

June 6, 2014

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

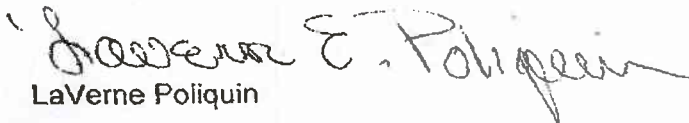
Ref.: GPA 925

Dear Mr. Straite:

My husband and I are landowners in GPA 925. We have owned property in Winchester for many years. I am writing to express our strong support for the approval of GPA 925.

Unfortunately, we are unable to attend the June 18th Planning Commission hearing in person.

Sincerely,


LaVerne Poliquin

1331 West Bay Avenue
Newport Beach, CA 92660
(949) 716-8230

APN numbers: 480-030-001 and 480-030-002

June 9, 2014

Mr. Matt Straite
Riverside County Planning Department
P.O. Box 1409
Riverside, CA 92502

Re: GPA 925

Dear Mr. Straite:

I am a landowner in GPA 925, I am writing in favor of the GPA.
My APN number is: 472-090-017.

I am sorry, but I can't attend the June 18th Planning Commission meeting.

Sincerely,

Lisa Lee
LISA LEE

Name

Address: 1321 EL PRADO AVE
TORRANCE, CA. 90501

Telephone number: (310) 328-4718

June 10, 2014

Mr. Matt Straite
Riverside County Planning Department
P.O. Box 1409
Riverside, CA 92502

Re: GPA 925

Dear Mr. Straite:

I am a landowner in GPA 925. I am writing in favor of the GPA. My APN number is: 472-090-017.

I can't attend the June 18th Planning Commission meeting,
I am sorry for the inconvenience this may have caused.

Sincerely,

A handwritten signature in dark ink, appearing to read 'Hai Davis', is written over a horizontal line.

Hai Davis

Address:
10661 Sherrill St
Anaheim, CA 92804

Telephone number:
(714) 757-1780

June 16, 2014

Mr. Matt Straite

Riverside County Planning Department

P.O. Box 1409

Riverside, CA 92502

Re: GPA 925

Dear Mr. Straite:

I am a landowner in GPA 925. I am writing in favor of the GPA. My APN number is 472-090-017.

Due to my workload, I cannot attend the June 18th Planning Commission meeting.

Sincerely,

A handwritten signature in black ink, appearing to read "Tom Le", with a stylized, cursive script.

Name: Tom Le

Address: 1904 California Street

Huntington Beach, CA 92648

Phone: 714-309-4274

Straite, Matt

From: VRomberger@aol.com
Sent: Friday, June 13, 2014 6:54 PM
To: Straite, Matt
Cc: Stark, Mary
Subject: Letter in Opposition to GPA 925 June 18, 2014 Meeting - Letter of Record

Categories: Blue Category

6-13-2014

Dear Planning Commissioners:

As Rural Residents within this area, we find it very disturbing that the Planning Commission would allow GPA 925 to go forward, as you did with GPA 1129 on April 29, 2014. Neither GPA makes any sense in this area.

All of the properties between Leon Road, Scott Road to the north, Keller Rd to the south and Briggs to the west are zoned either RR2 or RR5. As are the properties in GPA 1129 north of Scott Road, east of Briggs and west of Leon Road zoned RR2 or larger.

We the property owners are very concerned on who is getting away with making these changes and selling us Rural Residents out. We are all very aware of the comments in the news and on you-tube on what is taking place with Developer's and many of the high power people working with them.

People were voted in because they promised to work with the property owners. They stated they would work for the people! Where does the Planning Commission see these elected people working for the people?

Why are you allowing the higher ups overrule your Great Recommendations? This is not right! We have to ask are your jobs being threatened by these people too? That's what is being seen and talked about in the public's eyes.

Developer's don't live in the areas they are about to destroy, once they are done they leave and won't give a damn about any problems they have left behind.

We will be the ones holding the bag for any problems and costs. You know this as well as we do.

There were reasons for a General Plan. People spent hours preparing and meeting until we were "Blue in the Face" to what we wanted our area to be "Designed to conserve the Rural Nature" as there is not much of it left. This area deserves to have the same consideration that Temecula and Murrieta or any other places that have their Rural Nature that was conserved for them. Did they save their area because they became a City and the people were able to control what took place, and not the politics driving these changes?

To go from 5 acre Rural lots which the General Plan recognizes as "encouraging intensive animal keeping uses" to 1/2 acre lots which "discourages intensive animal keeping uses" is hardly compatible in this whole 3 to 5 mile area of GPA 925 being heard on June 18, 2014 and GPA 1129 that moved forward on April 29, 2014.

Even the Winchester Municipal Advisory Council Land Use Plan which was approved changed with-out the knowledge of the property owners. How do you all get away with these changes and not have any Public Hearings to advise the property owners how your taking our rights away?

We would hope the Planning Commission would have the applicant work with residents in this area and stick to the General Plan or come up with a more compatible plan that still encourages animal keeping uses that have been there for over 25 years.

Respectfully,

Rural Residents

Scot and Lora Stevens Glen & Pat Sorum Frank, Janet & Vicki Romberger

ENDANGERED HABITATS LEAGUE

DEDICATED TO ECOSYSTEM PROTECTION AND SUSTAINABLE LAND USE



June 12, 2014

VIA ELECTRONIC MAIL

Riverside County Planning Commission
County of Riverside
4080 Lemon St., 9th Floor
Riverside, CA 92501

**RE: Item 3.3 (June 18, 2014): General Plan Amendment 925 –
OPPOSITION**

Dear Chair and Commission Members:

The Endangered Habitats League (EHL) opposes this project on planning grounds and urged the denial of the GPA.

This 203-acre proposal is part of a complex of parcels that now form a Rural Separator. Urban conversion is being recommended despite the absence of an absorption study showing that any additional urban land is actually needed. At its heart, this proposal is piecemeal parcel-by-parcel sprawl, without even the veneer of a community-focused specific plan. It is wholly automobile dependent and bereft of merit from a "smart growth" perspective. Because the property is within the sphere of influence of the City of Murrieta, any urbanization should occur via orderly annexation.

The proposed General Plan findings for the project are either bogus or simply disheartening. Regarding consistency with the Riverside County Vision, the staff report states, "The General Plan envisioned the area as rural." By definition then, conversion from the Rural Foundation to the Community Foundation is inconsistent with the rural vision. One half-acre lots constitute *suburban* development.

The second finding regards new circumstances. How the preservation of nearby open space justifies the creation of development is unclear. And the approval of another piecemeal development project nearby (SP 380) might just as well justify the creation of a strong boundary for the remaining rural separator via denial this request. If the justification for new development is simply "sprawl begets sprawl" then Riverside County has not improved its planning at all over the past decades.

EHL appreciates the inclusion in the hearing packet of the MSHCP HANS documentation as well as the setting aside of land during project design for Criteria Cell compliance. We understand that site-specific surveys will be undertaken at later stages of project review, as allowed by County Resolution 2013-111. The applicant and any future

owners or developers should understand that changes in project design may be necessary upon completion of these various surveys in order to comply with the MSHCP.

Thank you for your consideration.

Yours truly,

A handwritten signature in dark ink, appearing to read "Dan Silver", written over a horizontal line.

Dan Silver, MD
Executive Director



Juan C. Perez
Interim Planning Director

RIVERSIDE COUNTY PLANNING DEPARTMENT

Memorandum

To: Planning Commission

From: Matt Straite, project planner

RE: Additional Information for Agenda Item No. 3.5- GPA925

Additional Information

The following additional letter was received since the staff report was published-

In opposition

- Endangered Habitats League 7-10-14 (second letter submitted)
 - This letter suggests that the findings in the staff report are not accurate. The letter contends that the staff report is basing its support on the fact that the proposed ½ acre lots are still rural. EHL argues that is not that case and supports their contention by citing the change in the foundation from Rural to Community Development. The foundation is indeed changing, but the ½ lot size is still considered rural, as evidenced by the fact that the Rural Community Foundation of the General Plan features a Low Density Residential designation with a ½ acre minimum lot size.

The letter continues by contending that the second required finding is not clear. To clarify the finding, the area requesting to be converted contains natural boundaries that are explained in the finding. To the north, the site is largely bound by a hill, now preserved by the MSHCP. To the south, the site is generally bound by Medium Density Residential Specific Plans currently being built out. To the west is an open space preserve that also will not have any development potential in the future. To the east is the now approved Keller Crossing Specific Plan and other commercial developments along the newly expanded Highway 79 corridor. These natural boundaries form a community unto itself, surrounded by these natural barriers. The EHL letter argues that finding is only saying sprawl begets sprawl. The finding was attempting to point out that the approval of SP380 to the east was simply another indication of growth trends in the area; the finding was attempting to explain the pattern of development. The development to the south, and now the development to the east, in conjunction with the natural barriers to the west and north indicates that the community in question may not be best suited by 5 acre lots. In addition, the bulk of the landowners within *this* community (the area bound by the barriers outlined above) are applicants, therefore, the bulk of this community is supporting change.

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

Desert Office · 77-588 El Duna Court, Suite H
Palm Desert, California 92211
(760) 863-8277 · Fax (760) 863-7555

ENDANGERED HABITATS LEAGUE

DEDICATED TO ECOSYSTEM PROTECTION AND SUSTAINABLE LAND USE



July 10, 2014

VIA ELECTRONIC MAIL

Riverside County Planning Commission
County of Riverside
4080 Lemon St., 9th Floor
Riverside, CA 92501

RE: Item 3.1, GPA 903; Item 3.4, GPA 945D; Item 3.5, GPA 925 (July 16, 2014)

Dear Chair and Commission Members:

The Endangered Habitats League (EHL) appreciates the opportunity to submit written testimony.

Item 3.1, GPA 903

With the furnishing of information on MSHCP consistency, EHL now has no position on this proposal for commercial development but notes that development within municipal spheres of influence should generally be deferred to an orderly annexation process.

Item 3.4, GPA 945D

With the modification of this proposal and the apparent addressing of staff's initial concerns, EHL now has no position.

Item 3.5 GPA 925 - *OPPOSITION*

This 203-acre proposal is part of a complex of parcels that now form a Rural Separator. Urban conversion is being recommended despite the absence of an absorption study showing that any additional urban land is actually needed. At its heart, this proposal is piecemeal parcel-by-parcel sprawl, without even the veneer of a community-focused specific plan. It is wholly automobile dependent and bereft of merit from a "smart growth" perspective. Because the property is within the sphere of influence of the City of Murrieta, any urbanization should occur via orderly annexation.

The proposed General Plan findings for the project are either bogus or simply disheartening. Regarding consistency with the Riverside County Vision, the staff report states, "The General Plan envisioned the area as rural." By definition then, conversion

from the Rural Foundation to the Community Foundation is inconsistent with the rural vision. One half-acre lots constitute *suburban* development.

The second finding regards new circumstances. How the preservation of nearby open space justifies the creation of development is unclear. And the approval of another piecemeal development project nearby (SP 380) might just as well justify the creation of a strong boundary for the remaining rural separator via denial this request. If the justification for new development is simply "sprawl begets sprawl" then Riverside County has not improved its planning at all over the past decades.

EHL appreciates the inclusion in the hearing packet of the MSHCP HANS documentation as well as the setting aside of land during project design for Criteria Cell compliance. We understand that site-specific surveys will be undertaken at later stages of project review, as allowed by County Resolution 2013-111. The applicant and any future owners or developers should understand that changes in project design may be necessary upon completion of these various surveys in order to comply with the MSHCP.

Thank you for your consideration.

Yours truly,

A handwritten signature in blue ink, appearing to read "Dan Silver", is positioned above the printed name.

Dan Silver, MD
Executive Director

Agenda Item No.: 3.3
Area Plan: Southwest
Zoning Area: French Valley
Supervisory District: Third/Third
Project Planner: Matt Straite
Planning Commission: June 18, 2014

GENERAL PLAN AMENDMENT NO. 925
ENVIRONMENTAL ASSESSMENT NO. 41748
Applicant: Lubec Properties, LLC
Engineer/Representative: David Jeffers

COUNTY OF RIVERSIDE PLANNING DEPARTMENT STAFF REPORT

PROJECT DESCRIPTION AND LOCATION:

The applicant proposes to amend the General Plan Foundation Component and Land Use designations of the subject site from "Rural: Rural Residential" (RUR:RR) (5 acre minimum lot size) to "Community Development: Low Density Residential" (CD:LDR) (1/2 acre minimum lot size) on approximately 230.72 acres as originally applied and 202.87 as now proposed. The application was submitted during the permitted time period to request foundation changes in 2008.

The project is located northerly of Pat Road, southerly of Scott Road, easterly of Leon Road and westerly of Pourroy Road.

BACKGROUND:

The proposed General Plan Amendment was before the Planning Commission on February 3, 2010 and before the Board of Supervisors on May 18, 2011 as part of the General Plan Initiation Process (GPIP). The project was initiated by the Board. Staff supported the initiation throughout the process.

The subject site is located in the "French Valley" community within the Southwest Area Plan and is also located within the City of Murrieta's Sphere of Influence. The original application proposal included 28 parcels totaling approximately 230.72 acres. Through the processing of the application some of the property owners that were party to the application have elected to be removed from the application and are no longer proposed as part of the project. These include:

- 472-09)-005 (former owner Mr. Kiziar). The new owner is not interested in the GPA.
- 472-090-022 (owner McClausland). They decided to no longer pursue the change.
- 472-090-023 (former owner Reyes). The new owner is not interested in the GPA.
- 480-030-008 (former owner Davis). The new owner is not interested in the GPA.

The project now consists of 202.87 acres. Many of the parcels are adjacent to each other; however, some parcels amidst the proposal have not been included. Rural Residential can be found to the north and the east of the site and Community Development Foundation designations can be found to the south and the west of the subject site.

POTENTIAL ISSUES OF CONCERN:

Multi Species Habitat Conservation Plan Consistency.

The Project is located within Cells 5174 and 5175 under the County's Multiple Species Habitat Conservation Plan. The project has completed a Habitat Acquisition and Negotiation Strategy Review (HANS No. 2147, see attached). A total of 13.1 acres was identified for conservation focused on the northern portion of cell 5175 which represents the northern most portion of the proposed General Plan

D.M.

Amendment change. This proposed change consists of several owners. The 13.1 acres to be conserved represents part of one owner's property only.

SB-18 Tribal Consultation

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

Highway 79 Policy Area Consistency

The General Plan's Highway 79 Policy Area requires that residential development be proposed at 9% below the mid-point of the existing Land Use designation due to transportation infrastructure and capacity deficiencies. Mitigation was added to the project's CEQA document that makes the project consistent with the goals of the policy.

Additional Parcels

Staff is recommending that additional parcels be added to the project in order to promote better Land Use consistency. All of the suggested additions have been noticed of the hearing. The CEQA analysis for the project was done on a programmatic level, so the addition of three individual parcels will be consistent with the analysis in the Environmental Assessment and the conclusions of the Mitigated Negative declaration. More specifically, Staff is recommending that the following parcels also have their Land Use designation changed to Community Development: Low Density Residential (CD:LDR):

- 480-030-008- 31080 Flossie Way.
 - This site features a single family residence. This site was previously part of the application but a new owner indicated they did not wish to participate in the application any longer. Including this parcel will create a consistent designation on the east side of Leon Road.
- 480-030-020- 34130 Elliott Road.
 - This site features a single family residence. Addition of this parcel would create a consistent designation on the east side of Elliott Road.
- 472-090-009- 31400 Scenic Hills Drive.
 - This site features a single family residence. Addition of this parcel would create a consistent designation on the north side of Scenic Hills Drive.

General Plan Findings

In order to support the initiation of a proposed General Plan Amendment it must be established that the proposal satisfies certain required findings. The Administration Element of the General Plan explains that there are four categories of amendments, Technical, Entitlement/Policy, Foundation, and Agriculture. Each category has distinct required findings that must be made by the Board of Supervisors at a noticed public hearing.

General Plan Amendment No. 925 falls into the Foundation Component- Regular category, because the request to change foundations was made during the permitted 5 year (now 7 year) General Plan Review Cycle as outlined the General Plan.

The Administration Element of the General Plan explains that two findings must be made to justify an Foundation Component- Regular amendment. The two findings are:

- a. The proposed change does not involve a change in or conflict with:
 - (1) The Riverside County Vision;

(2) And that the change would not create an internal inconsistency among the elements of the General Plan.

b. New conditions or circumstances disclosed during the review process justify modifying the General Plan.

Consideration Analysis:

The first finding per the General Plan Administrative element explains that the proposed Amendment must not involve a change would not create an internal inconsistency among the elements of the General Plan.

A. The proposed change does not conflict with the Riverside County Vision, or create an inconsistency.

The General Plan envisioned the area as rural. The proposed change would allow an increase in density, but the designation proposed is still ½ acre lots which maintains the rural atmosphere. Additionally, many of the parcels that are included in the proposal and many that surround the proposed site remain vacant at this time although urbanization trends seem to be moving toward the area of the subject site. Much of the urbanization in the area is found to the south and east of the subject site, where multiple tracts and Specific Plans have been approved since 2003 which increased density. The incorporation of the City of Menifee which lies to the west of the site across Leon Road also serves as a sign of urbanization and change for the area. Keller Road divides the site into a northern and southern section. The Circulation Element of the General Plan identifies Keller Road as a Secondary Roadway, ultimately having a 100' right-of-way and improving circulation within the area. The proposed project is consistent with the vision of the General Plan for the area and the proposed change would not create an internal inconsistency among the elements of the General Plan. Staff reviewed the proposed change against all policies of the General Plan.

B. New conditions or circumstances disclosed during the review process justify modifying the General Plan.

Specific Plan 380, the Keller Crossing Specific Plan has been approved since 2003, adding 38 acres of commercial retail, 23.8 acres of commercial office, 42.4 acres of mixed use, and 15.6 acres of low density residential development adjacent to the property on the north east portion of the development. SP 380 has also changed the alignment of Keller Road and established a roadway section with four (4) travel lanes within a 100-foot right of way.

Additionally, since 2003 a significant lawsuit has been settled regarding nearby APN's 384-270-001, 392-340-028, 392-350-021 and 392-350-022 that will place over 300 acres of previously developable property into permanent conservation, over a period of time.

With the conservation of these areas identified above, and the change is land uses near the site, such as SP380, these changes justify the proposed amendment. Many other Specific Plans near the site, even with the recession, have continued to build out. While it is important to maintain a mixture of lot sizes in the area, the change from 5 acre lots to ½ acre lots would still provide a range of housing options in the area, transitioning from the higher level of density to the south, and the lower level to the north of the project site.

SUMMARY OF FINDINGS:

1. Proposed General Plan Land Use (Ex. #6): Community Development: Low Density Residential (CD:LDR)
2. Surrounding General Plan Land Use (Ex. #5): Rural: Rural Residential (RUR:RR) (5 acre minimum lot size) on the north and east, Rural: Rural Residential (RUR:RR) (5 acre minimum lot size) and Community Development: Medium Density Residential (CD:MDR) to the west, Rural: Rural Residential (RUR:RR) (5 acre minimum lot size) and Community Development: Low Density Residential (CD:LDR) to the south.
3. Existing Zoning (Ex. #2): Rural Residential (R-R)
4. Surrounding Zoning (Ex. #2): Rural Residential (R-R) and Residential Agricultural- 1 ½ Acre Minimum (R-A-1 ½) to the north, Rural Residential (R-R) and Specific Plan (SP) to the east, Rural Residential (R-R), Residential Agricultural- 5 Acre Minimum (R-A-5) and Specific Plan (SP) to the west, and Rural Residential (R-R), and One Family Dwelling (R-1) to the south.
5. Existing Land Use (Ex. #1): Vacant and single family dwellings.
6. Surrounding Land Use (Ex. #1): Vacant, single family dwellings and urban development.
7. Project Data: Total Acreage: 230.72 as applied, 202.87 as revised
8. Environmental Concerns: See attached environmental assessment

RECOMMENDATION:

APPROVAL of the **PLANNING COMMISSION RESOLUTION NO. 2014-03** recommending adoption of General Plan Amendment No. 925 to the Riverside County Board of Supervisors with the addition of the three parcels identified in the staff report;

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

ADOPTION of a **MITIGATED NEGATIVE DECLARATION** for **ENVIRONMENTAL ASSESSMENT NO. 41748**, based on the findings incorporated in the initial study, and the conclusion that the project will not have a significant effect on the environment;

APPROVAL of **GENERAL PLAN AMENDMENT NO. 925**, amending the Land Use Designation for the subject property from Rural: Rural Residential (RUR:RR) (5 acre minimum lot size) to Community Development: Low Density Residential (CD:LDR) (1/2 acre minimum lot size) in accordance with the General Plan Land Use Exhibit; based on the findings and conclusions incorporated in the staff report; and, pending final adoption of the General Plan Amendment

Resolution by the Board of Supervisors, and with the addition of the three parcels identified in the staff report.

