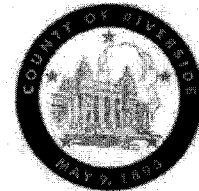


**SUBMITTAL TO THE BOARD OF SUPERVISORS
COUNTY OF RIVERSIDE, STATE OF CALIFORNIA**



**ITEM
19.2
(ID # 8489)**

MEETING DATE:


Tuesday, December 11, 2018

FROM : TLMA-PLANNING:

SUBJECT: TRANSPORTATION & LAND MANAGEMENT AGENCY/PLANNING: Public Hearing on GENERAL PLAN AMENDMENT NO. 180003, CONDITIONAL USE PERMIT NO. 3724, CHANGE OF ZONE NO. 7866, RESOLUTION NO. 2018-225, ORDINANCE NO. 348.4902– Intent to adopt a Mitigated Negative Declaration - EA42784 – Applicant: 17 acre Heme, LLC – Engineer/Representative: MDMG, Sherrie Munroe - Third Supervisorial District - Bautista Zoning Area – San Jacinto Valley Area Plan: Community Development: Medium Density Residential (CD: MDR) – Location: Northerly of Acacia Avenue, southerly of Florida Avenue, westerly of Georgia Avenue, and easterly of Grant Avenue – 19.96 Acres - Zoning: Rural Residential (R-R) - REQUEST: The General Plan Amendment is a proposal to modify Land Use Policy 14.4 which currently states, "Maintain at least a 50-foot setback from the edge of the right-of-way for new development adjacent to Designated and Eligible State and County Scenic Highways" to "Maintain an appropriate setback from the edge of the right-of-way for new development adjacent to Designated and Eligible State and County Scenic Highways based on local surrounding development, topography, and other conditions." The Change of Zone is a proposal to change the existing zone from Rural Residential (R-R) to Residential Incentive (R-6). The Conditional Use Permit is a proposal to develop a 284 unit, rental only, residential care facility for the elderly on 19.96-acres. – APN: 548-160-004,548-160-007,548-160-008 – [Applicant Fees 100%]

RECOMMENDED MOTION: That the Board of Supervisors:
Continued on page 2

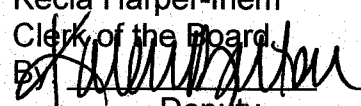
ACTION:


Charissa Leach, Assistant TLMA Director 11/29/2018

MINUTES OF THE BOARD OF SUPERVISORS

On motion of Supervisor Perez, seconded by Supervisor Tavaglione and duly carried, IT WAS ORDERED that the above matter is approved as recommended and that Ordinance 348.4902 is adopted with waiver of the reading.

Ayes: Jeffries, Tavaglione, Ashley and Perez
Nays: None
Absent: Washington
Date: December 11, 2018
xc: Planning, Co.Co., MC, COB

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. 42784**, based on the findings and conclusions provided in the initial study and the staff report, attached hereto, and the conclusion that the project will not have a significant effect on the environment; and,

APPROVE **GENERAL PLAN AMENDMENT NO. 180003**, an Entitlement/Policy General Plan Amendment to change the General Plan to modify Land Use Policy 14.4 which currently states, "Maintain at least a 50-foot setback from the edge of the right-of-way for new development adjacent to Designated and Eligible State and County Scenic Highways" to "Maintain an appropriate setback from the edge of the right-of-way for new development adjacent to Designated and Eligible State and County Scenic Highways based on local surrounding development, topography, and other conditions."; and,

ADOPT **RESOLUTION No. 2018-225** amending the Riverside County General Plan in accordance with the Board of Supervisor's actions taken on General Plan Amendment No. 180003; and

APPROVE **CHANGE OF ZONE NO. 7866**, changing the zoning classification for the subject property from Rural Residential (R-R) to Residential Incentive (R-6), in accordance with Exhibit #4 based upon the findings and conclusions incorporated in the staff report; and,

ADOPT **ORDINANCE NO. 348.4902** amending the zoning in the Bautista Area shown on Map No. 2.2436, Change of Zone No. 7866, attached hereto; and,

APPROVE **CONDITIONAL USE PERMIT NO. 3724**, subject to the attached advisory notification document, conditions of approval, and based upon the findings and conclusions incorporated in the staff report; and,

DIRECT the Planning Department to incorporate the changes made by GPA No. 180003 into the Riverside County General Plan Land Use Element and associated Area Plans, tables and figures.

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

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

BACKGROUND:

Summary

The project is a residential rental community which includes 150 one story duplexes on 19.96 acres. Occupancy is restricted to a minimum age of 62 years for all residents. The duplexes are composed of 284 dwelling units, each consisting of one bedroom, one bathroom, and kitchen, and approximately 750 square feet in size.

General Plan Amendment No. 180003 is an Entitlement/Policy General Plan Amendment to change the General Plan to modify the language within Land Use Policy 14.4. The Land Use Policy 14.4 was originally intended to provide for a greater maintained setback where such setback would provide for greater visibility of scenic resources along designated and eligible scenic highways without consideration of existing developed conditions that may exist along scenic highways. The adjacent properties were already developed, or were developed without the 50-foot setback. Requiring this one infill development to have a 50-foot setback, would create a disconnected aesthetic balance along Highway 74. Although it would not comply with the current land use policy, it would still implement the overall purpose and intent of the policy to preserve aesthetic resources where they exist and where they are not already appropriate. The overall use would match the adjacent uses along Highway 74. The project's design and the revision to the land use language will implement the original harmonious intent of Land Use Policy 14.4. The land use policy change will help ensure a more natural balance to the scenic highways throughout the county that will allow for consideration of existing developed conditions and topography and other considerations while still protecting the intent to preserve existing views of scenic resources along scenic highways. Any specific projects that are affected by the proposed General Plan land use revision would need to be individually reviewed.

The proposed change of zone from Rural Residential (R-R) to Residential Incentive (R-6) would allow for residential uses. The Residential Incentive (R-6) zone is a specialized zone that permits the density of the project to be determined by the physical and service constraints of the parcel being considered.

The Planning Commission heard the project on November 7, 2018, and recommended approval of the project by a vote of 5-0.

Impact on Residents and Businesses

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

Additional Fiscal Information

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

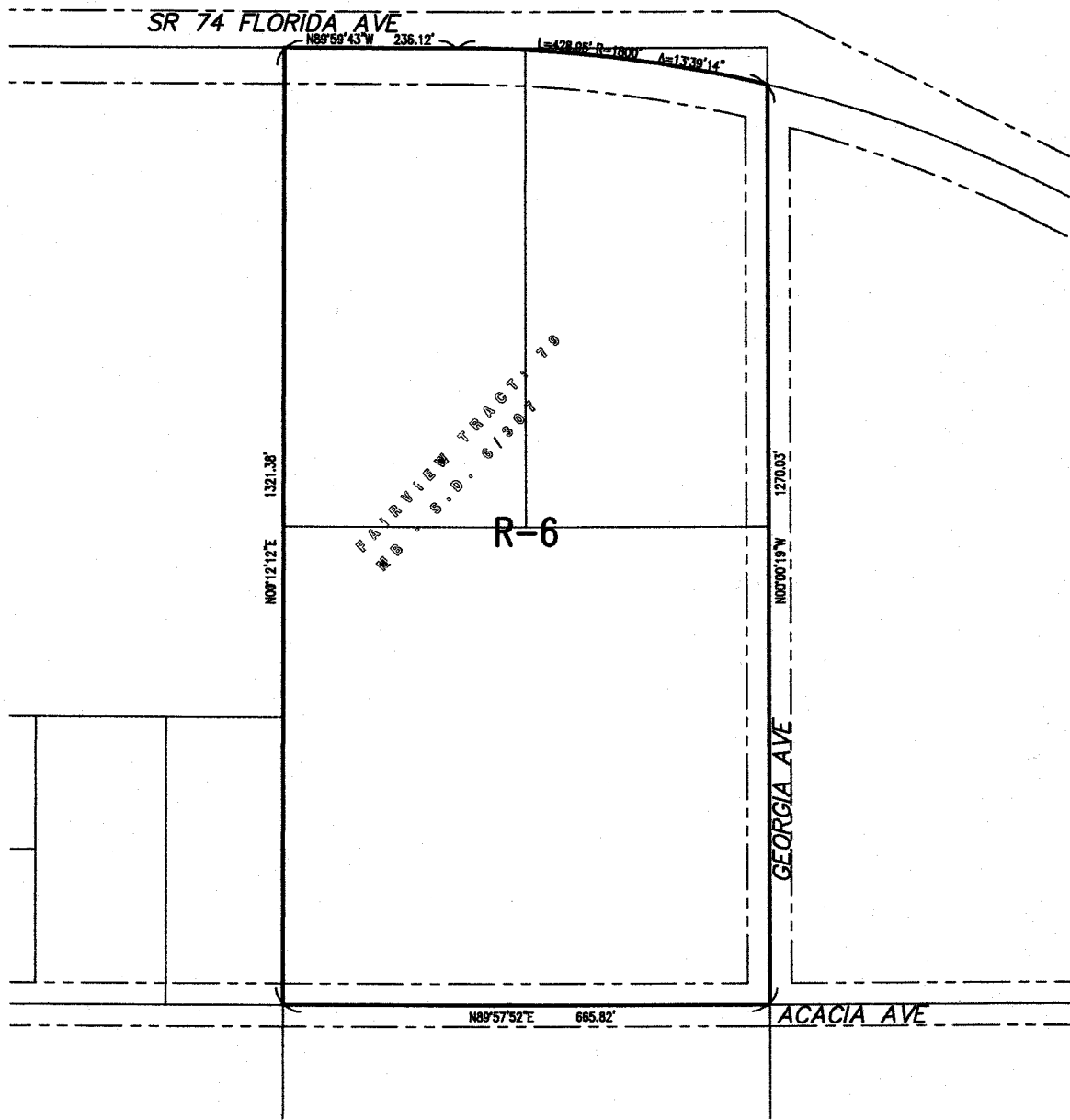
SUBMITTAL TO THE BOARD OF SUPERVISORS COUNTY OF RIVERSIDE,
STATE OF CALIFORNIA

ATTACHMENTS:

- A. PLANNING COMISSION MINUTES
- B. PLANNING COMMISSION STAFF REPORT PACKAGE
- C. ORDINANCE NO 348.4902
- D. RESOLUTION NO. 2018-225


Scott Brukner 12/6/2018

BAUTISTA AREA
SEC. 10, T.5S., R.1E. S.B.M.



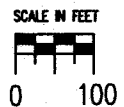
R-6 RESIDENTIAL INCENTIVE

MAP NO. 2.2436
CHANGE OF OFFICIAL ZONING PLAN
AMENDING
MAP NO. 2 ORDINANCE NO. 348

CHANGE OF ZONE CASE NO. 7866
ADOPTED BY ORDINANCE NO. 348.4902
DATE: _____

RIVERSIDE COUNTY BOARD OF SUPERVISORS

ASSESSORS BK. NO.
548-160-004, 007, 008



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STATE OF CALIFORNIA)
)
COUNTY OF RIVERSIDE) SS

I HEREBY CERTIFY that at a regular meeting of the Board of Supervisors of said county held on December 11, 2018, the foregoing ordinance consisting of 2 Sections was adopted by the following vote:

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

DATE: December 11, 2018

KECIA HARPER-IHEM
Clerk of the Board

BY: *Karen Harper-Ihem*
Deputy

SEAL

2
3 **RESOLUTION NO. 2018-225**
4 **AMENDING THE RIVERSIDE COUNTY**
5 **GENERAL PLAN**
6 **(Third Cycle General Plan Amendments for 2018)**


7 **WHEREAS**, pursuant to the provisions of Government Code Section 65350 et seq., notice was
8 given and public hearings were held before the Riverside County Board of Supervisors and the Riverside
9 County Planning Commission in Riverside, California to consider the proposed amendment to the Land
10 Use Element of the Riverside County General Plan; and,

11 **WHEREAS**, all provisions of the California Environmental Quality Act ("CEQA") and Riverside
12 County CEQA implementing procedures have been satisfied; and,

13 **WHEREAS**, the proposed general plan amendments were discussed fully with testimony and
14 documentation presented by the public and affected government agencies; now, therefore,

15 **BE IT RESOLVED, FOUND, DETERMINED AND ORDERED** by the Board of Supervisors
16 of the County of Riverside in regular session assembled on December 11, 2018 that:

- 17 A. **General Plan Amendment (GPA) No. 180003 (Land Use)** is a proposal to amend County-
18 wide Land Use Policy 14.4, which currently states, "Maintain at least a 50-foot setback from
19 the edge of the right-of-way for new development adjacent to Designated and Eligible State
20 and County Scenic Highways." Land Use Policy 14.4 is proposed to be modified to read,
21 "Maintain an appropriate setback from the edge of the right-of-way for new development
22 adjacent to Designated and Eligible State and County Scenic Highways based on local
23 surrounding development, topography, and other conditions." GPA No. 180003 is
24 associated with Change of Zone No. 7866, Conditional Use Permit No. 3724, and the
25 Mitigated Negative Declaration for Environmental Assessment (EA) No. 42784, which were
26 considered concurrently with this amendment at public hearings before the Planning
27 Commission and Board of Supervisors. The Planning Commission recommended that the
28 Board of Supervisors tentatively approve GPA No. 180003 on November 7, 2018. After
taking public testimony, the Board of Supervisors closed the public hearing and approved

FORM APPROVED COUNTY COUNSEL
BY:  11/28/18
MELISSA R. CUSHMAN

1 GPA No. 180003 on December 11, 2018.

2 **BE IT FURTHER RESOLVED** by the Board of Supervisors, based on the evidence presented on
3 this matter, both written and oral, including Environmental Assessment No. 42784, that:

- 4 1. The Land Use Element establishes goals and policy affecting land use in the
5 unincorporated areas of the County of Riverside.
- 6 2. GPA No. 180003 is an Entitlement/Policy Amendment.
- 7 3. Land Use Policy 14.4 currently states, "Maintain at least a 50-foot setback from the
8 edge of the right-of-way for new development adjacent to Designated and Eligible
9 State and County Scenic Highways."
- 10 4. GPA No. 180003 proposes to modify Land Use Policy 14.4 to read, "Maintain an
11 appropriate setback from the edge of the right-of-way for new development adjacent
12 to Designated and Eligible State and County Scenic Highways based on local
13 surrounding development, topography, and other conditions."
- 14 5. An Entitlement/Policy General Plan amendment may be approved if the General Plan
15 amendment does not involve a change in or conflict with the Riverside County
16 Vision, any General Planning Principle set forth in General Plan Appendix B, and
17 any Foundation Component Designation in the General Plan; the change either
18 contributes to the purposes of the General Plan or, at a minimum, would not be
19 detrimental to them; and there are special circumstances or conditions that were
20 unanticipated in preparing the General Plan.
- 21 6. GPA No. 180003 does not involve a change in or conflict with the Riverside County
22 Vision, as follows:
 - 23 a. The discussion in the Vision on Inter-relatedness states, "We acknowledge
24 the inter-relatedness of the economic, environmental, cultural, and
25 institutional realms of our community life as we continue to plan and build
26 our communities in a manner that enables us to achieve mutually beneficial
27 results." Revising Land Use Policy 14.4 would prevent a disconnected
28 aesthetic balance along Highway 74 by providing for greater flexibility in the

1 design of development that is more appropriate at a General Plan policy level.
2 The revised policy still maintains the overall purpose and intent, which is to
3 preserve aesthetic resources where they exist. The land use policy change
4 will help ensure a more natural balance to the scenic highways throughout,
5 while still protecting and preserving existing views of scenic resources along
6 scenic highways.

7 b. The discussion in the Vision on Housing states, "We acknowledge shelter as
8 one of the most basic community needs and value the willingness of our
9 communities and their leaders to accept housing for our growing population
10 in our communities, particularly with respect to the ongoing shortage of
11 affordable housing and its negative impacts on our communities." In
12 accordance with the Riverside County Vision Statement, the associated
13 project would consolidate future growth into an area that could accommodate
14 it and reduce further residential sprawl by being located close in vicinity to
15 employment centers, existing transit lines, and previously approved
16 residential developments that are similar in lot configurations.

17 c. For the above reasons, GPA No. 180003 does not involve a change in or
18 conflict with the Riverside County Vision.

19 7. GPA No. 180003 will not change or conflict with any principle set forth in General
20 Plan Appendix B. Specifically, GPA No. 180003 is consistent with the following
21 principles:

22 a. General Plan Principle III.D (Street Standards) states, "Local Street standards
23 warrant a review. In particular, the utilization of narrow streets, traffic circles
24 and roundabouts, traffic calming at intersections, parkway 'bulbs', etc., need
25 careful assessment. Grid street patterns, and other traditional neighborhood
26 design features including alleys, should be permitted. Other treatments that
27 enhance livability at the street level include landscaping and streetscaping.
28 In general, creative street design should be permitted, subject to safety

1 considerations.” Land Use Policy 14.4 was originally intended to provide for
2 a greater maintained setback where such setback would provide for greater
3 visibility of scenic resources, along designated and eligible scenic highways,
4 without consideration of existing developed conditions that may exist along
5 scenic highways. Since the adjacent properties are already developed without
6 the 50-foot setback, requiring this one infill development (associated project)
7 to have a 50-foot setback would create a disconnected aesthetic balance along
8 Highway 74. The proposed land use policy revision would still implement
9 the overall purpose and intent of the policy to protect aesthetic resources
10 where they exist, while providing for greater flexibility in the design of
11 development, which is more appropriate at a General Plan policy level. The
12 associated project has been designed with an articulated entrance and the
13 overall use would match the adjacent uses along Highway 74. The associated
14 project, proposed as is, and the revision to the Land Use Policy language will
15 implement the original harmonious intent of Land Use Policy 14.4.

16 b. General Plan Principle IV.A (Community Variety, Choice, and Balance)
17 states, “It is the intent of the General Plan to foster variety and choice in
18 community development, particularly in the choice and opportunity for
19 housing in various styles, of various densities, of a wide range of prices and
20 accommodating a range of life styles in equally diverse community settings,
21 emphasizing compact and highest density choices.” The associated project
22 provides opportunities for a higher level of density in an area where the
23 highest level of density is a mobile home park, thus giving the community
24 another housing type option at this density level. The associated project itself
25 emphasizes both compact and higher density choices. GPA No. 180003 will
26 help provide uniformity with the adjacent residential projects and implement
27 the overall intent of the General Plan.
28

1 c. General Plan Principle IV.A (Community Variety, Choice, and Balance)
2 further states, "Existing communities should be revitalized through
3 development of under-used, vacant, redevelopment and/or infill sites within
4 existing urbanized areas. To the extent possible, attention should be focused
5 on brownfields and other urban sites whose rehabilitation provides not only
6 economic benefits but also environmental improvements. Steps to implement
7 this principle include: [¶] Re-designating vacant land for higher density
8 uses or mixed use, and providing incentives for assemblage of smaller parcels
9 to create feasible infill projects that meet community goals and objectives."
10 The associated project will occur on vacant infill land between two types of
11 residential uses. The associated project itself emphasizes both compact and
12 higher density choices. GPA No. 180003 will help provide uniformity with
13 the adjacent residential projects and implement the overall intent of the
14 General Plan. Based upon the above discussion, GPA No. 180003 meets this
15 principle.

16 d. For the above reasons, GPA No. 180003 would not involve a change in or
17 conflict with any Riverside County General Planning Principle set forth in
18 General Plan Appendix B.

19 8. GPA No. 180003 does not involve a change in or conflict with any Foundation
20 Component designation in the General Plan because GPA No. 180003 does not
21 propose changes to any General Plan land use designation or Foundation Component.
22 GPA No. 180003 proposes a revision to a Land Use Element policy relating to *Scenic*
23 *Corridors* that does not conflict or change any Foundation Component policy.

24 9. GPA No. 180003 will contribute to the purposes of the General Plan or, at a
25 minimum, will not be detrimental to them. The purposes of the General Plan are to
26 set direction for land use and development in strategic locations, provide for the
27 development of the economic base, establish a framework of the transportation
28 system, and the preservation of extremely valuable natural and cultural resources.

1 GPA No. 180003 would revise the requirements for projects located along scenic
2 corridors, which is related to the preservation of views of natural resources.
3 Although the proposed change in the policy would allow for reduced setbacks, it
4 would be in cases where the visibility of scenic resources within a particular corridor
5 would not be compromised through the use of an "appropriate setback...based on
6 local surrounding development, topography, and other conditions." The reduced
7 setbacks would not result in any substantially greater impacts to scenic resources as
8 determined in the Mitigated Negative Declaration prepared for the General Plan
9 Amendment and the associated project. Therefore, the proposed General Plan
10 Amendment would still contribute to the achievement of the purposes of the General
11 Plan and would not be detrimental to them.

12 10. There are special circumstances or conditions that were unanticipated in preparing
13 the General Plan. The existing Land Use Policy 14.4 was originally intended to
14 provide for a greater maintained setback (50-foot minimum), where such setback
15 would provide for greater visibility of scenic resources along designated and eligible
16 scenic highways, without consideration of existing developed conditions that may
17 exist along scenic highways. The policy simply did not account for whether the
18 setback should apply when existing development along a scenic corridor does not
19 comply with the setback. As is true with the associated project, if a new development
20 complies with the existing setback requirement and surrounding pre-existing
21 development does not, the resulting view along the scenic corridor would be
22 disjointed and less consistent. The disjointed appearance could have a more negative
23 impact than what would be gained from having a small segment along a scenic
24 corridor with a greater setback. This would provide for a negligible amount of
25 greater visibility of any given scenic corridor.

26 11. GPA No. 180003 has been reviewed in conjunction with each of the Riverside
27 County General Plan Elements, including Land Use, Circulation, Multi-Purpose
28 Open Space, Safety, Noise, Housing, Air Quality, Healthy Communities, and

1 Administration, and it has been determined that this project is in conformance with
2 the policies and objectives of each Element. As a result, GPA No. 180003 does not
3 create an internal inconsistency among any of the General Plan Elements.

4 12. Based on the above, GPA No. 180003 will not be detrimental to the public's health,
5 safety, or welfare.

6 13. Environmental Assessment (EA) No. 42784, which is incorporated herein by
7 reference, determined that GPA No. 180003 and the associated project could have
8 potentially significant impacts on Air Quality, Hazards & Hazardous Materials,
9 Noise, and Paleontological Resources. However, it was determined that these
10 impacts would be mitigated to a level of non-significance through the application of
11 the measures indicated in the initial study. The initial study resulted in preparation
12 of a Mitigated Negative Declaration of environmental effects and a determination
13 that GPA No. 180003 would not have a significant effect on the environment.

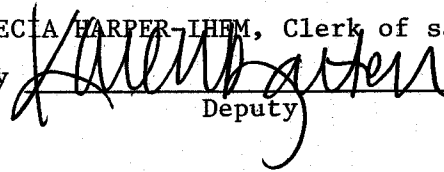
14 **BE IT FURTHER RESOLVED** by the Board of Supervisors that it **ADOPTS** the Mitigated
15 Negative Declaration for Environmental Assessment No. 42784, based on the findings incorporated in the
16 initial study, and **ADOPTS** General Plan Amendment No. 180003, as described herein.

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

20 ROLL CALL:

21 Ayes: Jeffries, Tavaglione, Perez and Ashley
22 Nays: None
23 Absent: Washington

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

26 KECIA HARPER-IHEM, Clerk of said Board
27 By  Deputy
28

12.11.18 19.2



**PLANNING COMMISSION
MINUTE ORDER
NOVEMBER 7, 2018**

I. AGENDA ITEM 1.1

THIRD EXTENSION OF TIME REQUEST for TENTATIVE TRACT MAP NO. 33225 – Applicant: City Development, Inc. – Third Supervisorial District – Winchester Zoning Area – Harvest Valley/Winchester Area Plan: Community Development: Medium Density Residential (CD-MDR) (2-5 du/ac) – Location: Northerly of Simpson Road, easterly of Leon Road, southerly of Grand Avenue, westerly of Von Euw Drive – 4.82 Acres – Zoning: One-Family Dwellings (R-1) – Approved Project Description: Schedule “A” subdivision of 4.82 acres into 14 single family residential lots with a minimum lot size of 7,200 sq. ft.

II. PROJECT DESCRIPTION:

Third Extension of Time Request for Tentative Tract Map No. 33225, extending the expiration date to August 29, 2021.

III. PLANNING COMMISSION ACTION:

Motion by Commissioner Shaffer, 2nd by Commissioner Sanchez
A vote of 4-0 (Commissioner Hake Absent)

APPROVED Third Extension of Time Request for Tentative Tract Map No. 33225, extending the expiration date to August 29, 2021.



**PLANNING COMMISSION
MINUTE ORDER
NOVEMBER 7, 2018**

I. AGENDA ITEM 1.2

SECOND EXTENSION OF TIME REQUEST for TENTATIVE TRACT MAP NO. 33180 – Applicant: Myron Upton Trust – Fifth Supervisorial District – Nuevo Zoning Area – Lakeview/Nuevo Area Plan: Community Development: Low Density Residential (CD-LDR) (½ Acre Minimum) – Location: Northerly of Central Avenue, easterly of Ramona Avenue, southerly of Nuevo Road, and westerly of Rosary Avenue – 5.11 Acres – Zoning: Residential Agricultural (R-A) – Approved Project Description: Schedule “B” Subdivision of 5.11 gross acres into eight (8) residential lots with a minimum lot size of 20,000 net sq. ft.

II. PROJECT DESCRIPTION:

Second Extension of Time Request for Tentative Tract Map No. 33180, extending the expiration date to November 27, 2021.

III. PLANNING COMMISSION ACTION:

Motion by Commissioner Shaffer, 2nd by Commissioner Sanchez
A vote of 4-0 (Commissioner Hake Absent)

APPROVED Second Extension of Time Request for Tentative Tract Map No. 33180, extending the expiration date to November 27, 2021.



**PLANNING COMMISSION
MINUTE ORDER
NOVEMBER 7, 2018**

I. AGENDA ITEM 1.3

SECOND EXTENSION OF TIME REQUEST for TENTATIVE TRACT MAP NO. 33913 – Applicant: Mountain View Land Development, Inc. – Fifth Supervisorial District – Cherry Valley Zoning District – The Pass Area Plan: Rural Community – Very Low Density Residential (RC-VLDR) (1 acre min.) – Location: Northerly of Orchard Street, easterly of Nancy Avenue, southerly of Pass View Drive, and westerly of Mountain View Drive – 18 Acres – Zoning: Light Agriculture (A-1) – Approved Project Description: Schedule “B” subdivision of 18 gross acres into 18 residential lots with a minimum lot size of one (1) gross acre.

II. PROJECT DESCRIPTION:

Second Extension of Time Request for Tentative Tract Map No. 33913, extending the expiration date to September 3, 2021.

III. PLANNING COMMISSION ACTION:

Motion by Commissioner Shaffer, 2nd by Commissioner Sanchez
A vote of 4-0 (Commissioner Hake Absent)

APPROVED Second Extension of Time Request for Tentative Tract Map No. 33913, extending the expiration date to September 3, 2021.



**PLANNING COMMISSION
MINUTE ORDER
NOVEMBER 7, 2018**

I. AGENDA ITEM 1.4

FOURTH EXTENSION OF TIME REQUEST for TENTATIVE TRACT MAP NO. 31687 – Applicant: Watermarke Homes, LLC – Fifth Supervisorial District – Romoland Zoning Area – Harvest Valley/Winchester Area Plan: Community Development: Low Density Residential (CD-LDR) (0.5 acre min.) – Location: Northerly of Mapes Road, westerly of Palomar Drive, and easterly of Trade Winds Drive – 40.17 Acres – Zoning: Rural Residential (R-R) – Approved Project Description: Schedule "B" Subdivision of 40.17 acres into 65 single family residential lots with a minimum lot size of ½ acre and two (2) open space lots for drainage and flood control purposes, including a 1.25 gross acre detention basin.

II. PROJECT DESCRIPTION:

Fourth Extension of Time Request for Tentative Tract Map No. 31687, extending the expiration date to May 25, 2021.

III. PLANNING COMMISSION ACTION:

Motion by Commissioner Shaffer, 2nd by Commissioner Sanchez
A vote of 4-0 (Commissioner Hake Absent)

APPROVED Fourth Extension of Time Request for Tentative Tract Map No. 31687, extending the expiration date to May 25, 2021.



**PLANNING COMMISSION
MINUTE ORDER
NOVEMBER 7, 2018**

I. AGENDA ITEM 3.1

APPEAL of the PLANNING DIRECTOR'S DECISION TO APPROVE PLOT PLAN NO. 26164 – Intent to Adopt a Negative Declaration – EA42892 – Applicant: United Pentecostal Church – Representative: Michael Napolitano – Fifth Supervisorial District – Pass and Desert District – Western Coachella Valley Area Plan – Land Use: Rural: Rural Desert (R-RD) (10 Acre Minimum) – 7.63 Gross Acres – Zoning: Controlled Development Areas (W-2) – Location: Northerly of Interstate 10, easterly of Highway 62, westerly of Worsley Road, and southerly of Dillon Road – 7.63 Gross Acres.

II. PROJECT DESCRIPTION:

A request to construct a 22,406 sq. ft. church, 32-feet high, with a 50'0" high steeple. The proposed building floor plan includes an 8,572 sq. ft. sanctuary and various office, classrooms, and multipurpose rooms. The project would provide 262 parking spaces. Continued from August 15, 2018, September 5, 2018, October 3, 2018, and October 17, 2018. **STAFF RECOMMENDS THAT THE PLANNING COMMISSION ACCEPT THE WITHDRAWAL OF THE APPEAL**

III. MEETING SUMMARY:

The following staff presented the subject proposal: Principal Planner, Ken Baez
Project Planner: Jason Killebrew at (951) 955-0314 or email at jkillebr@rivco.org.

No one spoke in favor, opposition or in a neutral position.

IV. CONTROVERSIAL ISSUES:

None.

V. PLANNING COMMISSION ACTION:

Public Comments: Closed

Motion by Commissioner Kroencke, 2nd by Commissioner Shaffer

A vote of 4-0 (Commissioner Hake Absent)

APPROVED the Withdrawal of the Appeal.



