



RIVERSIDE COUNTY
PLANNING DEPARTMENT

RIVERSIDE COUNTY PLANNING COMMISSION

9:00 A.M.

DECEMBER 2, 2015

PLANNING COMMISSIONERS 2015

1st District

Charissa Leach
Vice Chairman

2nd District

Aaron Hake

3rd District

Ruthanne Taylor
Berger

4th District

Bill Sanchez

5th District

Mickey Valdivia
Chairman

Planning Director

Steve Weiss, AICP

Legal Counsel

Michelle Clack
Deputy
County Counsel

Phone

951 955-7436

Fax

951 955-1811

AGENDA

• REGULAR MEETING • RIVERSIDE COUNTY • RIVERSIDE COUNTY PLANNING COMMISSION

COUNTY ADMINISTRATIVE CENTER
FIRST FLOOR BOARD CHAMBERS
4080 LEMON STREET
RIVERSIDE, CA 92501

If you wish to speak, please complete a "SPEAKER IDENTIFICATION FORM" and give it to the Hearing Secretary. 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).

Should an applicant or any interested party wish to present a PowerPoint presentation, or electronic or digital material, it must be provided by the Project Planner 48-hours in advance of the meeting.

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@rctlma.org. Requests should be made at least 72 hours in advance or as soon as possible prior to the scheduled meeting. Alternative formats are available upon request.

CALL TO ORDER - ROLL CALL SALUTE TO THE FLAG

1.0 CONSENT CALENDAR

1.1 ADOPTION OF THE NEW 2016 PLANNING COMMISSION CALENDAR

1.2 ELECTION OF THE 2016 PLANNING COMMISSION CHAIRMAN AND VICE-CHAIRMAN

1.3 FIRST EXTENSION OF TIME FOR TENTATIVE TRACT MAP NO. 33427 - Applicant: Wesley Hylan - Fifth Supervisorial District - Nuevo Zoning District - Lakeview/Nuevo Area Plan: Community Development: Medium Density Residential (CD:MDR) (2-5 dwelling units per acre) - Location: Northerly of Nuevo Road, southerly of Citrus Avenue, easterly of Foothill Avenue, and westerly of Antelope - 93.66 Acres - Zoning: Specific Plan (SP246A1) - Approved Project Description: Schedule A subdivision of 93.66 acres into 291 single family residential lots comprised of (95) 5,000 sq. ft. lots; (131) 4,500 sq. ft. lots, (65) 4,000 sq. ft. lots, two (2) water

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P.O. Box 1409, Riverside, California 92502-1409
(951) 955-3200 · Fax (951) 955-3157

Desert Office · 77588 El Duna Court, Suite H
Palm Desert, California 92211
(760) 863-8277 · Fax (760) 863-7040

quality basins, and 21 open space lots. - **REQUEST:** Extension of Time to October 26, 2016 - First Extension. Project Planner: Roger Arroyo at (951) 955-1195 or email roarroyo@rctlma.org.

- 1.4 **FIRST EXTENSION OF TIME FOR TENTATIVE TRACT MAP NO. 33020** - Applicant: Jonathan Skeith - Fifth Supervisorial District – Lakeview Zoning Area - Lakeview/Nuevo Area Plan: Rural Community - Low Density Residential (RC-LDR) - Location: North of 10th Street, east of Lakeview Avenue, south of Mountain View Lane and west of Yucca Avenue – 5.0 Acres - Zoning: Residential Agricultural (R-A) – Approved Project Description: Schedule B subdivision of five (5) acres into three (3) one-acre minimum residential lots and three (3) one-half acre minimum residential lots. - **REQUEST:** Extension of Time to May 25, 2016 - First Extension. Project Planner: Roger Arroyo at (951) 955-1195 or email roarroyo@rctlma.org.
- 1.5 **SECOND EXTENSION OF TIME for TENTATIVE TRACT MAP NO. 30806** - Applicant: ST Conestoga, LLC. – Third Supervisorial District – Winchester Zoning Area - Harvest Valley/Winchester Area Plan: Community Development: Medium Density Residential (2-5 du/acre) - Location: Southerly of Patton Avenue, westerly of Beeler Avenue, easterly of Leon Road and northerly of Crest Road. – 84.8 Acres - Zoning: Specific Plan (S-P 293) - Approved Project Description: Schedule A subdivision of 84.8 acres into 192 single family residential lots and 3 open space lots for Planning Areas 46, 47A and 47B of Specific Plan (S-P) 293. Planning Areas 46, 47A and 47B allow for a combined total of 192 residential lots. - **REQUEST:** Extension of Time to September 22, 2016 - Second Extension. Project Planner: Roger Arroyo at (951) 955-1195 or email roarroyo@rctlma.org.
- 1.6 **SECOND EXTENSION OF TIME FOR TENTATIVE TRACT MAP NO. 31817** - Applicant: Dave Jeffers Consulting - Fifth Supervisorial District – Nuevo Area Zoning District - Lakeview/Nuevo Area Plan: Rural Community: Low Density Residential (RC:LDR) (2 dwelling units per acre) - Location: The project site is located northerly of Central Avenue and easterly of Menifee Road. – 17.2 Acres - Zoning: Residential Agricultural (R-A) – Approved Project Description: The project is a Schedule B tract map proposing to subdivide 17.2 gross acres into 28 residential lots with a minimum lot size of 20,000 sq. ft. and one detention basin - **REQUEST:** Extension of Time to August 25, 2016 - Second Extension. Project Planner: Roger Arroyo at (951) 955-1195 or email roarroyo@rctlma.org.

2.0 GENERAL PLAN AMENDMENT INITIATION PROCEEDINGS: 9:00 a.m. or as soon as possible thereafter. (Presentation available upon Commissioners’ request)

2.1 **NONE**

3.0 PUBLIC HEARING – CONTINUED ITEMS: 9:00 a.m. or as soon as possible thereafter:

3.1 **NONE**

4.0 PUBLIC HEARING - NEW ITEMS: 9:00 a.m. or as soon as possible thereafter:

- 4.1 **GENERAL PLAN AMENDMENT NO. 934, (Foundation and Entitlement/Policy)** – Intent to Adopt a Negative Declaration – Applicant: Wolfskill-Pedrorena Trust – Engineer/Representative: Greg Lowther – Fifth Supervisorial District – Area Plan: San Jacinto Valley – Zone District: Hemet – San Jacinto – Zone: Heavy Agriculture (A-2-10) (10-Acre Minimum) – Location: North of San Jacinto River, east of Davis Road, south of Bridge Street, and west of State Highway 79 – Project Size: 89.3 Acres – **REQUEST:** Proposal to amend portions of the project site’s General Plan Foundation Component from Agriculture (AG) and Open Space (OS) to Community Development (CD) and to amend its Land Use Designation from Rural (R) and Agriculture (AG) to Conservation (C) (35.45-Acres) and Commercial Retail (CR) on four parcels, totaling 89.3 Acres – Project Planner: John Hildebrand at (951) 955-1888 or email jhildebr@rctlma.org.

- 4.2 **GENERAL PLAN AMENDMENT NO. 943 (FOUNDATION AND ENTITLEMENT/POLICY) and CHANGE of ZONE NO. 7741** – Intent to Adopt a Mitigated Negative Declaration – Applicant: Carl Rheingans – Engineer/Representative: Cozad & Fox, Inc. – Third Supervisorial District – Area Plan: Harvest Valley/Winchester – Zone Area: Winchester – Zone: A-1-10 (Light Agriculture, 10-Acre Minimum) – Policy Area: Highway 79 – Location: East of Highway 79/Winchester Road, north of Stowe Road, west of Richmond Road, and south of Stetson Avenue – Project Size: 56.8 acres – **REQUEST:** Proposal to amend the project site's General Plan Foundation Component from Rural Community (RC) to Community Development (CD), amend its Land Use Designation from Estate Density Residential (EDR) (2-Acre Minimum) to Medium Density Residential (MDR) (2-5 D.U./Ac.) and Commercial Retail (CR) (0.20 – 0.35 Floor Area Ratio), and change the site's zoning classification from A-1-10 (Light Agriculture, 10-Acre Minimum) to R-1 (One-Family Dwellings) and C-1/C-P (General Commercial) on one parcel, totaling 56.8 acres. Project Planner: John Hildebrand at (951) 955-1888 or email jhildebr@rctlma.org.
- 4.3 **GENERAL PLAN AMENDMENT NO. 948 (FOUNDATION AND ENTITLEMENT/POLICY)** – Intent to Adopt a Negative Declaration – Applicant: David Rodriguez – Engineer/Representative: Ed Cepeda – Fifth Supervisorial District – Area Plan: The Pass – Zone District: Cherry Valley – Zone: General Commercial (C-1/C-P) – Policy Area: Cherry Valley – Location: Northerly of Cherry Valley Boulevard, westerly of Mountain View Avenue, southerly of Vineland Street, easterly of Nancy Avenue – Project Size: 10 Acres – **REQUEST:** Proposal to amend the project site's General Plan Foundation Component from Rural Community (RC) to Community Development (CD) and amend its Land Use Designation from Very Low Density Residential (VLDR) (1-Acre Minimum) to Commercial Retail (CR) (0.20-0.35 Floor Area Ratio) on two parcels, totaling 10 acres. Project Planner: John Hildebrand at (951) 955-1888 or email jhildebr@rctlma.org.
- 4.4 **GENERAL PLAN AMENDMENT NO. 968 (Foundation and Entitlement/Policy)** – Intent to Adopt a Negative Declaration – Applicant: Mohammad Harb – Engineer/Representative: Mike Ayaz – Fifth Supervisorial District – Area Plan: Mead Valley – Zone Area: Good Hope – Zone: Rural Residential (R-R) – Location: North of Lopez Street, east of Cowie Avenue, west of the City of Perris and south of San Jacinto Avenue – Project Size: 0.33 acres – **REQUEST:** Proposal to amend the project site's General Plan Foundation Component from Rural Community (RC) to Community Development (CD) and amend its Land Use Designation from Very Low Density Residential (VLDR) to Commercial Retail (CR) (0.20-0.35 FAR) on one parcel, totaling 0.33 acres – PROJECT PLANNER: John Hildebrand at (951) 955-1888 or email jhildebr@rctlma.org.

STAFF REPORT PENDING

- 4.5 **GENERAL PLAN AMENDMENT NO. 985 (Foundation and Entitlement/Policy)** – Intent to Adopt a Negative Declaration – Applicant: Steve Galvez – Engineer/Representative: Grant Becklund – First Supervisorial District – Area Plan: Elsinore – Zone District: Lakeland Village – Zone: W1 (Watercourse, Watershed and Conservation Areas) – Policy Area: Lake Elsinore Environs – Location: West of Lucerne Street, north of Grand Avenue, east of Russell Street, and south of Como Street – Project Size: 1.87 acres – **REQUEST:** Proposal to amend the project site's General Plan Foundation Component from Open Space (OS) to Community Development (CD) and amend its Land Use Designation from Conservation (C) to Medium High Density Residential (MHDR) (5-8 D.U./Ac.) on one parcel, totaling 1.87 acres – Project Planner: John Hildebrand at (951) 955-1888 or email jhildebr@rctlma.org.
- 4.6 **GENERAL PLAN AMENDMENT NO. 988 (FOUNDATION AND ENTITLEMENT/POLICY)** – Intent to Adopt a Negative Declaration – Applicant: Oz Bratene – Engineer/Representative: Oz Bratene – First Supervisorial District – Area Plan: Elsinore – Zone Area: Cleveland – Zone: R-R (Rural Residential) – Location: Southwest of the City of Wildomar, west of Calle Lobo, north of Saint Gallen Way, and south of the Cleveland National Forest – Project Size: 25.7 acres – **REQUEST:** Proposal to amend

the project site's General Plan Foundation Component from Open Space (OS) to Rural (R) and amend its Land Use Designation from Rural (R) to Rural Residential (RR) (5-Acre Minimum), on one parcel, totaling 25.7 acres. Project Planner: John Hildebrand at (951) 955-1888 or email jhildebr@rctlma.org **STAFF REPORT PENDING**

- 4.7 **GENERAL PLAN AMENDMENT NO. 997 (FOUNDATION AND ENTITLEMENT/POLICY) and CHANGE of ZONE NO. 7888** – Intent to Adopt a Negative Declaration – Applicant: Nnh Properties, LLC – Engineer/Representative: Coachella Valley Engineers – Fourth Supervisorial District – Area Plan: Western Coachella Valley – Zone District: Thousand Palms – Zone: W-2-10 (Controlled Development Area, 10-Acre Minimum) and M-SC (Manufacturing – Service Commercial) – Policy Area: Rancho Mirage Sphere of Influence – Location: North of Vista Chino, west of Rio Del Sol Road, and east of Varner Road – Project Size: 160 acres – **REQUEST:** Proposal to amend the project site's General Plan Foundation Component from Open Space (OS) to Community Development (CD), amend its Land Use Designation from Open Space-Rural (OS-R) to Light Industrial (LI) (0.25 – 0.60 Floor Area Ratio), and change the site's zoning classification from W-2-10 (Controlled Development Area, 10-Acre Minimum) to M-SC (Manufacturing – Service Commercial) on two parcels, totaling 160 acres. Project Planner: John Hildebrand at (951) 955-1888 or email jhildebr@rctlma.org.
- 4.8 **GENERAL PLAN AMENDMENT NO. 1008 (FOUNDATION AND ENTITLEMENT/POLICY) and CHANGE of ZONE NO. 7886** – Intent to Adopt a Negative Declaration – Applicant: USA Waste of California – Engineer/Representative: Southland Engineering – First Supervisorial District – Area Plan: Temescal Canyon – Zone Area: Glen Ivy – Zone: Mineral Resources (M-R) and Mineral Resources & Related Manufacturing (M-R-A) – Policy Area: El Sobrante Landfill – Location: East of Interstate 15 and Temescal Canyon Road, north of Dawson Canyon Road, and west of El Sobrante Landfill – Project Size: 327.6 acres – **REQUEST:** Proposal to amend a portion of the project site's General Plan Foundation Component from Open Space (OS) to Community Development (CD), amend its Land Use Designation from Rural (RUR) and Mineral Resources (MR) to Conservation Habitat (CH) and Heavy Industrial (HI) (0.15 to 0.50 FAR), and change the site's zoning classification from Mineral Resources (M-R) and Mineral Resources & Related Manufacturing (M-R-A) to Natural Assets (N-A) and Manufacturing Heavy (M-H) on four parcels, totaling 327.6 acres – Project Planner: John Hildebrand at (951) 955-1888 or email jhildebr@rctlma.org.
- 4.9 **GENERAL PLAN AMENDMENT NO. 1035 (FOUNDATION AND ENTITLEMENT/POLICY)** – Intent to Adopt Negative Declaration – Applicant: Orange LTD Partnership – Engineer/Representative: Sake Engineers, Inc. – First Supervisorial District – Area Plan: Temescal Canyon – Zone District: El Cerrito – Zone: Residential Agriculture (R-A-2.5) – Location: North of Weirick Road, east of Tulip Court, south of Nob Hill Road, and west of I-15 Freeway – Project Size: 2.95 acres – **REQUEST:** Proposal to amend the project site's Foundation Component from Rural Community (RC) to Community Development (CD) and amend its Land Use Designation from Estate Density Residential (EDR) (2-Acre Minimum) to Commercial Retail (CR) (0.20 – 0.35 Floor Area Ratio) on two parcels, totaling 2.95 acres. Project Planner: John Hildebrand at (951) 955-1888 or email jhildebr@rctlma.org.
- 4.10 **GENERAL PLAN AMENDMENT NO. 1037 (FOUNDATION AND ENTITLEMENT/POLICY)** – Intent to Adopt a Negative Declaration – Applicant: Sunrise Capitol, Ltd. – Engineer/Representative: Sake Engineers – First Supervisorial District – Area Plan: Lake Mathews/Woodcrest – Zone: Residential Agricultural (R-A-2)(2 Acre Minimum) – Location: North of Idaleona Road, west of Rolling Meadows Drive, east of Mira Lago Drive, and south of Alto Lago Drive – Project Size: 38.42 acres – **REQUEST:** Proposal to amend the project site's General Plan Foundation Component from Rural (R) to Rural Community (RC) and to amend its Land Use Designation from Rural Residential (RR) (5-Acre Minimum) to Estate Density Residential (EDR) (2-Acre Minimum) on one parcel, totaling 38.42 acres. Project Planner: John Hildebrand at (951) 955-1888 or email jhildebr@rctlma.org.

4.11 **CONDITIONAL USE PERMIT NO. 3716** – Intent to Adopt Negative Declaration – Applicant: Desert Pools RV Resort, LLC – Representative: Trish McConnell – Fourth Supervisorial District – Pass & Desert Zoning District – Western Coachella Valley Area Plan: High Density Residential (8-14 D.U./Ac.) – Location: South of Dillon Road, north of Aurora Road, and west of Langlois Road at 70405 Dillon Road – 20.0 Acres – Zoning: Controlled Development Areas (W-2) – **REQUEST:** A Conditional Use Permit proposes a “Vacation Recreational Vehicle Park” under Section 19.98 of Zoning Ordinance No. 348 containing 287 existing Recreational Vehicle (RV) spaces on an approximate 20 acre site with typical RV space sizes of 26 ft. x 72 ft. and 28 ft. x 50 ft. Additionally, the project site contains an existing approximate 10,000 sq. ft. clubhouse building with separate outdoor pool, 3,000 sq. ft. Welcome Center building with adjacent playground, 3,000 sq. ft. manager’s residence, 1,800 sq. ft. combined laundry/restroom building, RV storage area, tennis courts, shuffle board, and a miniature golf course. The R.V. Park was permitted previously and the permit has expired. The CUP 3716 proposed to renew for a 30-year period with an expiration date in 2045. No new construction is proposed within the existing RV Park. Project Planner: Jay Olivas at (760) 863-7050 or email at jolivas@rctlma.org.

5.0 WORKSHOPS:

5.1 **NONE**


6.0 ORAL COMMUNICATION ON ANY MATTER NOT ON THE AGENDA

7.0 DIRECTOR’S REPORT

8.0 COMMISSIONERS’ COMMENTS

Agenda Item No.: 4.10
Area Plan: Lake Matthews/Woodcrest
Zoning Districts: Lake Matthews
Supervisorial District: First
Project Planner: Brett Dawson
Planning Commission: December 2, 2015

General Plan Amendment No. 1037
Environmental Assessment No. 41869
Applicant: Sunrise Capital LTD.
Engineer/Representative: Sake Engineers, Inc.


Steve Weiss, AICP
Planning Director

COUNTY OF RIVERSIDE PLANNING DEPARTMENT STAFF REPORT

PROJECT DESCRIPTION AND LOCATION:

GENERAL PLAN AMENDMENT NO. 1037 (Foundation & Entitlement/Policy Amendment) – Proposal to amend the project site's General Plan Foundation Component from Rural (R) to Rural Community (RC) and to amend its Land Use Designation from Rural Residential (RR) (5-Acre Minimum) to Estate Density Residential (EDR) (2-Acre Minimum) on two parcels, totaling 38.42-Acres, located North of Idaleona Road, west of Rolling Meadows Drive, east of Mira Lago Drive, and south of Alto Lago Drive, within the Lake Matthews/Woodcrest Area Plan.

BACKGROUND:

General Plan Initiation Proceedings ("GPIP")

This project was submitted on February 15, 2008, during the 2008 General Plan Review Cycle application period and was recommended for initiation to the Board of Supervisors. On June 2, 2010, the Riverside County Board of Supervisors adopted an order initiating proceedings for General Plan Amendment No. 1037. The GPIP report package is included with this report, as an attachment. GPA No. 1037 (the "project") is now being taken forward for consideration.

SB18 and AB52 Tribal Consultations

Pursuant to SB 18 requirements, Riverside County staff previously requested a list from the Native American Heritage Commission ("NAHC") of Native American Tribes whose historical extent includes the project site. Consultation request notices were sent to each of the Tribes on the list on January 26, 2011. SB 18 provides for a 90-day review period in which all noticed Tribes may request consultation regarding the proposed project. County staff received no consultation requests for this project during the 90-day review period.

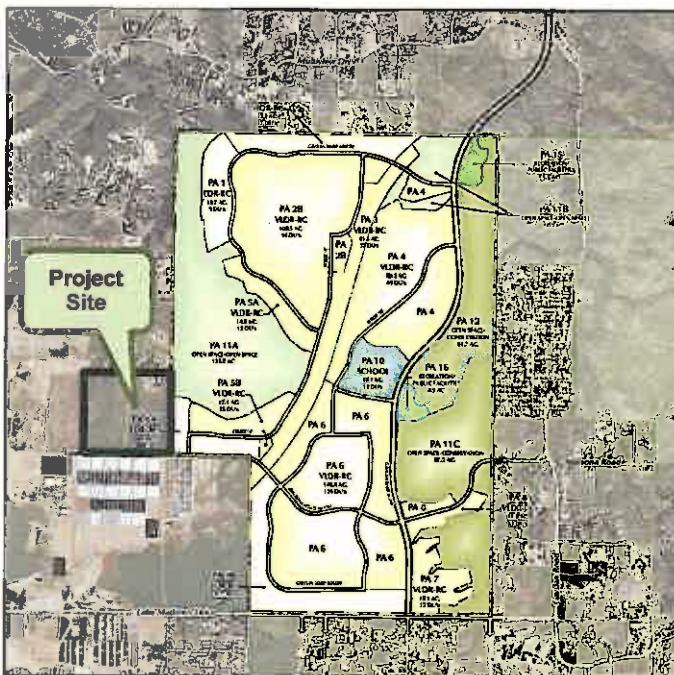
AB 52 became effective on July 1, 2015. In compliance with AB 52, separate notices regarding this project were mailed to all requesting Tribes on September 10, 2015. AB 52 provides for a 30-day review period in which all noticed Tribes may request consultation regarding the proposed project. Although County staff received no specific requests for consultation within the 30-day period, the Pechanga Tribe has requested in general that they be notified for potential consultation. Staff discussed the project during a conference call and concluded that since this project includes a General Plan Amendment only, resulting in no ground disturbance, the Pechanga Tribe agreed that no further consultation is required. Additionally, in accordance with AB 52, County staff will again notice the Pechanga Tribe, as well as all other requesting Tribes, at the time an implementing project is submitted.

Sphere of Influence

The project site is located within the City of Riverside's Sphere of Influence boundary area and was submitted to them for their review. Currently, the City has no plans for annexation of the project site, nor its immediate surroundings. At the time of staff report preparation, County staff received no comments from the City of Riverside regarding this project.

Specific Plan No. 308

The project site is located immediately to the west of Specific Plan ("SP") No. 308, which was previously approved in 2009. The Specific Plan provides for a mixture of residential densities, including Estate Density Residential (EDR) (2-Acre Minimum) and Very Low Density Residential (VLDR) (1-Acre Minimum), as well as a new golf course. The following exhibits are the SP 308 Land Use Map and the project site's aerial map, showing the location of the two project sites in relationship to each other.



Specific Plan No. 308



GPA01037 Aerial Location Map

Accompanying Project

This General Plan Amendment application includes an accompanying Tentative Tract Map (TR36296), which was submitted to the County on February 21, 2012. All 2008 Foundation Component Amendments are required to be completed by the end of 2015, as the new Foundation cycle will open in 2016. As a result, this General Plan Amendment is being taken forward for consideration first, separate from the accompanying Tentative Tract Map. Once the Tentative Tract Map meets the County's development and design requirements, it will separately be brought forward to hearing for consideration.

ISSUES OF POTENTIAL CONCERN:

General Plan Amendment Findings

This project includes both a Regular Foundation Amendment and an Entitlement/Policy Amendment. A Regular Foundation Amendment application is allowed to be submitted only during a General Plan Review Cycle, which was previously every five (5) years and is now every eight (8) years. This project was originally submitted on February 15, 2008, within the 2008 General Plan Review Cycle application

period. A Regular Foundation Amendment is required to adhere to a two-step approval process; whereby, the first step is for the Board of Supervisors to adopt an order to initiate the Amendment proceedings. The second step, after initiation, is for the proposed Regular Foundation Amendment to go through the entitlement process, where the project will be publicly noticed and prepared for both Planning Commission and Board of Supervisors hearings and finalized during an adoption cycle.

