiscal Year:	Total Cost:	Ongoing Cost
COST	\$ N/A	\$ N/A	\$ N/A	\$ N/A
NET COUNTY COST	\$ N/A	\$ N/A	\$ N/A	\$ N/A
SOURCE OF FUNDS: Applicant Fees 100%			Budget Adjustment:	No
			For Fiscal Year:	N/A

C.E.O. RECOMMENDATION: Approve

BACKGROUND:

Specific Plan

The Dutch Village Specific Plan (Specific Plan No. 106) was originally adopted by the Riverside County Board of Supervisors on June 6, 1973. The original goal of the Dutch Village Specific Plan was to provide housing and the support facilities needed to develop a tourist commercial center similar to the community of Solvang, in Santa Barbara County. Subsequent to the original approval, the Board of Supervisors had adopted numerous amendments to the Specific Plan. Additionally, the Board of Supervisors adopted Specific Plan No. 284 (Quinta Do Lago) on

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

August 30, 1994. The Quinta Do Lago Specific Plan had the effect of superseding the land use designations on 470.1 acres of the Dutch Village Specific Plan. As a result of these amendments to the specific plan and the adoption of the Quinta Do Lago Specific Plan, the Dutch Village Specific Plan no longer retains its Dutch theme and is now being planned with mixed uses similar to those found in the nearby cities of Temecula and Murrieta.

Pursuant to General Plan Policy LU 1.11, each adopted Specific Plan is identified as either a "Community Development", "Rural Community" or "Rural" Specific Plan. The Dutch Village Specific Plan is defined as a Community Development Specific Plan as having primarily Community Development land use designations. Pursuant to this policy, any proposed land use designation changes within a Community Development Specific Plan shall not be interpreted to constitute Foundation-level changes to necessitate a Foundation General Plan Amendment. Therefore, although the project includes the change from Rural: Rural Residential (R:RR) to Community Development: Low Density Residential, since it is located within a Community Development Specific Plan it does not require a Foundation General Plan Amendment.

Highway 79 Policy Area

The project is located within the Highway 79 Policy Area. Residential developments within this policy area are required to be consistent with SWAP 9.2, and reduce their density by 9% from the midpoint of the density range of the applicable land use designation to achieve a reduction in traffic generated from the area. This 9% reduction would require the proposed project to be limited to 10 dwelling units. The proposed project will result in 34 dwelling units, which exceeds the typical maximum allowed by the policy area by 24 units. However, SWAP 9.2 also provides that individual projects may exceed the General Plan traffic model trip generation level if it can be shown that sufficient reductions have occurred on other projects.

Certain Specific Plans within the Highway 79 Policy Area have developed below the maximum allowed number of dwellings units. These Specific Plans (Specific Plan No. 213, Specific Plan No. 184, Specific Plan No. 238, and Specific Plan No. 284) accounts for a total of 576 units that are undeveloped within the Highway 79 Policy Area that were assumed to be developed in the traffic analysis for the General Plan. Of these 576 units, 426 have already been allocated to TR36785 and 106 have already been allocated to Specific Plan No. 312 Amendment No. 2 as it is currently proposed, leaving 44 units remaining from this Specific Plan alone. Based on this review, there is a demonstrated reduction in units and traffic from these other projects that offset the additional 24 units proposed by this project than what would typically be allowed by the policy area utilizing the individual 9% reduction method.

Impact on Citizens and Businesses

All potential project impacts have been studied under CEQA and noticed to the public pursuant to the requirements of the County.

SUPPLEMENTAL:

Additional Fiscal Information

All fees are paid by the applicant. There is no General Fund obligation.

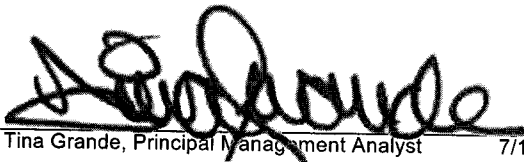
**SUBMITTAL TO THE BOARD OF SUPERVISORS COUNTY OF RIVERSIDE,
STATE OF CALIFORNIA**

Contract History and Price Reasonableness

N/A

ATTACHMENTS:

- A. Planning Commission Minutes
- B. Planning Commission Staff Report
- C. Specific Plan No. 106 Amendment No. 16
- D. Tentative Tract Map No. 32323
- E. Indemnification Agreement

A handwritten signature in black ink, appearing to read 'Tina Grande', is written over a horizontal line.

Tina Grande, Principal Management Analyst

7/18/2017



**PLANNING COMMISSION
MINUTE ORDER
JUNE 7, 2017**

I. AGENDA ITEM 4.2

SPECIFIC PLAN NO. 106 AMENDMENT NO. 16, GENERAL PLAN AMENDMENT NO. 1219, CHANGE OF ZONE NO. 7214, AND TENTATIVE TRACT MAP NO. 32323 – Intent to Adopt a Mitigated Negative Declaration – Applicant: Richland Communities, Inc. – Engineer: KWC Engineers – Third Supervisorial District – Rancho California Zoning District – Southwest Area Plan – Community Development: Very Low Density Residential (CD-VLDR) – Rural: Rural Residential (R:RR) as reflected in the Specific Plan – Location: Southerly of Benton Road, easterly of Beech Street, westerly of Pourrouy Road, and northerly of Auld Road – Zoning: Residential Agricultural, one-acre minimum (R-A-1) and Residential Agricultural, 5-acre minimum (R-A-5).

II. PROJECT DESCRIPTION:

The Specific Plan Amendment proposes to change the land use designation on approximately 20 acres from a mix of Community Development: Very Low Density Residential (CD-VLDR) – Rural: Rural Residential (R-RR) to Community Development: Low Density (CD-LDR) with related changes throughout the Specific Plan document to reflect this change in land use designation. The General Plan Amendment proposes to change the land use designation from Community Development: Very Low Density Residential (CD-VLDR) – Rural: Rural Residential (R-RR) to Community Development: Low Density (CD-LDR) as reflected in the Specific Plan Land Use Plan. The Change of Zone proposes to change the zoning classification of the project site from Residential Agricultural, 1-acre minimum (R-A-1) – Residential Agricultural, 5-acre minimum (R-A-5) to One-Family Dwellings (R-1). The Tentative Tract Map proposes a Schedule "A" Subdivision of 20.3 acres into 34 single family residential lots, one (1) private park and one (1) detention/water quality basin lot.

III. MEETING SUMMARY:

The following staff presented the subject proposal:

Project Planner: Russell Brady at (951) 955-3025 or email at rbrady@rivco.org.

Spoke in favor:

Mike Byer, Applicant's Representative, 3161 Michelson Drive Suite 425, Irvine, 92612, (949) 261-7010
Malcolm Zienert, Interested Party, 36881 Avacado Court, Winchester, 92596, (951) 325-5363

Spoke in a neutral position:

Ronald Wilder, Neighbor, (619) 719-7928

No one spoke in opposition

IV. CONTROVERSIAL ISSUES:

None.

V. PLANNING COMMISSION ACTION:

Public Comments: Closed

Motion by Commissioner Taylor-Berger, 2nd by Commissioner Sanchez

A vote of 5-0

ADOPTED Planning Commission Resolution No. 2017-004; and

Planning Staff Recommend the Following Actions to the Board of Supervisors:

ADOPT a Mitigated Negative Declaration for Environmental Assessment No. 40350; and,

TENTATIVELY APPROVED General Plan Amendment No. 1219; and,

TENTATIVELY APPROVED Amendment No. 16 to Specific Plan No. 106; and,

TENTATIVELY APPROVED Change of Zone No. 7214; and

APPROVED Tentative Tract Map No. 32323.

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

SPECIFIC PLAN 106 (DUTCH VILLAGE)

Amendment No. 16

4th Screencheck Document

May 2017

Project Sponsor:

Richland Communities, Inc.

3161 Michelson Drive, Suite 425
Irvine, California 92612

Contact Person: Mike Byer, Director of Acquisitions
(949) 261-7010

Lead Agency:

Riverside County Planning Department

4080 Lemon Street, 9th Floor
P.O. Box 1409
Riverside, California 92502-1409

Contact Person: Russel Brady, Project Planner
(909) 955-3025

Prepared by:

KWC Engineers

1880 Compton Avenue, Suite 100
Corona, California 92881

Contact Person: Mike Taing, Sr. Project Manager
(951) 734-2130

This amendment modifies Specific Plan No. 106, which has been incorporated into the County's Comprehensive General Plan. Specific Plan No. 106 had previously been adopted by the Riverside County Board of Supervisors through Resolution No. 73-190 (dated June 6, 1973) and amended through the following resolutions:

Resolution No. 82-191 (dated June 1, 1982); Resolution No. 86-416 (dated October 14, 1986); Resolution No. 92-459 (dated October 20, 1992); Resolution No. 95-114 (dated May 9, 1995); Resolution No. 95-161 (dated September 19, 1995); Resolution No. 99-446 (dated December 21, 1999); Resolution No. 99-447 (dated December 21, 1999); Resolution No. 2001-326 dated (December 18, 2001); Resolution 2002-143 (dated May 7, 2002); Resolution No. 2004-057 (dated March 23, 2004); Resolution No. 2004-058 (dated March 23, 2004); Resolution 2005-046 (dated February 15, 2005); and Resolution 2004-172 (dated June 15, 2004).

TABLE OF CONTENTS

TABLE OF CONTENTS	i
LIST OF FIGURES	ii
LIST OF TABLES	ii
I. INTRODUCTION	1
II. HISTORY OF THE DUTCH VILLAGE SPECIFIC PLAN	6
III. AMENDMENT NO. 16	18
A. Description of Amendment.....	18
B. Project Goals	20
C. Land Use	20
D. Access and Circulation	20
E. Grading	22
F. Drainage.....	22
G. Environmental Hazards & Resources.....	22
1. Flooding	22
2. Noise	22
3. Air Quality.....	23
4. Water Quality	23
5. Open Space.....	23
6. Biological Resources.....	23
H. Utilities/Public Facilities	23
1. Water	23
2. Sewage Disposal	24
3. Storm Drains.....	24
4. Gas/Electricity/Telephone.....	24
5. Sheriff Services	24
6. Fire Protection.....	24
7. Schools.....	24
8. Parks and Recreation.....	24
9. Airports.....	24
10. Solid Waste.....	25
I. Development Monitoring Program for Traffic Impacts for Specific Plan No. 106 (Dutch Village)	25

LIST OF FIGURES

Figure 1: Regional Map.....	4
Figure 2: Vicinity Map.....	5
Figure 3: SP 106 - Original Boundaries.....	12
Figure 4: SP 106 - Amendment No. 2	13
Figure 5: SP 106 - Amendment No. 3	14
Figure 6: SP 106 - Specific Plan Amendments (Through Amendment No. 16)	15
Figure 7: Land Use Plan (Through Amendment No. 16)	16
Figure 8: Land Use Plan (Through Amendment No. 16) - 8½" x 11" Version	17
Figure 9: Conceptual Development Plan.....	19

LIST OF TABLES

Table 1: Summary of Specific Plan Amendments	1
Table 2: Existing Land Use Designation Acreage.....	10
Table 3: Proposed Land Use Designation Acreage.....	11

APPENDICES

Board of Supervisors Resolutions.....	Appendix A
Conditions of Approval.....	Appendix B

I. INTRODUCTION

Specific Plan No. 106 (Dutch Village) is located in the French Valley area of southwest Riverside County. (Figure 1: Regional Map) It is located on both sides of Winchester Road (State Route 79) north of the City of Temecula. (Figure 2: Vicinity Map).

Specific Plan No. 106 (Dutch Village) was originally adopted by the Riverside County Board of Supervisors on June 6, 1973. The original goal of the Dutch Village Specific Plan was to provide housing and the support facilities needed to develop a tourist commercial center similar to the community of Solvang, in Santa Barbara County. Subsequent to that original approval, the Board of Supervisors has adopted numerous amendments to the Specific Plan. Additionally, the Board of Supervisors adopted Specific Plan No. 284 (Quinta Do Lago) on August 30, 1994. The Quinta Do Lago Specific Plan had the effect of superseding the land use designations on 470.1 acres of the Dutch Village Specific Plan. As a result of these amendments to the specific plan and the adoption of the Quinta Do Lago Specific Plan, the Dutch Village Specific Plan no longer retains its Dutch theme and is now being planned with mixed uses similar to those found in the nearby cities of Temecula and Murrieta.

These amendments are summarized below in Table 1: Summary of Specific Plan Amendments and described in more detail in Section II, History of the Dutch Village Specific Plan. A current land use plan that reflects all changes to the Dutch Village Specific Plan, as described in this document, is found as Figure 7: Land Use Plan (Through Amendment No. 16).

Table 1: Summary of Specific Plan Amendments

AMENDMENT NO.	DATE ADOPTED	RESOLUTION NUMBER	SUMMARY OF REVISIONS
1	Withdrawn	N/A	
2	5/18/1982	82-191	Reduced Specific Plan's acreage to 1,248 acres and a total of 1,248 dwelling units. Under this Amendment, the 60 collective acres of property were designated Very Low-Density Residential (0 - 0.4-du/acre).
3	10/14/1986	86-416	Land use designations were revised. Residential land use designations consisted of: High Density Residential (5-6 du/acre); Medium Density Residential (3-5 du/acre); Low Density Residential (0-1 and 0-2 du/acre); and Very Low Density Residential (0-0.2 and 0-0.4 du/acre). A 25-acre school/park site was eliminated and a 10-acre Manufacturing-Service Commercial (M-SC) Zone was created as an off-site storage depot for the Dutch village. The acreage of Very Low and Low Density Residential land uses was reduced to 675 acres.

AMENDMENT NO.	DATE ADOPTED	RESOLUTION NUMBER	SUMMARY OF REVISIONS
Substantial Conformance No. 1	10/13/1987	N/A	Relocated 15 acres of open space from Planning Unit No. 4 to Planning Unit No. 17. Added Condition of Approval for Planning Unit No. 17 requiring 15 acres of open space to be distributed throughout the industrial area in the form of mini-parks, trails, and landscape buffer zones. Subsequent development proposals (Amendment No. 9 and related applications) have nullified the effect of this approval.
4	10/20/1992	92-459	Changed the designation on 28.8 acres from Low Density Residential to Scenic Highway Commercial, Office Commercial, Industrial Park and Open Space.
Specific Plan No. 248 (Quinta Do Lago)	8/30/1994		Reduced Specific Plan's acreage by 470.1 acres to 777.9 acres across five discontinuous areas
5	5/9/1995	95-114	Changed the land use designation on 30 acres from Low Density Residential to Industrial
6	9/19/1995	95-161	Changed the designation on a 30-acre site from Open Space and Residential 1 acre and 2.5 acre minimum to Commercial. The Open Space designation associated with a drainage area was retained.
7	12/21/1999	99-446	Changed the land use designation on 80 acres from Very Low Density Residential 5 acre, 2.5 acre and 1 acre minimum lot sizes and Open Space to Medium Density Residential (3.0 - 5.0 DU/AC).
8	12/21/1999	99-447	Changed the land use designation on 60 acres from Very Low Density Residential 2.5 acre minimum, Low Density Residential 1 acre minimum, Medium Density Residential - 4 du/ac, and Open Space to Medium Density Residential (3.0 - 5.0 DU/AC).
9	5/7/2002	2002-143	Changed the land use designation on 120 acres from Industrial, Industrial Park and Open Space to Medium Density Residential (3.0 - 5.0 DU/AC). This amendment includes the acreage previously affected by Amendment No. 5.
10	12/18/01	2001-326	Changed the land use designation on 64 acres from Very Low Density Residential (2.5 acre minimum lot size), Low Density Residential (1 acre and 0.5 acre minimum lot sizes), and Open Space to Medium Density Residential (3.0 - 5.0 DU/AC).
11	2/8/2005	2005-046	Amendment No. 11 proposed to change the land use designation on 20 acres from Very Low Density Residential (2.5 acre minimum lot size), Low Density Residential (1 acre minimum lot size), Open Space, and Low Density Residential (0.5 acre minimum lot size) to Commercial, Manufacturing - Service Commercial and Open Space. The land use designations adopted by the Board of Supervisors were "Light Industrial", "Commercial Retail" and "Open Space - Conservation".

AMENDMENT NO.	DATE ADOPTED	RESOLUTION NUMBER	SUMMARY OF REVISIONS
12	3/23/04	2004-057	Changed the land use designation on 20 acres from Very Low Density Residential (5 acre minimum lot size) to Medium Density Residential (3.0 - 5.0 DU/AC.)
13	3/30/04	2004-058	Changed the land use designation on 20 acres from Very Low Density Residential (5 acre minimum lot size) to Medium Density Residential (3.0 - 5.0 DU/AC.)
14	6/15/04	2004-172	Changed the land use designation on 29.3 acres from Industrial Park to Medium Density Residential (3.0 – 5.0 DU/AC.)
15	Withdrawn	N/A	
16	Pending	N/A	Proposes to change the land use designation on 7.1 acres of Very Low Density Residential (5 acre minimum lot size) and 12.9 acres of Rural Residential (5 acre minimum lot size) to Low Density Residential (1.0 – 2.0 DU/AC.)

Figure 1: Regional Map

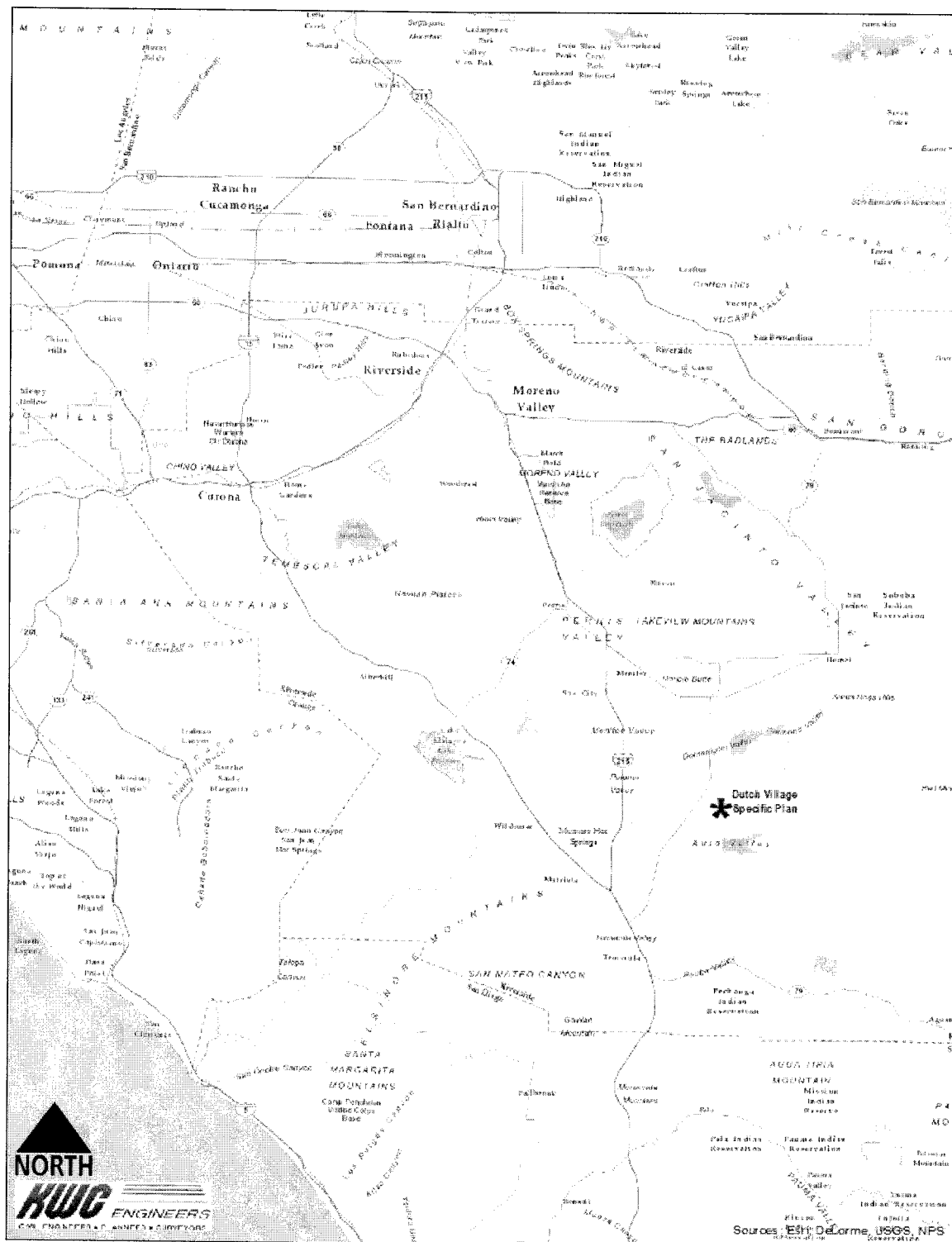
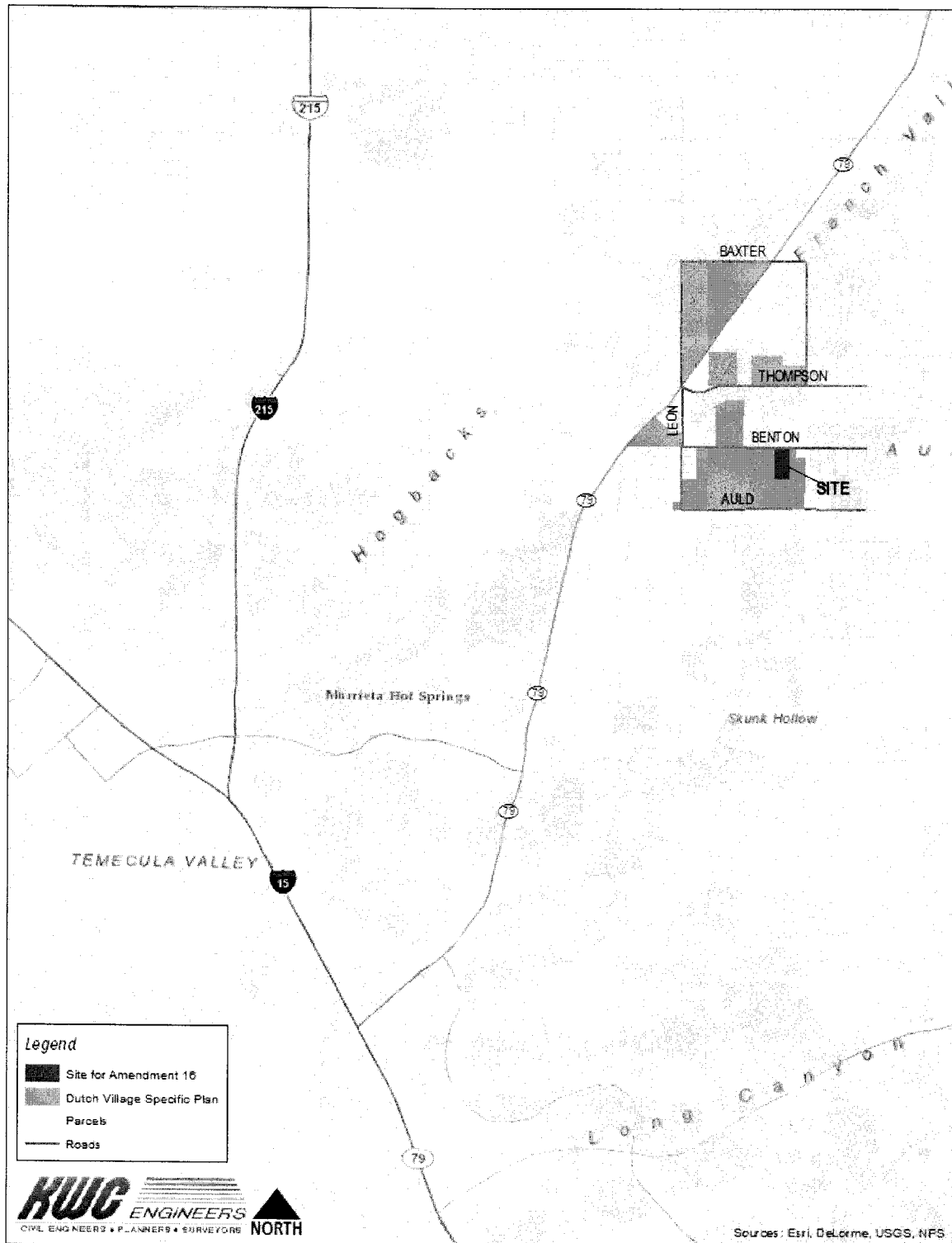


Figure 2: Vicinity Map



II. HISTORY OF THE DUTCH VILLAGE SPECIFIC PLAN

Specific Plan No. 106 (Dutch Village), adopted by the Riverside County Board of Supervisors (Board) in June 1973, began as a 1,543-acre recreational commercial development with a Dutch village setting as its theme, and supporting land uses of residential, industrial, and open space. Proposed residential land uses would permit up to 2,253 dwelling units, ranging from 0.1 to 8 dwelling units per acre. However, the adopted Specific Plan Map extended beyond the boundaries of the original 1,543-acre project to encompass an additional 1,337 acres (2,880 acres total), which was referred to as the "study area" (Figure 3: SP 106 - Original Boundaries). The purpose of the study area was to establish a reasonable relationship of the ultimate land uses. The adopted specific plan provided for a maximum of 2,919 dwelling units.

