



RIVERSIDE COUNTY PLANNING DEPARTMENT

Steve Weiss, AICP
Planning Director

1:30 P.M.

OCTOBER 19, 2015

AGENDA

RIVERSIDE COUNTY PLANNING DEPARTMENT
DIRECTOR'S HEARING
DESERT PERMIT ASSISTANCE CENTER
77-588 El Duna Court, Suite H
Palm Desert, CA 92211

NOTE: Please be aware that the indicated staff recommendation shown below for each item may differ from that presented to the Planning Director during the public hearing.

If you wish to speak, please complete a "SPEAKER IDENTIFICATION FORM" and give it to the Planning Director. The purpose of the public hearing is to allow interested parties to express their concerns. Please do not repeat information already given. If you have no additional information, but wish to be on record, simply give your name and address and state that you agree with the previous speaker(s).

In compliance with the Americans with Disabilities Act, if you require reasonable accommodations, please contact Mary Stark at (951) 955-7436 or e-mail at mcstark@rcplma.org. Requests should be made 72 hours in advance or as soon as possible prior to the scheduled meeting. Alternative formats are available upon request.

1.0 CONSENT CALENDAR:

1.1 **ADOPTION OF THE 2016 REVISED DIRECTOR'S HEARING CALENDAR**

2.0 PUBLIC HEARINGS – CONTINUED ITEMS: 1:30 p.m. or as soon as possible thereafter.

2.1 **NONE**

3.0 PUBLIC HEARINGS – NEW ITEMS: 1:30 p.m. or as soon as possible thereafter:

3.1 **NONE**

4.0 SCOPING SESSION

4.1 **PROJECT DESCRIPTION: ENVIRONMENTAL IMPACT REPORT FOR GENERAL PLAN AMENDMENT No. 1122** – 2013-2021 Housing Element-Applicant: County of Riverside – Engineer/Representative: N/A- All Supervisorial Districts – Various Zoning Districts/Areas – 10 Area Plans: Classification to Highest Density Residential or Mixed Use Area – Location: Unincorporated Riverside County – Approximately 5,004.29 Acres-Zoning: Various Zones. **REQUEST:** The Riverside County will be the lead

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FINAL: 10-07-15

agency for preparation of an Environmental Impact Report (EIR) for a project known as the 2013-2021 Housing Element update and rezoning. County is soliciting comments on the scope and content of the environmental analysis and the EIR for the project. A description of the whole of the project, including location, location maps, the project background and objectives, a project description, and preliminary identification of the potential environmental effects, is contained in the Notice of Preparation, available through the Riverside County Planning Department or on the Planning Department's webpage at <http://planning.rctlma.org>. Project Manager: Bill Gayk at (951) 955-8514 or email bgayk@rctlma.org.

5.0 PUBLIC COMMENTS:

Agenda Item No.: 4.1
Area Plan: 10 Area Plans
Zoning: New
Supervisory District: All
Project Planner: Bill Gayk
Director's Hearing Date: October 19, 2015

Environmental Impact Report: Scoping
Session
Applicant: County of Riverside
Environmental Impact Report Consultant:
Michael Baker International

for 
Steve Weiss, AICP
Planning Director

COUNTY OF RIVERSIDE PLANNING DEPARTMENT SCOPING SESSION STAFF REPORT

PURPOSE OF SCOPING SESSION:

Pursuant to Sections 15060 and 15081 of the California Environmental Quality Act ("CEQA") Guidelines, the County of Riverside has concluded that implementation of the proposed Project could have a direct or indirect impact on the environment. Accordingly, the County has determined that preparation and evaluation of an environmental impact report ("EIR") for the Project is warranted.

A Notice of Preparation (NOP) was issued for the Project on June 26, 2015 and the County solicited comments on the scope and content of the environmental analysis and the EIR for the Project from June 26, 2015 through August 10, 2015. The Project has been revised to incorporate additional parcels not included in the original project description. Accordingly, the County released a second NOP on October 9, 2015 and is soliciting further comments on the scope and content of the environmental analysis and the EIR for the Project. Comments received during the NOP comment period, now extended through November 9, 2015, will be taken into consideration during the evaluation of the environmental impacts identified in the EIR. Materials related to this project may be found at <http://planning.rctlma.org/>.