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

1. The project site is designated Rural: Rural Residential (RUR:RR) (5 acre minimum lot size) on the Southwest Area Plan, the proposed designation is Community Development: Low Density Residential (CD:LDR) (1/2 acre minimum lot size).
2. The application was submitted during the permitted time period to request foundation changes in 2008.
3. Residential uses are permitted in the Community Development: Low Density Residential (CD:LDR).
4. The General Plan envisioned the area as rural. The proposed designation proposed requires a 1/2 acre minimum lot size which maintains the rural atmosphere of the area.
5. Many of the parcels that are included in the proposal and many that surround the proposed site remain vacant at this time although urbanization trends seem to be moving toward the area of the subject site. Much of the urbanization in the area is found to the south and east of the subject site, where multiple tracts and Specific Plans have been approved since 2003 which increased density.
6. The incorporation of the City of Menifee which lies to the west of the site across Leon Road also serves as a sign of urbanization and change for the area.
7. Keller Road divides the site into a northern and southern section. The Circulation Element of the General Plan identifies Keller Road as a Secondary Roadway, ultimately having a 100' right-of-way and improving circulation within the area.
8. Staff reviewed the proposed change against all policies of the General Plan and determined that the project is not inconsistent with the policies.
9. Specific Plan 380, the Keller Crossing Specific Plan was approved after 2003, adding 38 acres of commercial retail, 23.8 acres of commercial office, 42.4 acres of mixed use, and 15.6 acres of low density residential development adjacent to the property on the north east portion of the development. SP 380 has also changed the alignment of Keller Road and established a roadway section with four (4) travel lanes within a 100-foot right of way.
10. Since 2003, a significant lawsuit has been settled regarding nearby APN's 384-270-002, 384-270-003, 392-340-036, 392-340-037, 392-340-038, 392-350-023, 392-350-024, 392-350-025, and 392-350-026 that will place over 300 acres of previously developable property into permanent conservation, over a period of time.
11. The project site is surrounded by properties which are designated Rural: Rural Residential (RUR:RR) (5 acre minimum lot size) on the north and east, Rural: Rural Residential (RUR:RR) (5 acre minimum lot size) and Community Development: Medium Density Residential (CD:MDR) to

the west, Rural: Rural Residential (RUR:RR) (5 acre minimum lot size) and Community Development: Low Density Residential (CD:LDR) to the south.

12. The zoning for the subject site is Rural Residential (R-R).
13. The project has mitigation that requires a Change of Zone to be filled with any implementing project.
14. The project site is surrounded by properties which are zoned Rural Residential (R-R) and Residential Agricultural- 1½ Acre Minimum (R-A-1½) to the north, Rural Residential (R-R) and Specific Plan (SP) to the east, Rural Residential (R-R), Residential Agricultural- 5 Acre Minimum (R-A-5) and Specific Plan (SP) to the west, and Rural Residential (R-R), and One Family Dwelling (R-1) to the south.
15. Similar residential uses have been constructed and are operating in the project vicinity.
16. This project is [located within Criteria Area Cells 5174 and 5175 of the Western Riverside County Multiple Species Habitat Conservation Plan. A total of 13.1 acres was identified for conservation focused on the northern portion of the cell. This project fulfills those requirements. The project has completed a Habitat Acquisition and Negotiation Strategy Review (HANS No. 2147, see attached).
17. This project is within the City Sphere of Influence of the City of Murrieta.
18. Environmental Assessment No. 41748 identified the following potentially significant impacts:

a. Land Use

b. Traffic

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

CONCLUSIONS:

1. The proposed project is in conformance with the Community Development: Low Density Residential (CD:LDR) Land Use Designation, and with all other elements of the Riverside County General Plan.
2. With mitigation, the proposed project is consistent with the zoning classification of Ordinance No. 348, and with all other applicable provisions of Ordinance No. 348.
3. The proposed project is consistent with the provisions of the Administration Element of the 2003 General Plan.
4. The proposed project is consistent with the provisions of Ordinance No 348 Section 2.1 and 2.5 relating to Foundation Component Amendments- Regular.
5. The proposed project is consistent with the vision of the General Plan for the area and the proposed change would not create an internal inconsistency among the elements of the General Plan.

6. With MSHCP conservation of nearby properties, and with the changes in land uses near the site, the changes since 2003 justify the proposed amendment.
7. The SB-18 Tribal Consultation request for consultation was completed.
8. The public's health, safety, and general welfare are protected through project design.
9. With mitigation, the proposed project is compatible with the present and future logical development of the area.
10. The proposed project will not have a significant effect on the environment.
11. The proposed project will not preclude reserve design for the Western Riverside County Multiple Species Habitat Conservation Plan (WRCMSHCP).

INFORMATIONAL ITEMS:

1. As of this writing, no letters, in support or opposition have been received.
2. The project site is not located within:
 - a. A High Fire Area;
 - b. A 100-year flood plain, an area drainage plan; or;
 - c. Stephens Kangaroo Rat Core Reserve Area.
3. The project site is located within:
 - a. The Stephens Kangaroo Rat Fee Area
 - b. The limits of a dam inundation area;
 - c. The boundaries of the Valley Wide Parks and recreation District;
 - d. The City of Murrieta sphere of influence; and,
 - e. An area of moderate liquefaction.
4. The project site is currently designated as Assessor's Parcel Numbers: (as modified): 472-090-007, 472-090-008, 472-090-010, 472-090-017, 472-090-018, 472-090-019, 472-090-020, 472-090-021, 472-090-024, 480-030-001, 480-030-002, 480-030-003, 480-030-004, 480-030-005, 480-030-006, 480-030-007, 480-030-009, 480-030-010, 480-030-011, 480-030-012, 480-030-014, 480-030-015, 480-030-019 and 480-030-021.

**RESOLUTION
RECOMMENDING ADOPTION OF
GENERAL PLAN AMENDMENT NO. 2014-003**

WHEREAS, pursuant to the provisions of Government Code Section(s) 65350/65450 et. seq., public hearings were held before the Riverside County Planning Commission in Riverside, California on June 18, 2014, to consider the above-referenced matter; and,

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

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

BE IT RESOLVED, FOUND, DETERMINED, AND ORDERED by the Planning Commission of the County of Riverside, in regular session assembled on June 18, 2014, that it has reviewed and considered the environmental document prepared or relied on and recommends the following based on the staff report and the findings and conclusions stated therein:

ADOPTION of the Mitigated Negative Declaration environmental document, Environmental Assessment No. 41748; and

ADOPTION of General Plan Amendment No. 925

Supervisor Stone
District 3[illegible]

**Zoning Area: French Valley
Township/Range: T6SR2W
Section: 20. 29**

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 types of land use than is provided for under existing zoning. For further information, please contact the Riverside County Planning Department offices in Riverside at (951) 955-3200 (Western County), or in Colton at (760) 955-4277 (Eastern County) or website at <http://www.dina.sco.riverside.ca.us/force.html>

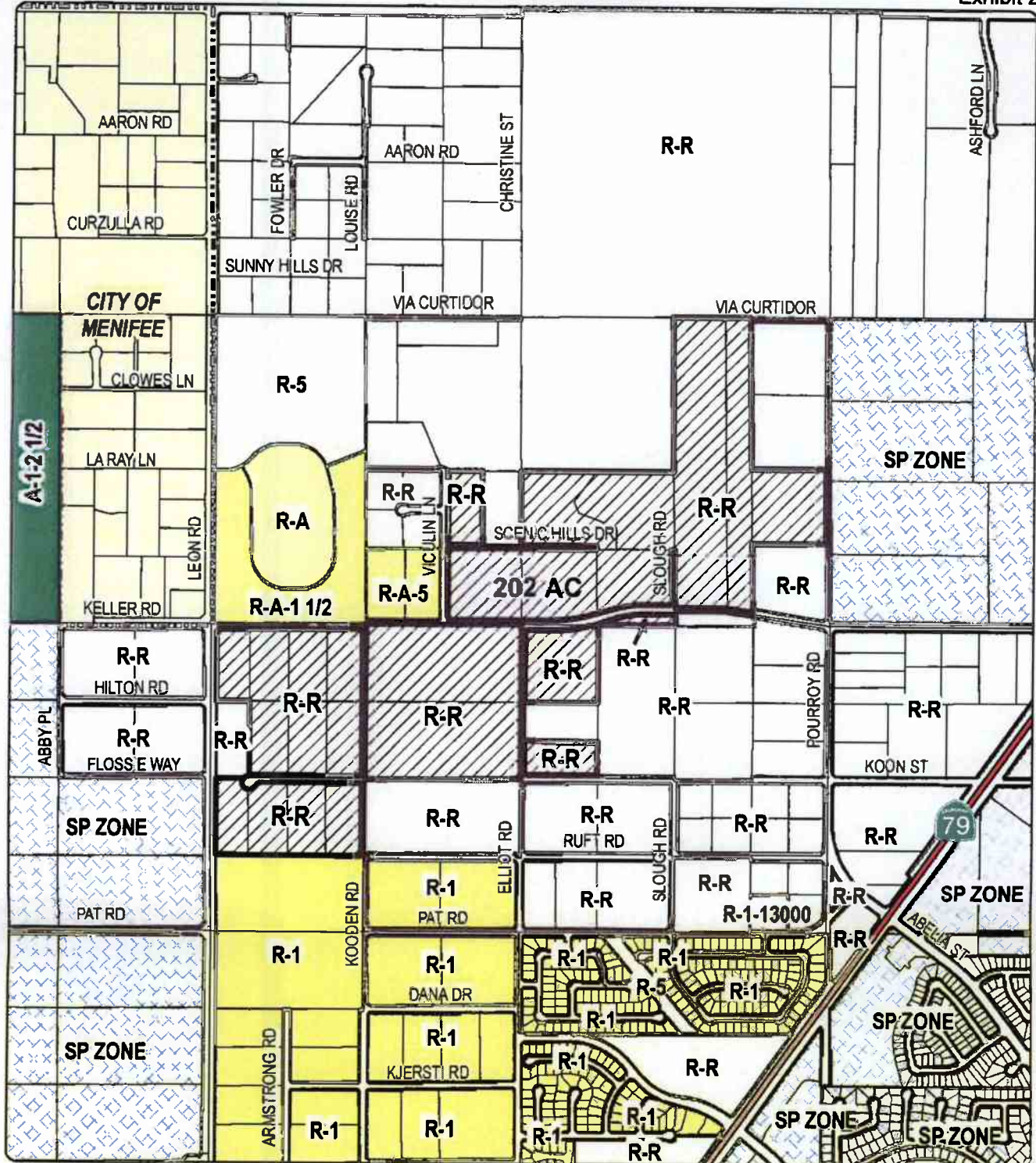
RIVERSIDE COUNTY PLANNING DEPARTMENT

GPA00925

EXISTING ZONING

Supervisor Stone
District 3

Date Drawn: 5/9/2014
Exhibit 2



Zoning Area: French Valley
Township/Range: T6SR2W
Section: 20, 29



Assessors Bk. Pg. 472,480
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GPA00925

PROPOSED GENERAL PLAN

Exhibit 6



**Assessors Bk. Pg. 472,480
Thomas Bros. Pg. 899 D3
Edition 2014**



0 600 1,200 2,400 3,600

Feet

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 types of land use than is provided for under existing zoning. For further information, please contact the Riverside County Planning Department offices in Riverside at (951) 955-3200 (Western County), or in Indio at (760) 863-8277 (Eastern County) or website at <http://www.ltrc.co.riverside.ca.us/index.html>

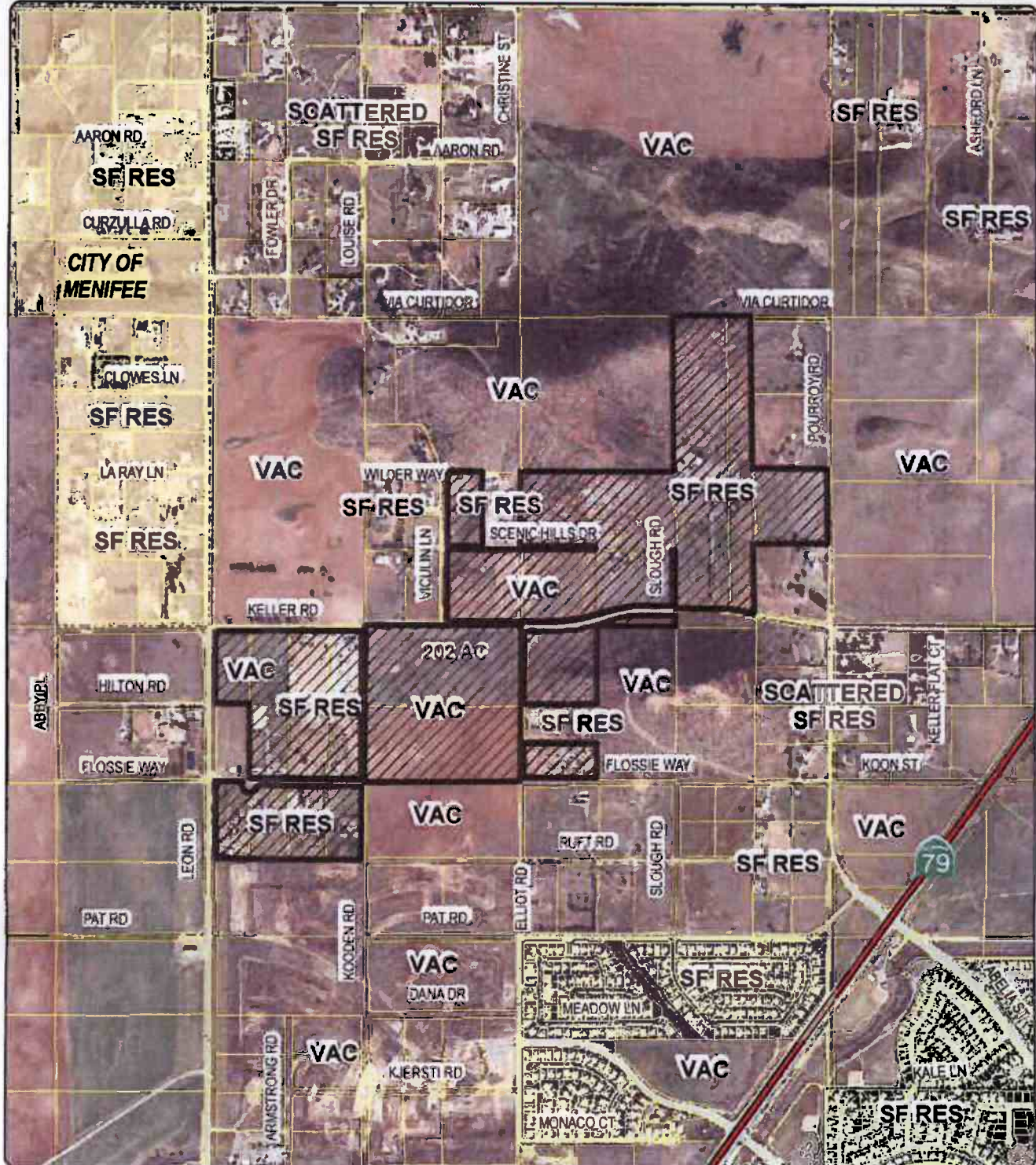
RIVERSIDE COUNTY PLANNING DEPARTMENT

GPA00925

LAND USE

Supervisor Stone
District 3

Date Drawn: 5/9/2014
Exhibit 1



Zoning Area: French Valley
Township/Range: T6SR2W
Section: 20, 29

Assessors Bk. Pg. 472,480
Thomas Bros. Pg. 899 D3
Edition 2014



0 600 1,200 2,400 3,600



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 types of land use than is provided for under existing zoning. For further information, please contact the Riverside County Planning Department offices in Riverside at (951) 955-3280 (Western County), or in Indio at (760) 953-8277 (Eastern County) or website at <http://www.co.riverside.ca.us/landuse.htm>.

COUNTY OF RIVERSIDE

ENVIRONMENTAL ASSESSMENT FORM: INITIAL STUDY

Environmental Assessment (E.A.) Number: 41748
Project Case Type (s) and Number(s): General Plan Amendment No. 925
Lead Agency Name: County of Riverside Planning Department
Address: P.O. Box 1409, Riverside, CA 92502-1409
Contact Person: Matt Straite
Telephone Number: 951-955-8631
Applicant's/ Eng Name: Lubec Properties, LLC
Applicant's/ Eng Address: PO BOX 492403

I. PROJECT INFORMATION

A. Project Description: The General Plan Amendment proposes to amend the General Plan Foundation Component of the subject site from Rural to Community Development and to amend the land use designation of the subject site from Rural Residential (R-RR) (5 Acre Minimum Lot Size) within the Highway 79 Policy Area to Low Density Residential (CD-LDR) (1/2 Acre Minimum Lot Size). NOTE: GPA00925 was initiated by the BOS on May 4, 2010.

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

C. Total Project Area: 230.72 Acres for the original application

Residential Acres: 230.72 **Lots:** N/A **Units:** N/A **Projected No. of Residents:** N/A
Other:

D. Assessor's Parcel No(s): 472-090-005, 472-090-007, 472-090-008, 472-090-010, 472-090-017, 472-090-018, 472-090-019, 472-090-020, 472-090-021, 472-090-022, 472-090-023, 472-090-024, 480-030-001, 480-030-002, 480-030-003, 480-030-004, 480-030-005, 480-030-006, 480-030-007, 480-030-008, 480-030-009, 480-030-010, 480-030-011, 480-030-012, 480-030-014, 480-030-015, 480-030-019 and 480-030-021 were submitted with the original application. The applicants subsequently revised the application to eliminate some of the parcels; however, the analysis that follows studied the entirety of the original application.

E. Street References: The project is located northerly of Pat Road, southerly of Scott Road, easterly of Leon Road and westerly of Pourroy Road.

F. Section, Township & Range Description or reference/attach a Legal Description: Section 20 South West, Township 6 South, Range 2 West, Section 29 North West Township 6 South Range 2 West, Section 29 North East Township 6 South Range 2 West, and Section 20 South East Township 6 South Range 2 West.

G. Brief description of the existing environmental setting of the project site and its surroundings: Vacant dry farmland, single family dwellings.

II. APPLICABLE GENERAL PLAN REGULATIONS

A. General Plan Elements/Policies:

1. Land Use: The project is consistent with the provisions of the Land Use Element.

2. **Circulation:** The project is consistent with the Highway 79 policy area provisions (through mitigation), and all other policies of the Circulation Element.
 3. **Multipurpose Open Space:** The project is consistent with the policies of the Open Space Element.
 4. **Safety:** The project is consistent with the policies of the Safety Element.
 5. **Noise:** The project is consistent with the policies of the Noise Element.
 6. **Housing:** The project is consistent with the policies of the Housing Element.
 7. **Air Quality:** The project is consistent with the policies of the Air Quality Element.
- B. General Plan Area Plan(s):** Southwest
- C. Foundation Component(s):** Rural:
- D. Land Use Designation(s):** Rural: Rural Residential (R:RR)
- E. Overlay(s), if any:** N/A
- F. Policy Area(s), if any:** Highway 79 Policy Area
- G. Adjacent and Surrounding:**
1. **Area Plan(s):** Southwest to the north, south, east and west
 2. **Foundation Component(s):** Rural and Rural Community to the north, Rural and Community Development to the east, Community Development to the south, Community Development and Rural Community to the west.
 3. **Land Use Designation(s):** Rural and Low Density Residential to the north, Specific Plan and Rural to the east, Low Density Residential and Rural to the south, and Medium Density Residential, Low Density Residential to the west.
 4. **Overlay(s), if any:** None
 5. **Policy Area(s), if any:** Highway 79 Policy Area to the north, south, east, and west. Leon/Keller policy, and Keller Road South Side Policy area to the west
- H. Adopted Specific Plan Information**
1. **Name and Number of Specific Plan, if any:** N/A
 2. **Specific Plan Planning Area, and Policies, if any:** N/A
- I. Existing Zoning:** Rural Residential (R-R)
- J. Proposed Zoning, if any:** No zone change is proposed.

K. Adjacent and Surrounding Zoning: Specific Plan (SP) and Rural Residential (R-R) to the west, Rural Residential (RR) to the east, and Residential Agricultural- 1 ½ Acre Minimum (R-A-1 ½), Residential Agricultural- 5 Acre Minimum (R-A-5), Specific Plan (SP), and Rural Residential (R-R) to the west, Rural Residential (R-R) and One Family Dwelling (R-1) 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.