The diversification of ownership of the Specific Plan's acreage together with changes in the economic market has resulted in multiple Specific Plan amendments and subsequent reductions of the acreage to be included. The boundaries of these amendments are shown on Figure 6: SP 106 - Specific Plan Amendments (Through Amendment No. 16).

On March 31, 1982, the Riverside County Planning Commission (Commission) received public testimony, which resulted in a reduction of the Specific Plan boundaries. Testimony presented before the Commission concerned whether the property owners within the 2,880-acre study area wanted to be included in or excluded from Specific Plan No. 106. The Board on June 1, 1982, adopted Amendment No. 2 to the specific plan, which further reduced Specific Plan 106 to 1,248 acres and a total of 1,248 dwelling units (Figure 4: SP 106 - Amendment No. 2).

A significant revision to Specific Plan No. 106 occurred on October 14, 1986, when the Board adopted Amendment No. 3. The Specific Plan area remained unchanged at 1,248 acres; however, land use designations were revised to provide for more compatible zoning with the County adopted guidelines set for the interim influence areas of the French Valley Airport. Residential land use designations consisted of High Density Residential (5-6 du/acre); Medium Density Residential (3-5 du/acre); Low Density Residential (0-1 and 0-2 du/acre); and Very Low Density Residential (0-0.2 and 0-0.4 du/acre). A 25-acre school/park site was eliminated and a 10-acre Manufacturing-Service Commercial (M-SC) Zone was created as an off-site storage depot for the Dutch village. The acreage of Very Low and Low Density Residential land uses was reduced to 675 acres. However, the allowed overall specific plan density of 1,248 dwelling units on a total of 1,248 acres remained unchanged from Amendment No. 2. (Figure 5: SP 106 - Amendment No. 3).

On October 13, 1987, Substantial Conformance No. 1 to the specific plan was approved. This substantial conformance application was filed to relocate the fifteen acres of open space in Planning Unit No. 4 to Planning Unit No. 17. This had the effect of eliminating the natural watercourse and distributing the open space throughout the industrial development as mini-parks, trails, and landscaped buffers. However, subsequent development proposals (Amendment No. 9 and related applications) have retained the natural open space thus nullifying the effect of the Substantial Conformance No. 1 approval.

The Board adopted Specific Plan 106, Amendment No. 4 on October 20, 1992. This amendment changed the land use designation on 28.8 acres located in the extreme northerly portion of the specific plan area, adjacent to Baxter Road and Winchester Road (State Route 79), from Low Density Residential to Scenic Highway Commercial, Office Commercial, Industrial Park and Open Space.

Specific Plan No. 284 (Quinta Do Lago)

The Quinta Do Lago Specific Plan is located entirely within the boundaries of Specific Plan No. 106 (Dutch Village). Because this project represented a new mixed-use development plan, the Riverside County Planning Department requested the owners of the 470.1 acres within this project to process it as a new specific plan, rather than as an amendment to Specific Plan No. 106 (Dutch Village). The Board adopted Specific Plan No. 284 (Quinta Do Lago) on August 30, 1994. With the adoption of Specific Plan No. 284, the balance of Specific Plan No. 106 was fragmented into five discontinuous areas and reduced to its present 777.9 acres.

Winchester Road (State Route 79) is the northwesterly boundary of the Quinta Do Lago Specific Plan, and the French Valley Airport is southwest of the specific plan (Figure 6: SP 106 - Specific Plan Amendments (Through Amendment No. 16)). The adoption of Specific Plan No. 284 resulted in a master planned urban community with a maximum of 1,318 dwelling units, an average overall density of 2.8 dwelling units per acre. The densities of this specific plan range from 3.8 to 16 dwelling units per acre.

Specific Plan No. 284 also provides for an expanded mix of commercial, industrial and office uses. Land located adjacent to the French Valley Airport, formerly designated as Very Low and Low Density Residential in Specific Plan No. 106, was revised in Specific Plan No. 284 to Industrial Park (38.8 acres) and Office/Industrial Park (12.2 acres). A 57-acre planned Commercial/Business and Industrial Park was planned from former planning areas of Specific Plan No. 106 previously designated for Commercial and Residential.

Amendment No. 5 to Specific Plan No. 106 (Dutch Village) concerned 30 acres of land located immediately west of the 28.8 acres included in Amendment No. 4. This amendment proposed changing the land use designation of the subject 30 acres from Low Density Residential to Industrial Park. The Board modified the amendment, during the public hearing process, to include a fifty foot wide open space strip along the northern boundary of the subject property. The modified amendment was adopted by the Board on May 9, 1995.

The Board adopted Specific Plan No. 106 (Dutch Village) Amendment No. 6 on September 19, 1995. Amendment No. 6 was concerned with the partially developed 30-acre site containing improvements of the "Hans Brinker Village" located along State Route 79, north of Benton Road and west of Leon Road. The proposal was to permit the relocation of the existing Dutch-theme improvements to a new 30-acre site located south of Benton Road, north of Auld Road, west of Van Gaale Lane, and east of Leon Road. The existing land use designations on the subject 30-acre site was Residential ½ acre minimum on the north, Open Space through the center and

Residential 1 acre and 2.5 acre minimum on the south. The adoption of Amendment No. 6 resulted in the revision of the residential land use designations to Commercial. The Board retained the Open Space designation associated with a drainage area; however, the amendment permitted this area to be utilized to promote a park-like atmosphere around the Dutch Village theme park as well as accommodating flood control measures.

On December 21, 1999, the Board adopted Amendment No. 7 to the Dutch Village Specific Plan. This amendment changed the land use designation on 80 acres north of Auld Road, west of Pourroy Road and south of Benton Road from Very Low Density Residential - 5 AC. Min. Parcel, Very Low Density Residential - 2½ Ac. Min, Low Density Residential - 1 Ac. Min. Parcel, and Open Space to Medium Density Residential (3.0 - 5.0 DU/AC). This amendment was approved concurrently with Tentative Tract No. 28914, which divided the 80 acres into 240 residential lots, 3 detention basins and 1 open space lot.

The Board changed an additional 60 acres to Medium Density Residential (3.0 - 5.0 DU/AC) with the adoption of Amendment No. 8 on December 21, 1999. This amendment changed the land use designations on the subject 60 acres from Very Low Density Residential - 2½ Ac. Min, Low Density Residential - 1 Ac. Min. Parcel, Medium Density Residential - 4 du/ac and Open Space to the medium density designation. Tentative Tract No. 29174, which divided the 60 acres into 227 residential lots and two detention basins, was adopted concurrently.

Amendment No. 9 to the Dutch Village Specific Plan changed the land use designation on 120 acres from Industrial, Industrial Park and Open Space to Medium Density Residential (3.0 - 5.0 DU/AC). This amendment is accompanied by Tentative Tract No. 29202 and Tentative Tract No. 29675, which proposes a total of 380 single-family residential lots. Amendment No. 9 includes the 30 acres that comprised Amendment No. 5 to the specific plan. This amendment was adopted by the Board of Supervisors on May 7, 2002.

Adopted by the Board of Supervisors on December 18, 2001, Amendment No. 10 to Specific Plan No.106 (Dutch Village) changed the land use designation on 65.71 acres, located south of Benton Road, north of Auld Road, and east and west of Van Gaale Lane, from "Very Low Density Residential (2.5 acre minimum lot size)", "Low Density Residential (1 acre minimum lot size)", "Low Density Residential (½ acre minimum lot size)" and "Open Space" to "Residential - 3 to 5 dwelling units per acre". Tentative Tract No. 30097, which divided 20.04 acres into 67 single family residential lots, 1 detention basin and related streets, and Tentative Tract No. 30098, which divided 45.67 acres into 134 single-family residential lots, 2 detention basin lots, 1 open space lot and related streets, were adopted concurrently.

Amendment No. 11 to Specific Plan No. 106 (Dutch Village) changed the land use designation on approximately 20 acres from "Very Low Density Residential (2.5 acre minimum lot size)", "Low Density Residential (1 acre minimum lot size)", "Open Space", and "Low Density Residential (0.5 acre minimum lot size)" to "Commercial", "Manufacturing - Service Commercial" and "Open Space". This amendment accompanied Tentative Parcel Map No. 30790, which divided the site into 14 commercial lots, 5 manufacturing-service commercial lots,

1 detention basin, 1 open space lot and related streets; and Change of Zone No. 6745 which changed the site's zoning designation from R-A-1 (Residential Agricultural - 1 acre minimum lot size) and R-1-2 1/2 (Residential Agriculture - 2 1/2 acre minimum lot size) to C-P-S (Scenic Highway Commercial) and M-SC (Manufacturing - Service Commercial). The Board of Supervisors adopted Amendment No. 11 on February 15, 2005, but in order to be consistent with the land use designation utilized by the County General Plan, adopted "Light Industrial", "Commercial Retail" and "Open Space – Conservation" designations.

Amendment No. 12 to Specific Plan No. 106 (Dutch Village) changed the land use designation on approximately 20 acres from "Very Low Density Residential (5 acre minimum lot size)" to "Medium Density Residential (3 - 5 DU/AC)". This amendment was accompanied by Tentative Tract No. 30791, which divided the site into 59 single-family residential lots, 1 park site, 1 open space lot and related streets, and Change of Zone No. 6751, which changed the zoning of the site underlying Tentative Tract No. 30791 from R-A-5 (Residential Agricultural – 5 acre minimum lot size) to R-1 (One-Family Dwelling). This amendment was adopted by the Board of Supervisors on March 23, 2004.

Amendment No. 13 to Specific Plan No. 106 (Dutch Village) changed the land use designation on approximately 20 acres from "Very Low Density Residential (5 acre minimum lot size)" to "Medium Density Residential (3 - 5 DU/AC)". This amendment was accompanied by Tentative Tract No. 31119, which divided the site into 31 single-family residential lots, 1 lot for a detention basin and related streets, and Change of Zone No. 6804, which changed the zoning on the site underlying Tentative Tract No. 31119 from R-A-5 (Residential Agricultural – 5 acre minimum lot size) to R-1 (One-Family Dwelling). This amendment was adopted by the Board of Supervisors on March 23, 2004.

Amendment No. 14 to Specific Plan No. 106 (Dutch Village) changed the land use designation on approximately 29.3 acres from "Industrial Park" to "Medium Density Residential (2 – 5 DU/AC)". This amendment was accompanied by Tentative Tract No. 31330, which divided the site into 86 single-family residential lots, a neighborhood park, a 3-acre industrial park lot and 2 transportation corridor lots, and Change of Zone No. 6814, which changed the zoning on a portion of the site underlying Tentative Tract No. from R-5 (C2 5000) and Industrial Park (C2 5000) to R-1 (One-Family Dwelling, 7,200 square foot minimum lot size).

Amendment No. 15 to Specific Plan No. 106 (Dutch Village) has since been withdrawn.

The existing Land Use Designation Acreage through Amendment No. 15 based on current County GIS data is compiled in Table 2 below.

Table 2: Existing Land Use Designation Acreage

LAND USE DESIGNATION	AREA [acres]	PERCENT OF TOTAL
Estate Residential (EDR) (2 acre minimum lot size)	5.25	0.7%
Very Low Density Residential (VLDR) (1 acre minimum lot size)	30.93	4.2%
Medium Density Residential (MDR) (2 - 5 Dwelling Units per Acre)	409.19	56.0%
Medium High Density Residential (MHDR) (5 - 8 Dwelling Units per Acre)	54.67	7.5%
Rural Residential (RR) (5 acre minimum lot size)	25.73	3.5%
Commercial Retail (CR) (0.20 – 0.35 FAR)	89.17	12.2%
Commercial Office (CO) (0.35 – 1.0 FAR)	5.90	0.8%
Light Industrial (LI) (0.25 – 0.60 FAR)	76.44	10.5%
Public Facilities (PF) (≤ 0.60 FAR)	2.61	0.4%
Open Space - Conservation (OS-C)	30.74	4.2%
Total	730.63	100.0%

The current project is the 16th Amendment to Specific Plan No. 106 (Dutch Village). Amendment No. 16 to Specific Plan No. 106 (Dutch Village) changes the site's land use designation from "Very Low Density Residential (5 acre minimum lot size)" and "Rural Residential (5 acre minimum lot size)" to "Low Density Residential (1 to 2 Dwelling Units per Acre)". Approximately 7.13 acres of VLDR and 12.90 acres of RR will be amended to reflect a proposed development plan for 20.03 acres of LDR designation. Table 3 identifies a breakdown of the proposed Land Use Designation Acreage post SP 106 Amendment No. 16. Additional information is provided and described in detail in Section III below.

Table 3: Proposed Land Use Designation Acreage

LAND USE DESIGNATION	AREA [acres]	PERCENT OF TOTAL
Estate Residential (EDR) (2 acre minimum lot size)	5.25	0.7%
Very Low Density Residential (VLDR) (1 acre minimum lot size)	23.80	3.3%
Low Density Residential (MDR) (1 - 2 Dwelling Units per Acre)	20.03	2.7%
Medium Density Residential (MDR) (2 - 5 Dwelling Units per Acre)	409.19	56.0%
Medium High Density Residential (MHDR) (5 - 8 Dwelling Units per Acre)	54.67	7.5%
Rural Residential (RR) (5 acre minimum lot size)	12.83	1.7%
Commercial Retail (CR) (0.20 – 0.35 FAR)	89.17	12.2%
Commercial Office (CO) (0.35 – 1.0 FAR)	5.90	0.8%
Light Industrial (LI) (0.25 – 0.60 FAR)	76.44	10.5%
Public Facilities (PF) (≤ 0.60 FAR)	2.61	0.4%
Open Space - Conservation (OS-C)	30.74	4.2%
Total	730.63	100.0%