**PLANNING COMMISSION
MINUTE ORDER
NOVEMBER 7, 2018**

**I. AGENDA ITEM 4.1
GENERAL PLAN AMENDMENT NO. 180003, CONDITIONAL USE PERMIT NO. 3724, and CHANGE OF ZONE NO. 7866 – Intent to Adopt a Mitigated Negative Declaration – EA42784 – Applicant: 17 Acres Heme, LLC – Engineer/Representative: MDMG, Sherrie Munroe – Third Supervisorial District – Bautista Zoning Area – San Jacinto Valley Area Plan: Community Development: Medium Density Residential (CD-MDR) – Location: Northerly of Acacia Avenue, southerly of Florida Avenue, westerly of Georgia Avenue, and easterly of Grant Avenue – 17.7 Gross Acres – Zoning: Rural Residential (R-R).**

II. PROJECT DESCRIPTION:
A Technical General Plan Amendment to change the General Plan to modify Land Use Policy 14.4 "Maintain at least a 50-foot setback from the edge of the right-of-way for new development adjacent to Designated and Eligible State and County Scenic Highways" to "Maintain an appropriate setback from the edge of the right-of-way for new development adjacent to Designated and Eligible State and County Scenic Highways based on local surrounding development, topography, and other conditions." The Change of Zone is a proposal to change the existing zone from Rural Residential (R-R) to Residential Incentive (R-6). The Conditional Use Permit is a proposal to develop a 284 unit affordable, modular, Residential Care Facility for the Elderly on 19.96 acres.

III. MEETING SUMMARY:
The following staff presented the subject proposal:
Project Planner: Brett Dawson at (951) 955-0972 or email at bdawson@rivco.org.

Spoke in favor:
Larry Markham, Applicant's Representative, 41635 Enterprise Circle North Suite B, Temecula, 92590

No one spoke in opposition or in a neutral position.

IV. CONTROVERSIAL ISSUES:
None.

V. PLANNING COMMISSION ACTION:
Public Comments: Closed
Motion by Commissioner Taylor-Berger, 2nd by Commissioner Kroencke
A vote of 4-0 (Commissioner Hake Absent)

ADOPTED Planning Commission Resolution No. 2018-008; and

The Planning Commission Recommend the Following Actions to the Board of Supervisors:

ADOPT a Mitigated Negative Declaration for Environmental Assessment No. 42784; and

TENTATIVELY Approve General Plan Amendment No. 180003; and

TENTATIVELY Approve Change of Zone No. 7866; and

APPROVE Conditional Use Permit No. 3724, subject to the conditions of approval.



**PLANNING COMMISSION
MINUTE ORDER
NOVEMBER 7, 2018**

I. AGENDA ITEM 4.2

CONDITIONAL USE PERMIT NO. 180017 – Exempt from the California Environmental Quality Act (CEQA) – pursuant to State CEQA Guidelines Section 15301 (Existing Facilities) – Applicant: Los Panchos Market and Restaurant, Inc. – Engineer/Representative: Ross Accounting and Advisory Services – First Supervisorial District – Lakeland Village Zoning District – Elsinore Area Plan: Community Development: Commercial Retail (CD-CR) – Location: Northerly of Lorimer Street, westerly of Grand Avenue, and southerly of Pederson Street – 0.14 Gross Acres – Zoning: General Commercial (C-1 & C-P).

II. PROJECT DESCRIPTION:

CUP180017 is a request to establish a Type 20 (Off-Sale Beer & Wine) ABC license in conjunction with the existing Los Panchos Market. **STAFF RECOMMENDS A CONTINUANCE OFF CALENDAR – ITEM WILL BE RE-NOTICED AND RE-ADVERTISED.**

III. MEETING SUMMARY:

The following staff presented the subject proposal: Principal Planner, John Hildebrand
Project Planner: John Hildebrand at (951) 955-1888 or email at jhildebr@rivco.org.

No one spoke in favor, opposition, or in a neutral position:

IV. CONTROVERSIAL ISSUES:

None.

V. PLANNING COMMISSION ACTION:

Public Comments: Open

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

A vote of 4-0 (Commissioner Hake Absent)

CONTINUED to November 28, 2018.



**PLANNING COMMISSION
MINUTE ORDER
NOVEMBER 7, 2018**

- I. AGENDA ITEM 4.3
TENTATIVE TRACT MAP NO. 33356 MINOR CHANGE NO. 1 – Intent to Consider an Addendum to a Mitigated Negative Declaration – EA40032 – Applicant: Sand Creek Development, Angela Little – Engineer/Representative: ACS Consulting, Frank Artiga – Third Supervisorial District – Rancho California Zoning Area – Southwest Area Plan: General Plan: Rural Community: Estate Density Residential (RC-EDR) – Zoning: Wine Country: Residential (WC-R) – Location: Westerly of Anza Road, northerly of Linda Rosea Road, and southerly of Pauba Road – 42.4 gross acres.**

- II. PROJECT DESCRIPTION:**
The Minor Change proposes to change the wastewater disposal from sewer to septic, the addition of water quality BMP's to mitigate runoff and to increase BMP sizes within tract, change the road designation for Interior Proposed Roads to Rural Road Standard No.138, and to shift the 14 foot trail to within the road right-of-way along Anza Road.

- III. MEETING SUMMARY:**
The following staff presented the subject proposal: Principal Planner, Russell Brady
Project Planner: Deborah Bradford at (951) 955-6646 or email at dbradfor@rivco.org.

No one spoke in favor, opposition, or in a neutral position:

Speaker card in neutral position:

Jeff Kirshberg, Interested Party, 42135 Winchester Road, Temecula, 92590- did not speak.

- IV. CONTROVERSIAL ISSUES:**
None.

- V. PLANNING COMMISSION ACTION:**
Public Comments: Open
Motion by Commissioner Taylor-Berger, 2nd by Commissioner Kroencke
A vote of 4-0 (Commissioner Hake Absent)

CONTINUED to December 19, 2018.



**PLANNING COMMISSION
MINUTE ORDER
NOVEMBER 7, 2018**

I. AGENDA ITEM 4.4

TENTATIVE TRACT MAP NO. 30322 AMENDED FINAL MAP NO. 1 – No New Environmental Documentation Is Required – Applicant: Lansing Stone Star, LLC – Engineer/Representative: Trip Hord – Third Supervisorial District – Winchester Zoning Area – Harvest Valley/Winchester Area Plan – Community Development: Medium Density Residential (CD-MDR) (2-5 DU/AC) – Location: Southerly of Olive Avenue, westerly of Rice Road, easterly of Leon Road, and northerly of Domenigoni Parkway and bisected by Salt Creek – Zoning: Specific Plan (SP 293, Planning Area 29) – 64.82 Acres.

II. PROJECT DESCRIPTION:

The **Amended Final Map** requests to modify the requirement for paving the secondary access for the project of Olive Avenue to Leon Road as stated in the conditions of approval for the project. Olive Avenue from the project site to Leon Road is currently a County maintained dirt road that would still provide secondary access. If secondary access were to be paved by the project at this time based on existing grade of the road, it would be an interim improvement that would be removed upon completion of ultimate improvements to Olive Avenue which require that the road grade be raised to address current flooding that occurs on the road. These improvements to Olive Avenue west of the project site to Leon Road would be the responsibility of approved subdivisions along the frontage of Olive Avenue between the project site to Leon Road. Primary access to Winchester Road would be paved at a minimum width of 32 feet from the project to Winchester Road.

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:

Trip Hord, Applicant's Representative, 909-684-9615.

Spoke in opposition:

Gregg Cowdery, Interested Party, 28030 Patterson Avenue, Winchester, 92596

No one spoke in a neutral position.

IV. CONTROVERSIAL ISSUES:

None.

V. PLANNING COMMISSION ACTION:

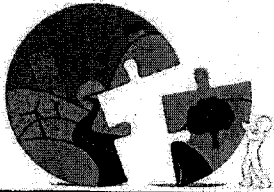
Public Comments: Closed

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

A vote of 4-0 (Commissioner Hake Absent)

FOUND that Nothing Further is Required Under CEQA; and

APPROVED Tract Map No. 30322, Amended Final Map No. 1, subject to the conditions of approval as modified at hearing.



**COUNTY OF RIVERSIDE
PLANNING DEPARTMENT
STAFF REPORT**


Agenda Item No.

4.1

Planning Commission Hearing: November 7, 2018

PROPOSED PROJECT

Case Number(s): CUP03724 CZ07866 GPA180003	Applicant(s): MDMG Sherrie Monroe
Select Environ. Type: Mitigated Negative Declaration	
Area Plan: San Jacinto Valley	Representative(s): MDMG
Zoning Area/District: Bautista Area	
Supervisory District: Third District	
Project Planner: Brett Dawson	
Project APN(s): 548-160-004, 548-160-007, 548-160-008	



 Juan C. Perez
 Assistant CEO/TLMA Director

PROJECT DESCRIPTION AND LOCATION

GENERAL PLAN AMENDMENT NO. 180003 is a proposal for a Entitlement/Policy General Plan Amendment to change the General Plan to modify Land Use Policy 14.4 which currently states, "Maintain at least a 50-foot setback from the edge of the right-of-way for new development adjacent to Designated and Eligible State and County Scenic Highways" to "Maintain an appropriate setback from the edge of the right-of-way for new development adjacent to Designated and Eligible State and County Scenic Highways based on local surrounding development, topography, and other conditions."

CHANGE OF ZONE NO. 7866 is a proposal to change the existing zone from Rural Residential (R-R) to Residential Incentive (R-6).

CONDITIONAL USE PERMIT NO. 3724 is a proposal to develop a 284 unit, modular, rental only, residential care facility for the elderly on 19.96 acres. The project will include a recreation building, pool, lawn bowling and dog park. The gated community will provide rental housing for Senior Citizens.

The above discretionary actions are herein identified as the "project".

The project is located southerly of Florida Avenue (Highway 74), northerly of Acacia Avenue, westerly of Georgia Avenue, and easterly of Grant Avenue, east of Hemet, California at the foothills of the San Jacinto Mountains.

PROJECT RECOMMENDATION

STAFF RECOMMENDATIONS:

ADOPT PLANNING COMMISSION RESOLUTION #2018-008 recommending adoption of General Plan Amendment No. 180003 to the Riverside County Board of Supervisors; and

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

ADOPT a **MITIGATED NEGATIVE DECLARATION** for **ENVIRONMENTAL ASSESSMENT NO. 42784**, based on the findings and conclusions provided in the initial study, attached hereto, and the conclusion that the project will not have a significant effect on the environment; and,

TENTATIVELY APPROVE GENERAL PLAN AMENDMENT NO. 180003 An Entitlement/Policy General Plan Amendment to change the General Plan to modify Land Use Policy 14.4 which currently states, "Maintain at least a 50-foot setback from the edge of the right-of-way for new development adjacent to Designated and Eligible State and County Scenic Highways" to "Maintain *an appropriate* setback from the edge of the right-of-way for new development adjacent to Designated and Eligible State and County Scenic Highways *based on local surrounding development, topography, and other conditions.*"

TENTATIVELY APPROVE CHANGE OF ZONE NO. 7866, changing the zoning classification for the subject property from Rural Residential (R-R) to Residential Incentive (R-6), in accordance with Exhibit #4 based upon the findings and conclusions incorporated in the staff report, pending final adoption of the Zoning Ordinance by the Board of Supervisors; and,

APPROVE CONDITIONAL USE PERMIT NO. 3724, subject to the attached advisory notification document, conditions of approval, and based upon the findings and conclusions incorporated in the staff report subject to final approval of the General Plan Amendment No. 180003 and Change of Zone No. 7866.

PROJECT DATA

Land Use and Zoning:	
Specific Plan:	N/A
Specific Plan Land Use:	N/A
Existing General Plan Foundation Component:	Community Development
Proposed General Plan Foundation Component:	N/A
Existing General Plan Land Use Designation:	Medium Density Residential
Proposed General Plan Land Use Designation:	N/A
Policy / Overlay Area:	San Jacinto River, partial
Surrounding General Plan Land Uses	
North:	Commercial Retail (CR)
East:	Medium Density Residential (MDR)
South:	Agriculture (AG)
West:	Medium High Density Residential (MHDR)
Existing Zoning Classification:	Rural Residential (R-R)
Proposed Zoning Classification:	Residential Incentive (R-6)
Surrounding Zoning Classifications	

North:	Scenic Highway Commercial (C-P-S)
East:	Rural Residential (R-R)
South:	Light Agriculture (A-1-10)
West:	Mobilehome Subdivisions and Mobilehome Parks (R-T) and Residential Agriculture (R-A-1)
Existing Use:	Vacant
Surrounding Uses	
North:	Residential
South:	Agricultural
East:	Residential
West:	Mobile Home Park

Project Details:

Item	Value	Min./Max. Development Standard
Project Site (Acres):	19.96	N/A
Proposed Building Area (SQFT):	774,497	N/A
Building Height (FT):	11'8"	N/A

Parking:

Type of Use	Building Area (in SF)	Parking Ratio	Spaces Required	Spaces Provided
Multiple Family Residential		1.25 spaces/unit (284 units X 1.25)	355	368
Required Accessible Spaces		301 to 400 spaces required =8	8	8
TOTAL:			363	368

Located Within:

City's Sphere of Influence:	Yes – Hemet
Community Service Area ("CSA"):	Yes – 152
Special Flood Hazard Zone:	No
Agricultural Preserve:	No
Liquefaction Area:	Yes – Moderate
Subsidence Area:	Yes – Susceptible
Fault Zone:	No
Fire Zone:	Yes – Very High
Mount Palomar Observatory Lighting Zone:	Yes – Zone B
WRCMSHCP Criteria Cell:	Yes – Western Riverside County

CVMSHCP Conservation Boundary:	No
Stephens Kangaroo Rat ("SKR") Fee Area:	Yes – In or Partially
Airport Influence Area ("AIA"):	No

PROJECT LOCATION MAP

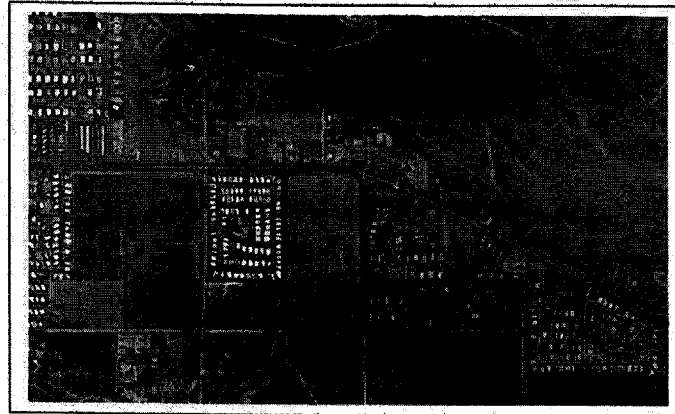


Figure 1: Project Location Map

PROJECT BACKGROUND AND ANALYSIS

The project, located on the southwest corner of Florida Avenue (SR 74) and Georgia St., is a planned life-style 150 duplex buildings (284 Units) one story safe residential rental community on 19.96 acres. Occupancy is restricted to a minimum age of 62 years for all residents. The duplexes are composed of 284 dwelling units, each consisting of one bedroom, one bathroom, and kitchen, 750 square feet in size. All units, pool and common areas will be in full compliance with ADA requirements. Residency is targeted to 75 or older year old seniors, qualified Veterans, Veterans' widows, and seniors with disabilities. The project will benefit elderly residents below the median income.

Each of the duplex units, will be unfurnished except for kitchen appliances and heat pump, air conditioning and heating system, hook ups for laundry and drying, and is designed with the specifications for compliance with ADA requirements. Each one bedroom unit will consist of 750 square feet of living area, for single or double occupancy, with a private patio, carport parking, courtyard design, with walkways to the Club House and common facilities. The driveways are to be constructed with sustainable and permeable pavement systems both for aesthetics, water absorption, flood control and environmental ('green') enhancement.

The duplexes will be constructed offsite. They are designed to meet the quality requirements under the California Department of Housing and Development guidelines and regulations. The finished duplexes will be transported to the property and installed on a permanent foundation.

The following are some of the facilities and programs:

- Swimming pool and Spa, adjacent to the Club House, with outdoor dressing rooms, exercise room and bathrooms, ADA compliant.

- Club House, providing a central kitchen, dining areas, recreation areas, a TV/theatre lounge, interior bathrooms, a laundry facility, a postal service area and administration services.
- A Pet Park to be maintained by a resident, Pet Club, comprised of resident volunteers.
- The Rose Garden with a gazebo planted by management and to be maintained by the Garden Club.
- The walk ways connecting the interior individual homes to the Club House and the peripheral promenade, nature path, for access to the Club House and for exercise and pet walking.

The two entrances at the facility, the main entrance on Florida Ave. (SR 74) and the secondary entrance on Georgia Ave. will be gated with entrance control by the residents and management. Video surveillance will be employed at each entrance with monitors at the front office. Adequate peripheral fencing will secure the project. From dusk to sunrise a night a watchman will patrol the property. Adequate lighting along the driveways will discourage intruders. A neighborhood watch program will be initiated. A programmed line to the Sheriff's station, located a quarter-mile from the property, will be activated in addition to 911 emergency access. The abandoned unusable dirt road, designated as Acacia St., at the southern boundary of the property, ends into an unpassable hillside bordering the SWC of the property. This road (Acacia) has been conditioned to provide access/egress for the Fire Department. It is conditioned that a culvert shall be obtained on Acacia to meet Flood, Transportation and Fire Department requirements. (090-Fire-1)(090-Transportation-10)

A licensed live in care provider will be available at all times at the wellness center. A live in resident manager, will be in charge of tenant relations, coordination with the Riverside Housing Authority and operations. A live in assistant resident manager also in charge of social activities, resident programs and will assist the resident manager. A live in facilities manager will be responsible for grounds maintenance, trash pickup, ordinary repairs and pool service. Disposal removal will be contracted with a waste disposal firm. Electric operated carts and cellular telephones will be made available to the staff. A computerized bookkeeping and resident records program will be employed at the front office. The lobby area will include private mail boxes for postal delivery as well as a secured outgoing mail box. Deliveries of packages and other transactions will be handled at the front desk. Utilities will be metered centrally and charged to the residents based on their usage. All grievances and resident issues will be adjudicated by the residents' grievances committee under the supervision of management.

The Land Use Policy 14.4 was originally intended to provide for a greater maintained setback where such setback would provide for greater visibility of scenic resources along designated and eligible scenic highways without consideration of existing developed conditions that may exist along scenic highways. The adjacent properties were already developed, or were developed without the 50-foot setback. Requiring this one infill development to have a 50-foot setback, would create a disconnected aesthetic balance along Highway 74. Although it would not comply with the current land use policy, it would still implement the overall purpose and intent of the policy to preserve aesthetic resources where they exist and where they are not already appropriate. The project has been designed with an articulated entrance and the overall use would match the adjacent uses along Highway 74. The project's design and the revision to the Land Use language will implement the original harmonious intent of the Land Use Policy. The land use policy change will help ensure a more natural balance to the scenic highways throughout the county that will allow for consideration of existing developed conditions and topography and other considerations while still protecting the intent to preserve existing views of scenic resources along scenic highways. Any specific projects that are affected by the proposed General Plan land use revision would need to be individually reviewed.

An Initial Study (IS) and a Mitigated Negative Declaration (MND) have been prepared for this project in accordance with the California Environmental Quality Act (CEQA). The IS and Mitigated Negative Declaration represent the independent judgement of Riverside County. The documents were circulated for public review per the California Environmental Quality Act Statute and Guidelines Section 15105.

FINDINGS AND CONCLUSIONS

In order for the County to approve the proposed project, the following findings are required to be made:

Land Use Findings:

1. The project site has a General Plan Land Use Designation of Community Development: Medium Density Residential. The Medium Density Residential designation provides for the development of conventional single family detached houses and suburban subdivisions. The density range is 2.0 to 5.0 dwelling units per acre, which allows for a lot size that typically ranges from 5,500 to 20,000 square feet. The General Plan has the following land use policies:

LU 28.2 Accommodate higher density residential development near community centers, transportation centers, employment, and services areas.

LU 28.4 Accommodate the development of a variety of housing types, styles and densities that are accessible to and meet the needs of a range of lifestyles, physical abilities, and income levels.

LU 28.9 Require residential projects to be designed to maximize integration with connectivity to nearby community centers, rural villages, and neighborhood centers.

LU 28.12 Require that special needs housing is designed to enhance, not visually degrade, the appearance of adjacent residential structures.

The residential care facility will provide a higher density residential development. A community center, with a regular schedule of activities is included as part of the use. The Valley Wide Community Center is located approximately 1.27 miles to the west. The property is located on Florida Avenue which is a highway with many commercial facilities nearby. The nearest neighborhood mart is 0.7 mile from the site with a commercial center 1.33 miles from the site. The nearest existing bus stop is located at the corner of Grant and Florida which is approximately 0.25 mile from the site. The project consists of a club house, with a swimming pool and spa. There will be an exercise room, and bathrooms all ADA compliant. The club house will provide a kitchen, dining area, recreation area, a TV/theatre lounge, interior bathrooms, a laundry facility, a postal service area and administration services. There will be a pet park onsite, with a gazebo. The project included a rose garden, and walkways and a peripheral promenade. The residents can be presumed to be retired, however in the event they would like employment, the location is in close vicinity to transportation centers, employment and services areas indicate that the use will comply with Land Use Policies 28.2 and 28.9

The project complies with Land Use Policy 28.4 as it brings in a residential care facility with single family homes and duplexes within an area already comprised of residences of varying types.

The project design has been revised and the applicant has worked with staff to provide a residential care facility with a harmonious aesthetic, the homes and multi purpose building will blend with the surrounding properties, and the entire perimeter is bounded by a block wall whereby it would comply with Land Use Policy 28.12.

The project is bounded by Medium Density Residential (MDR) to the east and west, Agriculture (AG) and Medium Density Residential (MDR) to the south, and Medium Density Residential (MDR) to the north.

Therefore, the project site is consistent with the Community Development: Medium Density Residential (CD:MDR) land use designation as noted above through the proposed Residential Incentive (R-6) zone.

2. The Surrounding zoning classifications are Mobilehome Subdivisions and Mobilehome Parks (R-T) and Residential Agriculture (R-A-1) to the west, Scenic Highway Commercial (C-P-S) to the north, Rural Residential (R-R) to the east and Light Agriculture (A-1-10) to the south.

In accordance with Ordinance No. 348, the proposed use, a Low Income Rental Housing complex for Senior Citizens, with a recreation building, pool, dog park and lawn bowling are permitted uses subject approval of a conditional use permit in the R-6 zone.

The Residential Care Facility for the Elderly is permitted in the Residential Incentive (R-6) zone(s) based on County Ordinance No. 348, Section 19.101 C permits a state licenses housing arrangement chosen voluntarily by persons 60 years of age or over, or their authorized representative, where varying levels and intensities of care and supervision, protective supervision or personal care, or health-related services are provided, based upon their varying needs. A Residential Care Facility for the Elderly that serves seven or more persons is allowed in the R-6 zoning classification.

Section 18.29, which states that when the R-6 Zone is applied to a specific area, it shall be used only for the construction of the project approved in connection with the granting of the zone classification, or for a project that is thereafter specifically approved by the Board as an affordable housing project to replace the previously approved project. This requirement shall not prohibit the County from allowing nonsubstantial changes in an approved development plan that become necessary in the actual engineering of a project, provided that such changes shall not increase the density of an approved project.

3. The project site is located within the San Jacinto Valley Area Plan, within the San Jacinto River Policy Area. The San Jacinto River Policy Area has several land use policies that focus on preserving the river's floodplain, seismic zones and steep slopes of the San Jacinto Mountains. The project area is located outside of the floodzone on flat vacant land, bordered by residential subdivisions on the east, west and north. The project is located in a developed neighborhood and is not associated directly with the San Jacinto River and complies with the San Jacinto River Policy Area.

Entitlement Findings:

General Plan Amendment

For an Entitlement/Policy General Plan Amendment, the following findings are required to be made:

Pursuant to Ordinance No. 348, Section 2.4.C.2., the first two (1 – 2) findings are required and one additional finding is also required. The finding pursuant to Ordinance No. 348, Section 2.4.C.2.c is selected as the additional finding.

1. The proposed changes do not involve a change in or conflict with:

a. The Riverside County Vision.

The General Plan Amendment would not involve a change or conflict with the Riverside County Vision. The introductory discussion on Inter-relatedness states, "We acknowledge the inter-relatedness of the economic, environmental, cultural, and institutional realms of our community life as we continue to plan and build our communities in a manner that enables us to achieve mutually beneficial results." The location of the project would match with the adjacent residential uses to the east and west. By revising the General Plan Policy, it would prevent a disconnected aesthetic balance along Highway 74, while still implementing the overall purpose and intent of Land Use Policy 14.4, to preserve aesthetic resources where they exist while providing for greater flexibility in the design of development that is more appropriate at a General Plan policy level.

The land use policy change will not conflict with the General Plan vision, by helping ensure a more natural balance to the scenic highways throughout the while still protecting the intent to preserve existing views of scenic resources along scenic highways.

We acknowledge shelter as one of the most basic community needs and value the willingness of our communities and their leaders to accept housing for our growing population in our communities, particularly with respect to the ongoing shortage of affordable housing and its negative impacts on our communities." In accordance with the Riverside County Vision Statement, this project would consolidate future growth into an area that could accommodate it and reduce further residential sprawl by being located close in vicinity to employment centers, existing transit lines, and previously approved residential developments that are similar in lot configurations.

This is simply a sampling of the General Plan Vision Statement topics that the General Plan Amendment is related to and consistent with and not an exhaustive list of Vision topics. There are no other provisions or statements within the Riverside County Vision that the General Plan Amendment is inherently inconsistent with. Therefore, the proposed General Plan Amendment would not conflict with the Riverside County Vision.

b. Any General Planning Principle Set forth in General Plan Exhibit B: The proposed General Plan Amendment meets the General Plan principle of encouraging a wide range of housing opportunities for residents in a wider range of economic circumstances.

The General Plan Planning Principle D.1 on Street Standards, provides, "Local Street standards warrant a review. In particular, the utilization of narrow streets, traffic circles and roundabouts, traffic calming at intersections, parkway "bulbs" etc., need careful assessment. Grid street patterns, and other traditional neighborhood design features including alleys, should be permitted. Other treatments that enhance livability at the street level include landscaping and streetscaping. In general, creative street design should be permitted, subject to safety considerations."

The Land Use Policy 14.4 was originally intended to provide for a greater maintained setback where such setback would provide for greater visibility of scenic resources along designated and eligible scenic highways without consideration of existing developed conditions that may exist along scenic highways. Since the adjacent properties are already developed without the 50-foot setback, requiring this one infill development to have a 50-foot setback, would create a disconnected aesthetic balance along Highway 74. The proposed land use policy revision would still implement the overall purpose and intent of the policy to protect aesthetic resources where they exist while providing for greater flexibility in the design of development that is more appropriate at a General Plan policy level. The project has been designed with an articulated entrance and the overall use would match the adjacent uses along Highway 74. The project proposed as is, and the revision to the Land Use language will implement the original harmonious intent of the Land Use Policy.

The General Plan Principle IV.A1 provides that the intent of the General Plan is to foster variety and choice in community development, particularly in the choice an opportunity for housing in various styles, of varying densities and of a wide range of process and accommodating a range of life styles in equally diverse community settings, emphasizing compact and highest density choices.

The project provides opportunities for a higher level of density in the area which the highest level of density is a mobile home park, thus giving the community another option of housing type at this density level. The project itself does emphasize both compact and higher density choice. The General Plan Amendment will help provide uniformity with the adjacent residential projects and implement the overall intent of the General Plan. Based upon the above discussion, the project meets this principle.

The General Plan Principle IV A.6.c states, "Existing communities should be revitalized through development of under-used, vacant, redevelopment and or infill sites within existing urbanized areas. To the extent possible, attention should be focused on brownfields and other urban sites whose rehabilitation provides not only economic benefits but also environmental improvements. Steps to implement this principle include: Redesigning vacant land for higher density uses or mixed use, and providing incentives for assemblage of smaller parcels to create feasible infill projects that meet community goals and objectives."

The project will occur on vacant infill land between two types of residential uses. The project itself does emphasize both compact and higher density choice. The General Plan Amendment will help provide uniformity with the adjacent residential projects and implement the overall intent of the General Plan. Based upon the above discussion, the project meets this principal.

This is simply a sampling of the Principles that the proposed General Plan Amendment is related to and consistent with and not an exhaustive list of all consistent Principles. There are no Principles that the General Plan Amendment is inherently conflict with. Therefore, the proposed General Plan Amendment would not conflict with the Riverside County General Planning Principles set forth in General Plan Exhibit B.

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

The proposed General Plan Amendment does not affect land uses and therefore does not affect Foundation Components. Thus, the proposed General Plan Amendment does not involve a change or conflict with a Foundation Component.

2. The proposed amendment would either contribute to the achievement of the purposes of the General Plan or, at a minimum, would not be detrimental to them.

The purposes of the General Plan are to set direction for land use and development in strategic locations, provide for the development of the economic base, establish a framework of the transportation system, and the preservation of extremely valuable natural and cultural resources. The proposed General Plan Amendment would revise the requirements for projects located along scenic corridors, so is related to the preservation of views of natural resources. Although the proposed change in the policy would allow for reduced setbacks, it would be in cases where the visibility of scenic resources within a particular corridor would not be compromised through the use of an "appropriate setback...based on local surrounding development, topography, and other conditions" that would not result in any substantially greater impacts to scenic resources as determined in the Mitigated Negative Declaration prepared for the project. Therefore, the proposed General Plan Amendment would still contribute to the achievement of the purposes of the General Plan and would not be detrimental to them.