The Administration Element of the Riverside County General Plan and Article 2 of Ordinance No. 348 provides that three (3) findings must be made for a Regular Foundation Amendment. Additionally, five (5) findings must be made for an Entitlement/Policy Amendment. This proposed project is a request to change from one Foundation Component to another, as well as from one Land Use Designation to another. As a result, both sets of findings must be made. There is some overlap between the Foundation and Entitlement/Policy Amendment findings, which are further described below:

- 1) (FOUNDATION FINDING) *The Foundation change is based on substantial evidence that new conditions or circumstances disclosed during the review process justify modifying the General Plan, that the modifications do not conflict with the overall Riverside County Vision, and that they would not create an internal inconsistency among the elements of the General Plan.*

New Circumstance

The existing General Plan Land Use Designation for the project site is Rural Residential, which requires development at one residential dwelling unit per 5-acres. The adjacent area to the east is the Gavilan Hills Golf Course Specific Plan which includes areas of Estate Density Residential (2-Acre Minimum) and also Very Low Density Residential (1-Acre Minimum). The Gavilian Hills Golf Course and accompanying residential development to the east was approved in 2009 under Specific Plan No. 308. Approval of this Specific Plan represents a new circumstance; whereby, a higher density residential development for the area has been established along with a trend for smaller residential lots. This General Plan Foundation Component Amendment will enable the project site to be changed to allow 2-acre residential lots, matching the project to the east, creating a logical extension of residential development. As a result, a Foundation Component modification is justified.

Riverside County Vision

The Riverside County General Plan Vision Statement discusses many concepts, which are distinguished by categories and include housing, population growth, healthy communities, conservation, transportation, and several others. This project has been reviewed in conjunction with the Vision Statement and staff has determined that the project is consistent with it. Specifically, the Population Growth portion of the General Plan Vision Statement says, "Population growth continues and is focused where it can best be accommodated." Furthermore, the Population Growth section states, "New growth patterns no longer reflect a pattern of random sprawl. Rather, they follow a framework of transportation and open space corridors, with concentrations of development that fit into that framework. In other words, important open space and transportation corridors define growth areas." Changing the project site's General Plan Foundation Component to Rural Community will enable the site to be developed with new residential, consistent with the density and lot sizes of the development to the east. Pursuant to the Vision Statement, this consolidates future growth into an area than can accommodate it.

Additionally, the Housing portion of the Vision Statement says, "Regional forecasts of housing needs are well coordinated within Riverside County and are accepted by regional and state agencies." Currently, Riverside County is in the process of updating its General Plan Housing Element. The project's increased development density would enable more dwelling units to be constructed and therefore, would further contribute to satisfying the State mandated RHNA (Regional Housing Needs

Assessment) required amount of dwelling units. For these reasons, this project is consistent with the Riverside County Vision Statement and this General Plan Foundation Component modification is justified.

Internal Consistency

The project site is not located within a policy area or special overlay that would result in an inconsistency from a Foundation Component Amendment. Furthermore, staff has reviewed this proposed Regular Foundation Amendment in conjunction with each of the Riverside County General Plan Elements, including the Vision Statement, and has determined that this project is in conformance. This project will not create an inconsistency and as a result, a General Plan Foundation Component modification is justified.

2) (ENTITLEMENT/POLICY FINDING) *The proposed change does not involve a change in or conflict with:*

a) *The Riverside County Vision:*

As demonstrated in the above discussion, this proposed General Plan Foundation Component Amendment is consistent with the Vision Statement of the Riverside County General Plan. In addition, this Entitlement/Policy Amendment is also consistent with the Vision Statement for the same reasons as above, and also item number eight of the Our Communities and Their Neighborhoods section of the Vision Statement, which says, "The planning process continues to refine acceptable densities as a means of accommodating additional growth so that the extensive permanent open space that now exists can be sustained." This General Plan Land Use Amendment will change the site from Rural Residential (RR) (5-Acre Minimum) to Estate Density Residential (EDR) (2-Acre Minimum), which will enable a higher density residential development to occur on the same 38.42-acres of land. This change could result in the construction of 19 dwelling units, rather than 7 dwelling units, which results in clustering more units in the same location, reducing the need for additional land and preserving open space areas. Additionally, this change is compatible with the Specific Plan residential density of EDR to the east, previously approved in 2009. As a result, this project is consistent with the Riverside County Vision Statement.

b) *Any General Plan Principle; or*

The Riverside County General Plan, Appendix B: General Planning Principles consists of seven (7) categories, including Community Development, Environmental Protection, Transportation, Community Design, Agricultural, Rural Development, and Economic Development. This project has been reviewed in conjunction with these categories and staff has determined that the project is consistent with the planning principles contained within. Specifically, there are two principles that are of note.

The first principle is within the Community Development category – Maturing Communities:

- The General Plan Vision acknowledges that every community in the County is maturing in its own way, at its own pace, and within its own context. Policies and programs should be tailored to local needs in order to accommodate the particular level of anticipated maturation in any given community.

The community in which the project site is located has been maturing over the years and has experienced a change to relatively smaller residential lot sizes. The five-acre minimum requirement has given way to two-acre subdivisions in the surrounding area.

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

- Communities should range in location and type from urban to suburban to rural, and in intensity from dense urban centers to small cities and towns to rural country villages to ranches and farms. Low density residential development should not be the predominant use or standard by which residential desirability is determined.

This project will result in a Land Use Designation shift from Rural Residential to Estate Density Residential, in support of the existing growth in the area and anticipated future needs. The change will enable a future residential development project. Also, as previously stated, development at an Estate Density Residential (EDR) (2-Acre Minimum) range is compatible with the approved Specific Plan's residential density to the east, which is also Estate Density Residential, as well as Very Low Density Residential (VLDR) (1-Acre Minimum). This proposed General Plan Amendment is a logical expansion of the existing land use pattern, in the area, which is consistent with the principle to provide a variety of housing products and lot sizes. As a result, there is no conflict with any of the General Plan principles.

c) Any Foundation Component designation in the General Plan.

As demonstrated in the above findings, this proposed Foundation Component Amendment in conjunction with the Entitlement/Policy Amendment, does not conflict with the Riverside County Vision Statement or any of the General Plan principles. This Amendment will result in a logical extension of the existing and future development patterns of two-acre residential lots in the area, which supports the County's goals and vision.

- 3) (ENTITLEMENT/POLICY FINDING) The proposed amendment would either contribute to the achievement of the purposes of the General Plan or, at a minimum, would not be detrimental to them.

One of the primary goals of the Riverside County General Plan is to enable orderly and managed growth throughout the County. This is achieved through adherence to the General Plan's established policies, which enable implementation of the goals. The following two General Plan policies will be achieved through this Amendment:

- Policy LU 22.1 – Accommodate the development of single- and multi-family residential units in areas appropriately designated by the General Plan and area plan land use maps.

The project site is currently designated for residential use. As a result of this General Plan Amendment, the project site will be changed to allow development at a slightly denser residential range, to one dwelling unit per two acres, which is consistent with the approved Specific Plan's residential density to the east.

- Policy LU 22.4 – Accommodate the development of a variety of housing types, styles and densities that are accessible to and meet the needs of a range of lifestyles, physical abilities, and income levels.

This General Plan Amendment will result in allowing for a mixture of residential property sizes, consistent with the other properties in the area. This Amendment will enable the development of the project site at two-acre minimum per dwelling unit, through a future implementing project. The other existing larger parcels in the area will not be affected and they further the General Plan policy by providing a mixture of residential parcel sizes.

4) (ENTITLEMENT/POLICY FINDING) Special circumstances or conditions have emerged that were unanticipated in preparing the General Plan.

As stated in the above finding, a Specific Plan No. 308 was approved to the east, which contains land designated as Estate Density Residential (EDR) with 2 acre minimum lot sizes. Over time, new homes will be constructed on two-acre parcels on the adjacent block to the east. There has been a general development trend to establish relatively smaller two-acre lots in the area. This General Plan Amendment will result in changing the project site's land use from a five-acre development minimum to a two-acre minimum, which is a reasonable change based upon the ongoing circumstance of smaller lot development in the area.

SUMMARY OF FINDINGS:

- | | |
|---|---|
| 1. Existing Foundation General Plan Land Use (Ex #6): | Rural (R) |
| 2. Proposed Foundation General Plan Land Use (Ex #6): | Rural Community (RC) |
| 3. Existing General Plan Land Use (Ex #6): | Rural Residential (RR) (5-Acre Minimum) |
| 4. Proposed General Plan Land Use (Ex #6): | Estate Density Residential (EDR) (2-Acre Minimum) |
| 5. Surrounding General Plan Land Use (Ex #6): | Rural Residential (RR) (5-Acre Minimum) to the north, west, and south, Estate Density Residential (EDR) (2-Acre Minimum) to the east. |
| 6. Existing Zoning (Ex #2): | Residential Agricultural (R-A-2) (2-Acre Minimum) |
| 7. Proposed Zoning: | N/A |
| 8. Surrounding Zoning (Ex #2): | Residential Agricultural (R-A-2) (2-Acre Minimum) to the north, west and south, Specific Plan (SP) Zone to the west |
| 9. Existing Land Use (Ex #1): | Vacant Land |
| 10. Surrounding Land Use (Ex #1): | Single-Family Residential to the north, Vacant Land to the east and west, Farming to the south. |
| 11. Project Size (Ex #1): | Total Acreage: 38.42 Acres |
| 12. Environmental Concerns: | See Environmental Assessment No. 41869 |

RECOMMENDATIONS:

ADOPT PLANNING COMMISSION RESOLUTION No. 2015-021 recommending adoption of General Plan Amendment No. 1037 to the Riverside County Board of Supervisors;

THE PLANNING STAFF RECOMMENDS THAT THE PLANNING COMMISSION RECOMMEND THE FOLLOWING ACTIONS TO THE BOARD OF SUPERVISORS:

ADOPT a **NEGATIVE DECLARATION** for **ENVIRONMENTAL ASSESSMENT NO. 41869**, based on the findings incorporated in the initial study and the conclusion that the project will not have a significant effect on the environment; and,

TENTATIVELY APPROVE **GENERAL PLAN AMENDMENT NO. 1037** to amend the project site's General Plan Foundation Component from Rural (R) to Rural Community (RC) and to amend its General Plan Land Use Designation from Rural Residential (RR) (5-Acre Minimum) to Estate Density Residential (EDR) (2-Acre Minimum) in accordance with the Proposed General Plan Land Use Exhibit #6; based on the findings and conclusions incorporated in the staff report; and, pending final adoption of the General Plan Amendment Resolution by the Board of Supervisors.

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 has a General Plan Land Use of Rural: Rural Residential (R:RR) (5-Acre Minimum) and is located within the Lake Matthews/Woodcrest Area Plan.
2. The project site is surrounded by properties which have a General Plan Land Use Designation of Rural Residential (RR) (5-Acre Minimum) to the north, west, and south and Estate Density Residential (EDR) (2-Acre Minimum) to the east, under Specific Plan No. 308.
3. This Regular Foundation Component Amendment and an Entitlement/Policy Amendment will result in a land use change to Rural Community: Estate Density Residential (RC:EDR) (2-Acre Minimum).
4. As provided in this staff report, this project is consistent with both the Administrative Element of the Riverside County General Plan and Sections 2.4 and 2.5 of Ordinance No. 348.
5. As provided in this staff report, this project is in conformance with each of the Riverside County General Plan Elements and will not create an internal inconsistency with them.
6. As provided in this staff report, this project does not conflict with nor does it require any changes to the Riverside County Vision Statement.
7. As provided in this staff report, this project is consistent with the planning principles in Appendix B of the Riverside County General Plan.
8. The new circumstance justifying a Foundation Component Amendment is approval of Specific Plan No. 308, to the east of the project site. The Specific Plan includes a new residential land use designation of Estate Density Residential (EDR) (2-Acre Minimum), which is the same designation as proposed under this project.
9. The Riverside County General Plan is the guiding document which enables the orderly and managed growth throughout the County. Policy LU 22.1 of the General Plan Land Use element states, "Accommodate the development of single- and multi-family residential units in areas appropriately designated by the General Plan and area plan land use maps." The project site is currently designated for residential use. As a result of this General Plan Amendment, the project

site will be changed to allow development at a slightly denser residential range, to one dwelling unit per two acres, which is consistent with the approved Specific Plan's residential density to the east.

10. The Riverside County General Plan Land Use element Policy LU 22.4 states: "Accommodate the development of a variety of housing types, styles and densities that are accessible to and meet the needs of a range of lifestyles, physical abilities, and income levels." This General Plan Amendment will result in allowing for a mixture of residential property sizes, consistent with the other existing properties, while still retaining the rural nature of the area as a whole.
11. The project site has a zoning classification of Residential Agricultural (R-A-2) (2-Acre Minimum).
12. The project site is surrounded by properties which have a zoning classification of Residential Agricultural (R-A-2) (2-Acre Minimum) to the west, north, and south, and Specific Plan to the east.
13. This project has been noticed pursuant to SB 18 and AB 52 requirements. No Tribal consultation was required.
14. Environmental Assessment No. 41869 identified no potentially significant impacts, and resulted in a Negative Declaration of environmental effects.

CONCLUSIONS:

1. This project is in conformance with the Estate Density Residential (EDR) (2-Acre Minimum) Land Use Designation, and with all other elements of the Riverside County General Plan.
2. The proposed project is consistent with the Residential Agricultural (R-A-2) (2-Acre Minimum) zoning classification of Ordinance No. 348, and with all other applicable provisions of Ordinance No. 348.
3. The public's health, safety, and general welfare are protected through project design.
4. The proposed project is compatible with the present and future logical development of the area.
5. The proposed project will not have a significant effect on the environment.

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. The boundaries of a City; or
 - b. A Criteria Cell of the WRCMSHCP; or
 - c. An Airport Influence Area ("AIA"); or
 - d. A Special Flood Hazard Area, an area drainage plan, or dam inundation area.
3. The project site **is** located within:
 - a. City of Riverside's designated City's sphere of influence; and
 - b. A "High" wildfire hazard zone; and
 - c. A State Responsibility area; and

- d. "Low" liquefaction area.
4. The project site is currently designated as Assessor's Parcel Numbers: 287-300-033, 287-300-034.

2
3 **RESOLUTION NO. 2015-021**
4 **RECOMMENDING ADOPTION OF**
5 **GENERAL PLAN AMENDMENT NO. 1037**
6

7 **WHEREAS**, pursuant to the provisions of Government Code Section(s) 65350/65450 et. seq.,
8 public hearings were held before the Riverside County Planning Commission in Riverside, California on
9 December 2, 2015, to consider the above-referenced matter; and,

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

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

17 **BE IT RESOLVED, FOUND, DETERMINED, AND ORDERED** by the Planning
18 Commission of the County of Riverside, in regular session assembled on December 2, 2015, that it has
19 reviewed and considered the environmental document prepared or relied on and recommends the
20 following based on the staff report and the findings and conclusions stated therein:
21

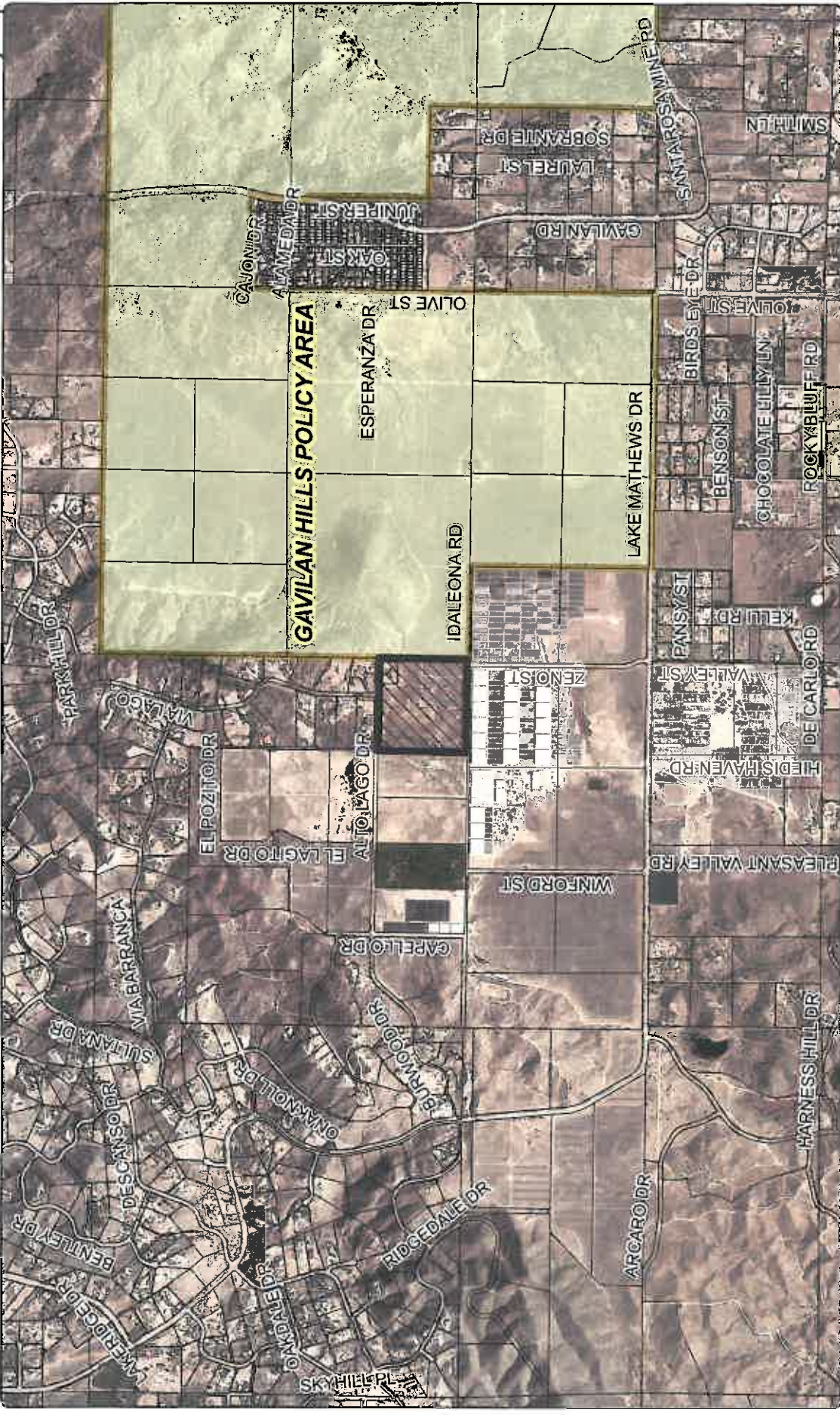
22 **ADOPTION** of the Negative Declaration environmental document, Environmental Assessment
23 No. 41869; and
24

25 **ADOPTION** of General Plan Amendment No. 1037
26
27
28

**RIVERSIDE COUNTY PLANNING DEPARTMENT
GPA01037
VICINITY/POLICY AREAS**

Supervisor Jeffries
District 1

Date Drawn: 10/09/2015
Vicinity Map



Zoning District: Lake Mathews

Author: Vinnie Nguyen

DISCLAIMER: On October 7, 2014, the County of Riverside adopted a new General Plan and updated its land use designations. All future actions and decisions shall be based on the new General Plan. For further information, please contact the Riverside County Planning Department at Riverside, CA 92509-5400. Website: <http://www.riversideca.gov>

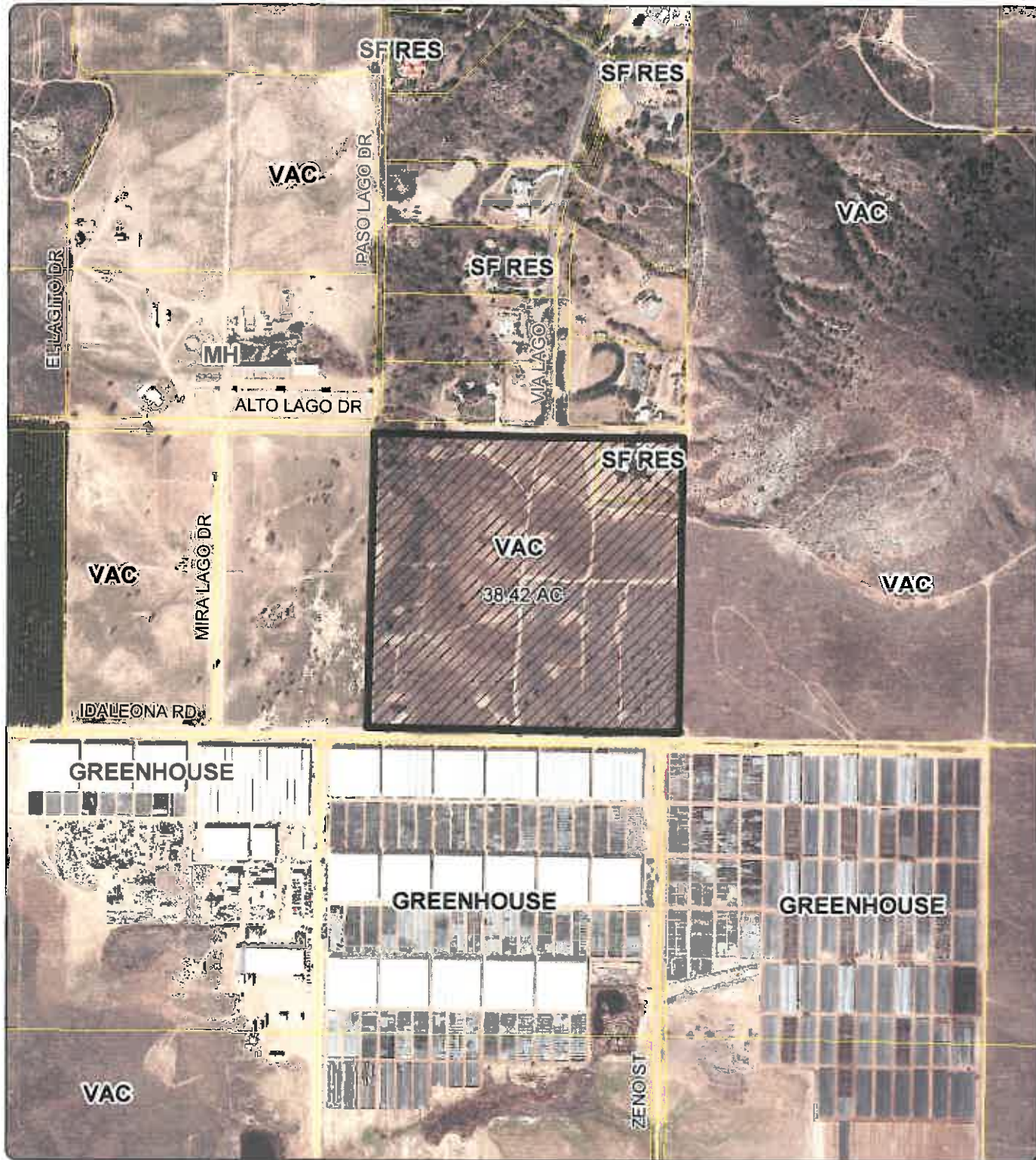
RIVERSIDE COUNTY PLANNING DEPARTMENT

GPA01037

LAND USE

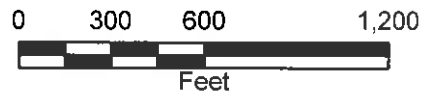
Supervisor Jeffries
District 1

Date Drawn: 10/09/2015
Exhibit 1



Zoning District: Lake Mathews

Author: Vinnie Nguyen



DISCLAIMER: On October 7, 2003, the County of Riverside adopted a new General Plan providing new land use designations for unincorporated Riverside County parcels. The new General Plan may contain different type of land use than is provided for under existing zoning. For further information, please contact the Riverside County Planning Department offices in Riverside at (951)955-3200 (Western County) or in Palm Desert at (760)863-6277 (Eastern County) or Web site <http://planning.rctme.org>