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

IV. DETERMINATION

On the basis of this initial evaluation:

A PREVIOUS ENVIRONMENTAL IMPACT REPORT/NEGATIVE DECLARATION WAS NOT PREPARED

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

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

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

A PREVIOUS ENVIRONMENTAL IMPACT REPORT/NEGATIVE DECLARATION WAS PREPARED

☐ I find that although the proposed project could have a significant effect on the environment, **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

5/14/14
Date

Matt Striate, project planner
Printed Name

For Juan C Perez, Interim Planning Director

V. ENVIRONMENTAL ISSUES ASSESSMENT

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

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
AESTHETICS Would the project				
1. Scenic Resources				
a) Have a substantial effect upon a scenic highway corridor within which it is located?	☐	☐	☐	☒
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?	☐	☐	☐	☒

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

Findings of Fact:

a-b) The proposed project is not located along any scenic highway corridors in the Southwest Area plan. The closest Scenic Highway Corridor is the 215. This project will not impact any scenic highway corridors.

The proposed project does not provide the opportunity for physical disturbance of the property; therefore, there is no potential for any impacts to scenic resources. The proposed project will change the General Plan designation for the site, which could eventually lead to a higher level of development on the property. Once a development proposal or land use application to subsequently subdivide, grade, or build on the property associated with General Plan Amendment No. 925 is submitted, a subsequent review and EA shall be prepared assessing potential impacts.

Mitigation: No mitigation is required

Monitoring: No monitoring is required

2. Mt. Palomar Observatory

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

☐ ☐ ☒ ☐

Source: GIS database, Ord. No. 655 (Regulating Light Pollution), Southwest Area Plan Figure 6

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

a) The proposed project is located within Zone b of the Palomar Nighttime Lighting Policy Area according to figure 6 in the Southwest Area Plan section of the General Plan. However, the project does not provide the opportunity for physical disturbance of the property; therefore, there is no potential for any impacts. The proposed project will change the General Plan designation for the site, which could eventually lead to a higher level of development on the property. Once a development proposal or land use application to subsequently subdivide, grade, or build on the property associated with General Plan Amendment No. 925 is submitted, a subsequent review and EA shall be prepared assessing potential impacts.

Mitigation: No mitigation is required

Monitoring: No monitoring is required

3. Other Lighting Issues

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

☐ ☐ ☐ ☒

b) Expose residential property to unacceptable light levels?

☐ ☐ ☐ ☒

Source: On-site Inspection, Project Application Description

Findings of Fact:

a-b) The proposed project does not provide the opportunity for physical disturbance of the property; therefore, there is no potential for any impacts. The proposed project will change the General Plan designation for the site, which could eventually lead to a higher level of development on the property. Once a development proposal or land use application to subsequently subdivide, grade, or build on the property associated with General Plan Amendment No. 925 is submitted, a subsequent review and EA shall be prepared assessing potential impacts.

Mitigation: No mitigation is required

Monitoring: No monitoring is required

AGRICULTURE & FOREST RESOURCES Would the project

4. Agriculture

a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland) as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?

☐ ☐ ☒ ☐

b) Conflict with existing agricultural zoning, agricultural use or with land subject to a Williamson Act contract or land

☐ ☐ ☒ ☐

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
within a Riverside County Agricultural Preserve?				
c) Cause development of non-agricultural uses within 300 feet of agriculturally zoned property (Ordinance No. 625 "Right-to-Farm")?	☐	☐	☒	☐
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?	☐	☐	☒	☐

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

Findings of Fact:

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

b) There are no Williamson Act contracts on the site, and while the zoning on the property is Agricultural, the General Plan is not. As a result, the zoning was not inconsistent with the General Plan and the proposed change is not inconsistent with the County's vision for the area. There are no impacts.

c-d) The property surrounding the site is not agriculturally zoned. There are no impacts.

Mitigation: No mitigation is required

Monitoring: No monitoring is required

5. Forest	☐	☐	☐	☒
a) Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Govt. Code section 51104(g))?				
b) Result in the loss of forest land or conversion of forest land to non-forest use?	☐	☐	☐	☒
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?	☐	☐	☐	☒

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

Findings of Fact:

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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a-c) The County has no forest land zoning, nor is the property forested. There will be no impacts.

Mitigation: No mitigation is required

Monitoring: No monitoring is required

AIR QUALITY Would the project

6. Air Quality Impacts

a) Conflict with or obstruct implementation of the applicable air quality plan?	☐	☐	☒	☐
b) Violate any air quality standard or contribute substantially to an existing or projected air quality violation?	☐	☐	☒	☐
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)?	☐	☐	☒	☐
d) Expose sensitive receptors which are located within 1 mile of the project site to project substantial point source emissions?	☐	☐	☒	☐
e) Involve the construction of a sensitive receptor located within one mile of an existing substantial point source emitter?	☐	☐	☒	☐
f) Create objectionable odors affecting a substantial number of people?	☐	☐	☐	☒

Source: SCAQMD CEQA Air Quality Handbook

Findings of Fact:

a-f) The proposed land use change would result in a net increase in population at build out based on the proposed change. However, the amount of the increase is too speculative to provide a detailed analysis at this stage. This is a programmatic level CEQA analysis. The General Plan includes assumptions that could be used to estimate density, but the new water quality requirements for the State's mandated Low Impact Development (LID) standards will result in a lower density yield on development of all designations. At this stage the increase proposed is minimal on a regional scale and will not substantially alter the population projections for the area, thus not impacting the local Air Quality Management Plans. There are no point source emitters within 1 mile of the proposed site. The proposed project does not provide the opportunity for physical disturbance of the property; therefore, there is no potential for any impacts. The proposed project will change the General Plan designation for the site, which could eventually lead to a higher level of development on the property. Once a development proposal or land use application to subsequently subdivide, grade, or build on the property associated with General Plan Amendment No. 925 is submitted, a subsequent review and EA shall be prepared assessing potential impacts to air quality. At this stage, the impacts are considered less than significant.

Mitigation: No mitigation is required

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

BIOLOGICAL RESOURCES Would the project

7. Wildlife & Vegetation

a) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Conservation Community Plan, or other approved local, regional, or state conservation plan?

☐	☐	☐	☒
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b) Have a substantial adverse effect, either directly or through habitat modifications, on any endangered, or threatened species, as listed in Title 14 of the California Code of Regulations (Sections 670.2 or 670.5) or in Title 50, Code of Federal Regulations (Sections 17.11 or 17.12)?

☐	☐	☐	☒
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c) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U. S. Wildlife Service?

☐	☐	☐	☒
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d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?

☐	☐	☐	☒
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e) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Game or U. S. Fish and Wildlife Service?

☐	☐	☐	☒
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f) Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?

☐	☐	☐	☒
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g) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?

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

Findings of Fact:

a-g) County mapping has identified a number of the parcels included within the proposal as being located within Cells 5174 and 5175 under the County's Multiple Species Habitat Conservation Plan. Conservation within Cell 5174 will range from 35%-45% of the Cell and will focus on the northern portion of the cell according to the plan. Those proposed parcels that fall within Cell 5174 are located in the southern and northeastern portions of the Cell. Conservation within Cell 5175 will range from 35%-45% of the Cell and will also be focused in the northern portion of the cell. Those proposed parcels that fall within Cell 5175 are located in the southeastern and northeastern portions of the Cell. Cells 5174 and 5175 will contribute to Proposed Constrained Linkage 17 (Paloma Valley), which

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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according to the plan, will provide Habitat for species and will also provide for the movement of species. The plan recognizes that this linkage is currently constrained by existing urban development and agricultural uses; however, many of the land uses surrounding the Constrained Linkage are currently rural.

The proposed project has been submitted to the Environmental Programs Department to process a Habitat Acquisitions and Negotiations Strategy (HANS) application. The process has been completed and Conservation requirements have been identified. Any specific actions regarding the conservation will be required at the project implementation stage. The project is therefore consistent with the requirements of the MSHCP at this stage. Additional ground studies will be required at a future stage to further determine consistency with the MSHCP at the construction stage. Further, this project does not provide the opportunity for physical disturbance of the property, therefore, there is no potential for take of sensitive species or conflict with adopted conservation plans, including but not limited to the MSHCP. Once a development proposal or land use application to subsequently subdivide, grade, or build on the property associated with General Plan Amendment No. 925 is submitted, a subsequent review and EA shall be prepared assessing potential impacts to Biological Resources as well as any further potential conflicts with adopted conversation plans, including but not limited to the MSHCP. It should be noted that even if the proposed General Plan Land Use is approved by the Board of Supervisors, there is no guarantee that development could occur on all of the property included in the project site. Further study at the implementation stage may reveal biological constraints that would limit development. The applicants are aware of such risk associated with the processing of General Plan Amendments without an associated project.

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?	☐	☐	☒	☐
b) Cause a substantial adverse change in the significance of a historical resource as defined in California Code of Regulations, Section 15064.5?	☐	☐	☒	☐

Source: On-site Inspection, Project Application Materials

Findings of Fact:

a-b) Based on a site visit of the subject property, there are no historic sites on the property. The proposed project does not provide the opportunity for physical disturbance of the property; therefore, there is no potential for any impacts. The proposed project will change the General Plan designation for the site, which could eventually lead to a higher level of development on the property. Once a development proposal or land use application to subsequently subdivide, grade, or build on the property associated with General Plan Amendment No. 925 is submitted, a subsequent review and EA shall be prepared assessing potential ground disturbing cultural impacts.

Mitigation: No mitigation is required

Monitoring: No monitoring is required

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
9. Archaeological Resources				
a) Alter or destroy an archaeological site.	☐	☐	☒	☐
b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to California Code of Regulations, Section 15064.5?	☐	☐	☒	☐
c) Disturb any human remains, including those interred outside of formal cemeteries?	☐	☐	☒	☐
d) Restrict existing religious or sacred uses within the potential impact area?	☐	☐	☒	☐

Source: On-site Inspection, Project Application Materials

Findings of Fact:

a-d) The proposed project does not provide the opportunity for physical disturbance of the property; therefore, there is no potential for any impacts. As a result, no site specific archeological studies were requested. The proposed project will change the General Plan designation for the site, which could eventually lead to a higher level of development on the property. Once a development proposal or land use application to subsequently subdivide, grade, or build on the property associated with General Plan Amendment No. 925 is submitted, a subsequent review and EA shall be prepared assessing potential impacts.

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

Mitigation: No mitigation is required

Monitoring: No monitoring is required

10. Paleontological Resources	☐	☐	☒	☐
a) Directly or indirectly destroy a unique paleontological resource, or site, or unique geologic feature?				

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

Findings of Fact:

a) According to the General Plan the project is in an area of low and undetermined paleontological sensitivity to the north east and for the remainder of the site (about 80% of the site) respectively. The proposed project does not provide the opportunity for physical disturbance of the property; therefore, there is no potential for any impacts at this stage. The proposed project will change the General Plan designation for the site, which could eventually lead to a higher level of development on the property. Once a development proposal or land use application to subsequently subdivide, grade, or build on the property associated with General Plan Amendment No. 925 is submitted, a subsequent review and EA shall be prepared assessing potential impacts.

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

Monitoring: No monitoring is required

GEOLOGY AND SOILS Would the project

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

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

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

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

Findings of Fact:

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

Mitigation: No mitigation is required

Monitoring: No monitoring is required

12. Liquefaction Potential Zone

a) Be subject to seismic-related ground failure, including liquefaction?

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

Findings of Fact:

a) According to the General Plan, there are portions to the south of the project site that are mapped as areas of low liquefaction potential. The rest of the site shows no mapped liquefaction zones. The proposed project does not provide the opportunity for physical disturbance of the property; therefore, there is no potential for any impacts at this stage. The proposed project will change the General Plan designation for the site, which could eventually lead to a higher level of development on the property. Once a development proposal or land use application to subsequently subdivide, grade, or build on the property associated with General Plan Amendment No. 925 is submitted, a subsequent review and EA shall be prepared assessing potential impacts.

Mitigation: No mitigation is required

Monitoring: No monitoring is required

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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13. Ground-shaking Zone

a) Be subject to strong seismic ground shaking?

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

Findings of Fact:

a) Every project in California has some degree of potential exposure to significant ground shaking. The proposed project does not provide the opportunity for physical disturbance of the property; therefore, there is no potential for any impacts. The proposed project will change the General Plan designation for the site, which could eventually lead to a higher level of development on the property. Once a development proposal or land use application to subsequently subdivide, grade, or build on the property associated with General Plan Amendment No. 925 is submitted, a subsequent review and EA shall be prepared assessing potential impacts. This will include adherence to the California Building code, Title 24, which will mitigate to some degree, the potential for ground shaking impacts.

Mitigation: No mitigation is required

Monitoring: No monitoring is required

14. Landslide Risk

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

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

Findings of Fact:

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

Mitigation: No mitigation is required

Monitoring: No monitoring is required

15. Ground Subsidence

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

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

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

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

Mitigation: No mitigation is required

Monitoring: No monitoring is required

16. Other Geologic Hazards

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

☐	☐	☒	☐
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Source: On-site Inspection, Project Application Materials, Geologist Review

Findings of Fact:

a) Based on the review of the proposed project by the County Geologist, the project does not present any other geological hazards or risks. Lake Skinner is located about 16,000 feet (3 miles) to the east of the project site. Portions of the project site are located within a Dam Inundation zone for Lake Skinner. This also indicates a high likeliness for seiche resulting from strong seismic activity near the Lake Skinner Dam, which would impact the property. Regarding the potential mitigation of seiche, the General Plan includes many policies intended to address the concerns presented by Dam Inundation but most are specific to construction level requirements. Such mitigation will be implemented at the construction phase of development, and are not appropriate at the General Plan Amendment levels.

Mitigation: No mitigation is required

Monitoring: No monitoring is required

17. Slopes

a) Change topography or ground surface relief features?

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

☐	☐	☐	☒
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c) Result in grading that affects or negates subsurface sewage disposal systems?

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

Findings of Fact:

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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a-c) The project proposes no grading or construction of any kind, therefore there are no potential impacts to or from slopes. As was previously explained, the site is general flat. Once a development proposal or land use application to subsequently subdivide, grade, or build on the property associated with General Plan Amendment No. 925 is submitted, a subsequent review and EA shall be prepared assessing potential impacts.

Mitigation: No mitigation is required

Monitoring: No monitoring is required

18. Soils

a) Result in substantial soil erosion or the loss of topsoil?

☐ ☐ ☐ ☒

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?

☐ ☐ ☐ ☒

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?

☐ ☐ ☐ ☒

Source: Project Application Materials, On-site Inspection

Findings of Fact:

a-c) The project proposes no grading or construction of any kind, therefore there are no potential impacts to soils or septic tanks. There are several single family structures on the site, all of which are on septic currently. The project proposes to increase the density of the property from 5 acre minimum lot size to 1/2 acre minimum lots. One acre lots are consistent with the current regulations regarding minimum lot size for septic systems. All septic systems require separate permitting from the County Environmental Health Department, with full percolation testing. Such testing will be performed at the implementation stage. Once a development proposal or land use application to subsequently subdivide, grade, or build on the property associated with General Plan Amendment No. 925 is submitted, a subsequent review and EA shall be prepared assessing potential impacts.

Mitigation: No mitigation is required

Monitoring: No monitoring is required

19. Erosion

a) Change deposition, siltation, or erosion that may modify the channel of a river or stream or the bed of a lake?

☐ ☐ ☐ ☒

b) Result in any increase in water erosion either on or off site?

☐ ☐ ☐ ☒

Source: Project Application Materials, On-site Inspection

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

a-b) The project proposes no grading or construction of any kind; therefore there are no potential impacts to or from erosion. However, the proposed project will change the General Plan designation for the site, which could eventually lead to a higher level of development on the property. Once a development proposal or land use application to subsequently subdivide, grade, or build on the property associated with General Plan Amendment No. 925 is submitted, a subsequent review and EA shall be prepared assessing potential impacts.

Mitigation: No mitigation is required

Monitoring: No monitoring is required

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

☐ ☐ ☐ ☒

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

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

Findings of Fact:

a) According to General Plan figure S-8 the project is not located in an area of high wind erosion. Once a development proposal or land use application to subsequently subdivide, grade, or build on the property associated with General Plan Amendment No. 925 is submitted, a subsequent review and EA shall be prepared assessing potential impacts.

Mitigation: No mitigation is required

Monitoring: No monitoring is required

GREENHOUSE GAS EMISSIONS Would the project

21. Greenhouse Gas Emissions

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

☐ ☐ ☒ ☐

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

☐ ☐ ☒ ☐

Source:

Findings of Fact: The proposed project is a General Plan Amendment only, there is no ground disturbance proposed. The proposed amendment will increase the potential density of the site, which would have an increase in potential impacts because there could be more homes in the area. However, this CEQA analysis is intended to be a programmatic CEQA level review. Any future

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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implementing project on this site will be required to comply with California's AB-32 greenhouse gas reduction requirement. At this stage, it is too speculative to review the specific potential impacts as the number of residential units are not known. Additionally, many of the identified potential mitigation for GHG impacts are implemented at the construction level of development. Once a development proposal or land use application to subsequently subdivide, grade, or build on the property associated with General Plan Amendment No. 925 is submitted, a subsequent review and EA shall be prepared assessing potential impacts.

Mitigation: No mitigation is required

Monitoring: No monitoring is required

HAZARDS AND HAZARDOUS MATERIALS Would the project

22. Hazards and Hazardous Materials

a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?	☐	☐	☐	☒
b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?	☐	☐	☐	☒
c) Impair implementation of or physically interfere with an adopted emergency response plan or an emergency evacuation plan?	☐	☐	☒	☐
d) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?	☐	☐	☐	☒
e) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?	☐	☐	☐	☒

Source: Project Application Materials

Findings of Fact:

a-b, d-e) The project proposes no grading or construction of any kind; therefore there are no potential impacts that could result from the transportation of hazardous materials; nor will the proposed change in land use density result in an increased potential for generating anything hazardous. The site is not listed as a hazardous materials site. Once a development proposal or land use application to subsequently subdivide, grade, or build on the property associated with General Plan Amendment No. 925 is submitted, a subsequent review and EA shall be prepared assessing potential impacts.

c) The project will result in higher development intensity of the site than was proposed in the General Plan in 2003. The increase in density may result in an overburden of streets previously identified as evacuation routes for other projects. However, the Transportation Department will require any future

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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development proposals on the site to add mitigation to those projects to assure the streets will accommodate adequate emergency provisions.

Mitigation: No mitigation is required

Monitoring: No monitoring is required

23. Airports

a) Result in an inconsistency with an Airport Master Plan?

☐ ☐ ☐ ☒

b) Require review by the Airport Land Use Commission?

☐ ☐ ☐ ☒

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?

☐ ☐ ☐ ☒

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?

☐ ☐ ☐ ☒

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

Findings of Fact:

a-d) Based on the General Plan, figure S-19, the project is not located within an Airport Influence area or compatibility zone and will not require review by ALUC or impact any airport operations in any way.

Mitigation: No mitigation is required

Monitoring: No monitoring is required

24. Hazardous Fire Area

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

☐ ☐ ☐ ☒

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

Findings of Fact:

a) According to General Plan Figure S-11 the project is not located within a Wildfire Susceptibility Area. There will be no impacts.

Mitigation: No mitigation is required

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

HYDROLOGY AND WATER QUALITY Would the project

25. Water Quality Impacts

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

☐ ☐ ☐ ☒

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

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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)?

☐ ☐ ☐ ☒

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?

☐ ☐ ☐ ☒

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?

☐ ☐ ☐ ☒

f) Place within a 100-year flood hazard area structures which would impede or redirect flood flows?

☐ ☐ ☐ ☒

g) Otherwise substantially degrade water quality?

☐ ☐ ☐ ☒

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)?

☐ ☐ ☐ ☒

Source: Riverside County Flood Control District Review.

Findings of Fact:

a-h) The project is not located within a flood zone. The project proposes no grading or construction of any kind; therefore there are no potential impacts to or from flood hazards with the exception of dam inundation (see topic in geology regarding seiche). There is no land alteration proposed at this time that would alter any flows, violate any standards, impact ground water resources, create any runoff, or require any BMP's. No additional study of the current conditions was performed at this time because the proposed General Plan Amendment is not proposing any ground alteration at this time. However, the proposed project will change the General Plan designation for the site, which could eventually lead to a higher level of development on the property. Once a development proposal or land use application to subsequently subdivide, grade, or build on the property associated with General Plan Amendment No. 925 is submitted, a subsequent review and EA shall be prepared assessing potential impacts which will include a hydrology analysis.

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

Monitoring: No monitoring is required

26. Floodplains

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

NA - Not Applicable ☒

U - Generally Unsuitable ☐

R - Restricted ☐

a) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner that would result in flooding on- or off-site?