Figure 3: SP 106 - Original Boundaries

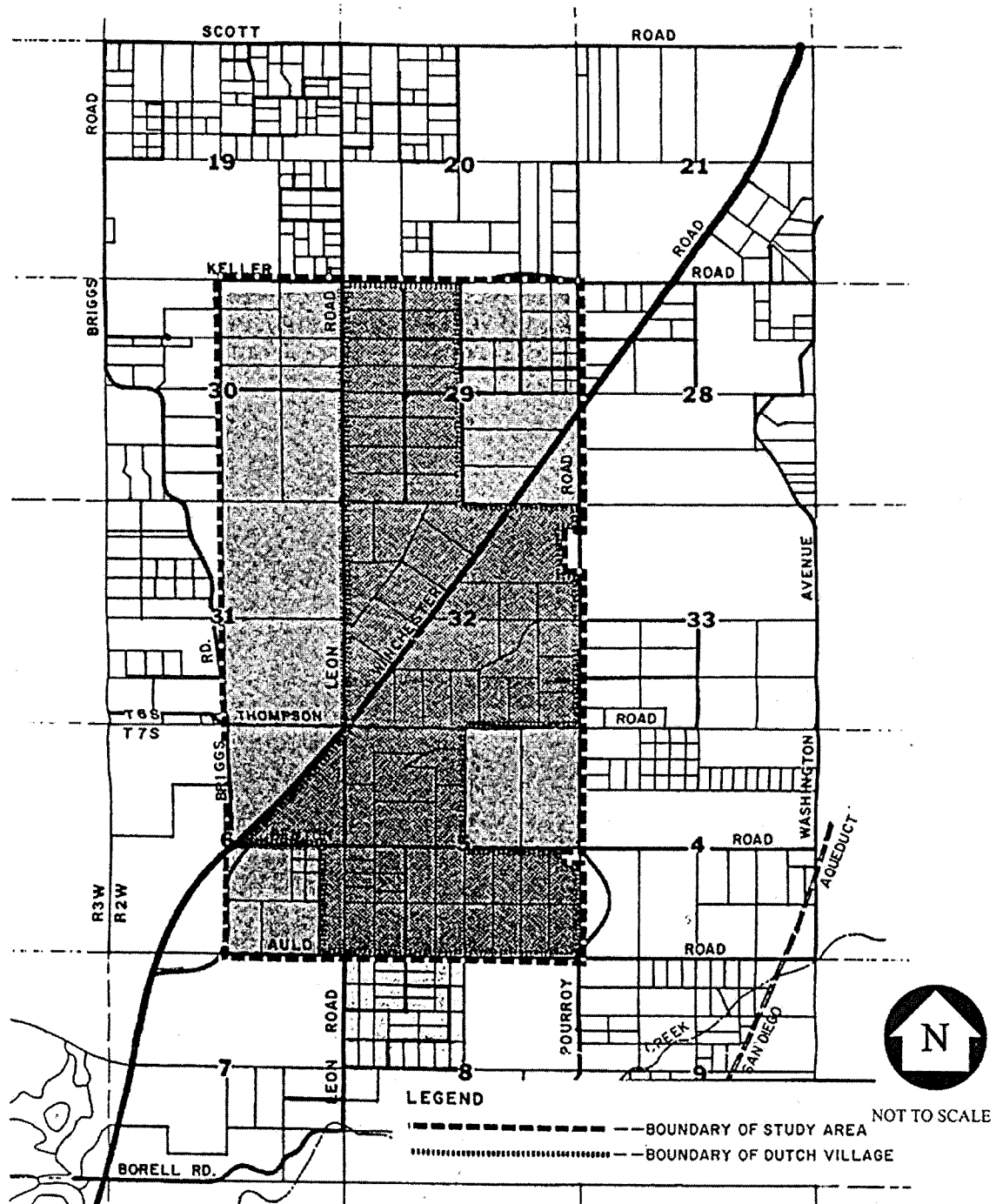


Figure 4: SP 106 - Amendment No. 2

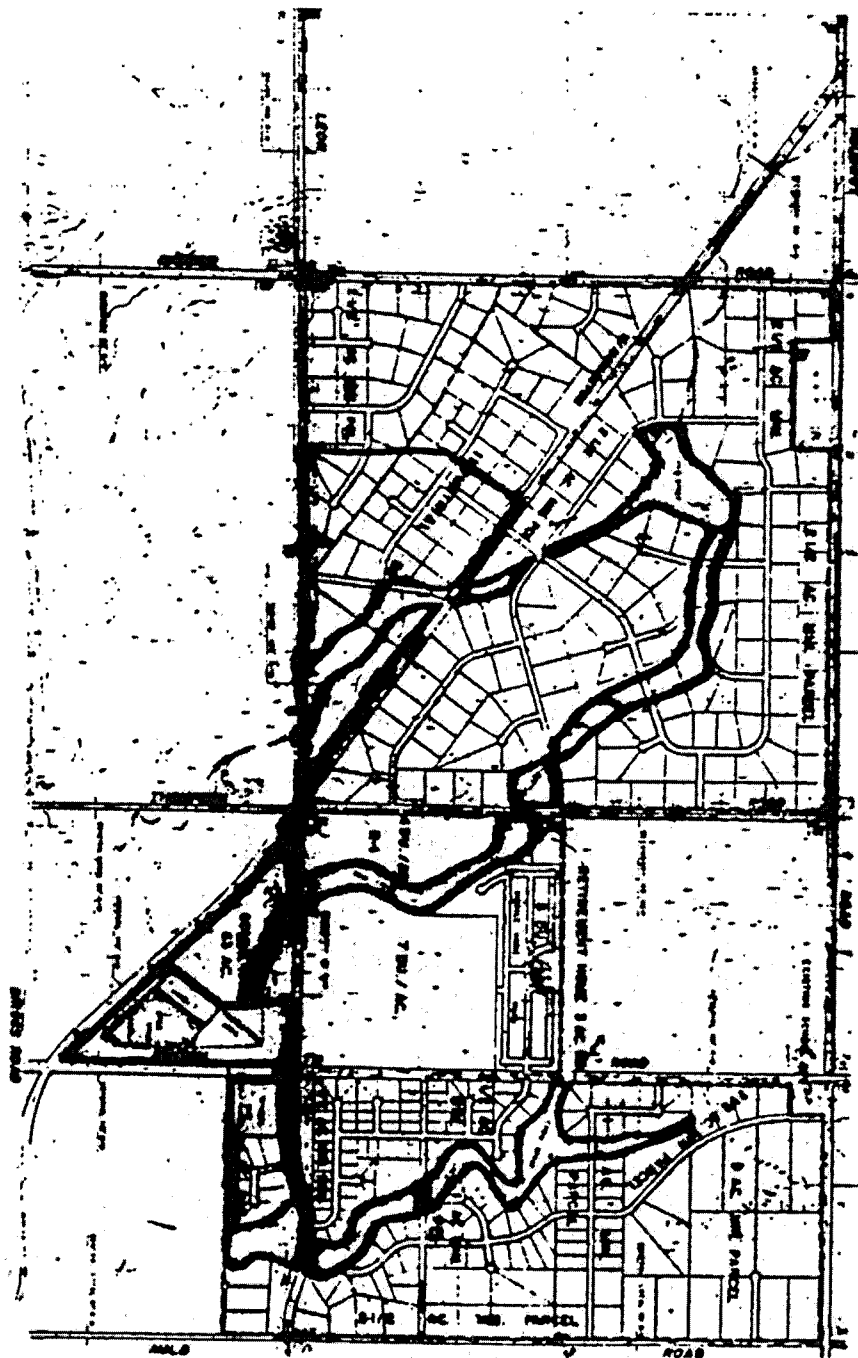


Figure 5: SP 106 - Amendment No. 3

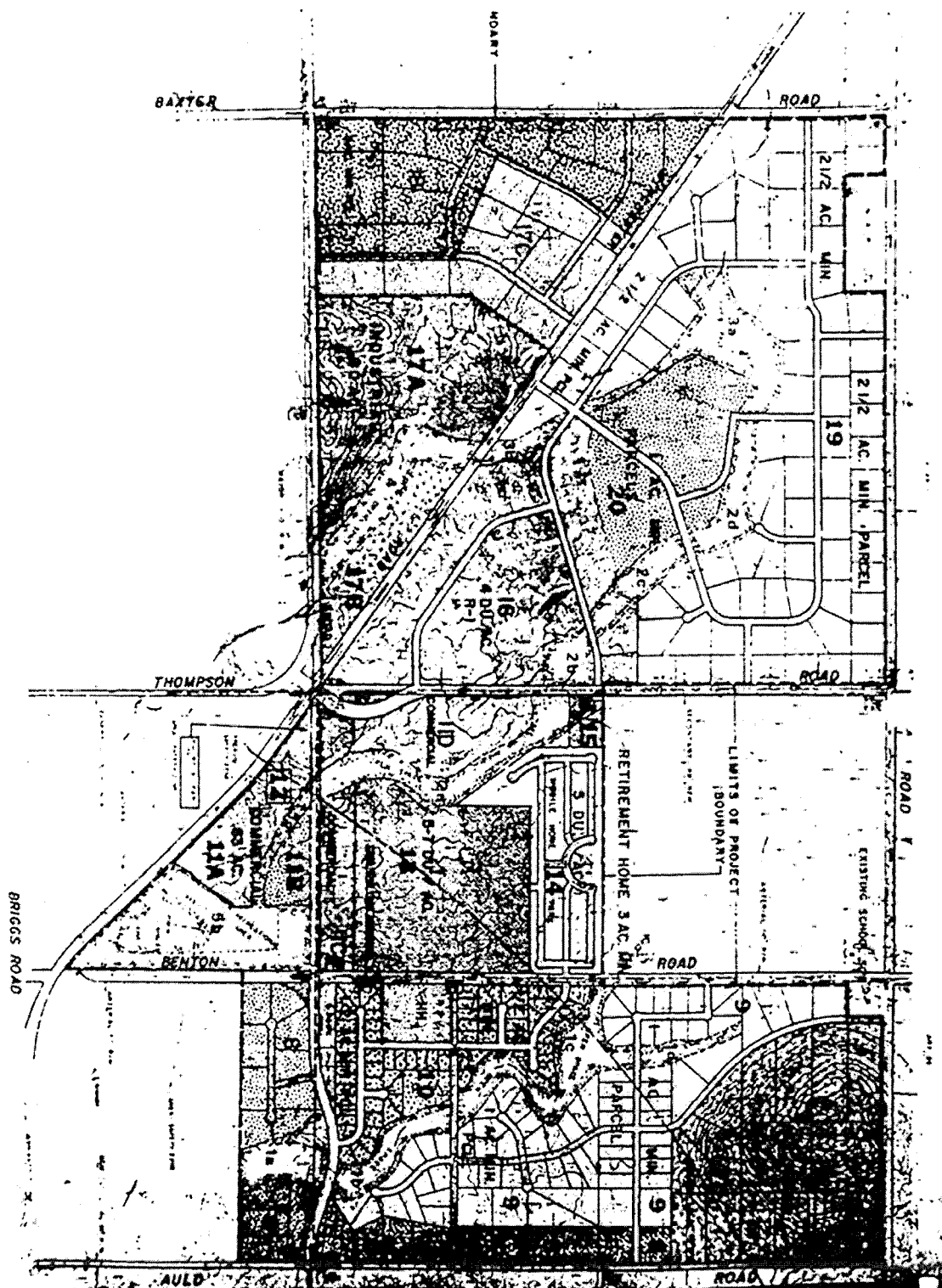


Figure 6: SP 106 - Specific Plan Amendments (Through Amendment No. 16)

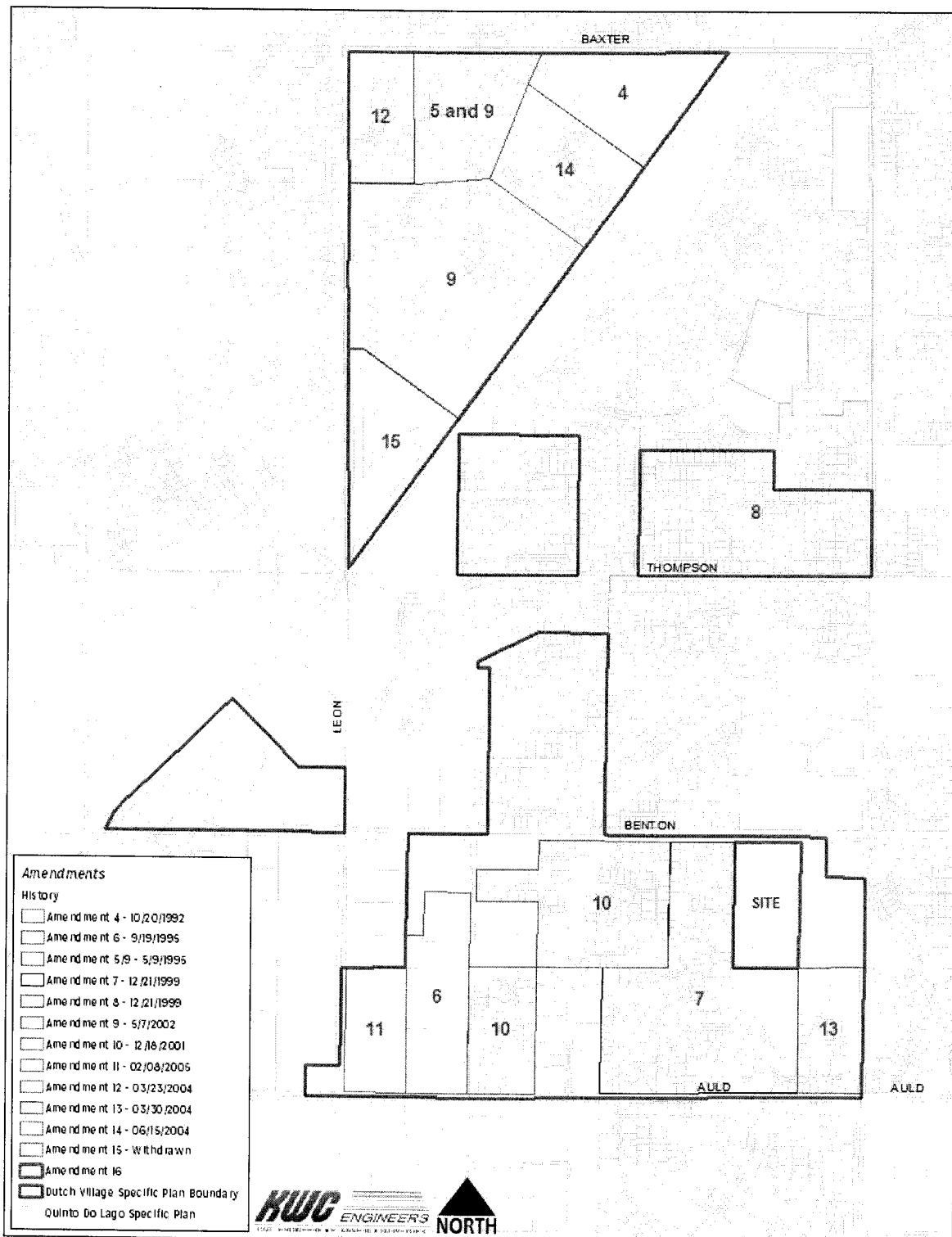


Figure 7: Land Use Plan (Through Amendment No. 16)

Figure 7
Land Use Plan
(Through Amendment No. 16)
Dutch Village Specific Plan

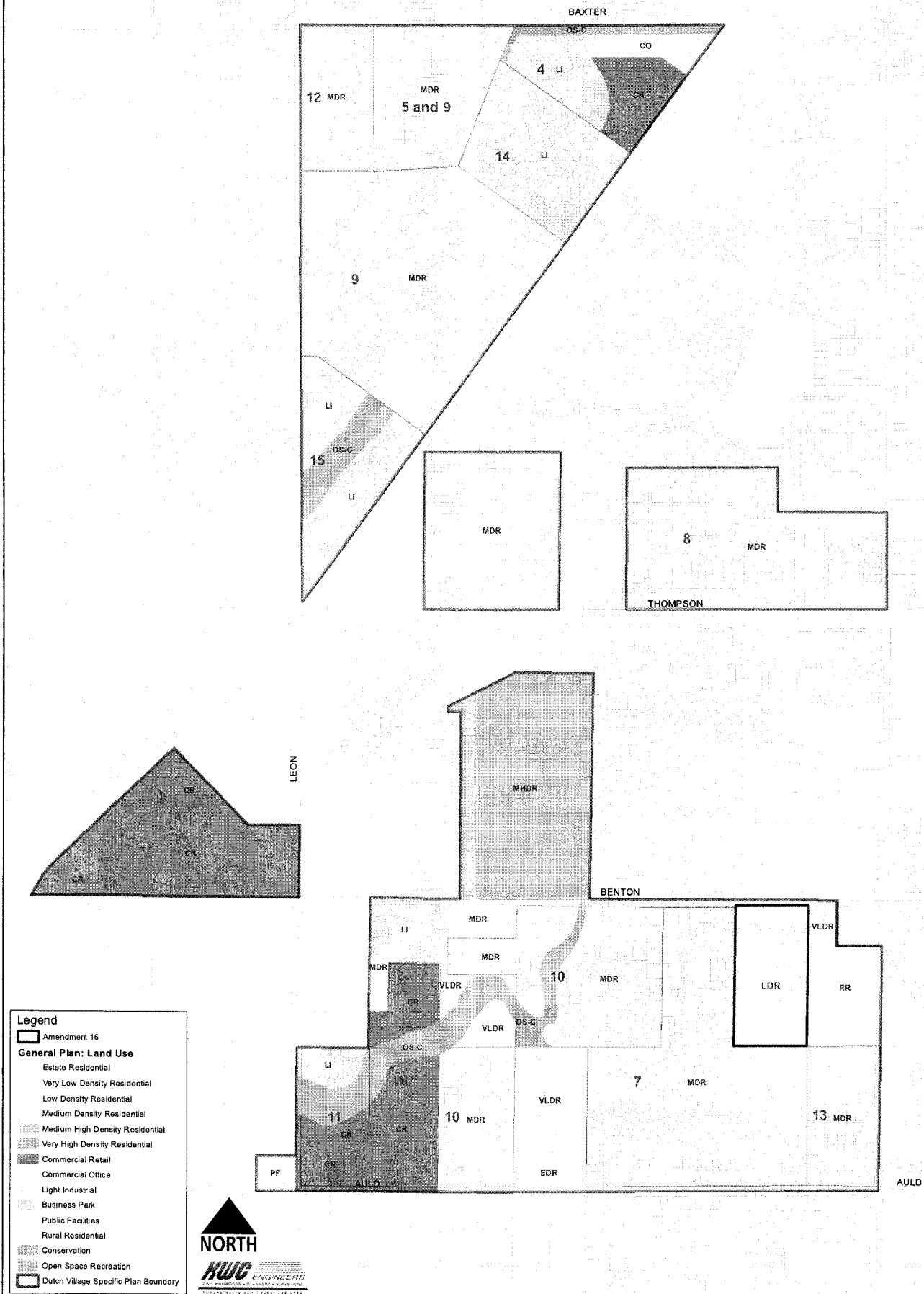
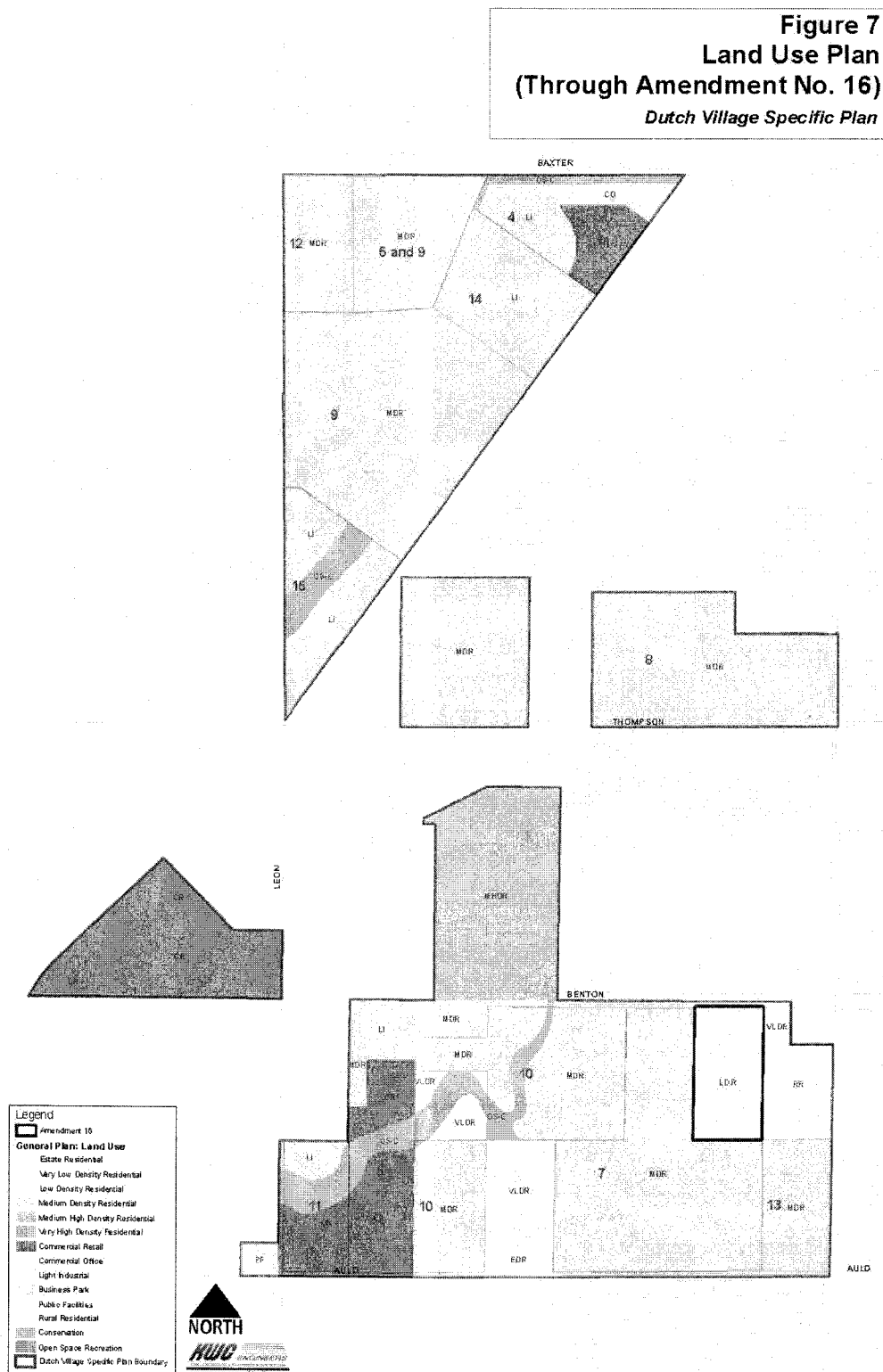


Figure 8: Land Use Plan (Through Amendment No. 16) - 8½" x 11" Version



III. AMENDMENT NO. 16

A. DESCRIPTION OF AMENDMENT

The project site is located on the south side of Benton Road, north of Auld Road, east of Leon Road, and west of Pourroy Road (Figure 6: SP 106 - Specific Plan Amendments (Through Amendment No. 16)). Amendment No. 16 to Specific Plan No. 106 (Dutch Village) changes the site's land use designation from "Very Low Density Residential (5 acre minimum lot size)" and "Rural Residential (5 acre minimum lot size)" to "Low Density Residential (1 to 2 Dwelling Units per Acre)". Approximately 7.13 acres of VLDR and 12.90 acres of RR will be amended to reflect a proposed development plan for 20.03 acres of LDR designation. The proposed development plan for this amendment is described below:

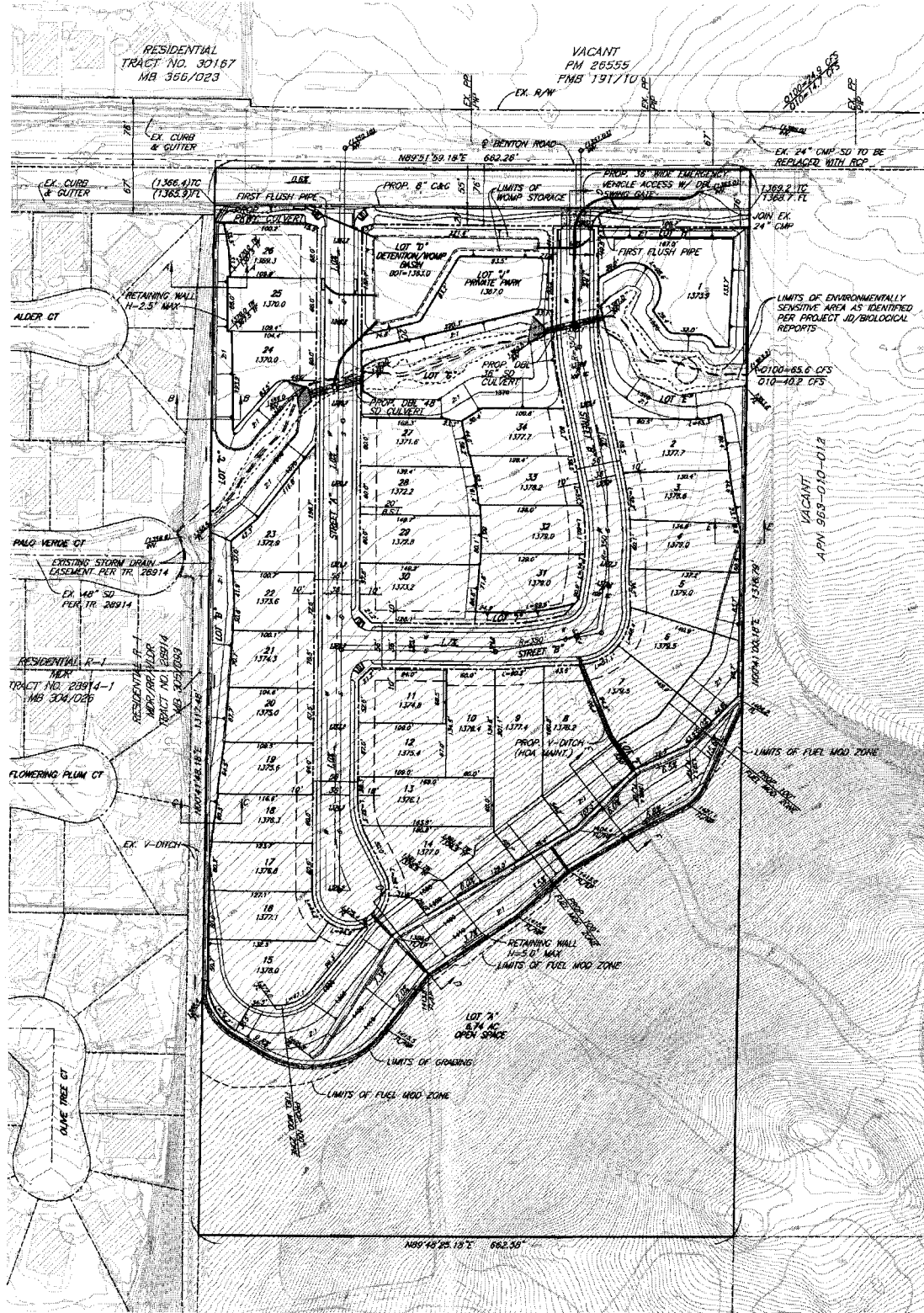
Conceptual Development Plan

The proposed Conceptual Development Plan as depicted in Figure 9 proposes to subdivide approximately 20.03 acres into 34 single-family residential lots, a lot for a detention/WQMP basin, and related streets and open space. The site will be developed and graded in one phase while preserving a majority of the existing earthen drainage channel that migrates across the central part of the property. The development will consist of improving the south side of Benton Road along the project frontage and other roadway and infrastructure improvements necessary to support the project development. Two points of access will be provided to the development off of Benton Road. The southerly portion of the property will remain natural open space.