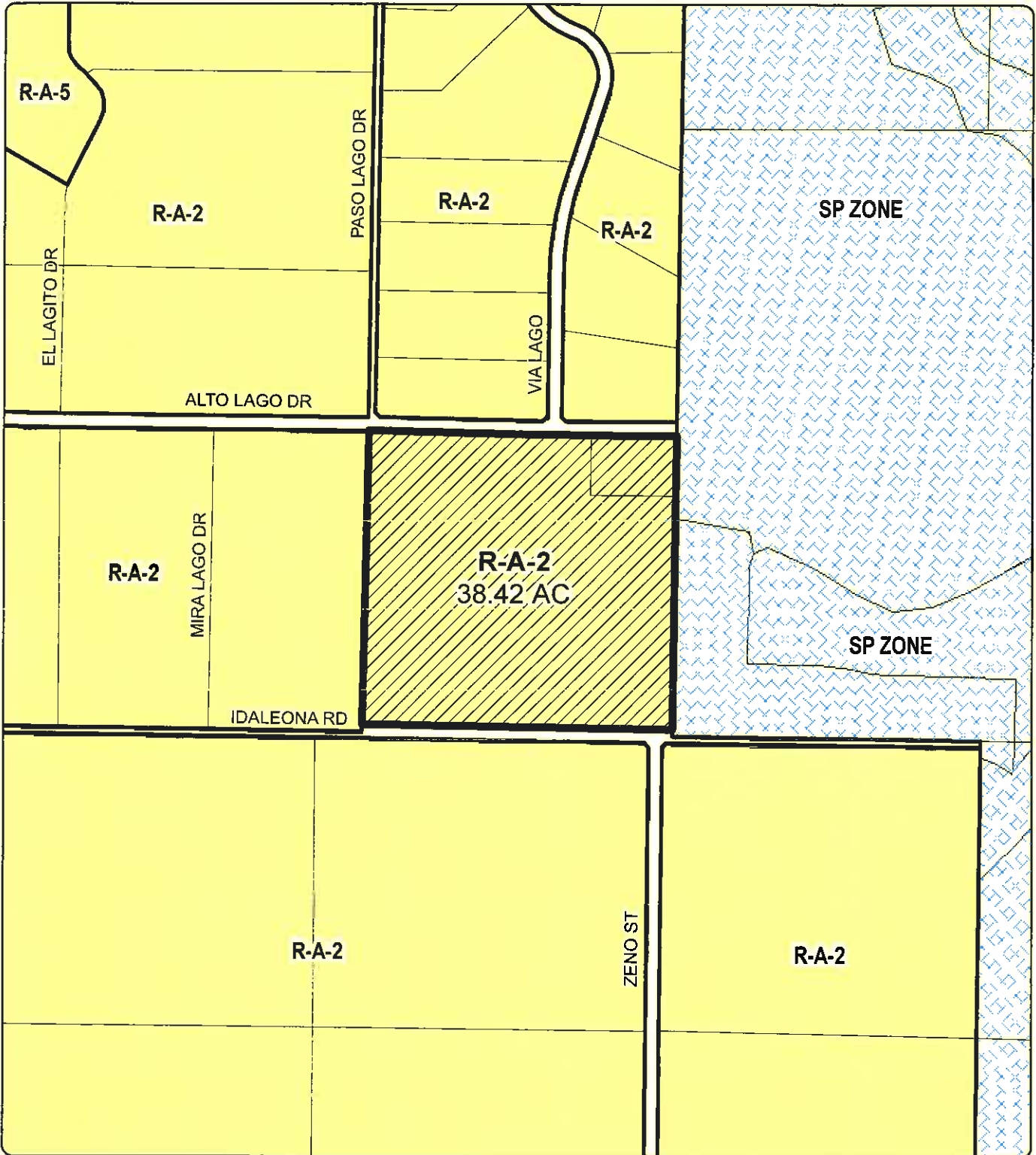
RIVERSIDE COUNTY PLANNING DEPARTMENT

GPA01037

EXISTING ZONING

Supervisor Jeffries
District 1

Date Drawn: 10/09/2015
Exhibit 2



Zoning District: Lake Mathews

Author: Vinnie Nguyen



DISCLAIMER: On October 7, 2003, the County of Riverside adopted a new General Plan providing new land use designations for unincorporated Riverside County parcels. The new General Plan may contain different type of land use than is provided for under existing zoning. For further information, please contact the Riverside County Planning Department offices in Riverside at (951)955-3200 (Western County) or in Palm Desert at (760)863-8277 (Eastern County) or Website <http://planning.rcplma.org>

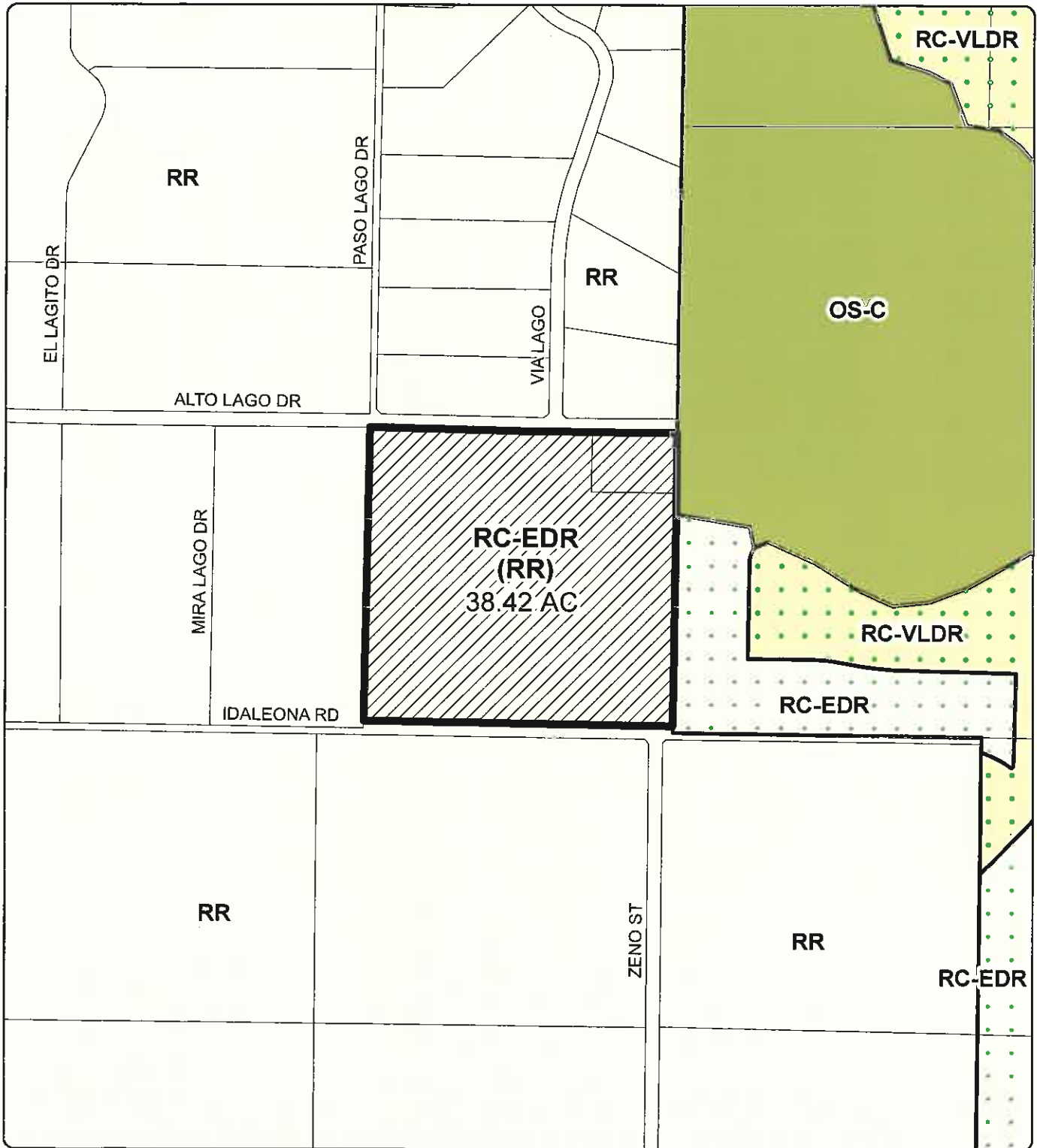
RIVERSIDE COUNTY PLANNING DEPARTMENT

GPA01037

PROPOSED GENERAL PLAN

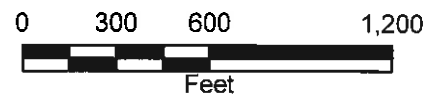
Supervisor Jeffries
District 1

Date Drawn: 10/08/2015
Exhibit 6



Zoning District: Lake Mathews

Author: Vinnie Nguyen



DISCLAIMER: On October 7, 2003, the County of Riverside adopted a new General Plan providing new land use designations for unincorporated Riverside County parcels. The new General Plan may contain different type of land use than is provided for under existing zoning. For further information, please contact the Riverside County Planning Department offices in Riverside at (951)955-3200 (Western County) or in Palm Desert at (760)863-8277 (Eastern County) or Website <http://planning.rcrma.org>

COUNTY OF RIVERSIDE

ENVIRONMENTAL ASSESSMENT FORM: INITIAL STUDY

Environmental Assessment (E.A.) Number: 41869
Project Case Type (s) and Number(s): GPA01037
Lead Agency Name: County of Riverside Planning Department
Address: P.O. Box 1409, Riverside, CA 92502-1409
Contact Person: Brett Dawson
Telephone Number: (951) 955-0972
Applicant's Name: Sunrise Capital LTD.
Applicant's Address: 8221 Wilcox, Suite A, Cudahy CA 90201

I. PROJECT INFORMATION

- A. Project Description:** General Plan Amendment No. 948. to amend the project site's General Plan Foundation Component from Rural (RUR) to Rural Community (RC) and to amend the site's General Plan Land Use Designation from Rural Residential (RR) (5-Acre Minimum) to Estate Density Residential (EDR) (2-Acre Minimum).
- B. Type of Project:** Site Specific ; Countywide ; Community ; Policy .
- C. Total Project Area:** 38.42-Acres
- D. Assessor's Parcel No(s):** 287-300-033 and 287-300-034
- E. Street References:** Located north of Idaleona Road, west of Rolling Meadows Drive, east of Mira Lago Drive, and south of Alto Lago Drive.
- F. Section, Township & Range Description or reference/attach a Legal Description:** Section 22, Township 4 South, Range 5 West.
- G. Brief description of the existing environmental setting of the project site and its surroundings:** The project site is vacant land and is surrounded by a combination of other vacant land, single-family detached dwelling units; a single mobile home exists on the site.

II. APPLICABLE GENERAL PLAN AND ZONING REGULATIONS

A. General Plan Elements/Policies:

- 1. Land Use:** This project also includes a General Plan Amendment only. There is no implementing plan associated with this project. This project will result in an amendment to the Riverside County General Plan foundation component and the General Plan land use designation in order to support future development. As a result, this project is consistent with the provisions of the Land Use Element.
- 2. Circulation:** Adequate circulation facilities exist and are proposed to serve the project. The proposed project meets with all applicable circulation policies of the General Plan.
- 3. Multipurpose Open Space:** No natural open space land was required to be preserved within the boundaries of this project. The proposed project meets with all other applicable Multipurpose Open Space element policies.

4. **Safety:** The proposed project is within a State Responsibility High Fire Area. The proposed project is not located within any other special hazard zone (including fault zone, high liquefaction, dam inundation zone, etc.) The proposed project has allowed for sufficient provision of emergency response services to the future users of this project through the project design and payment of development impact fees. The proposed project meets with all other applicable Safety Element policies.
5. **Noise:** This is a programmatic level CEQA analysis. At this stage, the project does not provide the opportunity for physical disturbance of the site, as there is no associated implementing project. This project will result in amending the site's General Plan foundation component, which could eventually lead to development on the property. Should a development proposal or land use application for subdividing, grading, or construction of the site be submitted, a subsequent Environmental Analysis shall be prepared, to assess the potential impacts. As a result, impacts associated with this project are considered less than significant. The proposed project meets with all other applicable Safety Element policies.
6. **Housing:** This is a programmatic level CEQA analysis. At this stage, the project does not provide the opportunity for physical disturbance of the site, as there is no associated implementing project. This project will result in amending the site's General Plan foundation component, which could eventually lead to development on the property. Should a development proposal or land use application for subdividing, grading, or construction of the site be submitted, a subsequent Environmental Analysis shall be prepared, to assess the potential impacts. As a result, impacts associated with this project are considered less than significant. The proposed project meets all applicable Housing Element Policies.
7. **Air Quality:** The project is consistent with the policies of the Air Quality Element.
8. **Healthy Communities:** This project is consistent with the policies of the Healthy Communities Element.

B. General Plan Area Plan(s): The Lake Matthews/Woodcrest Area Plan

C. Foundation Component(s): Rural (RUR)

D. Land Use Designation(s): Rural Residential (RUR) (5-Acre Minimum)

E. Overlay(s), if any: None

F. Policy Area(s), if any: None

G. Adjacent and Surrounding:

1. **Area Plan(s):** Lake Matthews/Woodcrest

2. **Foundation Component(s):** Rural (RUR)

3. **Land Use Designation(s):** Rural Residential (RR) (5-Acre Minimum) to the north, west and south, and Estate Density Residential (2-Acre Minimum) and Conservation (C) to the east.

4. **Overlay(s), if any:** None

5. Policy Area(s), if any: None

H. Adopted Specific Plan Information

1. Name and Number of Specific Plan, if any: None

2. Specific Plan Planning Area, and Policies, if any: None

I. Existing Zoning: Residential Agricultural (R-A-2) (2-Acre Minimum)

J. Proposed Zoning, if any: Same

K. Adjacent and Surrounding Zoning: Residential Agricultural (R-A-2) (2-Acre Minimum) to the North, West, and South, and Specific Plan Zone to the west.

III. ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED

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

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

IV. DETERMINATION

On the basis of this initial evaluation:

A PREVIOUS ENVIRONMENTAL IMPACT REPORT/NEGATIVE DECLARATION WAS NOT PREPARED

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

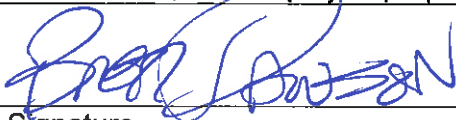
I find that although the proposed project could have a significant effect on the environment, **NO NEW ENVIRONMENTAL DOCUMENTATION IS REQUIRED** because (a) all potentially significant effects of the proposed project have been adequately analyzed in an earlier EIR or Negative Declaration pursuant to 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

10-26-2015

Date

Brett Dawson

Printed Name

For Steve Weiss, AICP – Planning Director

V. ENVIRONMENTAL ISSUES ASSESSMENT

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

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

Source: Riverside County General Plan Figure C-9 "Scenic Highways"

Findings of Fact: County Eligible Cajalco Road

a) The proposed project is located approximately 2 miles from Cajalco Road, which is a County Eligible Scenic Highway pursuant to Riverside County General Plan Figure C-9 which. There is hilly/mountainous terrain between the subject site and the road, making the site not visible at all, therefore the project will not impact any state scenic highways.

b) The proposed project is located on relatively flat vacant land. The property does not contain any scenic resources, rock outcroppings or landmark features. Therefore, there is no impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

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

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

Findings of Fact:

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
--------------------------------	--	------------------------------	-----------

A) According to the GIS database, the project site is located 42.64 miles away from Mt. Palomar Observatory within Zone B of Ordinance No. 655. Any implementing project will be required to comply with Riverside County Ordinance No. 655, which is intended to restrict the use of certain light sources from emitting light spread into the night sky, resulting in undesirable light glow, which can negatively affect astronomical observations and research.

This is a programmatic level CEQA analysis. At this stage, the project does not provide the opportunity for physical disturbance of the site, as there is no associated development project. This project will result in amending the site's General Plan Foundation Component, Land Use Designation and Zone Classification, which could eventually lead to development on the property. Should a development proposal or land use application for subdividing, grading, or construction of the site be submitted, a subsequent Environmental Analysis shall be prepared, to assess the potential impacts. As a result, impacts associated with this project are considered less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

3. Other Lighting Issues

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

b) Expose residential property to unacceptable light levels?

Source: On-site Inspection, Project Application Description

Findings of Fact:

a-b) A change in residential density from 1 dwelling unit per 5 acre minimum to 1 dwelling unit per 2 acre minimum will result in the implementation of more lighting at build-out. Lighting requirements and any subsequent restrictions will be reviewed in conjunction with a future implementing project's lighting plan.

This is a programmatic level CEQA analysis. At this stage, the project does not provide the opportunity for physical disturbance of the site, as there is no associated implementing project. This project will result in amending the site's General Plan foundation component, which could eventually lead to development on the property. Should a development proposal or land use application for subdividing, grading, or construction of the site be submitted, a subsequent Environmental Analysis shall be prepared, to assess the potential impacts. As a result, impacts associated with this project are considered less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

AGRICULTURE & FOREST RESOURCES Would the project

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

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

Findings of Fact:

A) The project site is primarily located within an area designated as "other lands" in the General Plan. Adjacent to the west property line is Prime Farmland with a section of grazing land on east boundary. 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 imposed on the site, and neither the zoning nor the land use designations are Agriculture. There are no impacts.

c) The project site is not surrounded by agriculturally zoned land (A-1, A-2, A-P, A-D, & CV). Therefore, the project will not cause development of a non-agricultural use within 300 feet of agriculturally zoned property. Therefore there are no impacts.

d) The project will not involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use. Therefore there are no impacts.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

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

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
b) Result in the loss of forest land or conversion of forest land to non-forest use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of forest land to non-forest use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

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

Findings of Fact:

a-c) Pursuant to the Riverside County General Plan Figure OS-3 "Parks, Forests, and Recreation Areas" exhibit, the project site is not located within a designated forest land. As a result, there will be no impacts.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

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

Source: SCAQMD CEQA Air Quality Handbook

Findings of Fact:

a-f) The proposed land use change to amend the Riverside County General Plan Foundation Component from Rural (RUR) to Rural Community (RC) and to amend the General Plan Land Use Designation from Rural Residential (RUR:RR)(5 Acre Minimum) to Estate Density Residential (RC:EDR)(2 Acre Minimum) could result in a net increase in vehicle trips to the site. However, the amount of the increase is too speculative to provide a detailed analysis at this time.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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This is a programmatic level CEQA analysis. At this stage, the project does not provide the opportunity for physical disturbance of the site, as there is no associated implementing project. This project will result in amending the site's General Plan foundation component, which could eventually lead to development on the property. Should a development proposal or land use application for subdividing, grading, or construction of the site be submitted, a subsequent Environmental Analysis shall be prepared, to assess the potential impacts. As a result, impacts associated with this project are considered less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

BIOLOGICAL RESOURCES Would the project

7. Wildlife & Vegetation

a) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Conservation Community Plan, or other approved local, regional, or state conservation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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b) Have a substantial adverse effect, either directly or through habitat modifications, on any endangered, or threatened species, as listed in Title 14 of the California Code of Regulations (Sections 670.2 or 670.5) or in Title 50, Code of Federal Regulations (Sections 17.11 or 17.12)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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c) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U. S. Wildlife Service?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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e) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Game or U. S. Fish and Wildlife Service?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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f) Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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g) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Source: GIS database, WRCMSHCP and/or CVMSHCP, 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-g) Pursuant to the Riverside County GIS Database, the project site is not located within any Criteria Cells under the Multiple Species Habitat Conservation Plan ("MSHCP"). As a result, the Habitat Acquisitions and Negotiations Strategy ("HANS") application is not required. However, during the time of an implementing project, a biological assessment may be required to determine the site's biological resources and subsequently apply appropriate development mitigation measures.

This is a programmatic level CEQA analysis. At this stage, the project does not provide the opportunity for physical disturbance of the site, as there is no associated implementing project. This project will result in amending the site's General Plan foundation component, which could eventually lead to development on the property. Should a development proposal or land use application for subdividing, grading, or construction of the site be submitted, a subsequent Environmental Analysis shall be prepared, to assess the potential impacts, including biological. As a result, impacts associated with this project are considered less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

CULTURAL RESOURCES Would the project

8. Historic Resources

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

Source: On-site Inspection, Project Application Materials

Findings of Fact:

a-b) There are no known 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 of 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 is submitted, a subsequent review and EA shall be prepared assessing potential ground disturbing cultural impacts. As a result, impacts associated with this project are considered less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

9. Archaeological Resources

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

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
c) Disturb any human remains, including those interred outside of formal cemeteries?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Restrict existing religious or sacred uses within the potential impact area?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Cause a substantial adverse change in the significance of a tribal cultural resource as defined in Public Resources Code 21074?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source: Project Application Materials

Findings of Fact:

a-e) Pursuant to SB 18 requirements, Riverside County staff previously requested a list from the Native American Heritage Commission ("NAHC") of Native American Tribes whose historical extent includes the project site. Consultation request notices were sent to each of the Tribes on the list on January 26, 2011. SB 18 provides for a 90-day review period in which all noticed Tribes may request consultation regarding the proposed project. County staff received no consultation requests for this project during the 90-day review period.

AB 52 became effective on July 1, 2015. In compliance with AB 52, separate notices regarding this project were mailed to all requesting Tribes on September 10, 2015. AB 52 provides for a 30-day review period in which all noticed Tribes may request consultation regarding the proposed project. Although County staff received no specific requests for consultation within the 30-day period, the Pechanga Tribe has requested in general, they be notified for potential consultation. The project site is located outside of the historical Pechanga Tribal extent and as a result from a conference call with the Pechanga Tribe, the Pechanga Tribe agreed that no further consultation is required at this time. This project includes a General Plan Amendment only. There will be no ground disturbance resulting from project approval. Furthermore, in accordance with AB 52, County staff will again notice the Pechanga Tribe, as well as all other requesting Tribes, at the time an implementing project is submitted.

This is a programmatic level CEQA analysis. At this stage, the project does not provide the opportunity for physical disturbance of the site, as there is no associated development project. This project will result in amending the site's General Plan Foundation Component, Land Use Designation and Zone Classification, which could eventually lead to development on the property. Should a development proposal or land use application for subdividing, grading, or construction of the site be submitted, a subsequent Environmental Analysis shall be prepared, to assess the potential impacts. As a result, impacts associated with this project are considered less than significant.

Mitigation: No Mitigation is required.

Monitoring: No monitoring is required.

10. Paleontological Resources

a) Directly or indirectly destroy a unique paleontological resource, or site, or unique geologic feature?

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Source: Riverside County General Plan Figure OS-8 "Paleontological Sensitivity"

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

a) Pursuant to the Riverside County General Plan, Figure OS-8, the project site is primarily located within an area designated as “Low” and “Undetermined” Sensitivity. Prior to site disturbance and during the time of an implementing project, analysis through the preparation of a Biological Study and Cultural Resource Study may be required.

This is a programmatic level CEQA analysis. At this stage, the project does not provide the opportunity for physical disturbance of the site, as there is no associated development project. This project will result in amending the site’s General Plan Foundation Component, Land Use Designation and Zone Classification, which could eventually lead to development on the property. Should a development proposal or land use application for subdividing, grading, or construction of the site be submitted, a subsequent Environmental Analysis shall be prepared, to assess the potential impacts. As a result, impacts associated with this project are considered less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

GEOLOGY AND SOILS Would the project

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

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

Findings of Fact:

a-b) Pursuant to the Riverside County General Plan Figure S-2 “Earthquake Fault Study Zones” map, there is a Holocene fault line located 2.7 miles to the south. At this time this project includes a General Plan Amendment only. As a result, no people or structures will be exposed to adverse effects associated with the fault zones. Additionally, any future development will be required to comply with the California Building Code, as it relates to development within proximity of a fault zone.

This is a programmatic level CEQA analysis. At this stage, the project does not provide the opportunity for physical disturbance of the site, as there is no associated development project. This project will result in amending the site’s General Plan foundation component, which could eventually lead to development on the property. Should a development proposal or land use application for subdividing, grading, or construction of the site be submitted, a subsequent Environmental Analysis

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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shall be prepared, to assess the potential impacts. As a result, impacts associated with this project are considered less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

12. Liquefaction Potential Zone

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

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

Findings of Fact:

a) Pursuant to the Riverside County General Plan Figure S-3 "Generalized Liquefaction", the project site is mapped as an area of "Low" liquefaction potential.

This is a programmatic level CEQA analysis. At this stage, the project does not provide the opportunity for physical disturbance of the site, as there is no associated development project. This project will result in amending the site's General Plan foundation component, which could eventually lead to development on the property. Should a development proposal or land use application for subdividing, grading, or construction of the site be submitted, a subsequent Environmental Analysis shall be prepared, to assess the potential impacts. As a result, there will be no impacts.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

13. Ground-shaking Zone

a) Be subject to strong seismic ground shaking?

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

Findings of Fact:

a) Every project in California has some degree of potential exposure to significant ground shaking. This is a programmatic level CEQA analysis. At this stage, the project does not provide the opportunity for physical disturbance of the site, as there is no associated development project. This project will result in amending the site's General Plan foundation component, which could eventually lead to development on the property. Should a development proposal or land use application for subdividing, grading, or construction of the site be submitted, a subsequent Environmental Analysis shall be prepared, to assess the 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. As a result, there will be no 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.