3. There are special circumstances or conditions that were unanticipated in preparing the General Plan.

The existing Land Use Policy 14.4 was originally intended to provide for a greater maintained setback of 50-feet where such setback would provide for greater visibility of scenic resources along designated and eligible scenic highways without consideration of existing developed conditions that may exist along scenic highways. The policy simply did not account for whether the setback should apply when existing development along a scenic corridor does not comply with the setback. In this circumstance, (as is the circumstance for the proposed Conditional Use Permit) if a new development complies with the setback amidst existing development that does not comply, the resulting view along the scenic corridor would be disjointed and less consistent. The disjointed appearance could be more impactful than what would be gained from having a small segment along a scenic corridor with a greater setback that would provide for a negligible amount of greater visibility of a given scenic corridor.

Additionally, the revised policy does not remove the requirement to consider setbacks along scenic highways where development may exist. It gives the ability to "maintain an appropriate setback...based on local surrounding development, topography, and other conditions."

Change of Zone

1. The proposed change of zone to Residential Incentive (R-6) would allow for residential uses. Although it would allow for varied densities, the proposed Residential Incentive (R-6) zone is still consistent with the Medium Density Residential (MDR) land use designation which typically allows between 2 to 5 dwelling units per acre, since pursuant to Ordinance No. 348 Sections 8.201 and

8.204 development within this zone is not required to comply with the density provisions of the General Plan land use designation.

The Residential Incentive (R-6) zone is a specialized zone that permits the density of the project to be determined by the physical and service constraints of the parcel being considered. The density may exceed the density permitted for standard projects by the Land Use Element pursuant to Ordinance No. 348, Section 8.201 and 8.204.A. Therefore the project proposes a density of 14 du/ac, it is allowed to exceed the typical density range of 2 to 5 du/ac on the Medium Density Residential land use designation.

Therefore, the project site is consistent with the Community Development: Medium Density Residential (CD:MDR) land use designation as noted above through the proposed Residential Incentive (R-6) zone.

Conditional Use Permit

1. The following findings shall be made prior to making a recommendation to grant a Conditional Use Permit, pursuant to the provisions of the Riverside County Zoning Ordinance No. 348.
 - a. The proposed use conforms to all the requirements of the General Plan and all applicable requirements of State Law and the ordinances of Riverside County. As stated in finding #1, the project site has a General Plan Land Use Designation of Community Development; Medium Density Residential. The Medium Density Residential designation provides for the development of conventional single family detached houses and suburban subdivisions. The density range is 2.0 to 5.0 dwelling units per acre, which allows for a lot size that typically ranges from 5,500 to 20,000 square feet. The project site is consistent with the Community Development: Medium Density Residential (CD:MDR) land use designation.

The Residential Incentive (R-6) zone is a specialized zone for affordable housing that permits the density of the project to be determined by the physical and service constraints of the parcel being considered. The density may exceed the density permitted for standard projects by the Land Use Element.

- b. The design of the proposed land division or the type of improvements are not likely to cause serious public health problems, since as detailed in the Initial Study and Mitigated Negative Declaration prepared for the project the project would not have a significant impact on the environment, in particular regarding health and safety factors considered, such as Air Quality, Hazards, and Noise.
- c. The proposed project would conform to the logical development of the land and be compatible with the present and future logical development of the surrounding property, because the Conditional Use Permit 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.
- d. The plot plan for the proposed use has considered the location and need for dedication and improvement of necessary streets and sidewalks, including the avoidance of traffic congestion; and shall take into account topographical and drainage conditions, including the need for

dedication and improvements of necessary structures as a part thereof. The County of Riverside Department of Transportation and District 8 Cal Trans have analyzed the designs, reviewed and conditioned this project for appropriate improvements to serve the project.

- e. All use permits which permit the construction of more than one structure on a single legally divided parcel shall, in addition to all other requirements, be subsequently constructed structures on the parcel until the parcel is divided and a final map recorded in accordance with Ordinance No. 460 in such a manner that each building is located on a separate legally divided parcel. The project consists of a residential care facility with several units on one parcel. The units will be rented, and will not constitute a Tract Map and would not be sold individually.

Development Standards Findings:

1. The following development standards shall apply in the R-6 Zone:

The standards of Ordinance No. 348 Section 8.203 are not applicable since they are only requirements for developments that plan to develop for sale units.

- a. The allowable density of a project by the project will be determined by the physical and service constraints of the property and the area in which the property is located; however, the density of each approved development must exceed four units per gross acre.

Ordinance No. 348 Section 8.201 states that the intent of the R-6 is to establish a specialized zone that will facilitate construction of senior housing residential care facility. Pursuant to the housing element, the density of a project shall be determined by the physical and service constraints of the parcel being considered, during the hearing process, and may exceed the density permitted to standard projects by the Land Use Element. The project proposes 14 units/acre, which due to the proposed use as a residential care for the elderly, and regulated rents comply with the requirements of the R-6 zone.

- b. The minimum lot area for single family detached developments shall be 5,000 square feet.

The project is a community care facility comprised of several single family units on one lot. The lot size is 19.96 gross acres.

- c. Lots shall have a minimum frontage of 30 feet except that minimum frontage may be reduced on knuckles and cul-de-sacs or as part of an approved zero lot line attached unit housing project.

The project consists of a large lot that exceeds the 30 foot frontage minimum.

- d. A minimum of 30 percent of each lot's net area in a single family development shall be designed for usable open space. Usable open space shall be defined as those portions of the site not encumbered by a structure. The net lot area is defined as the total area contained within the property lines. Side yard setbacks shall be approved as part of the design of the project. Setbacks for garages that open parallel with the access way are not less than 20 feet.

This is not single family use, so the standards do not apply. However the project does provide open space area, amenities and activities to serve the residents.

- e. A minimum of 20 percent of the net lot area for apartment developments shall be in usable open space. Minimum front and rear yard setbacks shall be ten feet. Additional setbacks, including side yards, may be required depending on the height of the structure and adjacent land uses. All apartment projects shall contain at least four dwelling units. No application for conversion of an apartment building or condominiums or any other form of cooperative or units that may be sold individually, shall be accepted by the Planning Director, unless the matter has first been presented to and approved by the Board of Supervisors as being consistent with the intent and purpose of the original approval of the project to provide affordable housing.

The project is not an apartment complex, but it is generally a multi family use so the standards do apply. The project does provide open space area, amenities and activities to serve the residents as well as yard space. Minimum front and rear yard setbacks exceed ten feet. The project contains 284 units. The units are for rental only, and are not intended to be sold individually. The project provides more than 20 percent of net lot area for usable open space.

- f. One family residences shall not exceed 35 feet in height. All other uses shall not exceed 50 feet in height.

The residences do not exceed 35 feet in height. The multi purpose room is the tallest building in the complex at 17'4".

- g. One off-street parking space shall be required for each dwelling unit, notwithstanding the apartment building parking standards contained in Section 18.12 of this ordinance. All single-family homes shall have two car garages.

Each dwelling unit contains carport parking. 355 parking spaces are required, 377 parking spaces are provided. Ordinance No. 348 has recently been revised to require electric vehicle charging for vehicle parking areas. The proposed conditions of approval will ensure proper implementation of this requirement consistent with Ordinance No. 348.

- h. Open space or recreational facilities proposed in a project shall be subject to approval of the County.

The project contains several open space and recreational facilities that are included with the conditional use permit for consideration.

- i. Streets providing circulation within a development shall be constructed to a minimum width of 36 feet within a 56-foot right-of-way for major interior streets and a minimum width of 32 feet of improvements within a 50 foot right of way for minor interior streets and cul-de-sac streets. All improvements to be in accordance with the improvement standards of County Ordinance No. 461.

Internal streets are to be private and would be privately maintained and meet Fire Department access. They have been reviewed and approved by the Riverside County Fire Department and meet applicable requirements.

- j. The design standards, dedications and improvements are in conformance with the requirements of County Ordinance Nos. 460 and 461, and as approved by the County Road Commissioner, for all streets other than interior streets.

This project does not contain any division of property, but the external streets proposed do meet the requirements of Ordinance No. 401.

Community Care Facilities Findings

2. A Residential Care Facility for the Elderly that serves seven or more persons is allowed in the following zoning classifications with an approved conditional use permit in accordance in the R-6 zone.

A Residential Care for the Elderly that serves seven or more persons shall comply with the following:

- a. Conform to the development standards for the zoning which it is classified. As stated above, the project is shown to comply with the required development standards of the R-6 zone.
- b. In addition to the zoning classification's requirements, provide landscaping in compliance with Ordinance No. 859. The project has been reviewed and approved and conditioned by the Transportation Department for landscaping and irrigation.
- c. Provide outdoor lighting in compliance with Ordinance No. 915 and Ordinance No. 655. The Advisory Notification Document (Condition #3 and #4) contains a requirement that the project comply with Ordinance No. 655 (50-Planning-1, AND document #3) and Ordinance No 915 (Advisory Notification Document #4) lighting requirements.
- d. Conduct indoor and outdoor activities in compliance with Ordinance No. 847. The project is conditioned to comply with Ordinance No. 847 (Condition #3) in the Advisory Notification Document and has been reviewed within the Environmental Assessment. Conditions (050-Planning-5, and 050-Planning-6) contain requirements that satisfy exterior and interior noise level criteria.
- e. All applicable Federal, State and local laws, and all applicable Federal State and local health and safety regulations including, but not limited to Fire and Building Code regulations. The Advisory Notification Document contains a preamble and conditions that require compliance with various Federal, State, and County regulations, as well as Fire and Building Code regulations.

Other Findings:

1. The project site is located within Criteria Cell 3610 of the Western Riverside County Multiple Species Habitat Conservation Plan. The project is located within the southern portion of Cell 3610, which is not located in the northern area of Cell Group C described for conservation. The project site is located in a developed neighborhood and is not associated directly with the San Jacinto River which is the area to be conserved as part of this cell. The project does not affect the Reserve Assembly goals of the MSHCP. This project fulfills the plan requirements.
2. The project site is located within the City of Hemet Sphere of Influence. This project was provided to the City of Hemet for review and comment. No comments were received either in favor or opposition of the project.

3. The project site is not located within an Airport Influence Area ("AIA") boundary and is therefore not subject to the Airport Land Use Commission ("ALUC") review.
4. Project notifications were sent out to six consulting tribes on August 22, 2016. A response was received from the Rincon Band of Luiseno Indians deferring to the Pechanga or Soboba Bands. Responses were received from the San Manuel Band informing planning that the project lies outside of Serrano territory and as such, they would not be requesting consultation. The Cahuilla Band of Indians deferred to the Soboba Band who is located nearer the project. A request to consult was received from the Soboba Band of Luiseno Indians requesting consultation. A meeting was held on November 15, 2016 in which Soboba requested that conditions be placed upon the project for procedures to follow in the event unanticipated resources or human remains are identified during any ground disturbing activities associated with the project. A copy of the conditions of approval were provided to the tribe and consultation was concluded the same day. No tribal cultural resources were identified by any of the tribes. As such, there will be no impacts to tribal cultural resources because there are none present within the project area.
5. The project site is located within Zone B of the Mount Palomar Observatory Lighting Zone boundary, as identified by Ordinance No. 655 (Mt. Palomar). The project is required to comply with all lighting standards specified within Ordinance No. 655, pursuant to Zone B.
6. The project site is located within the Fee Assessment Area of the Stephen's Kangaroo Rat Habitat Conservation Plan ("SKRHCP"). Per County Ordinance No. 663 and the SKRHCP, all applicants who submit for development permits, including 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 onsite 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.

Fire Findings:

1. The project site is located within a Cal Fire State Responsibility Area ("SRA") and is within a very high fire hazard severity zone. As a part of being within an SRA, the Director of the Department of Forestry and Fire Protection or his/her designee must be notified of applications for building permits, tentative tract/parcel maps, and use permits for construction or development within an SRA. Riverside County Ordinance No. 787 Section 8.32.050 (C) (2) states that the Fire Chief is authorized and directed to enforce all applicable State fire laws and provisions of this ordinance and to perform such duties as directed by the Board of Supervisors. As designated, the Riverside County Assistant Fire Marshall shall have the authority to enforce all applicable State fire laws that the notification requirement of Title 14 has been met. The following additional findings are required to be met:
 - a. This project has been designed so that each lot, and the project 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, requiring a minimum 10-foot clearance of all chimneys or stovetop exhaust pipes, no buildings shall covered or have dead brush overhang the roof line and requiring that the roof structure shall be maintained free of leaves, needles, or other vegetation.

- 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. All necessary roadway infrastructure exists and the project site is located adjacent to Florida Avenue and Georgia Avenue.

Conclusion:

- 1. For the reasons discussed above, as well as the information provided in the Initial Study, the proposed project conforms to all the requirements of the General Plan and with all applicable requirements of State law and the ordinances of Riverside County. Moreover, the proposed project would not be detrimental to the health, safety or general welfare of the community.

PUBLIC HEARING NOTIFICATION AND COMMUNITY OUTREACH

This project was advertised in the Press Enterprise Newspaper. Additionally, public hearing notices were mailed to property owners within 600 feet of the project site. As of the writing of this report, Planning Staff have not received written communication or phone calls who indicated support or opposition to the proposed project.

RESOLUTION 2018-008
RECOMMENDING ADOPTION OF
GENERAL PLAN AMENDMENT NO. 180003

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 November 7, 2018 to consider the above-referenced matter; and,

WHEREAS, all the procedures of the California Environmental Quality Act and the Riverside County Additional Procedures to Implement the California Environmental Quality Act have been satisfied 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,

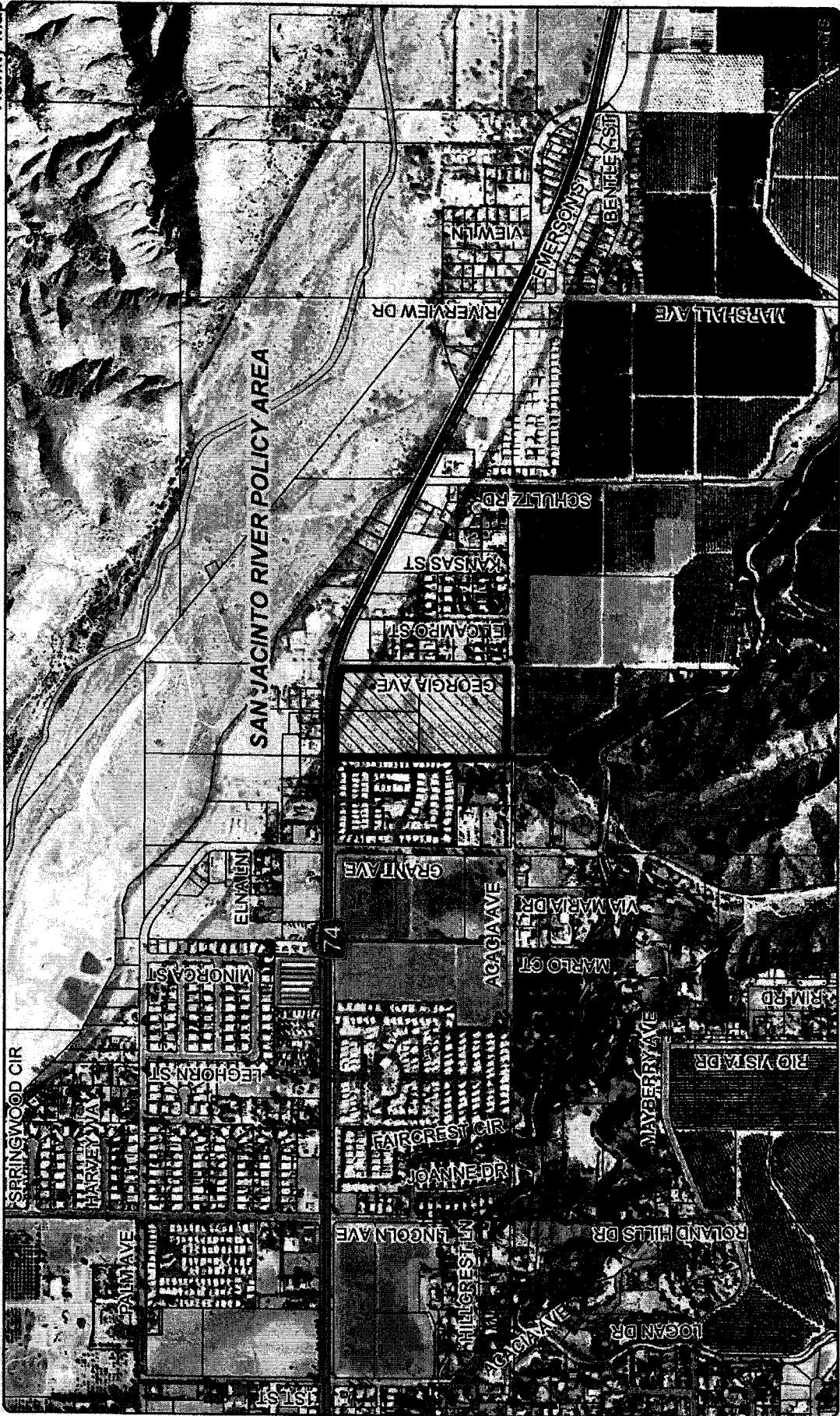
BE IT RESOLVED, FOUND, DETERMINED, AND ORDERED by the Planning Commission of the County of Riverside, in regular session assembled on November 7, 2018, that it has reviewed and considered the environmental document prepared or relied on and recommends the following based on the staff report and the findings and conclusions stated therein:

APPROVAL of GENERAL PLAN AMENDMENT NO. 180003

**RIVERSIDE COUNTY PLANNING DEPARTMENT
CZ07866 GPA180003 CUP03724
VICINITY/POLICY AREAS**

Supervisor: Washington
District 3

Date Drawn: 10/05/2018
Vicinity Map



Zoning Area: Bautista

Author: Vinnie Nguyen



Disclaimer: On October 7, 2003, the County of Riverside adopted a new General Plan. This map is a vicinity map for informational purposes only. It is not intended to provide any legal advice or representation. It is not intended to be used as a basis for any legal action. The County of Riverside is not responsible for any errors or omissions in this map. For more information, contact the Planning Department at (951) 857-3200. Website: www.riversideca.gov

RIVERSIDE COUNTY PLANNING DEPARTMENT

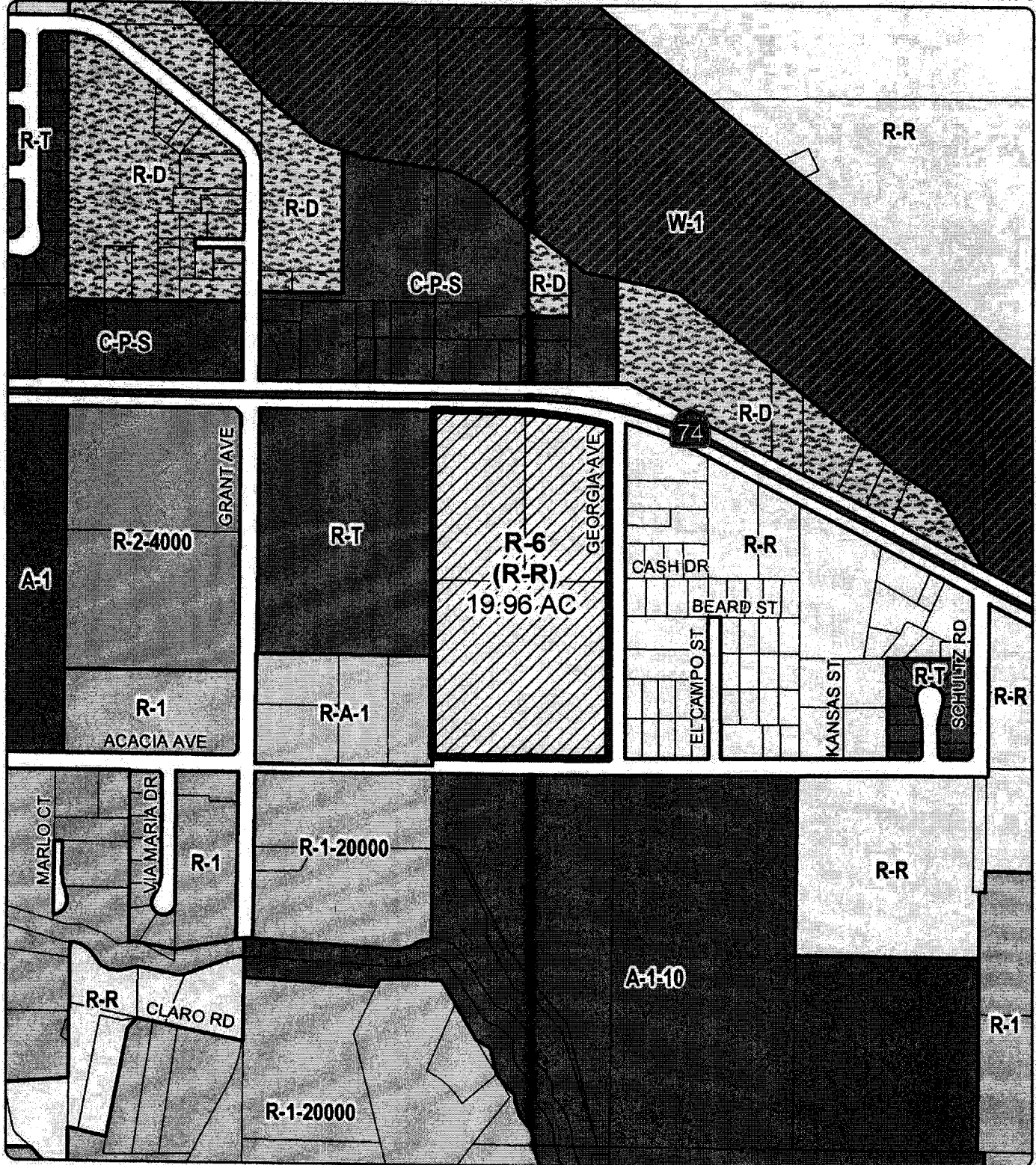
CZ07866 GPA180003 CUP03724

Supervisor: Washington
District 3

Date Drawn: 10/05/2018

PROPOSED ZONING

Exhibit 3



Zoning Area: Bautista

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)953-3200 (Western County) or in Palm Desert at (760)853-8277 (Eastern County) or Website <http://planning.co.riverside.ca.us>

RIVERSIDE COUNTY PLANNING DEPARTMENT

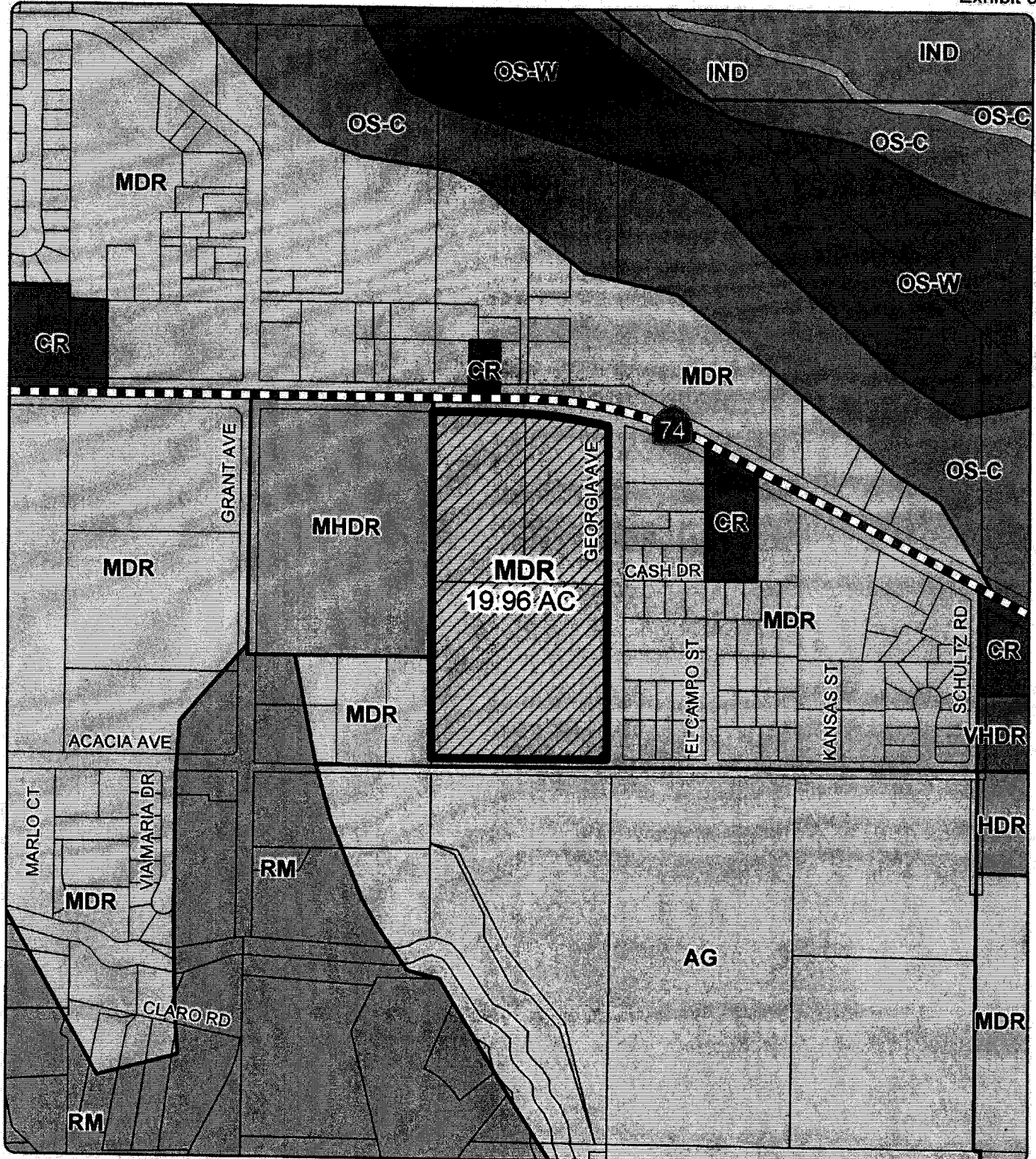
CZ07866 GPA180003 CUP03724

Supervisor: Washington
District 3

EXISTING GENERAL PLAN

Date Drawn: 10/05/2018

Exhibit 5



Zoning Area: Bautista

Author: Vinnie Nguyen



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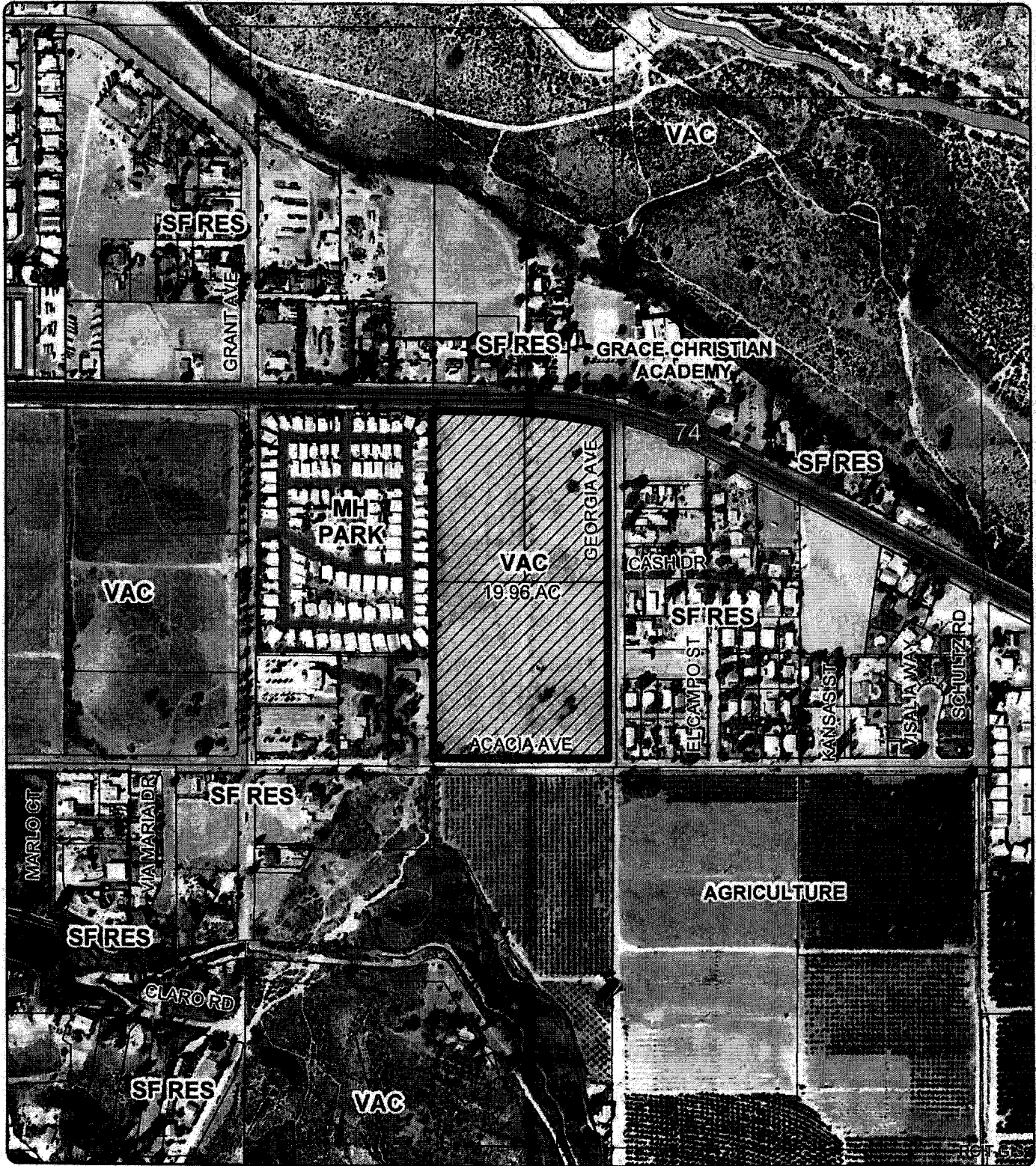
RIVERSIDE COUNTY PLANNING DEPARTMENT