Change of Zone No. 7214

Change of Zone No. 7214 changing the zoning of the 20.03 acre site from R-A-1 (Residential Agricultural - 1 acre minimum lot size) and R-A-5 (Residential Agricultural - 5 acre minimum lot size) to R-1 (Single-Family Dwelling). The R-1 Zone allows for 7,200 sf minimum lots to be constructed. Approximately 7.13 acres of R-A-1 Zone and 12.90 acres of R-A-5 Zone will be amended to reflect a proposed development plan for 20.03 acres of R-1 Zone.

Figure 9: Conceptual Development Plan



B. PROJECT GOALS

Specific Plan No. 106, Amendment No. 16, will be implemented by approving Change of Zone No. 7214 to permit higher residential densities. The development plan for the site envisions the construction of a typical single family residential tract consisting of 34 single family residences on lots ranging from a 7,220 square foot minimum to 14,591 square feet. The proposed project, when fully developed, will provide an opportunity for families to live in the beautiful French Valley area of southwest Riverside County. For this reason it should appeal to the active retiree, recreationalist and to the young and growing family as an ideal human environment in which to raise a family.

Residential lots and road alignment concepts create a sense of privacy while still providing for a free flow of pedestrian and vehicle traffic and preserving the hilly topography as much as possible. Mass grading is restricted to the flatter and moderate sloping hillside terrain, which is more conducive to its use. In the hillside terrain, individual home sites will be manufactured utilizing cut and fill slopes.

C. LAND USE

The project consists of approximately 20.03 acres with residential uses assigned to approximately 7.16 acres. A 0.28 acre private park. The detention/WQMP basin is approximately 0.41 acres (17,716 square feet) in size. Within the project development, approximately 6.17 acres of open space will be undisturbed and remain undeveloped including the existing streambed. The remaining 6.01 acres will be utilized for street and slope/open space purposes. The proposed project residential densities are compatible with surrounding properties under recently adopted specific plans and approved subdivisions. This project is planned as a conventional home development with a choice of living environments that is typical of southwest Riverside County. Lot sizes of a minimum of 7,200 square feet are to be intermixed with larger lot sizes ranging up to 14,591 square feet.

D. ACCESS AND CIRCULATION

The 20.03-acre property is currently vacant and does not generate traffic.

The Conceptual Development Plan depicts the site having primary access from Benton Road. Benton Road is planned as an Urban Arterial Roadway with a 152-foot right-of-way. That portion of Benton Road, which lies within the project limits, will be improved to comply with Riverside County Ordinance No. 461, Standard No. 91. For secondary access into the site, an Emergency Vehicle Access (EVA) is also proposed from Benton Road. This EVA access will be gated and will be used for vehicular ingress/egress only in case of emergency. The interior street network will be classified as general local streets. These streets will be constructed within a 56-foot right-of-way per Riverside County Ordinance No. 461, Modified Standard No. 105. Two points of access will be provided to Benton from the project development. All streets will be dedicated to the County of Riverside for public maintenance.

Circulation Plan Development Standards

- 1) Any application for any subdivision within the specific plan boundary (including a Schedule I Parcel Map) shall cause the design of the specific plan master planned infrastructure within the final map boundaries, with the exception of a division of land that has no parcel less than 40 acres or that is not less than a quarter of a quarter section. Specific Plan Schedule I Parcel Maps shall design the street system shown thereon.
- 2) Each subdivision shall comply with the on-site and off-site street improvement recommendations and mitigation measures outlined in the subsequent traffic studies for each individual project.
- 3) All typical sections shall be per Ordinance 461, or as approved by the Transportation Department.
- 4) All intersection spacing and/or access openings shall be per Standard 114, Ordinance 461, or as approved by the Transportation Department.
- 5) No textured pavement accents will be allowed within County right-of-way.
- 6) All projects, including subdivisions within the specific plan boundary, shall be subject to the Development Monitoring Program as described in Section V.I. of this document.
- 7) Mid-block crosswalks are not allowed.
- 8) No driveways or access points as shown in the specific plan are approved. All access points shall conform to Transportation Department standard access spacing, depending upon the streets' classifications.
- 9) This specific plan proposes no facilities to be maintained by the Transportation Department. Therefore, all facilities other than facilities to be constructed in the road right-of-way will be either private or be Flood Control District facilities.
- 10) Commercial uses must be located along Secondary or greater highways, at or near intersections with Secondary Highways.
- 11) The Transportation Department's policy regarding streets adjacent to school sites and park sites requires a minimum of 66' right-of-way (Standard 103).
- 12) Any landscaping within public road rights-of-way will require approval by the Transportation Department and assurance of continuing maintenance through the establishment of a landscape maintenance district or similar mechanism as approved by the Transportation Department.

- 13) All bike trails developed as part of this specific plan shall be approved by the Transportation Department.

E. GRADING

The site ranges in elevation from a low of approximately 1,357 feet above sea level to a high of approximately 1,460 feet. Topography generally slopes from the southeastern boundary of the project site upward to the northwestern portion of the site.

The object of these development plans will be to implement a grading program that will minimize cut and fill slopes. The major portion of grading activity will be concentrated in the construction of roadways and lots. Manufactured slopes will be rounded to blend into the natural terrain, unless otherwise dictated by unusual soils and/or geologic conditions. Particular care will be given to the landscaping of manufactured slopes in order to create natural, attractive appearances.

F. DRAINAGE

All projects proposing construction activities including clearing, grading, or excavation that results in the disturbance of at least one acre total land area, or activity which is part of a larger common plan of development of one acre or greater, shall obtain the appropriate National Pollutant Discharge Elimination System (NPDES) construction permit and pay the appropriate fees. All development within the specific plan boundaries shall be subject to future requirements adopted by the County to implement the NPDES program. Mitigation measures may include, but not be limited to, on-site retention; covered storage of all outside storage facilities; vegetated swales; monitoring programs, etc.

G. ENVIRONMENTAL HAZARDS & RESOURCES

1. FLOODING

The site consists of slopes rising from the south to the northwest. The Flood Insurance Rate Map (FIRM), Panel 06065C2730G, places this area in Zone D, defined as an area of undetermined but possible flooding. This site would also be improved with planned and engineered drainage improvements.

2. NOISE

The dominant noise source in the area consists of aircraft taking off or landing from the French Valley Airport. The project site is not within the currently projected 55 dB CNEL noise contour for the French Valley Airport. The Riverside County Comprehensive General Plan established the requirement that exterior noise levels in residential developments be 65 dB CNEL or lower. The anticipated noise levels from the French Valley Airport are less than 65 dB CNEL and therefore the potential impact from airport noise is less than significant. The project site is not within the vicinity of a private airstrip.

3. AIR QUALITY

The implementation of Amendment No. 16 would result in emissions generated from both the construction and long-term operations phases of the project. Temporary pollutant emissions associated with construction activity are generated by equipment exhaust and dust generation. The long-term operation phase of the tract will result in stationary source emissions from the consumption of natural gas, electricity and emissions resulting from landscape maintenance, as well as mobile source emissions from vehicles traveling to and from residences.

4. WATER QUALITY

The proposed development plan will alter surface drainage patterns and amount of surface runoff through grading of the site, construction of impervious surfaces, and landscape irrigation. A storm drain system will be constructed to serve the project site consisting of storm drains, curbs and gutters and a detention basin. The project will comply with established programs requiring control of erosion at construction sites (State General NPDES Permit). Therefore, alteration of the existing drainage pattern of the site is not expected to result in increased erosion or siltation.

Implementation of the proposed project will result in an increase in surface runoff. The runoff may contain minor amount of pollutants typical of urban use. Diversion of stormwater and runoff into the detention basin and compliance with the State General NPDES Permit requirements is expected to reduce the amount of pollutants and sedimentation.

5. OPEN SPACE

The land encompassed within the site is vacant and currently natural open space. Land use is governed under Specific Plan No 106 (Dutch Village).

6. BIOLOGICAL RESOURCES

The project site is within the plan area for the Riverside County Stephen's Kangaroo Rat Habitat Conservation Plan (SKR HCP), but is outside of the plan's reserves. The SKR HCP, which was adopted pursuant to Section 10(a) of the Endangered Species Act, the related Section 10(a) permit, and Riverside County Ordinance No. 663, permits the incidental take of the Stephen's kangaroo rat (SKR) on properties within the HCP area outside of the established SKR reserves. Pursuant to provisions of the HCP and Ordinance No. 663, the project is subject to fees used to fund habitat acquisitions and management of the SKR preserves. The project site is not located within the boundaries of any other adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state conservation plan.

H. UTILITIES/PUBLIC FACILITIES

1. WATER

The project will be served by the Eastern Municipal Water District (EMWD). Water service will be provided by connecting to an existing water line located along the eastern boundary of the project site. The project can be served through the existing service capability of the District.

2. SEWAGE DISPOSAL

The project will be served by the Eastern Municipal Water District. Residential structures within the vicinity of the project site receive sewage service through both the District and through subsurface sewage disposal systems (septic systems). The project will connect to an existing sewer line located on the project's northern boundary in Benton Road. The project can be served through the District's existing service capability.

3. STORM DRAINS

The proposed project will alter surface drainage patterns and amount of surface runoff through grading of the site, construction of impervious surfaces, and landscape irrigation. A storm drain system will be constructed to serve the project site consisting of storm drains, curbs and gutters and a detention basin. The project will comply with established programs requiring control of erosion at construction sites (State General NPDES Permit). Therefore, alteration of the existing drainage pattern of the site is not expected to result in increased erosion or siltation.

4. GAS/ELECTRICITY/TELEPHONE

The Southern California Gas Company, the Southern California Edison Company, and Verizon currently serve the project area. Where needed, the necessary extension of facilities will occur by the developer as each property is developed and will continue in this manner to final build-out.

5. SHERIFF SERVICES

The Southwest Station of the Riverside County Sheriff's Department, located on 30755A Auld Road, provides police protection to the unincorporated southwest portion of the County and is also contracted by the Cities of Murrieta and Temecula. The desired service level is 1.5 officers per 1,000 people.

6. FIRE PROTECTION

This area is currently serviced by Fire Station No. 83, located at 37480 Winchester Road (State Route 79) at the French Valley Airport, approximately two miles from the proposed project. Response time from the fire station to the project site is approximately four to five minutes.

7. SCHOOLS

The proposed project is located within the Temecula Valley Unified School District. Impacts to the District will be mitigated in accordance with California State Law.

8. PARKS AND RECREATION

The nearest existing recreational park to the project sites is at Lake Skinner, which is located approximately 3.5 miles to the east of the project site. This facility, operated by Riverside County, provides fishing, swimming, camping and special events.

9. AIRPORTS

The property is located within of the Airport Influence Area of the French Valley Airport. The site is located outside of the inner and outer safety zones for the French Valley Airport and the Airport's Traffic Pattern Zone (TPZ). The project is not expected to result in a safety hazard for people residing or working in the project area.

10. SOLID WASTE

Solid waste services will be managed by the Riverside County Waste Management Department, and solid waste from the site is expected to be disposed of one of three regional landfills that are operated in western Riverside County. All three facilities are Class III, municipal solid waste landfills. These are the El Sobrante Landfill located east of Interstate 15 and Temescal Canyon Road to the south of the City of Corona and Cajalco Road at 10910 Dawson Canyon Road; the Lamb Canyon Landfill located between the City of Beaumont and City of San Jacinto at 16411 Lamb Canyon Road (State Route 79), with Interstate 10 to the north and Highway 74 to the south; and the Badlands Landfill located northeast of the City of Moreno Valley at 31125 Ironwood Avenue and accessed from State Highway 60 at Theodore Avenue.

Using a waste generation factor of 0.41 tons per residence, per year, the estimated waste generation for this project is approximately 13.94 tons per year. This represents approximately 0.0004% of the yearly waste stream at the three landfills. This total will not significantly impact the landfill.

I. DEVELOPMENT MONITORING PROGRAM FOR TRAFFIC IMPACTS FOR SPECIFIC PLAN NO. 106 (DUTCH VILLAGE)

Specific Plan No. 106 (Dutch Village) will be subject to a Development Monitoring Program for traffic impacts. The Development Monitoring Program offers a method by which the Riverside County Transportation Department can collect and assimilate data regarding development of Specific Plan No. 106 (Dutch Village). The program will remain in force until full build-out of the Specific Plan occurs, or may terminate sooner if the Director of Transportation determines it is no longer necessary. The parties who will be involved in the development monitoring program will be:

- 1) The Riverside County Transportation Department, who will maintain current records and information during the program. The County will collect data normally obtained by County forces and will make this information available to all participants of the program on request.
- 2) Any entity, public or private, which from time to time proposes to develop any portion of the property included under the jurisdiction of Specific Plan No. 106 (Dutch Village). The extent of the involvement of the developer entities shall be limited to those occasions identified in these procedures, and shall be occasioned only by the presentation of an active development plan to Riverside County, in which case the developer shall be responsible for preparing and submitting to the Riverside County Transportation Department the information specific in these procedures.

The Development Monitoring Program will accomplish its intended purpose with regards to traffic impacts by including the requirement that each development proposal within the Specific Plan boundary, meeting County traffic study thresholds, shall be accompanied by a

traffic impact study. The traffic impact study will provide information regarding the type of development as well as specific data sufficient for the Transportation Department to readily evaluate the cumulative impact of the proposal. In addition to the following, the study will clarify the proposal's conformance to the Specific Plan and whether the proposed traffic facilities are in substantial conformance with the pertinent elements of the Specific Plan approved for the area. In general, the traffic impact study should compile as much information as possible regarding the facilities within the development proposal, including an analysis of the impact on regional transportation facilities in the area. An important part of the traffic impact study will be the applicant's determination of the following:

- 1) The cumulative existing and committed traffic impact and levels of service at all intersections, prior to consideration of the development increment in question. The cumulative impact will include all those developments, which have received approval for development.
- 2) The cumulative existing traffic impact and levels of service at all affected intersections including the proposed development added to existing conditions as defined above. This will present the actual effect of the subject development and reflect an accurate determination of the traffic impact.
- 3) The inputs to the process shall consist of:
 - A Traffic Impact Study Report to be filed on each increment of development at a time any activity requiring subsequent County approval is initiated, i.e. tentative tract map or land use approvals.
 - The Riverside County Transportation Department will maintain information relating to traffic improvements within the Specific Plan area, whether public or private, on file. This information will be available to participants of the monitoring program.
- 4) The outputs from the process will consist of:
 - A composite plan of the Specific Plan area will be maintained by the Transportation Department to identify which portions of land have been processed through the monitoring program. A copy of this plan will be available to participants of the program when initiating a new development proposal.
 - The composite plan will be initially supplied to the Transportation Department by the property owner at 1" = 200' scale, and will accurately show the following items as identified in the Specific Plan:
 - Proposed street locations, including right-of-way widths.
 - Drainage facilities (existing and proposed).

- Existing street improvements.
- Street facilities as required by the Specific Plan.
- Street facilities which are already required by other development proposals, but construction is not yet guaranteed.
- Street facilities to be built by the proposed development submittal.

5) The cycle of activity in the traffic impact monitoring process is as follows:

- As a project or development proposal within the Specific Plan area is initiated, the Transportation Department will make the determination as to whether or not the formal monitoring process is applicable. If it is, then the following steps will proceed:
- The Transportation Department provides the applicant with the printed guidelines for the monitoring program with one (1) copy of the composite map and the required standard impact report forms for traffic studies.
- The applicant completes the appropriate reports with professional engineering input to identify all pertinent aspects of the development proposal. This draft report, accompanied by supporting technical data is submitted for review to the County.
- The Transportation Department reviews the draft for completeness and content and returns comments to the applicant. At this point, the Transportation Department can only be preliminary, and conformance with the comments returned will establish only approval of the concept proposed by the applicant. The Transportation Department's comments may very well contain a request to gather further information or to more specifically identify mitigation to a known deficiency, in which case, an amended draft review would be required.
- After the applicant has received comments from the Transportation Department on the scope of improvements to be included within the development proposal, the Transportation Department will issue a letter identifying such and the applicant will proceed with the development review process in the normal manner.
- As an attachment to the subsequent development plan submittal to the County, the applicant will supply a final traffic impact report, which will reflect the precise character of the development proposal as approved.

It should be noted that the monitoring process is intended to enhance communication with the County during development phasing within the Specific Plan area. The applicant's statements contained in the traffic impact reports, as well as the County's letter of concurrence, both are to be regarded as intention rather than binding commitments. The final traffic impact report

will arrive at the Transportation Department at the same time as the detailed development plan submittal. Only then will all the required information be available for Transportation Department review on the development, which may lead to modifications of subjects covered in the preliminary impact reports.

- Upon approval of the development proposal, the applicant will update the composite map to reflect the area being developed, identifying which street facility improvements are planned, which improvements are required by conditions of approval imposed on various projects, which improvements are guaranteed by bonding or other forms of security, and which have already been constructed.

APPENDIX A

BOARD OF SUPERVISORS RESOLUTIONS

APPENDIX B

CONDITIONS OF APPROVAL

INDEMNIFICATION AGREEMENT

This INDEMNIFICATION AGREEMENT ("Agreement"), made by and between the COUNTY OF RIVERSIDE, a political subdivision of the State of California ("COUNTY"), and Canadian Pacific Land, LLC, a Florida Limited Liability Company and Strack Farms Land, LLC, a Delaware Limited Liability Company registered to transact business in California (collectively "PROPERTY OWNER"), relating to the PROPERTY OWNER'S indemnification of the COUNTY under the terms set forth herein:

WITNESSETH:

WHEREAS, the PROPERTY OWNER has a legal interest in the certain real property described as APN 963-010-006 ("PROPERTY"); and,

WHEREAS, on October 12, 2005, PROPERTY OWNER filed an application for Tract Map No. 32323 and Change of Zone No. 7214 ("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:
Canadian Pacific Land, LLC and
Strack Farms Land, LLC
Attn: Mike Byer
3161 Michelson Drive, Suite 425
Irvine, CA 92612

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

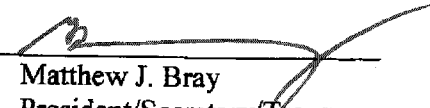
By: 
Charissa Leach
Assistant Director of TLMA - Community Development

Dated: 7/13/17

PROPERTY OWNER:
Canadian Pacific Land, LLC, a Florida Limited Liability Company and
Strack Farms Land, LLC, a Delaware Limited Liability Company

Canadian Pacific Land, LLC, a Florida Limited Liability Company

By: MJ Bray, LLC, a Florida Limited Liability Company
Its Member

By: 
Matthew J. Bray
President/Secretary/Treasurer

Dated: 6/29/17

[Signatures continued on following page]

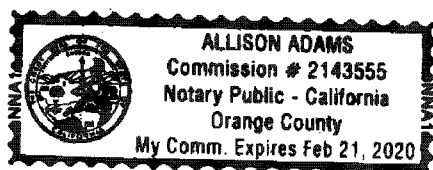
CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

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 Orange)
 On June 29, 2017 before me, Allison Adams, Notary Public
 Date Here Insert Name and Title of the Officer
 personally appeared Matthew J. Bray
 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: _____

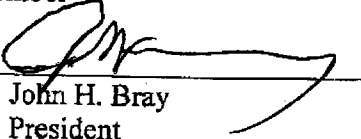
Signer's Name: _____
☐ Corporate Officer — Title(s): _____
☐ Partner — ☐ Limited ☐ General
☐ Individual ☐ Attorney in Fact
☐ Trustee ☐ Guardian or Conservator
☐ Other: _____

Signer Is Representing: _____

Strack Farms Land, LLC, a Delaware Limited Liability Company

By: Richland Properties, LLC, a Florida Limited Liability Company
Its Member

By:


John H. Bray
President

Dated: 6/30/17

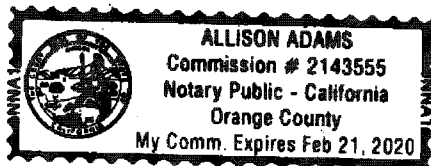
CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

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 Orange)
 On June 30, 2017 before me, Allison Adams, Notary Public
 Date Here Insert Name and Title of the Officer
 personally appeared John H. Bray
 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: _____



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

KECIA HARPER-IHEM
Clerk of the Board of Supervisors

KIMBERLY A. RECTOR
Assistant Clerk of the Board

July 12, 2017

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

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

RE: NOTICE OF PUBLIC HEARING: GPA 1219; SP 106 AMD. NO. 16; CZ 7214;
& TTM 32323

To Whom It May Concern:

Attached is a copy for publication in your newspaper for **One (1) time on Saturday, July 15, 2017.**

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

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

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

Thank you in advance for your assistance and expertise.

Sincerely,

Cecilia Gil

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

17.3

Gil, Cecilia

From: Legals <legals@pe.com>
Sent: Wednesday, July 12, 2017 8:08 AM
To: Gil, Cecilia
Subject: Re: FOR PUBLICATION: GPA 1219 SP 106 AMD NO. 16 CZ 7214

Received for publication on 7/15. Proof with cost to follow.

Nick Eller

Legal Advertising Phone: **951-368-9222** / Fax: **951-368-9018** / E-mail: legals@pe.com
Deadline is 10:30 AM, three (3) business days prior to the date you would like to publish.
Additional days required for larger ad sizes
Employees of The Press-Enterprise are not able to give legal advice of any kind

The Press-Enterprise PE.com / La Prensa

On Wed, Jul 12, 2017 at 7:58 AM, Gil, Cecilia <CCGIL@rivco.org> wrote:

Hi Nick,

One more Notice of Public Hearing for publication on Saturday, July 15, 2017. Please confirm. THANK YOU!