14. Landslide Risk

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

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

Findings of Fact:

a) The project site is generally flat and based upon the Riverside County General Plan Figure S-5 "Regions Underlain by Steep Slope" exhibit; there are no steep slopes that could potentially result in landslides. There will be no impacts.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

15. Ground Subsidence

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

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

Findings of Fact:

a) Pursuant to the Riverside County General Plan Figure S-7 "Documented Subsidence Areas Map" exhibit, the project is located within an area susceptible to subsidence. California Building Code (CBC) requirements pertaining to development in areas of potential subsidence will mitigate the potential impact to less than significant. As CBC requirements are applicable to all development, they are not considered mitigation for CEQA implementation purposes. Based on the County's GIS Database, the project area is located in an area of low liquefaction potential, and an area of susceptible subsidence. However this is a programmatic level CEQA analysis. At this stage, the project does not provide the opportunity for physical disturbance of the site, as there is no associated development project. This project will result in amending the site's General Plan foundation component, which could eventually lead to development on the property. Should a development proposal or land use application for subdividing, grading, or construction of the site be submitted, a subsequent Environmental Analysis shall be prepared, to assess the potential impacts. As a result, 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.

16. Other Geologic Hazards

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

Source: On-site Inspection, Project Application Materials

Findings of Fact:

a) The project is located on a flat field, whereby the potential for tsunami or seiche is considered negligible. The project will have less than significant impact.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

17. Slopes

a) Change topography or ground surface relief features?

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

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

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

Findings of Fact:

a-c) The project site is generally flat and based upon the Riverside County General Plan Figure S-5 "Regions Underlain by Steep Slope" exhibit, there are no steep slopes that could potentially result in landslides.

This is a programmatic level CEQA analysis. At this stage, the project does not provide the opportunity for physical disturbance of the site, as there is no associated development project. This project will result in amending the site's General Plan foundation component, which could eventually lead to development on the property. Should a development proposal or land use application for subdividing, grading, or construction of the site be submitted, a subsequent Environmental Analysis shall be prepared, to assess the potential impacts. As a result, there will be no impacts.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

18. Soils

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Have soils incapable of adequately supporting use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

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

Findings of Fact:

a-c) The project proposes no grading or construction of any kind, therefore there are no potential impacts to soils or septic tanks. The project will result in an increase to the density of the property from 5 acre minimum lot size to 2 dwelling units per acre. Once a development proposal or land use application to subsequently subdivide, grade, or build on the property is submitted, a subsequent review and EA shall be prepared assessing potential impacts. As a result, there will be no 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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Result in any increase in water erosion either on or off site?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

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

Findings of Fact:

a-b) This is a programmatic level CEQA analysis. At this stage, the project does not provide the opportunity for physical disturbance of the site, as there is no associated development project. This project will result in amending the site's General Plan foundation component, which could eventually lead to development on the property. Should a development proposal or land use application for subdividing, grading, or construction of the site be submitted, a subsequent Environmental Analysis shall be prepared, to assess the potential impacts. As a result, there will be no impacts.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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20. Wind Erosion and Blowsand from project either on or off site.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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) Pursuant to the Riverside County General Plan Figure S-8 "Wind Erosion Susceptibility Map" exhibit, the project site is located within an area of "Moderate" wind erosion. The General Plan, Safety Element Policy for Wind Erosion requires buildings and structures to be designed to resist wind loads which are covered by the Universal Building Code. With such compliance, the project will not result in an increase in wind erosion and blowsand, either on or off site. The project will have no significant impact.

This is a programmatic level CEQA analysis. At this stage, the project does not provide the opportunity for physical disturbance of the site, as there is no associated development project. This project will result in amending the site's General Plan foundation component, which could eventually lead to development on the property. Should a development proposal or land use application for subdividing, grading, or construction of the site be submitted, a subsequent Environmental Analysis shall be prepared, to assess the potential impacts. There will be no 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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source: Riverside County General Plan

Findings of Fact:

a-b) This project will result in a General Plan Foundation Component Amendment from Rural (R) to Rural Community (RC) and a General Plan Land Use Designation Amendment from Rural Residential (RR) (5-Acre Minimum) to Estate Density Residential (EDR) (2-Acre Minimum). This will increase the density of single family homes in the area and result in the generation of additional vehicle trips to and from the project site at build-out. Trip generation and subsequent mitigation measures will be analyzed in conjunction with a future implementing project.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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This is a programmatic level CEQA analysis. At this stage, the project does not provide the opportunity for physical disturbance of the site, as there is no associated development project. This project will result in amending the site's General Plan foundation component, which could eventually lead to development on the property. Should a development proposal or land use application for subdividing, grading, or construction of the site be submitted, a subsequent Environmental Analysis shall be prepared, to assess the potential impacts. Additionally, any future implementing project on this site will be required to comply with California's AB 32 greenhouse gas reduction requirements. Many of the identified potential mitigation measures as a result of GHG impacts are implemented during the construction phase of the project. As a result, impacts associated with this project are considered less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

HAZARDS AND HAZARDOUS MATERIALS Would the project

22. Hazards and Hazardous Materials

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

Source: Project Application Materials

Findings of Fact:

a-b, d-e) This is a programmatic level CEQA analysis. At this stage, the project does not provide the opportunity for physical disturbance of the site, as there is no associated development project. This project will result in amending the site's General Plan foundation component, which could eventually lead to development on the property. Should a development proposal or land use application for subdividing, grading, or construction of the site be submitted, a subsequent Environmental Analysis shall be prepared, to assess the potential impacts. As a result, there will be no impacts.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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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 development proposals on the site, to add mitigation to those projects to ensure the streets will accommodate adequate emergency provisions. As a result, impacts associated with this project are considered less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

23. Airports

a) Result in an inconsistency with an Airport Master Plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Require review by the Airport Land Use Commission?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) For a project within the vicinity of a private airstrip, or heliport, would the project result in a safety hazard for people residing or working in the project area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

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

Findings of Fact:

a-d) Pursuant to the Riverside County General Plan Figure S-19 "Airport Locations" exhibit, the project site is not located within an Airport Influence Area or Compatibility Zone and therefore, does not require review by the Airport Land Use Commission ("ALUC"). There will be no impacts.

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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Source: Riverside County General Plan Figure S-11 "Wildfire Susceptibility," GIS database

Findings of Fact:

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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a) Pursuant to the Riverside County General Plan Figure S-11 "Wildfire Susceptibility: exhibit, the project is located within a high Wildfire Susceptibility Area. However, this is a programmatic level CEQA analysis. At this stage, the project does not provide the opportunity for physical disturbance of the site, as there is no associated development project. This project will result in amending the site's General Plan foundation component, which could eventually lead to development on the property. Should a development proposal or land use application for subdividing, grading, or construction of the site be submitted, a subsequent Environmental Analysis shall be prepared, to assess the potential impacts. As a result, there will be no impacts.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

HYDROLOGY AND WATER QUALITY Would the project

25. Water Quality Impacts

a) Substantially alter the existing drainage pattern of the site or area, including the alteration of the course of a stream or river, in a manner that would result in substantial erosion or siltation on- or off-site?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Violate any water quality standards or waste discharge requirements?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Create or contribute runoff water that would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Place housing within a 100-year flood hazard area, as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Place within a 100-year flood hazard area structures which would impede or redirect flood flows?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g) Otherwise substantially degrade water quality?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
h) Include new or retrofitted stormwater Treatment Control Best Management Practices (BMPs) (e.g. water quality treatment basins, constructed treatment wetlands), the operation of which could result in significant environmental effects (e.g. increased vectors or odors)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

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

Findings of Fact:

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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a-h) This project is not located within a flood zone. The project proposes no grading or construction at this time; therefore, there are no potential impacts to or from flood hazards. There is no land alteration proposed at this time that would alter any flows, violate any standards, impact ground water resources, create any runoff, or require any BMP's. No additional studies of the current conditions were conducted because there is no accompanying development project.

This is a programmatic level CEQA analysis. At this stage, the project does not provide the opportunity for physical disturbance of the site, as there is no associated development project. This project will result in amending the site's General Plan foundation component, which could eventually lead to development on the property. Should a development proposal or land use application for subdividing, grading, or construction of the site be submitted, a subsequent Environmental Analysis shall be prepared, to assess the potential impacts. As a result, there will be no impacts.

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

Source: Riverside County General Plan Figure S-9 "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) Pursuant to the Riverside County General Plan Figure S-9 "100- and 500-Year Flood Hazard Zones" exhibit, the project site is not located within a flood zone. Additionally, pursuant to the Riverside County General Plan Figure S-10 "Dam Failure Inundation Zone" exhibit, the project site is not located within close proximity to any "Dam Failure Inundation Zones". 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.

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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Affect land use within a city sphere of influence and/or within adjacent city or county boundaries?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

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

Findings of Fact:

a) This project will result in changes to the site's General Plan land use pattern. The project site has a current General Plan Land Use of Rural Residential (5-acre lot size minimum) and is proposed to be amended to Estate Density Residential (2-acre lot size minimum). This proposed Land Use amendment will result in a reasonable integration of smaller residential lot sizes, providing for a variety of residential product types in the area. This change is consistent with the residential lots sizes approved under the Specific Plan to the east of the project site. All potential impacts associated with this higher density land use will be analyzed in conjunction with an implementing future project. As a result, impacts associated with this project are considered less than significant.

b) Although the project site is located adjacent to the City of Riverside, it's not located within a designated sphere of influence area. As a result, impacts associated with this project 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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Be compatible with existing surrounding zoning?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Be compatible with existing and planned surrounding land uses?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Be consistent with the land use designations and policies of the General Plan (including those of any applicable Specific Plan)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Disrupt or divide the physical arrangement of an established community (including a low-income or minority community)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

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

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

a-e) The project will not result in changes to the project site's zoning. The project site is currently zoned Residential Agricultural (2-Acre Minimum) (R-A-2) which is consistent with this proposed General Plan Land Use Amendment, to change to Rural Community (RC) and to amend the General Plan Land Use Designation to Estate Density Residential (EDR) (2-Acre Minimum). The proposed Land Use change is consistent with all policies of the General Plan.

This is a programmatic level CEQA analysis. At this stage, the project does not provide the opportunity for physical disturbance of the site, as there is no associated development project. This project will result in amending the site's General Plan foundation component, which could eventually lead to development on the property. Should a development proposal or land use application for subdividing, grading, or construction of the site be submitted, a subsequent Environmental Analysis shall be prepared, to assess the potential impacts. As a result, impacts associated with this project are considered less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

MINERAL RESOURCES Would the project

29. Mineral Resources

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

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) Pursuant to the Riverside County General Plan Figure OS-5 "Mineral Resources Area", exhibit, the project site is located within a MRZ-3a area. The General Plan designates this as an area where the available geologic information indicates that mineral deposits are likely to exist, however the significance of the deposit is undetermined.

The project is a proposal to amend the General Plan Foundation Component from Rural (RUR) to Rural Community (RUR:RR)(5 Acre minimum) to Estate Density Residential (RC:EDR)(2 Acre Minimum). This change, as well as the existing land use of the surrounding area, would make the area and the property incompatible with mining uses.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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This is a programmatic level CEQA analysis. At this stage, the project does not provide the opportunity for physical disturbance of the site, as there is no associated development project. This project will result in amending the site's General Plan foundation component, which could eventually lead to development on the property. Should a development proposal or land use application for subdividing, grading, or construction of the site be submitted, a subsequent Environmental Analysis shall be prepared, to assess the potential impacts. There will be no impacts.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

NOISE Would the project result in

Definitions for Noise Acceptability Ratings

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

NA - Not Applicable

A - Generally Acceptable

B - Conditionally Acceptable

C - Generally Unacceptable

D - Land Use Discouraged

30. Airport Noise

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

NA A B C D

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

NA A B C D

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

Findings of Fact:

a-b) Pursuant to the Riverside County General Plan Figure S-19 "Airport Locations" exhibit. The project site is not located within an airport influence area. As a result, there will be no impacts.

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:

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Pursuant to the Riverside County General Plan Figure C-1 "Circulation Plan" exhibit, the project site is not located within close proximity of a railroad line. As a result, there will be no 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

Findings of Fact:

The project site is not located near any highways. The closest Highway is approximately 5 miles from the I-15 from the project site. Noise from this distance will be negligible. Therefore there will be no impacts.

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 site is not located near any other source of significant potential noise; therefore, there will be no impacts.

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

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

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

Findings of Fact:

a-d) The project is a proposal to amend the General Plan Foundation Component from Rural (RUR) to Rural Community (RC) and to amend the General Plan Land Use Designation from Rural Residential (RR) (5-Acre Minimum) to Estate Density Residential (EDR) (2-Acre Minimum) could result in the creation of higher noise impacts at build-out. However, all future onsite uses will be required to adhere to the Riverside County's allowable noise standards for residential designations and will be analyzed at the time of an implementing project.

This is a programmatic level CEQA analysis. At this stage, the project does not provide the opportunity for physical disturbance of the site, as there is no associated development project. This project will result in amending the site's General Plan foundation component, which could eventually lead to development on the property. Should a development proposal or land use application for subdividing, grading, or construction of the site be submitted, a subsequent Environmental Analysis shall be prepared, to assess the potential impacts. As a result, impacts associated with this project are considered less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

POPULATION AND HOUSING	Would the project			
35. Housing				
a) Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Create a demand for additional housing, particularly housing affordable to households earning 80% or less of the County's median income?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Affect a County Redevelopment Project Area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Cumulatively exceed official regional or local population projections?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f) Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

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

Findings of Fact:

a-f) The existing General Plan Land Use of Rural Residential (RR) (5-Acre Minimum) allows for development at a minimum of 1 dwelling unit per 5-Acres. At maximum build-out under the existing land use over 38.42-acres, 7 lots could potentially be developed. This General Plan Amendment will result in a land use change to Estate Density Residential (EDR) (2-Acre Minimum) which allows for development at 1 dwelling units per 2-acres. At build-out, this would result in allowing a maximum of 19 lots to potentially be developed.

Appendix E, of the 2003 Riverside County General Plan, provides assumptions used for residential build-out densities and population projections. The increase in dwelling units will result in a potential midpoint population increase of 36 persons using the General Plan assumption of 3.01 residents per unit and calculated using the following $(3.01 \times 19 \text{ units}) - (3.01 \times 7 \text{ units})$. This is a generalized average, calculated with standard values, codified in the Riverside County General Plan.

Currently, the project site is vacant; therefore, the project will not displace any existing housing nor will it affect an established redevelopment area. Once built-out, the project site could result in a population increase by approximately 36 persons; however, this change is a negligible increase to the overall population projections for Riverside County.

Additionally, as previously discussed, this is a programmatic level CEQA analysis. At this stage, the project does not provide the opportunity for physical disturbance of the site, as there is no associated development project. This project will result in amending the site's General Plan Foundation Component and Land Use Designation, which could eventually lead to development on the property. Should a development proposal or land use application for subdividing, grading, or construction of the site be submitted, a subsequent Environmental Assessment shall be prepared, to determine potential impacts. As a result, impacts will be less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

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

36. Fire Services

Source: Riverside County General Plan Safety Element

Findings of Fact:

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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The project is a proposal to amend the General Plan Foundation Component from Rural (RUR) to Rural Community (RC) and to amend the General Plan Land Use Designation from Rural Residential (RR) (5-Acre Minimum) to Estate Density Residential (EDR) (2-Acre Minimum) will generate additional public service needs. These needs will be analyzed at the time of an implementing project. Additionally, all development projects, once implemented, create an increased need for at least some public services. At time of future construction, resulting from an implementing project, costs associated with the increased need will be addressed through the County's Development Impact Fee schedule.

This is a programmatic level CEQA analysis. At this stage, the project does not provide the opportunity for physical disturbance of the site, as there is no associated development project. This project will result in amending the site's General Plan foundation component, which could eventually lead to development on the property. Should a development proposal or land use application for subdividing, grading, or construction of the site be submitted, a subsequent Environmental Analysis shall be prepared, to assess the potential impacts. As a result, impacts associated with this project are considered less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

37. Sheriff Services

Source: Riverside County General Plan

Findings of Fact:

The project is a proposal to amend the General Plan Foundation Component from Rural (RUR) to Rural Community (RC) and to amend the General Plan Land Use Designation from Rural Residential (RR) (5-Acre Minimum) to Estate Density Residential (EDR) (2-Acre Minimum) will generate additional sheriff service needs. These needs will be analyzed at the time of an implementing project. Additionally, all development projects, once implemented, create an increased need for at least some public services. At time of future construction, resulting from an implementing project, costs associated with the increased need will be addressed through the County's Development Impact Fee schedule.

This is a programmatic level CEQA analysis. At this stage, the project does not provide the opportunity for physical disturbance of the site, as there is no associated development project. This project will result in amending the site's General Plan foundation component, which could eventually lead to development on the property. Should a development proposal or land use application for subdividing, grading, or construction of the site be submitted, a subsequent Environmental Analysis shall be prepared, to assess the potential impacts. As a result, impacts associated with this project are considered less than significant.

Mitigation: No mitigation is required.

Monitoring: No mitigation is required.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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38. Schools

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Source: Corona-Norco Unified School District correspondence, GIS database

Findings of Fact:

The project is a proposal to amend the General Plan Foundation Component from Rural (RUR) to Rural Community (RC) and to amend the General Plan Land Use Designation from Rural Residential (RR) (5-Acre Minimum) to Estate Density Residential (EDR) (2-Acre Minimum) will generate additional public service needs. These needs will be analyzed at the time of an implementing project. Additionally, all development projects, once implemented, create an increased need for at least some public services. At time of future construction, resulting from an implementing project, costs associated with the increased need will be addressed through the County's Development Impact Fee schedule.

This is a programmatic level CEQA analysis. At this stage, the project does not provide the opportunity for physical disturbance of the site, as there is no associated development project. This project will result in amending the site's General Plan foundation component, which could eventually lead to development on the property. Should a development proposal or land use application for subdividing, grading, or construction of the site be submitted, a subsequent Environmental Analysis shall be prepared, to assess the potential impacts. As a result, impacts associated with this project are considered less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

39. Libraries

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Source: Riverside County General Plan

Findings of Fact:

The project is a proposal to amend the General Plan Foundation Component from Rural (RUR) to Rural Community (RC) and to amend the General Plan Land Use Designation from Rural Residential (RR) (5-Acre Minimum) to Estate Density Residential (EDR) (2-Acre Minimum) will generate additional public service needs. These needs will be analyzed at the time of an implementing project. Additionally, all development projects, once implemented, create an increased need for at least some public services. At time of future construction, resulting from an implementing project, costs associated with the increased need will be addressed through the County's Development Impact Fee schedule.

This is a programmatic level CEQA analysis. At this stage, the project does not provide the opportunity for physical disturbance of the site, as there is no associated development project. This project will result in amending the site's General Plan foundation component, which could eventually lead to development on the property. Should a development proposal or land use application for subdividing, grading, or construction of the site be submitted, a subsequent Environmental Analysis

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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shall be prepared, to assess the potential impacts. As a result, impacts associated with this project are considered less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

40. Health Services

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Source: Riverside County General Plan

Findings of Fact:

The project is a proposal to amend the General Plan Foundation Component from Rural (RUR) to Rural Community (RC) and to amend the General Plan Land Use Designation from Rural Residential (RR) (5-Acre Minimum) to Estate Density Residential (EDR) (2-Acre Minimum) will generate additional public service needs. These needs will be analyzed at the time of an implementing project. Additionally, all development projects, once implemented, create an increased need for at least some public services. At time of future construction, resulting from an implementing project, costs associated with the increased need will be addressed through the County's Development Impact Fee schedule.

This is a programmatic level CEQA analysis. At this stage, the project does not provide the opportunity for physical disturbance of the site, as there is no associated development project. This project will result in amending the site's General Plan foundation component, which could eventually lead to development on the property. Should a development proposal or land use application for subdividing, grading, or construction of the site be submitted, a subsequent Environmental Analysis shall be prepared, to assess the potential impacts. As a result, impacts associated with this project are considered 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?

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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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?

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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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)?

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Source: 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) There is a regional trail located to the south of the project property. It reaches the southeast corner of the property, then takes a diagonal southerly path and continues through the property to the south which is an existing farm. Any possible impact to the trail will be analyzed in conjunction with any future implementing project.

This is a programmatic level CEQA analysis. At this stage, the project does not provide the opportunity for physical disturbance of the site, as there is no associated development project. This project will result in amending the site's General Plan foundation component, which could eventually lead to development on the property. Should a development proposal or land use application for subdividing, grading, or construction of the site be submitted, a subsequent Environmental Analysis shall be prepared, to assess the potential impacts. As a result, impacts associated with this project are considered less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

42. Recreational Trails

Source: Riv. Co. 800-Scale Equestrian Trail Maps, Open Space and Conservation Map for Western County trail alignments

Findings of Fact:

This is a programmatic level CEQA analysis. At this stage, the project does not provide the opportunity for physical disturbance of the site, as there is no associated development project. This project will result in amending the site's General Plan foundation component, which could eventually lead to development on the property. Should a development proposal or land use application for subdividing, grading, or construction of the site be submitted, a subsequent Environmental Analysis shall be prepared, to assess the potential impacts. As a result, impacts associated with this project are considered less than significant.

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-

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

Source: Riverside County General Plan

Findings of Fact:

a) The project is a proposal to amend the General Plan Foundation Component from Rural (RUR) to Rural Community (RC) and to amend the General Plan Land Use Designation from Rural Residential (RR) (5-Acre Minimum) to Estate Density Residential (EDR) (2-Acre Minimum) will generate additional public service needs. The change in the General Plan Foundation Component and General Plan Land Use Designation would increase the possibility for a higher density land use.

This is a programmatic level CEQA analysis. At this stage, the project does not provide the opportunity for physical disturbance of the site, as there is no associated development project. This project will result in amending the site's General Plan foundation component, which could eventually lead to development on the property. Should a development proposal or land use application for subdividing, grading, or construction of the site be submitted, a subsequent Environmental Analysis shall be prepared, to assess the potential impacts. As a result, impacts associated with this project are considered less than significant.

b) The future implementing project will address any congestion management programs through standard fees and mitigation. As previously discussed, this is a programmatic level CEQA analysis. At this stage, the project does not provide the opportunity for physical disturbance of the site, as there is

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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no associated development project. This project will result in amending the site's General Plan foundation component, which could eventually lead to development on the property. Should a development proposal or land use application for subdividing, grading, or construction of the site be submitted, a subsequent Environmental Analysis shall be prepared, to assess the potential impacts. The impacts are less than significant.

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

e-i) A change in the General Plan Foundation Component from Rural (RUR) to Rural Community (RC) and to amend the General Land Use Designation from Rural Residential (RUR:RR)(5 Acre Minimum) to Estate Density Residential (RC:EDR)(2 Acre Minimum) could result in different transportation and circulation mitigation. However, there is no accompanying development associated with this proposed General Plan Amendment, therefore there are no design changes to the streets or roads that may increase hazards due to road design at this time. The proposed change does not conflict with any adopted policies regarding public transit, bikeways, or pedestrian access, as the project site is currently vacant land. The surrounding circulation system will not change and therefore, will not impact any policies regarding transit or other alternative means of travel. Once a development proposal or land use application to subdivide, grade, or build on the property is submitted, a subsequent review and EA shall be prepared assessing potential impacts. As a result, the impacts are less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

44. Bike Trails

Source: Riverside County General Plan

Findings of Fact:

Any demand or requirement for bike trails shall be reviewed and imposed upon a future implementing project. This is a programmatic level CEQA analysis. At this stage, the project does not provide the opportunity for physical disturbance of the site, as there is no associated development project. This project will result in amending the site's General Plan foundation component, which could eventually lead to development on the property. Should a development proposal or land use application for subdividing, grading, or construction of the site be submitted, a subsequent Environmental Analysis shall be prepared, to assess the potential impacts. As a result, there will be no impacts.

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

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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effects?				
b) Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Department of Environmental Health Review

Findings of Fact:

a-b) The project is a proposal to amend the General Plan Foundation Component from Rural (RUR) to Rural Community (RC) and to amend the General Plan Land Use Designation from Rural Residential (RR) (5-Acre Minimum) to Estate Density Residential (EDR) (2-Acre Minimum), which could generate a need for additional water usage, at time of build-out. 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). However, at this stage, the specific size and need of water infrastructure to the area would be too speculative to analyze.

This is a programmatic level CEQA analysis. At this stage, the project does not provide the opportunity for physical disturbance of the site, as there is no associated development project. This project will result in amending the site's General Plan foundation component, which could eventually lead to development on the property. Should a development proposal or land use application for subdividing, grading, or construction of the site be submitted, a subsequent Environmental Analysis shall be prepared, to assess the potential impacts. As a result, there will be no 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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Result in a determination by the wastewater treatment provider that serves or may service the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Department of Environmental Health Review

Findings of Fact:

a-b) The project is a proposal to amend the General Plan Foundation Component from Rural (RUR) to Rural Community (RC) and to amend the General Plan Land Use Designation from Rural Residential (RR) (5-Acre Minimum) to Estate Density Residential (EDR) (2-Acre Minimum), which could generate a need for the construction of wastewater treatment facilities, at time of build-out. The future

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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implementing project may 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 project site is too speculative to analyze.