☐
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☐
☒

b) Changes in absorption rates or the rate and amount of surface runoff?

☐
☐
☐
☒

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)?

☐
☐
☒
☐

d) Changes in the amount of surface water in any water body?

☐
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Source: Riverside County General Plan Figure S-9 "100- and 500-Year Flood Hazard Zones," Figure S-10 "Dam Failure Inundation Zone," Riverside County Flood Control District Flood Hazard Report/Condition, GIS database

Findings of Fact:

a-d) The project is not located within a flood zone. The project proposes no grading or construction of any kind; therefore there are no potential impacts to or from flood hazards with the exception of dam inundation (see topic in geology regarding seiche). There is no land alteration proposed at this time that would alter any flows, violate any standards, impact ground water resources, create any runoff, or require any BMP's. However, the proposed project will change the General Plan designation for the site, which could eventually lead to a higher level of development on the property. Once a development proposal or land use application to subsequently subdivide, grade, or build on the property associated with General Plan Amendment No. 925 is submitted, a subsequent review and EA shall be prepared assessing potential impacts.

Mitigation: No mitigation is required

Monitoring: No monitoring is required

LAND USE/PLANNING Would the project

27. Land Use

a) Result in a substantial alteration of the present or planned land use of an area?

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☐

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
b) Affect land use within a city sphere of influence and/or within adjacent city or county boundaries?	☐	☐	☐	☒

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

Findings of Fact:

a-b) The project will result in changes to the Land Use patterns in the area. The area is currently designated for lower density uses, 5 acre minimum lot sizes. However, property near the site, specifically to the south, north and east have experienced some increases in density over what was adopted with the 2003 General Plan. The proposed change will not alter the rural character of the area, because 1/2 acre lots generally permit animal keeping. As previously stated, the potential impacts in this EA are being evaluated for the Land Use change only. For these reasons, the Land Use and zoning impacts are considered less than significant.

Mitigation: No mitigation is required

Monitoring: No monitoring is required

28. Planning	☐	☒	☐	☐
a) Be consistent with the site's existing or proposed zoning?	☐	☒	☐	☐
b) Be compatible with existing surrounding zoning?	☐	☐	☒	☐
c) Be compatible with existing and planned surrounding land uses?	☐	☐	☒	☐
d) Be consistent with the land use designations and policies of the General Plan (including those of any applicable Specific Plan)?	☐	☐	☒	☐
e) Disrupt or divide the physical arrangement of an established community (including a low-income or minority community)?	☐	☐	☐	☒

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

Findings of Fact:

a-e) The project will eventually result in changes to the zoning in the area. The area is currently zoned Rural Residential (R-R), which is generally inconsistent with the proposed General Plan Land Use Designation. Any implementing project within the area of the proposed change will be required to process a zone change with the proposed implementing project to assure the General Plan and zoning consistency for the implementing project. Many projects around and near the project site have changed their General Plan and zoning designations since the 2003 General Plan, most recently a Specific Plan was approved adjacent to the project site on the east, the Keller Crossing Specific Plan, SP380. The proposed Land Use change is consistent with all policies of the General Plan, particularly because the proposed change generally retains the rural character of the area, and will not be dividing the physical arrangement of any communities. As previously stated, the potential impacts in this EA are being evaluated for the Land Use only. Once a development proposal or land use application to

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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subsequently subdivide, grade, or build on the property associated with General Plan Amendment No. 925 is submitted, a subsequent review and EA shall be prepared assessing potential impacts. For these reasons, the Land Use and zoning impacts are considered less than significant.

Mitigation: GPA925 MM1: Any implementing project within the limits of General Plan Amendment No. 925 will be required to process a zone change application to assure consistency with the General Plan.

Monitoring: Monitoring will be achieved through the Project review of implementing projects within the General Plan Amendment area.

MINERAL RESOURCES Would the project

29. Mineral Resources

a) Result in the loss of availability of a known mineral resource that would be of value to the region or the residents of the State?

☐ ☐ ☐ ☒

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?

☐ ☐ ☐ ☒

c) Be an incompatible land use located adjacent to a State classified or designated area or existing surface mine?

☐ ☐ ☐ ☒

d) Expose people or property to hazards from proposed, existing or abandoned quarries or mines?

☐ ☐ ☐ ☒

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

Findings of Fact:

a-d) According to the General Plan figure OS-5 the project is not located in an area known to have mineral resources that would preclude the development of the ultimate density requested in the project. Further, the project proposes no grading or construction of any kind; therefore there are no potential impacts to or from mineral resources. There are no known mines on or near the site. However, the proposed project will change the General Plan designation for the site, which could eventually lead to a higher level of development on the property. Once a development proposal or land use application to subsequently subdivide, grade, or build on the property associated with General Plan Amendment No. 925 is submitted, a subsequent review and EA shall be prepared assessing potential impacts.

Mitigation: No mitigation is required

Monitoring: No monitoring is required

NOISE Would the project result in

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Definitions for Noise Acceptability Ratings

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

NA - Not Applicable

A - Generally Acceptable

B - Conditionally Acceptable

C - Generally Unacceptable

D - Land Use Discouraged

30. Airport Noise

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

☐ ☐ ☐ ☒

NA ☒ A ☐ B ☐ C ☐ D ☐

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

☐ ☐ ☐ ☒

NA ☒ A ☐ B ☐ C ☐ D ☐

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

Findings of Fact:

a-b) According to the General Plan, Figure S-19, the project is not located within an airport influence area. Therefore, there will be no significant impacts from airport noise.

Mitigation: No mitigation is required

Monitoring: No monitoring is required

31. Railroad Noise

NA ☒ A ☐ B ☐ C ☐ D ☐ ☐ ☐ ☐ ☒

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

Findings of Fact:

The project is not located near any railroads, therefore, there will be no significant impacts from railroad noise.

Mitigation: No mitigation is required

Monitoring: No monitoring is required

32. Highway Noise

NA ☒ A ☐ B ☐ C ☐ D ☐ ☐ ☐ ☐ ☒

Source: On-site Inspection, Project Application Materials

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

The project is not located near any highways. The closest Highway is Highway 79 about one half mile to the east of the northern portion of the project area. Noise from this distance will be negligible. Therefore, there will be no significant impacts from highway noise.

Mitigation: No mitigation is required

Monitoring: No monitoring is required

33. Other Noise

NA ☒ A ☐ B ☐ C ☐ D ☐ ☐ ☐ ☐ ☒

Source: Project Application Materials, GIS database

Findings of Fact:

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

Mitigation: No mitigation is required

Monitoring: No monitoring is required

34. Noise Effects on or by the Project

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

b) A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project? ☐ ☐ ☒ ☐

c) Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies? ☐ ☐ ☒ ☐

d) Exposure of persons to or generation of excessive ground-borne vibration or ground-borne noise levels? ☐ ☐ ☒ ☐

Source: Riverside County General Plan, Table N-1 ("Land Use Compatibility for Community Noise Exposure"); Project Application Materials

Findings of Fact:

a-d) The project proposes no grading or construction of any kind. With no structures proposed on the site, and no expressed use permitted, no additional CEQA analysis is required at this time. The proposed project will change the General Plan designation for the site, which could eventually lead to

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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a higher level of development on the property. Once a development proposal or land use application to subsequently subdivide, grade, or build on the property associated with General Plan Amendment No. 925 is submitted, a subsequent review and EA shall be prepared assessing potential impacts.

Mitigation: No mitigation is required

Monitoring: No monitoring is required

POPULATION AND HOUSING Would the project

35. Housing

a) Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?

☐	☐	☐	☒
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b) Create a demand for additional housing, particularly housing affordable to households earning 80% or less of the County's median income?

☐	☐	☐	☒
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c) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?

☐	☐	☐	☒
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d) Affect a County Redevelopment Project Area?

☐	☐	☐	☒
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e) Cumulatively exceed official regional or local population projections?

☐	☐	☒	☐
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f) Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?

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

Findings of Fact:

a-f) Appendix E of the 2003 General Plan outlines the assumptions used for build out density in the Plan. The existing designation of Rural: Rural Residential (R:RR) assumes a midpoint density of 0.15 dwelling units to the acre. The proposed designation of Community Development: Low Density Residential assumes a midpoint of 1.2 dwelling units to the acre, for a difference of 1.05 dwelling units to the acre, or a total unit increase of 242 units over 230 acres (.15x230 – 1.2x230). The increase in units will result a potential midpoint population increase of 626 people (102 people in RR subtracted from 728 people in VLDR- based on the General Plan assumption of 3.01 residents per unit). The project proposes no grading or construction of any kind. There are several homes on the site. None are proposed to be eliminated as part of this proposed Land Use change. It will not displace any existing housing or effect a redevelopment area. The project would increase the population density of the area by 626. This change is negligible to the population projections for Riverside County. Additionally, the project site is large and disperses the population increase over the entire project site (showing a median dwelling unit increase of 1.05 units per acre). Any impacts of the population increase are less than significant. The limitation of sewer availability in the area will act as a further limitation to additional increases in density. The impacts are less than significant.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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However, as previously explained, the proposed project will change the General Plan designation for the site, which could eventually lead to a higher level of development on the property. Once a development proposal or land use application to subsequently subdivide, grade, or build on the property associated with General Plan Amendment No. 925 is submitted, a subsequent review and EA shall be prepared assessing potential impacts.

Mitigation: No mitigation is required

Monitoring: No monitoring is required

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

36. Fire Services

☐	☐	☒	☐
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Source: Riverside County General Plan Safety Element

Findings of Fact:

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

Mitigation: No mitigation is required

Monitoring: No monitoring is required

37. Sheriff Services

☐	☐	☒	☐
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Source: Riverside County General Plan

Findings of Fact:

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

Mitigation: No mitigation is required

Monitoring: No monitoring is required

38. Schools

☐	☐	☒	☐
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Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Source: GIS database

Findings of Fact:

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

Mitigation: No mitigation is required

Monitoring: No monitoring is required

39. Libraries

☐	☐	☒	☐
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Source: Riverside County General Plan

Findings of Fact:

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

Mitigation: No mitigation is required

Monitoring: No monitoring is required

40. Health Services

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Source: Riverside County General Plan

Findings of Fact:

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

Mitigation: No mitigation is required

Monitoring: No monitoring is required

RECREATION

41. Parks and Recreation

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

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	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
b) Would the project include the use of existing neighborhood or regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?	☐	☐	☒	☐
c) Is the project located within a Community Service Area (CSA) or recreation and park district with a Community Parks and Recreation Plan (Quimby fees)?	☐	☐	☐	☒

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

Findings of Fact:

a-c) The project would increase the opportunity for density within a designation that would permit residential uses. Those residential uses would ultimately need recreation space, and would potentially impact existing recreational spaces. However, the project is not proposing any actual structures. At such time that a project is proposed, those impacts will be addressed in a separate CEQA document. There is no CSA for this area and there will be no impacts.

Mitigation: No mitigation is required

Monitoring: No monitoring is required

42. Recreational Trails

☐ ☐ ☐ ☒

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

Findings of Fact:

See 41.

Mitigation: No mitigation is required

Monitoring: No monitoring is required

TRANSPORTATION/TRAFFIC Would the project

43. Circulation

☐ ☒ ☐ ☐

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

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

☐ ☐ ☒ ☐

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

Source: Riverside County General Plan, Highway 79 Policy

Findings of Fact:

a) The project is located within the Highway 79 Policy Area of the General Plan. The project is proposing to increase the density of the area, see discussion in the planning section on the EA. The applicant shall demonstrate compliance with Highway 79 Policy Area to "ensure that overall within the Highway 79 Policy Area development projects produce traffic generation at a level that is 9% less than the trips projected from the General Plan traffic model residential land use designations." Because the Policy intends to limit the existing build out of the Land Use Designation, and increase in the density proposes potential conflicts with the Policy. Mitigation is proposed below to address the General Plan Policy. This mitigation will assure that the goals of the Policy are met at the implementation stage of development. The project would be consistent with all other plans. With the proposed mitigation, the impacts are less than significant.

b) With the required mitigation outlined above, the proposed project will be able to address any congestion management program through the standard fees and mitigation required at the time development is proposed. As previously explained, the proposed project will change the General Plan designation for the site, which could eventually lead to a higher level of development on the property. Once a development proposal or land use application to subsequently subdivide, grade, or build on the property associated with General Plan Amendment No. 925 is submitted, a subsequent review and EA shall be prepared assessing potential impacts.

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

e-i) The project is not proposing any development at the time, therefore there are no design changes to the streets or roads that may increase hazard due to road design. The increase in density will

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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create a need to evaluate the impacts to the existing street design; however, the potential impacts would be too speculative at this stage, because the actual level of impact from the implementing development is not known at this time. The proposed change does not conflict with any adopted policies regarding public transit, bikeways or pedestrian access because the site is rural today, and the proposed change will maintain the rural nature of the area. The efficiency of transit will not change, and therefore not impact any policies regarding transit or other alternative means of travel. Once a development proposal or land use application to subsequently subdivide, grade, or build on the property associated with General Plan Amendment No. 925 is submitted, a subsequent review and EA shall be prepared assessing potential impacts.

Mitigation: GPA925 MM2: The project has been determined to be consistent with the Highway 79 Policy Area pursuant to the following (applied to the subsequent implementing project) or as approved by the TLMA Director:

- Prior to building permit issuance of any implementing project, the applicant shall participate in any adopted fee program established by the County intended to address the Highway 79 Policy Area. In the event an adopted fee program is not established, the implementing project shall satisfy one the conditions below or the applicant may voluntarily participate in providing a fee, as approved by the TLMA Director, that the County can use to build additional transportation infrastructure or acquire open space to offset the project's incremental impacts on the Highway 79 Policy Area. If the Highway 79 policies are amended, the applicant shall be entitled to, at the applicant's request, the benefit of having this mitigation amended in a corresponding fashion with the requirement of possible further CEQA action/review. If the Highway 79 policies are repealed, this mitigation shall automatically terminate.
- Prior to approval of the implementing project(s), for existing residential Land Use Designations the applicant shall demonstrate to the satisfaction of the Director of Transportation consistency with the Highway 79 Policy Area by demonstrating that the allowable number of units have been determined utilizing the most recent edition of the ITE (Institute of Transportation Engineers) Trip Generation in consideration of (a) transportation demand management (TDM) measures; (b) product types; (c) transportation improvements; or (d) a combination of (a), (b) and (c), such that the project is generating equal to or less than the average daily vehicle trips that would have been generated if the project were constructed at a density of 9% below the midpoint of the density dictated by the existing General Plan Land Use designation at the time of the proposed project change which was Rural: Rural Residential (R:RR). This mitigation does not apply to implementing projects which propose a non-residential land use development. If the Highway 79 policies are amended, the applicant shall be entitled to, at the applicant's request, the benefit of having this mitigation amended in a corresponding fashion with the requirement of possible further CEQA action/review. If the Highway 79 policies are repealed, this mitigation shall automatically terminate.

Monitoring: Monitoring will be achieved through the Project review of implementing projects within the General Plan Amendment area.

44. Bike Trails

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Source: Riverside County General Plan

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

See 41.

Mitigation: No mitigation is required

Monitoring: No monitoring is required

UTILITY AND SERVICE SYSTEMS Would the project

45. Water

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

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

☐	☐	☒	☐
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Source: Department of Environmental Health Review

Findings of Fact:

a-b) The project is not proposing any construction at this time. However, the proposed project will change the General Plan designation for the site, which could eventually lead to a higher level of development on the property. An assessment of the availability of water to service the area will be required prior to the approval of an implementing project. This will include a commitment from the water purveyor in that area to provide water to the site (beyond that which already exists). Many of the homes in the area currently use well water. The increase in density will likely require connection to a public water system, the construction of which will have potential impacts. However, at this stage, the specific size and need of water infrastructure to the area would be too speculative to analyze. Once a development proposal or land use application to subsequently subdivide, grade, or build on the property associated with General Plan Amendment No. 925 is submitted, a subsequent review and EA shall be prepared assessing potential impacts.

Mitigation: No mitigation is required

Monitoring: No monitoring is required

46. Sewer

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

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

☐	☐	☐	☒
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Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Source: Department of Environmental Health Review

Findings of Fact:

a-b) The project is not proposing any construction at this time. However, the proposed project will change the General Plan designation for the site, which could eventually lead to a higher level of development on the property. The homes in project site are currently using septic systems. Specific permitting is required prior to the use of any septic system. The proposed increase in density would permit lot sizes that have traditionally been accepted by the County and the Regional Water Quality Control Board to permit septic systems. However, the RWQCB has recently been re-evaluating the minimum lot size that would permit septic. The proposed project might be required to connect to and construct a sewer system which could result in potential impacts. At this stage, the specific size and need of sewer infrastructure to the area would be too speculative to analyze. Once a development proposal or land use application to subsequently subdivide, grade, or build on the property associated with General Plan Amendment No. 925 is submitted, a subsequent review and EA shall be prepared assessing potential impacts.

Mitigation: No mitigation is required

Monitoring: No monitoring is required

47. Solid Waste

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

☐ ☐ ☐ ☒

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

☐ ☐ ☐ ☒

Source: Riverside County General Plan, Riverside County Waste Management District correspondence

Findings of Fact:

a-b) The project is not proposing any construction at this time. However, the proposed project will change the General Plan designation for the site, which could eventually lead to a higher level of development on the property. Once a development proposal or land use application to subsequently subdivide, grade, or build on the property associated with General Plan Amendment No. 925 is submitted, a subsequent review and EA shall be prepared assessing potential impacts.

Mitigation: No mitigation is required

Monitoring: No monitoring is required

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
48. Utilities				
Would the project impact the following facilities requiring or resulting in the construction of new facilities or the expansion of existing facilities; the construction of which could cause significant environmental effects?				
a) Electricity?	☐	☐	☐	☒
b) Natural gas?	☐	☐	☐	☒
c) Communications systems?	☐	☐	☐	☒
d) Storm water drainage?	☐	☐	☐	☒
e) Street lighting?	☐	☐	☐	☒
f) Maintenance of public facilities, including roads?	☐	☐	☐	☒
g) Other governmental services?	☐	☐	☐	☒

Source: Application Materials

Findings of Fact:

a-g) The project is not proposing any construction at this time. At this stage, the specific size and need of sewer infrastructure to the area would be too speculative to analyze. However, the proposed project will change the General Plan designation for the site, which could eventually lead to a higher level of development on the property. Once a development proposal or land use application to subsequently subdivide, grade, or build on the property associated with General Plan Amendment No. 925 is submitted, a subsequent review and EA shall be prepared assessing potential impacts.

Mitigation: No mitigation is required

Monitoring: No monitoring is required

49. Energy Conservation

a) Would the project conflict with any adopted energy conservation plans?

☐ ☐ ☐ ☒

Source:

Findings of Fact:

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

Mitigation: No mitigation is required

Monitoring: No monitoring is required

MANDATORY FINDINGS OF SIGNIFICANCE

50. Does the project have the potential to substantially degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-

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

Source: Staff review, Project Application Materials

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

51. Does the project have impacts which are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, other current projects and probable future projects)?
- ☐ ☐ ☒ ☐

Source: Staff review, Project Application Materials

Findings of Fact: The project does not have impacts which are individually limited, but cumulatively considerable. The proposal will increase the density of the area, which could potentially impact CEQA study areas cumulatively. At this stage, the specific level of changes is not known, as there is no construction proposed with this project. Once a development proposal or land use application to subsequently subdivide, grade, or build on the property associated with General Plan Amendment No. 925 is submitted, a subsequent review and EA shall be prepared assessing potential impacts.

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

Source: Staff review, project application

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

VI. EARLIER ANALYSES

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

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

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

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Riverside, CA 92505

VII. AUTHORITIES CITED

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

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RCA Joint Project Review (JPR)

JPR #: 14-04-10-01

Date: 5/9/14

Project Information

Permittee: County of Riverside EPD

Case Information: HANS LITE 2147 – GPA00925

Site Acreage: 99 acres

Portion of Site Proposed for

MSHCP Conservation Area: 13.1 acres

Criteria Consistency Review

Consistency Conclusion: *The project is consistent with both the Criteria and Other Plan requirements.*

Data:

Applicable Core/Linkage: Proposed Constrained Linkage 17

Area Plan: Southwest

APN	Sub-Unit	Cell Group	Cell
472-090-007	SU5 – French Valley/Lower Sedco Hills	Independent	5174
472-090-008			5175
472-090-010			
472-090-017			
472-090-018			
472-090-019			
472-090-020			
472-090-021			
472-090-024			
472-090-026			

Criteria and Project Information

Criteria Comments:

- As stated in Section 3.2.3 of the MSHCP, “Proposed Constrained Linkage 17 (Paloma Valley) is located in the south-central region of the Plan Area. Proposed Extension of Existing Core 7 (Lake Skinner/Diamond Valley Lake Extension) is located to the east of Proposed Constrained Linkage 17. Proposed Constrained Linkage 17 provides Habitat for species and also provides for movement of species. Although Proposed Constrained Linkage 17 is constrained by existing urban Development and agricultural use along much of its length, planned land uses surrounding the Constrained Linkage are nearly entirely rural. In addition, Proposed Constrained Linkage 17 has a comparatively low P/A ratio. Thus, Edge Effects on Proposed Constrained Linkage 17 may be substantially lower than for other Constrained Linkages. Nonetheless, treatment and management of edge conditions along Proposed



RCA Joint Project Review (JPR)

JPR #: 14-04-10-01

Date: 5/9/14

Constrained Linkage 17 will be necessary to ensure that it provides Habitat and movement functions for species using the Linkage, since several major Covered Activities are proposed for extension or widening within or adjacent to the Linkage. An adequate wildlife underpass or overpass may need to be implemented to insure movement of species in this area and to reduce the chance of mortality from vehicle collision.”