CZ07866 GPA180003 CUP03724

Supervisor: Washington
District 3

Date Drawn: 10/05/2018
Exhibit 1

LAND USE



Zoning Area: Bautista

Author: Vinnie Nguyen



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THE ORCHARD

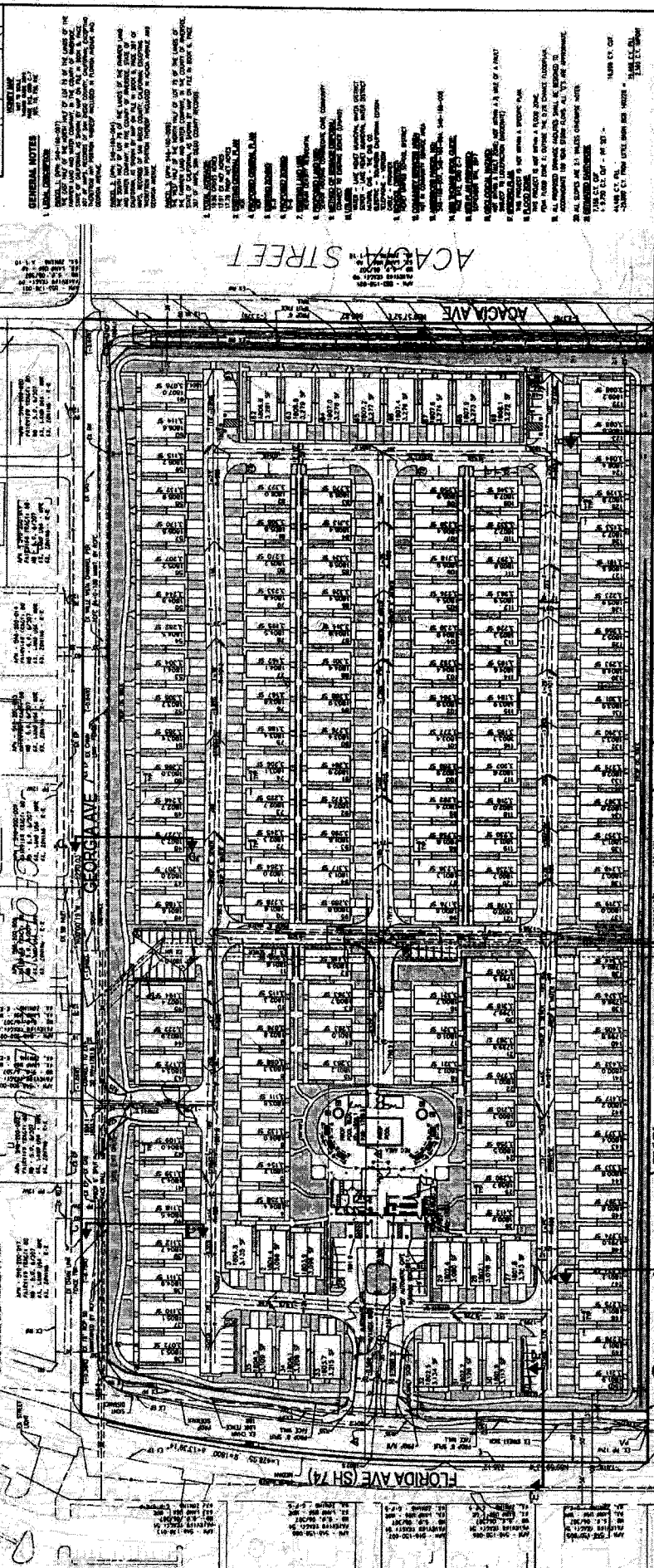
SENIOR HOUSING CONGREGATE CARE COMMUNITY

CONDITIONAL-USE PERMIT NO. 03724

COUNTY OF RIVERSIDE, CA

CASE: C019074
 EXHIBIT: C019074
 DATE: 07/07/19
 PLANNER: Brett Denson

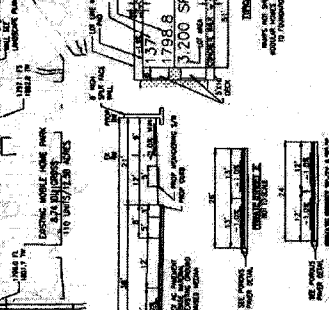
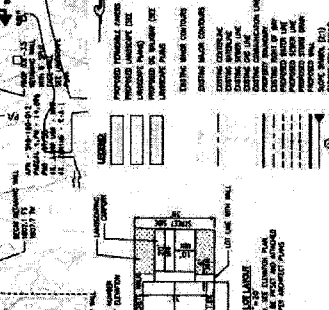
GENERAL NOTES:
 1. ALL DIMENSIONS ARE IN FEET AND INCHES.
 2. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.
 3. ALL WALLS ARE 12" THICK UNLESS OTHERWISE NOTED.
 4. ALL ROOFS ARE 12" THICK UNLESS OTHERWISE NOTED.
 5. ALL FLOORS ARE 12" THICK UNLESS OTHERWISE NOTED.
 6. ALL CEILING ARE 12" THICK UNLESS OTHERWISE NOTED.
 7. ALL DOORS ARE 36" WIDE UNLESS OTHERWISE NOTED.
 8. ALL WINDOWS ARE 48" WIDE UNLESS OTHERWISE NOTED.
 9. ALL STAIRS ARE 36" WIDE UNLESS OTHERWISE NOTED.
 10. ALL ELEVATIONS ARE TO FACE UNLESS OTHERWISE NOTED.
 11. ALL FINISHES ARE AS NOTED.
 12. ALL MATERIALS ARE AS NOTED.
 13. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE CALIFORNIA BUILDING CODE AND ALL APPLICABLE ORDINANCES.
 14. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE CALIFORNIA MECHANICAL, PLUMBING AND ELECTRICAL CODES AND ALL APPLICABLE ORDINANCES.
 15. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE CALIFORNIA FIRE CODE AND ALL APPLICABLE ORDINANCES.
 16. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE CALIFORNIA LAND DEVELOPMENT CODE AND ALL APPLICABLE ORDINANCES.
 17. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE CALIFORNIA ENVIRONMENTAL QUALITY ACT AND ALL APPLICABLE ORDINANCES.
 18. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE CALIFORNIA HEALTH AND SAFETY CODE AND ALL APPLICABLE ORDINANCES.
 19. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE CALIFORNIA LABOR CODE AND ALL APPLICABLE ORDINANCES.
 20. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE CALIFORNIA PENAL CODE AND ALL APPLICABLE ORDINANCES.



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PROJECT AREA BREAKDOWN

ITEM	QUANTITY	UNIT PRICE	TOTAL PRICE
CONCRETE	10,000	1.00	10,000.00
STEEL	500	20.00	10,000.00
WOOD	5,000	2.00	10,000.00
PAINT	1,000	10.00	10,000.00
MECHANICAL	1,000	10.00	10,000.00
ELECTRICAL	1,000	10.00	10,000.00
PLUMBING	1,000	10.00	10,000.00
LANDSCAPE	1,000	10.00	10,000.00
UTILITIES	1,000	10.00	10,000.00
PERMIT	1	10,000.00	10,000.00
TOTAL			100,000.00



RESIDENTIAL RENTAL DUPLEX

ITEM	QUANTITY	UNIT PRICE	TOTAL PRICE
CONCRETE	10,000	1.00	10,000.00
STEEL	500	20.00	10,000.00
WOOD	5,000	2.00	10,000.00
PAINT	1,000	10.00	10,000.00
MECHANICAL	1,000	10.00	10,000.00
ELECTRICAL	1,000	10.00	10,000.00
PLUMBING	1,000	10.00	10,000.00
LANDSCAPE	1,000	10.00	10,000.00
UTILITIES	1,000	10.00	10,000.00
PERMIT	1	10,000.00	10,000.00
TOTAL			100,000.00

MULTI-PURPOSE BUILDING

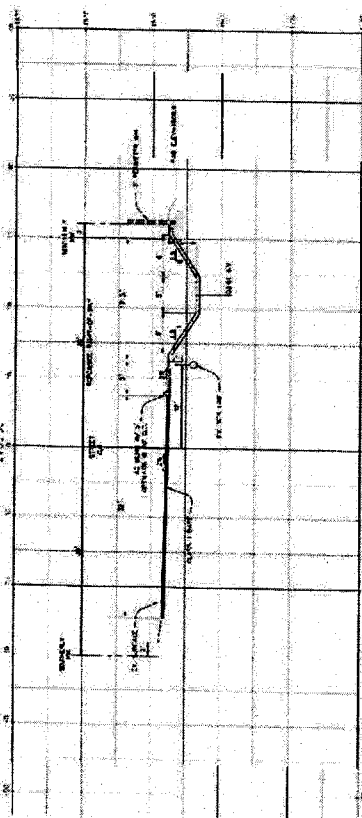
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CONCRETE	10,000	1.00	10,000.00
STEEL	500	20.00	10,000.00
WOOD	5,000	2.00	10,000.00
PAINT	1,000	10.00	10,000.00
MECHANICAL	1,000	10.00	10,000.00
ELECTRICAL	1,000	10.00	10,000.00
PLUMBING	1,000	10.00	10,000.00
LANDSCAPE	1,000	10.00	10,000.00
UTILITIES	1,000	10.00	10,000.00
PERMIT	1	10,000.00	10,000.00
TOTAL			100,000.00

M.M.M.

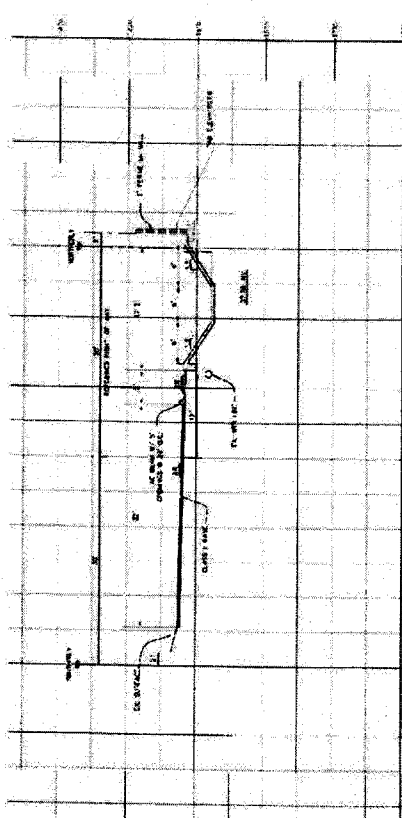
COUNTY OF RIVERSIDE
 CONDITIONAL USE
 PERMIT NO. 03724

M.M.M. ARCHITECTURE
 15100-3400 AVE (S) 92500-3668 92
 (951) 780-3400 FAX (951) 780-3668 92
 M.M.M. ARCHITECTURE
 15100-3400 AVE (S) 92500-3668 92
 (951) 780-3400 FAX (951) 780-3668 92

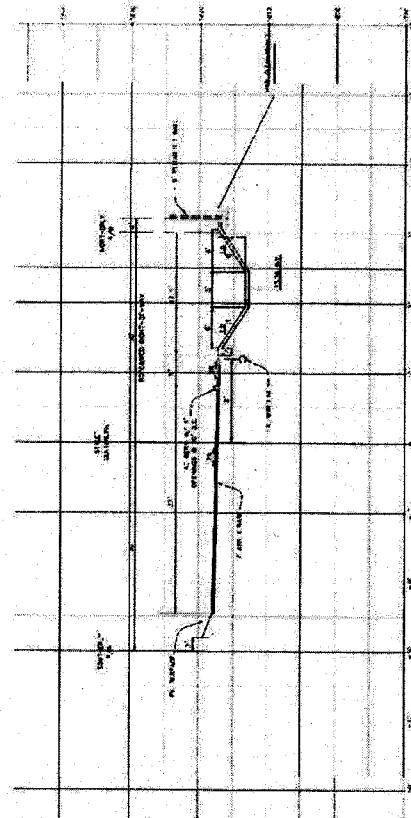
THE ORCHARD
 SENIOR HOUSING CONGREGATE CARE COMMUNITY
 CONDITIONAL-USE PERMIT NO. 03724
 COUNTY OF RIVERSIDE, CA



STATION 12+00



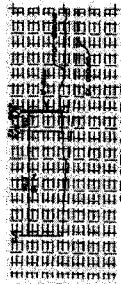
STATION 14+00



STATION 16+00

(60x/1" = 6'
 VER. 1" = 6')

AS PER SECTION 01050



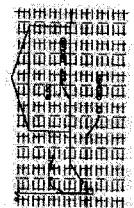
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SECTION B-B
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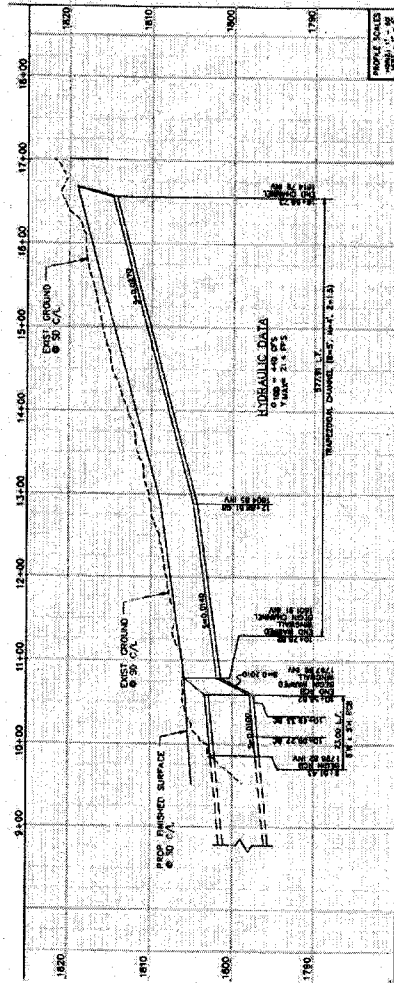
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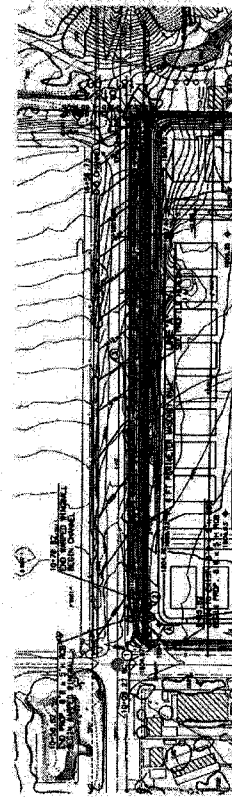
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SECTION E-E
 SCALE: VERT. 1" = 4"



LINE 'A'



LINE CURVE DATA

NO.	DATE	REVISION	BY	REASON
1	01/11/2011	ISSUE FOR PERMIT	AS	ISSUE FOR PERMIT
2	01/11/2011	ISSUE FOR PERMIT	AS	ISSUE FOR PERMIT
3	01/11/2011	ISSUE FOR PERMIT	AS	ISSUE FOR PERMIT
4	01/11/2011	ISSUE FOR PERMIT	AS	ISSUE FOR PERMIT
5	01/11/2011	ISSUE FOR PERMIT	AS	ISSUE FOR PERMIT

- CONSTRUCTION NOTES
- 1. CONSTRUCT PERMITTED BRIDGE ON EXISTING STR. PLAN NO. 000.
 - 2. CONSTRUCT BRIDGE APPROX. 100' LONG. SEE PLAN DATA.
 - 3. CONSTRUCT TRUCKING CONCRETE CURBING (B+S: 14+11; 2+13).

COUNTY OF RIVERSIDE
 CONDITIONAL USE
 PERMIT NO. 03724

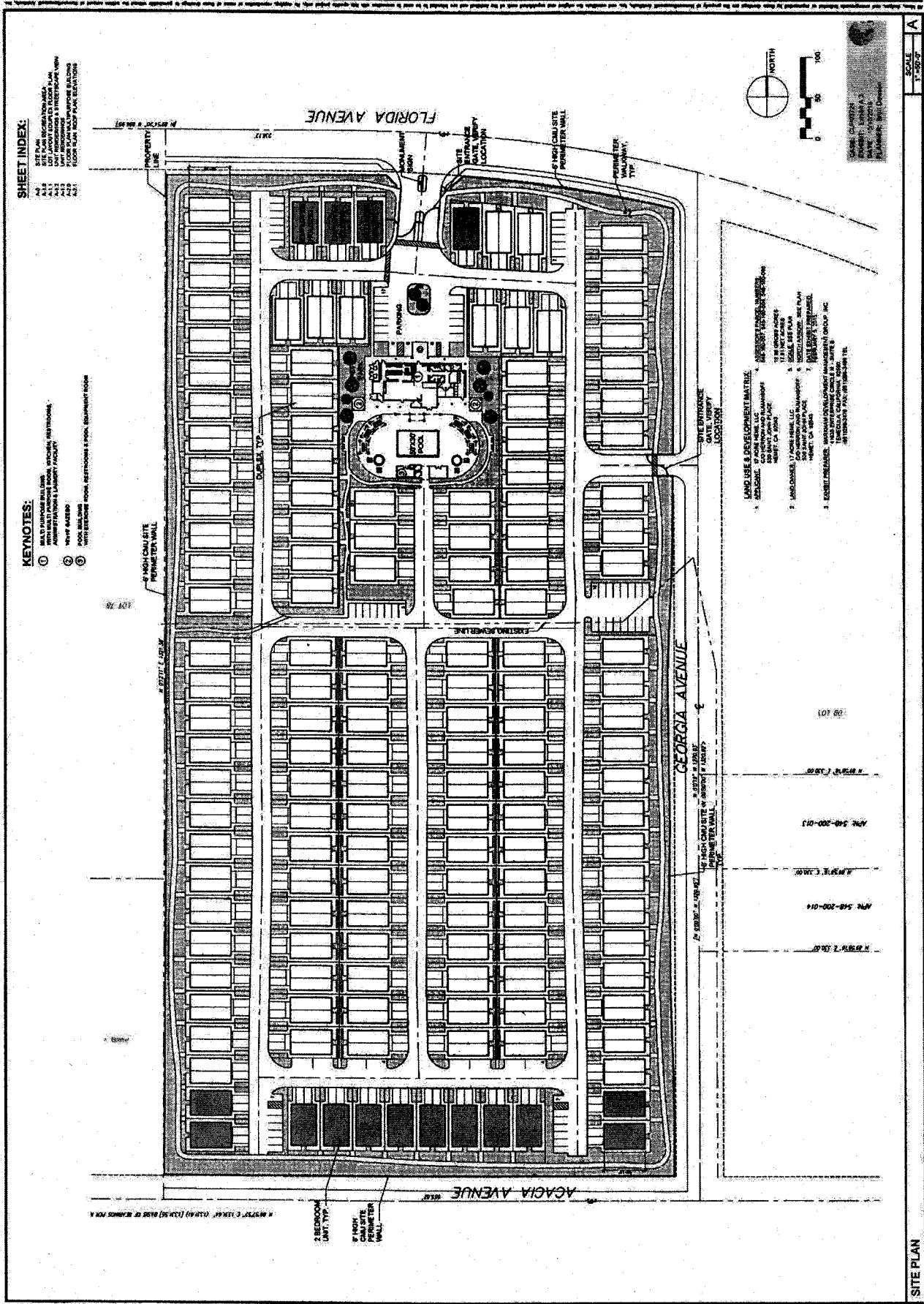
AS PER SECTION 01050

AS PER SECTION 01050

NO.	DATE	REVISION	BY	REASON

AS PER SECTION 01050

AS PER SECTION 01050

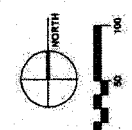


KEYNOTES:

- 1. ALL BUILDINGS SHALL BE CONSTRUCTED WITH MULTI-FAMILY UNITS, WITHIN RESTROOMS, ADAPTATIONS & LIFTING FACILITY
- 2. 100% ADA COMPLIANT
- 3. 100% ADA COMPLIANT
- 4. 100% ADA COMPLIANT

SHEET INDEX:

- A-1.1 SITE PLAN
- A-1.2 1ST FLOOR PLAN
- A-1.3 2ND FLOOR PLAN
- A-1.4 3RD FLOOR PLAN
- A-1.5 4TH FLOOR PLAN
- A-1.6 5TH FLOOR PLAN
- A-1.7 6TH FLOOR PLAN
- A-1.8 7TH FLOOR PLAN
- A-1.9 8TH FLOOR PLAN
- A-1.10 9TH FLOOR PLAN
- A-1.11 10TH FLOOR PLAN
- A-1.12 11TH FLOOR PLAN
- A-1.13 12TH FLOOR PLAN
- A-1.14 13TH FLOOR PLAN
- A-1.15 14TH FLOOR PLAN
- A-1.16 15TH FLOOR PLAN
- A-1.17 16TH FLOOR PLAN
- A-1.18 17TH FLOOR PLAN
- A-1.19 18TH FLOOR PLAN
- A-1.20 19TH FLOOR PLAN
- A-1.21 20TH FLOOR PLAN
- A-1.22 21ST FLOOR PLAN
- A-1.23 22ND FLOOR PLAN
- A-1.24 23RD FLOOR PLAN
- A-1.25 24TH FLOOR PLAN
- A-1.26 25TH FLOOR PLAN
- A-1.27 26TH FLOOR PLAN
- A-1.28 27TH FLOOR PLAN
- A-1.29 28TH FLOOR PLAN
- A-1.30 29TH FLOOR PLAN
- A-1.31 30TH FLOOR PLAN
- A-1.32 31ST FLOOR PLAN
- A-1.33 32ND FLOOR PLAN
- A-1.34 33RD FLOOR PLAN
- A-1.35 34TH FLOOR PLAN
- A-1.36 35TH FLOOR PLAN
- A-1.37 36TH FLOOR PLAN
- A-1.38 37TH FLOOR PLAN
- A-1.39 38TH FLOOR PLAN
- A-1.40 39TH FLOOR PLAN
- A-1.41 40TH FLOOR PLAN
- A-1.42 41ST FLOOR PLAN
- A-1.43 42ND FLOOR PLAN
- A-1.44 43RD FLOOR PLAN
- A-1.45 44TH FLOOR PLAN
- A-1.46 45TH FLOOR PLAN
- A-1.47 46TH FLOOR PLAN
- A-1.48 47TH FLOOR PLAN
- A-1.49 48TH FLOOR PLAN
- A-1.50 49TH FLOOR PLAN
- A-1.51 50TH FLOOR PLAN
- A-1.52 51ST FLOOR PLAN
- A-1.53 52ND FLOOR PLAN
- A-1.54 53RD FLOOR PLAN
- A-1.55 54TH FLOOR PLAN
- A-1.56 55TH FLOOR PLAN
- A-1.57 56TH FLOOR PLAN
- A-1.58 57TH FLOOR PLAN
- A-1.59 58TH FLOOR PLAN
- A-1.60 59TH FLOOR PLAN
- A-1.61 60TH FLOOR PLAN
- A-1.62 61ST FLOOR PLAN
- A-1.63 62ND FLOOR PLAN
- A-1.64 63RD FLOOR PLAN
- A-1.65 64TH FLOOR PLAN
- A-1.66 65TH FLOOR PLAN
- A-1.67 66TH FLOOR PLAN
- A-1.68 67TH FLOOR PLAN
- A-1.69 68TH FLOOR PLAN
- A-1.70 69TH FLOOR PLAN
- A-1.71 70TH FLOOR PLAN
- A-1.72 71ST FLOOR PLAN
- A-1.73 72ND FLOOR PLAN
- A-1.74 73RD FLOOR PLAN
- A-1.75 74TH FLOOR PLAN
- A-1.76 75TH FLOOR PLAN
- A-1.77 76TH FLOOR PLAN
- A-1.78 77TH FLOOR PLAN
- A-1.79 78TH FLOOR PLAN
- A-1.80 79TH FLOOR PLAN
- A-1.81 80TH FLOOR PLAN
- A-1.82 81ST FLOOR PLAN
- A-1.83 82ND FLOOR PLAN
- A-1.84 83RD FLOOR PLAN
- A-1.85 84TH FLOOR PLAN
- A-1.86 85TH FLOOR PLAN
- A-1.87 86TH FLOOR PLAN
- A-1.88 87TH FLOOR PLAN
- A-1.89 88TH FLOOR PLAN
- A-1.90 89TH FLOOR PLAN
- A-1.91 90TH FLOOR PLAN
- A-1.92 91ST FLOOR PLAN
- A-1.93 92ND FLOOR PLAN
- A-1.94 93RD FLOOR PLAN
- A-1.95 94TH FLOOR PLAN
- A-1.96 95TH FLOOR PLAN
- A-1.97 96TH FLOOR PLAN
- A-1.98 97TH FLOOR PLAN
- A-1.99 98TH FLOOR PLAN
- A-1.100 99TH FLOOR PLAN
- A-1.101 100TH FLOOR PLAN



LAND USE & DEVELOPMENT MATRIX

- 1. ASSISTED LIVING FACILITY
- 2. COMMERCIAL
- 3. RESIDENTIAL
- 4. OFFICE
- 5. RETAIL
- 6. INDUSTRIAL
- 7. PUBLIC USE
- 8. OPEN SPACE
- 9. PARKING
- 10. UTILITIES
- 11. TRANSPORTATION
- 12. RECREATION
- 13. EDUCATION
- 14. HEALTH CARE
- 15. CULTURAL
- 16. HISTORIC PRESERVATION
- 17. ENVIRONMENTAL
- 18. AESTHETIC
- 19. LANDSCAPE ARCHITECTURE
- 20. ARCHITECTURE
- 21. INTERIOR DESIGN
- 22. FURNITURE
- 23. LIGHTING
- 24. SOUND
- 25. VIBRATION
- 26. AIR QUALITY
- 27. WATER QUALITY
- 28. SOIL QUALITY
- 29. SEISMICITY
- 30. CLIMATE
- 31. ENERGY
- 32. SUSTAINABILITY
- 33. GREEN BUILDING
- 34. LEED
- 35. WELL-BEING
- 36. QUALITY OF LIFE
- 37. COMMUNITY ENGAGEMENT
- 38. PUBLIC PARTICIPATION
- 39. TRANSPARENCY
- 40. ACCOUNTABILITY
- 41. ETHICS
- 42. INTEGRITY
- 43. HONESTY
- 44. FAIRNESS
- 45. RESPECT
- 46. RESPONSIBILITY
- 47. CARE
- 48. COMPASSION
- 49. EMPATHY
- 50. KINDNESS
- 51. PATIENCE
- 52. SELF-CONTROL
- 53. TEMPERANCE
- 54. MODERATION
- 55. RESTRAINT
- 56. DISCIPLINE
- 57. ORDER
- 58. CLEANLINESS
- 59. ORGANIZATION
- 60. EFFICIENCY
- 61. PRODUCTIVITY
- 62. EFFECTIVENESS
- 63. SUCCESS
- 64. PROGRESS
- 65. GROWTH
- 66. DEVELOPMENT
- 67. INNOVATION
- 68. CREATIVITY
- 69. IMAGINATION
- 70. INSPIRATION
- 71. MOTIVATION
- 72. ENTHUSIASM
- 73. PASSION
- 74. COMMITMENT
- 75. DEDICATION
- 76. PERSEVERANCE
- 77. DETERMINATION
- 78. RESOLVE
- 79. COURAGE
- 80. BRAVERY
- 81. COURAGEOUSNESS
- 82. BRAVERY
- 83. COURAGEOUSNESS
- 84. BRAVERY
- 85. COURAGEOUSNESS
- 86. BRAVERY
- 87. COURAGEOUSNESS
- 88. BRAVERY
- 89. COURAGEOUSNESS
- 90. BRAVERY
- 91. COURAGEOUSNESS
- 92. BRAVERY
- 93. COURAGEOUSNESS
- 94. BRAVERY
- 95. COURAGEOUSNESS
- 96. BRAVERY
- 97. COURAGEOUSNESS
- 98. BRAVERY
- 99. COURAGEOUSNESS
- 100. BRAVERY

RESIDENTIAL UNIT COUNT

100 MODULAR BUILDINGS	100
200 2-BEDROOM UNITS	134
200 1-BEDROOM UNITS	14
TOTAL UNIT COUNT	248

PARKING MATRIX

USE	SPACE	SPACE REQUIRED	SPACE PROVIDED
MULTIFAMILY (100 SPACES / UNIT)	24,800	24,800	24,800
RECREATION	100	100	100
TOTAL	24,900	24,900	24,900

BUILDING CODE ANALYSIS

RESIDENTIAL DUPLEX / 2 BEDROOM

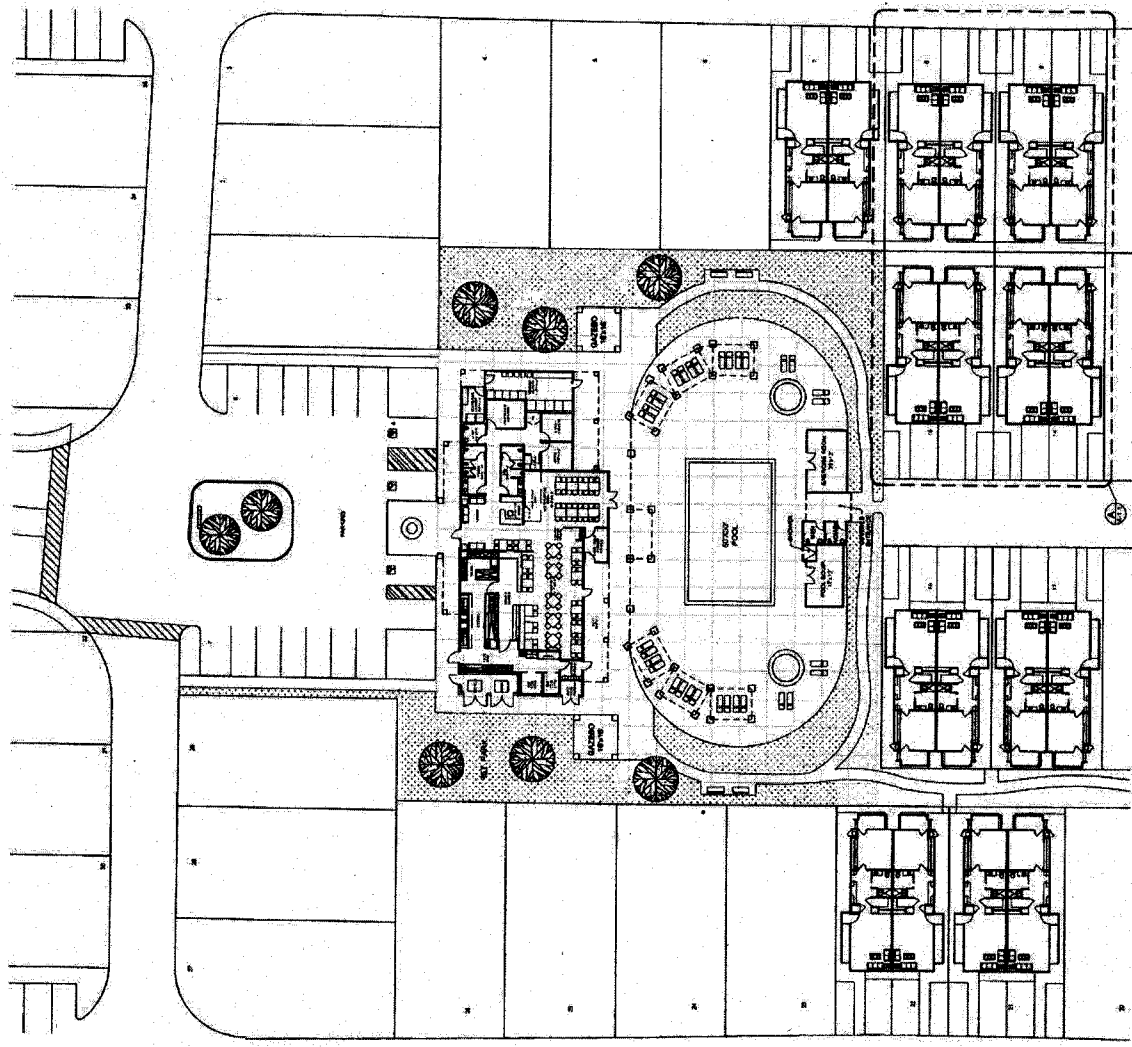
TYPE OF CONSTRUCTION	1-4
AUTOMATIC FIRE SPRINKLER	NO
OCCUPANCY TYPE	R-2
NUMBER OF STORIES	1
ALLOWABLE AREA	5,000 S.F.
BUILDING AREA	5,000 S.F.