This is a programmatic level CEQA analysis. At this stage, the project does not provide the opportunity for physical disturbance of the site, as there is no associated development project. This project will result in amending the site's General Plan foundation component, which could eventually lead to development on the property. Should a development proposal or land use application for subdividing, grading, or construction of the site be submitted, a subsequent Environmental Analysis shall be prepared, to assess the potential impacts. As a result, there will be no 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 a proposal to amend the General Plan Foundation Component from Rural (RUR) to Rural Community (RC) and to amend the General Plan Land Use Designation from Rural Residential (RR) (5-Acre Minimum) to Estate Density Residential (EDR) (2-Acre Minimum), which could generate a need for the additional solid waste servicing and disposal, at the time of build-out. The type and scale of the future implementing project will determine the solid waste needs of the site's development. At this stage, the specific solid waste needs are too speculative to analyze.

This is a programmatic level CEQA analysis. At this stage, the project does not provide the opportunity for physical disturbance of the site, as there is no associated development project. This project will result in amending the site's General Plan foundation component, which could eventually lead to development on the property. Should a development proposal or land use application for subdividing, grading, or construction of the site be submitted, a subsequent Environmental Analysis shall be prepared, to assess the potential impacts. As a result, there will be no impacts.

Mitigation: No Mitigation is required.

Monitoring: No monitoring is required.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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48. Utilities

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

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

Source: Application Materials.

Findings of Fact:

a-g) The project is a proposal to amend the General Plan Foundation Component from Rural (RUR) to Rural Community (RC) and to amend the General Plan Land Use Designation from Rural Residential (RR) (5-Acre Minimum) to Estate Density Residential (EDR) (2-Acre Minimum), which could generate a need for the additional utility upgrades, at the time of build-out. The type and scale of the future implementing project will determine the specific size, quantity, and design of additional utility services needed at the project site. At this stage, the utility requirements are too speculative to analyze.

This is a programmatic level CEQA analysis. At this stage, the project does not provide the opportunity for physical disturbance of the site, as there is no associated development project. This project will result in amending the site's General Plan foundation component, which could eventually lead to development on the property. Should a development proposal or land use application for subdividing, grading, or construction of the site be submitted, a subsequent Environmental Analysis shall be prepared, to assess the potential impacts. As a result, there will be no 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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Source: Riverside County General Plan

Findings of Fact:

a) Any future implementing project, regardless of use, will be required to comply with California's AB 32 greenhouse gas reduction requirements as well as Riverside County's Climate action Plan. Many of the potential mitigation measures are reviewed and subsequently implemented during the construction phase of the project.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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This is a programmatic level CEQA analysis. At this stage, the project does not provide the opportunity for physical disturbance of the site, as there is no associated development project. This project will result in amending the site's General Plan foundation component, which could eventually lead to development on the property. Should a development proposal or land use application for subdividing, grading, or construction of the site be submitted, a subsequent Environmental Analysis shall be prepared, to assess the potential impacts. As a result, there will be no impacts.

Mitigation: No Mitigation is required.

Monitoring: No monitoring is required.

MANDATORY FINDINGS OF SIGNIFICANCE

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

Findings of Fact: Approval of this General Plan Land Use Amendment 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. As a result, there will be no impacts.

<p>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)?</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Source: Staff review, Project Application Materials

Findings of Fact: The project does not have impacts which are individually limited, but cumulatively considerable.

<p>52. Does the project have environmental effects that will cause substantial adverse effects on human beings, either directly or indirectly?</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Source: 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.

The proposed project would not result in environmental effects which would cause substantial adverse effects on human beings, either directly or indirectly. This is a programmatic level CEQA analysis. At this stage, the project does not provide the opportunity for physical disturbance of the site, as there is no associated development project. This project will result in amending the site's General Plan foundation component, which could eventually lead to development on the property. Should a development proposal or land use application for subdividing, grading, or construction of the site be submitted, a subsequent Environmental Analysis shall be prepared, to assess the potential impacts. As a result, there will be no impacts.

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). In this case, a brief discussion should identify the following:

Earlier Analyses Used, if any, are available for review:

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

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

VII. AUTHORITIES CITED

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

Revised: 11/13/2015 10:43 AM
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COUNTY OF RIVERSIDE
TRANSPORTATION AND LAND MANAGEMENT AGENCY

George A. Johnson · Agency Director

Planning Department

Ron Goldman · Planning Director

May 6, 2009

SUBJECT: Initiation Proceedings for General Plan Amendment No. 1037
(Foundation Amendment - Regular)

SECTION: Development Review – Riverside Office

TO: Clerk of the Board of Supervisors

FROM: Planning Department

*EPM 15.1
JUN 2, 2009*

The attached item(s) require the following action(s) by the Board of Supervisors:

- | | |
|---|---|
| <input type="checkbox"/> Approve | <input type="checkbox"/> Set for Hearing |
| <input type="checkbox"/> Deny | <input type="checkbox"/> Publish in Newspaper: Press Enterprise |
| <input type="checkbox"/> Place on Policy Calendar | <input type="checkbox"/> Adopt Mitigated Negative Declaration |
| <input type="checkbox"/> Place on Consent Calendar | <input type="checkbox"/> 10 Day <input type="checkbox"/> 20 Day <input type="checkbox"/> 30 day |
| <input type="checkbox"/> Place on Administrative Action | <input type="checkbox"/> Certify Environmental Impact Report |
| <input checked="" type="checkbox"/> Place on Section of Initiation Proceeding | <input type="checkbox"/> Notify Property Owners |
| <input type="checkbox"/> File: NOD and Mit. Neg. Declaration | <input type="checkbox"/> Labels provided |
| <input type="checkbox"/> Labels provided: | Controversial: <input type="checkbox"/> YES <input type="checkbox"/> NO |
| <input type="checkbox"/> If Set For Hearing: | |
| <input type="checkbox"/> 10 Day <input type="checkbox"/> 20 Day <input type="checkbox"/> 30 day | |

Please include this item on the 05/26/09 agenda.

Clerk Of The Board

Please charge your time to case number(s): GPA01037

FILE COPY

*Bos Sent
5/18/09
RB*

Y:\Advanced Planning\2008 FOUNDATION COMPONENT REVIEW\GPA Cases\GPA 1037\GPA 1037 BOS Package\GPA 1037 11p coversheet.doc

*Ron
5-14-09*

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



FROM: TLMA – Planning Department

SUBMITTAL DATE:
May 5, 2009

SUBJECT: GENERAL PLAN AMENDMENT NO. 1037 – Foundation-Regular – Applicant: Sunrise Capital, LTD. – Engineer/Representative: Sake Engineers, Inc. - First Supervisorial District - Lake Mathews Zoning District - Lake Mathews/ Woodcrest Area Plan: Rural: Rural Residential (RUR-RR) (5 Acre Minimum) – Location: Northerly of Idaleona Road, easterly of Capello Drive, and southerly of Alto Lago Drive - 38.42 Gross Acres - Zoning: Residential Agriculture - 2 Acre Minimum (R-A-2) - **REQUEST:** This General Plan Amendment proposes to amend the General Plan Foundation Component of the subject site from RURAL (RUR) to RURAL COMMUNITY (RC) and to amend the General Plan land use designation of the subject site from Rural Residential (RUR:RR) (5 ac. min.) to Estate Density Residential (RC:EDR) (2 ac. min.) - APN(s): 287-300-033, 287-300-034

RECOMMENDED MOTION:

The Planning Director recommends that the Board of Supervisors adopt an order initiating proceedings for the above referenced general plan amendment based on the attached report. The initiation of proceedings by the Board of Supervisors for the amendment of the General Plan, or any element thereof, shall not imply any such amendment will be approved.

BACKGROUND:

The initiation of proceedings for any General Plan Amendment (GPA) requires the adoption of an order by the Board of Supervisors. The Planning Director is required to prepare a report and recommendation on every GPA application and submit it to the Board of Supervisors. Prior to the submittal to the Board, comments on the application are requested from the Planning Commission, and the Planning Commission comments are included in the report to the Board. The Board will either approve or disapprove the initiation of proceedings for the GPA requested in the application. The consideration of the initiation of proceedings by the Planning Commission

Ron Goldman
Planning Director

RG:th

REVIEWED BY EXECUTIVE OFFICE

DATE

Tina Grande
Departmental Concurrence

Policy

Policy

Consent

Consent

Dep't Recomm.:

Per Exec. Ofc.:

Prev. Agn. Ref.

District: First

Agenda Number:

and the Board of Supervisors pursuant to this application does not require a noticed public hearing. However, the applicant was notified by mail of the time, date and place when the Planning Commission and the Board of Supervisors would consider this GPA initiation request.

If the Board of Supervisors adopts an order initiating proceedings pursuant to this application, the proposed amendment will thereafter be processed, heard and decided in accordance with all the procedures applicable to GPA applications, including noticed public hearings before the Planning Commission and Board of Supervisors. The adoption of an order initiating proceedings does not imply that any amendment will be approved. If the Board of Supervisors declines to adopt an order initiating proceedings, no further proceedings on this application will occur.

The Board of Supervisors established the procedures for initiation of GPA applications with the adoption of Ordinance No. 348.4573 (effective May 8, 2008), which amended Article II of that ordinance.

Agenda Item No.: 6.7
Area Plan: Lake Matthews/Woodcrest
Zoning District: Lake Matthews
Supervisory District: First
Project Planner: Tamara Harrison
Planning Commission: February 4, 2009
Continued from: August 12, 2008

General Plan Amendment No. 1037
Applicant: Sunrise Capital, LTD.
Engineer/Representative: Sake Engineers, Inc.

COUNTY OF RIVERSIDE PLANNING DIRECTOR'S REPORT AND RECOMMENDATIONS

RECOMMENDATIONS:

The Planning Director recommends to adopt an order initiating proceedings for GPA01037 from Rural: Rural Residential to Rural Community: Estate Density Residential and the Planning Commission made the comments below. The Planning Director continues to recommend to adopt an order initiating proceedings for the GPA. For additional information regarding this case, see the attached Planning Department Staff Report(s).

PLANNING COMMISSION COMMENTS TO THE PLANNING DIRECTOR:

The following comment(s) were provided by the Planning Commission to the Planning Director:

Commissioner John Roth: Commissioner Roth commented that he was not compelled to go with a higher density for the site and that it was unacceptable to allow the Community Development Foundation Component to encroach into the middle of rural area. Commissioner Roth indicated that the proposal would not be appropriate.

Commissioner John Snell: No Comments

Commissioner John Petty: No Comments

Commissioner Jim Porras: Commissioner Porras agreed with Commissioner Roth that initiation would not be appropriate.

Commissioner Jan Zuppardo: No Comments

Agenda Item No.: 6.7
Area Plan: Lake Mathews/Woodcrest
Zoning District: Lake Mathews
Supervisorial District: First
Project Planner: Amy Aldana
Planning Commission: February 4, 2009
Continued From: August 12, 2008

General Plan Amendment No. 1037
(Foundation – Regular)
E.A. Number: 41869
Applicant: Sunrise Capital, LTD.
Engineer/Rep.: Sake Engineers, Inc.

**COUNTY OF RIVERSIDE PLANNING DEPARTMENT
STAFF REPORT**

PROJECT DESCRIPTION AND LOCATION:

The applicant proposes to amend the General Plan Foundation and land use designation from “Rural: Rural Residential” (RUR:RR) (5 Acre Minimum) to “Rural Community: Estate Density Residential” (RC: EDR) (2 ac. min.) for an approximately 38.42-acre property. The project is located northerly of Idaleona Road, easterly of Mira Lago Drive, and southerly of Alto Lago Drive.

FURTHER CONSIDERATIONS:

January 13, 2009

The proposal was discussed at the August 12, 2008 Planning Commission meeting where the Commission directed staff and the applicant to meet so that any additional information the applicant could provide would be considered. Subsequently, a meeting was held September 24, 2008 between the applicant and the Planning Department to discuss the proposal further.

The proposed site is located within the community of Lake Mathews within the Lake Mathews/Woodcrest Area Plan. The proposal is also located within the City of Riverside sphere of influence. To the east and north of the proposed site are properties designated Estate Density Residential within the Rural Community foundation component. The proposed change would extend the Estate Density Residential designation to the west.

In May of 2006, the applicant obtained a map number to begin the process of dividing the property consistent with the existing zoning, R-A-2. It was at that time that they learned that the land use designation would not allow the land to be divided into parcels smaller than 5 acres in size.

To the east and adjacent to the proposed site is the Gavilan Hills Policy Area, an approximate 2,000-acre area that includes Hartford Springs Park and Specific Plan 308. Tentative Tract Map No. 31554, located at the northeast corner of Zeno Street and Idaleona Road, is a proposal within the Gavilan Hills Specific Plan (SP 308) to subdivide 880 acres into 574 residential lots and two park sites. This map was submitted in 2003 and is still under review.

LU 6.1 of the Land Use Element within the General Plan “requires land uses to be developed in accordance with the General Plan and area plans to ensure compatibility and minimize impacts.” The proposed change to RC:EDR would not be incompatible with adjacent land uses the east or north.

According to the Lake Mathews/Woodcrest Area Plan, much of the region is subject to a “high risk” of fire hazards. The Lake Mathews/Woodcrest Area Plan identifies methods to mitigate potential fire hazards including setbacks that buffer development from hazard areas,

maintaining brush clearance to reduce potential fuel, establishing low fuel landscaping, and reducing development in high-risk areas. According to the Safety Element of the General Plan, proposed development in high fire areas shall provide secondary public access, unless determined otherwise by the County Fire Chief. The proposed site is bordered by Idaleona Road to the south and Alto Lago Drive to the north providing primary and secondary access to the subject site.

RECOMMENDATIONS:

Comment that adoption of an order initiating proceedings for General Plan Amendment No. 1037 from Rural: Rural Residential to Rural Community: Estate Density Residential **would be appropriate**. The adoption of such an order does not imply that the proposed GPA will be approved.

The project site is currently designated as Assessor's Parcel Number 287-300-033 and 287-300-034.

Agenda Item No.: 6.7
Area Plan: Lake Mathews/Woodcrest
Zoning District: Lake Mathews
Supervisory District: First
Project Planner: Amy Aldana
Planning Commission: August 12, 2008

General Plan Amendment No. 1037
(Foundation – Regular)
E.A. Number: 41869
Applicant: Sunrise Capital, LTD.
Engineer/Rep.: Sake Engineers, Inc.

COUNTY OF RIVERSIDE PLANNING DEPARTMENT
STAFF REPORT

PROJECT DESCRIPTION AND LOCATION:

The applicant proposes to amend the General Plan Foundation and land use designation from “Rural: Rural Residential” (RUR-RR) (5 Acre Minimum), to “Community Development: Estate Density Residential” (CD: EDR) (2 ac. min.) for an approximately 38.42-acre property. The project is located northerly of Idaleona Road, easterly of Capello Drive, and southerly of Alto Lago Drive.

ISSUES:

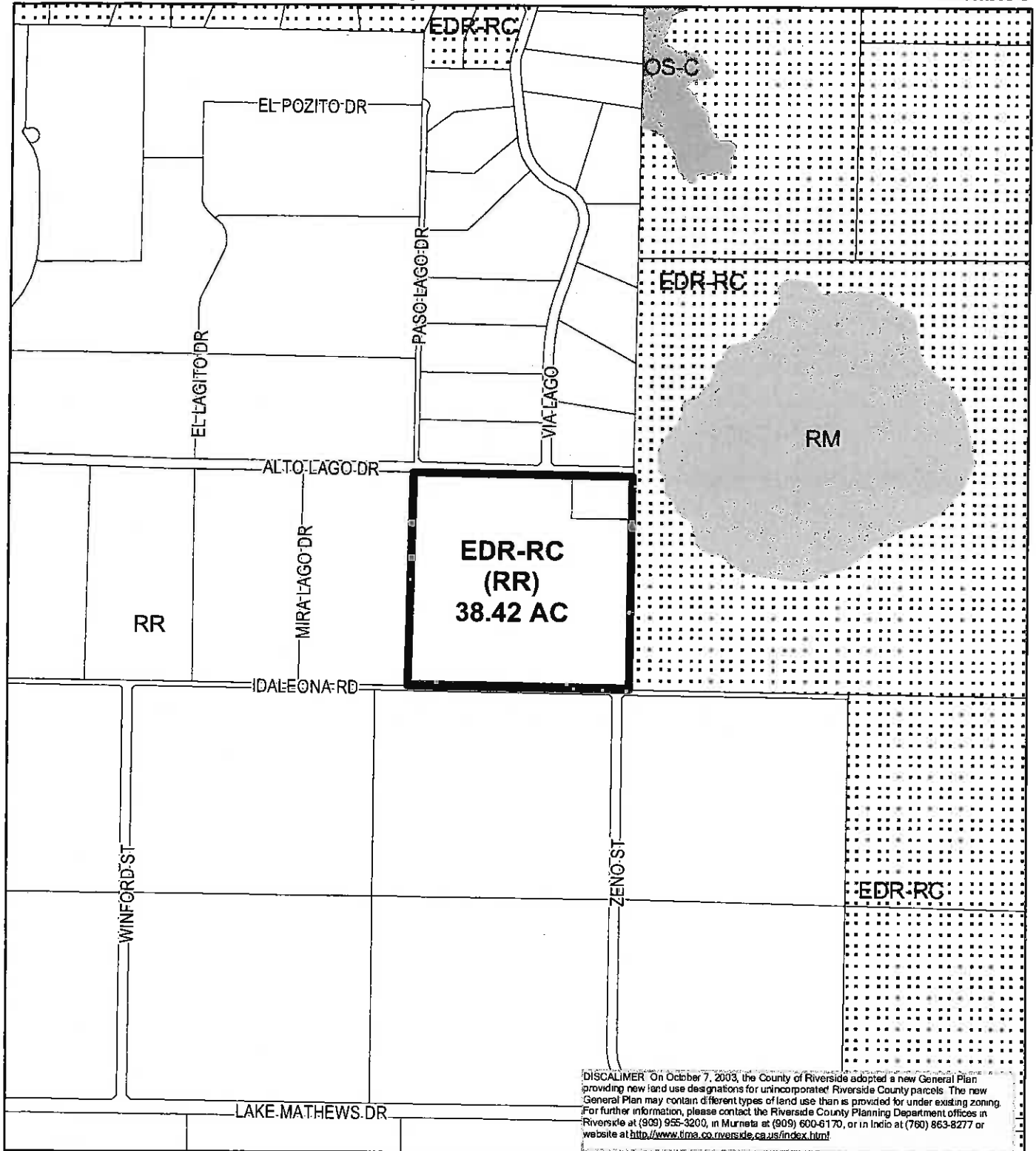
The proposed site is a large lot with a mobile home. Surrounding parcels to the north, south, and west include single family homes and mobile homes with scattered vacant parcels interspersed throughout. The proposed site is rural residential with a 5-acre minimum and helps define the unique character of the community by providing separation between developed areas. Existing rural residential purposes offer a buffer for a Specific Plan projected to the east of the proposed site. The proposed site is located within a high fire hazard and warrants the need for additional access as expressed by the Safety Element of the General Plan. The proposal is contrary to the existing plan and would create an inconsistency between the land use map/element and the policy within the area plan.

Specific Plan No. 198 (Belle Meadows) has been proposed, but has not yet been developed. An Environmental Impact Report is pending; the site is still vacant. Along the common boundary between the proposed site and SP 198, is an opportunity for very low density residential purposes within a rural community atmosphere. Northeast is an area proposed as Open Space: Conservation. No substantial evidence has been provided showing conditions or circumstances are present to justify the proposed change. Maintaining the open-space rural atmosphere would sustain the consistency of the area and the proposed site.

RECOMMENDATIONS:

Comment that adoption of an order initiating proceedings for General Plan Amendment No. 1037 from Rural: Rural Residential to Community Development: Estate Density Residential **would not be appropriate**. The adoption of such an order does not imply that the proposed GPA will be approved.

The project site is currently designated as Assessor’s Parcel Number 287-300-033, 287-300-034.



DISCALIMER: 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 (909) 955-3200, in Murrieta at (909) 600-6170, or in Indio at (760) 863-8277 or website at <http://www.tma.co.riverside.ca.us/index.html>