Cecilia Gil

Board Assistant

Clerk of the Board of Supervisors

4080 Lemon St., 1st Floor, Room 127

Riverside, CA 92501

(951) 955-8464 Fax (951) 955-1071

Mail Stop# 1010

ccgil@rivco.org

<http://rivcocob.org/>

CERTIFICATE OF POSTING

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

I, Cecilia Gil, Board Assistant to Kecia Harper-Ihem, Clerk of the Board of Supervisors, for the County of Riverside, do hereby certify that I am not a party to the within action or proceeding; that on July 12, 2017, I forwarded to Riverside County Clerk & Recorder's Office a copy of the following document:

NOTICE OF PUBLIC HEARING

GPA 1219; SP 106 AMD NO. 16; CZ 7214 & TTM 32323

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

Board Agenda Date: July 25, 2017 @ 10:30 a.m.

SIGNATURE: Cecilia Gil DATE: July 12, 2017
Cecilia Gil

Gil, Cecilia

From: Kennemer, Bonnie <bkenname@asrclkrec.com>
Sent: Wednesday, July 12, 2017 8:21 AM
To: Gil, Cecilia; Buie, Tammie; Garrett, Nancy; Meyer, Mary Ann
Subject: RE: FOR POSTING: GPA 1219 SP 106 AMD NO. 16 CZ 7214

Good Morning,

The notice was received and will be filed today.

Thank you,
Bonnie

From: Gil, Cecilia [mailto:CCGIL@RIVCO.ORG]
Sent: Wednesday, July 12, 2017 7:59 AM
To: Buie, Tammie <tbuie@asrclkrec.com>; Garrett, Nancy <ngarrett@asrclkrec.com>; Kennemer, Bonnie <bkenname@asrclkrec.com>; Meyer, Mary Ann <MaMeyer@asrclkrec.com>
Subject: FOR POSTING: GPA 1219 SP 106 AMD NO. 16 CZ 7214

Good morning!

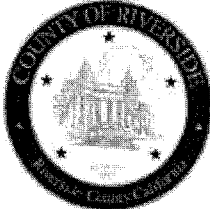
Notice of Public Hearing for POSTING. Please confirm. THANK YOU!

Cecilia Gil

Board Assistant
Clerk of the Board of Supervisors
4080 Lemon St., 1st Floor, Room 127
Riverside, CA 92501
(951) 955-8464 Fax (951) 955-1071
Mail Stop# 1010

ccgil@rivco.org

<http://rivcocob.org/>



NOTICE: This communication is intended for the use of the individual or entity to which it is addressed and may contain information that is privileged, confidential and exempt from disclosure under applicable law. If the reader of this communication is not the intended recipient or the employee or agent responsible for delivering this communication to the intended recipient, you are hereby notified that any dissemination, distribution or copying of this communication is strictly prohibited. If you have received this communication in error, please notify us immediately by reply email or by telephone and immediately delete this communication and all its attachments.

Confidentiality Disclaimer

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

NOTICE IS HEREBY GIVEN that a public hearing at which all interested persons will be heard, will be held before the Board of Supervisors of Riverside County, California, on the 1st Floor Board Chambers, County Administrative Center, 4080 Lemon Street, Riverside, on **Tuesday, July 25, 2017 at 10:30 A.M.** or as soon as possible thereafter, to consider the application submitted by Richland Communities, Inc. – KWC Engineers, on **General Plan Amendment No. 1219**, which proposes to amend the land use from Community Development: Very Low Density Residential (CD:VLDR) and Rural: Rural Residential (R:RR) to Community Development: Low Density Residential (CD:LDR) as reflected in the Specific Plan Land Use Plan; **Specific Plan No. 106 Amendment No. 16**, which proposes to change the land use on approximately 20 acres from a mix of Community Development: Very Low Density Residential (CD:VLDR) and Rural: Rural Residential (R:RR) to Community Development: Low Density (CD:LDR) with related changes throughout the Specific Plan document to reflect this change in land use designation; **Change of Zone No. 7214**, which proposes to change the zoning from Residential Agricultural, one-acre minimum (R-A-1) and Residential Agricultural, five-acre minimum (R-A-5) to One-Family Dwellings (R-1), and such other zones as the Board may find appropriate; and, **Tentative Tract Map No. 32323, Schedule "A"**, which proposes to subdivide 20.3 acres into thirty-four (34) single family residential lots, (1) private park and (1) detention/water quality basin lot ("the project"). The project is located southerly of Benton Road, easterly of Beech Street, westerly of Pourrouy Road and northerly of Auld Road, in the Rancho California – Southwest Area Plan, Third Supervisorial Districts.

The Planning Commission recommended that the Board of Supervisors approve the project and adopt the Mitigated Negative Declaration for **Environmental Assessment No. 40350**.

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

FOR FURTHER INFORMATION REGARDING THIS PROJECT, PLEASE CONTACT RUSSELL BRADY PROJECT PLANNER, AT (951) 955-3025 OR EMAIL rbrady@rivco.org.

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

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

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

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

Dated: July 11, 2017

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

CERTIFICATE OF MAILING

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

I, Cecilia Gil, Board Assistant, for the County of Riverside, do hereby certify that I am not a party to
the within action or proceeding; that on July 12, 2017, I mailed a copy of the following document:

NOTICE OF PUBLIC HEARING

GPA 1219; SP 106 AMD NO. 16; CZ 7214 & TTM 32323

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

Board Agenda Date: July 25, 2017 @ 10:30 a.m.

SIGNATURE: Cecilia Gil DATE: July 12, 2017
Cecilia Gil

ASMT: 963010006, APN: 963010006
STRACK FARMS LAND, ETAL
3161 MICHELSON DR STE 425
IRVINE CA 92612

ASMT: 963180005, APN: 963180005
MARJORIE ADAMS, ETAL
779 CHOLLA RD
CHULA VISTA CA 91910

ASMT: 963010012, APN: 963010012
EASTERN MUNICIPAL WATER DIST
P O BOX 8300
PERRIS CA 92572

ASMT: 963180006, APN: 963180006
MARILYN CHALKER, ETAL
36565 BEECH ST
WINCHESTER, CA. 92596

ASMT: 963100008, APN: 963100008
CARL RHEINGANS
P O BOX 99
WINCHESTER CA 92596

ASMT: 963180007, APN: 963180007
WILLIAM PRATT
26837 REDWOOD CIR
MURRIETA CA 92563

ASMT: 963180001, APN: 963180001
CRYSTAL BANGAYAN, ETAL
36505 BEECH ST
WINCHESTER, CA. 92596

ASMT: 963180008, APN: 963180008
DAMIEN HOPKINS
37523 MARY FRANCIS RD
WINCHESTER CA 92596

ASMT: 963180002, APN: 963180002
JAMES CLAYBURN, ETAL
36517 BEECH ST
WINCHESTER, CA. 92596

ASMT: 963180009, APN: 963180009
SUMAN BATRA, ETAL
91 LOS ALTOS DR
HOLLISTER CA 95023

ASMT: 963180003, APN: 963180003
MADELYN BERSON
P O BOX 894
MURRIETA CA 92593

ASMT: 963180010, APN: 963180010
MICHAEL BRANNON
36637 BEECH ST
WINCHESTER, CA. 92596

ASMT: 963180004, APN: 963180004
DARCY OHNESORGEN, ETAL
36541 BEECH ST
WINCHESTER, CA. 92596

ASMT: 963180011, APN: 963180011
MAUREEN LAMBERT, ETAL
36649 BEECH ST
WINCHESTER, CA. 92596



(153) GPA 1219 CZ7214

ASMT: 963180012, APN: 963180012
SUSAN GETTMAN, ETAL
36661 BEECH ST
WINCHESTER, CA. 92596

ASMT: 963181002, APN: 963181002
JUAN GONZALEZ
31660 ALDER CT
WINCHESTER, CA. 92596

ASMT: 963180013, APN: 963180013
NANETTE INGERSOLL, ETAL
36673 BEECH ST
WINCHESTER, CA. 92596

ASMT: 963181003, APN: 963181003
ERNESTO ESPINOSA
31672 ALDER CT
WINCHESTER CA 92596

ASMT: 963180014, APN: 963180014
TAMMY HOLT
36685 BEECH ST
WINCHESTER, CA. 92596

ASMT: 963181004, APN: 963181004
ARMIDA AGUIRRE, ETAL
30707 LILLY POND LN
MURRIETA CA 92563

ASMT: 963180015, APN: 963180015
DIANE DONALD, ETAL
30650 EPIPLANEIA WAY
WINCHESTER CA 92596

ASMT: 963181005, APN: 963181005
ALICIA OLIVARES
31696 ALDER CT
WINCHESTER, CA. 92596

ASMT: 963180016, APN: 963180016
FRANKLIN POWELL, ETAL
C/O FRANKLIN E POWELL
36709 BEECH ST
WINCHESTER, CA. 92596

ASMT: 963181006, APN: 963181006
WENDY JOHNSON
31708 ALDER CT
WINCHESTER, CA. 92596

ASMT: 963180017, APN: 963180017
PENELOPE BUSHEY, ETAL
36721 BEECH ST
WINCHESTER, CA. 92596

ASMT: 963181007, APN: 963181007
DEENA DURON
31720 ALDER CT
WINCHESTER, CA. 92596

ASMT: 963181001, APN: 963181001
MELISSA BOWMAN, ETAL
31648 ALDER CT
WINCHESTER, CA. 92596

ASMT: 963181009, APN: 963181009
EILEEN BOYLE
31713 ALDER CT
WINCHESTER, CA. 92596



ASMT: 963181010, APN: 963181010
GARY WALSON, ETAL
31701 ALDER CT
WINCHESTER, CA. 92596

ASMT: 963181017, APN: 963181017
ELIZABETH WEST, ETAL
31674 PALO VERDE CT
WINCHESTER, CA. 92596

ASMT: 963181011, APN: 963181011
PAMELA HILL, ETAL
31689 ALDER CT
WINCHESTER, CA. 92596

ASMT: 963181018, APN: 963181018
RENATE DUGAN, ETAL
32905 AVENIDA LESTONNAC
TEMECULA CA 92592

ASMT: 963181012, APN: 963181012
KATHLEEN PAGE, ETAL
31677 ALDER CT
WINCHESTER, CA. 92596

ASMT: 963181019, APN: 963181019
MICHAEL SILVA
31698 PALO VERDE CT
WINCHESTER, CA. 92596

ASMT: 963181013, APN: 963181013
DINA WEST KING, ETAL
31665 ALDER CT
WINCHESTER, CA. 92596

ASMT: 963181020, APN: 963181020
STEVEN ALCARAZ
31710 PALO VERDE CT
WINCHESTER, CA. 92596

ASMT: 963181014, APN: 963181014
TERRY NAGY, ETAL
31653 ALDER CT
WINCHESTER CA 92596

ASMT: 963181021, APN: 963181021
DEBRA WILDER, ETAL
5755 SPRINTER LN
BONITA CA 91902

ASMT: 963181015, APN: 963181015
KAREN BOLTON, ETAL
31650 PALO VERDE CT
WINCHESTER, CA. 92596

ASMT: 963181022, APN: 963181022
YUKO JACKSON, ETAL
31703 PALO VERDE CT
WINCHESTER, CA. 92596

ASMT: 963181016, APN: 963181016
PAUL AZEVEDO, ETAL
31662 PALO VERDE CT
WINCHESTER, CA. 92596

ASMT: 963181023, APN: 963181023
ALEX HOFFMAN
31691 PALO VERDE CT
WINCHESTER, CA. 92596



ASMT: 963181024, APN: 963181024
SUZANNE HORNUNG, ETAL
31679 PALO VERDE CT
WINCHESTER, CA. 92596

ASMT: 963181031, APN: 963181031
JACOB RUNCHEY, ETAL
31700 FLOWERING PLUM CT
WINCHESTER, CA. 92596

ASMT: 963181025, APN: 963181025
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31667 PALO VERDE CT
WINCHESTER, CA. 92596

ASMT: 963181032, APN: 963181032
MARTIN ADAIR
29971 SANTANA CT
CANYON LAKE CA 92587

ASMT: 963181026, APN: 963181026
ROBERT WONS
31655 PALO VERDE CT
WINCHESTER, CA. 92596

ASMT: 963181033, APN: 963181033
KARA BALDERAS, ETAL
31717 FLOWING PLUM CT
WINCHESTER, CA. 92596

ASMT: 963181027, APN: 963181027
CONNIE HERR, ETAL
31652 FLOWERING PLUM CT
WINCHESTER, CA. 92596

ASMT: 963181034, APN: 963181034
LESLIE HUGHES, ETAL
31705 FLOWERING PLUM CT
WINCHESTER, CA. 92596

ASMT: 963181028, APN: 963181028
NANCY NELSON, ETAL
31664 FLOWERING PLUM CT
WINCHESTER, CA. 92596

ASMT: 963181035, APN: 963181035
MICHELE KULIN, ETAL
31693 FLOWERING PLUM CT
WINCHESTER, CA. 92596

ASMT: 963181029, APN: 963181029
PATRICIA ACHILLES, ETAL
31676 FLOWERING PLUM CT
WINCHESTER, CA. 92596

ASMT: 963181036, APN: 963181036
NAGWA SALAMA, ETAL
31681 FLOWERING PLUM CT
WINCHESTER, CA. 92596

ASMT: 963181030, APN: 963181030
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ASMT: 963181037, APN: 963181037
KEITH HASSON
31669 FLOWERING PLUM CT
WINCHESTER, CA. 92596



ASMT: 963181038, APN: 963181038
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31657 FLOWERING PLUM CT
WINCHESTER, CA. 92596

ASMT: 963181039, APN: 963181039
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31646 OLIVE TREE CT
WINCHESTER, CA. 92596

ASMT: 963181040, APN: 963181040
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31694 OLIVE TREE CT
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ASMT: 963181044, APN: 963181044
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31730 OLIVE TREE CT
WINCHESTER, CA. 92596

ASMT: 963181047, APN: 963181047
MARILYN MEYER, ETAL
31742 OLIVE TREE CT
WINCHESTER, CA. 92596

ASMT: 963181048, APN: 963181048
DEREK HASHIGUCHI, ETAL
31753 OLIVE TREE CT
WINCHESTER, CA. 92596

ASMT: 963181049, APN: 963181049
KIM ZAHN, ETAL
31747 OLIVE TREE CT
WINCHESTER, CA. 92596

ASMT: 963181050, APN: 963181050
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31735 OLIVE TREE CT
WINCHESTER, CA. 92596

ASMT: 963181051, APN: 963181051
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ASMT: 963181053, APN: 963181053
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36714 BEECH ST
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ASMT: 963191001, APN: 963191001
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ASMT: 963181054, APN: 963181054
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ASMT: 963191002, APN: 963191002
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ASMT: 963181055, APN: 963181055
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ASMT: 963191017, APN: 963191017
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9667 W NOVA LN
COEUR D ALENE ID 83814

ASMT: 963181056, APN: 963181056
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36750 BEECH ST
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ASMT: 963191018, APN: 963191018
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ASMT: 963181057, APN: 963181057
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ASMT: 963210003, APN: 963210003
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ASMT: 963360007, APN: 963360007
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ASMT: 963210004, APN: 963210004
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ASMT: 963360005, APN: 963360005
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31665 POMPEI LN
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ASMT: 963360012, APN: 963360012
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ASMT: 963360013, APN: 963360013
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ASMT: 963362006, APN: 963362006
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ASMT: 963362007, APN: 963362007
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ASMT: 963360015, APN: 963360015
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36424 SICILY LN
WINCHESTER, CA. 92596

ASMT: 963362008, APN: 963362008
STEPHAN MITCHLEY
36354 ANCONA CT
WINCHESTER, CA. 92596

ASMT: 963360016, APN: 963360016
JANEEN GOGGINS, ETAL
36412 SICILY LN
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ASMT: 963362017, APN: 963362017
ARACELI ROYBAL, ETAL
36379 SICILY LN
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ASMT: 963360017, APN: 963360017
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36400 SICILY LN
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ASMT: 963362018, APN: 963362018
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30904 GREENSBORO DR
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ASMT: 963360018, APN: 963360018
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36388 SICILY LN
WINCHESTER, CA. 92596

ASMT: 963362019, APN: 963362019
TARA NAVA, ETAL
36415 SICILY LN
WINCHESTER, CA. 92596

ASMT: 963360019, APN: 963360019
BRINDISI OWNERS ASSN
31524 POMPEI LN
WINCHESTER CA 92596

ASMT: 963362020, APN: 963362020
HANH NGUYEN, ETAL
31740 POMPEI LN
WINCHESTER, CA. 92596



ASMT: 963362021, APN: 963362021
MARLENY SIBRIAN, ETAL
31728 POMPEI LN
WINCHESTER, CA. 92596

ASMT: 963431020, APN: 963431020
CYNTHIA ROSALES, ETAL
31936 GOLDEN WILLOW CT
WINCHESTER, CA. 92596

ASMT: 963362022, APN: 963362022
KENNETH HASKINS
31716 POMPEI LN
WINCHESTER, CA. 92596

ASMT: 963431021, APN: 963431021
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28158 RIDGECOVE CT S
RCH PALOS VERDES CA 90275

ASMT: 963362023, APN: 963362023
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ASMT: 963431022, APN: 963431022
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36881 AVOCADO CT
WINCHESTER, CA. 92596

ASMT: 963362024, APN: 963362024
CRYSTAL AUDET, ETAL
31692 POMPEI LN
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ASMT: 963431023, APN: 963431023
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36893 AVOCADO CT
WINCHESTER, CA. 92596

ASMT: 963362025, APN: 963362025
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ASMT: 963431024, APN: 963431024
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Owner:

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3161 Michelson Drive, Suite 425
Irvine, CA 92612

Engineer:

KWC Engineers
1880 Compton Avenue
Corona, CA 92881



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ATTN: Patrick Richardson, Director of
Planning & Development
City of Temecula
41000 Main St.
Temecula, CA 92590

ATTN: Teresa Roblero
Mail Location: 8031
Engineering Department,
Southern California Gas Company
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Murrieta, CA 92563

Waste Resources Management,
Riverside County
Mail Stop 5950

ATTN: General Manager
French Valley Airport
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Murrieta, CA 92563

CSA No. 143
37552 Winchester Road,
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San Jacinto, CA 92581

ATTN: Elizabeth Lovsted
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2270 Trumble Rd.
P.O. Box 8300
Perris, CA 92570


ATTN: Jeff Kubel
Sheriff's Department, Riverside County
30755-A Auld Road
Murrieta, CA 92563

ATTN: Gayet Adame
Eastern Information Center (UCR)
Riverside, CA 92521-0418

Valley-Wide Recreation and Parks Dist.
901 W. Esplanade Way
San Jacinto, CA 92582

Agenda Item No.:
 Area Plan: Southwest
 Zoning District: Rancho California
 Supervisorial District: Third
 Project Planner: Russell Brady
 Planning Commission: June 7, 2017

GENERAL PLAN AMENDMENT NO. 1219
 SPECIFIC PLAN NO. 106 AMENDMENT NO. 16
 CHANGE OF ZONE NO. 7214
 TENTATIVE TRACT MAP NO. 32323
 Environmental Assessment No. 40350
 Applicant: Richland Communities, Inc.
 Engineer: KWC Engineers


 Charissa Leach, P.E.
 Assistant TLMA Director

COUNTY OF RIVERSIDE PLANNING DEPARTMENT STAFF REPORT

PROJECT DESCRIPTION AND LOCATION:

SPECIFIC PLAN NO. 106 AMENDMENT NO. 16 proposes to change the land use designation on approximately 20 acres from a mix of Community Development: Very Low Density Residential (CD:VLDR) and Rural: Rural Residential (R:RR) to Community Development: Low Density (CD:LDR) with related changes throughout the Specific Plan document to reflect this change in land use designation.

GENERAL PLAN AMENDMENT NO. 1219 will implement the land use changes proposed by Amendment No. 16 to Specific Plan No. 106. In accordance with exhibit 6 of the staff report, GPA No. 1219 will change the land use designation from Community Development: Very Low Density Residential (CD:VLDR) and Rural: Rural Residential (R:RR) to Community Development: Low Density (CD:LDR) as reflected in the Specific Plan Land Use Plan.

The overall Specific Plan is located southerly of Baxter Road, easterly of Briggs Road, westerly of Pourrouy Road, and northerly of Auld Road. The proposed areas of change for the Specific Plan Amendment is located southerly of Benton Road, easterly of Beech Street, westerly of Pourrouy Road, and northerly of Auld Road.

CHANGE OF ZONE NO. 7214 proposes to change the zoning classification of the project site Residential Agricultural, one-acre minimum (R-A-1) and Residential Agricultural, five-acre minimum (R-A-5) to One-Family Dwellings (R-1).

TENTATIVE TRACT MAP NO. 32323 proposes a Schedule "A" subdivision of 20.3 acres into thirty-four (34) single family residential lots, (1) private park and (1) detention/ water quality basin lot.

Background:

The Dutch Village Specific Plan (Specific Plan No. 106) was originally adopted by the Riverside County Board of Supervisors on June 6, 1973. The original goal of the Dutch Village Specific Plan was to provide housing and the support facilities needed to develop a tourist commercial center similar to the community of Solvang, in Santa Barbara County. Subsequent to the original approval, the Board of Supervisors had adopted numerous amendments to the Specific Plan. Additionally, the Board of Supervisors adopted Specific Plan No. 284 (Quinta Do Lago) on August 30, 1994. The Quinta Do Lago Specific Plan had the effect of superseding the land use designations on 470.1 acres of the Dutch Village Specific Plan. As a result of these amendments to the specific plan and the adoption of the Quinta Do Lago Specific Plan, the Dutch Village Specific Plan no longer retains its Dutch theme and is now being planned with mixed uses similar to those found in the nearby cities of Temecula and Murrieta.

Pursuant to General Plan Policy LU 1.11, each adopted Specific Plan is identified as either a "Community Development", "Rural Community" or "Rural" Specific Plan. The Dutch Village Specific Plan is defined as a Community Development Specific Plan as having primarily Community Development land use designations. Pursuant to this policy, any proposed land use designation changes within a Community Development Specific Plan shall not be interpreted to constitute a Foundation-level changes to necessitate a Foundation General Plan Amendment. Therefore, although the project includes the change from Rural: Rural Residential (R:RR) to Community Development: Low Density Residential, since it is located within a Community Development Specific Plan it does not require a Foundation General Plan Amendment.