MULTIPURPOSE BUILDING

TYPE OF CONSTRUCTION	1-4
AUTOMATIC FIRE SPRINKLER	NO
OCCUPANCY TYPE	R-1A
NUMBER OF STORIES	1
ALLOWABLE AREA	9,000 S.F.
BUILDING AREA	9,000 S.F.

POOL BUILDING

TYPE OF CONSTRUCTION	1-4
AUTOMATIC FIRE SPRINKLER	NO
OCCUPANCY TYPE	R-1A
NUMBER OF STORIES	1
ALLOWABLE AREA	9,000 S.F.
BUILDING AREA	9,000 S.F.



Project: **THE ORCHARD AN ASSISTED LIVING FACILITY**
 1150 PINE BLVD. SUITE 100
 TAMPA, FL 33604
 813-973-1111

Client: **HERON LUMINOUS**
 1150 PINE BLVD. SUITE 100
 TAMPA, FL 33604
 813-973-1111

Architect: **HERON LUMINOUS**
 1150 PINE BLVD. SUITE 100
 TAMPA, FL 33604
 813-973-1111

Scale: **1" = 20'-0"**

Sheet: **A-1.0**

Date: **08-25-11**

Project No: **1150-PINE-11-001**

Sheet No: **001**

Revision: **01**

Author: **HERON LUMINOUS**

Checker: **HERON LUMINOUS**

Approver: **HERON LUMINOUS**

Project: **THE ORCHARD AN ASSISTED LIVING FACILITY**

Location: **1150 PINE BLVD. SUITE 100 TAMPA, FL 33604**

Scale: **1" = 20'-0"**

Sheet: **A-1.0**

Date: **08-25-11**

Project No: **1150-PINE-11-001**

Sheet No: **001**

Revision: **01**

Author: **HERON LUMINOUS**

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Approver: **HERON LUMINOUS**

Project: **THE ORCHARD AN ASSISTED LIVING FACILITY**

Location: **1150 PINE BLVD. SUITE 100 TAMPA, FL 33604**

Scale: **1" = 20'-0"**

Sheet: **A-1.0**

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Project: **THE ORCHARD AN ASSISTED LIVING FACILITY**

Location: **1150 PINE BLVD. SUITE 100 TAMPA, FL 33604**

Scale: **1" = 20'-0"**

Sheet: **A-1.0**

Date: **08-25-11**

Project No: **1150-PINE-11-001**

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Revision: **01**

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HERON LUMINOUS
 1150 PINE BLVD. SUITE 100
 TAMPA, FL 33604
 813-973-1111
 www.heronluminous.com

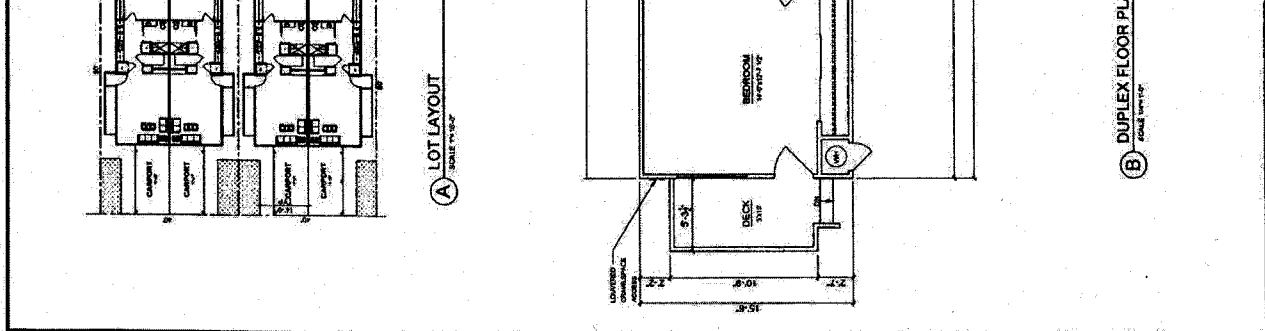
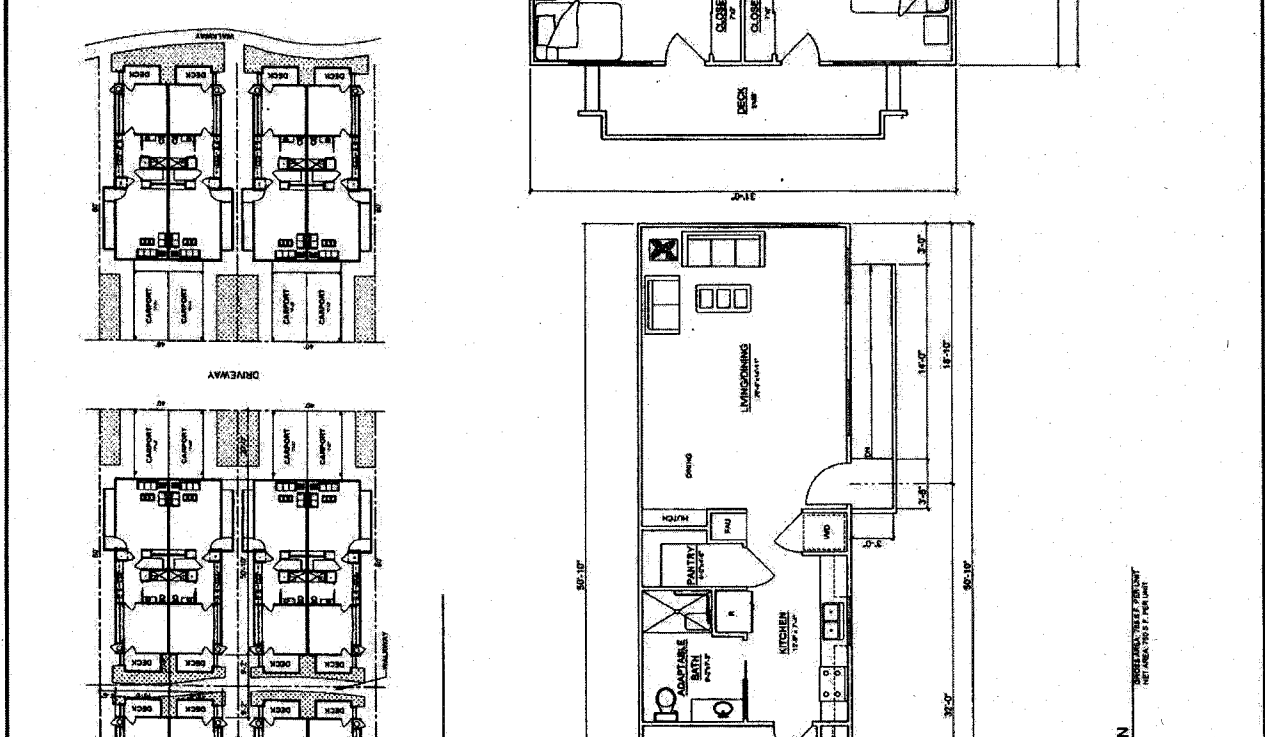
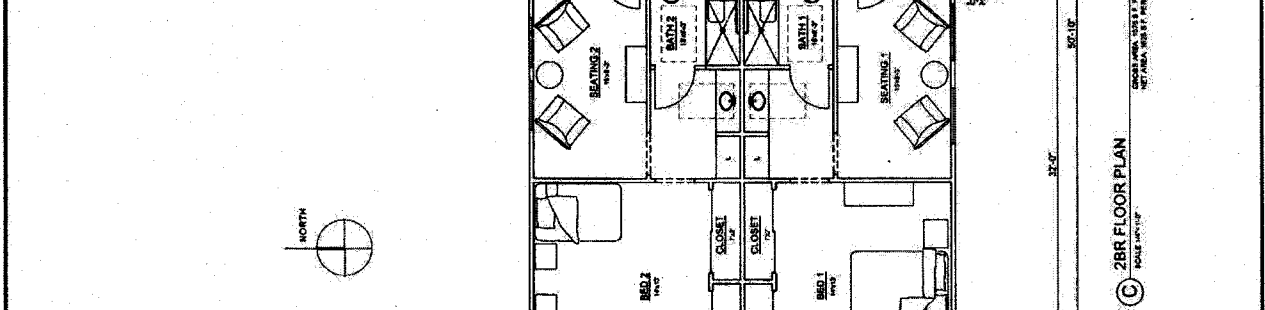
SITE PLAN - RECREATION AREA

SCALE: **1" = 20'-0"**

SHEET: **A-1.0**

LAND USE & DEVELOPMENT MATRIX

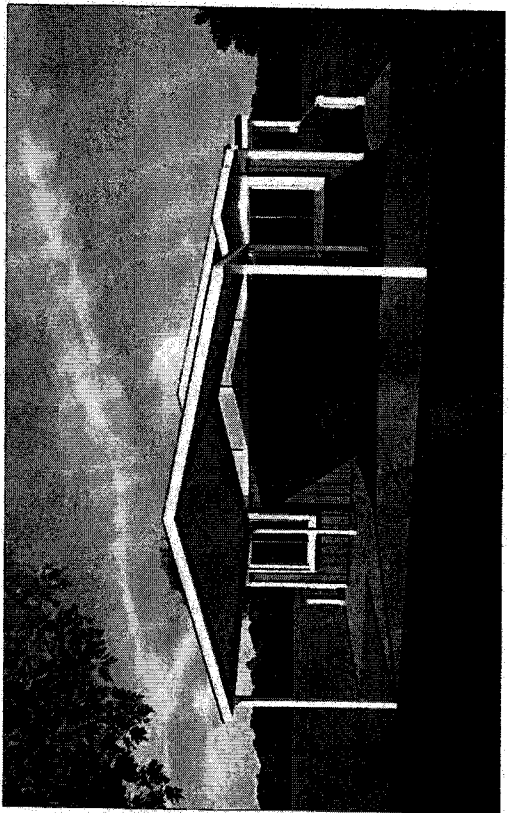
1. ZONING: R-1 (RESIDENTIAL SINGLE-FAMILY)
 2. LANDOWNER: J. L. & M. W. WILSON, LLC
 3. ARCHITECT: HERION RUMANOFF ARCHITECTS, INC.
 4. ENGINEER: J. L. & M. W. WILSON, LLC
 5. CONTRACTOR: J. L. & M. W. WILSON, LLC
 6. PERMITS: 2015-10-15



A LOT LAYOUT
 SCALE 1/8" = 1'-0"

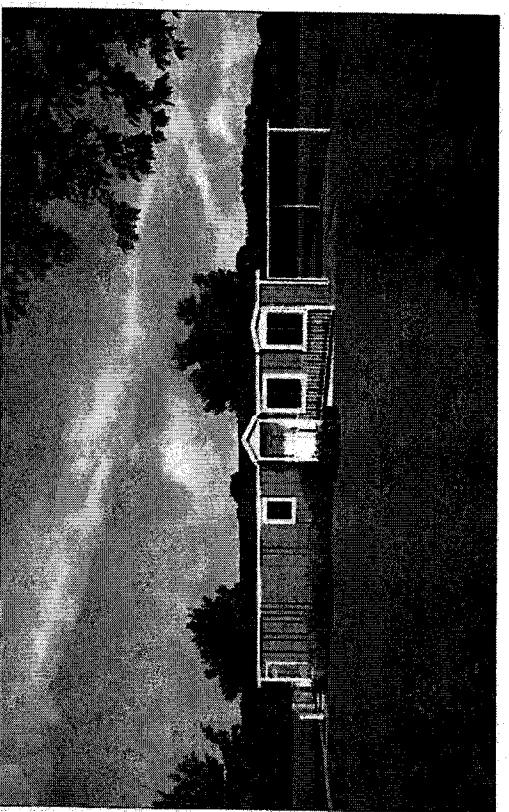
B DUPLEX FLOOR PLAN
 SCALE 1/8" = 1'-0"
 GROSS AREA: 1053.1 SQ. FT. UNIT
 NET AREA: 790.27 SQ. FT. UNIT

C 2BR FLOOR PLAN
 SCALE 1/8" = 1'-0"
 GROSS AREA: 1053.1 SQ. FT. UNIT
 NET AREA: 790.27 SQ. FT. UNIT

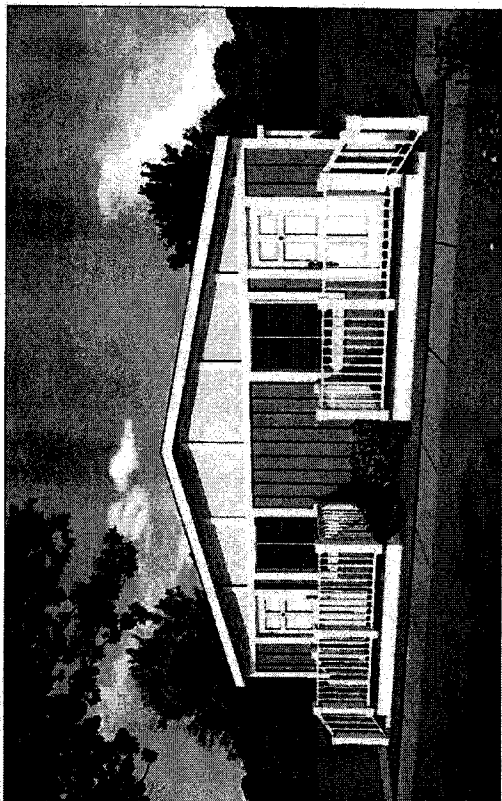


B CARPORT ELEVATION

NOTE:
 ALL DIMENSIONS ARE IN FEET AND INCHES.
 REFER TO SHEET A-1.1 FOR DIMENSIONS.
 OTHERS.



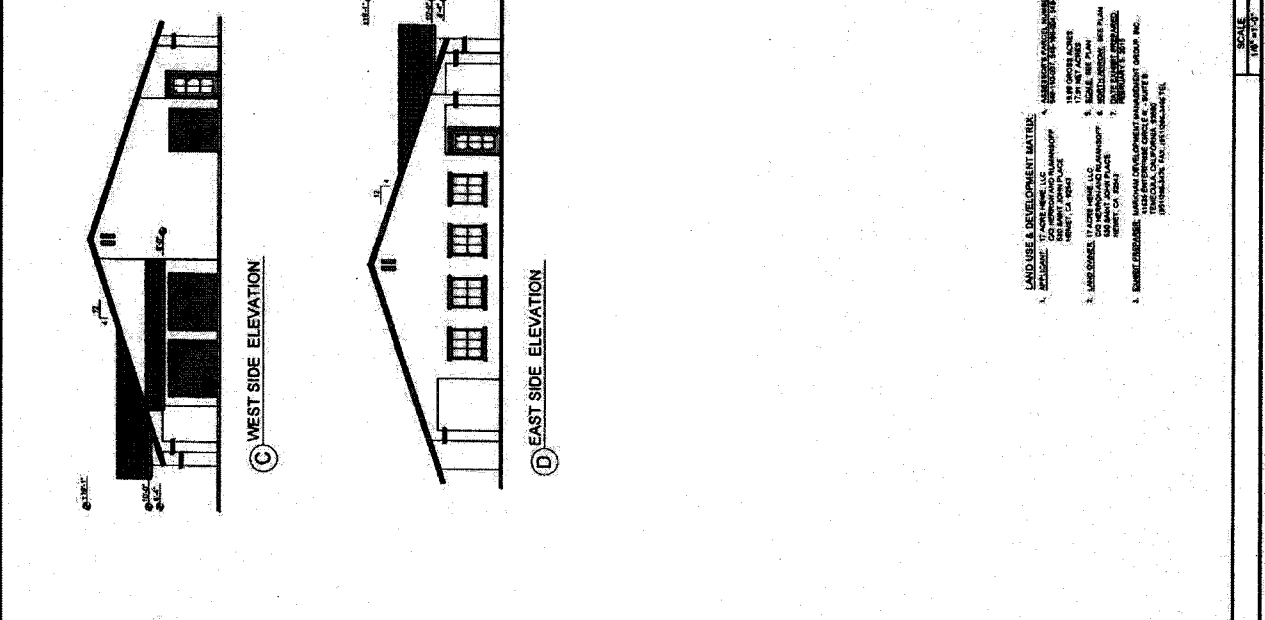
A ENTRANCE ELEVATION



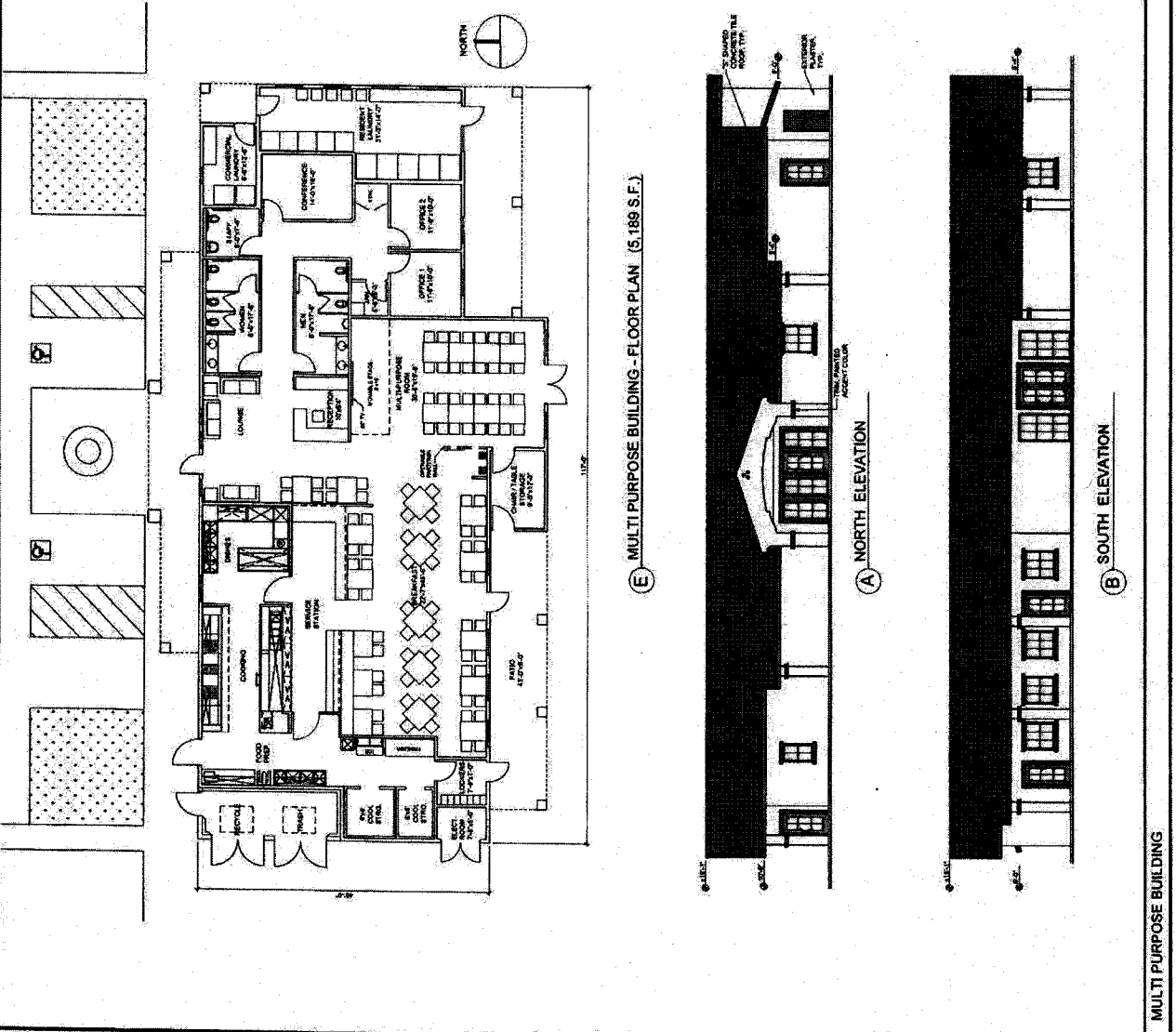
C PATIO / WALKWAY ELEVATION

LAND USE & DEVELOPMENT MATTERS
 1. DESIGNER: HEIRON RUMANOFF ARCHITECTS, P.A.
 2. LAND OWNER: U.S. ARCHITECTS, P.A.
 3. ARCHITECT: HEIRON RUMANOFF ARCHITECTS, P.A.
 4. ARCHITECT: HEIRON RUMANOFF ARCHITECTS, P.A.
 5. ARCHITECT: HEIRON RUMANOFF ARCHITECTS, P.A.
 6. ARCHITECT: HEIRON RUMANOFF ARCHITECTS, P.A.
 7. ARCHITECT: HEIRON RUMANOFF ARCHITECTS, P.A.
 8. ARCHITECT: HEIRON RUMANOFF ARCHITECTS, P.A.
 9. ARCHITECT: HEIRON RUMANOFF ARCHITECTS, P.A.
 10. ARCHITECT: HEIRON RUMANOFF ARCHITECTS, P.A.

The drawings and associated schedule of materials are prepared by Hermanhoff Architects, Inc. and contain the effort and professional skill of the architect and are intended to be used in connection with the project and for the purposes stated in the contract documents. The drawings and schedule of materials are not to be used for any other purpose without the written consent of Hermanhoff Architects, Inc.

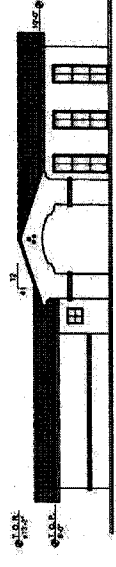


- LAND USE & DEVELOPMENT MATRIXX**
1. LAND USE: COMMERCIAL
 2. ZONING: COMMERCIAL
 3. LAND OWNER: U.S. ARCHITECTS, L.L.C.
 4. ARCHITECT: HERMANHOFF ARCHITECTS, INC.
 5. ENGINEER: HANSON ENGINEERING, INC.
 6. LAND DEVELOPER: HANSON ENGINEERING, INC.
 7. LAND CONTRACTOR: HANSON ENGINEERING, INC.
 8. LAND CONTRACTOR: HANSON ENGINEERING, INC.
 9. LAND CONTRACTOR: HANSON ENGINEERING, INC.
 10. LAND CONTRACTOR: HANSON ENGINEERING, INC.
 11. LAND CONTRACTOR: HANSON ENGINEERING, INC.
 12. LAND CONTRACTOR: HANSON ENGINEERING, INC.
 13. LAND CONTRACTOR: HANSON ENGINEERING, INC.
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 16. LAND CONTRACTOR: HANSON ENGINEERING, INC.
 17. LAND CONTRACTOR: HANSON ENGINEERING, INC.
 18. LAND CONTRACTOR: HANSON ENGINEERING, INC.
 19. LAND CONTRACTOR: HANSON ENGINEERING, INC.
 20. LAND CONTRACTOR: HANSON ENGINEERING, INC.





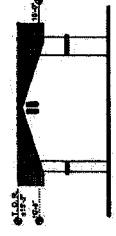
A POOL HOUSE - NORTH ELEVATION



B POOL HOUSE - SOUTH ELEVATION



D POOL HOUSE - EAST SIDE ELEVATION



C POOL HOUSE - WEST SIDE ELEVATION



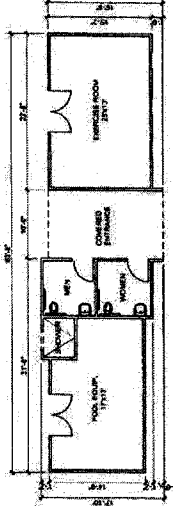
G TYPICAL GAZEBO ELEVATION



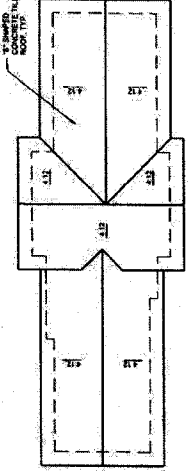
F POOL AREA - TRELLIS ELEVATION



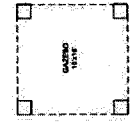
E POOL AREA - SIDE ELEVATION



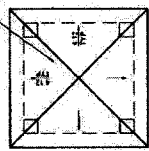
H POOL HOUSE - FLOOR PLAN (904 S.F.)
(B-OCCUPANCY)



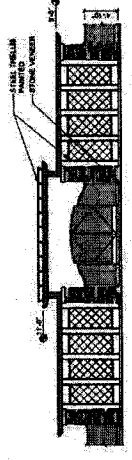
I POOL HOUSE - ROOF PLAN



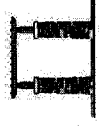
K GAZEBO - FLOOR PLAN



J GAZEBO - ROOF PLAN

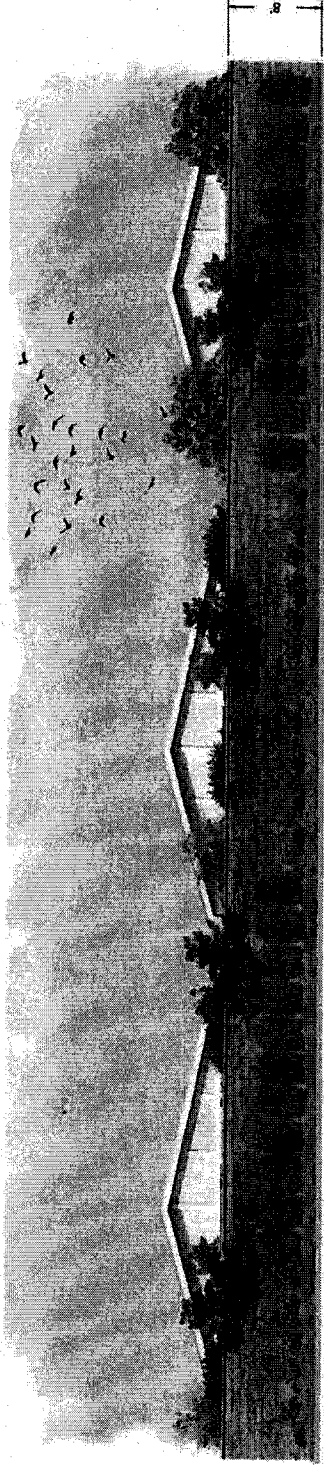


M POOL ENTRANCE - ELEVATION

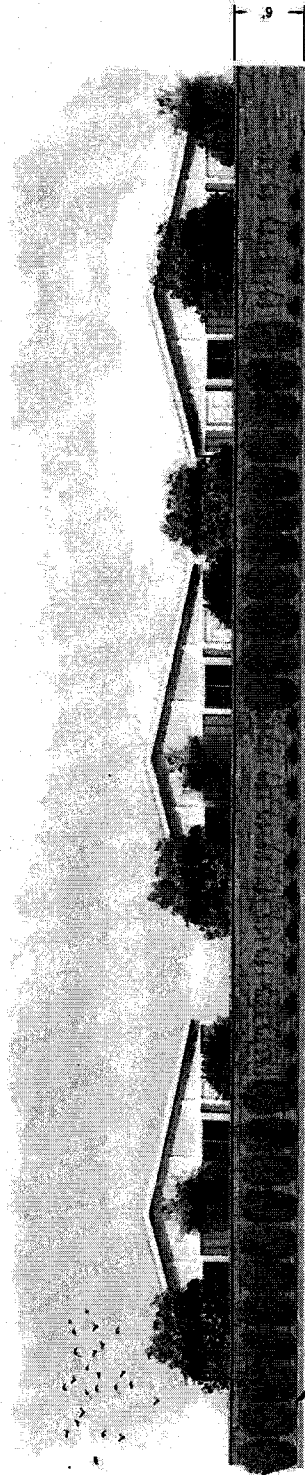


L POOL ENTRANCE - SIDE ELEVATION

LAND USE DEVELOPMENT MATRIX:
 1. GAZEBO: 1.5' x 1.5' x 10' HIGHER THAN SURROUNDING GRADE.
 2. POOL HOUSE: 1.5' x 1.5' x 10' HIGHER THAN SURROUNDING GRADE.
 3. POOL AREA: 1.5' x 1.5' x 10' HIGHER THAN SURROUNDING GRADE.
 4. POOL ENTRANCE: 1.5' x 1.5' x 10' HIGHER THAN SURROUNDING GRADE.
 5. TRELLIS: 1.5' x 1.5' x 10' HIGHER THAN SURROUNDING GRADE.
 6. POOL AREA: 1.5' x 1.5' x 10' HIGHER THAN SURROUNDING GRADE.
 7. POOL HOUSE: 1.5' x 1.5' x 10' HIGHER THAN SURROUNDING GRADE.
 8. POOL ENTRANCE: 1.5' x 1.5' x 10' HIGHER THAN SURROUNDING GRADE.
 9. TRELLIS: 1.5' x 1.5' x 10' HIGHER THAN SURROUNDING GRADE.
 10. POOL AREA: 1.5' x 1.5' x 10' HIGHER THAN SURROUNDING GRADE.