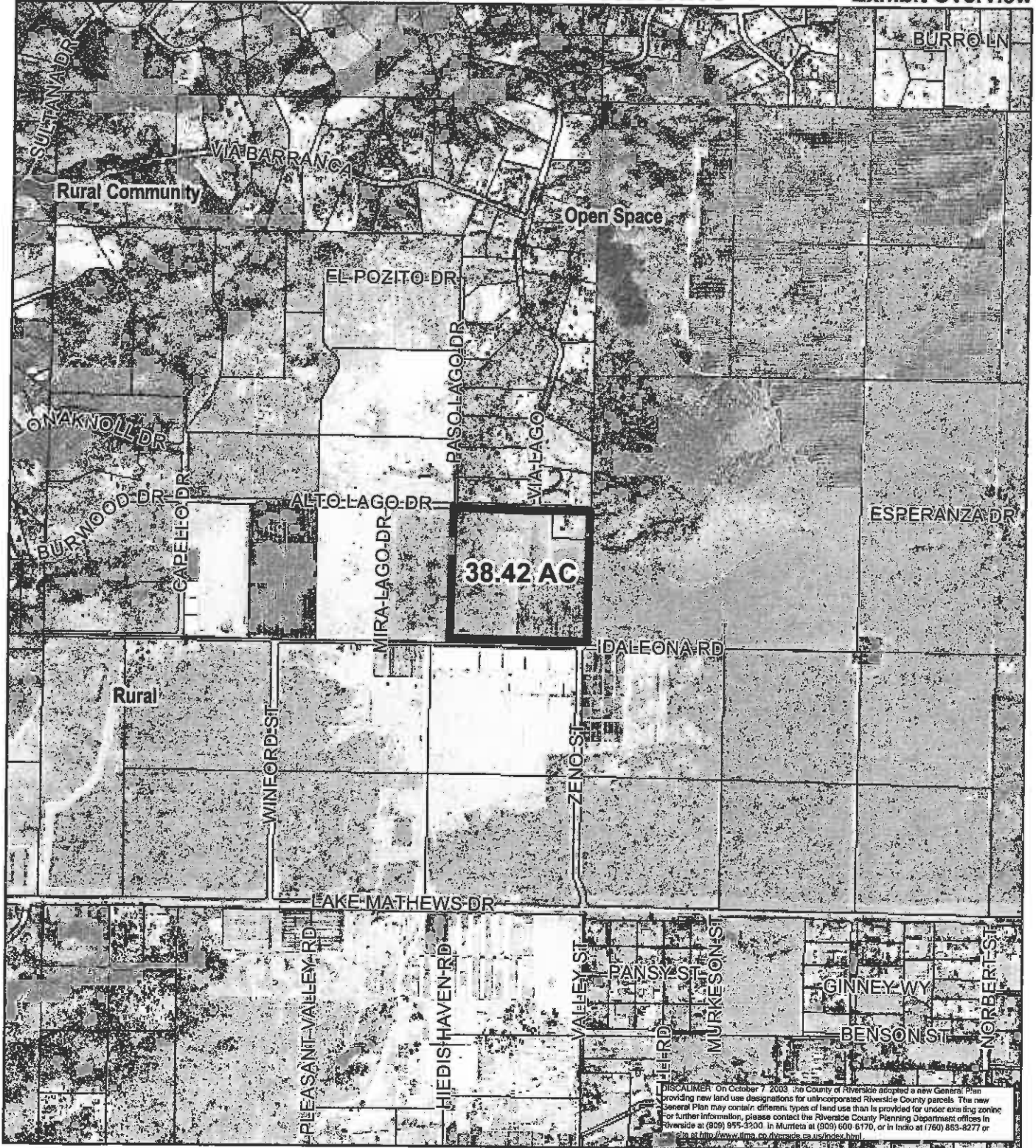
RIVERSIDE COUNTY PLANNING DEPARTMENT

Zone
District: Lake Mathews
Township/Range: T4SR5W
Section: 22



Assessors
Bk. Pg. 287-30
Thomas
Bros. Pg. 805 G1





RIVERSIDE COUNTY PLANNING DEPARTMENT

District
 Plan: Lake Mathews
 Township/Range: T4SR5W
 Section: 22



Assessors
 Bk. Pg. 287-30
 Thomas
 Bros. Pg. 805 G1

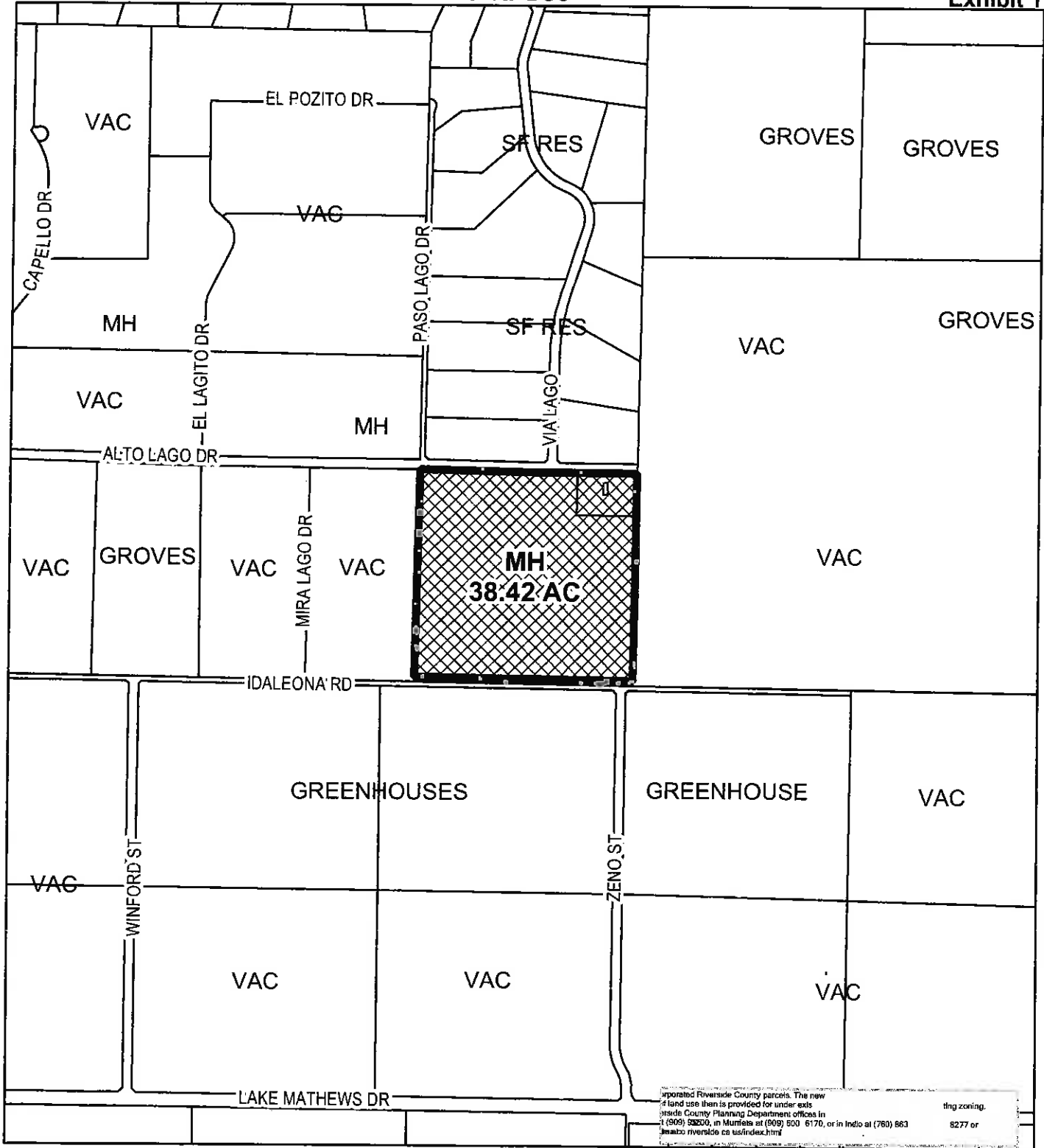


Supervisor Buster
 District 1
 Date Drawn: 3/21/08

GPA01037

Planner: Amy Aldana
 Date: 3/13/08
 Exhibit 1

Land Use



Unincorporated Riverside County parcels. The new
 of land use then is provided for under exts
 Riverside County Planning Department offices in
 (909) 526200, in Murrieta at (909) 500 6170, or in Indio at (760) 863 8277 or
www.riverside.ca.us/index.html

RIVERSIDE COUNTY PLANNING DEPARTMENT

Zone
 District: Lake Mathews
 Township/Range: T4SR5W
 Section: 22

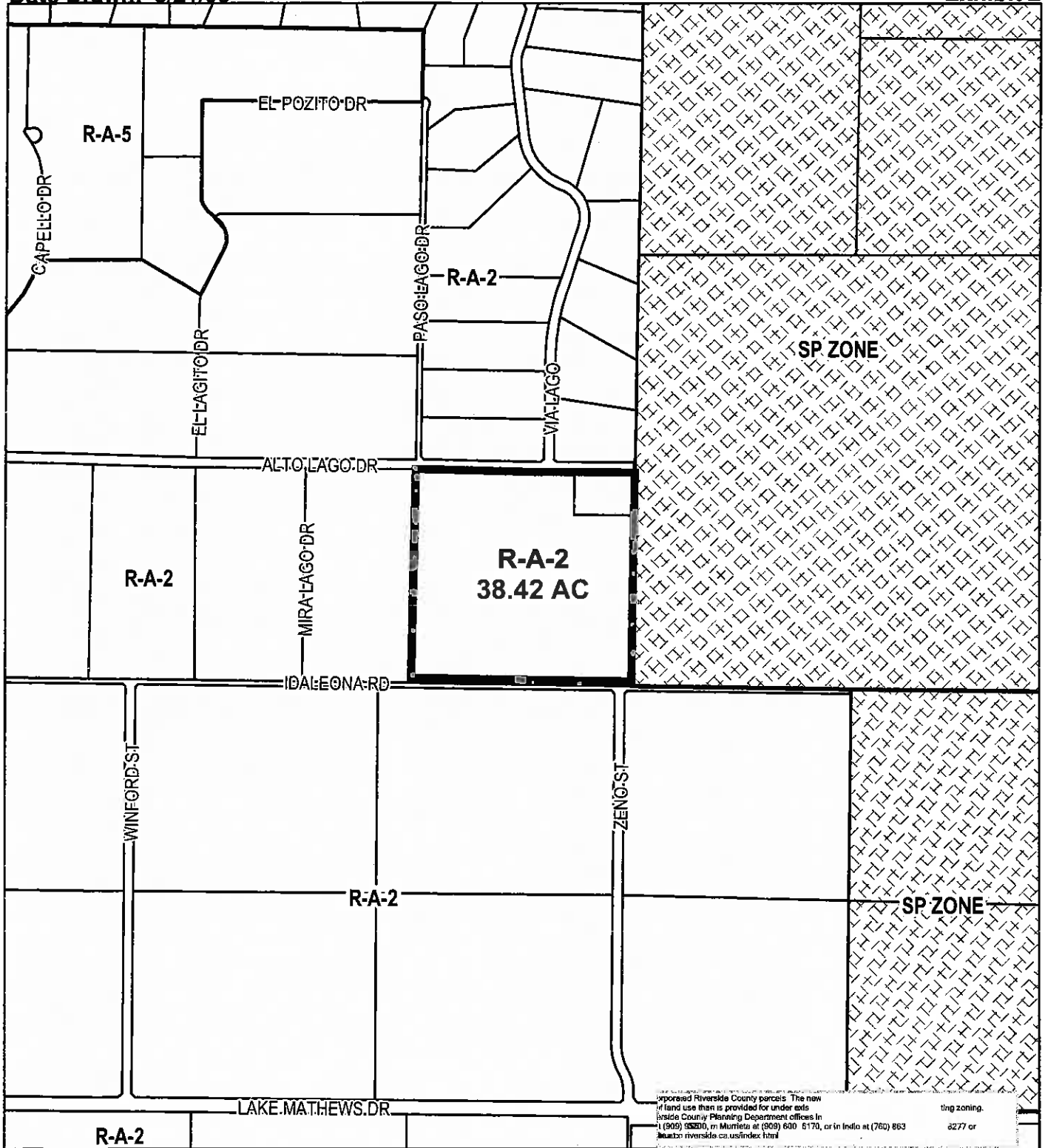


Assessors
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 Thomas
 Bros. Pg. 805 G1

Supervisor Buster
District 1
Date Drawn: 3/21/08

GPA01037
EXISTING ZONING

Planner: Amy Aldana
Date: 3/13/08
Exhibit 2



RIVERSIDE COUNTY PLANNING DEPARTMENT

Zone
District: Lake Mathews
Township/Range: T4SR5W
Section: 22



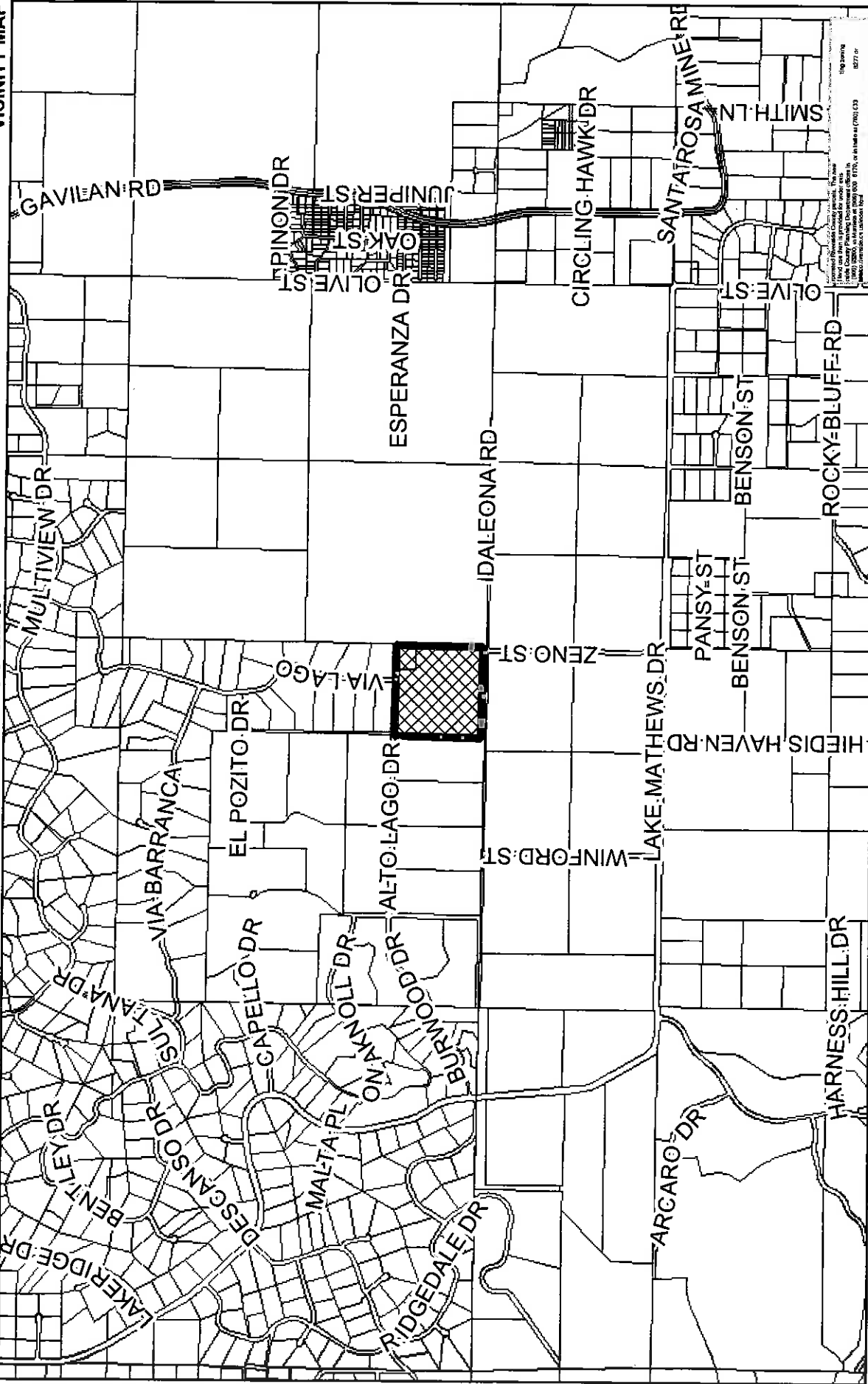
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Thomas
Bros. Pg. 805 G1



Supervisor Buster
District 1
Date Drawn: 3/21/08

GPA01037 VICINITY MAP

Planner: Amy Aldana
Date: 03/13/08
VICINITY MAP



RIVERSIDE COUNTY PLANNING DEPARTMENT

Zone
District: Lake Mathews
Township/Range: T4SR5W
Section: 22

Assessors
Blk. Pg. 287-30
Thomas
Bros. Pg. 805 G1



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February 1, 2009

VIA ELECTRONIC MAIL AND FACSIMILE

Riverside County Planning Commission
ATTN: Mike Harrod
County of Riverside
4080 Lemon St., 9th Floor
Riverside, CA 92501

RE: Item 6.0, General Plan Amendment Initiation Proceedings (February 4, 2009)

Dear Chair and Commission Members:

The Endangered Habitats League (EHL) remains deeply concerned over the landowner-initiated GPAs. The process is profoundly flawed, without formal stakeholder input or adequate community outreach. Dozens of GPAs affecting Foundation elements are being considered in a piecemeal manner, without integration with the County-initiated GPA 960 process.

A high degree of planning discipline is needed during this important Five-Year Update. However, rigor is often lacking in the Planning Dept. recommendations. We are reluctantly reaching the conclusion that the Planning Dept. is not functioning at a level commensurate with the task.

As a reminder, the General Plan Administrative Element provides the operative standard for such decisions:

- a. The foundation change is based on ample evidence that *new conditions or circumstances* disclosed during the review process justify modifying the General Plan, that the modifications do not conflict with the overall Riverside County Vision, and that they would not create an internal inconsistency among the elements of the General Plan. (Emphasis added.)

Instead of a “mapped” General Plan that provides stability for land use and for infrastructure and service provision, many recommendations threaten to revert to the pre-2003 era, when open space was treated as a “holding zone” for any development that water and sewer lines could reach. We therefore urge the Commission and Board to supply the discipline necessary to realize the benefits of the Certainty System and to ensure that new development is both needed and optimally sited.

Comments on specific items follow.

Item 6.1, GPA 621 (Lakeview Nuevo)

No position.

Item 6.2, GPA 770 (Lakeview Nuevo)

No position.

Item 6.3, GPA 841 (Lakeview Nuevo)

No position.

Item 6.4, GPA 957 (REMAP)

This proposed change from Rural and Open Space-Rural to 1-acre Rural Community is of concern to EHL and will be monitored.

Item 6.5, GPA 959 (Mead Valley)

Concur with the staff recommendation for non-initiation on land use and public safety grounds.

Item 6.6, GPA 1030 (Temescal)

Disagree with the staff recommendation to initiate the change of 446 acres within MSHCP Criteria Cells from the most restrictive designations of Open Space-Rural and Rural to a mixture of high and low density residential and commercial retail. This land is obviously critically important wildlife habitat, with Temescal Wash as an outstanding feature. While nearby urbanization exists, this does not in and of itself constitute justification to convert all surrounding land to the same use. No planning need for additional urban land has been provided.

Most importantly, despite this being a critical area for the MSHCP, virtually no information has been provided by staff as to the how the proposed redesignation would affect MSHCP preserve assembly. Would it advance or hinder it? If land acquisition is needed, the proposed up-planning might constitute a gift of public funds. *What is the opinion of the Environmental Programs Department of this proposed change?* At best, initiation is premature and much additional information is necessary.

Item 6.7, GPA 1037 (Lake Mathews)

Disagree with the staff recommendation to convert 38 acres of intact Rural land to estate lots. Staff has *not* addressed the required finding that new conditions or circumstances compel a change. If every Rural property on the border of Rural-Rural Community converts to Rural Community on the basis of adjacency, then that is a prescription for the progressive elimination of Rural.

Item 6.8, GPA 920 (Southwest Area Plan) (72 acres)

Item 6.9, GPA 986 (Southwest Area Plan) (19 acres)

Item 6.10, GPA 1026 (Southwest Area Plan) (150 acres)

Disagree with the staff recommendation to initiate the change of a total of 241 acres of Rural, Rural Mountainous, and Agricultural land to Community Development on the basis of a “trend” that appears to be nothing other than the trend of sprawl. The land involved now comprises a block of highly intact rural and agricultural land on the eastern edge of Highway 79 urbanization. These very lands now form a border or urban edge that *defines* communities, with urban to the west and rural and open space to the east.

Without planning justification, staff is recommending a series of GPAs that would transform this area and push development further east along the scenic Highway 79 corridor. Traffic alone would give pause to this recommendation. The “progression of Community Development land use designations” referred to in the staff report is simply a progression of *requests* for GPAs that is being confused with real planning.

What is the vision for this region, and how was it arrived at? What community outreach occurred? What is the absorption capacity (in years of growth) of the current General Plan? Is more urban land needed, and on what basis? What growth accommodation alternatives were considered other than greenfield development? If more urban land is needed, where is it optimally sited given transportation, open space, and greenhouse gas considerations? *These questions are never asked let alone answered.* While adjacency is *one* legitimate factor, it is not *sufficient* to justify land conversion.

The landowner-initiated GPAs have become a piecemeal process that fails to consider the “big picture” questions posed above. This series of GPAs typifies the loss of rural, agricultural, and open space without planning justification. Where will the eastward progression of rural conversion stop? How far behind are requests – and Planning Dept. acquiescence – for the land adjacent to these GPAs to follow the “trend” and follow suit? The care needed to conduct a successful Five-Year Update is missing.

Item 6.11, GPA 1042 (Southwest Area Plan)

Concur with concerns expressed by staff but do not fully understand the proposal or the “tentatively decline” recommendation. What uses would Commercial Tourist allow? Clearly, the scenic hillside visual character needs to be protected, but the staff report does not compare the impacts of Commercial Tourist with any residential lots that could be graded under the current Rural Mountainous. As noted in the staff report, MSHCP assembly is also an important factor.

Item 6.12, GPA 807 (Prado-Mira Loma)

No position.

Item 6.13, GPA 887 (Prado-Mira Loma)

No position.

Thank you for considering our views, and we look forward to working with you as the Fire-Year Update proceeds.

Sincerely,

Dan Silver, MD
Executive Director

Electronic cc: Board Members
George Johnson, TLMA
Ron Goldman, Planning Dept.
Carolyn Luna, Environmental Programs Dept.
Charles Landry, Regional Conservation Authority
Interested parties

Aldana, Amy

From: CindyRAGLM@aol.com
Sent: Tuesday, January 27, 2009 9:33 AM
To: Aldana, Amy; LakeMathewsTalks@Yahooogroups.com; RAGLMNotice@Yahooogroups.com; WoodcrestTalks@Yahooogroups.com
Subject: GPA # 1037/5 ac. min. to 2 ac. min./RUR-RR to RC-EDR

**General Plan Amendment Number 1037
Sunrise Capital
Sake Engineers Inc.**

On behalf of the Greater Lake Mathews community I oppose this General Plan Amendment. There are FAR TOO MANY water issues, traffic flow issues and economic issues to allow this change in the General Plan zoning and density at this time. Until we have sufficient reserves of water the densities must remain as currently shown on the General Plan for Riverside County. Until the jobs arrive and the economy turns around, we must leave well enough alone and preserve what is here, not add more burden to it. There is still a very high fire risk in this area which also calls for proper planning along with the issue of water shortage, which WILL make fire fighting even harder over these next few years.

I cannot attend the Wed. Feb. 4 public hearing on this agenda item and very much wish to have it read out loud at the hearing that day. Please make sure this post becomes part of the public record and please let this developer know that this is a VERY active community that participates in all development projects within our boundaries. We request that they contact me to set up a meeting and bring them before the community to present their project. We can help them plan a project that fits the rural, habitat sensitive, equestrian community that is here.

Cindy Ferry



Community Spokesperson for the Greater Lake Mathews area.

Owner/Operator of: LakeMathewsTalks@Yahooogroups.com, GHSchoolRedistrictingCommittee@Yahooogroups.com, [Lake Mathews Transit@Yahooogroups.com](mailto:LakeMathewsTransit@Yahooogroups.com) and [Watt LMCOI@Yahooogroups.com](mailto:WattLMCOI@Yahooogroups.com)

Member/Monitor of: RAGLMNotice@Yahooogroups.com and WoodcrestTalks@Yahooogroups.com

CindyRAGLM@aol.com (best way to reach me)

[\(951\) 657-6610](tel:9516576610)

[16115 Rocky Bluff Road](http://16115RockyBluffRoad)

[Gavilan Hills, CA. 92570-7471](http://GavilanHillsCA925707471)

A Good Credit Score is 700 or Above. See yours in just 2 easy steps!

DAVID VARNER
21740 VIA LIAGO
PERRIS, CALIFORNIA 92570

March 31, 2009

Planning Commissioners
County of Riverside
4080 Lemon Street
Riverside, CA 92502

Re: Application to Change Zoning From
5 Acres to 2-Acre Minimum
General Plan Amendment No. 1037

Gentlemen:

Although we live on the parcel in question with an agreement to receive a lot when a final tract map is recorded, we were not made aware of the February 3, 2009 meeting with the Planning Commission at which the zoning to two-acre minimum was heard. We pay our property taxes under Assessor Parcel No. 287-300-034-3.

Subsequent to the Planning Commission meeting, I was informed of several objections to the application with which I disagree. I have started polling property owners in the Lake Mathews Vistas area which abuts the northern property line of the subject property asking for rezoning. I plan on a more definitive response to some of the objections of which I have received copies via the RAGLM internet site. As a Director and Secretary of the Lake Mathews Vistas Road Association, I am in frequent personal contact with Board members. I have not had an opportunity to speak individually to every Board member concerning this rezoning; however, I did discuss this with Steve White, a Board member, and I plan on personally speaking to other Board members. In the meantime, I am forwarding to you my recommendation of approval of rezoning to two acres along with a letter from Steve White. I plan on preparing a more detailed response prior to any hearing of the Board of Supervisors on this matter.

Planning Commissioners
March 31, 2009
Page Two

I would like to personally thank Michael Harrod for recently giving me a quick update as to the status of the application. He did a good job of explaining the background of this matter and some of the rationale behind some of the complaints to the application. However, I totally disagree with the complaints.

I wish to also thank all concerned with the cooperation I have received from Riverside County personnel.

Sincerely,



David Varner

Cc: Bob Buster, Supervisor, First District
Ron Goldman, Planning Director
Michael Harrod, Principal Planner
Jesse Jhawar, Sunrise Capital, Ltd.

Encs.

March 28, 2009

To: Members of The Planning Commission, County of Riverside
To: Members of The Board of Supervisors, County of Riverside

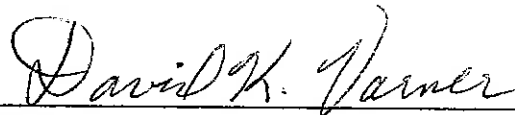
I understand that the owner of the forty acres which are located at the south termination of Via Liago has applied to the County of Riverside to change the present zoning from a 5-acre minimum to a 2-acre minimum. Also, the owner, Sunrise Capital, has committed to establishing CC&Rs which will provide that new lot-owners will be required to pay the existing road maintenance fee, presently \$400 per year, to the Lake Mathews Vistas Road Association to compensate for the road use of Via Liago and Via Barranca.

I personally approve of the zone change and, as a Director of Lake Mathews Vistas Road Association, will recommend to all other fifty property owners who are served by the Association, to support the application on the 40-acre parcel.

I also commend Sunrise Capital for its intention to encourage lot buyers in its project to add a separate gray-water waste line and water storage tank to their new construction of a home to be built on their lot. I understand that Sunrise Capital will encourage green building and the use of solar power to supplement electric energy. Since all new construction will be individually built, the encouragement of green strategies can be effective. Sunrise Capital has also agreed to establish a horse trail on the western edge of the 40 acres.

I understand that new developments are destined to come to our area and believe this proposed development will be an asset to the surrounding community.

Sincerely,



Signature

DAVID K. VARNER

Printed Name of Property Owner and
Member of the Board of Directors
of Lake Mathews Vistas Road Assn.

21740 VIA LIAGO, PERRIS, CA. 92570
Home Street Address

March 28, 2009

To: Members of The Planning Commission, County of Riverside
To: Members of The Board of Supervisors, County of Riverside

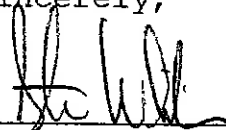
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I understand that new developments are destined to come to our area and believe this proposed development will be an asset to the surrounding community.

Sincerely,



Signature

STEVE WHITE

Printed Name of Property Owner and
Member of the Board of Directors
of Lake Mathews Vistas Road Assn.