ISSUES OF POTENTIAL CONCERN:

Highway 79 Policy Area

The project is located within the Highway 79 Policy Area. Residential developments within this policy area are required to be consistent with SWAP 9.2, and reduce their density by 9% from the midpoint of the density range of the applicable land use designation to achieve a reduction in traffic generated from the area. This 9% reduction would require the proposed project to be limited to 10 dwelling units. The proposed project will result in 34 dwelling units, which exceeds the typical maximum allowed by the policy area by 24 units. However, SWAP 9.2 also provides that individual projects may exceed the General Plan traffic model trip generation level if it can be shown that sufficient reductions have occurred on other projects.

The applicant and owner of the property for the subject site owns other properties with approved Tentative Tract Maps that are similarly entitled for less units than could be achieved under the policy area. These consist of 2 dwelling units on TR31700 and 7 dwelling units on TR33303 that account for a total of 9 units underdeveloped elsewhere within the policy owner under similar ownership. Additionally, certain Specific Plans within the Highway 79 Policy Area have developed below the maximum allowed number of dwellings units. One of these Specific Plans (Specific Plan No. 213) accounts for a total of 396 units that are undeveloped within the Highway 79 Policy Area that were assumed to be developed in the traffic analysis for the General Plan. Of these 396 units, 115 have already been allocated to Specific Plan No. 312 Amendment No. 2 as it is currently proposed, leaving 281 units remaining from this Specific Plan alone. Based on this review, there is a demonstrated reduction in units and traffic from these other projects that offset the additional 24 units proposed by this project than what would typically be allowed by the policy area utilizing the individual 9% reduction method.

SUMMARY OF FINDINGS:

- | | |
|--|--|
| 1. Existing General Plan Land Use (Ex. #6): | Community Development: Very Low Density Residential (CD: VLDR) and Rural: Rural Residential (R:RR) as reflected in the Specific Plan Land Use Plan |
| 2. Proposed General Plan Land Use (Ex. #6): | Community Development: Low Density Residential (CD: LDR) |
| 3. Surrounding General Plan Land Use (Ex. #6): | Community Development: Medium Density Residential (CD: MDR) to the west and south, |

- | | |
|-----------------------------------|--|
| | Community Development: Medium High Density Residential (CD:MHDR), Community Development: High Density Residential (CD:HDR), and Community Development: Commercial Retail (CD:CR) to the north, Community Development: Very Low Density Residential (CD:VLDR) and Rural: Rural Residential (R:RR) to the east |
| 4. Existing Zoning (Ex. #2): | Residential Agricultural, one-acre minimum (R-A-1) and Residential Agricultural, five-acre minimum (R-A-5) |
| 5. Proposed Zoning (Ex. #2): | One-Family Dwellings |
| 6. Surrounding Zoning (Ex. #2): | One-Family Dwellings (R-1) to the west and south, Specific Plan (SP 286) to the north, Residential Agricultural, one-acre minimum (R-A-1) and Residential Agricultural, five-acre minimum (R-A-5) to the east |
| 7. Existing Land Use (Ex. #1): | Vacant land |
| 8. Surrounding Land Use (Ex. #1): | Single-family residential to the west and north, vacant land to the north and south, vacant land and water tanks to the east |
| 9. Project Data: | Total Acreage: 20.3
Total Proposed Units: 34
Proposed Minimum Lot Size: 7,200 square feet
Schedule: A |
| 10. Environmental Concerns: | See Environmental Assessment |

RECOMMENDATIONS:

ADOPT PLANNING COMMISSION RESOLUTION NO. 2017-004 recommending adoption of General Plan Amendment No. 1219 and Amendment No. 16 to Specific Plan No. 106 as shown in Exhibit #6 to the Board of Supervisors; and,

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

ADOPT a **MITIGATED NEGATIVE DECLARATION** for **ENVIRONMENTAL ASSESSMENT NO. 40350** based on the findings incorporated in the initial study and the conclusion that the project will not have a significant effect on the environment with the proposed mitigation incorporated; and,

TENTATIVELY APPROVE GENERAL PLAN AMENDMENT NO. 1219 that changes the land use designation on approximately 20 acres from Community Development: Very Low Density Residential (CD:VLDR) and Rural: Rural Residential (R:RR) to Community Development: Low Density (CD:LDR) as reflected in the Specific Plan Land Use Plan amended by Amendment No. 16 to Specific Plan No. 106,

and in accordance with Exhibit #6, based on the findings and conclusions incorporated in the staff report, subject to adoption of the General Plan Amendment resolution by the Board of Supervisors; and,

TENTATIVELY APPROVE AMENDMENT NO. 16 to SPECIFIC PLAN NO. 106 based on the findings and conclusions in the staff report, subject to adoption of the Specific Plan resolution by the Board of Supervisors; and,

TENTATIVELY APPROVE CHANGE OF ZONE NO. 7214 that changes the zoning classification of the project site from Residential Agricultural, one-acre minimum (R-A-1) and Residential Agricultural, five-acre minimum (R-A-5) to One-Family Dwellings (R-1) in accordance with Exhibit 3; and,

APPROVE TENTATIVE TRACT MAP NO. 32323, subject to the attached conditions of approval, and based upon the findings and conclusions incorporated into the staff report.

FINDINGS: The following findings are in addition to those incorporated in the summary of findings and in the associated Environmental Assessment which is incorporated herein by reference.

1. The project site consisting of the Specific Plan area for change is designated Community Development: Very Low Density Residential (CD: VLDR) and Rural: Rural Residential (R:RR) as reflected in the Specific Plan Land Use Plan on the Southwest Area Plan.
2. The project site is surrounded by properties which are designated Community Development: Medium Density Residential (CD: MDR) to the west and south, Community Development: Medium High Density Residential (CD:MHDR), Community Development: High Density Residential (CD:HDR), and Community Development: Commercial Retail (CD:CR) to the north, Community Development: Very Low Density Residential (CD:VLDR) and Rural: Rural Residential (R:RR) to the east.
3. The proposed General Plan Amendment does not involve a change in or conflict with the Riverside County Vision. The proposed change from Community Development: Very Low Density Residential (CD: VLDR) and Rural: Rural Residential (R:RR) would result in a land use designation that is consistent with existing development in the immediate vicinity of the site and represents a logical continuation of land use in the area generally north of Auld Road and west of Washington Street. In particular, the proposed project is consistent with the General Plan Vision components of Population Growth via quality developments and in a logical development pattern; Our Communities and Their Neighborhoods by being served by adequate local infrastructure; Healthy Communities by incorporating active park area to encourage physical activity; Conservation and Open Space Resource System by preserving the onsite drainage area as a sensitive biological resource and leaving the southern, more steep portion of the site ungraded to conserve natural features of the area; Air Quality by being below established emission thresholds to be consistent with regional emission goals; Sustainability and Global Environmental Stewardship by being below emission thresholds for greenhouse gases to be consistent with local and statewide greenhouse gas reduction targets;
4. The proposed General Plan Amendment does not involve a change in or conflict with any General Plan Principle set forth in General Plan Appendix B. The proposed General Plan Amendment specifically meets the General Plan Principles of conserving sensitive habitats with the preservation

of the existing drainage onsite (Principle III.B.1); provision of open space areas both via preservation of natural open areas and development of a neighborhood serving park (Principle III.C.1); encouraging a wide range of housing opportunities for residents in a wider range of economic circumstances (Principle IV.A.1).

5. The proposed General Plan Amendment would not conflict with any foundation component of the General Plan. Although the General Plan Amendment would change the foundation component of a portion of the project site from Rural to Community Development, pursuant to General Plan Policy LU 1.11, any proposed land use designation changes within a Community Development Specific Plan shall not be interpreted to constitute a Foundation-level changes to necessitate a Foundation General Plan Amendment. The Dutch Village Specific Plan is defined as a Community Development Specific Plan as having primarily Community Development land use designations. Thus, the proposed amendment is consistent with the Community Development Foundation.
6. The proposed project would either contribute to the purposes of the General Plan or, at a minimum, not be detrimental to the purposes of the General Plan and Southwest Area Plan because the proposed amendment would maintain the primarily suburban style residential atmosphere of the community that exists in the area, thus creating a compatible land use pattern that assists in protecting public health, safety, and welfare which is the foundational purpose of a General Plan.
7. There are new conditions or special circumstances that were unanticipated in preparing the General Plan. Since 1973 and up to today, multiple new Specific Plans and Specific Plan Amendments have occurred in the surrounding area that along with the 2003 and 2015 General Plan updates have generally increased allowed densities in the surrounding area extending out from Winchester Road from more rural to suburban. Additionally, since the adoption of the General Plan in 2003 and the preparation of the 2015 General Plan in 2008, , multiple Tentative Tract Maps have been approved and developed in this area implementing the densities as designated in the General Plan. This has made the area a more suburban area that did not exist at the time of the original Specific Plan approval in 1973 and since the General Plan was comprehensively updated in 2003 or in 2008 when preparation began on the 2015 General Plan.
8. The project site is located within the Highway 79 Policy Area of the Southwest Area Plan.
9. The Highway 79 Policy Area and applicable policies (policies C 2.7 and SWAP 9.2 as shown below) requires developments to reduce their density by 9% from the density analyzed in the General Plan. As applied to the project area and its general plan land use designations, this 9% reduction would require the proposed project to be limited to 10 dwelling units. The Tentative Tract Map proposes 34 dwelling units, which exceeds the typical maximum allowed by the policy area by 24 units. However, SWAP 9.2 also provides that individual projects may exceed the General Plan traffic model trip generation level if it can be shown that sufficient reductions have occurred on other projects.

The applicant and owner of the property for the subject site owns other properties with approved Tentative Tract Maps that are similarly entitled for less units than could be achieved under the policy area. These consist of 2 dwelling units on TR31700 and 7 dwelling units on TR33303 that

account for a total of 9 units underdeveloped elsewhere within the policy owner under similar ownership. Additionally, when this policy area was created with the 2003 General Plan, the buildout assumptions and resulting traffic generation assumptions for already adopted Specific Plans were based on the total allowed units within a given Specific Plan. These assumptions have not changed. For Specific Plans where no further amendments were proposed, these Specific Plans were allowed to develop to their approved, entitled maximum number of dwelling units and not subject to the requirement to reduce their number of units by 9% based on implementation guidance developed by staff. Certain Specific Plans within Highway 79 Policy Area (policy area) have been identified that both have not been amended since the adoption of the 2003 General Plan (therefore entitled to the maximum number of units they were approved for) and that developed below the maximum allowed number of units they were entitled to. One of these Specific Plans (Specific Plan No. 213) accounts for a total of 396 units that are undeveloped within the Highway 79 Policy Area that were assumed to be developed in the traffic analysis for the General Plan. Of these 396 units, 115 have already been allocated to Specific Plan No. 312 Amendment No. 2 as it is currently proposed, leaving 281 units remaining from this Specific Plan alone. Based on this review, there is a demonstrated reduction in units and traffic from these other projects that offset the additional 24 units proposed by this project than what would typically be allowed by the policy area utilizing the individual 9% reduction method.

Although the application of a 9% reduction in density on an individual project basis has been the typical practice to achieve consistency with the policy area, the policy area also allows for a demonstration that sufficient reductions have occurred on other projects. Based on the above undeveloped units under similar ownership and Specific Plan units elsewhere in the policy area, this demonstrates that although the project individually exceeds the limit on units, there are reductions in units elsewhere in the policy area that are assumed to be developed within the traffic analysis for the General Plan that more than balance out the individual exceedance this project proposes. Therefore, the project is consistent with the Highway 79 Policy Area.

C 2.7: Maintain a program to reduce overall trip generation in the Highway 79 Policy Area (Figure C-2) by creating a trip cap on residential development within this policy area which would result in a net reduction in overall trip generation of 70,000 vehicle trip per day from that which would be anticipated from the General Plan Land Use designations as currently recommended. The policy would generally require all new residential developments proposals within the Highway 79 Policy Area to reduce trip generation proportionally, and require that residential projects demonstrate adequate transportation infrastructure capacity to accommodate the added growth.

SWAP 9.2: Maintain a program in the Highway 79 Policy Area to ensure that overall trip generation does not exceed system capacity and that the system operation continues to meet Level of Service standards. In general, the program would establish guidelines to be incorporated into individual Traffic Impact Analysis that would monitor overall trip generation from residential development to ensure that overall within the Highway 79 Policy Area development projects produce traffic generation at a level that is 9% less than the trips projected from the General Plan traffic model residential land use designations. Individually, projects could exceed the General Plan traffic model trip generation level, provided it can be demonstrated that sufficient reductions have occurred on other projects in order to meet Level of Service standards.

10. The existing zoning is Residential Agricultural, one-acre minimum (R-A-1) and Residential Agricultural, five-acre minimum (R-A-5). The project proposes to change the zoning to One-Family Dwellings (R-1).
11. The proposed use, single family residential is consistent with the proposed development standards set forth in the R-1 zone, in particular minimum lot size requirements of 7,200 square feet. All other applicable development standards related to lot width, depth, and frontage are met through the tentative tract map design. Subsequent building permits will be required to comply with height, building setback, parking, and lot coverage development standards of the respective zone.
12. The project site is surrounded by properties which are zoned One-Family Dwellings (R-1) to the west and south, Specific Plan (SP 286) to the north, Residential Agricultural, one-acre minimum (R-A-1) and Residential Agricultural, five-acre minimum (R-A-5) to the east.
13. Similar uses have been constructed and are operating in the general vicinity of the project.
14. This project is not located within Criteria Area of the Western Riverside County Multi-Species Habitat Conservation Plan.
15. This project is located within the Stephen's Kangaroo Rat Fee Area. Per County Ordinance No. 663 and the SKRHCP, all applicants for development permits which include maps within the boundaries of the Fee Assessment Area who cannot satisfy mitigation requirements through on-site mitigation, as determined through the environmental review process, shall pay a Mitigation Fee of \$500.00 per gross acre of the parcels proposed for development. Payment of the SKRHCP Mitigation Fee for this project, instead of on-site mitigation, will not jeopardize the implementation of the SKRHCP as all core reserves required for permanent Stephen's Kangaroo Rat habitat have been acquired and no new land or habitat is required to be conserved under the SKRHCP.
16. The proposed project consists of a schedule 'A' subdivision pursuant to Ordinance No. 460. Ordinance No. 460 requires all land divisions to conform to the County's General Plan, with applicable specific plans, Ordinance No. 348 and with the requirements of Ordinance No. 460. The project specifically complies with the Schedule 'A' improvement requirements of Ordinance No. 460, which include street improvements as shown on the Tentative Map, domestic water supply via Eastern Municipal Water District (as noted in condition of approval 10.E HEALTH.1 and 50.E HEALTH.5), fire protection with appropriate fire hydrant spacing (as noted in condition of approval 10.FIRE.7), domestic sewer service via Eastern Municipal Water District (as noted in condition of approval 10.E HEALTH.1 and 50.E HEALTH.5).
17. The design of the tentative tract map is consistent with the County's General Plan and the proposed Amendment to the Specific Plan. General Plan Principle IV.A.1 provides that the intent of the General Plan is to foster variety and choice in community development, particularly in the choice and opportunity for housing in various styles, of varying densities and of a wide range of prices and accommodating a range of life styles in equally diverse community settings, emphasizing compact and higher density choices. General Plan Principle IV.A.4 states that communities should range in location and type from urban to suburban to rural. The proposed tentative tract map provides for a variety of housing type in single-family residential community with a variety of lot sizes and with recreational amenities and complies with the density limits of the specific land use designation.

18. The site is physically suitable for the proposed residential development and density because it is sensitive to the portions of the project site with steeper terrain and limits the amount of grading to develop the site and preserve the remaining areas in a natural state. The overall density and lot sizes proposed is compatible with the existing and planned surrounding land uses, which generally consist of Community Development: Medium Density Residential (CD:MDR) land use designations.
19. The project site is located within a local responsibility area and within a very high fire hazard severity zone.
20. The Environmental Assessment prepared for the project analyzed the potential environmental impacts of the project. Based on the findings and conclusions in the Environmental Assessment the design of the tentative tract map is not likely to cause substantial environmental damage, serious public health problems, or substantially and avoidably injure fish or wildlife or their habitat.
21. The design of the tentative tract map will not conflict with easements, acquired by the public at large, for access through or use of, property within the proposed subdivision. Within the tentative map there are no existing easements and dedications for access.
22. The project is located within the French Valley Airport Influence Area, specifically located within Compatibility Zones D and E of the French Valley Airport Land Use Compatibility Plan. As noted in the letter provided by the Riverside County Airport Land Use Commission dated September 18, 2006, the proposed project is consistent with the French Valley Airport Land Use Compatibility Plan.
23. This project is within the City Sphere of Influence of Temecula. As such, the proposed project was initially transmitted to the City for review and comment and was sent a notice of public hearing. No comments have been received from the City as of the date of writing of this staff report.
24. This land division is located within a very high fire hazard severity zone and located within a Local Responsibility Area and is subject to the requirements of Government Code section 66474.02. This land division complies with all requirements of Government Code section 66474.02.
 - a. The land division has been designed so that each lot, and the subdivision as a whole, is in compliance sections 4290 and 4291 of the Public Resources Code by requiring that the site have fuel modification standards acceptable to the Riverside County Fire Department (as noted in condition of approval 50.FIRE.7, 60.FIRE.1) and compliance with building code requirements for buildings within a very high fire severity zone.
 - b. Fire protection and suppression services will be available for the subdivision through Riverside County Fire Department.
 - c. The project meets the regulations regarding road standards for fire equipment access adopted pursuant to Section 4290 of the Public Resources Code and Riverside County Ordinance No. 787 by providing streets to County road improvement standards at a pavement width of thirty-six (36) feet (as noted in condition of approval 50.TRANS.14), standards for signs identifying streets, roads and buildings, including blue dot reflectors(as noted in condition of approval 10.FIRE.6), minimum private water supply reserves for emergency fire use and residential fire sprinklers (as noted in condition of approval 80.FIRE.1), fuel breaks based on vegetation fuel

load, slope, and terrain located along the south side of the project (as noted in condition of approval 50.FIRE.7).

25. Notifications for SB18 consultation were sent out to Pechanga, Pala, and Soboba on August 24, 2006. No documented responses were received requesting consultation pursuant to SB18.
26. Notifications for AB52 consultation were sent out to Pechanga, Rincon, Colorado River Indian Tribes, Soboba, Ramona, and Cahuilla tribes on October 18, 2016. Requests for consultation were received from Pechanga and Soboba, with no responses received from the other tribes. Consultation with Pechanga took place on several February 12, 2017. No Tribal Cultural Resources were identified. Consultation with Soboba was conducted on November 10, 2016. Soboba did not identify any Tribal cultural Resources but did request that Native American monitoring be included in the conditions of approval. Consultation concluded with Pechanga on March 08, 2017. Consultation with Soboba was concluded on February 16, 2017.
27. Environmental Assessment No. 40350 identified the following potentially significant impacts:
 - a. Biological Resources
 - b. Hydrology and Water Quality

These listed impacts will be fully mitigated by the measures indicated in the environmental assessment, conditions of approval, and attached letters. No other significant impacts were identified.

CONCLUSIONS:

1. The proposed project is in conformance with the proposed land use designations as shown on the Specific Plan Land Use Plan, and with all other policies and elements of the Riverside County General Plan.
2. The proposed project is consistent with the Specific Plan zoning classification of Ordinance No. 348, and with all other applicable provisions of Ordinance No. 348.
3. The proposed project is consistent with the Schedule "A" map requirements of Ordinance No. 460, and with other applicable provisions of Ordinance No. 460.
4. The public's health, safety, and general welfare are protected through project design.
5. The proposed project is compatible with the present and future logical development of the area.
6. The proposed project will have a potentially significant effect on the environment.
7. The proposed project will not preclude reserve design for the Western Riverside County Multiple Species Habitat Conservation Plan (WRCMSHCP).

INFORMATIONAL ITEMS:

1. As of this writing, no letters, in support or opposition have been received.

SPECIFIC PLAN NO. 106 AMENDMENT NO. 16
GENERAL PLAN AMENDMENT NO. 1219
CHANGE OF ZONE NO. 7214
TENTATIVE TRACT MAP NO. 32323
Planning Commission Staff Report: June 7, 2017
Page 10 of 10

2. The project site is not located within:
 - a. An Agricultural Preserve;
 - b. A WRMSHCP Cell Group;
 - c. A Fault Zone;
 - d. A 100-year flood plain or dam inundation area; or
3. The project site is located within:
 - a. The City of Temecula sphere of influence;
 - b. The French Valley Airport Influence Area;
 - c. A Very High Fire Severity Zone;
 - d. An area with low potential for liquefaction;
 - e. An area susceptible to subsidence;
 - f. Valley-Wide Recreation and Parks District;
 - g. Riverside County Parks and Recreation District; and
 - h. The Stephens Kangaroo Rat Fee Area.
4. The subject site is currently designated as Assessor's Parcel Numbers 963-010-006.