FLORIDA AVE.

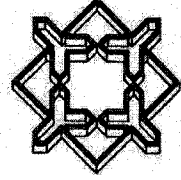


GEORGIA AVE.

PLANT MATERIAL NOT TO EXCEED 12' HIGH IN
SIGHT DISTANCE AREAS AS APPLICABLE.

NO TREES IN
STORM DRAIN
AREA TYP.

THE ORCHARD
SENIOR HOUSING CONGREGATE CARE COMMUNITY
CONDITIONAL-USE PERMIT NO. 03724



ALHAMBRA GROUP
LANDSCAPE ARCHITECTURE
California license #2017
RECREATION FACILITIES PLANNING
41835 Enterprise Circle, North, Suite C
Tennessee, CA 92580 (951) 294-8802 FAX: 296-8803



1 INCH = 10 FT.

PREPARED FOR:
17 ACRE HEME LLC
C/O HERRON & RUMANSOFF
550 ST. JOHNS PLACE
HEMET, CA 92543
TEL: (951) 652-4431

JOB #13-115 2/26/2018

STREET VIEW COLOR PLAN

STATEMENT OF OPERATIONS

THE ORCHARD

(Formerly Citrus Gardens)

A SENIOR CONGREGATE CARE LIFE-STYLE AFFORDABLE
RENTAL HOUSING COMMUNITY OFFERING HOME CARE SERVICES

1. Introduction

The project, located in Valle Vista, Riverside County - SWC Florida (SR 74) and Georgia St., is a planned life-style 134 1BR duplexes and 16 2BR single family dwellings, all one story, a total of 284 units – 300 bedrooms and baths - in a safe and affordable residential rental community in a village resort ambiance. Occupancy is legally restricted to a minimum age of 62 years for all residents. The duplexes are comprised of 268 dwelling units, each 1 BR 1 BA 750 SF. The 16 2BR Studio-2BA homes include 1,500 sf living area. All units, pool and common areas will be in full compliance with handicap access requirements. Residency is targeted to 75+ year old seniors, qualified Veterans and widows and seniors with disabilities. The facility is designed and will be operated as a senior residential congregate care community with in home care services and a lunch and dinner menu provided by EMPACARE a California licensed assisted living services provider.

2. Project Description

Each of the duplex units, will be unfurnished except for kitchen appliances and Heat Pump A/C & heating system, and connections for laundry and drying appliances, and is designed with the specifications for handicapped access. Both the 1 BR duplex units and the 2BR homes, for single or double occupancy, will have a private patio, carport parking, courtyard design, with walkways to the Club House and common facilities. The driveways and circulation street system are to be constructed with a combination of concrete and sustainable and permeable pavement systems (www.belgardcommercial.com) both for aesthetics, water absorption, flood control and environmental ('green') enhancement.

The duplexes and homes will be constructed offsite at the Silvercrest home manufacturing facility in Corona, California, a subsidiary of Champion Homes, to meet the quality requirements under California Department of Housing and Development guidelines and HCD permitted regulations. The finished structures will be transported to the property and installed on a permanent pit set block foundation. Offsite construction is approximately 25%.

cheaper than onsite construction and offers uniformity and better quality control and craftsmanship. Additionally, homes constructed offsite is less disruptive to the neighborhood and shortens the site construction time significantly. This strategy allows the development of the project on a cost effective basis that results in the ability to offer rentals at affordable rates.

A detailed description of the project, preliminary plans and specifications, including suggested modifications by the planners, have been prepared by the project architects and engineers, and submitted to the Riverside County Planning staff.

The following are some of the facilities and programs:

- Swimming pool, adjacent to the Club House, with outdoor dressing rooms, exercise room and bathrooms, are ADA compliant. The pool 15'X30' X4' to enable swimming and aqua exercises, surrounded by covered sitting and lounge areas.
- Two Spas in the swimming pool area.
- Club House (5,000 SF), providing a central kitchen, a separate dining room, a theatre, lounges and recreation areas, interior bathrooms, a laundry facility, a postal service area and administration services.
- A Pet Park, fenced in to allow pets freedom of movement without a leash, and with covered sitting facilities and a gazebo for the pet owners to congregate and socialize. The park is to be maintained by a resident Pet Club, comprised of resident volunteers.
- The Orange Orchard to be located easterly of the Pet Park
- The walk ways connecting the interior individual homes to the Club House and the peripheral promenade, for access to the Club House and for exercise and pet walking.
- Daily breakfast (three sittings) featuring coffee, juices, bread and rolls, butter and marmalades, cereals, yogurts, egg dishes and breakfast burritos served with country potatoes or refried beans with *pico de gallo* salsa individually served. Residents may select the delivery of their breakfast at their residence.

The objective is to encourage residents to share their background and skills for their collective benefit such as the organization of The Pet Club, The Computer Club, the Library Club, the Card Club, The Chess Club and the Swimming Club. The residents will be encouraged to participate in the Grievances Committee to resolve tenant infractions and to arbitrate tenant disputes and grievances against management. The social and recreational programs have a two prong objective: To keep the rents low and affordable; and to encourage the participation and social fulfillment among the residents.

3. County Development Process.

The owners are processing a Conditional Use permit with the county of Riverside. It is estimated that the necessary approvals and permits resulting in full entitlements - will be procured during the 3rd Q of 2017. The project has received a 'will serve' letter from the Lake Hemet Water District assuring the availability of water and sewer for The Orchard.

4. Tenant Services

The base rent will include a full **daily breakfast** offered at the dining room in the Club House. An additional service is **free trash pickup** at each residence driveway entrance; and, **trash disposal**. All utilities, water, sewer, gas and electric will be provided through a master meter with cost allocation to each tenant based on usage. **WiFi internet connection** will be made available on a complimentary basis. Management will contribute \$500 per month for the **monthly bingo night**. On a daily basis **movies, educational programs, lectures and sporting events** will be offered at the Theatre. On Sundays **religious services** will be held at the Theatre. An informative **monthly newsletter** will be –published and distributed to the residents. **Shuttle service** will be available to the residents for medical appointments, shopping and excursions.

5. Assisted Living: Health, Wellness & Home Care

- **Communal activities** that usher fellowship and companionship include a full breakfast, exercise programs, petpark, entertainment and lecture series, special interest clubs, monthly newsletter, excursions, shuttle service to shopping centers, medical clinics, casinos and golf venues.
- **Breakfast** at the dining room, open seating, in the community center. Residents will be offered a sit down full breakfast, all you can eat, to include a bread basket per table with an assortment of fruit preservatives and butter, coffee, tea or milk, a fresh fruit of the day, yogurt, and an egg dish with potatoes. Residents who prefer a home delivery will receive in a burlap bag at their door containing a fresh fruit, yogurt and an egg burrito.
- **Lunch and Dinner.**
On an optional basis, EMPACARE will offer residents a lunch and/or dinner menu to be served in the dining room at the community center, as follows:
Lunch: \$8.50 - \$255 per month
- Main entree (at least 5 options)
- Drink (Juice or Soda or Bottle of water)
- side salad or steamed veggies
- a roll
Dinner: \$7.00 (at least 3 options) - \$210 per month
- Main Entree
- Drink (Juice or Soda or Bottle of water)
- side salad or steamed veggies
- soup
- **Exercise programs** will include aqua exercises, including tai chi, in the swimming pool – 4' deep to allow the participants to stand in the water. Also, communal walks along the periphery of the campus. A gym in the community center will be available.

- **Social and recreational** activities overseen by the social director will organize resident clubs for residents interested in card playing (e.g. bridge), chess, dominoes, the pet club, and other special interests.
- **Lecture series** will be offered daily in the auditorium featuring DVD educational programs from Great Courses (www.buygreatcourses.com), such as "Master the Art of Moving Meditation and Improve Physical Fitness and Mental Well-Being" – 24 ½ hour lectures "Explore the Practices and Benefits of Meditation" – 24 ½ hour lectures which include anger management, embracing physical discomfort, learning to accept grief, living in the face of death and putting life in perspective; and, "Gain Strength and Flexibility at Any Age" – 18 lectures of ½ hour each.
- **Entertainment** will feature Broadway musicals, classic movies, documentaries and current feature movies shown in the giant screen with surround audio at the auditorium. A piano will be available for concerts, sing along activities and popular medleys.
- **Complimentary monthly check up** – blood pressure, pulse, weight and height - at the Wellness Center. The vital statistics will be computerized and made available to the resident and forwarded to the authorized primary care provider and designated loved one. An EMPACARE accredited consultant will review the data with the patient and offer preventive health suggestions.

Home Care, assisted living services, will be offered to the residents on an optional basis by EMPACARE (www.empacarehomecare.com). The Care Packages and Individual Care Services are described in the Price List appended hereto. A 24/7 qualified employee will be available at the EMPACARE WELLNESS CENTER. The EMPACARE description of services and price list follows:

CARE PACKAGES AND INDIVIDUAL CARE SERVICES: The assisted living care services are tailored to suit client's needs. Three levels of care packages coupled with 24-hour care service are offered.

EXECUTIVE PACKAGE (\$900.00)

FULL PACKAGE (\$600.00)

INDIVIDUAL CARE SERVICES (monthly charges)

• EXECUTIVE PACKAGE:

Morning Care • Bedtime Care • Medication Reminders • Dining Room Escort/Reminder • Shower Assistance 2x/weekly • Laundry 1x week • Hourly check-ins • Overnight care • Medication Management • Incontinent Care

• FULL PACKAGE:

Morning Care • Bedtime Care • Medication Management • Medication Reminders • Shower 2x/weekly • Dining Escort/Meal Reminder • Laundry 1x weekly • Hourly check until bedtime

• **INDIVIDUAL CARE:**

Morning Care = 200.00 • Bedtime Care = \$200.00 • Med Reminders = \$150.00 • Med Management = \$250.00 • Dining Escort = \$225.00 3x/day • Dining Escort = \$150.00 2x/day • Dining Escort = \$75.00 1x/day • Shower Assist= \$15.00 each • Laundry = \$12.00 per day • Incontinence Care = \$150.00 • Check- in x 3: \$200.00 • Hourly Rate: \$18.00 per hour • Errands = refer to hourly rate • Transportation = \$35.00 • Wound Care: \$200.00 • Diabetic Care: \$250.00

All EMPACARE home care service providers are trained, certified and licensed. The interested residents will select the type and scope of the assistance required and will pay the care giver directly. EMPACARE will maintain a **Wellness Center**, centrally located, with 24/7 available assistance. It is estimated that the average resident will be 80 years of age and will require one or more assisted living programs. At such time, however, that the resident is bed ridden, suffering from a disabling or terminal illness and in need of continuous medical care, such resident will be required to move to a convalescent hospital or nursing home.

6. Security

The two entrances at the facility, the main entrance on Florida Ave. (SR 74) and the secondary entrance on Georgia Ave. will be gated with entrance control by the residents and management. Video surveillance will be employed at each entrance with monitors at the front office. Peripheral fencing and motion activated flood lights will secure the project. From dusk to sunrise a night a watchman will patrol the property. Lighting along the driveways will discourage intruders. A neighborhood watch program staffed by volunteer residents will be initiated. A programmed line to the Sheriff's station, conveniently located only ¼ mile from the property, will be activated in addition to 911 emergency access. Additionally, an independent security service will be contracted to patrol the property and will be on 7/24 call alert

7. Rent

The rental schedule starts at \$750 per person, for shared occupancy; \$1,100 to \$1,250 per month for single occupancy; Comparable rents for residential living for seniors with limited services in the Inland Empire range from \$1,500 to \$2,500 per month depending primarily on location, services, activities and the number of meals offered. However, none of the existing senior life style living facilities are in a spacious village setting, featuring private one story homes with handicapped access, with private yards, and with the amenities and services to be provided at The Orchard. Optional assisted living services will be made available through EMPACARE at prevailing prices for similar services.

8. Operation

A licensed live in care provider will be available 24/7 at the Wellness Center. A live in resident manager, a husband and wife team, will be in charge of tenant relations, coordination with A Place for Mom referrals and operations. A live in assistant resident manager also in charge of social activities and resident programs (including the monthly Bingo Night), daily breakfast, and, will assist the resident manager. A 'fast order' cook will be employed part time to prepare the breakfast menu and oversee the food and supplies storage, refrigeration and clean up. A facilities manager will be responsible for grounds maintenance, trash pickup, Club House upkeep, ordinary repairs and pool service. Disposal removal of trash dumpsters will be contracted with a waste disposal firm. Electric operated carts and cellular telephones will be made available to the staff. A computerized bookkeeping and resident records program will be employed at the front office. The lobby area will include private mail boxes for postal delivery as well as a secured outgoing mail box. Deliveries of packages and other transactions will be handled at the front desk. Utilities will be metered centrally and charged to the residents based on their usage. Two assistants will assist management with the breakfast program and in the foregoing tasks. A driver will operate the shuttle bus service for the convenience of the residents. All grievances and resident issues will be adjudicated by the residents' grievances committee under the supervision of management.

9. Development Team

Developer: Eddy Chao, President, Asia Pacific Capital Co., Inc., based in Los Angeles (www.apccusa.com).

Project Manager – Realtech/Sal Osio - based in Idyllwild.

Offsite Manufactured Home Coordinator – Steve Truslow, based in Riverside.

Architect - Herron & Rumansoff, Russell Rumansoff, AIA, based in Hemet (www.herronrumansoff.com)

Engineers - Markham Development Management Group, Larry Markham, President, based in Temecula (www.markhamdmg.com)

Onsite Construction and Land Development - General Contractors: Delaney Construction (delaneycon@aol.com)

Offsite Construction (Home Manufacturers) - Silvercrest, based in Corona (www.silvercrest.com) a subsidiary of Champion Homes (www.championhomes.com)

Home Installation: Manufactured Housing Construction, Inc., Tyler Harmon, based in Orange County.

10. Operating Criteria

Occupancy is restricted to a minimum age of 62 years for all residents. Residency is targeted to 75+ year old seniors, qualified Veterans and widows and seniors with disabilities. Additionally, a shared living program designed for compatible seniors who desire to share occupancy and companionship at a reduced cost will be promoted particularly among participating churches senior organizations.

A Place for Mom (www.aplaceformom.com) will be retained as the principal referral source to screen and vet applicants.

To achieve compatibility among the tenants it is essential to select applicants, based on careful personality, character, medical, financial and background examination, who are financially qualified and physically capable of independent living and, if required, with non-medical assisted living services. Of necessity, residents who may eventually require medical care will be moved to a facility that provides these services.

In order to encourage self-esteem and self-reliance Management will solicit participation by the residents in self-government, social activities and shared entitlements. A collateral benefit is the reduction in operating expenses and maximizing benefits. The Social Director will supervise and coordinate the residence clubs and groups.

An informative bulletin announcing coming events, recording social gatherings, birthdays, winners of the monthly bingo tournament, announcements and advisories as well as news of interest to the community will be published monthly with the assistance of interested volunteers.

- **Grievance Committee.** Three residents, among those volunteering, will be selected to meet on a weekly basis to review complains and grievances against management or among the residents. The committee will arbitrate and submit to Management its recommendations, including the ejection of a fellow resident for egregious conduct.
- **Bingo.** Three volunteers will be selected to run the monthly bingo games. Management will contribute \$500 per month to the purse which is to be awarded to a player who scores two bingos during the two hour session. Lacking a winner the purse will increase each succeeding month until there is a winner (take all).
- **Pet Club.** Pet owners will be encouraged to join the Pet Club and take responsibility for the policing of the Pet Park, the common grounds and the enforcement of the pet rules and regulations.
- **Newsletter.** Interested volunteers will assist the Social Director in collecting personal and social data of interest to the community.
- **Games.** Residents will be encouraged to form clubs for the playing of card games, chess and backgammon and staging tournaments and social gatherings surrounding these activities.

- **Social Club.** Members will plan activities and events, such as Cinco de Mayo Fiesta, Memorial and Labor Day celebrations, 4th of July BBQ, Christmas festivities and carols, New Year's Day celebration. These activities will be funded by the participants on a voluntary basis.
- **Golf Club.** A golf club will be formed among enthusiasts for the game in cooperation with the Soboba Springs Golf Resort located 2 miles to the north of the property.
- **Book Club.** In collaboration with the Valle Vista branch of the Riverside County Library, located ½ mile west of the property, a book club, including participation in lectures and community events, will be promoted.
- **Adult Community Center.** The Social Director will coordinate activities and events sponsored by the Community Center located to the south of the Library which offers a wide range of activities and events for seniors.

11. Rules and Regulations

Financial. Residents are responsible for the payment of their rent and other financial obligations as required by management.

Behavior. Residents will be required to act with civility at all times, refraining from the use of profanity, boisterous conduct, intoxication or substance abuse, bullying, and threatening the safety or property of others.

Dress. Residents will be required to dress tastefully, particularly in the Club House, so as not to be offensive to others.

Maintenance & Upkeep. The yards and areas surrounding a residence shall be kept clean and free of obstructions. No accessory structures will be allowed unless expressly permitted by management. The interior of the home shall be kept clean and in good order and repair.

Vehicles. Vehicles shall be registered with management and shall be mechanically safe. At all times current registration and insurance shall be registered with management. Each resident shall park his/her vehicle on the designated parking space. Electric vehicles shall be parked and the battery charged at the resident's carport and nowhere else. Visitor parking and Club House parking shall be authorized by management on a posted restricted basis. No trailers, motor homes or other vehicles shall be allowed on campus.

Speed. The maximum speed allowed on campus shall be 15 MPH.

Pets. Each resident shall be allowed one pet, a cat or a dog. Dogs shall not exceed 35 lbs. and shall have current vaccinations and licenses at all times. Service dogs will be exempt from the weight requirements. Outside the home dogs must always be on a leash. Pets will not be allowed in the Club House or swimming pool area. In the Pet

Park owners shall accompany and supervise their dog at all times. The pet owner shall be responsible for cleaning up after his pet. Dogs that bark constantly shall be removed or their owners shall be evicted. The owner shall be personally responsible for any damage done by his/her pet. The monthly pet fee is \$25.

Pool. The pool and the spas are for the exclusive use of the residents. On days designated by management residents may invite supervised guests in the pool area. All pool and spa users shall be bathed beforehand and shall cause no pollution to the water. No breakable objects shall be allowed in the pool area. Proper attire shall be required at all times. No loud or rough play shall be permitted. Additional rules shall be posted in the pool area.

Exercise Room. Residents who are certified for participation and instructed in the use of the equipment will have access to the exercise room during hours ordained by management.

Laundry. A dozen front load commercial washer and dryer appliances, operated by tokens purchased at the front desk will be available for use during daylight hours. The residents using the facilities are to remain in the premises during operation of the appliances. Any abuse of the equipment or attempt to use non authorized tokens will be grounds for expulsion.

Club House. The Club House will be open from 7 A.M until dusk, and, later with authorization of management. Silence will be required in the TV and Theatre lounge. Discreet conversation will be allowed in the dining room, lounges and play rooms.

The Hemingway Lounge. A smoking terrace, overlooking the pool at a distance safe from tobacco smoke, will be provided for tobacco users during daylight hours. Users will be responsible for hygienic use of the ash trays and the policing of the area.

Visitors. Residents may allow gate access to visitors from 8 A.M. until 8 P.M. and at any other reasonable time with the consent of management.

Deliveries. All deliveries shall be made through the front desk at the Club House.

Mail. All residents shall have a private mail box, located at the Club House, and may post or pick up mail and deliveries during the hours posted by management.

Quiet Time. From 10 P.M. until 8 A.M. all residents shall turn down the volume on their electronic appliances and shall control the emission of noise.

Theft. Zero tolerance to theft shall remain in force at all times.

Smoking. No smoking shall be allowed in any indoor areas with the exception of designated smoking areas in the Hemingway Terrace.

12. Onsite Management

Resident Manager. A live in couple, supervised and accountable to the Property Manager, will be responsible for the interview of prospective residents, the selection of those qualified under the criteria espoused by the Property Manager, resident record

keeping, employee selection and supervision, employee record keeping, enforcement of rules, resident relations, overseeing operations, trash pickup and disposal, maintenance, security and the collection of rents.

Social Director. A live in resident, hired with the approval and subject to the supervision of the Resident Manager, shall be responsible for tenant relations, public relations with the neighboring community and government regulators, the coordination and supervision of resident clubs, interest groups, social activities, special events and excursions. This person shall also be responsible for marketing: Maintaining the company Web site, coordinating the publication of the monthly newsletter, updating brochures and promotional materials, and advertising and promotion.

Assistant Manager. A live in resident will assist the Resident Manager and fill in during absences. This person will be responsible for the purchase of condiments, supplies and the administration of the breakfast program. Additionally, this person shall be responsible for the issuance of laundry machine tokens, the collection and dispensation of mail, the safekeeping of deliveries, employee time records, and the supervision of two part time assistants in charge of the breakfast program, the front desk, the mail and communications. The Assistant Manager will discharge any additional duties delegated by the Property Manager.

Maintenance and Facilities Manager. A live in resident hired with the approval and subject to the supervision of the Resident Manager, shall be responsible for the grounds clean-up and maintenance, including the walk paths, the roadways, the pool, spas and all common areas, ordinary repairs and the periodic inspection of residential units to determine state of repair and upkeep. This person will be in charge of picking up the trash bags from the residential units and taking these to the trash dumpsters and the clean-up of trash cans and disposable refuse containers.

Night Watchman. A security watchman, hired with the approval and subject to the supervision of the Resident Manager, shall be responsible for patrolling the grounds from Midnight – 5 A.M. and periodically reviewing the security monitors. This person shall not be armed and shall be instructed to telephone the sheriff's station (1 mile away) and/or dial 911 in the event of any intrusion or perceived threat to the security of the residents. This person shall maintain contact with the security firm contracted by the Management and shall coordinate safety measures recommended by said firm, such as motion flood lights along the boundaries of the property, cameras at the ingress gates, entrance to the Club House, the pool area and corners of the property.

Rules of Conduct. At all times the management team shall act courteously and respectfully toward one another and, in particular, with all residents – ever mindful of the integrity and self-respect of all concerned.

13. Marketing

A Place for Mom. The project is designed to meet the critical shortage of affordable rental housing among permanent residents of the Inland Empire. A place for Mom, the dominant referral service in the nation, will be retained to refer qualified and vetted rental prospects.

Shared Living. The duplex bedroom is designed for semi private occupancy with an optional 6' high divider separating the sleeping areas. This feature encourages companions to share with privacy the living accommodations and realize 50% cost savings. The program will be marketed through church groups and senior groups. Additionally, for those persons wishing individual bed rooms with connecting bath rooms and private kitchens, who can afford the rent for two one bedroom units, will be connected with a shared living room

Web Site. A professionally designed Web Site, updated frequently, will be made available featuring the property, its amenities, facilities, entitlements, management team, suitability standards, rental rates, application procedures and contact information.

Internet. The company will purchase links and referrals to its web Site from research engines such as Google, Yahoo, AOL and Microsoft.

Brochure. A color brochure of the property will be delivered to all potential applicants and will be distributed among interested senior organizations, churches and community groups.

DVD. A 10 minute video of the facility grounds and duplexes, floor plans, location and surrounding area, recreational amenities, life style and interviews will be professionally produced for distribution.

Senior Publications. The company will advertise in magazines and periodicals, including community newsletters.

Churches. The company will promote the facility and introduce the shared living program among Riverside County church administrations and congregations and will distribute its DVDs and brochures for delivery to interested applicants.

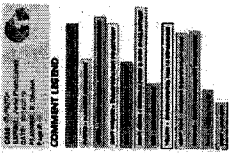
Senior Community Organizations. Also, the DVD and brochures will be distributed to government sponsored senior organizations, Veterans associations and community senior support groups.

Mailing Lists. Selectively, on a periodic basis, the company will mail informative invitations by mail to identified seniors in the community.

Newspaper. The company will place display ads in local and regional newspapers, such as the Press-Enterprise, and will seek feature stories in these publications.

Public Relations. The company will make available its Social Director for interviews and lectures among interested media and senior support groups.

Tours. The company will provide shuttle service to escort interested seniors to the facility and will provide guided tours of the premises.



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WWW.MPMG.COM

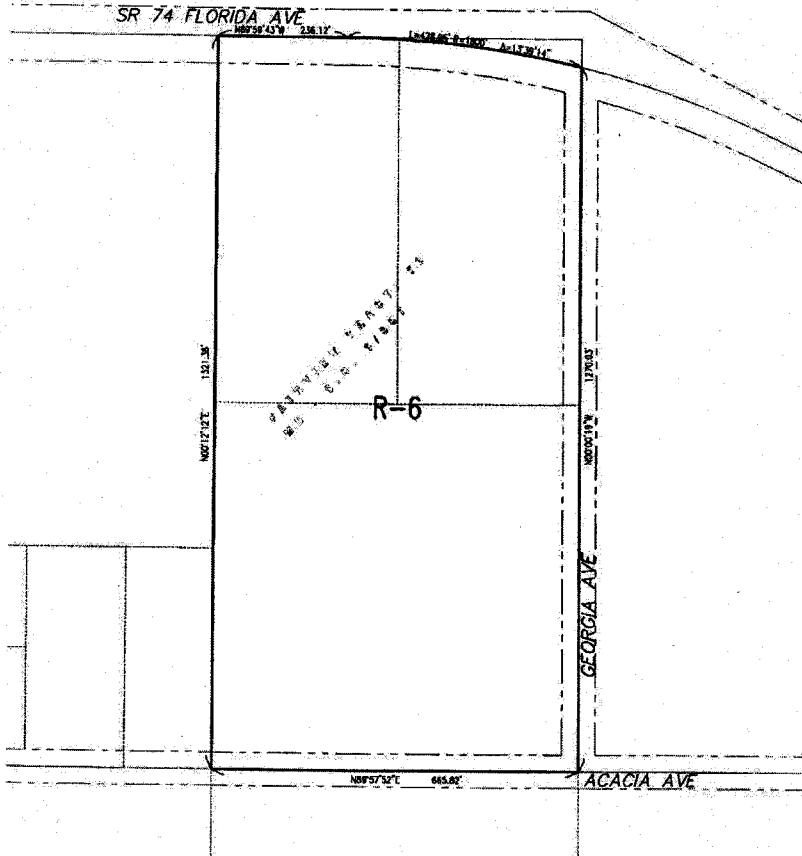


DATE: 10/10/19
 COUNTY: RIVERSIDE
 OFFICE: PLANNING
 PROJECT: ZONING

COMMENT LEGEND

- PROPOSED ZONING
- EXISTING ZONING
- ADJACENT ZONING
- PROPOSED LOT LINES
- EXISTING LOT LINES
- PROPOSED DRIVE
- EXISTING DRIVE
- PROPOSED DRIVE
- EXISTING DRIVE
- PROPOSED DRIVE
- EXISTING DRIVE
- PROPOSED DRIVE
- EXISTING DRIVE

**BAUTISTA AREA
 SEC. 10, T.5S., R.1E. S.B.M.**

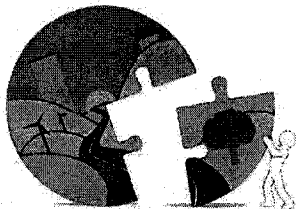


R-6 RESIDENTIAL INCENTIVE

MAP NO. X.XXXX
 CHANGE OF OFFICIAL ZONING PLAN
 AMENDING
 MAP NO. 2 ORDINANCE NO. 348
 CHANGE OF ZONE CASE NO. 7866
 ADOPTED BY ORDINANCE NO. 348.XXXX
 DATE: _____
RIVERSIDE COUNTY BOARD OF SUPERVISORS

ASSESSORS' BK. NO.
 548-160-004, 007, 008





RIVERSIDE COUNTY
PLANNING DEPARTMENT

Charissa Leach
Assistant TLMA Director

MITIGATED NEGATIVE DECLARATION

Project/Case Number: CUP03724 CZ07866 GPA180003 EA42936

Based on the Initial Study, it has been determined that the proposed project will not have a significant effect upon the environment.

PROJECT DESCRIPTION, LOCATION (see Environmental Assessment/Initial Study).

COMPLETED/REVIEWED BY:

By: Brett Dawson Title: Project Planner Date: October 17, 2018

Applicant/Project Sponsor: MDMG Date Submitted: _____

ADOPTED BY: Board of Supervisors

Person Verifying Adoption: _____ Date: _____

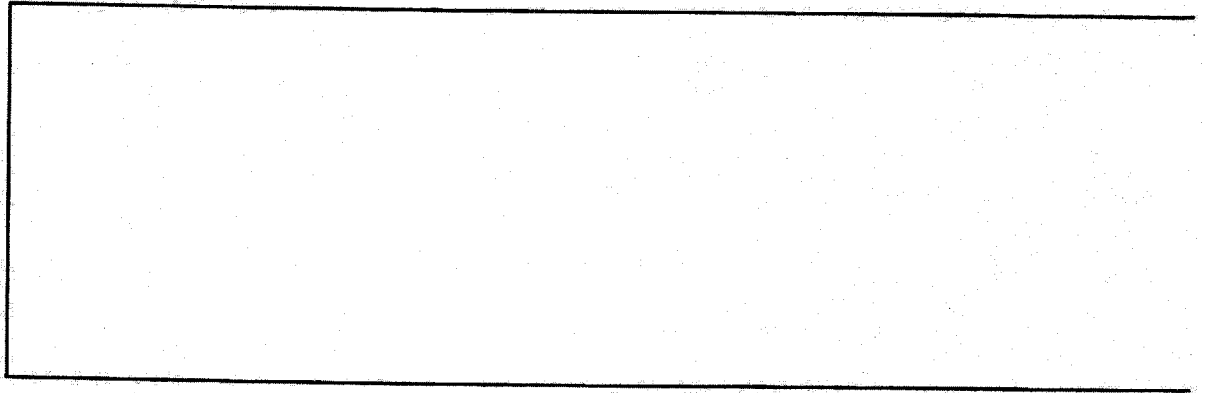
The Negative Declaration may be examined, along with documents referenced in the initial study, if any, at:

Riverside County Planning Department, 4080 Lemon Street, 12th Floor, Riverside, CA 92501

For additional information, please contact Brett Dawson at (951) 955-0972 bdawson@rivco.org.