15687 VIA BARRANCA

Home Street Address

NOTICE OF PUBLIC HEARING
and
INTENT TO ADOPT A NEGATIVE DECLARATION

A PUBLIC HEARING has been scheduled, pursuant to Riverside County Land Use Ordinance No. 348, before the **RIVERSIDE COUNTY PLANNING COMMISSION** to consider the project shown below:

GENERAL PLAN AMENDMENT NO. 1037 (Foundation and Entitlement/Policy) – Intent to Adopt a Negative Declaration – Applicant: Sunrise Capitol Ltd. – Engineer/Representative: Sake Engineers – First Supervisorial District – Area Plan: Lake Matthews/Woodcrest – Zone: Residential Agricultural (R-A-2)(2 Acre Minimum) – Location: North of Idaleona Road, west of Rolling Meadows Drive, east of Mira Lago Drive, and south of Alto Lago Drive – Project Size: 38.42 acres – **REQUEST:** Proposal to amend the project site's General Plan Foundation Component from Rural (R) to Rural Community (RC) and to amend its Land Use Designation from Rural Residential (RR) (5-acre minimum) to Estate Density Residential (EDR) (2-acre minimum) on one parcel, totaling 38.42 acres.

TIME OF HEARING: **9:00 am** or as soon as possible thereafter
DECEMBER 2, 2015
RIVERSIDE COUNTY ADMINISTRATIVE CENTER
BOARD CHAMBERS, 1ST FLOOR
4080 LEMON STREET
RIVERSIDE, CA 92501

For further information regarding this project, please contact Project Planner, John Hildebrand, at 951-955-1888 or email jhildebr@rctlma.org or go to the County Planning Department's Planning Commission agenda web page at <http://planning.rctlma.org/PublicHearings.aspx>.

The Riverside County Planning Department has determined that the above project will not have a significant effect on the environment and has recommended adoption of a negative declaration. The Planning Commission will consider the proposed project and the proposed negative declaration, at the public hearing. The case file for the proposed project and the proposed negative declaration may be viewed Monday through Thursday, 8:30 a.m. to 5:00 p.m., at the County of Riverside Planning Department, 4080 Lemon Street, 12th Floor, Riverside, CA 92501. For further information or an appointment, contact the project planner.

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

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

Please send all written correspondence to:
RIVERSIDE COUNTY PLANNING DEPARTMENT
Attn: John Hildebrand
P.O. Box 1409, Riverside, CA 92502-1409

PROPERTY OWNERS CERTIFICATION FORM

I, VINNIE NGUYEN, certify that on 10/08/2015

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

APN (s) or case numbers GPA01037 For

Company or Individual's Name Planning Department,

Distance buffered 2400'

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

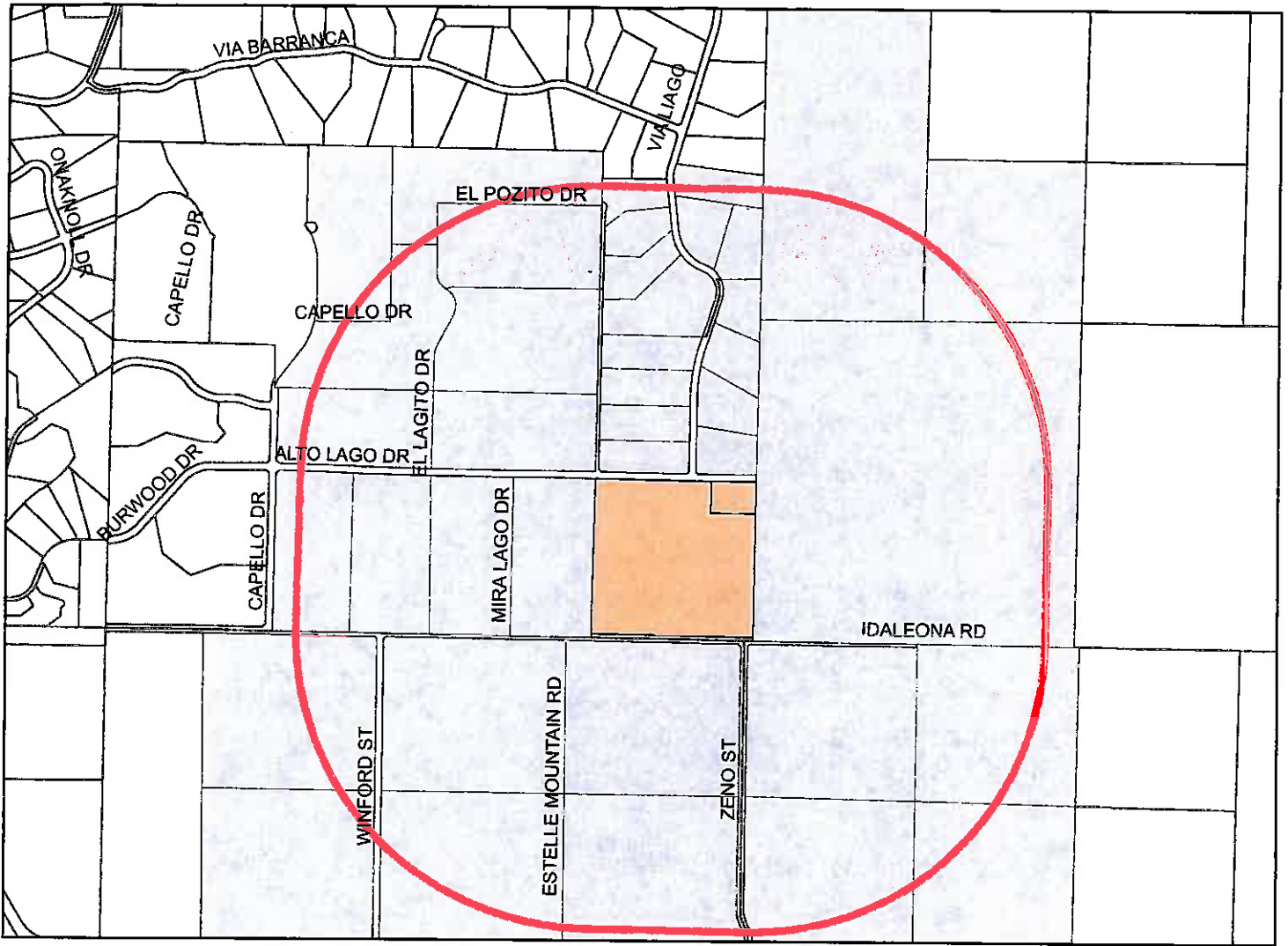
TITLE GIS Analyst

ADDRESS: 4080 Lemon Street 2nd Floor

Riverside, Ca. 92502

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

GPA01037 (2400 feet buffer)



Selected Parcels

287-290-053 287-300-001 287-300-028 287-300-029 287-300-027 287-300-019 287-300-026 287-290-055 287-300-021 287-290-060
 287-300-018 287-300-025 287-300-032 287-290-036 287-290-020 287-290-021 287-290-054 287-290-035 287-300-031 289-200-003
 289-200-004 289-200-005 289-200-007 289-200-008 289-200-009 289-210-004 289-210-005 287-210-037 287-210-038 287-210-039
 289-210-006 289-210-007 287-300-030 287-300-023 287-300-020 287-290-052 287-300-024 287-300-034 287-300-033 287-300-008
 287-290-037



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.

ASMT: 287290020, APN: 287290020
JOHN POSTHUMA
1995 E VILLA ST
PASADENA CA 91107

ASMT: 287290021, APN: 287290021
JESSIE BACA, ETAL
9699 LIVE OAK AVE
FONTANA CA 92335

ASMT: 287290035, APN: 287290035
KAYLYNN TRAN
21350 VIA LIAGO
PERRIS, CA. 92570

ASMT: 287290036, APN: 287290036
LAURI ADAMS, ETAL
5122 TRAIL CANYON DR
MIRA LOMA CA 91952

ASMT: 287290037, APN: 287290037
YING ZHAO
21484 VIA LIAGO
PERRIS, CA. 92570

ASMT: 287290052, APN: 287290052
PATRICIA KNIGHT, ETAL
3374 DAPPLE GRAY LN
NORCO CA 92860

ASMT: 287290053, APN: 287290053
KRISTEN RODRIGUEZ, ETAL
21415 VIA LIAGO
PERRIS, CA. 92570

ASMT: 287290054, APN: 287290054
ESTHER VALDEZ, ETAL
21450 VIA LIAGO DR
PERRIS CA 92570

ASMT: 287290055, APN: 287290055
DONALD DEAN ROBINSON
1136 RICHFIELD RD
PLACENTIA CA 92870

ASMT: 287290060, APN: 287290060
SHARAREH BESHARAT, ETAL
1429 WESTWOOD BLV NO B
LOS ANGELES CA 90021

ASMT: 287300008, APN: 287300008
TIMOTHY LINDEWALL
736 PASEO PL
FULLERTON CA 92835

ASMT: 287300018, APN: 287300018
ANNETTE SCHOBEL, ETAL
21551 VIA LIAGO
PERRIS, CA. 92570

ASMT: 287300019, APN: 287300019
CHARLENE CORDIERO
21579 VIA LIAGO
PERRIS, CA. 92570

ASMT: 287300020, APN: 287300020
YVONNE MONTROSE, ETAL
21585 VIA LIAGO DR
PERRIS, CA. 92570



ASMT: 287300021, APN: 287300021
JENNIFER MCCORMACK, ETAL
21605 VIA LIAGO
PERRIS, CA. 92570

ASMT: 287300032, APN: 287300032
SAM PLASCENCIA, ETAL
3627 LINDSAY ST
RIVERSIDE CA 92509

ASMT: 287300023, APN: 287300023
PATRICK MADORE
21500 VIA LIAGO
PERRIS, CA. 92570

ASMT: 287300033, APN: 287300033
SUNRISE CAPITAL
P O BOX 70026
RIVERSIDE CA 92513

ASMT: 287300024, APN: 287300024
SUMMER CANILLAS
C/O GREEN FOREST HYDRO INC
10175 WHITE CROWN CIR
CORONA CA 92883

ASMT: 287300034, APN: 287300034
OTA VARNER YASUKO TRUST, ETAL
C/O YASUKO OTA VARNER
21740 VIA LIAGO
PERRIS, CA. 92570

ASMT: 287300025, APN: 287300025
ZEPOUR BAGHOYAN, ETAL
18220 MANSEL AVE
REDONDO BEACH CA 90278

ASMT: 289200005, APN: 289200005
DEENA ALTMAN, ETAL
9787 CRYSTAL RIDGE RD
ESCONDIDO CA 92026

ASMT: 287300026, APN: 287300026
DAVE GUNDERSON
940 ENTERPRISES
ORANGE CA 92867

ASMT: 289200007, APN: 289200007
DEENA ALTMAN, ETAL
9787 CRTSTAL RIDGE RD
ESCONDIDO CA 92026

ASMT: 287300029, APN: 287300029
BAR H RANCH INC
2332 MORGAN DR
NORCO CA 92860

ASMT: 289210005, APN: 289210005
DEENA ALTMAN, ETAL
9787 CRYSTAL RIDGE DR
ESCONDIDO CA 92026

ASMT: 287300030, APN: 287300030
OK ENTERPRISES
52 MAYWOOD
IRVINE CA 92602

ASMT: 289210007, APN: 289210007
MARLAND CO
ATTN OLIVER G SANTOS
444 S FLOWER ST STE 1200
LOS ANGELES CA 90071



GPA01037 – Applicant
Sunrise Capital LTD.
8221 Wilcox Suite A
Cudahy CA 90201

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Sunrise Capital LTD.
8221 Wilcox Suite A
Cudahy CA 90201

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Cudahy CA 90201

GPA01037 – Applicant
Sunrise Capital LTD.
8221 Wilcox Suite A
Cudahy CA 90201

GPA01037 – Owner
Jaswant Jhawar
2995 Van Buren Blvd
Suite A13
Riverside CA 92503

GPA01037 – Owner
Jaswant Jhawar
2995 Van Buren Blvd
Suite A13
Riverside CA 92503

GPA01037 – Owner
Jaswant Jhawar
2995 Van Buren Blvd
Suite A13
Riverside CA 92503

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Riverside CA 92503

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Jaswant Jhawar
2995 Van Buren Blvd
Suite A13
Riverside CA 92503

GPA01037 – Owner
Jaswant Jhawar
2995 Van Buren Blvd
Suite A13
Riverside CA 92503

GPA01037 – Representative
Sake Engineers
400 S.Ramona Ave
Corona CA 92879

GPA01037 – Representative
Sake Engineers
400 S.Ramona Ave
Corona CA 92879

GPA01037 – Representative
Sake Engineers
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GPA01037 – Representative
Sake Engineers
400 S.Ramona Ave
Corona CA 92879

GPA01037 – Representative
Sake Engineers
400 S.Ramona Ave
Corona CA 92879



RIVERSIDE COUNTY PLANNING DEPARTMENT

Steven Weiss, AICP
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.

General Plan Amendment No. 1037

Project Title/Case Numbers

Brett Dawson – Project Planner

County Contact Person

(951) 955-0972

Phone Number

N/A

State Clearinghouse Number (if submitted to the State Clearinghouse)

Sunrise Capital LTD

Project Applicant

8221 Wilcox Suite A Cudahy CA 90201

Address

The project site is located north of Idaleona Road, west of Rolling Meadows Drive, east of Mira Lago Drive, and south of Alto Lago Drive.

Project Location

Proposal to amend the project site's General Plan Foundation Component from Rural (R) to Rural Community (RC) and to amend its General Plan Land Use Designation from Rural Residential (R:RR) (5-acre minimum) to Estate Density Residential (EDR) (2-acre minimum) on one parcel, totaling 38.42 acres

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 NEGATIVE DECLARATION was prepared for the project pursuant to the provisions of the California Environmental Quality Act and reflects the independent judgment of the Lead Agency.
3. Mitigation measures WERE NOT made a condition of the approval of the project.
4. A Mitigation Monitoring and Reporting Plan/Program WAS NOT adopted.
5. A statement of Overriding Considerations WAS NOT adopted.
6. Findings WERE NOT made pursuant to the provisions of CEQA.

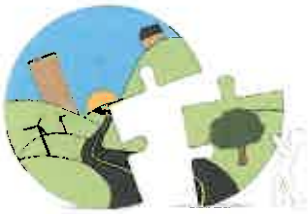
This is to certify that the earlier EA, with comments, responses, and record of project approval is available to the general public at: Riverside County Planning Department, 4080 Lemon Street, 12th Floor, Riverside, CA 92501.

Signature

Project Planner
Title

Date

Date Received for Filing and Posting at OPR: _____



RIVERSIDE COUNTY PLANNING DEPARTMENT

*Steven Weiss, AICP
Planning Director*

NEGATIVE DECLARATION

Project/Case Number: General Plan Amendment No. 1037

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

PROJECT DESCRIPTION, LOCATION (see Environmental Assessment).

COMPLETED/REVIEWED BY:

By: Brett Dawson Title: Project Planner Date: October 5, 2015

Applicant/Project Sponsor: Sake Engineers Date Submitted: February 15, 2008

ADOPTED BY: Board of Supervisors

Person Verifying Adoption: _____ Date: _____

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

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

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

Revised: 10/16/07
Y:\Planning Master Forms\CEQA Forms\Negative Declaration.doc

Please charge deposit fee case#: ZEA41870 ZCFG05218

FOR COUNTY CLERK'S USE ONLY

COUNTY OF RIVERSIDE
SPECIALIZED DEPARTMENT RECEIPT
Permit Assistance Center

O* REPRINTED * R0801680

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

39493 Los Alamos Road
Suite A
Murrieta, CA 92563
(951) 694-5242

38686 El Cerrito Rd
Indio, CA 92211
(760) 863-8271

Received from: FAR HORIZONS FINANCIAL \$64.00
paid by: CK 3987
CALIFORNIA FISH & GAME FOR GPA01037
paid towards: CFG05216 CALIF FISH & GAME: DOC FEE
at parcel:
appl type: CFG3

By _____ Feb 15, 2008 16:28
MBRASWEL posting date Feb 15, 2008

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

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

COUNTY OF RIVERSIDE
SPECIALIZED DEPARTMENT RECEIPT
Permit Assistance Center

O* REPRINTED * R1511939

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

39493 Los Alamos Road
Suite A
Murrieta, CA 92563
(951) 694-5242

38686 El Cerrito Rd
Indio, CA 92211
(760) 863-8271

Received from: FAR HORIZONS FINANCIAL \$2,210.00
paid by: CK 3429
CALIFORNIA FISH & GAME FOR GPA01037
paid towards: CFG05216 CALIF FISH & GAME: DOC FEE
at parcel:
appl type: CFG3


By _____ Oct 27, 2015 14:16
MGARDNER posting date Oct 27, 2015

Account Code	Description	Amount
658353120100208100	CF&G TRUST	\$2,210.00

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

Agenda Item No.: 4.11
Area Map: Western Coachella Valley
Zoning District: Pass & Desert
Supervisory District: Fourth
Project Planner: Jay Olivas
Planning Commission: December 2, 2015

CONDITIONAL USE PERMIT NO. 3716
E.A. No. 42756
Applicant: Desert Pools RV Resort
Representative: Trish McConnell


Steve Weiss, AICP
Planning Director

COUNTY OF RIVERSIDE PLANNING DEPARTMENT STAFF REPORT

PROJECT DESCRIPTION AND LOCATION:

Conditional Use Permit No. 3716 proposes a "Vacation Recreational Vehicle Park" under Section 19.98 of Zoning Ordinance No. 348 containing 287 existing Recreational Vehicle (RV) spaces on an approximate 20 acre site with typical RV space sizes of 26 feet x 72 feet and 28 feet x 50 feet. Additionally, the project site contains an existing approximate 10,000 square foot clubhouse building with separate outdoor pool, 3,000 square foot Welcome Center building with adjacent playground, 3,000 square foot manager's residence, 1,800 square foot combined laundry/restroom building, RV storage area, tennis courts, shuffle board, and miniature golf course. The Conditional Use Permit (CUP) proposes a 30-year life of permit expiring in 2045. The RV Park was legally built previously but now has expired CUP which proposed CUP 3716 would correct. No new construction is proposed within the existing RV Park.

The project site is located south of Dillon Road, north of Aurora Road, west of Langlois Road at 70405 Dillon Road near Desert Hot Springs within the Western Coachella Area Plan in the community of Southeast Desert Hot Springs (unincorporated).

BACKGROUND:

The subject site was originally approved under previous CUP's 1953 and 2680 for RV Park. These CUP's have expired for this property. The current project as new CUP would allow the property to remain as a "Vacation RV Park" with proposed 30 year life.

ISSUE OF POTENTIAL CONCERN:

The subject site consists of an existing 287-space RV Park proposed as a "Vacation RV Park". The RV Park proposes to remain as currently existing except for minor landscaping improvements along Dillon Road in accordance with the Desert Edge Community Design Guidelines.

SUMMARY OF FINDINGS:

- | | |
|-----------------------------------|--|
| 1. Existing Land Use (Ex. #1): | RV Park |
| 2. Surrounding Land Use (Ex. #1): | Mobile Home/RV Parks, Vacant Land, Single Family Residential units, and a Water Tank |
| 3. Existing Zoning (Ex. #2): | Controlled Development Areas (W-2) |
| 4. Surrounding Zoning (Ex. #2): | Controlled Development Areas (W-2); Two |

5. General Plan Land Use (Ex. #5): Family Dwellings (R-2-8,000); Scenic Highway Commercial (C-P-S)
Community Development: High Density Residential (CD: HDR) (8-14 D.U./Ac.)
6. Surrounding General Plan Land Use (Ex. #5): Rural Desert (RD), Rural Residential (RR), Very High Density Residential (VHDR), High Density Residential (HDR), Medium High Density Residential (MHDR), and Medium Density Residential (MDR)
7. Project Data: Total Acreage: 20
Total Number of RV Spaces: 287
Total Existing Building Sq. Ft.: 17,800
Total Existing Guest Parking Spaces: 57
8. Environmental Concerns: See Attached Environmental Assessment

RECOMMENDATIONS:

ADOPT NEGATIVE DECLARATION for **ENVIRONMENTAL ASSESSMENT NO. 42756**, based on the findings incorporated in the initial study and the conclusion that the project will not have a significant effect on the environment; and,

APPROVE CONDITIONAL USE PERMIT NO. 3716, subject to the attached conditions of approval, and based upon the findings and conclusions incorporated in the staff report.

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

1. The project site is designated Community Development: High Density Residential (CD: HDR) (8-14 D.U./AC.) on the Western Coachella Valley Area Plan within the Hot Springs Policy Area.
2. The proposed use, as a Vacation Recreational Vehicle (RV) Park, is consistent with the HDR land use designation with approximately 14 dwelling units per acre within the allowed density range.
3. The HDR land use designation allows for the development of RV parks at a community level and the proposed Vacation RV Park serves the need for varying housing types as stated within the General Plan.
4. The project site is surrounded by properties which are designated Rural Desert (RD), Rural Residential (RR), Very High Density Residential (VHDR), High Density Residential (HDR), Medium High Density Residential (MHDR), and Medium Density Residential (MDR).
5. The zoning for the subject site is Controlled Development Areas (W-2) which allows Vacation RV Parks with an approved conditional use permit in accordance with RV Park standards outlined in Section 19.98 of Zoning Ordinance No. 348.

CONDITIONAL USE PERMIT NO. 3716

PC Staff Report: December 2, 2015

Page 3 of 4

6. The existing RV park complies with the W-2 development standards as described in Section 15.2 of Zoning Ordinance No. 348 since no existing buildings exceed 50 feet in height, lot size is not less than 20,000 square feet since its approximately 20 acres, and automobile storage spaces are provided within the RV Park.
7. The project site is surrounded by properties which are zoned Controlled Development Areas (W-2); Two Family Dwellings (R-2-8,000); and Scenic Highway Commercial (C-P-S).
8. The project consists of an existing RV park and associated amenities and recreational area, and is surrounded by existing mobile home parks, vacant land, water tank, and single family residential units which are common land uses within the area.
9. The proposed site plan is consistent with the Section 19.98 vacation RV park development standards of Zoning Ordinance No. 348 including RV space sizes of 26 feet x 72 feet and 28 feet x 50 feet with individual parking space, along with guest parking spaces and existing block wall along Dillon road with perimeter chain-link fencing.
10. The existing RV Park is consistent with the development standards set for in Section 19.98 Development Standards for Vacation Recreational Vehicle Parks of Zoning Ordinance No. 348 in that:
 - i) The minimum area of each recreational vehicle space shall be 1,250 square feet. Each existing RV space is a minimum of 1,872 square feet or 1,400 square feet exceeding minimum area of 1,250 square feet.
 - ii) A parking space shall be provided for each recreational vehicle site not less than 9 feet by 25 feet in size. Each parking space is a minimum of 9 feet by 25 feet as depicted on the provided site plan.
 - iii) All areas not in hard surface shall be landscaped pursuant to Section 18.12 of Zoning Ordinance No. 348. The existing RV Park contains desert landscaping.
 - iv) Each recreational vehicle space shall be provided with water service outlet. Each of the 287 RV spaces complies and contains a water service outlet.
 - v) Utility Services within the RV Park including electrical, telephone, and televisions services are provided.
 - vi) Wheels shall not be removed from recreational vehicles. This condition has been made part of the CUP project as well as the Vacation RV's only being allowed to remain 30 consecutive days or 120 days in one calendar year.
 - vii) Accessory structures shall be limited to patio covers, RV awnings and the occupied lot area shall not exceed 75 percent which has been made a condition of the CUP.
 - viii) Recreational areas are provided such as tennis courts, miniature golf and shuffle board are provided in compliance with requirement for recreational areas
 - ix) Existing walls and fences are provided including block wall along Dillon Road and perimeter fencing in compliance with walls and fencing criteria.
11. The project has adequate access to paved roads including Dillon Road (128 foot wide ROW) and Aurora Road which are paved and improved. The project site has paved access through the internal drive aisles of the existing RV park.
12. Domestic water is provided by the Coachella Valley Water District and sanitation is provided by existing septic tanks. Domestic water and sanitation shall be provided in conformance with the water and sewer land use standards of the General Plan.

CONDITIONAL USE PERMIT NO. 3716

PC Staff Report: December 2, 2015

Page 4 of 4

13. Visual impacts are addressed with existing project architecture including varied roof lines of existing clubhouse building, block walls, multi-use trail along Dillon Road and perimeter landscaping.
14. The project is approximately three miles from a fire station. The project will provide appropriate fire protection improvements, such as existing fire hydrants and a water system, in conformance with the fire services policies of the General Plan.
15. The project is not located within the sphere of influence of any city. However, it is located within the boundaries of the Desert Edge Community Council where the project was presented for informational purposes.
16. The project is within the Coachella Valley Multiple Species Habitat Conservation Plan but is not located within a Conservation Area of that plan.
17. Policy 1.2 of the Riverside County Housing Element ensures the availability of suitable sites for the development of affordable housing to meet the needs of all household income levels which the existing RV park would support.
18. The initial study performed pursuant to Environmental Assessment No. 42756 identified no potentially significant environmental impacts.