RB

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Case

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Hearings\DH-PC\Staff

RESOLUTION 2017-004
RECOMMENDING ADOPTION OF
GENERAL PLAN AMENDMENT NO. 1219 AND
SPECIFIC PLAN NO. 106 AMENDMENT NO. 16

WHEREAS, pursuant to the provisions of Government Code Section(s) 65350/65450 et. seq., a public hearing was held before the Riverside County Planning Commission in Riverside, California on June 7, 2017, to consider the above-referenced matter; and,

WHEREAS, all the procedures of the California Environmental Quality Act and the Riverside County Rules to Implement the Act have been met and the environmental document prepared or relied on is sufficiently detailed so that all the potentially significant effects of the project on the environment and measures necessary to avoid or substantially lessen such effects have been evaluated in accordance with the above-referenced Act and Procedures; and,

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

BE IT RESOLVED, FOUND, DETERMINED, AND ORDERED by the Planning Commission of the County of Riverside, in regular session assembled on June 7, 2017, that it has reviewed and considered the environmental document prepared or relied on and recommends the following based on the staff report and the findings and conclusions stated therein:

ADOPTION of a **Mitigated Negative Declaration** for Environmental Assessment No. 40350;

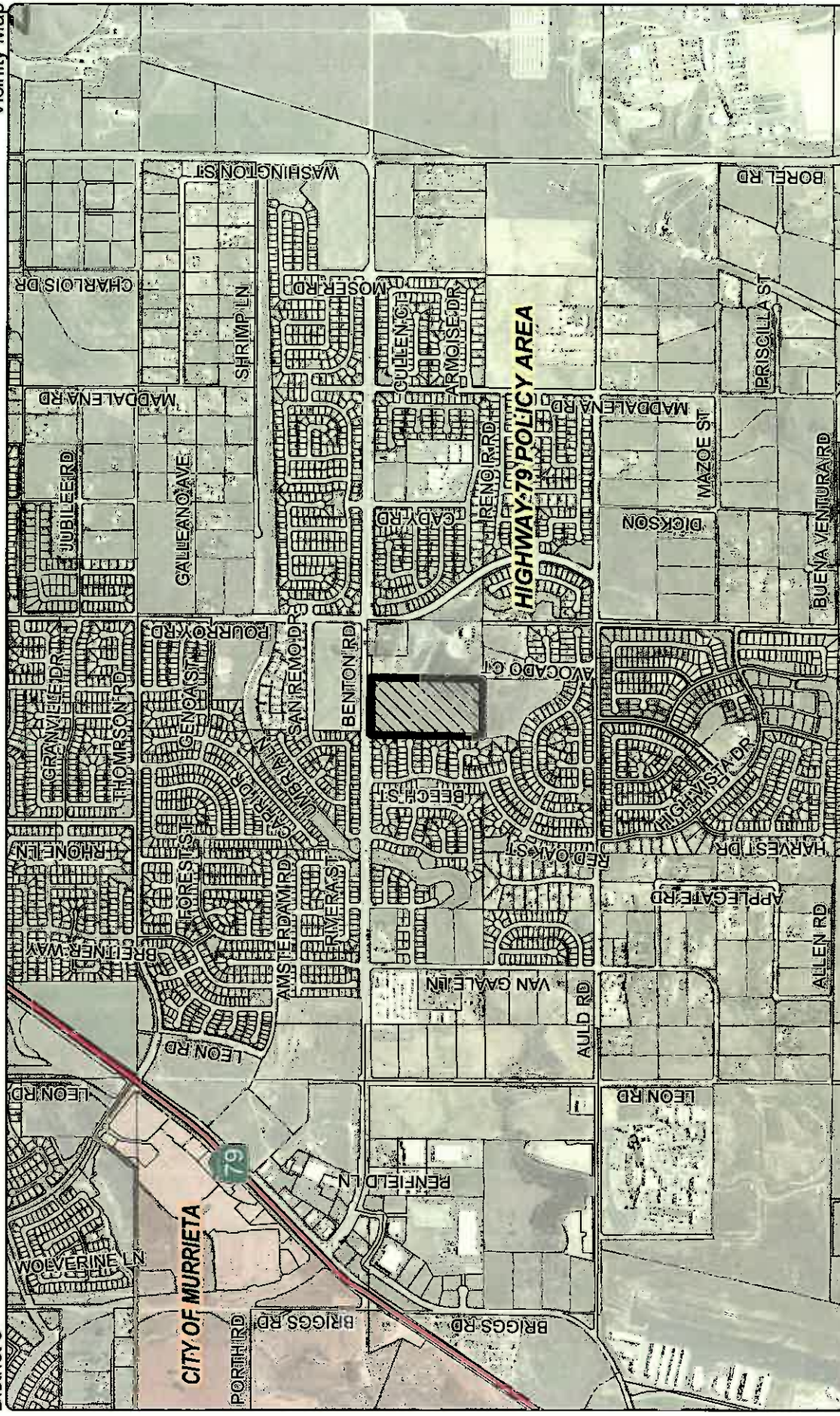
APPROVAL of **SPECIFIC PLAN NO. 106 AMENDMENT NO. 16**; and

APPROVAL of **GENERAL PLAN AMENDMENT NO. 1219**.

RIVERSIDE COUNTY PLANNING DEPARTMENT **CZ07214 GPA01219 SP00106A16 TR32323** **VICINITY/POLICY AREAS**

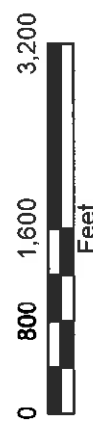
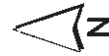
Supervisor: Washington
 District 3

Date Drawn: 05/10/2017
 Vicinity Map



Zoning Area: Rancho California

Author: Vinnie Nguyen



DISCLAIMER: On March 7, 2003, the County of Riverside adopted its new General Plan. This map is a preliminary map for informational purposes only. It is not intended to be used for any legal or financial purposes. The map is provided for informational purposes only. For more information, please contact the Riverside County Planning Department at (951) 940-4477. Website: <http://www.riverside.ca.gov>

**RIVERSIDE COUNTY PLANNING DEPARTMENT
CZ07214 GPA01219 SP00106A16 TR32323**

Supervisor: Washington / District 3

LAND USE

Date Drawn: 05/10/2017 / Exhibit 1



Zoning Area: Rancho California

Author: Vinnie Nguyen



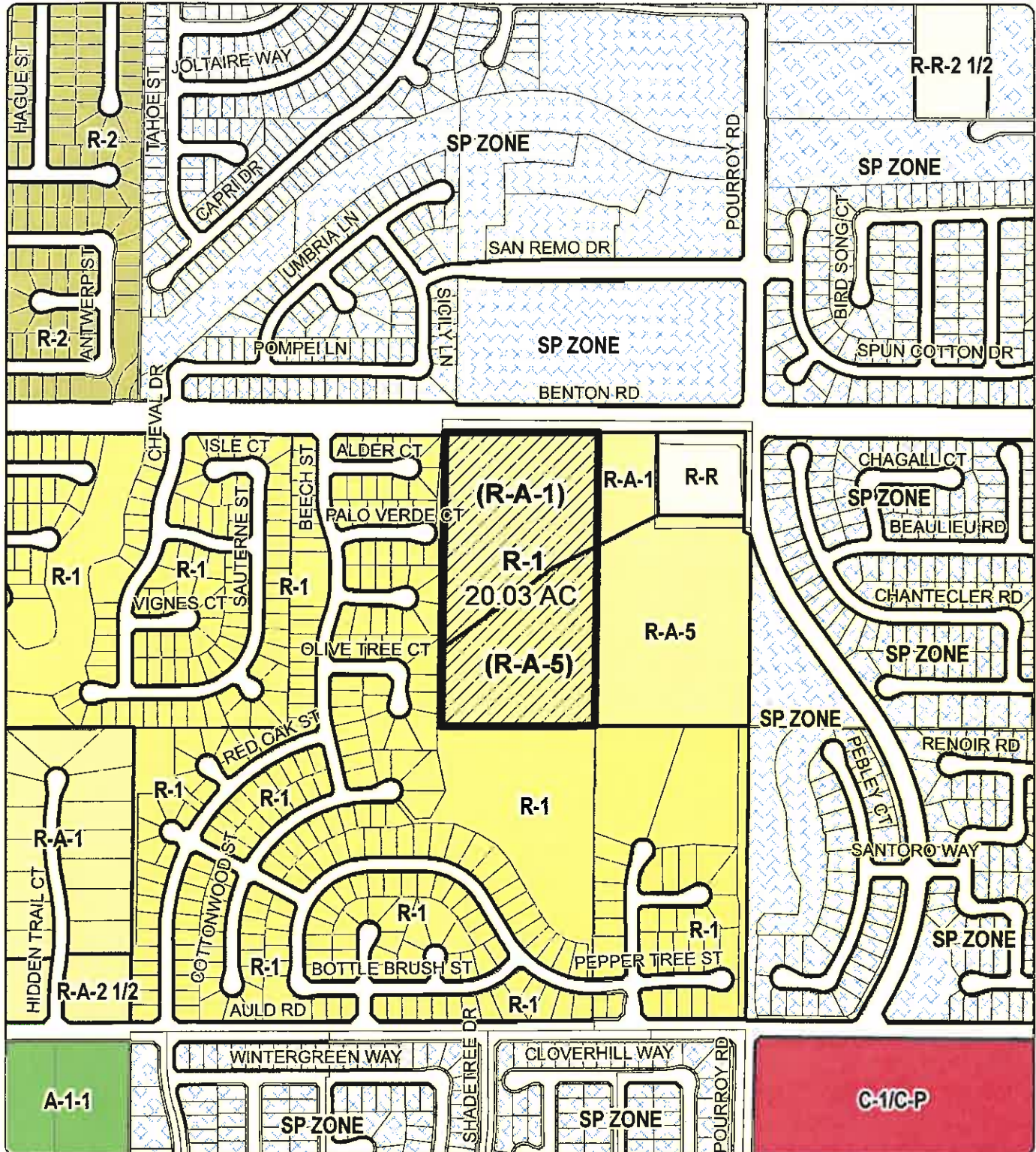
DISCLAIMER: On October 7, 2009, the County of Riverside adopted a new General Plan providing new land use designations for unincorporated Riverside County parcels. The new General Plan may contain different type of land use than is provided for under existing zoning. For further information, please contact 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.scrlna.org>

RIVERSIDE COUNTY PLANNING DEPARTMENT
CZ07214 GPA01219 SP00106A16 TR32323

Supervisor: Washington / District 3

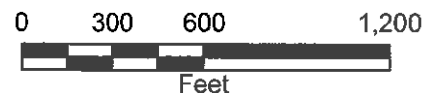
PROPOSED ZONING

Date Drawn: 05/10/2017 / Exhibit 2



Zoning Area: Rancho California

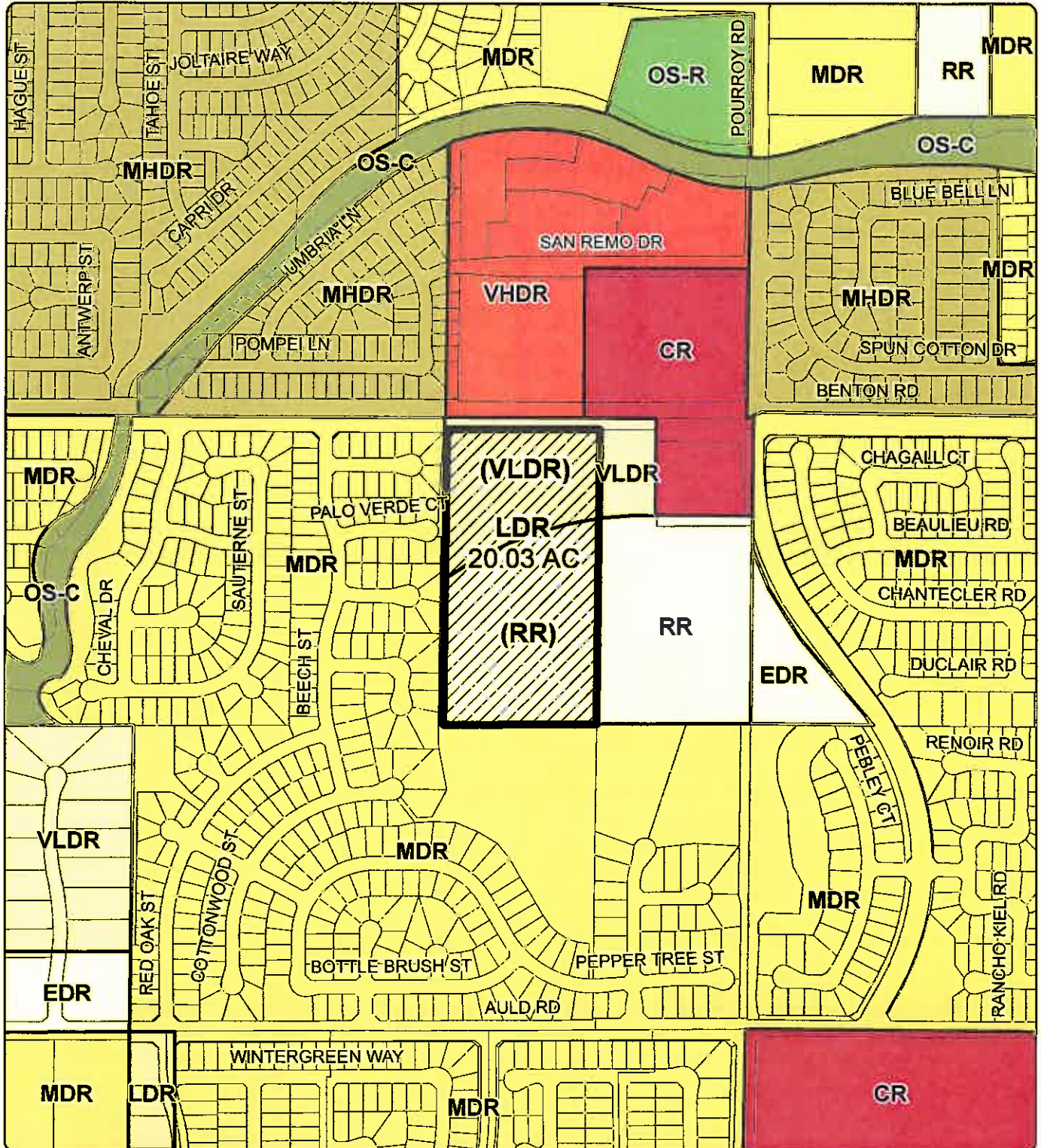
Author: Vinnie Nguyen



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.rcfbaa.org>

**RIVERSIDE COUNTY PLANNING DEPARTMENT
CZ07214 GPA01219 SP00106A16 TR32323**

Supervisor: Washington / District 3 **PROPOSED GENERAL PLAN** Date Drawn: 05/10/2017 / Exhibit 5



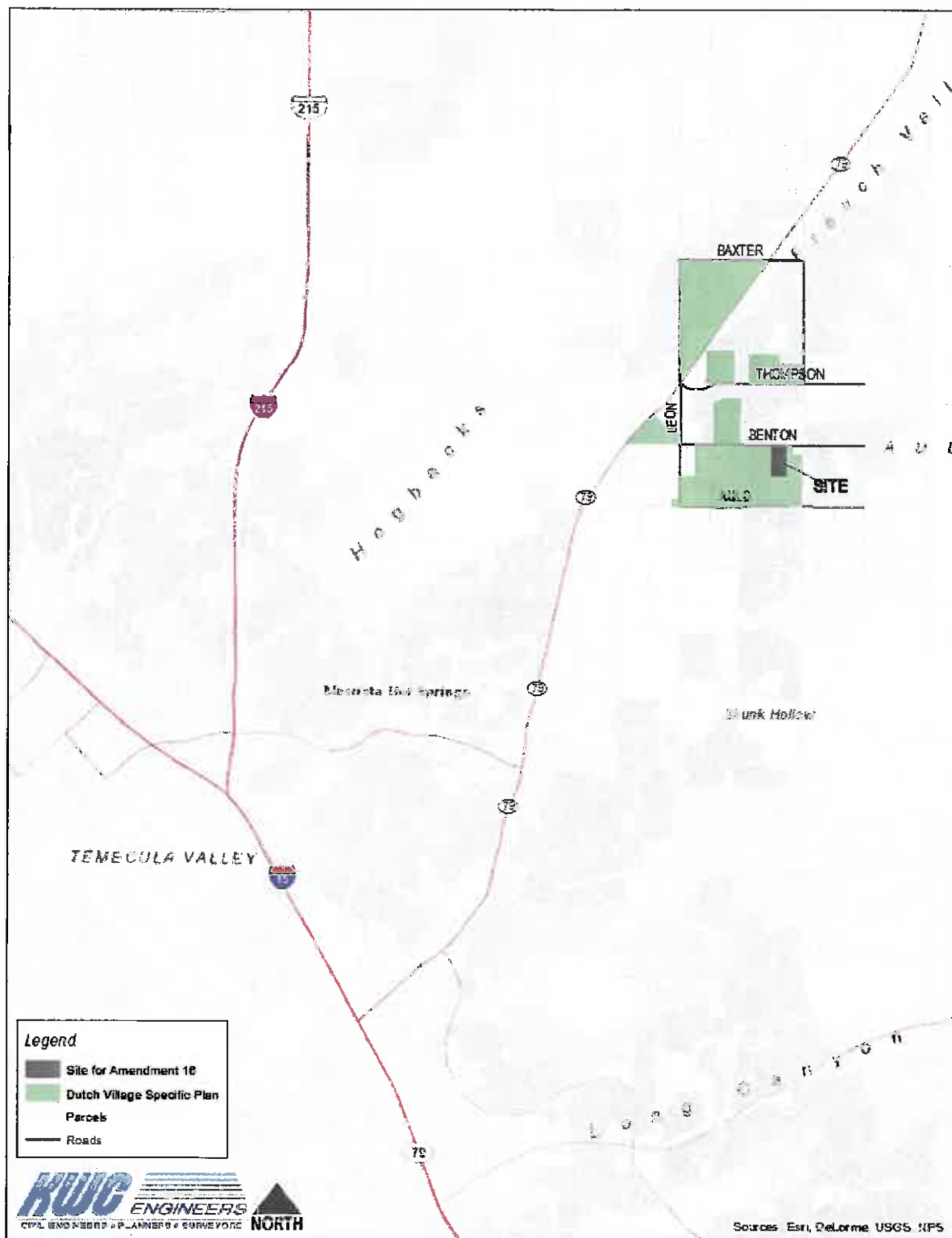
Zoning Area: Rancho California

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.mhpa.org>

Figure 2: Vicinity Map



The existing Land Use Designation Acreage through Amendment No. 15 based on current County GIS data is compiled in Table 2 below.

Table 2: Existing Land Use Designation Acreage

LAND USE DESIGNATION	AREA [acres]	PERCENT OF TOTAL
Estate Residential (EDR) (2 acre minimum lot size)	5.25	0.7%
Very Low Density Residential (VLDR) (1 acre minimum lot size)	30.93	4.2%
Medium Density Residential (MDR) (2 - 5 Dwelling Units per Acre)	409.19	56.0%
Medium High Density Residential (MHDR) (5 - 8 Dwelling Units per Acre)	54.67	7.5%
Rural Residential (RR) (5 acre minimum lot size)	25.73	3.5%
Commercial Retail (CR) (0.20 – 0.35 FAR)	89.17	12.2%
Commercial Office (CO) (0.35 – 1.0 FAR)	5.90	0.8%
Light Industrial (LI) (0.25 – 0.60 FAR)	76.44	10.5%
Public Facilities (PF) (≤ 0.60 FAR)	2.61	0.4%
Open Space - Conservation (OS-C)	30.74	4.2%
Total	730.63	100.0%

SPECIFIC PLAN 106 (DUTCH VILLAGE)

Amendment No. 16

4th Screencheck Document

May 2017

Project Sponsor:

Richland Communities, Inc.
3161 Michelson Drive, Suite 425
Irvine, California 92612

Contact Person: Mike Byer, Director of Acquisitions
(949) 261-7010

Lead Agency:

Riverside County Planning Department
4080 Lemon Street, 9th Floor
P.O. Box 1409
Riverside, California 92502-1409

Contact Person: Russel Brady, Project Planner
(909) 955-3025

Prepared by:

KWC Engineers
1880 Compton Avenue, Suite 100
Corona, California 92881

Contact Person: Mike Taing, Sr. Project Manager
(951) 734-2130

This amendment modifies Specific Plan No. 106, which has been incorporated into the County's Comprehensive General Plan. Specific Plan No. 106 had previously been adopted by the Riverside County Board of Supervisors through Resolution No. 73-190 (dated June 6, 1973) and amended through the following resolutions:

Resolution No. 82-191 (dated June 1, 1982); Resolution No. 86-416 (dated October 14, 1986); Resolution No. 92-459 (dated October 20, 1992); Resolution No. 95-114 (dated May 9, 1995); Resolution No. 95-161 (dated September 19, 1995); Resolution No. 99-446 (dated December 21, 1999); Resolution No. 99-447 (dated December 21, 1999); Resolution No. 2001-326 (dated December 18, 2001); Resolution 2002-143 (dated May 7, 2002); Resolution No. 2004-057 (dated March 23, 2004); Resolution No. 2004-058 (dated March 23, 2004); Resolution 2005-046 (dated February 15, 2005); and Resolution 2004-172 (dated June 15, 2004).

The current project is the 16th Amendment to Specific Plan No. 106 (Dutch Village). Amendment No. 16 to Specific Plan No. 106 (Dutch Village) changes the site's land use designation from "Very Low Density Residential (5 acre minimum lot size)" and "Rural Residential (5 acre minimum lot size)" to "Low Density Residential (1 to 2 Dwelling Units per Acre)". Approximately 7.13 acres of VLDR and 12.90 acres of RR will be amended to reflect a proposed development plan for 20.03 acres of LDR designation. Table 3 identifies a breakdown of the proposed Land Use Designation Acreage post SP 106 Amendment No. 16. Additional information is provided and described in detail in Section III below.