Please charge deposit fee case#: ZEA42870 ZCFG

FOR COUNTY CLERK'S USE ONLY



COUNTY OF RIVERSIDE
ENVIRONMENTAL ASSESSMENT FORM: INITIAL STUDY

Environmental Assessment (E.A.) Number: EA42784
Project Case Type (s) and Number(s): CUP03724 CZ07866 GPA180003
Lead Agency Name: Riverside County Planning Department
Address: P.O. Box 1409, Riverside, CA 92502-1409
Contact Person: MDMG Sherrie Monroe
Telephone Number: (951) 296-3466
Applicant's Address: 41635 Enterprise Circle N., Suite B, Temecula CA 92590

I. PROJECT INFORMATION

Project Description:

CONDITIONAL USE PERMIT NO. 3724 proposes to develop a 284 unit residential care facility for the elderly, modular, rental only, senior housing project on 17.78 net acres. The Project will include a recreation building, pool, lawn bowling and dog park. The gated community will provide affordable rental housing for Senior Citizens.

CHANGE OF ZONE NO. 7866 proposes to change the existing zone from Rural Residential (R-R) to Residential Incentive (R-6).

GENERAL PLAN AMENDMENT NO. 180003 proposes to change the Land Use Policy 14.4 from: "Maintain at least a 50-foot setback from the edge of the right-of-way for new development adjacent to Designated and Eligible State and County Scenic Highways" to "Maintain an appropriate setback from the edge of the right-of-way for new development adjacent to Designated and Eligible State and County Scenic Highways based on local surrounding development, typography, and other conditions."

The Project is located northerly of Acacia Avenue, southerly of Florida Avenue (Highway 74), westerly of Georgia Avenue, and easterly of Grant Avenue, east of Hemet, California at the foothills of the San Jacinto Mountains.

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

B. Total Project Area:

Residential Acres: 17.7 net	Lots: 3	Units: 284	Projected No. of Residents: 300
Commercial Acres: N/A	Lots: N/A	Sq. Ft. of Bldg. Area: N/A	Est. No. of Employees: 6
Industrial Acres: N/A	Lots: N/A	Sq. Ft. of Bldg. Area: N/A	Est. No. of Employees: N/A
Other: N/A			

C. Assessor's Parcel No(s): 548-160-004, 548-160-007, 548-160-008

Street References: The Project is located northerly of Acacia Avenue, southerly of Florida Avenue (Highway 74), westerly of Georgia Avenue, and easterly of Grant Avenue, east of Hemet, California at the foothills of the San Jacinto Mountains.

D. Section, Township & Range Description or reference/attach a Legal Description:
Township 5 South, Range 1 East Section 10, San Bernardino Base Meridian.

- E. Brief description of the existing environmental setting of the project site and its surroundings:** The project site is a vacant lot, with a mobile home park to the west, residential to the north and east, and agricultural land to the south.

II. APPLICABLE GENERAL PLAN AND ZONING REGULATIONS

A. General Plan Elements/Policies:

- 1. Land Use:** The project's current General Plan Land Use Designation is Community Development: Medium Density Residential (CD:MDR) within the San Jacinto Valley Area Plan. This project currently proposes a Technical General Plan Amendment to change Land Use Policy 14.4 "Maintain at least a 50-foot setback from the edge of the right-of-way for new development adjacent to Designated and Eligible State and County Scenic Highways".
- 2. Circulation:** The proposed project will add overall trips to the area however, the focused traffic assessment drafted by Urban Crossroads on December 19, 2017 has determined that the impact to the study area intersections off of Florida Avenue, and Georgia Avenue are less than significant.
- 3. Multipurpose Open Space:** The project is consistent with the policies of the Multipurpose Open Space Elements of the General Plan and the San Jacinto Valley Area Plan.
- 4. Safety:** The project is located within a very high fire hazard area, the proposed project is not located in a floodplain or a fault zone. The proposed project is in an area designated as having moderate liquefaction and is susceptible to subsidence. 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 284 units. 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): San Jacinto Valley Area Plan

C. Foundation Component(s): Community Development

D. Land Use Designation(s): Medium Density Residential

E. Overlay(s), if any:

F. Policy Area(s), if any: Florida Avenue Corridor Policy Area

G. Adjacent and Surrounding:

1. **Area Plan(s):** San Jacinto Valley
2. **Foundation Component(s):** Community Development
3. **Land Use Designation(s):** Medium High Density Residential, with some Commercial Retail to the north
4. **Overlay(s), if any:** N/A
5. **Policy Area(s), if any:** N/A

H. Adopted Specific Plan Information

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

I. Existing Zoning: Rural Residential (R-R)

J. Proposed Zoning, if any: Residential Incentive (R-6)

K. Adjacent and Surrounding Zoning: Mobilehome Subdivisions and Mobilehome Parks (R-T) to west, Scenic Highway Commercial (C-P-S) to north, Rural Residential (R-R) to east, Light Agriculture (A-1-10) to the south.

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

IV. DETERMINATION

On the basis of this initial evaluation:

A PREVIOUS ENVIRONMENTAL IMPACT REPORT/NEGATIVE DECLARATION WAS NOT PREPARED

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

I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the project, described in this document,

have been made or agreed to by the project proponent. **A MITIGATED NEGATIVE DECLARATION** will be prepared.

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

A PREVIOUS ENVIRONMENTAL IMPACT REPORT/NEGATIVE DECLARATION WAS PREPARED

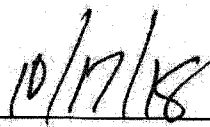
I find that although the proposed project could have a significant effect on the environment, **NO NEW ENVIRONMENTAL DOCUMENTATION IS REQUIRED** because (a) all potentially significant effects of the proposed project have been adequately analyzed in an earlier EIR or Negative Declaration pursuant to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

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

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

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


Signature


Date

V. ENVIRONMENTAL ISSUES ASSESSMENT

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

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

Source: Riverside County General Plan Figure C-8 "Scenic Highways"

Findings of Fact:

a) The project site is located off of Highway 74 which is designated "State Eligible" scenic highway. Land Use Policy 14.4 requires, "Maintain at least a 50-foot setback from the edge of the right-of-way for new development adjacent to Designated and Eligible State and County Scenic Highways".

This request is a Technical General Plan Amendment to change the General Plan Designation to revise the Land Use Policy 14.4 to state: "Maintain *an appropriate* at least a 50-foot setback from the edge of the right-of-way for new development adjacent to Designated and Eligible State and County Scenic Highways based on local surrounding development, typography, and other conditions".

The land use policy was originally created to create a unified more aesthetic look to the highway. The adjacent properties were already developed, or were developed without the 50-foot setback. Requiring this one infill development to have a 50-foot setback, would create a disconnected aesthetic balance along Highway 74. Although it would not comply with the current land use policy, it would still implement the overall purpose and intent of the policy to preserve aesthetic resources where they exist and where they are not already appropriate. The project has been designed with an articulated entrance and the overall use would match the adjacent uses along Highway 74. The project proposed as is, and the revision to the Land Use language will implement the original harmonious intent of the Land Use Policy. Therefore, impacts are considered less than significant.

b) The existing character of the Project site is a mobile home park to the west, vacant and single family residential development to the east and north, a church to the northeast, and groves and vacant to the south. The project site is currently a vacant lot and flat, with a stockpile of dirt. The site does not contain

any scenic resources. Due to the nature of the proposed Project, and the low flat elevation of the site and the surrounding area, the project will not obstruct any prominent vistas, views, or result in the creation of an aesthetically offensive site open to public view. The project would develop the land with uses similar to the surrounding uses, therefore, impacts are considered less than significant.

This request is to revise a Technical General Plan Amendment in the General Plan Designation to revise the Land Use Policy 14.4 to state: "Maintain *an appropriate at least a 50-foot setback* from the edge of the right-of-way for new development adjacent to Designated and Eligible State and County Scenic Highways *based on local surrounding development, typography, and other conditions*".

The land use policy was originally created to create a unified more aesthetic look to the highway. The adjacent properties were already developed, or were developed without the 50-foot setback. Requiring this one infill development to have a 50-foot setback, would create a disconnected aesthetic balance along Highway 74. Although it would not comply with the current land use policy, it would still implement the overall purpose and intent of the policy to preserve aesthetic resources where they exist and where they are not already appropriate. The General Plan amendment will not damage scenic resources, including, but not limited to, trees, rock outcroppings and unique or landmark features, or 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. The project has been designed with an articulated entrance and the overall use would match the adjacent uses along Highway 74. The project proposed design, and the revision to the Land Use language will implement the original harmonious intent of the Land Use Policy. Therefore, impacts are considered less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

2. Mt. Palomar Observatory

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

Source: GIS database, Ord. No. 655 (Regulating Light Pollution)

Findings of Fact:

a)The site is approximately 26.7 miles from Mt. Palomar Observatory, and is within Zone B, as designated by Riverside County Ordinance No. 655. Zone B includes areas between 15 and 45 miles from the observatory. Areas within Zone B are required to meet specific lighting design standards to minimize light that could have a detrimental effect on astronomical observation and research. To ensure that lighting meets the required standards, the proposed project is required to submit lighting plans for approval as part of the project permitting process. Through the County's development review process. The proposed project would be required to comply with Riverside County Ordinance No. 655, and potential project interference with nighttime use of the Mt. Palomar Observatory would be less than significant.

Existing Plans, Programs, or Policies:

AND 15 Federal State and Local Regulation Compliance requires all parking lot lights and outdoor lighting to comply with Ordinance No. 655: Ordinance No. 655 requires all parking lot lights and other outdoor lighting shall be hooded and directed so as not to shine directly upon adjoining property or public rights-of-way, and shall be shown on electrical plans submitted to the Department of Building and

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Safety plan check approval and shall comply with the requirements of the Ordinance and the Riverside County Comprehensive General Plan.

This request to revise a Technical General Plan Amendment in the General Plan Designation to revise the Land Use Policy 14.4 to state: "Maintain an appropriate at least a 50-foot setback from the edge of the right-of-way for new development adjacent to Designated and Eligible State and County Scenic Highways based on local surrounding development, typography, and other conditions" will not in this instance interfere with nighttime use of Mt. Palomar Observatory. The policy change will not in itself, create any impact to the observatory, and in the instance the difference of design of any future project were to create any impact, it would be analyzed in the Environmental Review of the project individually.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
3. Other Lighting Issues				
a) Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Expose residential property to unacceptable light levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source: On-site Inspection, Project Application Description

Findings of Fact:

The proposed project will create marginally new sources of light which would generally accompany new residential development; however, the new source of light is not anticipated to reach a significant level due to the size and scope of the project. Also it is not anticipated that the project will impact day or nighttime views in the area as it is located within a developed and infill area. The project is conditioned for any outside lighting to be hooded and directed downward so as to not shine directly upon adjoin property (COA 15 Federal State and Local Regulation Compliance). This is a standard condition of approval and is not considered unique mitigation pursuant to CEQA. The proposed General Plan Amendment will not create a new source of light or glare, or expose residential property to unacceptable light levels. Each future project that may be affected by this change in a land use policy will be reviewed within its own environmental review. Therefore, impacts are considered less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

AGRICULTURE & FOREST RESOURCES Would the project

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
4. Agriculture				
a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland) as shown on the maps prepared pursuant to the Farmland Mapping and	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

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

Source: Riverside County General Plan Figure OS-2 "Agricultural Resources," GIS database, and Project Application Materials. California Department of Conservation, Farmland Mapping and Monitoring Program "Riverside County"; California Department of Conservation, Riverside County Williamson Act FY 2008/2009 Sheet 2 of 3. Project Application Materials.

Findings of Fact:

a) According to the County General Plan GIS database, the project site is located within Urban-Built Up Land and not located within Prime Farmland, Unique Farmland, or Farmland of Statewide Importance. The General Plan Amendment is to revise a Land Use policy changing the setback for scenic highways. If there is to create a potential impact on agricultural resources with future projects, these projects are required by CEQA to analyze this in the environmental review, if one is required. Therefore, no impact will occur.

b) According to the County GIS database, the project site is not located within an Agriculture Preserve or under a Williamson Act contract; therefore, no impact will occur as a result of the project. The General Plan Amendment is to revise a Land Use policy changing the setback for scenic highways. If there is to create a potential impact on agricultural resources with future projects, these projects are required by CEQA to analyze this in the environmental review, if one is required. No impact will occur.

c) The project site will not cause development of non-agricultural uses within 300 feet of agriculturally zoned property. The General Plan Amendment is to revise a Land Use policy changing the setback for scenic highways. If there is to create a potential impact on agricultural resources with future projects, these projects are required by CEQA to analyze this in the environmental review, if one is required. No impact will occur.

d) Surrounding land uses are primarily single family residential. There are no existing agricultural uses in the project vicinity. Therefore, the proposed project shall not involve other changes in the existing environment which could result in the conversion of Farmland to non-agricultural uses. The General Plan Amendment is to revise a Land Use policy changing the setback for scenic highways. If there is to create a potential impact on agricultural resources with future projects, these projects are required by CEQA to analyze this in the environmental review, if one is required. Therefore, there will be no impact.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

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

Source: Riverside County General Plan Figure OS-3a "Forestry Resources Western Riverside County Parks, Forests, and Recreation Areas," Figure OS-3b "Forestry Resources Eastern Riverside County Parks, Forests, and Recreation Areas," and Project Application Materials.

Findings of Fact:

a) The County has no designation of "forest land" (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Govt. Code section 51104(g)). Therefore, the project site will not impact land designated as forest land, timberland, or timberland zoned Timberland Production.

b) According to the General Plan Land Use Map, the project is not located within forest land and will not result in the loss of forest land or conversion of forest land to non-forest use; therefore, no impact will occur as a result of the proposed project.

c) The County has no designation of forest land, timberland, or timberland zoned areas. Therefore, the project will not 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 as no such land exists nearby the project site. Therefore, no impact will occur as a result of the proposed project.

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 checked="" type="checkbox"/>	<input type="checkbox"/>
a) Conflict with or obstruct implementation of the applicable air quality plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Violate any air quality standard or contribute substantially to an existing or projected air quality violation?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
d) Expose sensitive receptors which are located within 1 mile of the project site to project substantial point source emissions?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Involve the construction of a sensitive receptor located within one mile of an existing substantial point source emitter?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f) Create objectionable odors affecting a substantial number of people?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source: SCAQMD CEQA Air Quality Handbook, The Orchard Congregate Care Air Quality Impact Analysis, Urban Crossroads, March 12, 2018.

Findings of Fact: The South Coast Air Quality Management District (SCAQMD) is responsible for developing a regional air quality management plan to insure compliance with state and federal air quality standards. The SCAQMD has adopted the 2003 Air Quality Management Plan (AQMP). The primary implementation responsibility assigned to the County (i.e. local governments) by the 2003 AQMP is the implementation of air quality control measures associated with transportation facilities. This project does not propose any transportation facilities that would require transportation control measures, and therefore will not obstruct implementation of the AQMP.

a) The 2016 AQMP is based on socioeconomic forecasts (including population estimates) provided by the Southern California Association of Governments (SCAG). The County General Plan is consistent with SCAG's Regional Growth Management Plan and SCAQMD's Air Quality Management Plan. This project proposes to amend the General Plan Land Use Policy 14.4, and to Change the zone from Rural Residential (R-R) to Residential Incentive (R-6). The change of zone will increase the density originally approved for the project site; however, the increase is not substantial. The population proposed by this project will not obstruct the implementation of the 2003 AQMP. The General Plan Amendment is to revise a Land Use Policy for scenic highways. Any specific projects that are affected by this land use revision would need to be reviewed for environmental impacts per CEQA. Therefore, the impact is considered less than significant.

b-c) 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 (PM2.5), 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.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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South Coast Air Basin Attainment Status – Riverside County

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

Regional Impacts

For regional emissions, the Project has the potential to exceed the numerical thresholds of significance established by the SCAQMD for emissions of VOCs. It should be noted that impacts without mitigation take credit for reductions achieved through standard regulatory requirements (Rule 403 and Rule 1113). MM AQ-1 is recommended to reduce VOC impacts to less than significant levels. The Mitigation Measures would reduce the projected VOC emissions from 307.69 g/L to 63.73 g/L, which would be below the SCAQMD regional Threshold of 75. After implementation of MM AQ-1, Project construction source emissions would not exceed the applicable SCAQMD thresholds of significance for any criteria pollutants. Therefore a less than significant impact would occur.

The Project has the potential to exceed the SCAQMD's localized significance thresholds for PM10 and PM2.5 during Site Preparation activities. It should be noted that impacts without mitigation take credit for reductions achieved through standard regulatory requirements (Rule 403 and Rule 1113). After implementation of MM AQ-2, a less than significant impact would occur for Project regional construction-source emissions for PM10.

With the recommended mitigation, project construction-source emissions would not conflict with the applicable AQMP.

Localized Impacts

Established requirements addressing construction equipment operations, and construction material use, storage and disposal requirements act to minimize odor impacts that may result from construction activities. Moreover, construction-source odor emissions would be temporary, short-term, and intermittent in nature and would not result in persistent impacts that would affect substantial numbers of people. Potential construction-source odor impacts are therefore considered less than significant.

Operational Emissions

Regional Impacts

For regional emissions, the Project would not exceed the numerical thresholds of significance established by the SCAQMD. Thus a less than significant impact would occur for Project-related operations source emissions and no mitigation is required.

Localized Impacts

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Project operational-source emissions would not result in or cause a significant localized air quality impact as discussed in the operational LSTs section of this report. The proposed Project would not result in a significant CO "hotspot" as a result of Project related traffic during ongoing operations, nor would the project result in a significant adverse health impact as discussed in Section 3.8 this a less than significant impact to sensitive receptors during operational activity is expected.

Substantial odor-generating sources include land uses such as agricultural activities, feedlots, wastewater treatment facilities, landfills or various heavy industrial uses. The Project does not propose any such uses or activities that would result in potentially significant operational-source odor impacts. Potential sources of operational odors generated by the project would include disposal of miscellaneous residential refuse. Moreover, SCAQMD Rule 402 acts to prevent occurrences of odor nuisances (1). Consistent with County requirements, all project-generated refuse would be stored in covered containers and removed at regular intervals in compliance with solid waste regulations. Potential operational-source odor impacts are therefore considered less-than-significant.

The General Plan Amendment is to revise a Land Use Policy for scenic highways. Any specific projects that are affected by this land use revision would need to be individually reviewed for environmental impacts per CEQA.

c)Project operational-source emissions would not result in or cause a significant localized air quality impact as discussed in the operational LSTs section of the Air Quality report. The proposed project would not result in a significant CO "hotspot" as a result of Project related traffic during ongoing operations, nor would the project result in a significant adverse health impact as discussed in Section 3.8. The General Plan Amendment is to revise a Land Use Policy for scenic highways. Any specific projects that are affected by this land use revision would need to be individually reviewed for environmental impacts per CEQA, thus a less than significant impact to sensitive receptors during operational activity is expected.

d-e)The nearest sensitive receptor is the residential community located immediately adjacent west of the project site. Results of the LST analysis indicate that, with application of mitigation, the Project will not exceed the SCAQMD localized significance thresholds during construction. Therefore, sensitive receptors would not be exposed to substantial criteria pollutant concentrations during Project construction.

This request is a Technical General Plan Amendment to change the General Plan Designation to revise the Land Use Policy 14.4 to state: "Maintain an appropriate at least a 50-foot setback from the edge of the right-of-way for new development adjacent to Designated and Eligible State and County Scenic Highways based on local surrounding development, typography, and other conditions".

The revision to the land use policy will not create additional development that was not originally reviewed within this Air Quality study. Therefore, impacts are considered less than significant.

f)Substantial odor generating sources include land uses such as agricultural activities, feedlots, wastewater treatment facilities, landfills, or various heavy industrial uses. The project does not propose any such uses or activities that would result in potentially significant operational-source odor impacts. Potential sources of operational odors generated by the project would include disposal of miscellaneous residential refuse. Moreover, SCAQMD Rule 402 acts to prevent occurrences of odor nuisances (1). Consistent with County requirements, all Project generated refuse would be stored in covered

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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containers and removed at regular intervals in compliance with solid waste regulations. Potential operational-source odor impacts are therefore considered less-than-significant.

Mitigation: MM AQ-1 The project shall utilize "Super Compliant" low VOC paints which have been reformulated to exceed the regulatory VOC limits put forth by SCAQMD's Rule 1113 (BACM AQ-2). Super-Compliant low VOC paints shall be no more than 10g/L of VOC. Alternatively, the Project may utilize buildings materials that do not require the use of architectural coatings.

MM AQ-2 For construction equipment greater than 150 horsepower (>150 HP), the Construction Contractor shall use off-road diesel construction equipment that complies with EPA/CARB Tier 3 emissions standards during all the site preparation phase and will ensure that all construction equipment be tuned and maintained in accordance with the manufacturer's specifications.

Monitoring: With standard condition of approval clearance, no monitoring is required.

BIOLOGICAL RESOURCES Would the project

7. Wildlife & Vegetation

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

Source: Western Riverside County Multiple Species Habitat Conservation Plan (Adopted June 2003)

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Western Riverside County Multiple Species Habitat Conservation Plan Consistency Analysis HANS02133/PAR01381, prepared by Principle and Associates, dated September 18, 2014.

Findings of Fact:

a) Western Riverside County Multiple Species Habitat Conservation Plan

The Western Riverside County Multiple Species Habitat Conservation Plan (WRC MSHCP) has a plan area of about 1.26 million acres, or 1,970 square miles, extending from the western county boundary to the San Jacinto Mountains. Roughly 506,000 acres are designated reserves, and the plan covers 146 species and 14 natural communities. The WRC MSHCP was approved by the US Fish and Wildlife Service and California Department of Fish and Wildlife (CDFW) in 2004 and is administered by the Western Riverside County Regional Conservation Authority (RCA).

The project site is located within Criteria Cell 3610, one of two cells in Cell Group C'. As stated in Section 3.3.13 of the MSHCP, "Conservation within this Cell Group will contribute to assembly of Proposed Core 5. Conservation within this Cell Group will focus on coastal sage scrub, Riversidean alluvial fan sage scrub, riparian scrub, woodland and forest habitat. Areas conserved within this Cell Group will be connected to Riversidean alluvial fan sage scrub habitat proposed for conservation in Cell 3497 to the north and to coastal sage scrub and Riversidean alluvial fan sage scrub habitat proposed for conservation in Cell 3615 to the east. Conservation within this Cell Group will range from 40% to 50% of the Cell Group focusing in the northern portion of the Cell Group."

Reserve Assembly: The project is located in the southern portion of Cell 3610, which is not located in the northern area of Cell Group C' described for Conservation. Conservation described for Cell 3610 is to contribute to assembly of Proposed Core 5 (includes the San Jacinto River) and comprise 40% to 50% of the Cell Group. The project site is located in a developed neighborhood and is not associated directly with the San Jacinto River which is the area to be Conserved as part of this Cell, therefore there are no fragmentation issues that the project would cause to the Conservation area. Furthermore, portions of the San Jacinto River to the north of the project site are already conserved by conservation easements and there is still available land for Conservation in the northern portion of the Cell group. Approximately 36% of Cell Group C' has been conserved (122.83 acres = EMWD San Jacinto River Conservation Easement; 0.22 acres = PQP conserved lands; 0.35 acres = RCA conserved lands). Of this, approximately 40 acres of conservation is within the San Jacinto River. Therefore, the project does not affect the Reserve Assembly goals of the MSHCP.

6.1.2 Protection of Species Associated with Riparian/Riverine Areas and Vernal Pools

There are no riparian/riverine areas on the project site. There are no vernal pools on the project site and soils are not consistent with vernal pool soil types and are not suitable for fairy shrimp habitat.

6.1.3 Protection of Narrow Endemic Plant Species

The project site is not located within a Narrow Endemic Plant Species Survey Area (NEPSSA).

6.1.4 Guidelines Pertaining to the Urban/Wildlands Interface

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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The property is located near future and existing Conservation Areas, therefore, the following will be incorporated into the project:

- i. Incorporate measures to control the quantity and quality of runoff from the site entering the MSHCP Conservation Area. In particular, measures shall be put in place to avoid discharge of untreated surface runoff from developed and paved areas into MSHCP Conservation Areas.
- ii. Land uses proposed in proximity to the MSHCP Conservation Area that use chemicals or generate bioproducts, such as manure, that are potentially toxic or may adversely affect wildlife species, Habitat, or water quality shall incorporate measures to ensure that application of such chemicals does not result in discharge to the MSHCP Conservation Area. The greatest risk is from landscaping fertilization overspray and runoff.
- iii. Night lighting shall be directed away from the MSHCP Conservation Area to protect species within the MSHCP Conservation Area from direct night lighting. Shielding shall be incorporated in project designs to ensure ambient lighting in the MSHCP Conservation Area is not increased.
- iv. Proposed noise-generating land uses affecting the MSHCP Conservation Area shall incorporate setbacks, berms, or walls to minimize the effects of noise on MSHCP Conservation Area resources pursuant to applicable rules, regulations, and guidelines related to land use noise standards.
- v. Consider the invasive, non-native plant species listed in Table 6-2 of the MSHCP in approving landscape plans to avoid the use of invasive species for the portions of the project that are adjacent to the MSHCP Conservation Area. Considerations in reviewing the applicability of this list shall include proximity of planting areas to the MSHCP Conservation Areas, species considered in the planting plans, resources being protected within the MSHCP Conservation Area and their relative sensitivity to invasion, and barriers to plant and seed dispersal, such as walls, topography, and other features.
- vi. Proposed land uses adjacent to the MSHCP Conservation Area shall incorporate barriers, where appropriate, in individual project designs to minimize unauthorized public access, domestic animal predation, illegal trespass, or dumping into the MSHCP Conservation Areas. Such barriers may include native landscaping, rocks/boulders, fencing, walls, signage, and/or other appropriate mechanisms.
- vii. Manufactured slopes associated with the proposed site development shall not extend into the MSHCP Conservation Area.

6.3.2 Additional Survey Needs and Procedures

The project site is not located within a Criteria Area Species Survey Area (CASSA) therefore no focused surveys were conducted for CASSA. The project site is not located within an Additional Survey Needs and Procedures Area for burrowing owl or mammal species therefore no focused surveys for these species were conducted.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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The project site is located within an Additional Survey Needs and Procedures Area for the Arroyo Toad. According to the MSHCP Consistency Analysis dated September 18, 2014, prepared by Principe, a habitat assessment was conducted for Arroyo Toad during the August and September 2013 project site surveys by a Principe biologist. Based on the habitats present on the four parcels, the Arroyo Toad is not expected to use these upland areas for breeding, foraging, aestivation, or dispersal. No perennial or intermittent streams or riparian habitat are present onsite that would support Arroyo Toad breeding. The parcels do not support quality Arroyo Toad upland habitat based on soil and vegetative conditions. The northern-most boundary of the project site is located approximately 500 feet south of the San Jacinto River floodplain, which is known to support Arroyo Toads. However, the project site is separated from the San Jacinto River and floodplain by residential development and State Highway 74 which would be substantial barriers to potential dispersing toads in search of nearby upland habitat. In addition, Arroyo Toads are known to use agricultural fields for aestivation in upland burrows, however the project site is routinely plowed or disked. Principe determined that the project site does not provide habitat for Arroyo Toad due to the lack of suitable breeding and upland habitat, therefore focused surveys were not warranted.

b) No federal or state listed endangered or threatened species were observed during the field survey conducted by Principe and Associates. No impacts to any endangered, or threatened species will occur.

c) The project has been conditioned to require a nesting survey and Migratory Bird Treaty Act survey in the event that habitats are removed (COA 60. EPD.1). Therefore, impacts are considered less than significant. The condition of approval states: Birds and their nests are protected by the Migratory Bird Treaty Act (MTBA) and the California Department of Fish and Wildlife (CDFW) Codes. Since the project supports suitable nesting habitat, removal of vegetation or any other potential nesting bird habitat disturbances shall be conducted outside of the avian nesting season (February 1st through September 15th). If habitat must be cleared during the nesting season or disturbances occur within 500 feet, a preconstruction nesting bird survey shall be conducted. The preconstruction nesting bird survey must be conducted by a biologist who holds a current MOU with the County of Riverside. If nesting activity is observed, appropriate avoidance measures shall be adopted to avoid any potential impacts to nesting birds. The nesting bird survey must be completed no more than 3 days prior to any ground disturbance. If ground disturbance does not begin within 3 days of the survey date a second survey must be conducted. Prior to the issuance of a grading or building permit the project proponent must provide written proof to the Riverside County Planning Department, Environmental Programs Division (EPD) that a biologist who holds a MOU with the County of Riverside has been retained to carry out the required survey. Documentation submitted to prove compliance prior to grading or building permit issuance must at a minimum include the name and contact information for the Counseling Biologist and a signed statement from them confirming that they have been contracted by the applicant to conduct a Preconstruction Nesting Bird Survey. In some cases, EPD may also require a Monitoring and Avoidance Plan prior to the issuance of a grading or building permit. Prior to finalization of a grading permit or prior to issuance of any building permits, the projects consulting biologist shall prepare and submit a report to EPD for review, documenting the results of the survey.

d) The project site will not interfere with migratory wildlife corridors as there are no known wildlife corridors within or near to the proposed project. No impacts will occur.

e-f) The project site does not contain riverine/riparian areas, vernal pools, or ephemeral streams. No impact will occur.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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g) The project will not conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance. No impact will occur.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

CULTURAL RESOURCES Would the project

8. Historic Resources

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

Source: On-site Inspection, Project Application Materials; PDA04925r1; Keller 2015: "A Phase I Cultural Resources Assessment of Conditional Use Permit 03724 APN 548-160-004, 007, 008; +19.96 Acres of Land in Valle Vista, Riverside County, California".