- b. The project site is located within Cell 5174. As stated in Section 3.3.15 of the MSHCP, “Conservation within Cell 5174 will contribute to assembly of Proposed Constrained Linkage 17. Conservation within Cell 5174 will focus on chaparral habitat and agricultural land. Areas conserved within Cell 5174 will be connected to chaparral and grassland habitat proposed for conservation in Cell Group U to the north, to chaparral habitat proposed for conservation in Cell 5175 to the east and to grassland and adjacent habitat proposed for conservation in Cell Group B in the Sun City/Menifee Area Plan to the west. Conservation within Cell 5174 will range from 35% to 45% of the Cell focusing in the northern portion of the Cell.”
- c. The project site is also located within Cell 5175. As stated in Section 3.3.15 of the MSHCP, “Conservation within Cell 5175 will contribute to assembly of Proposed Constrained Linkage 17. Conservation within Cell 5175 will focus on grassland and chaparral habitat. Areas conserved within Cell 5175 will be connected to chaparral habitat proposed for conservation in Cell 5174 to the west, to chaparral, coastal sage scrub and grassland habitat proposed for conservation in Cell Group U to the north, and to agricultural land proposed for conservation in Cell 5173 to the east. Conservation within Cell 5175 will range from 35% to 45% of the Cell focusing in the northern portion of the Cell.”
- d. Rough Step: The proposed project is within Rough Step Unit 6. Rough Step Unit 6 encompasses 101,542 acres within the south-central region of western Riverside County and includes Antelope Valley, Warm Springs Creek, Paloma Creek, Lake Skinner, Johnson Ranch, and Diamond Valley Lake. Rough Step Unit 6 is bounded by Interstate 15 to the northwest, Bundy Canyon Road and Olive Avenue to the north, and Palm Avenue to the west. Within Rough Step Unit 6, 24,836 acres are located within the Criteria Area. Key vegetation communities within Rough Step Unit 6 include coastal sage scrub, grasslands, developed/disturbed lands, and agricultural lands. Based on the 2012 MSHCP Annual Report, all vegetation categories are “in” rough step. Vegetation on the proposed project site contains coastal sage scrub, grassland, developed/disturbed, and agricultural lands. Therefore, development on the project site will not conflict with or interfere with the Rough Step Status of Unit 6.
- e. Per County of Riverside Resolution No. 2013-111, General Plan Amendments on their own (i.e. without any other entitlement applications), the County will conduct a determination if any portion of the property is needed to meet the requirements of the conservation Criteria of the MSHCP, but survey reports for Sections 6.1.2, 6.1.3 and 6.3.2 will not be conducted until a specific development/entitlement application is submitted to the County. The County has deemed projects with General Plan Amendments only as “Habitat Acquisition and Negotiation Strategy (HANS) LITE” cases.
- f. Project information was provided by the Permittee in the JPR application, including a MSHCP Compliance Review Worksheet prepared by Riverside County Environmental Programs Department



RCA Joint Project Review (JPR)

JPR #: 14-04-10-01

Date: 5/9/14

(EPD) dated April 2, 2014, Application for MSHCP HANS LITE prepared by EPD dated March 3, 2014, a Revised Map – Partial Conservation letter by EPD dated April 23, 2014, and a letter by Louise C. McCausland and Stephen A. McCausland regarding APN 472-090-022 received by EPD on March 31, 2014. The project site is generally located east of Viculin Lane, north and south of Keller Road, and west of Pourroy Road in Winchester, California. The project site currently includes several single family residences with associated structures and vacant lands. There is a very small portion of the project south of Keller Road which is not located in Criteria Cells; therefore, they are not a part of this HANS LITE and JPR process. EPD will ensure that the properties south of Keller Road not in Criteria Cells are in compliance with the other survey requirements of the MSHCP specifically Sections 6.1.2, 6.1.3, 6.1.4 and 6.3.2 prior to project approval. The project being evaluated at this time with the County of Riverside includes a General Plan Amendment (GPA), which identifies 13.1 acres needed for Conservation. No specific development is proposed as part of the General Plan Amendment application. The General Plan Amendment will not alter the General Plan designation on the 13.1-acre portion of the site described for Conservation. The proposed Conservation should be conveyed to the RCA after future entitlements are approved and prior to any site disturbance on any portion of the site depicted on the Regional Map.

- g. Reserve Assembly: As discussed above, the project site is located in Cells 5174 and 5175, which will contribute to Proposed Constrained Linkage 17. The project site is located in the southeastern portion of Cell 5174, not the northern portion of the Cell which is the area described for Conservation. The project site is also located in the southern and north-central portion of Cell 5175. Approximately 13.1 acres of the project site located in the northern portion of Cell 5175 is proposed for Conservation which will contribute to areas described for Conservation. The proposed Conservation would contribute to Proposed Constrained Linkage 17 which traverses the northern portion of Cell 5175 and would connect to areas already conserved northwest of Cell 5175.

Of the 160 acres in Cell 5174, approximately 12% is currently developed with rural residential development, mostly in the south-central portion of Cell 5174. The remaining land within Cell 5174 consists of vacant lands in the northeastern and western portions of the Cell. Since there has been minimal development in the northern portion of Cell 5174, and to date, there has been approximately 32 acres in the northwestern portion of Cell 5174 proposed for Conservation, there is sufficient undeveloped land in the remaining northern portions of Cell 5174 to meet the goals described in Section b. above. Of the 160 acres in Cell 5175, approximately 11% is currently developed with rural residential development, scattered in the eastern and southern portions of Cell 5175. There are 40-acres of Conserved land in the northwest quadrant of Cell 5175 which the proposed 13.1 acres of Conservation in the northern portion of Cell 5175 will adjoin. The proposed 13.1 acres of Conservation will contribute towards the assembly of Constrained Linkage 17; therefore, the project would meet the goals described in Section c. above. Criteria Cells in this area, generally between Briggs Road on the west and Washington Street on the east, are described for assembly of Constrained Linkage 17, a connection between the Southwestern Riverside County Multi-Species Reserve (MSR) and Proposed Core 2 in French Valley. Conservation areas contributing towards the linkage have been identified through several



RCA Joint Project Review (JPR)

JPR #: 14-04-10-01

Date: 5/9/14

large development project JPRs (04-11-16-01, 09-12-14-01) to the east extending to the boundary of MSR. Conservation land has been secured in the western and central portions of the linkage. The gaps that remain are largely undeveloped and conservation can be secured in the future. There is existing fragmentation to the west between Leon Road and Abby Place, homes on 2.5 to 5 acre lots that existed prior to MSHCP approval. The large lot nature of the home doesn't preclude wildlife movement. Future proposed development of the project site in the southern portion of Cells 5174 and 5175 will not preclude the ability of MSHCP Conservation goals to be reached in this area. The project does not affect the Reserve Assembly goals of the MSHCP.

Other Plan Requirements

Per County of Riverside Resolution No. 2013-111, and as stated above, HANS LITE applications are not subject to other Plan requirements. Any future entitlement applications involving the subject parcels, that do not qualify for HANS LITE, will be subject to a full HANS process including analysis of other Plan requirements.

Data:

Section 6.1.2 – Was Riparian/Riverine/Vernal Pool Mapping or Information Provided?

Undetermined. No biological surveys have been completed to date. Upon submittal of any future development/entitlement submitted for this project, biological surveys and evaluations of Section 6.1.2 resources shall be submitted to the RCA for concurrence. If any impacts to Section 6.1.2 resources will occur as a result of development, a Determination of Biologically Equivalent or Superior Preservation (DBESP) shall be required and submitted to the RCA and Wildlife Agencies pursuant to Section 6.1.2 of the MSHCP.

Section 6.1.3 – Was Narrow Endemic Plant Species Survey Information Provided?

Undetermined. The project site is located within a Narrow Endemic Plant Species Survey Area (NEPSSA) for Munz's onion, San Diego ambrosia, many-stemmed dudleya, spreading navarretia, California Orcutt grass, and Wright's trichocoronis. No biological surveys have been conducted to date. Upon submittal of any future development/entitlement submitted for this project, biological surveys and evaluations of Section 6.1.3 resources shall be submitted to the RCA for concurrence. If any impacts to Section 6.1.3 resources will occur as a result of development, a DBESP shall be required and submitted to the RCA and Wildlife Agencies pursuant to Section 6.1.3 of the MSHCP.

Section 6.3.2 – Was Additional Survey Information Provided?

Undetermined. The project site is located within a Criteria Area Species Survey Area (CASSA) for Davidson's saltscale, Parish's brittlescale, thread-leaved brodiaea, smooth tarplant, round-leaved filaree,



RCA Joint Project Review (JPR)

JPR #: 14-04-10-01

Date: 5/9/14

Coulter's Goldfields, and little mouselink. The project site is also located within an Additional Survey Needs and Procedures Area for burrowing owl. No biological surveys have been conducted to date. Upon submittal of any future development/entitlement submitted for this project, biological surveys and evaluations of Section 6.3.2 resources shall be submitted to the RCA for concurrence. If any impacts to Section 6.3.2 resources will occur as a result of development, a DBESP shall be required and submitted to the RCA and Wildlife Agencies pursuant to Section 6.3.2 of the MSHCP.

Section 6.1.4 – Was Information Pertaining to Urban/Wildland Interface Guidelines Provided?

Yes. The property is located near future and existing Conservation Areas.

Other Plan Requirement Comments:

- a. Section 6.1.2: The project consists of a General Plan Amendment with no development proposed at this time. Per Riverside County Resolution No. 2013-111, MSHCP required habitat assessments and surveys shall not be required until land use application is submitted to the County. When a specific development is proposed, a habitat assessment shall be conducted by a qualified biologist to determine presence or absence of riparian and riverine resources, riparian birds, vernal pools, and fairy shrimp, and avoidance of these habitats, where possible. If the future proposed project cannot avoid riparian/riverine resources, a DBESP including appropriate mitigation (i.e., on-site or off-site enhancement, restoration, establishment (creation), preservation, payment into habitat mitigation banks or in lieu fee programs, or a combination of one of these options) to offset the loss of functions and values as they pertain to the MSHCP covered species, is required. The project will demonstrate compliance with Section 6.1.2 of the MSHCP when any future land use application requiring discretionary approval is submitted.
- b. Section 6.1.3: The project site is located within a Narrow Endemic Plant Species Survey Area (NEPSSA) for Munz's onion, San Diego ambrosia, many-stemmed dudleya, spreading navarretia, California Orcutt grass, and Wright's trichocoronis. As previously mentioned, the project consists of a General Plan Amendment with no development proposed at this time. Per Riverside County Resolution No. 2013-111, MSHCP required habitat assessments and surveys shall not be required until a land use application is submitted to the County. When a specific development is proposed, a habitat assessment shall be conducted by a qualified biologist to determine whether suitable habitat for the above mentioned NEPSSA species are present, and if so, focused surveys during the appropriate blooming period would be warranted. Should avoidance of 90% of the long-term conservation value areas cannot be accomplished for any of the above mentioned NEPSSA species, then a DBESP shall be prepared and submitted along with the JPR, to the Permittee, RCA, and Wildlife Agencies for review and approval. The project will demonstrate compliance with Section 6.1.3 of the MSHCP when any future land use application requiring discretionary approval is submitted.



RCA Joint Project Review (JPR)

JPR #: 14-04-10-01

Date: 5/9/14

- c. Section 6.3.2: The project site is located within a Criteria Area Species Survey Area (CASSA) for Davidson's saltscale, Parish's brittlescale, thread-leaved brodiaea, smooth tarplant, round-leaved filaree, Coulter's Goldfields, and little mousetail. As previously mentioned, the project consists of a General Plan Amendment with no development proposed at this time. Per Riverside County Resolution No. 2013-111, MSHCP required habitat assessments and surveys shall not be required until a land use application is submitted to the County. When a specific development is proposed, a habitat assessment shall be conducted by a qualified biologist to determine whether suitable habitat for the above mentioned CASSA species are present, and if so, focused surveys during the appropriate blooming period would be warranted. Should avoidance of 90% of the long-term conservation value areas cannot be accomplished for any of the above mentioned CASSA species, then a DBESP shall be prepared and submitted along with the JPR, to the Permittee, RCA, and Wildlife Agencies for review and approval. The project site is also located within an Additional Survey Needs and Procedures Area for burrowing owl. When a specific development is proposed, a habitat assessment shall be conducted by a qualified biologist to determine whether suitable habitat for burrowing owl are present/absent on site, and if so, focused surveys during the appropriate nesting season is required. If burrowing owls are detected, areas with long term conservation value (generally a minimum of 3 pairs of owls and 35 acres of habitat) are subject to avoidance of 90% of portions of the property that provide for long-term conservation value. If 90% avoidance of areas with long-term conservation value for burrowing owl cannot be met, a DBESP shall be prepared and submitted along with the JPR, to the Permittee, RCA, and Wildlife Agencies for review and approval. If there is no long-term conservation value, the burrowing owls may be relocated. The project will demonstrate compliance with Section 6.3.2 of the MSHCP when any future land use application requiring discretionary approval is submitted.
- d. Section 6.1.4: Future and existing Conservation Areas are located adjacent to the project site. To preserve the integrity of areas dedicated as MSHCP Conservation Areas, the guidelines contained in Section 6.1.4 related to controlling adverse effects for development adjacent to the MSHCP Conservation Area shall be implemented by the Permittee in their actions relative to the project. Specifically, the Permittee should include as project conditions of approval, once a development/entitlement proposal is processed, including the following measures:
- 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.



RCA Joint Project Review (JPR)

JPR #: 14-04-10-01

Date: 5/9/14

- 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.

ST/SNS

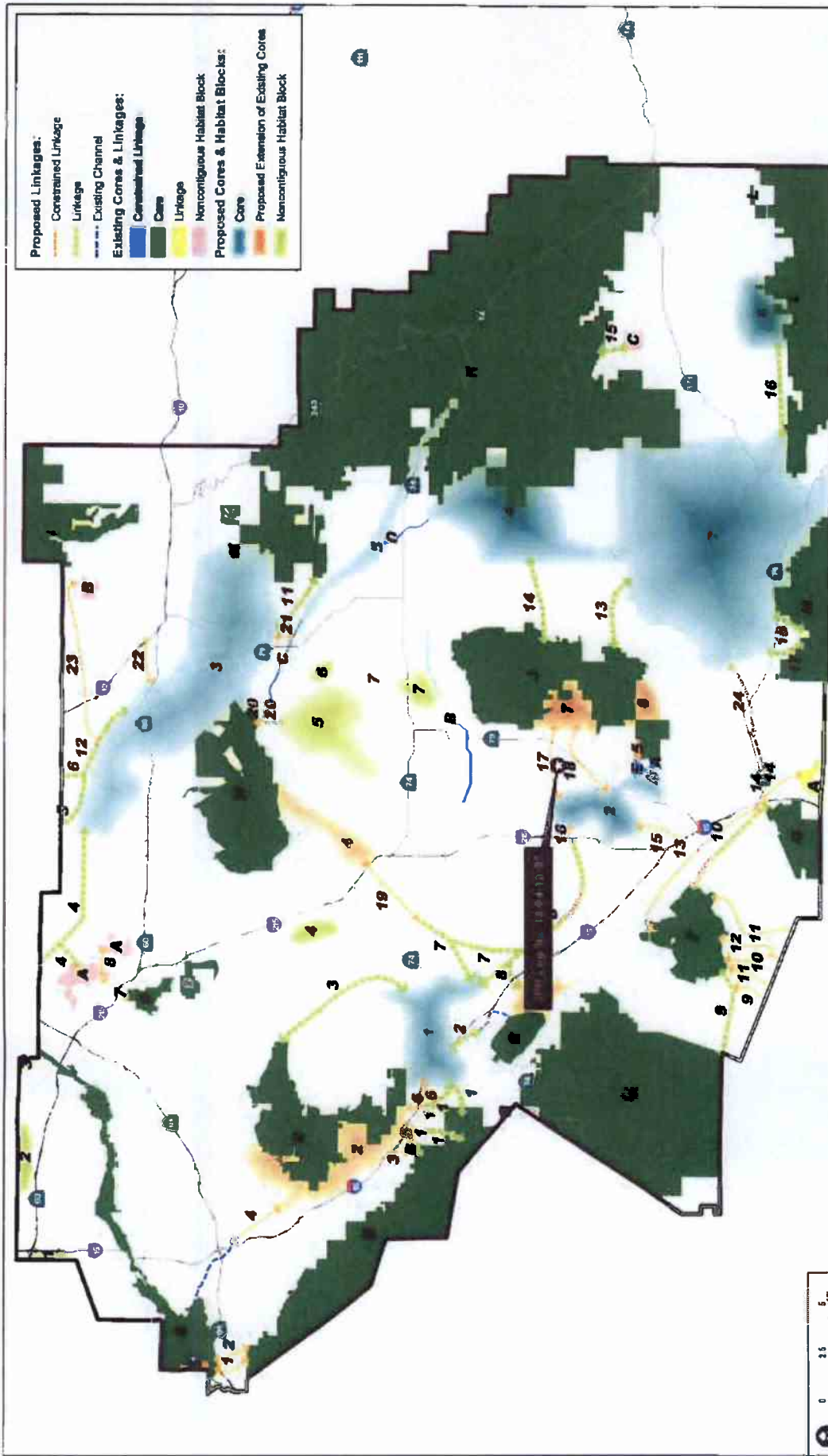


RCA Joint Project Review (JPR)