As part of the NOP process, the County is holding a second Scoping Session to brief the public and all responsible and trustee agencies on the nature and extent of the proposed Project; and, to allow the public an opportunity to identify issues that should be addressed in the Environmental Impact Report (EIR). The Scoping Session is not a public hearing on the merits of the proposed Project, and the Planning Director will not be taking an action on the Project. Additionally, the public will be asked to limit their testimony to identifying issues regarding the Project's potential environmental impacts. The EIR consultant will not be required to provide an immediate response to any concerns raised but will be requested to compile and address any concerns expressed at the Scoping Session through revisions to the proposed Project and/or completion of the Final Environmental Impact Report, prior to the formal public hearing on the proposed Project.

LOCATION:

The 2013–2021 Housing Element update is a countywide project encompassing the unincorporated land in Riverside County. In all, the unincorporated county land encompasses a total of 6,375 square miles, roughly 4.1 million acres, stretching across 200 miles of Southern California from within a few miles of the Pacific Ocean to the west, to the Colorado River and Arizona border to the east. Riverside County is bounded by Orange County (and metropolitan Los Angeles) to the west, San Bernardino County to the north, Arizona to the east, and San Diego and Imperial counties to the south.

Environmental Impact Report Scoping Session

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Due to the county's size, most of the County's General Plan land use designations are mapped in a series of 19 Area Plans that include land use designations and policies appropriate for the unique needs of each community. This Project will affect 10 Area Plans.

EXISTING CONDITIONS:

Most of the area impacted by this Project consists of vacant land that has a variety of land use designations under the General Plan, as well as a variety of associated zoning codes. A notable exception would be the Home Gardens community, where the Project would result in the potential for redevelopment of some existing residential and commercial uses. The area impacted by this Project consists of vacant land with a current land use designation of Median High Density Residential and zoned M-SC, Manufacturing-Service Commercial.

PROJECT DESCRIPTION:

The proposed Project includes a General Plan Amendment to adopt the 2013-2021 Housing Element and associated changes to the Land Use Element and Ordinance No. 348. The proposed Project also includes the redesignation and rezoning of approximately 4,856 acres of land located in 10 Area Plans in order for the County to meet the remaining unaccommodated portions of the 2006-20133 and 2014-2021 Regional Housing Needs Assessment that total 26,439 housing units. In addition to the change in land use designation and zone classification, Area Plan text may also be revised to accommodate the change. In particular, the existing Table 2 Statistical Summaries, found in each of the Area Plans, will be revised to reflect the change in land use. Additional amendments to text or policies may also be required to support the change in housing density.

The EIR Consultant has identified the following potentially significant impacts which will be addressed in the EIR:

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

ENVIRONMENTAL IMPACT REPORT:

Per the California Environmental Quality Act (CEQA), an environmental Impact report is an informational document which, when its preparation is required by the lead agency, shall be considered by every public agency prior to its approval or disapproval of a project. The purpose of an environmental impact report is to provide public agencies and the public with detailed information about the effect a proposed project is likely to have on the environment; to list ways in which the significant effects of such a project might be minimized; and to indicate alternatives to such a project.

The EIR will be prepared for the proposed Project. The Draft EIR will respond to comments received during the Notice of Preparation period including those made by reviewing agencies in addition to those received at the Scoping Session. The Draft EIR will be circulated for Notice of Completion review and public comment period for at least 45 days. Comments received during that circulation period will be addressed in the Final EIR prior to scheduling a public hearing on this item.

PUBLIC HEARING:

No public hearing on the proposed Project has been scheduled at this time. A public hearing on this matter will not be scheduled until staff has concluded review of the proposed Project, the zoning ordinance and verified that an adequate and complete response to comments have been incorporated in the Draft EIR.