Findings of Fact:

a) Based upon analysis of records and a survey of the property by a County approved Archaeologist, Jean Keller, it has been determined that there will be no impacts to historical resources as defined in California Code of Regulations, Section 15064.5 because they do not occur on the project site. The General Plan Amendment is to revise a Land Use Policy for scenic highways. Any specific projects that are affected by the proposed General Plan land use revision would need to be individually reviewed for environmental impacts per CEQA. Therefore, there will be no impacts to historic resources.

b) Based upon analysis of records and a survey of the property by County approved Archaeologist, Jean Keller, it has been determined that there will be no impacts to significant historical resources as defined in California Code of Regulations, Section 15064.5 because they do not occur on the project site. As such, no change in the significance of historical resources would occur with the implementation of the proposed project because there are no significant historical resources. Any specific projects that are affected by the proposed General Plan land use revision would need to be individually reviewed for environmental impacts per CEQA. Therefore, there will be no impacts in this regard.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

9. Archaeological Resources

a) Alter or destroy an archaeological site.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to California Code of Regulations, Section 15064.5?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Disturb any human remains, including those interred outside of formal cemeteries?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
d) Restrict existing religious or sacred uses within the potential impact area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: On-site Inspection, Project Application Materials. PDA04925r1; Keller 2015: "A Phase I Cultural Resources Assessment of Conditional Use Permit 03724 APN 548-160-004, 007, 008; +19.96 Acres of Land in Valle Vista, Riverside County, California".

Findings of Fact:

The proposed General Plan Amendment pertains to a setback for scenic highways and does not affect archaeological resources. Any specific projects that are affected by the proposed General Plan land use revision would need to be individually reviewed for environmental impacts per CEQA.

a)Based upon analysis of records and a survey of the property it has been determined that there will be no impacts to archaeological resources as defined in California Code of Regulations, Section 15064.5 because there were no archaeological resources identified during the survey of the project site. Therefore, there will be no impacts in this regard.

b)Based upon analysis of records and a survey of the property it has been determined that there will be no impacts to significant archaeological resources as defined in California Code of Regulations, Section 15064.5 because they do not occur on the project site. Therefore no change in the significance of archaeological resources would occur with the implementation of the proposed project because there are no significant archaeological resources. Therefore, there will be no impacts in this regard

c)Based on an analysis of records and archaeological survey of the property, it has been determined that the project site does not include a formal cemetery or any archaeological resources that might contain interred human remains. Nonetheless, the project will be required to adhere to State Health and Safety Code Section 7050.5 if in the event that human remains are encountered and by ensuring that no further disturbance occur until the County Coroner has made the necessary findings as to origin of the remains. Furthermore, pursuant to Public Resources Code Section 5097.98 (b), remains shall be left in place and free from disturbance until a final decision as to the treatment and their disposition has been made. This is State Law, is also considered a standard Condition of Approval and as pursuant to CEQA, is not considered mitigation. Therefore impacts in this regard are considered less than significant.

d)Based on an analysis of records and Native American consultation, it has been determined the project property is currently not used for religious or sacred purposes. Therefore, the project will not restrict existing religious or sacred uses within the potential impact area because there were none identified. Therefore, there will be no impacts in this regard.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

GEOLOGY AND SOILS Would the project				
10. Alquist-Priolo Earthquake Fault Zone or County Fault Hazard Zones	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

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

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

Findings of Fact:

a-b) The project site is not located within an Alquist-Priolo Earthquake Fault Zone. The project will not expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death. Nonetheless, California Building Code (CBC) requirements pertaining to the construction of the new 2,000 square foot building will minimize the potential for structural failure or loss of life during earthquakes. This will ensure that project will adhere to CBC requirements upon Building Department inspection and review, and will be constructed pursuant to applicable seismic design criteria for the region. The proposed General Plan Amendment pertains to a setback for scenic highways and does not affect geological resources. Any specific projects that are affected by the proposed General Plan land use revision would need to be individually reviewed for environmental impacts per CEQA. Therefore, impacts in this regard are considered less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

11. Liquefaction Potential Zone				
a) Be subject to seismic-related ground failure, including liquefaction?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

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

Findings of Fact:

According to the General Plan Figure S-3 Generalized Liquefaction, and the RCIT, the liquefaction potential for the Project site is "Moderate". However, the Project Geologist reports that groundwater data indicates that the local groundwater high mark sits at approximately 91 feet below ground surface; therefore, the potential for liquefaction at the site is considered low. Moreover, the Project will be required to comply with the requirements of Ordinance No. 457. Ordinance No. 457 is applicable to all development; therefore, adherence to Ordinance No. 457 is not considered mitigation for CEQA implementation purposes. Compliance with Ordinance No. 457 requirements will ensure that any potential impacts related to seismic-related ground failure, including liquefaction, are considered less than significant. No additional mitigation is required.

Mitigation: No mitigation is required.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Monitoring: No monitoring is required.

12. Ground-shaking Zone

a) Be subject to strong seismic ground shaking?

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

Findings of Fact: According to the Project Geologist and the RCIT, the Project site is not located within an Alquist-Priolo Earthquake Fault Zone, and there are not any known faults (active, potentially active, or inactive) onsite. Due to the nature of the proposed project, the issue of whether the Project site will be subject to strong seismic ground shaking is not applicable.

However, the project will be required to comply with the requirements of Ordinance No. 457. Ordinance No. 457 is applicable to all development; therefore, adherence to Ordinance No. 457 is not considered mitigation for CEQA implementation purposes. Compliance with Ordinance No. 457 requirements will ensure that any potential impacts related to strong seismic ground shaking, are considered less than significant. No additional mitigation is required.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

13. Landslide Risk

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

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

Findings of Fact:

According to the Project Geologist, landslide debris was not observed during the geologic investigation and no ancient landslides are known to exist on site. The Project site is primarily flat. Due to the nature of the proposed Project, the issue of whether the Project site is located on a geologic unit or soil that is unstable, or that would become unstable as a result of this Project, and potentially result in on-or off-site landslide, lateral spreading, collapse, or rockfall hazards is not applicable.

However, the project will be required to comply with the requirements of Ordinance No. 457. Ordinance No. 457 is applicable to all development; therefore, adherence to Ordinance No. 457 is not considered mitigation for CEQA implementation purposes. No additional mitigation is required. No impact will occur.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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14. Ground Subsidence

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

Source: Riverside County General Plan Figure S-7 "Documented Subsidence Areas Map", Geologist's Comments

Findings of Fact: The project site is mapped within an area of susceptibility for subsidence, but not within an area of documented subsidence. Due to the depth of groundwater (the Project geologist reports that groundwater data indicates that the local groundwater high mark sits approximately 91 feet below surface) the potential for subsidence on the site is considered remote. With project adherence to the California Building Code (CBC) requirements and incorporation of recommendations contained in the Preliminary Geotechnical Investigation for the construction of the project, impacts with regard to ground subsidence will be reduced to less than significant. The proposed General Plan Amendment pertains to a setback for scenic highways and does not affect ground subsidence.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

15. Other Geologic Hazards

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

Source: On-site Inspection, Project Application Materials, Geologists Comments

Findings of Fact:

a) The project site is not located near any large bodies of water or in a known volcanic area; therefore, the project site is not subject to geologic hazards, such as seiche, mudflow, or volcanic hazard. The proposed General Plan Amendment pertains to a setback for scenic highways and does not affect geologic hazards. Therefore there will be no impact.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

16. Slopes

a) Change topography or ground surface relief features?

b) Create cut or fill slopes greater than 2:1 or higher than 10 feet?

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
c) Result in grading that affects or negates subsurface sewage disposal systems?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Riv. Co. 800-Scale Slope Maps, Project Application Materials

Findings of Fact:

The proposed General Plan Amendment pertains to a setback for scenic highways and does not affect slopes. Any specific projects that are affected by the proposed General Plan land use revision would need to be individually reviewed for environmental impacts per CEQA.

- a) The project will not substantially change topography as the project site is relatively flat. A less than significant impact will occur.
- b) The project will not cut or fill slopes greater than 2:1 or higher than 10 feet. No impact will occur.
- c) The project will not result in grading that affects or negates subsurface sewage disposal systems. The project will connect to water and sewer services from the Lake Hemet Water District. No impacts will occur.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

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

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

Findings of Fact:

The proposed General Plan Amendment pertains to a setback for scenic highways and does not affect soils. Any specific projects that are affected by the proposed General Plan land use revision would need to be individually reviewed for environmental impacts per CEQA.

- a) The project would develop a vacant lot, potentially resulting in the loss of topsoil. The majority of the surrounding area of the site has already been developed with similar uses, and the area has not been used prior, or designated for, Agricultural Uses. The project will incorporate best management practices (BMPs) contained in the Erosion Control Plan, and within the required Storm Water Pollution Prevention

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Plan (SWPPP), will thus reduce impacts in regard to loss of topsoil to less than significant. Therefore, impacts are considered less than significant.

b) According to the Project Geologist, preliminary laboratory testing results of the near surface soils indicate a very low expansion potential. Therefore, no impacts will occur in this regard.

c) The project will not utilize a septic system. The project will connect to sewer services from the Lake Hemet Water District. Therefore, no impacts will occur in this regard.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

18. Erosion	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Change deposition, siltation, or erosion that may modify the channel of a river or stream or the bed of a lake?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Result in any increase in water erosion either on or off site?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source: U.S.D.A. Soil Conservation Service Soil Surveys

Findings of Fact:

a-b) The project will involve the construction of a residential care facility for the elderly project. The project will reduce erosion potential during construction by incorporating best management practices (BMPs) contained in the Erosion Control Plan, implementing a required Storm Water Pollution Prevention Plan (SWPPP) specific towards "during construction" BMPs; and implementing a required Water Quality Management Plan (WQMP) specific towards "post construction" BMPs to be in effect after project completion. The proposed General Plan Amendment pertains to a setback for scenic highways and does not affect erosion. Any specific projects that are affected by the proposed General Plan land use revision would need to be individually reviewed for environmental impacts per CEQA. Therefore, with adherence to the above listed protocol, impacts with regard to erosion and loss of soils will be reduced to less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

19. Wind Erosion and Blowsand from project either on or off site.	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Be impacted by or result in an increase in wind erosion and blowsand, either on or off site?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

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

Findings of Fact:

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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a)The project site is located in an area of "Moderate" erodibility rating. The General Plan, Safety Element Policy for Wind Erosion requires buildings and structures to be designed to resist wind loads which are covered by the CBC. CBC requirements are applicable to all development in the state including the project's proposed construction of the building and therefore not considered mitigation pursuant to CEQA. The proposed General Plan Amendment pertains to a setback for scenic highways and does not affect wind erosion. Any specific projects that are affected by the proposed General Plan land use revision would need to be individually reviewed for environmental impacts per CEQA. Therefore, no impacts are considered less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

GREENHOUSE GAS EMISSIONS Would the project

20. Greenhouse Gas Emissions

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

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

Source: Riverside County Climate Action Plan, Orchard Congregate Care Greenhouse Gas Analysis County of Riverside, March 12, 2018

Findings of Fact:

The proposed General Plan Amendment pertains to a setback for scenic highways and does not affect greenhouse gas emissions. Any specific projects that are affected by the proposed General Plan land use revision would need to be individually reviewed for environmental impacts per CEQA.

a)The County of Riverside has adopted 3,000 metric tons of carbon dioxide equivalent (MTCO₂e) per year threshold of significance for GHG emissions, as established in the County of Riverside's Climate Action Plan (CAP) General Plan Amendment No 960 (1). This screening threshold determines whether additional analysis will be required.

The Project will result in approximately 2,008.11 MTCO₂e per year; the proposed project would not exceed the County of Riverside's threshold of 3,000 MTCO₂e per year. Thus, project related emissions would not have a significant direct or indirect impact on GHG and climate change and would not require additional analysis. Therefore the project would not generate direct or indirect greenhouse gas emission that would result in a significant impact on the environment.

Emission Source	Emissions (metric tons per year)			
	CO2	CH4	N2O	Total CO2E
Annual construction-related emissions amortized over 30 years	44.51	0.01	0.00	44.71

		Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
Area	72.99	0.01	0.00	73.51	
Energy	654.35	0.02	0.01	657.22	
Mobile Source	957.35	0.05	0.00	958.66	
Waste	52.61	3.11	0.00	130.33	
Water Usage	123.93	0.61	0.02	143.67	
Total CO2E (All Sources)	2,008.11				
SCAQMD Threshold	3,000				
Significant?	No				

b) The Project is consistent with the screening threshold identified in the County of Riverside's CAP. The County's CAP is a comprehensive plan in line with state mandates to reduce GHG emissions pursuant to AB 32 and SB 32. As such, since the Project is consistent with the County's CAP, the Project is also consistent with and would not conflict with AB 32 or SB 32.

As per the CAP, the Project is required to achieve energy efficiency of at least 5 percent greater than the 2010 Title 24 requirements. The Project will fulfill this requirement as it is subject to comply with the 2016 Title 24 requirements. Additionally, the CAP requires the Project to meet the water conservation measures that matches the 2011 California Green Building Code. The Project will comply with this requirement as it is mandated to conform to the 2016 California Green Building Standards Code. No significant impacts were identified and no mitigation measures are required.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

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

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?

Source: Project Application Materials

Findings of Fact:

a) The project proposes residential uses. Therefore, the proposed project is not anticipated to involve the routine transport, use, or disposal of hazardous materials. However, during construction, hazardous materials such as oil, diesel fuel, and gasoline may be transported to and used at the project site. The California State Department of Toxic Substances Control operates programs for proper hazardous waste disposal and transport and takes enforcement actions against those who mishandle or dispose of hazardous wastes improperly. The Riverside County Department of Environmental Health, also requires licensed hazardous waste haulers to collect and transport hazardous wastes. Compliance with the requirements of the California State Department of Toxic Substances Control and the Riverside County Department of Environmental Health would reduce the impact to less than significant levels. Compliance with the requirements of the California DTSC and Riverside County of Environmental Health is not considered unique mitigation pursuant to CEQA, as any development project is required to similarly comply with the same requirements. The proposed General Plan Amendment pertains to a setback for scenic highways and does not affect hazards and hazardous materials. Any specific projects that are affected by the proposed General Plan land use revision would need to be individually reviewed for environmental impacts per CEQA for any future discretionary actions. Therefore, the impact is considered less than significant.

b) The project will not create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment. The project, as a residential community, does not handle significant hazardous materials as part of their business operations. Any specific projects that are affected by the proposed General Plan land use revision would need to be individually reviewed for environmental impacts per CEQA. Therefore impacts are considered less than significant.

c) The Project will be located off of an existing primary access road (Georgia Avenue) to the area. A limited potential to interfere with an emergency response or evacuation plan will occur during construction, Control of access will ensure emergency access to the site and Project area during construction. Following construction, emergency access to the Project site and area will remain as was prior to the proposed Project. Therefore, implementation of the Project will not impair implementation of, or physically interfere, with an adopted emergency response plan or an emergency evacuation plan. Any specific projects that are affected by the proposed General Plan land use revision would need to be individually reviewed for environmental impacts per CEQA. Any impacts are considered less than significant. No additional mitigation is required.

d) The closest school is Valle Vista Elementary School, which is located approximately 1.0-miles to the west of the Project site. Therefore, implementation of the proposed Project, as a fairly typical residential community, would not emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school. The proposed General Plan Amendment pertains to a setback for scenic highways and does not create or emit hazardous emissions or materials. No impacts are anticipated. No mitigation is required.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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e) The project is not located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5. No impact will occur.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

22. Airports	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Result in an inconsistency with an Airport Master Plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Require review by the Airport Land Use Commission?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) For a project within the vicinity of a private airstrip, or heliport, would the project result in a safety hazard for people residing or working in the project area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Riverside County General Plan Figure S-20 "Airport Locations," GIS database. SJVAP Plan Figure 5, Airport Influence Area

Findings of Fact:

The proposed General Plan Amendment pertains to a setback for scenic highways and does not affect airports. Any specific projects that are affected by the proposed General Plan land use revision would need to be individually reviewed for environmental impacts per CEQA.

a) The project site is not located within an Airport Master Plan; therefore will not result in an inconsistency with an Airport Master Plan. Therefore there is no impact.

b) The project site is not located within an Airport Master Plan; therefore will not require to be reviewed by the Airport Land Use Commission. Therefore; there is no impact.

c) The project site is not located within an airport land use plan; therefore the project will not create a safety hazard for people residing or working in the project area in reference to a public airport or public use airport. Therefore, there is no impact.

d) The project site is not located within the vicinity of a private airstrip, or heliport, and therefore would not result in a safety hazard for people residing or working in the project area. Therefore, there is no impact.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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23. Hazardous Fire Area

a) Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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Source: Riverside County General Plan Figure S-11 "Wildfire Susceptibility," GIS database

Findings of Fact:

A)The proposed Project site is located within a very high fire area. The site is identified to be within a State Fire Responsibility Area. The project will be required to adhere to Riverside County Ordinance No. 787 and CBC, which contain provisions for prevention of fire hazards. The Project has conditioned the project for fuel modification zones (50- MM Fire 1) and the plans will note that the project is located within a high fire area. The proposed General Plan Amendment pertains to a setback for scenic highways and does not affect fire hazards. Any specific projects that are affected by the proposed General Plan land use revision would need to be individually reviewed for environmental impacts per CEQA. Therefore, the impact is less than significant with mitigation measures incorporated.

Mitigation: The project has been conditioned with the following conditions: (MM Fire 1) Prior to building permits, the project shall note the fuel modification zones. This mitigation measure will help ensure the fuel modification zones are maintained and the property owners are aware of the high fire area.

Monitoring: Building and Safety Department, Planning Department.

HYDROLOGY AND WATER QUALITY Would the project

24. Water Quality Impacts

a) Substantially alter the existing drainage pattern of the site or area, including the alteration of the course of a stream or river, in a manner that would result in substantial erosion or siltation on- or off-site?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Violate any water quality standards or waste discharge requirements?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Create or contribute runoff water that would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
e) Place housing within a 100-year flood hazard area, as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Place within a 100-year flood hazard area structures which would impede or redirect flood flows?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
g) Otherwise substantially degrade water quality?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
h) Include new or retrofitted stormwater Treatment Control Best Management Practices (BMPs) (e.g. water quality treatment basins, constructed treatment wetlands), the operation of which could result in significant environmental effects (e.g. increased vectors or odors)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

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

Findings of Fact:

The proposed General Plan Amendment pertains to a setback for scenic highways and does not affect hydrology and water quality. Any specific projects that are affected by the proposed General Plan land use revision would need to be individually reviewed for environmental impacts per CEQA.

a) The project site will not alter existing drainage patterns. The project site is generally flat and post-development of the project will result in pre-development runoff rates as required by the NPDES program through implementation of Low Impact Development (LID) standards. LID standards include requiring stormwater runoff to be infiltrated, captured and reused, and/or treated onsite through stormwater BMPs. The project implements pervious pavers that have a equal or greater than 80% efficiency. Therefore, the project shall not substantially alter the existing drainage pattern of the site or area, including the alteration of the course of a stream or river, in a manner that would result in substantial erosion or siltation on- or off-site. The impact is considered less than significant.

b) The project will not violate any water quality standards or waste discharge requirements. The project's implementation of a Water Quality Management Plan (WQMP) with post construction BMPs (The project implements pervious pavers that have a equal or greater than 80% efficiency.) consisting of bio-filtration trenches and catch basins to receive stormwater runoff will assist in reducing this impact to less than significant.

c) The Project is located within the Lake Hemet Municipal Water District service area. The Lake Hemet Municipal Water District has identified the water district's anticipated future demands for potable water resources and the plans for meeting those demands. Therefore, impacts are considered less than significant.

Development of the Project site would increase impervious surface coverage on the site, which would in turn reduce the amount of direct infiltration of runoff into the ground. However, infiltration would occur in the landscaped areas and permeable pavers. Therefore, with incorporation of regional management efforts for groundwater resources as part of the Project Design, the Project would not interfere with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level, and impacts would be less than significant.

d) The project has been designed to include a comprehensive drainage system that collects storm flows, retains the increase in post-development flow, and discharges the surface water at pre-development

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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levels. The project will not create or contribute runoff water that will exceed the capacity of existing or planned storm water drainage systems or provide substantial additional sources of polluted runoff. As discussed in Section 23b above, implementation of a Water Quality Management Plan (WQMP) with post construction BMPs will assist in reducing this impact to less than significant.

e) The project site is not located within a 100-year flood hazard area and is not placing structures within a 100-year flood hazard area which would impede or redirect flood flows. No impact will occur.

f) The project site is not located within a flood hazard area. In the developed condition, the site will drain via access roads paved with permeable pavers and outlet at the existing discharge point along the westerly property line and continues through the existing mobile home park. The permeable pavers will act as a WQMP infiltration type treatment BMP and also keep the 2 year, 24 hour storm hydrograph within the hydro modification criteria outlined within the Water Quality Management Plan for the Santa Ana Watershed Region of Riverside County. Less than significant impact will occur.

g) The project does not propose any uses that will have the potential to otherwise degrade water quality beyond those issues discussed in this Section. Mandatory compliance with the BMP's specified in the Project's WQMP would ensure that that proposed Project does not result in any other impacts to water quality. There are no conditions associated with the proposed Project that would result in the substantial degradation of water quality beyond what is described above. No impacts will occur.

h) The project site is currently vacant and unvegetated as a result of disking. The site drains by overland flow generally from the southeast and northwest to approximately midpoint of the westerly property line and outlets through the existing mobile home park.

Offsite flows tributary to the site from the northeast are intercepted by the Valle Vista Channel. Flows tributary from the north are collected within the existing Right of Way of Acacia Avenue and are intercepted by the Valle Vista Channel crosses Florida Avenue and outlets north of Florida Avenue directly in to the San Jacinto River.

The site will drain via access roads paved with permeable pavers and outlet at the existing discharge point along the westerly property line and continues through the existing mobile home park. The permeable pavers will act as a WQMP infiltration type treatment BMP and also keep the 3 year, 24 hour storm hydrograph within the hydro modification criteria outlined within the Water Quality management Plan for the Santa Ana Watershed Region of Riverside County.

Therefore, impacts are considered less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

25. Floodplains

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

NA - Not Applicable U - Generally Unsuitable R - Restricted

a) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
amount of surface runoff in a manner that would result in flooding on- or off-site?				
b) Changes in absorption rates or the rate and amount of surface runoff?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam (Dam Inundation Area)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Changes in the amount of surface water in any water body?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Riverside County General Plan Figure S-9 "Special Flood Hazard Areas," Figure S-10 "Dam Failure Inundation Zone," Riverside County Flood Control District Flood Hazard Report/ Condition, GIS database. Project Specific Water Quality Management Plan, September 14, 2016.

Findings of Fact:

The proposed General Plan Amendment pertains to a setback for scenic highways and does not affect floodplains. Any specific projects that are affected by the proposed General Plan land use revision would need to be individually reviewed for environmental impacts per CEQA.

a) The project is located in an unincorporated area of Riverside County. The project will not substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner that will result in flooding on- or off-site. The project is not located within a potential flood zone. Therefore impacts are considered less than significant.

b) The project with its proposed porous pavement will provide sufficient onsite permeability for the treatment of runoff and will not substantially change absorption rates or the rate and amount of surface runoff for the project site pursuant to NPDES requirements. Therefore, impacts are considered less than significant.

c) The project site is not located near or within an area subject to dam inundation or flooding. No impact will occur.

d) The project site will not cause changes in the amount of surface water in any water body. No impact will occur.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

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

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

Findings of Fact:

a) The project is located in an unincorporated area of Riverside County, east of the City of Hemet. The project site is designated as Medium Density Residential (MDR) land use designation. The project will develop a 284 unit residential care facility for the elderly, modular, rental only, senior housing project on 19.96 gross acres. The project will include a recreation building, pool, lawn bowling and dog park. The gated community will provide congregate care rental housing for Senior Citizens. The existing land is currently vacant, and flanked on the sides by residential properties. This request is a Technical General Plan Amendment to change the General Plan Designation to revise the Land Use Policy 14.4 to state: "Maintain an appropriate at least a 50-foot setback from the edge of the right-of-way for new development adjacent to Designated and Eligible State and County Scenic Highways based on local surrounding development, typography, and other conditions".

The land use policy was originally created to create a unified more aesthetic look to the highway. The adjacent properties were already developed, or were developed without the 50-foot setback. Requiring this one infill development to have a 50-foot setback, would create a disconnected aesthetic balance along Highway 74. Although it would not comply with the current land use policy, it would still implement the overall purpose and intent of the policy to preserve aesthetic resources where they exist. The project has been designed with an articulated entrance and the overall use would match the adjacent uses along Highway 74. The existing design of the project and the revision to the Land Use language will implement the original harmonious intent of the Land Use Policy. The land use policy change will help ensure a more natural balance to the scenic highways throughout the county. Any specific projects that are affected by the proposed General Plan land use revision would need to be individually reviewed for environmental impacts per CEQA. As such, each future project could then be reviewed individually to see how this change to Policy 14.4 is best implemented, taking into account the existing environment and aesthetic resources, as well as the specific project design, as opposed to a blanket 50-foot restriction. Therefore, impacts are considered less than significant. The proposed project will result in a development that is similar to the adjacent properties, whereby impacts will be considered less than significant.

b) The project site is located within the City Sphere of Influence of Hemet. Due that the proposed use will be similar to the surrounding uses, impacts are considered less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

27. Planning				
a) Be consistent with the site's existing or proposed zoning?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Be compatible with existing surrounding zoning?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Be compatible with existing and planned surrounding land uses?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
d) Be consistent with the land use designations and policies of the General Plan (including those of any applicable Specific Plan)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Disrupt or divide the physical arrangement of an established community (including a low-income or minority community)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

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

Findings of Fact:

a-c) The project site is zoned Rural Residential (RR) and is being requested for a change of zone to Residential Incentive (R-6). Surrounding zoning classifications are Mobilehome Subdivisions and Mobilehome Parks (R-T) and Residential Agriculture (R-A-1) to the west, Scenic Highway Commercial (C-P-S) to the north, Rural Residential (R-R) to the east and Light Agriculture (A-1-10) to the south. The proposed project seeks to develop a 284 unit residential care facility for the elderly, modular, rental only, senior housing project, which will be a permitted use within the Residential Incentive (R-6) zone. The surrounding community consists of single family residences, and residential parks. This proposed use is similar to the surrounding area and is well suited for the community. The proposed landscaping provides screening to the adjacent streets. This request is a Technical General Plan Amendment to change the General Plan Designation to revise the Land Use Policy 14.4 to state: "Maintain an appropriate at least a 50-foot setback from the edge of the right-of-way for new development adjacent to Designated and Eligible State and County Scenic Highways based on local surrounding development, typography, and other conditions".

The land use policy was originally created to create a unified more aesthetic look to the highway. The adjacent properties were already developed, or were developed without the 50-foot setback. Requiring this one infill development to have a 50-foot setback, would create a disconnected aesthetic balance along Highway 74. Although it would not comply with the current land use policy, it would still implement the overall purpose and intent of the policy to preserve aesthetic resources where they exist and where they are not already appropriate. The project has been designed with an articulated entrance and the overall use would match the adjacent uses along Highway 74. The project proposed as is, and the revision to the Land Use language will implement the original harmonious intent of the Land Use Policy. Therefore, impacts are considered less than significant.

d) The project site is consistent with the Community Development: Medium Density Residential (CD:MDR) land use designation. The project will require a Change of Zone. The project is bounded by Medium Density Residential (MDR) to the east and west, Agriculture (AG) and Medium Density Residential (MDR) to the south, and Medium Density Residential (MDR) to the north.

The project site is located off of Highway 74 which is designated "State Eligible" scenic highway. Land Use Policy 14.4 requires, "Maintain at least a 50-foot setback from the edge of the right-of-way for new development adjacent to Designated and Eligible State and County Scenic Highways".

This request is a Technical General Plan Amendment to change the General Plan Designation to revise the Land Use Policy 14.4 to state: "Maintain an appropriate at least a 50-foot setback from the edge of the right-of-way for new development adjacent to Designated and Eligible State and County Scenic Highways based on local surrounding development, typography, and other conditions".

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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The land use policy was originally created to create a unified more aesthetic look to the highway. The adjacent properties were already developed, or were developed without the 50-foot setback. Requiring this one infill development to have a 50-foot setback, would create a disconnected aesthetic balance along Highway 74. Although it would not comply with the land use policy, it would still implement the overall purpose and intent of the policy. The project has been designed with an articulated entrance and the overall use would match the adjacent uses along Highway 74. The project proposed as is, and the revision to the Land Use language will implement the original harmonious intent of the Land Use Policy. The land use policy change will help ensure a more natural balance to the scenic highways throughout the county. Any future specific projects that are affected by the proposed General Plan land use revision would need to be individually reviewed for environmental impacts per CEQA. Therefore, impacts are considered less than significant.

e) The project is currently surrounded by Medium High Density Residential (MHDR) to the west, Medium Density Residential (MDR) to the east, Agriculture (AG) to the south and Medium Density Residential (MDR) and Commercial Retail (CR) to the north. The project will not disrupt or divide any existing community. Therefore impacts are considered less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

MINERAL RESOURCES Would the project

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

Source: Riverside County General Plan Figure OS-6 "Mineral Resources Area"

Findings of Fact:

a) According to Figure OS-6 "Mineral Resources Area", the project site is located within an area of unstudied significance of mineral deposits. No existing or abandoned quarries or mines exist in the area surrounding the project site. Mineral extraction is not proposed within the project site. No impact will occur.

b) The project will not result in the loss of availability of a known mineral resource in an area and will not result in the loss of availability of a locally important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan. No impact will occur.

c) The project will not be an incompatible land use located adjacent to a State classified or designated area or existing surface mine as no such mines exist. No impact will occur.