JPR #: 14-04-10-01

Date: 5/9/14

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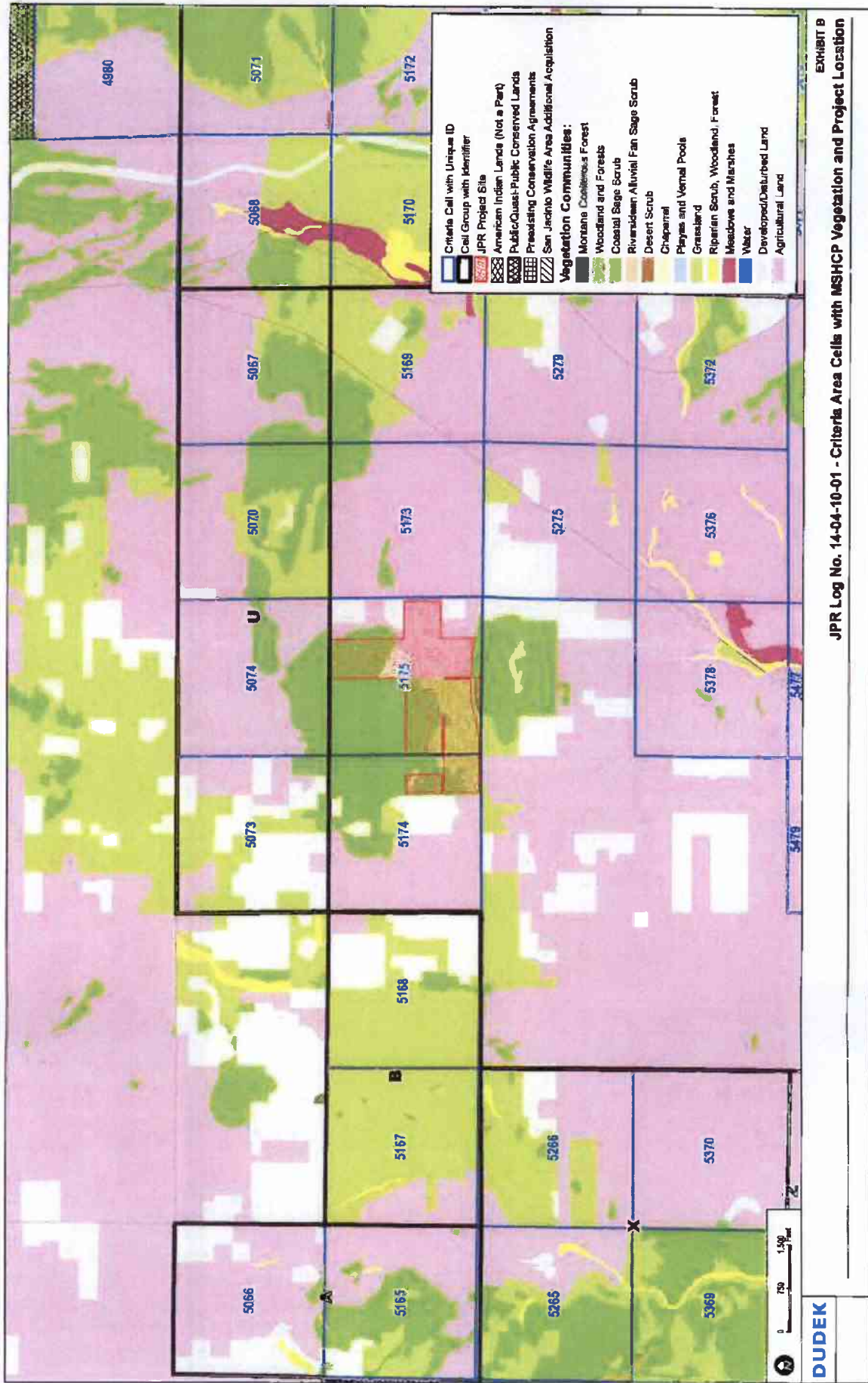
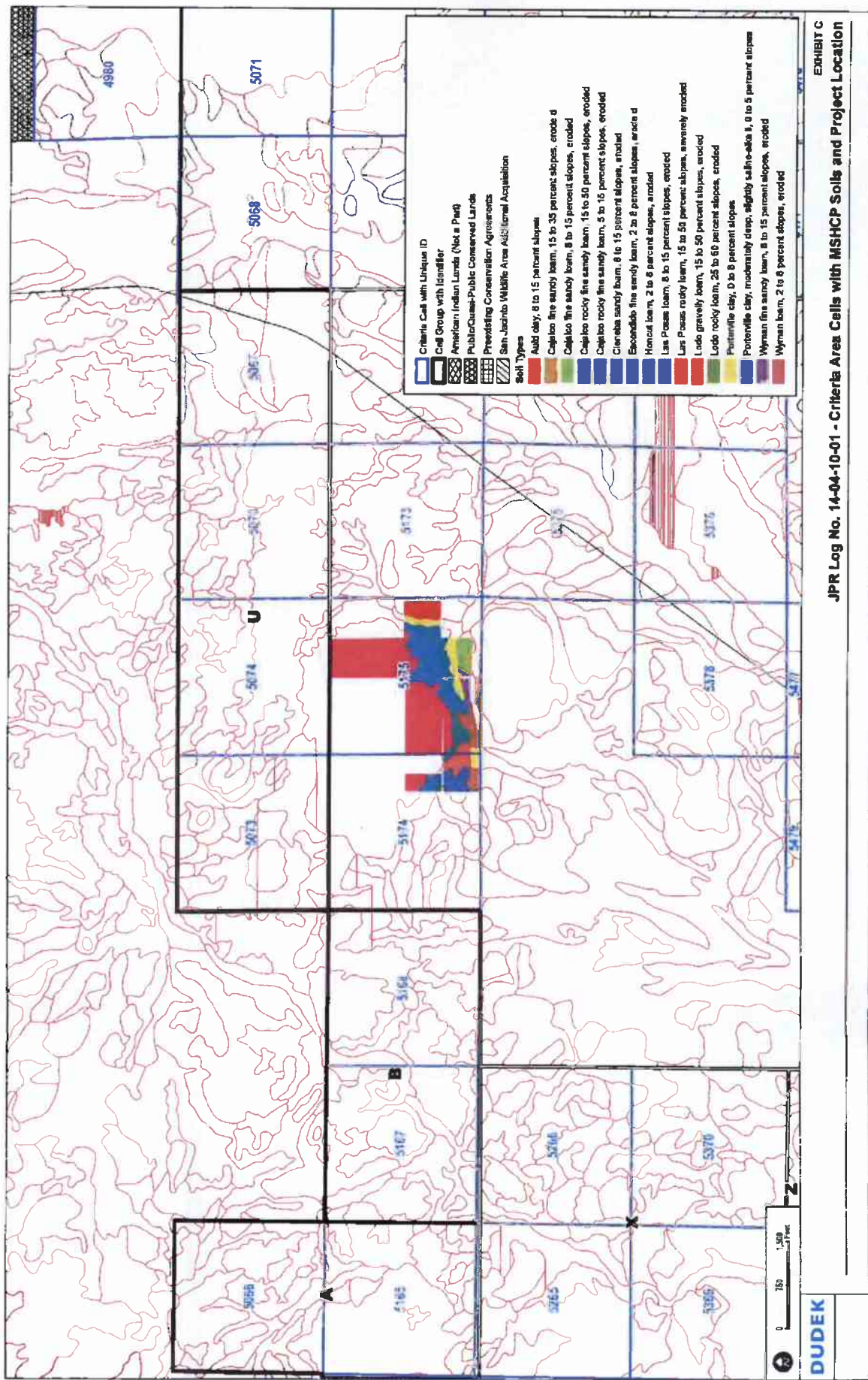


EXHIBIT B
JPR Log No. 14-04-10-01 - Criteria Area Cells with MSHCP Vegetation and Project Location



Winchester
Quadrangle

Roads

PARCELS

INTAKE_BOUNDARIES

NAFTA Destinations

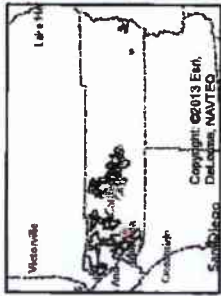
 Developmental

Department of the Interior
Bureau of Land Management

Criteria Code

FINAL

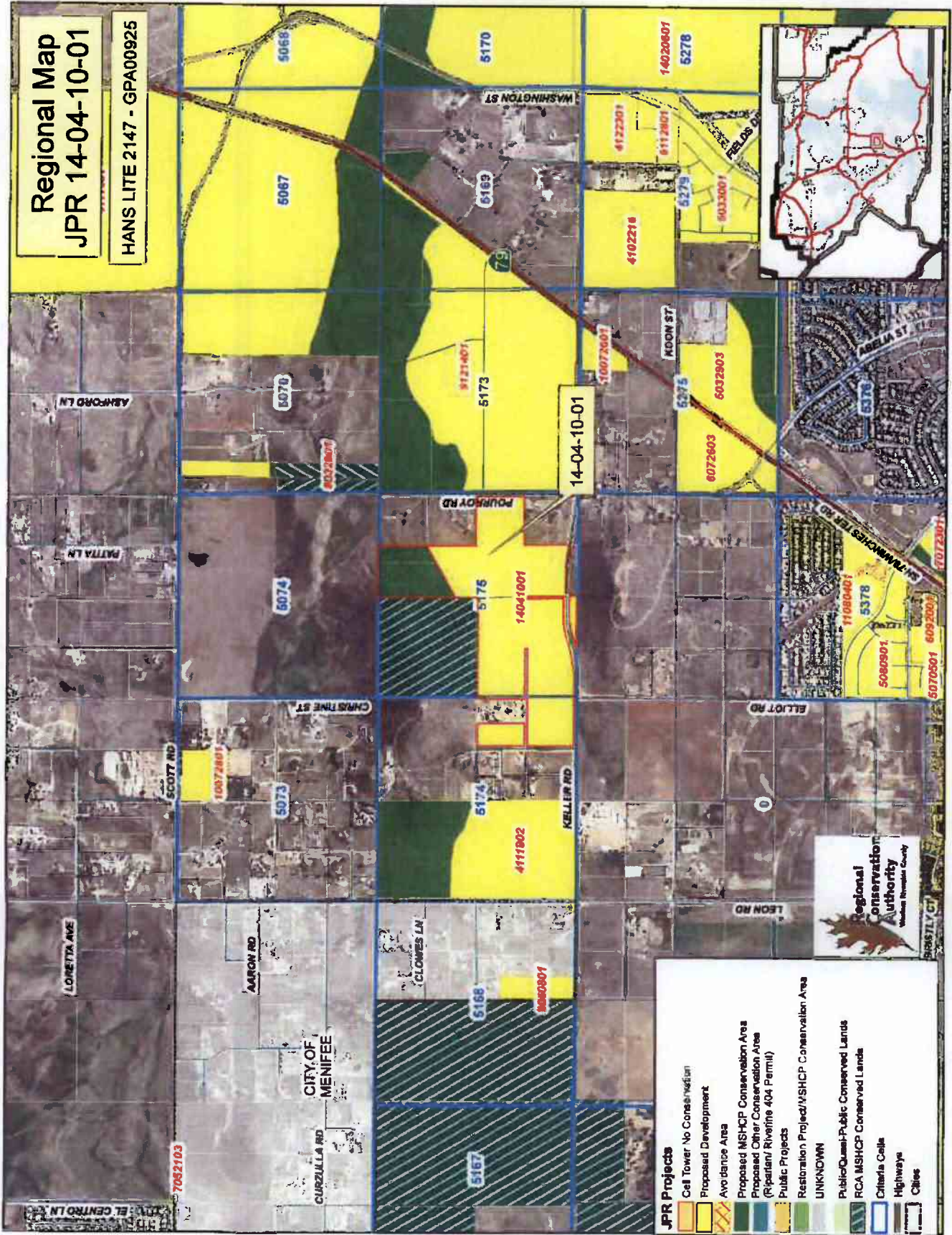
4/8/2014



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Regional Map JPR 14-04-10-01

HANS LITE 2147 - GPA00925



PROPERTY OWNERS CERTIFICATION FORM

I, VINNIE NGUYEN, certify that on 9/23/2014,The attached property owners list was prepared by Riverside County GIS,APN (s) or case numbers GPA00925 ForCompany or Individual's Name Planning Department,Distance buffered 600'.

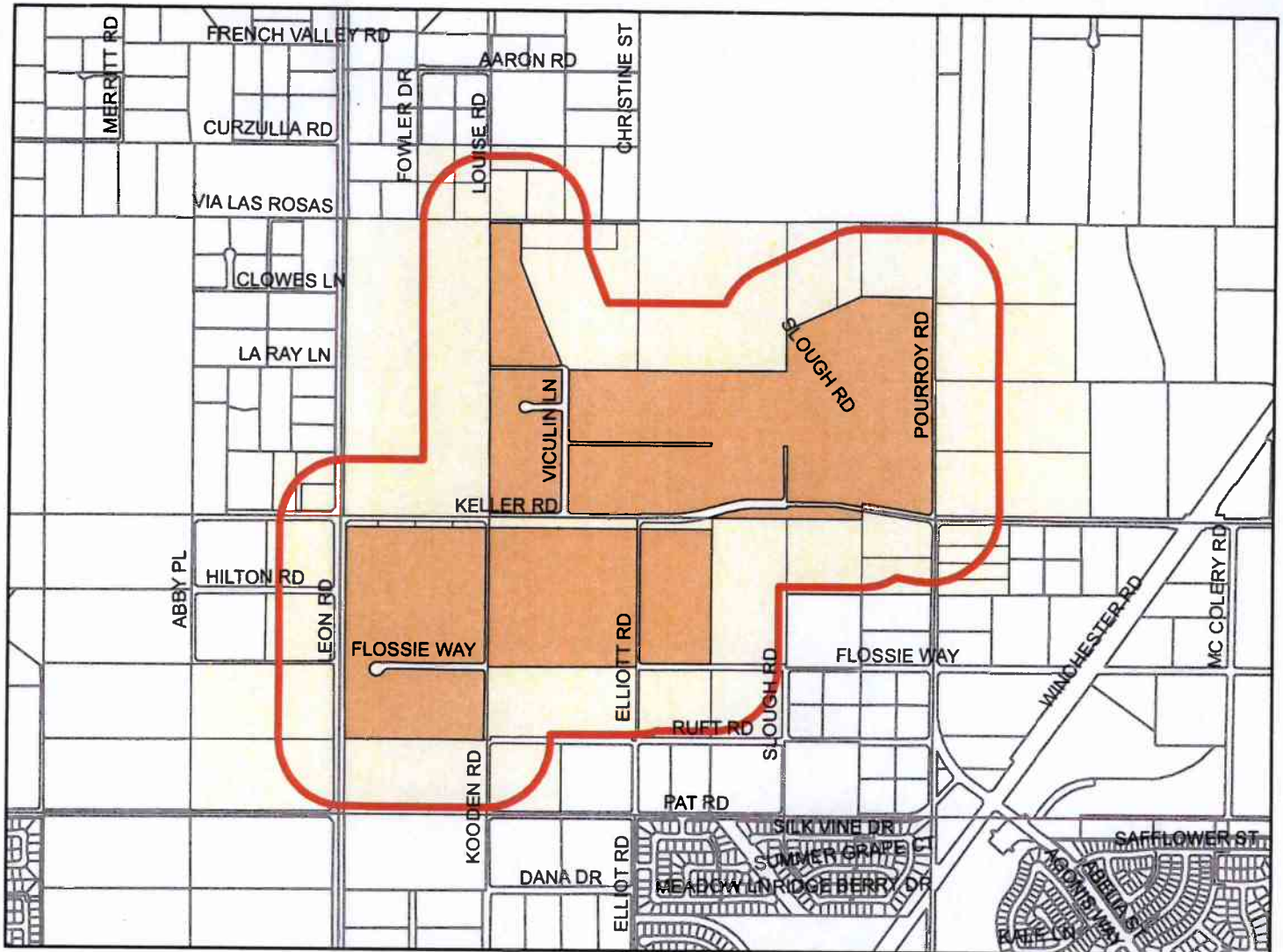
Pursuant to application requirements furnished by the Riverside County Planning Department, Said list is a complete and true compilation of the owners of the subject property and all other property owners within 600 feet of the property involved, or if that area yields less than 25 different owners,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

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

NAME: Vinnie NguyenTITLE GIS AnalystADDRESS: 4080 Lemon Street 2nd FloorRiverside, Ca. 92502TELEPHONE NUMBER (8 a.m. – 5 p.m.): (951) 955-8158

checked by arett
cep 3/23/14

GPA00925 (600 feet buffer)



Selected Parcels

480-010-021	480-030-010	480-030-005	472-090-003	480-030-013	480-030-017	480-030-019	480-030-015	480-030-009	472-090-002
472-090-017	472-090-018	472-090-019	472-090-026	472-080-011	472-050-026	472-090-011	472-090-016	480-030-011	480-030-007
476-010-003	476-010-004	472-090-010	476-010-002	480-030-008	472-090-013	480-030-020	480-030-012	472-080-012	480-030-030
472-090-027	480-030-022	480-030-027	480-030-001	472-090-001	480-030-029	480-030-014	472-090-012	472-090-015	472-080-014
472-050-027	472-090-005	472-090-023	480-030-021	472-090-004	480-030-002	472-090-009	472-080-013	480-010-024	480-010-026
472-080-018	472-080-021	480-030-006	476-010-001	472-050-028	472-090-022	480-030-004	480-030-003	480-010-020	472-080-019
472-090-014	472-090-007	472-090-008	472-090-020	472-090-021	472-090-024	472-110-001	472-110-002	472-110-007	472-110-008
472-090-025	472-090-006	472-080-020	480-030-023	480-030-024	480-030-046				



1,500 750 0 1,500 Feet

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Lubec Properties LLC
908 S. Granville Ave. #5
Los Angeles, CA 90049
GPA925-Applicant

Jon & Elizabeth Faulk
31492 Flossie Way
Winchester, CA 92596
GPA925-Owner

Everett & Caroline Faulk
31135 Flossie Way
Winchester, CA 92596
GPA925-Owner

Peggie Rederich
34180 Elliot Rd.
Winchester, CA 92596
GPA925-Owner

Boyd Cargill
275 W. Rider St.
Perris, CA 92571
GPA925-Owner

Carvi Auto Body & Paint
18266 Santa Carlotta
Fountain Valley, CA 92708
GPA925-Owner

Jon Pierre & Elizebeth Faulk
31125 Flossie Way
Winchester, CA 92596
GPA925-Owner

Charles & Sharilyn Shores
31085 Flossie Way
Winchester, CA 92596
GPA925-Owner

Harold Davis
31080 Flossie Way
Winchester, CA 92596
GPA925-Owner

Fernando Eldadillo
31120 Flossie Way
Winchester, CA 92596
GPA925-Owner

Russell Goodwin
31130 Flossie Way
Winchester, CA 92596
GPA925-Owner

Andres & Aurora Herrera
34215 Kooden Rd
Winchester, CA 92596
GPA925-Owner

Grace Belcuore/Josephine Italiano
31145 Keller Rd
Winchester, CA 92596
GPA925-Owner

Poliquin Credit Trust
1331 W. Bay Avenue
Newport Beach, CA 92661
GPA925-Owner

Salvador Delrio
Clara Asimakopoulos
39908 Via Castana
Murrieta, CA 92563
GPA925-Owner

Vintage Plaza LTD
7 Corporate Plaza
Newport Beach, CA 92660
GPA925-Owner

Jesse & Tedra Reyes
33555 Pourroy
Winchester, CA 92596
GPA925-Owner

Stephen & Louise McCausland
33525 Pourroy
Sun City CA 92586
GPA925-Owner

Vintage Plaza / Dale Lyons
31820 Keller Rd
Winchester, CA 92596
GPA925-Owner

Salvador Delrio
Clara Asimakopoulos
31750 Keller Rd
Winchester, CA 92596
GPA925-Owner

Clara Asimakopoulos
39908 Via Castana
Murrieta, CA 92563
GPA925-Owner

CHS Investment LLC / Phan Davis
15822 Las Flores St
Westminster CA 92683
GPA925-Owner

Ignacio & Maria Cordero
28265 Rawlings Rd
Hemet, CA 92544
GPA925-Owner

George & Kyriaki Tait
31650 Scenic Hill
Winchester, CA 92596
GPA925-Owner

Edward Cavanaugh
104 Deborah Ct
Upland CA 91784
GPA925-Owner

ASMT: 472050026, APN: 472050026
DAVID CUPP
MARY CUPP
6225 CAMINITO JUANICO
SAN DIEGO CA 92111

ASMT: 472080018, APN: 472080018
RONALD TANNER
LORENE TANNER
33460 LOUISE RD
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ASMT: 472050027, APN: 472050027
MICHAEL ORNDORF
CHERYL ORNDORF
30928 KELLER RD
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ASMT: 472080019, APN: 472080019
TIFFANY KAMTAN
33480 LOUISE RD
WINCHESTER, CA. 92596

ASMT: 472050028, APN: 472050028
SHALYN WARRINGTON
30980 KELLER RD
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ASMT: 472080020, APN: 472080020
WILLIAM WHITE
EARLINE WHITE
P O BOX 905
WINCHESTER CA 92596

ASMT: 472080011, APN: 472080011
DALE PILCHER
LINDA PILCHER
P O BOX 809
WINCHESTER CA 92596

ASMT: 472080021, APN: 472080021
RONALD TANNER
LORENE TANNER
31350 VIA CURTIDOR
WINCHESTER, CA. 92596

ASMT: 472080012, APN: 472080012
KENNETH JOHNSON
ALMA JOHNSON
GLORIA BOGGAN
36491 YAMAS DR NO 103
WILDOMAR CA 92595

ASMT: 472090001, APN: 472090001
LEON & amp
KELLER 80
GLOBAL INV & amp
DEV
1601 SEPULVEDA BLV 364
MANHATTAN BEACH CA 90266

ASMT: 472080013, APN: 472080013
RICHARD ZAVETZ
MARY ZAVETZ
33222 TURNER ST
LAKE ELSINORE CA 92530

ASMT: 472090002, APN: 472090002
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BRUCE LAFKO
KUANGLIEH HAN
MINGHWA HAN
C/O KUANGLIEH HAN
3545 HOLMES CIR
HACIENDA HEIGHTS CA 91745

ASMT: 472080014, APN: 472080014
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ASMT: 472090003, APN: 472090003
ANDREW CAMPOS
GUILLERMINA CAMPOS
31301 VIA CURTIDOR
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ASMT: 472090004, APN: 472090004
PHILLIP MEANS
CYNTHIA MEANS
31265 VIA CURTIDOR
WINCHESTER, CA. 92596

ASMT: 472090005, APN: 472090005
NICHOLE SIMPSON
CHAD SIMPSON
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104 DEBORAH CT
UPLAND CA 91784