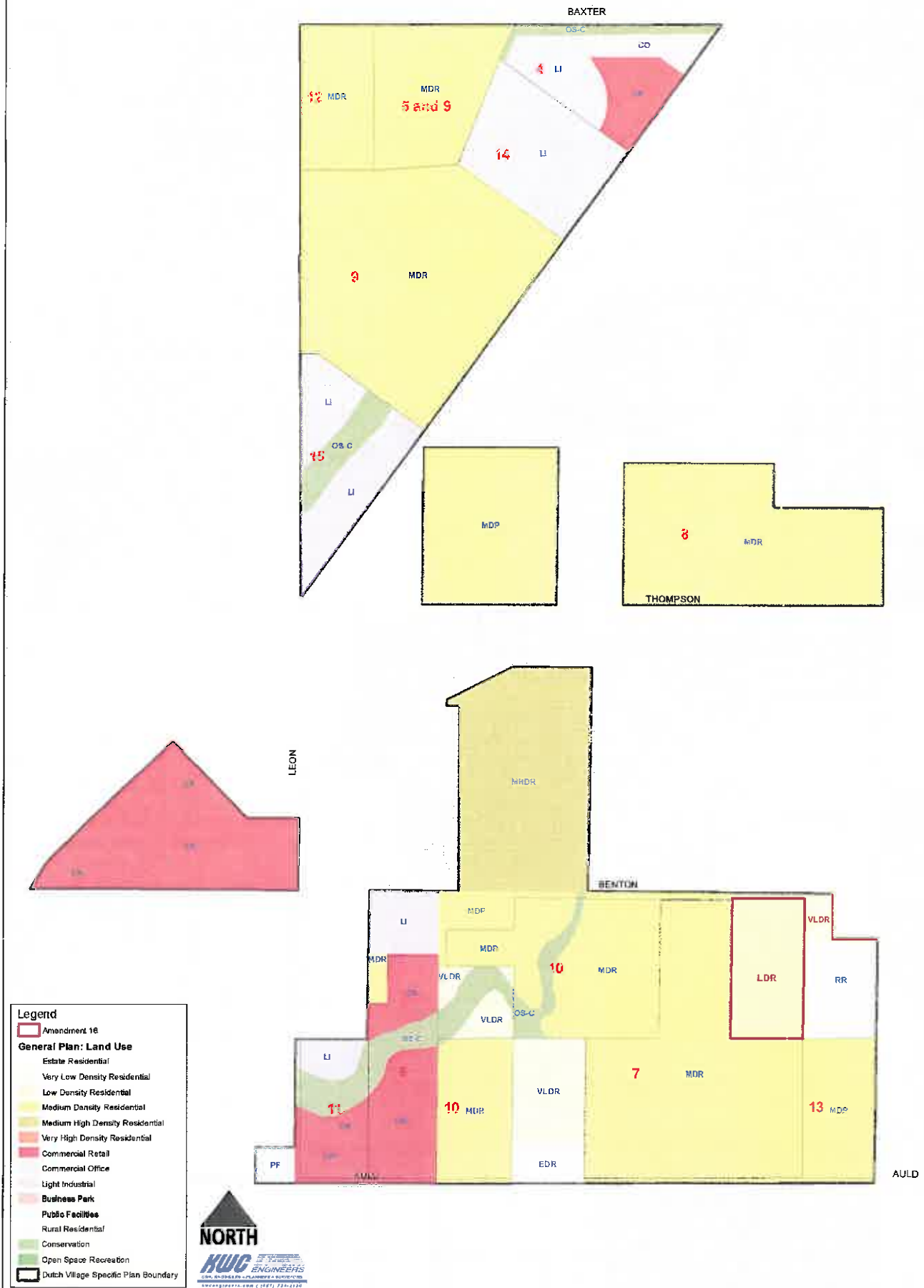
Table 3: Proposed Land Use Designation Acreage

LAND USE DESIGNATION	AREA [acres]	PERCENT OF TOTAL
Estate Residential (EDR) (2 acre minimum lot size)	5.25	0.7%
Very Low Density Residential (VLDR) (1 acre minimum lot size)	23.80	3.3%
Low Density Residential (MDR) (1 - 2 Dwelling Units per Acre)	20.03	2.7%
Medium Density Residential (MDR) (2 - 5 Dwelling Units per Acre)	409.19	56.0%
Medium High Density Residential (MHDR) (5 - 8 Dwelling Units per Acre)	54.67	7.5%
Rural Residential (RR) (5 acre minimum lot size)	12.83	1.7%
Commercial Retail (CR) (0.20 – 0.35 FAR)	89.17	12.2%
Commercial Office (CO) (0.35 – 1.0 FAR)	5.90	0.8%
Light Industrial (LI) (0.25 – 0.60 FAR)	76.44	10.5%
Public Facilities (PF) (≤ 0.60 FAR)	2.61	0.4%
Open Space - Conservation (OS-C)	30.74	4.2%
Total	730.63	100.0%

Figure 6: SP 106 - Specific Plan Amendments (Through Amendment No. 16)



Figure 7
Land Use Plan
(Through Amendment No. 16)
Dutch Village Specific Plan



COUNTY OF RIVERSIDE

ENVIRONMENTAL ASSESSMENT FORM: INITIAL STUDY

Environmental Assessment (E.A.) Number: 40350

Project Case Type (s) and Number(s): Specific Plan No.106 Amendment No. 16 (G,) General Plan Amendment No. 1219, Change of Zone No. 7214, Tentative Tract Map No. 32323

Lead Agency Name: County of Riverside Planning Department

Address: 4080 Lemon Street, 9th Floor, P.O. Box 1409, Riverside, CA 92502-1409

Contact Person: Russell Brady, Project Planner

Telephone Number: (951) 955-3025

Applicant's Name: Canadian Pacific, LLC and Strack Farms Land, LLC

Applicant's Address: 3161 Michelson Drive, Suite No. 425, Irvine, CA 92612

I. PROJECT INFORMATION

A. Project Description:

Specific Plan 106 Amendment No. 16 proposes to change the land use designation of the subject site from a mix of Community Development: Very Low Density Residential (CD:VLDR) and Rural: Rural Residential (R:RR) to Community Development: Low Density Residential (CD:LDR).

The overall Specific Plan is located southerly of Baxter Road, easterly of Briggs Road, westerly of Pourrouy Road, and northerly of Auld Road. The proposed areas of change for the Specific Plan Amendment is located southerly of Benton Road, easterly of Beech Street, westerly of Pourrouy Road, and northerly of Auld Road.

General Plan Amendment No. 1219 proposes to change the land use designation from Community Development: Very Low Density Residential (CD:VLDR) and Rural: Rural Residential (R:RR) to Community Development: Low Density Residential (CD:LDR) as reflected in the Specific Plan Land Use Plan.

Change of Zone No. 7214 proposes to change the zoning classification of the project site Residential Agricultural, one-acre minimum (R-A-1) and Residential Agricultural, five-acre minimum (R-A-5) to One-Family Dwellings (R-1).

Tentative Tract Map No. 32323 proposes a Schedule "A" subdivision of 20.3 acres into thirty-four (34) single family residential lots, (1) private park and (1) detention/ water quality basin lot.

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

C. Total Project Area: 51.14 Acres

Residential Acres: 20.3

Lots: 34

Units: 34

Projected No. of Residents: 102

Commercial Acres:

Lots:

Sq. Ft. of Bldg. Area:

Est. No. of Employees:

Industrial Acres:

Lots:

Sq. Ft. of Bldg. Area:

Est. No. of Employees:

Other:

D. Assessor's Parcel No(s): 963-010-006

E. Street References: Northerly of Auld Road, southerly of Benton Road, and westerly of Pourrouy Road

F. Section, Township & Range Description or reference/attach a Legal Description:
Section 5, Township 7 South, Range 2 West

G. Brief description of the existing environmental setting of the project site and its surroundings: The project site is currently undeveloped land with an elevation range of 1,364 to 1,538 feet. Within the project vicinity are existing single family residential dwellings to the west and south, vacant property to the east, and vacant property and single family residential dwellings to the north. A drainage course runs along the project's western boundary bordering the existing residential development to the west.

II. APPLICABLE GENERAL PLAN AND ZONING REGULATIONS

A. General Plan Elements and Policies:

- 1. Land Use:** The project site's existing General Plan Land Use designation is Community Development: Very Low Density Residential (CD:VLDR) (1 acre minimum) and Rural: Rural Residential (R:RR) (5 acre minimum). The project proposes to change the land use designation of the site to entirely Community Development: Low Density Residential (CD:LDR) (1-2 dwelling units per acre). Although the General Plan Amendment would change the foundation component of a portion of the project site from Rural to Community Development, pursuant to General Plan Policy LU 1.1, any proposed land use designation changes within a Community Development Specific Plan shall not be interpreted to constitute a Foundation-level changes to necessitate a Foundation General Plan Amendment. The Dutch Village Specific Plan is defined as a Community Development Specific Plan as having primarily Community Development land use designations.

The project site is located within the Highway 79 Policy Area of the Southwest Area Plan. The Highway 79 Policy Area and applicable policies (policies C 2.7 and SWAP 9.2 as shown below) requires developments to reduce their density by 9% from the density analyzed in the General Plan. However, SWAP 9.2 also provides that individual projects may exceed the General Plan traffic model trip generation level if it can be shown that sufficient reductions have occurred on other projects.

The proposed project meets all other applicable land use policies of the General Plan.

- 2. Circulation:** The proposed project will add overall trips to the area. The Department of Transportation has reviewed the project submitted for this project and determined that required levels of service can be maintained. The proposed project meets all other applicable circulation policies of the General Plan.
- 3. Multipurpose Open Space:** The proposed project is located within the Multiple Species Habitat Conservation Plan (MSHCP); however, it is not located in a criteria area. The proposed project meets all other applicable Multipurpose Open Space element policies.
- 4. Safety:** The proposed project is not located in a flood zone. The proposed project is in an area designated as having low potential for liquefaction and susceptible to subsidence. The project is within a very high fire hazard area. The project is not located within an Alquist-Priolo or County Fault Zone. The proposed project meets all other applicable Safety element policies.

5. **Noise:** The proposed project will permanently increase the ambient noise levels in the project vicinity above levels existing without the project. However, the project is for a residential development and noise levels associated with the proposed project are not anticipated to be substantial. The proposed project meets all other applicable Noise element policies.
6. **Housing:** The proposed project shall create 34 residential lots. The proposed project meets with all applicable Housing element policies.
7. **Air Quality:** The proposed project has been conditioned to control any fugitive dust during grading and construction activities. The proposed project meets all other applicable Air Quality Element policies.
8. **Healthy Communities:** The proposed project meets all applicable Healthy Community policies.

B. General Plan Area Plan(s): Southwest Area Plan

C. Foundation Component(s): Community Development (CD) and Rural (R)

D. Land Use Designation(s): Very Low Density Residential (VLDR) (1 acre minimum), Rural Residential (RR) (5 acre minimum)

E. Overlay(s), if any: N/A

F. Policy Area(s), if any: Highway 79 Policy Area

G. Adjacent and Surrounding:

1. **Area Plan(s):** Southwest Area Plan

2. **Foundation Component(s):** Community Development: (CD) to the north, east, west, and south, Rural (R) to the east.

3. **Land Use Designation(s):** Medium Density Residential (MDR) to the west and south, Medium High Density Residential (MHDR), High Density Residential (HDR), and Commercial Retail (CR) to the north, Very Low Density Residential (VLDR) and Rural Residential (RR) to the east.

4. **Overlay(s), if any:** N/A

5. **Policy Area(s), if any:** Highway 79 Policy Area

H. Adopted Specific Plan Information

1. **Name and Number of Specific Plan, if any:** 106

2. **Specific Plan Planning Area, and Policies, if any:** N/A

I. Existing Zoning: Residential Agricultural, one-acre minimum (R-A-1) and Residential Agricultural, five-acre minimum (R-A-5)

J. Proposed Zoning, if any: One-Family Dwellings (R-1)

K. Adjacent and Surrounding Zoning: One-Family Dwellings (R-1) to the west and south, Specific Plan (SP 286) to the north, Residential Agricultural, one-acre minimum (R-A-1) and Residential Agricultural, five-acre minimum (R-A-5) to the east.

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"/> Public Services
<input type="checkbox"/> Agriculture Resources	<input checked="" type="checkbox"/> Hydrology/Water Quality	<input type="checkbox"/> Recreation
<input type="checkbox"/> Air Quality	<input type="checkbox"/> Land Use/Planning	<input type="checkbox"/> Transportation/Traffic
<input checked="" type="checkbox"/> Biological Resources	<input type="checkbox"/> Mineral Resources	<input type="checkbox"/> Utilities/Service Systems
<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

IV. DETERMINATION

On the basis of this initial evaluation:

A PREVIOUS ENVIRONMENTAL IMPACT REPORT/NEGATIVE DECLARATION WAS NOT PREPARED

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

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

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

A PREVIOUS ENVIRONMENTAL IMPACT REPORT/NEGATIVE DECLARATION WAS PREPARED

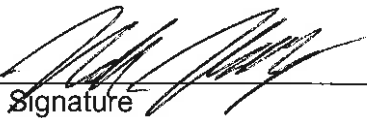
☐ I find that although the proposed project could have a significant effect on the environment **NOTHING FURTHER IS REQUIRED** because all potentially significant effects (a) have been adequately analyzed in an earlier EIR or Negative Declaration pursuant to applicable legal standards and (b) have been avoided or mitigated pursuant to that earlier EIR or Negative Declaration, including revisions or mitigation measures that are imposed upon the proposed project.

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

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

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

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


Signature

5/15/17
Date

Russell Brady, Project Planner
Printed Name

For Charissa Leach, P.E., Assistant TLMA 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	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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 C-9 "Scenic Highways"

Findings of Fact:

a) The project is located Northerly of Auld Road, southerly of Benton Road, and westerly of Pourroy Road and within close proximity to Highway 79. Pursuant to Figure C-9 "Scenic Highways" of the Riverside County General Plan, Highway 79 is not State Designated nor County or State Eligible as a scenic highway. The next closest scenic highway would be I-215, which is a County Eligible scenic highway. The site is not visible from this highway, so would not have an impact on any scenic highways.

b) The proposed is not located within close proximity to scenic resources, landmark features, or any scenic vistas and as such, the project will have no impact. Surrounding features within close proximity to the project site consist of vacant property and single family residential dwellings. Neither of the previously addressed features are designated landmark features or in an area that creates a scenic view. Therefore, no impact would occur.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

2. Mt. Palomar Observatory

☐ ☐ ☒ ☐

a) Interfere with the nighttime use of the Mt. Palomar Observatory, as protected through [Riverside County Ordinance No. 655](#)?

Source: GIS database, Ord. No. 655

Findings of Fact:

a) The proposed project is located 20.89 miles from the Mount Palomar Observatory and within Zone B of the Special Lighting Area which surrounds the Mount Palomar Observatory. Riverside County Ordinance No. 655 identifies specific methods of installation and shielding requirements for lamp sources and exceptions to reduce light pollution in the area. The project will be designed to incorporate lighting requirements of Riverside County Ordinance No. 655. Through the incorporation of lighting requirements of Ordinance No. 655, the project will have less than a significant impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are 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: Site Visit, Project Description

Findings of Fact:

a-b) The proposed project will create a new source of light which would accompany any new residential development; however the new source of light is not anticipated to be of significant levels since it would include lighting fixtures and lighting levels typical of a residential community that would be compatible with the immediate surrounding area. Therefore, the project shall not create a new source of substantial light or glare which would adversely affect day or nighttime views in the area. The project site is adjacent to existing and planned compatible uses. The amount of light that will be created is consistent with levels found in typical residential developments. Also, the majority of residential uses surrounding the project site are separated from the site by canyons and are not directly adjacent to the property. Therefore, it is not anticipated that the proposed project shall expose residential property to unacceptable light levels. Impact is considered less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

AGRICULTURE RESOURCES Would the project

4. Agriculture

☐ ☐ ☐ ☒

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

Source Riverside County General Plan Figure OS-17 "Agricultural Resources," GIS database and Project Materials.

Findings of Fact:

a) Through the utilization of GIS and outlined in Figure OS-17 "Agricultural Resources" of the Riverside County General Plan, the proposed project is located within an area that is designated as "Farmland of Local Importance" and "Other Lands". Within vicinity of the project area, the closest "prime farmland" is located farther south near the City of Temecula. In result, the project would not convert prime farmland, unique farmland, or farmland of statewide importance. The project will have no impact.

b) The proposed project will not conflict with existing agricultural uses nor is the project located within or adjacent to an existing agricultural preserve. The closest agriculture preserve within vicinity of the project site is the Murrieta Hot Springs Agriculture Preserve No. 3, which is located to the west and southwest of the project site. As outlined through GIS, the closest segment of the Murrieta Hot Springs Agricultural Preserve No. 3 is 0.79 miles from the site. The proposed project will have no impact to this agricultural preserve or any other agricultural preserve.

c-d) No agricultural land uses apparently exist in the immediately surrounding area. Additionally, designated land uses within close vicinity of the project site consist of Medium Density Residential (MDR), Very High Density Residential (VHDR), Rural Residential (RR), and Commercial Retail (CR). The project is not located within 300 feet of agriculturally zoned property nor will the project involve changes which, due to their located or nature, could result in the conversion of Farmland to non-agricultural uses. As such, the project will have no impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

5. Forest

a) Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code sec-

☐ ☐ ☐ ☒

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
tion 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 project will not conflict with any zoning related to forest land, the County has no such zoning, and there is no forest land onsite or near the project site. No impact would occur.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

AIR QUALITY Would the project				
6. Air Quality Impacts	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
a) Conflict with or obstruct implementation of the applicable air quality plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input checked="" type="checkbox"/>
f) Create objectionable odors affecting a substantial number of people?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source: SCAQMD CEQA Air Quality Handbook Table 6-2, "Benton Road Residential Air Quality Impact Analysis", dated November 2, 2016, prepared by Urban Crossroads.

Findings of Fact:

a) A significant impact could occur if the proposed project conflicts with or obstructs implementation of the South Coast Air Basin 2012 Air Quality Management Plan (AQMP). Conflicts

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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and obstructions that hinder implementation of the AQMP can delay efforts to meet attainment deadlines for criteria pollutants and maintaining existing compliance with applicable air quality standards. Pursuant to the methodology provided in Chapter 12 of the 1993 South Coast Air Quality Management District CEQA Air Quality Handbook, consistency with the South Coast Air Basin 2012 AQMP is affirmed when a project (1) does not increase the frequency or severity of an air quality standards violation or cause a new violation and (2) is consistent with the growth assumptions in the AQMP. Consistency review is presented below:

(1) The proposed project will result in short-term construction and long-term pollutant emissions that are less than the CEQA significance emissions thresholds established by the SCAQMD, as demonstrated by the CalEEMod analysis conducted for the proposed site; therefore, the project will not result in an increase in the frequency or severity of any air quality standards violation and will not cause a new air quality standard violation.

(2) The CEQA Air Quality Handbook indicates that consistency with AQMP growth assumptions must be analyzed for new or amended General Plan Elements, Specific Plans, and significant projects. Significant projects include airports, electrical generating facilities, petroleum and gas refineries, designation of oil drilling districts, water ports, solid waste disposal sites, and off-shore drilling facilities. This project involve a General Plan and a Specific Plan Amendment but is not considered a significant project.

According to the Air Quality Analysis prepared for the proposed project and the consistency analysis presented above, the proposed project will not conflict with the AQMP; no impact will occur.

b) A project may have a significant impact if project-related emissions exceed federal, state, or regional standards or thresholds, or if project-related emissions substantially contribute to existing or project air quality violations. The proposed project is located within the South Coast Air Basin, where efforts to attain state and federal air quality standards are governed by the SCAQMD. Both the state of California (state) and the federal government have established health-based ambient air quality standards (AAQS) for seven air pollutants (known as 'criteria pollutants'). These pollutants include ozone (O₃), carbon monoxide (CO), nitrogen dioxide (NO₂), sulfur dioxide (SO₂), inhalable particulate matter with a diameter of 10 microns or less (PM₁₀), fine particulate matter with a diameter of 2.5 microns or less (PM_{2.5}), and lead (Pb). The state has also established AAQS for additional pollutants. The AAQS are designed to protect the health and welfare of the populace within a reasonable margin of safety. Where the state and federal standards differ, California AAQS are more stringent than the national AAQS.

Air pollution levels are measured at monitoring stations located throughout the air basin. Areas that are in nonattainment with respect to federal or state AAQS are required to prepare plans and implement measures that will bring the region into attainment. The table below titled South Coast Air Basin Attainment Status – Riverside County summarizes the attainment status in the project area for the criteria pollutants. Discussion of potential impacts related to short-term construction impacts and long-term area source and operational impacts are presented below.

South Coast Air Basin Attainment Status – Riverside County

Pollutant	Federal	State
O ₃ (1-hr)	No Data	Nonattainment
O ₃ (8-hr)	Nonattainment	Nonattainment

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
PM ¹⁰	Attainment	Nonattainment		
PM ^{2.5}	Nonattainment	Nonattainment		
CO	Unclassified/Attainment	Attainment		
NO ₂	Unclassified/Attainment	Attainment		
SO ₂	Attainment	Attainment		
Pb	Unclassified/Attainment	Attainment		

Source: CalEPA Air Resources Board. State and National Area Designation Maps. 2013.

Construction Emissions

Assuming build-out of the site as single-family residences, the proposed project would result in construction-related and operational emissions of criteria pollutants and toxic air contaminants. A project may have a significant impact if project-related emissions exceed federal, state, or regional standards or thresholds, or if project-related emissions will substantially contribute to existing or project air quality violations.

The California Emissions Estimator Model (CalEEMod) version 2013.2.2 was utilized to estimate emissions from the proposed construction activities. CalEEMod default construction phase lengths and number of equipment were utilized. The project will be required to comply with the existing SCAQMD rules for the reduction of fugitive dust emissions. SCAQMD Rule 403 established these procedures. Compliance with this rule is achieved through application of standard best management practices in construction and operation activities. Based on the size of this project's disturbance area being less than 50 acres and anticipated to move less than 5,000 cubic yards of material per day, a Fugitive Dust Control Plan or a Large Operation Notification Form would not be required. Additionally, the project will be required to comply with SCAQMD Rule 113 (5) which limits the volatile organic compound (VOC) content of architectural coatings (i.e. paint) to no more than 50 g/L. These existing regulations have been applied to the air quality analysis and are reflected in the emission estimates. The table below titled Maximum Daily Construction Emissions summarizes the results of the CalEEMod outputs. Based on the results of the model, maximum daily emissions from the construction of the proposed project will not exceed established SCAQMD thresholds.

Maximum Daily Construction Emissions (lbs/day)

Construction Phase	VOC	NO _x	CO	SO ₂	PM ¹⁰	PM ^{2.5}
2017	3.57	38.25	45.56	0.09	9.11	5.05
2018	62.23	29.07	24.93	0.04	2.53	1.92
SCAQMD Threshold	75	100	550	150	150	55
Potential Impact?	No	No	No	No	No	No

Source: Urban Crossroads

Operational Emissions

Long-term emissions are evaluated at build-out of a project. The project is assumed to be operational in 2018. Long-term criteria air pollutant emissions will result from the operation of the proposed facility. Long-term emissions are categorized as area source emissions, energy source emissions, and mobile source emissions. The table below titled Maximum Daily Operational Emissions summarizes the results of the CalEEMod outputs. Based on the results of the model, maximum daily emissions from the operation of the proposed project will not exceed established SCAQMD thresholds. Therefore, both short-term construction and long-term operational emissions will not exceed the daily thresholds established by SCAQMD and impacts will be less than significant.