ASMT: 472090008, APN: 472090008
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KRNUBO TRUST
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RANDALL WILLIAMS
ALISON WILLIAMS
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MARIA CORDERO
28265 RAWLINGS RD
HEMET CA 92543

ASMT: 472090011, APN: 472090011
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TAMMY MANNING
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THERESA JOHNSON
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TIMOTHY MOYER
LAURA MOYER
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IDA LUTZ
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ANNA MANNO
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MARCO VELASCO
TRO NGUYEN
MARIGOLD VELASCO, ETAL
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CLARA ASIMAKOPOULOS
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ASMT: 472090025, APN: 472090025
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VICTORIA HOUGH
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CYPRESS CA 90630

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CORNELIO ANGELA LIVING TRUST
C/O ANGELES CORNELIO KEELER
2262 SALT AIR DR
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C/O ANGELES CORNELIO KEELER
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P O BOX 999
TEMECULA CA 92593

ASMT: 472090021, APN: 472090021
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7 CORPORATE PLZ
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ASMT: 472110001, APN: 472110001
VIOLET HANNA
DAVID HANNA
C/O HANNA CAPITAL MGMT
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STEPHEN MCCAUSLAND
LOUISE MCCAUSLAND
P O BOX 187
WINCHESTER CA 92596

ASMT: 472110002, APN: 472110002
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CHARLENE VANDERWALL
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ASMT: 476010001, APN: 476010001
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KELLY EGAN
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RIVERSIDE MITLAND 03
C/O RICHARD WHITNEY
12865 POINTE DEL MAR 200
DEL MAR CA 92014

ASMT: 476010002, APN: 476010002
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AMY MCKAIG
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ASMT: 480030001, APN: 480030001
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RICHARD POLIQUIN
BETTE POLIQUIN
EDWARD BARTELT, ETAL
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ASMT: 476010003, APN: 476010003
HERIBERTO ACOSTA
OFELIA ACOSTA
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ASMT: 480030002, APN: 480030002
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LAVERNE POLIQUIN
MARILYN POLIQUIN
BETTE POLIQUIN, ETAL
C/O LAVERNE POLIQUIN
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ASMT: 476010004, APN: 476010004
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OFELIA ACOSTA
34120 POURROY RD
WINCHESTER CA 92596

ASMT: 480030003, APN: 480030003
SUNSHINE LIVING TRUST
ROSIE LIVING TRUST
GRACE BELCUORE
JOSEPHINE ITALIANO
31145 KELLER RD
WINCHESTER, CA. 92596

ASMT: 480010020, APN: 480010020
THE 8 ACRES
C/O EUGENIA KIOUFTIS
6915 RUTGERS DR
ANAHEIM CA 92807

ASMT: 480030004, APN: 480030004
SUNSHINE LIVING TRUST
JOSEPHINE ITALIANO
ROSIE LIVING TRUST
GRACE BELCUORE
31145 KELLER RD
WINCHESTER CA 92596

ASMT: 480010021, APN: 480010021
ABEL MORALES
GRACIELA MORALES
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WINCHESTER, CA. 92596

ASMT: 480030005, APN: 480030005
ANDRES HERRERA
AURORA HERRERA
34215 KOODEN RD
WINCHESTER, CA. 92596

ASMT: 480010024, APN: 480010024
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C/O RICHARD WHITNEY
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DEL MAR CA 92014

ASMT: 480030006, APN: 480030006
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WINCHESTER, CA. 92596



ASMT: 480030007, APN: 480030007
FERNANDO DELGADILLO
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HEMET CA 92545

ASMT: 480030014, APN: 480030014
LUBEC PROP
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ASMT: 480030008, APN: 480030008
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MORENO VALLEY CA 92552

ASMT: 480030015, APN: 480030015
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ZULMA CELLA
18266 SANTA CARLOTTA ST
FOUNTAIN VALLEY CA 92708

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SHARILYN SHORES
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WINCHESTER, CA. 92596

ASMT: 480030017, APN: 480030017
BEAZER HOMES HOLDING CORP
1800 E IMPERIAL HWY NO 200
BREA CA 92821

ASMT: 480030010, APN: 480030010
AMANDA WARREN
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WINCHESTER, CA. 92596

ASMT: 480030019, APN: 480030019
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275 W RIDER ST
PERRIS CA 92571

ASMT: 480030011, APN: 480030011
EVERETT FAULK
CAROLINE FAULK
NCM DEV INC
35245 BRIGGS RD
MURRIETA CA 92563

ASMT: 480030020, APN: 480030020
JILL DETRAY
SCOTT DETRAY
P O BOX 400
WINCHESTER CA 92596

ASMT: 480030012, APN: 480030012
JON FAULK
ELIZABETH FAULK
P O BOX 57
WINCHESTER CA 92596

ASMT: 480030021, APN: 480030021
PEGGIE REDERICH
34180 ELLIOT RD
WINCHESTER, CA. 92596

ASMT: 480030013, APN: 480030013
BEAZER HOMES HOLDING CORP
1800 E IMPERIAL HWY NO 200
BREA CA 92821

ASMT: 480030022, APN: 480030022
LADD PENFOLD
P O BOX 999
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3161 MICHELSON DR STE 425
IRVINE CA 92612

ASMT: 480030024, APN: 480030024
WSI LAND HOLDINGS
3161 MICHELSON DR STE 425
IRVINE CA 92612

ASMT: 480030027, APN: 480030027
LADD PENFOLD
P O BOX 999
TEMECULA CA 92593

ASMT: 480030029, APN: 480030029
LINCOLN ERAMO
SHERYL ERAMO
34125 POURROY RD
WINCHESTER, CA. 92596

ASMT: 480030030, APN: 480030030
KRISTA HUNDLEY
42389 WINCHESTER RD NO B
TEMECULA CA 92590

ASMT: 480030046, APN: 480030046
WSI LAND HOLDINGS
3161 MICHELSON DR STE 425
IRVINE CA 92612

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Feed Paper

Bend along line to
expose Pop-up Edge™

AVERY® 5962®



PROPERTY OWNERS CERTIFICATION FORM

I, Matt Istrate, certify that on May 8, 2014The attached property owners list was prepared by Riverside CountyAPN (s) or case numbers GPA 00775 ForCompany or Individual's Name Planning DepartmentDistance buffered 600'

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

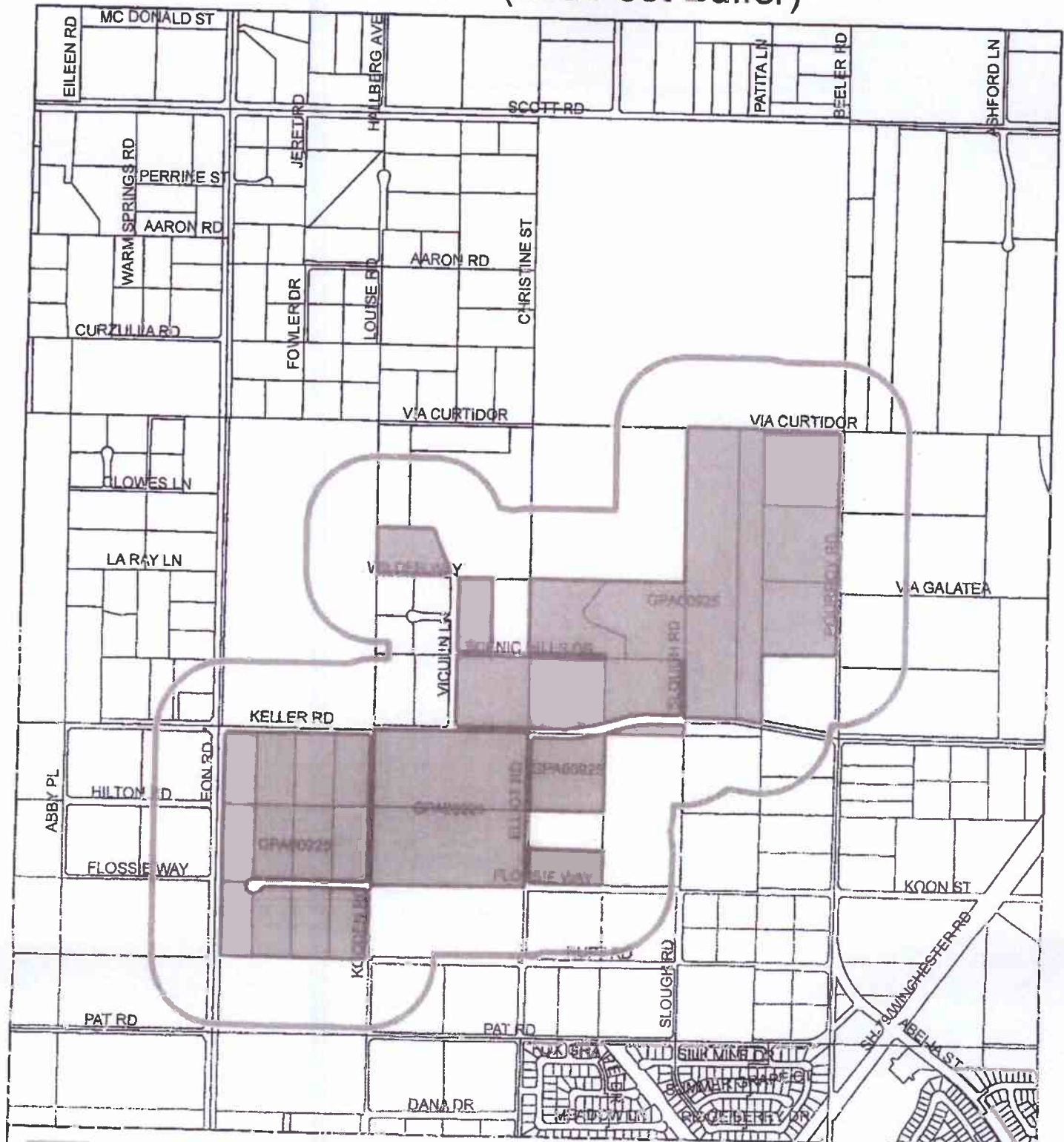
I further certify that the information filed is true and correct to the best of my knowledge. I understand that incorrect or incomplete information may be grounds for rejection or denial of the application.

NAME: Matt IstrateTITLE ManagerADDRESS: 4080 Lemon Street 2nd FloorRiverside, Ca. 92502

TELEPHONE NUMBER (8 a.m. - 5 p.m.): _____

Certified by
Matt IstrateEXP. Nov 8,
2014

GPA00925 (600 Foot Buffer)



-  Case Owner Buffer
-  Case Boundary
-  Parcel Boundaries
-  Surrounding Owner Parcels



Feet
1,100 550 0 1,100

Printed by mstraita on 5/8/2014

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

CLARA M ASIMAKOPOULOS
39908 VIA CASTANA
MURRIETA, CA. 92563

BEAZER HOMES HOLDING CORP
1800 E IMPERIAL HWY NO 200
BREA, CA. 92821

GRACE M BELCUORE
31145 KELLER RD
WINCHESTER, CA. 92596

VICTOR CANTU
31650 SCENIC HILL DR
WINCHESTER, CA. 92596

BOYD CARGILL
275 W RIDER ST
PERRIS, CA. 92571

VALOY W CAVANAUGH
104 DEBORAH CT
UPLAND, CA. 91784

CARLOS A CELLA
18266 SANTA CARLOTTA ST
FOUNTAIN VALLEY, CA. 92708

JENNIE L CHIEM
P O BOX 8505
MORENO VALLEY, CA. 92552

IGNACIO CORDERO
28265 RAWLINGS RD
HEMET, CA. 92543

CORNELIO ANGELA LIVING TRUST
C/O ANGELES CORNELIO KEELER
2262 SALT AIR DR
SANTA ANA, CA. 92705

DAVID CUPP
6225 CAMINITO JUANICO
SAN DIEGO, CA. 92111

FERNANDO DELGADILLO
31120 FLOSSIE WAY
WINCHESTER, CA. 92596

SCOTT DETRAY
P O BOX 400
WINCHESTER, CA. 92596

LINCOLN ERAMO
34125 POURROY RD
WINCHESTER, CA. 92596

EVERETT FAULK
35245 BRIGGS RD
MURRIETA, CA. 92563

JON P FAULK
P O BOX 57
WINCHESTER, CA. 92596

RUSSELL L GOODWIN
31130 FLOSSIE WAY
WINCHESTER, CA. 92596

RICHARD L HALVERSON
32097 SCOTT RD
WINCHESTER, CA. 92596

VIOLET B HANNA
C/O HANNA CAPITAL MGMT
43 POST
IRVINE, CA. 92618

ANDRES T HERRERA
34215 KOODEN RD
WINCHESTER, CA. 92596

WADE WESLEY HOUGH
9135 GREGORY ST
CYPRESS, CA. 90630

KRISTA A HUNDLEY
42389 WINCHESTER RD NO B
TEMECULA, CA. 92590

JERRY D JOHNSON
31365 TEJAY AVE
WINCHESTER, CA. 92596

CHINGHUA LAFKO
C/O KUANGLIEH HAN
3545 HOLMES CIR
HACIENDA HEIGHTS, CA. 91745

TOM LE
C/O CHS INVESTMENTS
15822 LAS FLORES ST
WESTMINSTER, CA. 92683

LEON & KELLER 80
1601 SEPULVEDA BLV 364
MANHATTAN BEACH, CA. 90266

LUBEC PROP
P O BOX 492403
LOS ANGELES, CA. 90049

MARVIN D LUTZ
7710 PARKDALE PL
SAN DIEGO, CA. 92126

MARK MANNING
PO BOX 427
LONG CREEK, OR. 97856

DOMENICO MANNO
31362 KELLER RD
WINCHESTER, CA. 92596

STEPHEN A MCCAUSLAND
P O BOX 187
WINCHESTER, CA. 92596

PHILLIP MEANS
31265 VIA CURTIDOR
WINCHESTER, CA. 92596

ABEL MORALES
34235 LEON RD
WINCHESTER, CA. 92596

TIMOTHY C MOYER
33785 VICULIN LN
WINCHESTER, CA. 92596

MICHAEL ORNDORF
30928 KELLER RD
WINCHESTER, CA. 92596

LADD L PENFOLD
P O BOX 999
TEMECULA, CA. 92589

LADD L PENFOLD
P O BOX 999
TEMECULA, CA. 92593

LAVERNE POLIQUIN
1331 W BAY AVE
NEWPORT BEACH, CA. 92661

POLIQUIN FAMILY LTD PARTNERSHIP
C/O LAVERNE POLIQUIN
1331 W BAY AVE
NEWPORT BEACH, CA. 92661

PEGGIE REDERICH
34180 ELLIOT RD
WINCHESTER, CA. 92596

RIVERSIDE MITLAND 03
C/O RICHARD WHITNEY
12865 POINTE DEL MAR 200
DEL MAR, CA. 92014

ROCKRIDGE CHURCH INC
C/O MICHAEL MCNEFF
27570 COMMERCE CTR NO 125
TEMECULA, CA. 92590

SCOTT ROAD 160
C/O DOMENIGONI BARTON PROP MGMT CO
33011 HOLLAND RD
WINCHESTER, CA. 92596

CHARLES W SHORES
31085 FLOSSIE WAY
WINCHESTER, CA. 92596

NICHOLE LAUREN SIMPSON
31450 KELLER RD
WINCHESTER, CA. 92596

THE 8 ACRES
C/O EUGENIA KIOUFTIS
6915 RUTGERS DR
ANAHEIM, CA. 92807

PAUL VANDERWALL
4151 EUREKA AVE
YORBA LINDA, CA. 92886

VINTAGE PLAZA LTD
7 CORPORATE PLZ
NEWPORT BEACH, CA. 92660

AMANDA WARREN
31125 FLOSSIE WAY
WINCHESTER, CA. 92596

SHALYN WARRINGTON
30980 KELLER RD
WINCHESTER, CA. 92596

WESTERN RIVERSIDE COUNTY REG CON AUTHORITY
P O BOX 1667
RIVERSIDE, CA. 92502

WESTERN RIVERSIDE COUNTY REG CON AUTHORITY
C/O DEPT OF FAC MGMT
3133 MISSION INN AVE
RIVERSIDE, CA. 92507

RANDALL WILLIAMS
31500 SCENIC HILLS DR
WINCHESTER, CA. 92596

DIANA C WILSTERMANN
31450 TEJAY AVE
WINCHESTER, CA. 92596

WSI LAND HOLDINGS
3161 MICHELSON DR STE 425
IRVINE, CA. 92612

Lubec Properties LLC
908 S. Granville Ave. #5
Los Angeles, CA 90049
GPA925-Applicant

Jon & Elizabeth Faulk
31492 Flossie Way
Winchester, CA 92596
GPA925-Owner

Everett & Caroline Faulk
31135 Flossie Way
Winchester, CA 92596
GPA925-Owner

Peggie Rederich
34180 Elliot Rd.
Winchester, CA 92596
GPA925-Owner

Boyd Cargill
275 W. Rider St.
Parris, CA 92571
GPA925-Owner

Carvi Auto Body & Paint
18266 Santa Carlotta
Fountain Valley, CA 92708
GPA925-Owner

Jon Pierre & Elizebeth Faulk
31125 Flossie Way
Winchester, CA 92596
GPA925-Owner

Charles & Sharllyn Shores
31085 Flossie Way
Winchester, CA 92596
GPA925-Owner

Harold Davis
31080 Flossie Way
Winchester, CA 92596
GPA925-Owner

Fernando Eldadillo
31120 Flossie Way
Winchester, CA 92596
GPA925-Owner

Russell Goodwin
31130 Flossie Way
Winchester, CA 92596
GPA925-Owner

Andres & Aurora Herrera
34215 Kooden Rd
Winchester, CA 92596
GPA925-Owner

Grace Belcuore/Josephine Italiano
31145 Keller Rd
Winchester, CA 92596
GPA925-Owner

Poliquin Credit Trust
1331 W. Bay Avenue
Newport Beach, CA 92661
GPA925-Owner

Salvador Delrio
Clara Asimakopoulos
39908 Via Castana
Murrieta, CA 92563
GPA925-Owner

Vintage Plaza LTD
7 Corporate Plaza
Newport Beach, CA 92660
GPA925-Owner

Jesse & Tedra Reyes
33555 Pourroy
Winchester, CA 92596
GPA925-Owner

Stephen & Louise McCausland
33525 Pourroy
Sun City CA 92586
GPA925-Owner

Vintage Plaza / Dale Lyons
31820 Keller Rd
Winchester, CA 92596
GPA925-Owner

Salvador Delrio
Clara Asimakopoulos
31750 Keller Rd
Winchester, CA 92596
GPA925-Owner

Clara Asimakopoulos
39908 Via Castana
Murrieta, CA 92563
GPA925-Owner

CHS Investment LLC / Phan Davis
15822 Las Flores St
Westminster CA 92683
GPA925-Owner

Ignacio & Maria Cordero
28265 Rawlings Rd
Hemet, CA 92544
GPA925-Owner

George & Kyriaki Tait
31650 Scenic Hill
Winchester, CA 92596
GPA925-Owner

Edward Cavanaugh
104 Deborah Ct
Upland CA 91784
GPA925-Owner



MITIGATED NEGATIVE DECLARATION

FOR COUNTY CLERK'S USE ONLY



RIVERSIDE COUNTY PLANNING DEPARTMENT

Juan C. Perez
Interim Planning Director

TO: ☐ Office of Planning and Research (OPR)
P.O. Box 3044
Sacramento, CA 95812-3044
☒ County of Riverside County Clerk

FROM: Riverside County Planning Department
☒ 4080 Lemon Street, 12th Floor
P. O. Box 1409
Riverside, CA 92502-1409

☐ 38686 El Cerrito Road
Palm Desert, California 92211

SUBJECT: Filing of Notice of Determination in compliance with Section 21152 of the California Public Resources Code.

EA41748 and GPA925

Project Title/Case Numbers

Matt Straite

County Contact Person

951-955-8631

Phone Number

N/A

State Clearinghouse Number (if submitted to the State Clearinghouse)

Lubec Properties, LLC

Project Applicant

PO BOX 492403

Address

Northerly of Pat Road, southerly of Scott Road, easterly of Leon Road and westerly of Pourvoy Road.

Project Location

The project amends the General Plan Foundation Component and Land Use designations of the subject site from "Rural: Rural Residential" (RUR:RR) (5 acre minimum lot size) to "Community Development: Low Density Residential" (CD:LDR) (1/2 acre minimum lot size) on approximately 202.87.

Project Description

This is to advise that the Riverside County Board of Supervisors, as the lead agency, has approved the above-referenced project on _____, and has made the following determinations regarding that project:

1. The project WILL NOT have a significant effect on the environment.
2. A Mitigated Negative Declaration was prepared and certified for the project pursuant to the provisions of the California Environmental Quality Act (\$2,181.25 + \$50.00) and reflect the independent judgment of the Lead Agency.
3. Mitigation measures WERE adopted as part of the project.
4. A Mitigation Monitoring and Reporting Plan/Program WAS adopted.
5. A statement of Overriding Considerations WAS NOT adopted for the project.
6. Findings were made pursuant to the provisions of CEQA.

This is to certify that the Mitigated Negative Declaration, with comments, responses, and record of project approval is available to the general public at: Riverside County Planning Department, 4080 Lemon Street, 12th Floor, Riverside, CA 92501.

Signature

Title

Date

Date Received for Filing and Posting at OPR: _____

DM/dm Revised 5/13/2014

Y:\Planning Master Forms\CEQA Forms\NOD Form.doc

Please charge deposit fee case#: ZEA41748 ZCFG4649

FOR COUNTY CLERK'S USE ONLY

COUNTY OF RIVERSIDE
SPECIALIZED DEPARTMENT RECEIPT
Permit Assistance Center

* REPRINTED * R0801294

4080 Lemon Street
Second Floor
Riverside, CA 92502
(951) 955-3200

39493 Los Alamos Road
Suite A
Murrieta, CA 92563
(951) 600-6100

38686 El Cerrito Road
Palm Desert, CA 92211
(760) 863-8277

Received from: VILLAGE PLAZA LTD. KELLER RD \$64.00
paid by: CK 1017 & 010023
paid towards: CFG05097 CALIF FISH & GAME: DOC FEE
CALIFORNIA FISH AND GAME FOR EA41748
at parcel #: 31450 KELLER RD WINC
appl type: CFG3

By _____ Feb 07, 2008 08:52
MBRASWEL posting date Feb 07, 2008

Account Code	Description	Amount
658353120100208100	CF&G TRUST: RECORD FEES	\$64.00

Overpayments of less than \$5.00 will not be refunded!

Additional info at www.rctlma.org

COUNTY OF RIVERSIDE
SPECIALIZED DEPARTMENT RECEIPT
Permit Assistance Center

R1404963

4080 Lemon Street
Second Floor
Riverside, CA 92502
(951) 955-3200

39493 Los Alamos Road
Suite A
Murrieta, CA 92563
(951) 600-6100

38686 El Cerrito Road
Palm Desert, CA 92211
(760) 863-8277

Received from: VILLAGE PLAZA LTD. KELLER RD \$2,181.25
paid by: CK 1114
paid towards: CFG05097 CALIF FISH & GAME: DOC FEE
CALIFORNIA FISH AND GAME FOR EA41748
at parcel #: 31450 KELLER RD WINC
appl type: CFG3

By _____ May 14, 2014 13:12
MGARDNER posting date May 14, 2014

Account Code	Description	Amount
658353120100208100	CF&G TRUST	\$2,181.25

Overpayments of less than \$5.00 will not be refunded!

Additional info at www.rctlma.org

PROPERTY OWNERS CERTIFICATION FORM

I, VINNIE NGUYEN, certify that on 9/23/2014

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

APN (s) or case numbers GPA00925 For

Company or Individual's Name Planning Department,

Distance buffered 600'.

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

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

NAME: Vinnie Nguyen

TITLE GIS Analyst

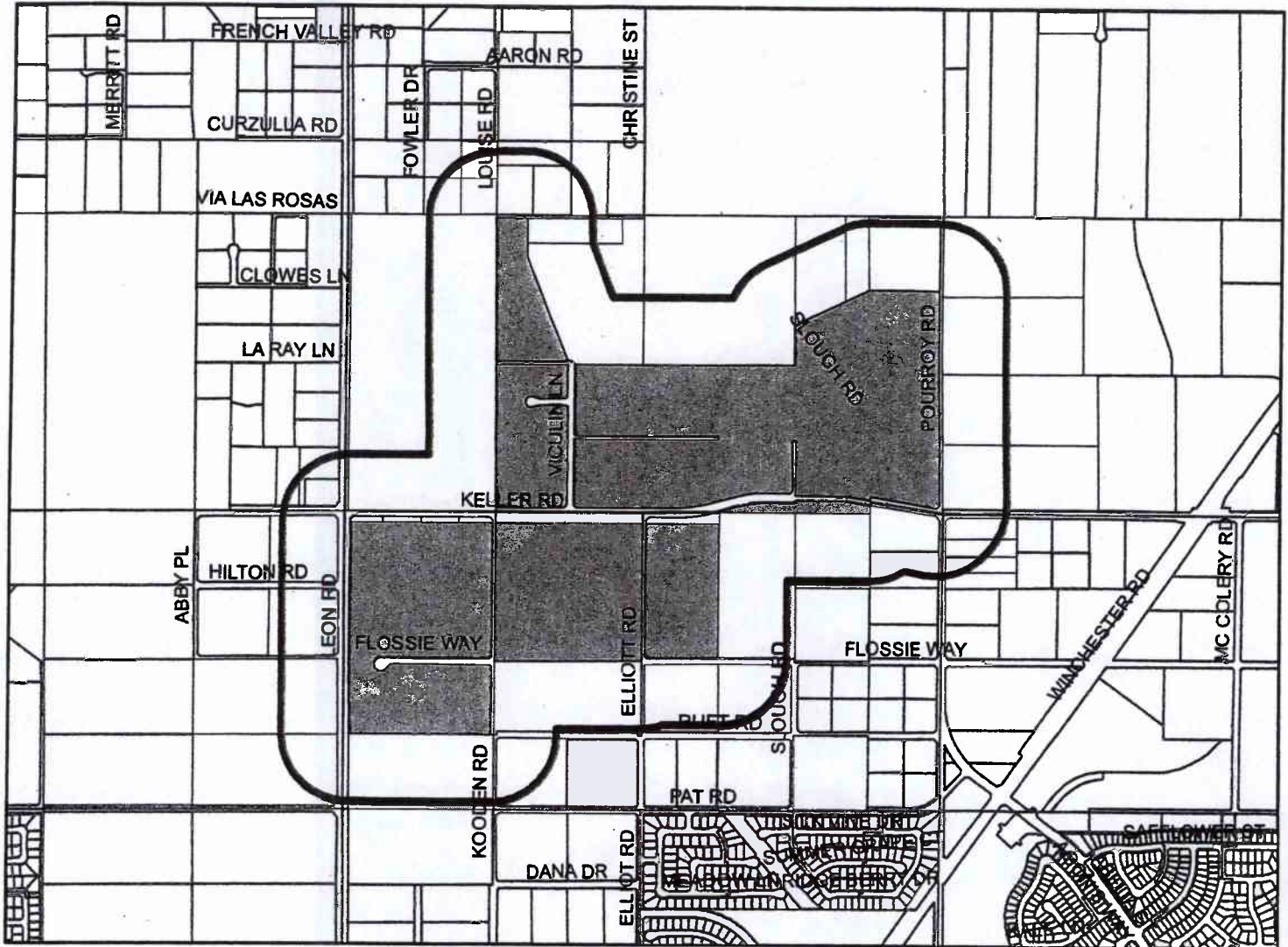
ADDRESS: 4080 Lemon Street 2nd Floor

Riverside, Ca. 92502

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

*checked by arc
cep 3/23/14*

GPA00925 (600 feet buffer)



Selected Parcels

480-010-021	480-030-010	480-030-005	472-090-003	480-030-013	480-030-017	480-030-019	480-030-015	480-030-009	472-090-002
472-090-017	472-090-018	472-090-019	472-090-026	472-080-011	472-050-026	472-090-011	472-090-016	480-030-011	480-030-007
476-010-003	476-010-004	472-090-010	476-010-002	480-030-008	472-090-013	480-030-020	480-030-012	472-080-012	480-030-030
472-090-027	480-030-022	480-030-027	480-030-001	472-090-001	480-030-029	480-030-014	472-090-012	472-090-015	472-080-014
472-050-027	472-090-005	472-090-023	480-030-021	472-090-004	480-030-002	472-090-009	472-080-013	480-010-024	480-010-026
472-080-018	472-080-021	480-030-006	476-010-001	472-050-028	472-090-022	480-030-004	480-030-003	480-010-020	472-080-019
472-090-014	472-090-007	472-090-008	472-090-020	472-090-021	472-090-024	472-110-001	472-110-002	472-110-007	472-110-008
472-090-025	472-090-006	472-080-020	480-030-023	480-030-024	480-030-046				



1,500 750 0 1,500 Feet

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ASMT: 472050026, APN: 472050026
DAVID CUPP
MARY CUPP
6225 CAMINITO JUANICO
SAN DIEGO CA 92111

ASMT: 472080018, APN: 472080018
RONALD TANNER
LORENE TANNER
33460 LOUISE RD
WINCHESTER, CA. 92596

ASMT: 472050027, APN: 472050027
MICHAEL ORNDORF
CHERYL ORNDORF
30928 KELLER RD
WINCHESTER, CA. 92596

ASMT: 472080019, APN: 472080019
TIFFANY KAMTAN
33480 LOUISE RD
WINCHESTER, CA. 92596

ASMT: 472050028, APN: 472050028
SHALYN WARRINGTON
30980 KELLER RD
WINCHESTER, CA. 92596

ASMT: 472080020, APN: 472080020
WILLIAM WHITE
EARLINE WHITE
P O BOX 905
WINCHESTER CA 92596

ASMT: 472080011, APN: 472080011
DALE PILCHER
LINDA PILCHER
P O BOX 809
WINCHESTER CA 92596

ASMT: 472080021, APN: 472080021
RONALD TANNER
LORENE TANNER
31350 VIA CURTIDOR
WINCHESTER, CA. 92596

ASMT: 472080012, APN: 472080012
KENNETH JOHNSON
ALMA JOHNSON
GLORIA BOGGAN
36491 YAMAS DR NO 103
WILDOMAR CA 92595

ASMT: 472090001, APN: 472090001
LEON & KELLER 80
GLOBAL INV & DEV
1601 SEPULVEDA BLV 364
MANHATTAN BEACH CA 90266

ASMT: 472080013, APN: 472080013
RICHARD ZAVETZ
MARY ZAVETZ
33222 TURNER ST
LAKE ELSINORE CA 92530

ASMT: 472090002, APN: 472090002
CHINGHUA LAFKO
BRUCE LAFKO
KUANGLIEH HAN
MINGHWA HAN
C/O KUANGLIEH HAN
3545 HOLMES CIR
HACIENDA HEIGHTS CA 91745

ASMT: 472080014, APN: 472080014
MARY SFERRAZZA
33485 LOUISE RD
WINCHESTER, CA. 92596

ASMT: 472090003, APN: 472090003
ANDREW CAMPOS
GUILLERMINA CAMPOS
31301 VIA CURTIDOR
WINCHESTER, CA. 92596



ASMT: 472090004, APN: 472090004
PHILLIP MEANS
CYNTHIA MEANS
31265 VIA CURTIDOR
WINCHESTER, CA. 92596

ASMT: 472090011, APN: 472090011
DIANA WILSTERMANN
31450 TEJAY AVE
WINCHESTER, CA. 92596

ASMT: 472090005, APN: 472090005
NICHOLE SIMPSON
CHAD SIMPSON
31450 KELLER RD
WINCHESTER, CA. 92596

ASMT: 472090012, APN: 472090012
MARK MANNING
TAMMY MANNING
PO BOX 427
LONG CREEK OR 97856

ASMT: 472090006, APN: 472090006
WESTERN RIVERSIDE COUNTY REG CON AUTHORITY
P O BOX 1667
RIVERSIDE CA 92502

ASMT: 472090013, APN: 472090013
JERRY JOHNSON
THERESA JOHNSON
31365 TEJAY AVE
WINCHESTER, CA. 92596

ASMT: 472090007, APN: 472090007
VALOY CAVANAUGH
104 DEBORAH CT
UPLAND CA 91784

ASMT: 472090014, APN: 472090014
TIMOTHY MOYER
LAURA MOYER
33785 VICULIN LN
WINCHESTER, CA. 92596

ASMT: 472090008, APN: 472090008
VICTOR CANTU
KRNUBO TRUST
31650 SCENIC HILL DR
WINCHESTER, CA. 92596

ASMT: 472090015, APN: 472090015
MARVIN LUTZ
IDA LUTZ
7710 PARKDALE PL
SAN DIEGO CA 92126

ASMT: 472090009, APN: 472090009
RANDALL WILLIAMS
ALISON WILLIAMS
28039 SCOTT RD STE D425
MURRIETA CA 92563

ASMT: 472090016, APN: 472090016
DOMENICO MANNO
ANNA MANNO
31362 KELLER RD
WINCHESTER, CA. 92596

ASMT: 472090010, APN: 472090010
IGNACIO CORDERO
MARIA CORDERO
28265 RAWLINGS RD
HEMET CA 92543

ASMT: 472090017, APN: 472090017
CHS INV
MARCO VELASCO
TRO NGUYEN
MARIGOLD VELASCO, ETAL
21845 TODD AVE
YORBA LINDA CA 92887



ASMT: 472090018, APN: 472090018
CLARA ASIMAKOPOULOS
39908 VIA CASTANA
MURRIETA CA 92563

ASMT: 472090025, APN: 472090025
WADE HOUGH
VICTORIA HOUGH
9135 GREGORY ST
CYPRESS CA 90630

ASMT: 472090019, APN: 472090019
CORNELIO ANGELA LIVING TRUST
C/O ANGELES CORNELIO KEELER
2262 SALT AIR DR
SANTA ANA CA 92705

ASMT: 472090026, APN: 472090026
CORNELIO ANGELA LIVING TRUST
C/O ANGELES CORNELIO KEELER
2262 SALT AIR DR
SANTA ANA CA 92705

ASMT: 472090020, APN: 472090020
VINTAGE PLAZA LTD
7 CORPORATE PLZ
NEWPORT BEACH CA 92660

ASMT: 472090027, APN: 472090027
LADD PENFOLD
P O BOX 999
TEMECULA CA 92593

ASMT: 472090021, APN: 472090021
VINTAGE PLAZA LTD
7 CORPORATE PLZ
NEWPORT BEACH CA 92660

ASMT: 472110001, APN: 472110001
VIOLET HANNA
DAVID HANNA
C/O HANNA CAPITAL MGMT
43 POST
IRVINE CA 92618

ASMT: 472090022, APN: 472090022
STEPHEN MCCAUSLAND
LOUISE MCCAUSLAND
P O BOX 187
WINCHESTER CA 92596

ASMT: 472110002, APN: 472110002
VIOLET HANNA
DAVID HANNA
C/O HANNA CAPITAL MGMT
43 POST
IRVINE CA 92618

ASMT: 472090023, APN: 472090023
PAUL VANDERWALL
CHARLENE VANDERWALL
P O BOX 667
LAKE ELSINORE CA 92531

ASMT: 472110007, APN: 472110007
VIOLET HANNA
DAVID HANNA
C/O HANNA CAPITAL MGMT
43 POST
IRVINE CA 92618

ASMT: 472090024, APN: 472090024
VINTAGE PLAZA LTD
7 CORPORATE PLZ
NEWPORT BEACH CA 92660

ASMT: 472110008, APN: 472110008
VIOLET HANNA
DAVID HANNA
C/O HANNA CAPITAL MGMT
43 POST
IRVINE CA 92618

ASMT: 476010001, APN: 476010001
RYAN EGAN
KELLY EGAN
32025 KELLER RD
WINCHESTER, CA. 92596

ASMT: 480010026, APN: 480010026
RIVERSIDE MITLAND 03
C/O RICHARD WHITNEY
12865 POINTE DEL MAR 200
DEL MAR CA 92014

ASMT: 476010002, APN: 476010002
JAMIE MOORE
AMY MCKAIG
34044 POURROY RD
WINCHESTER, CA. 92596

ASMT: 480030001, APN: 480030001
LAVERNE POLIQUIN
RICHARD POLIQUIN
BETTE POLIQUIN
EDWARD BARTELT, ETAL
1331 W BAY AVE
NEWPORT BEACH CA 92661

ASMT: 476010003, APN: 476010003
HERIBERTO ACOSTA
OFELIA ACOSTA
34120 POURROY RD
WINCHESTER CA 92596

ASMT: 480030002, APN: 480030002
POLIQUIN FAMILY LTD PARTNERSHIP
LAVERNE POLIQUIN
MARILYN POLIQUIN
BETTE POLIQUIN, ETAL
C/O LAVERNE POLIQUIN
1331 W BAY AVE
NEWPORT BEACH CA 92661

ASMT: 476010004, APN: 476010004
HERIBERTO ACOSTA
OFELIA ACOSTA
34120 POURROY RD
WINCHESTER CA 92596

ASMT: 480030003, APN: 480030003
SUNSHINE LIVING TRUST
ROSIE LIVING TRUST
GRACE BELCUORE
JOSEPHINE ITALIANO
31145 KELLER RD
WINCHESTER, CA. 92596

ASMT: 480010020, APN: 480010020
THE 8 ACRES
C/O EUGENIA KIOUFTIS
6915 RUTGERS DR
ANAHEIM CA 92807

ASMT: 480030004, APN: 480030004
SUNSHINE LIVING TRUST
JOSEPHINE ITALIANO
ROSIE LIVING TRUST
GRACE BELCUORE
31145 KELLER RD
WINCHESTER CA 92596

ASMT: 480010021, APN: 480010021
ABEL MORALES
GRACIELA MORALES
34235 LEON RD
WINCHESTER, CA. 92596

ASMT: 480030005, APN: 480030005
ANDRES HERRERA
AURORA HERRERA
34215 KOODEN RD
WINCHESTER, CA. 92596

ASMT: 480010024, APN: 480010024
RIVERSIDE MITLAND 03
C/O RICHARD WHITNEY
12865 POINTE DEL MAR 200
DEL MAR CA 92014

ASMT: 480030006, APN: 480030006
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31130 FLOSSIE WAY
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ASMT: 480030007, APN: 480030007
FERNANDO DELGADILLO
4475 HOLLYVALE LN
HEMET CA 92545

ASMT: 480030014, APN: 480030014
LUBEC PROP
ALBERT KALMAN
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ASMT: 480030008, APN: 480030008
JENNIE CHIEM
P O BOX 8505
MORENO VALLEY CA 92552

ASMT: 480030015, APN: 480030015
CARLOS CELLA
ZULMA CELLA
18266 SANTA CARLOTTA ST
FOUNTAIN VALLEY CA 92708

ASMT: 480030009, APN: 480030009
CHARLES SHORES
SHARILYN SHORES
31085 FLOSSIE WAY
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ASMT: 480030017, APN: 480030017
BEAZER HOMES HOLDING CORP
1800 E IMPERIAL HWY NO 200
BREA CA 92821

ASMT: 480030010, APN: 480030010
AMANDA WARREN
31125 FLOSSIE WAY
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ASMT: 480030019, APN: 480030019
BOYD CARGILL
275 W RIDER ST
PERRIS CA 92571

ASMT: 480030011, APN: 480030011
EVERETT FAULK
CAROLINE FAULK
NCM DEV INC
35245 BRIGGS RD
MURRIETA CA 92563

ASMT: 480030020, APN: 480030020
JILL DETRAY
SCOTT DETRAY
P O BOX 400
WINCHESTER CA 92596

ASMT: 480030012, APN: 480030012
JON FAULK
ELIZABETH FAULK
P O BOX 57
WINCHESTER CA 92596

ASMT: 480030021, APN: 480030021
PEGGIE REDERICH
34180 ELLIOT RD
WINCHESTER, CA. 92596

ASMT: 480030013, APN: 480030013
BEAZER HOMES HOLDING CORP
1800 E IMPERIAL HWY NO 200
BREA CA 92821

ASMT: 480030022, APN: 480030022
LADD PENFOLD
P O BOX 999
TEMECULA CA 92589



ASMT: 480030023, APN: 480030023
WSI LAND HOLDINGS
3161 MICHELSON DR STE 425
IRVINE CA 92612

ASMT: 480030024, APN: 480030024
WSI LAND HOLDINGS
3161 MICHELSON DR STE 425
IRVINE CA 92612

ASMT: 480030027, APN: 480030027
LADD PENFOLD
P O BOX 999
TEMECULA CA 92593

ASMT: 480030029, APN: 480030029
LINCOLN ERAMO
SHERYL ERAMO
34125 POURROY RD
WINCHESTER, CA. 92596

ASMT: 480030030, APN: 480030030
KRISTA HUNDLEY
42389 WINCHESTER RD NO B
TEMECULA CA 92590

ASMT: 480030046, APN: 480030046
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GPA925-Owner

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GPA925-Owner

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7 Corporate Plaza
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Stephen & Louise McCausland
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Sun City CA 92586
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CHS Investment LLC / Phan Davis
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Edward Cavanaugh
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