CONCLUSIONS:

1. The proposed project is in conformance with the Community Development: High Density Residential (CD: HDR) (8-14 D.U./Ac.) land use designation, and with all other elements of the Riverside County General Plan.
2. The proposed Vacation Recreational Vehicle Park is consistent with the Controlled Development Areas (W-2) zoning classification of Ordinance No. 348, and with all other applicable provisions of Ordinance No. 348.
3. The public's health, safety and general welfare are protected through project design.
4. The proposed project is compatible with the present and future logical development of the area.
5. The proposed project will not have a significant effect on the environment.

INFORMATIONAL ITEMS:

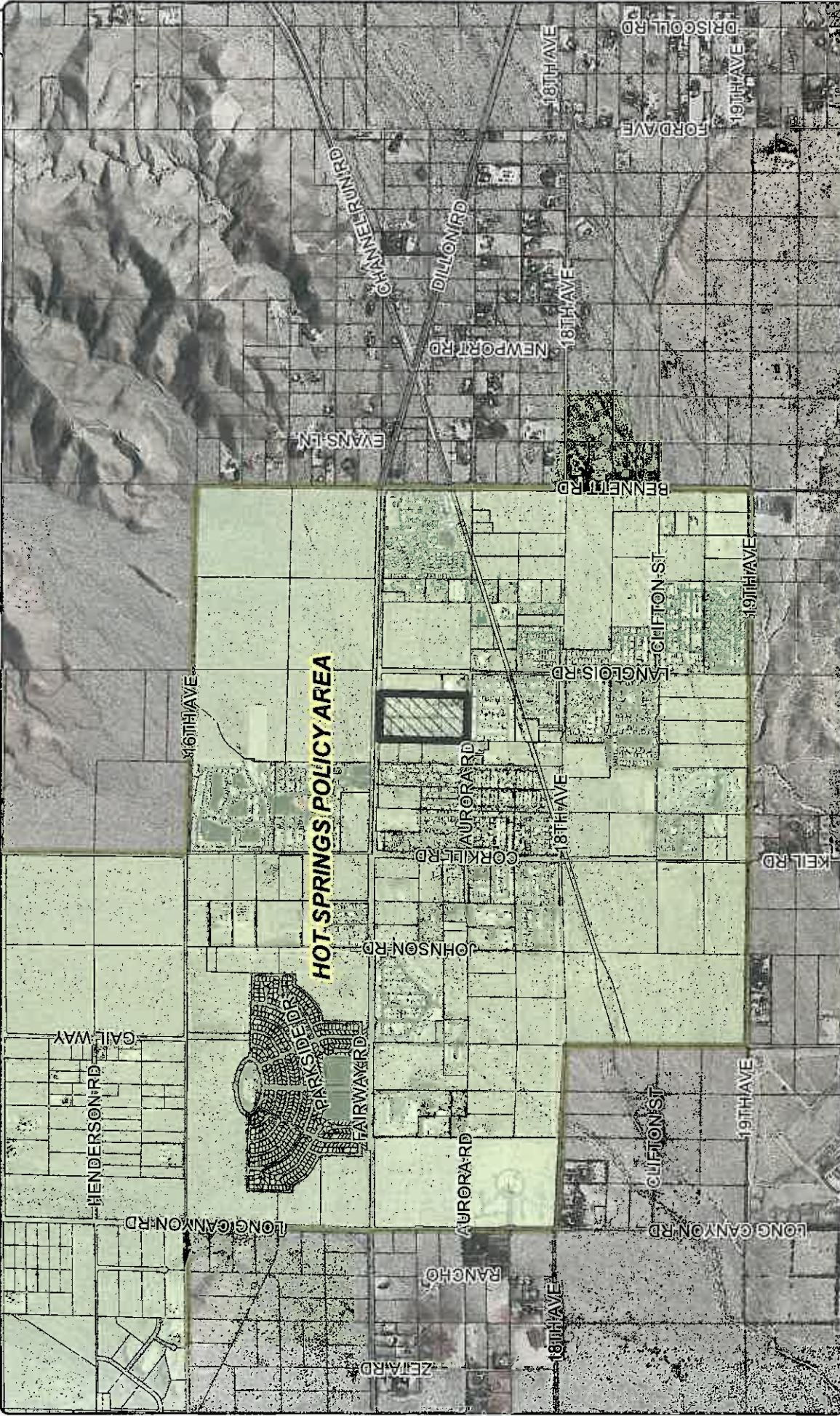
1. As of this writing (10/23/15), no letters, in support or opposition have been received.
2. The project site is not located within:
 - a. An Agriculture Preserve;
 - b. An Airport Influence Area;
 - c. A County Service Area;
 - d. A High Fire area;
 - e. A County Fault Zone;

- f. A Floodplain; or,
 - g. A Dam Inundation Area.
3. The project site is located within:
- a. An Area of Liquefaction Potential (Moderate);
 - b. An Area Susceptible to Subsidence;
 - c. The Hot Springs Policy Area;
 - d. Whitewater Watershed, and,
 - e. The boundaries of the Palm Springs Unified School District.
4. The subject site is currently designated as Assessor's Parcel Number 654-190-034.

RIVERSIDE COUNTY PLANNING DEPARTMENT
CUP03716
VICINITY/POLICY AREAS

Supervisor Benoit
 District 4

Date Drawn: 10/22/2015
 Vicinity Map



Zoning District: Pass & Desert

Author: Vinnie Nguyen

DISCLAIMER: On October 7, 2003, the County of Riverside adopted a new General Plan. The new General Plan may contain different types of land use designations for existing and future lands. For further information, please contact the Riverside County Planning Department at (951) 955-3000 (for map change) or at (951) 955-3277 (for other County of Riverside). <http://www.riversideca.gov>

RIVERSIDE COUNTY PLANNING DEPARTMENT

CUP03716

LAND USE

Supervisor Benoit
District 4

Date Drawn: 10/22/2015

Exhibit 1



Zoning District: Pass & Desert

Author: Vinnie Nguyen



DISCLAIMER: On October 7, 2003, the County of Riverside adopted a new General Plan providing new land use designations for unincorporated Riverside County parcels. The new General Plan may contain different type of land use than is provided for under existing zoning. For further information, please contact the Riverside County Planning Department offices in Riverside at (951)955-3200 (Western County) or in Palm Desert at (760)863-8277 (Eastern County) or Website <http://planning.rctima.org>

RIVERSIDE COUNTY PLANNING DEPARTMENT

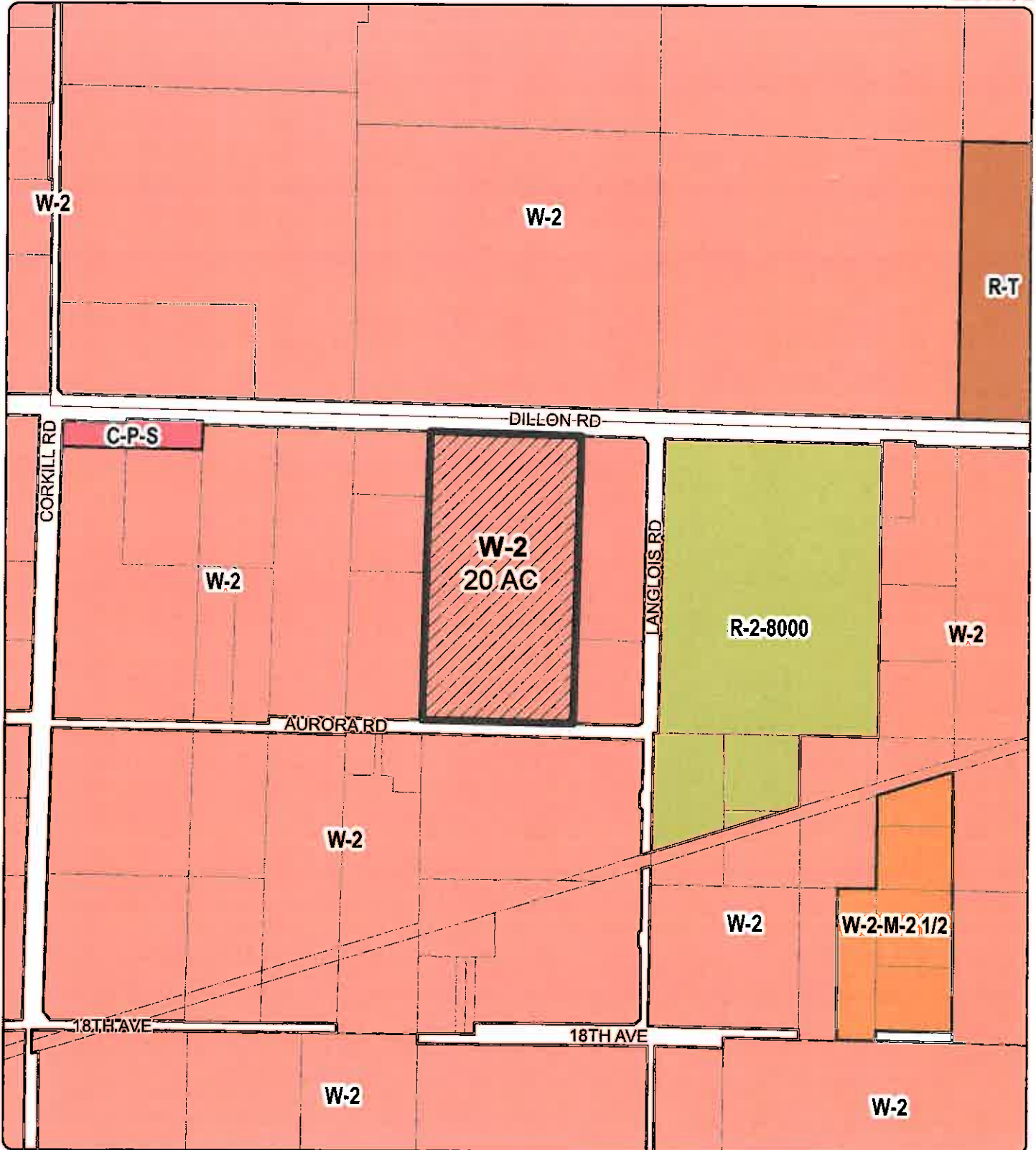
CUP03716

Supervisor Benoit
District 4

Date Drawn: 10/22/2015

Exhibit 2

EXISTING ZONING



Zoning District: Pass & Desert

Author: Vinnie Nguyen



DISCLAIMER: On October 7, 2003, the County of Riverside adopted a new General Plan providing new land use designations for unincorporated Riverside County parcels. The new General Plan may contain different type of land use than is provided for under existing zoning. For further information, please contact the Riverside County Planning Department offices in Riverside at (951)955-3200 (Western County) or in Palm Desert at (760)863-8277 (Eastern County) or Website <http://planning.rctlma.org>

RIVERSIDE COUNTY PLANNING DEPARTMENT

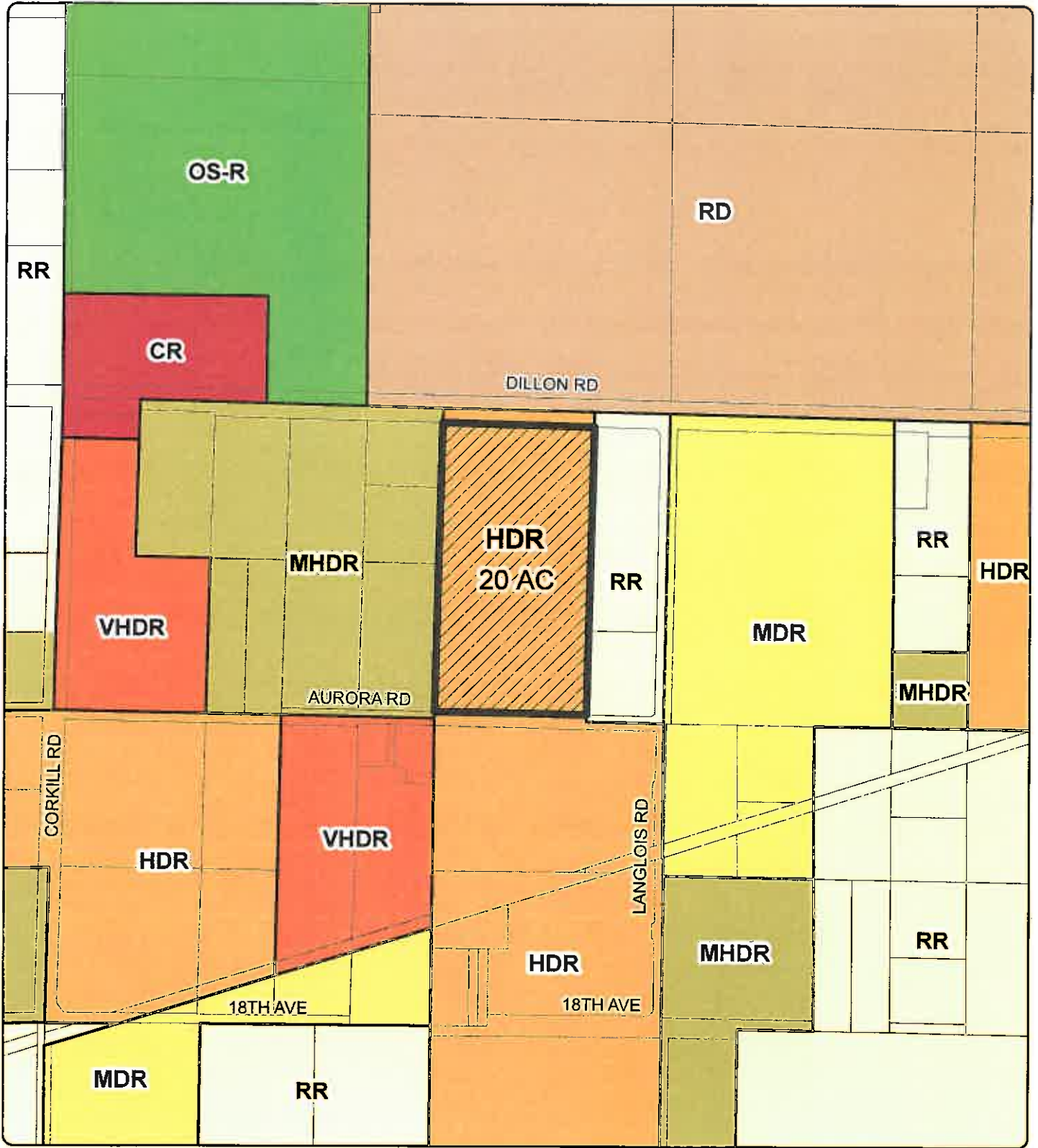
CUP03716

EXISTING GENERAL PLAN

Supervisor Benoit
District 4

Date Drawn: 10/22/2015

Exhibit 5

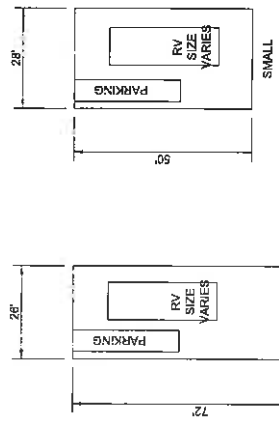


Zoning District: Pass & Desert

Author: Vinnie Nguyen



DISCLAIMER: On October 7, 2003, the County of Riverside adopted a new General Plan providing new land use designations for unincorporated Riverside County parcels. The new General Plan may contain different type of land use than is provided for under existing zoning. For further information, please contact the Riverside County Planning Department offices in Riverside at (951)955-3200 (Western County) or in Palm Desert at (760)863-8277 (Eastern County) or Website <http://planning.rcclm.org>



LOT SIZES - PLAN VIEW
SCALE 1" = 30'

**CONDITIONAL USE PERMIT
DESERT POOLS RV RESORT**
70405 DILLON ROAD
DESERT HOT SPRINGS, CA 92241
RIVERSIDE COUNTY

PRE-EXISTING RV PARK
(AS PURCHASED, AS-BUILT)
RENEWAL FOR VACATION RV

LEGAL DESCRIPTION:
PARCEL 1:

THE EAST HALF OF THE WEST HALF OF THE NORTHEAST QUARTER OF THE SOUTH WEST
QUARTER OF SECTION 17, TOWNSHIP 3 SOUTH, RANGE 13 WEST, SAN BERNARDINO BASE AND
MERIDIAN, AS SHOWN BY UNITED STATES GOVERNMENT SURVEY;
EASING TO EISENBERG A 160' WIDE PUBLIC ROADWAY OVER THE NORTHERLY 40
FEET THEREOF AS GRANTED BY COUNTY OF RIVERSIDE COUNTY, CALIFORNIA, INSTRUMENT NO. 18853 N BOOK 148, PAGE 28 OF OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA,
ALSO EXCEPTING THE SOUTHERLY RECTANGULAR 16 FEET OF THE NORTHERLY RECTANGULAR
55 FEET THEREOF, AS GRANTED TO COUNTY OF RIVERSIDE BY DEED RECORDED JANUARY 12,
1978 AS INSTRUMENT NO. 6799, OF OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.

APPLICANT: TRISH MCCONNELL
MANAGER: P.O. BOX 1923
DESERT HOT SPRINGS, CA 92202
TEL: 760-465-6282

OWNER: JERRY HOLLY
P.O. BOX 1923
DESERT HOT SPRINGS, CA 92202
TEL: 760-465-6282

APN NUMBERS: 854-15X-034

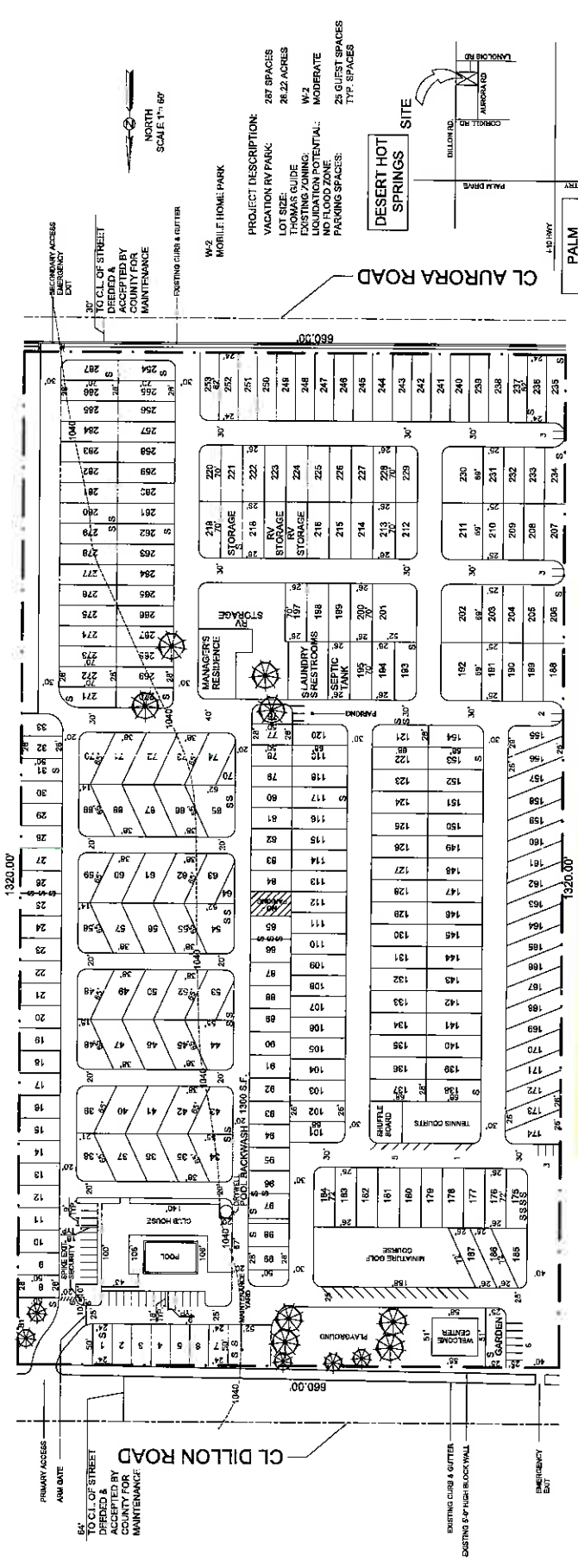
UTILITIES:
WATER: CWD
ELECTRICITY: SO CAL EDISON
SEWER: SEPTIC
CABLE: PRIVATE

Carr and Associates
7913 SECHART COURT
BAKERSFIELD, CALIFORNIA 93309
(861) 398-2277

DESERT POOLS RV RESORT
70405 DILLON ROAD
DESERT HOT SPRINGS, CA 92241
RIVERSIDE COUNTY

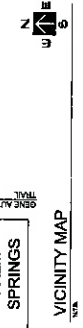
DATE:	02/21/2014
SCALE:	
SHEET NO.:	1
TOTAL SHEETS:	1
PROJECT NAME:	

SHEET NO. **1** OF 1



LEGEND:
SEPTIC AS
PARKING 62' 9" X 18'

CASE #: CUP03716
EX. A. Amd. No. 1 (Site Plan)
DATED: 10/21/15
PLANNER: J. OLIVAS



PROJECT DESCRIPTION:
VACATION RV PARK
LOT SIZE: 28.22 ACRES
THOMAS GUIDE
EXISTING ZONING: W-2
LIQUIDATION POTENTIAL: MODERATE
PARKING SPACES: 25 GUEST SPACES
TYPE SPACES

DESERT HOT SPRINGS SITE



VICINITY MAP



ENTRY & TYPICAL RV SITES WITH LANDSCAPING



MAIN CLUBHOUSE WITH SWIMMING POOL

CASE #: CUP03716
EX. S-1 through S-6 (Photos/Signage)
DATED 10/21/15
PLANNER: J. OLIVAS



ENTRY CLUBHOUSE STORE AND SWIMMING POOL



DESERT POOLS ENTRY & DILLON ROAD
FRONTAGE



TYPICAL RV SITES AND CLUBHOUSE



MAIN CLUBHOUSE
AND MINERAL POOL



CLUBHOUSE AND ENTRY ROAD
AND RV SITES



MAIN DRIVE AND
RECREATION AREAS

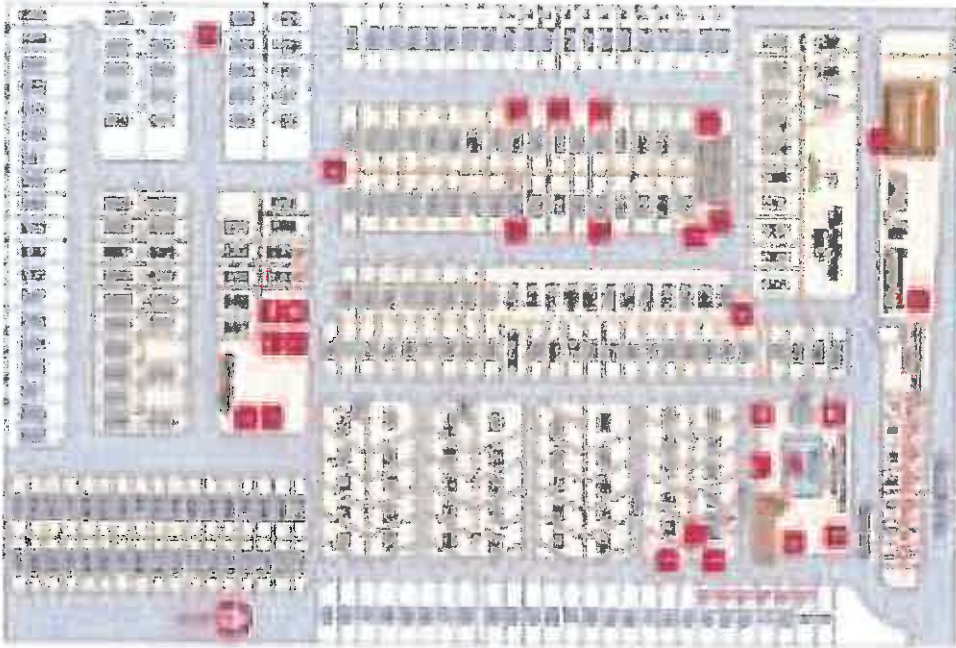


RV PARK SIGNAGE



SALES AND OFFICES

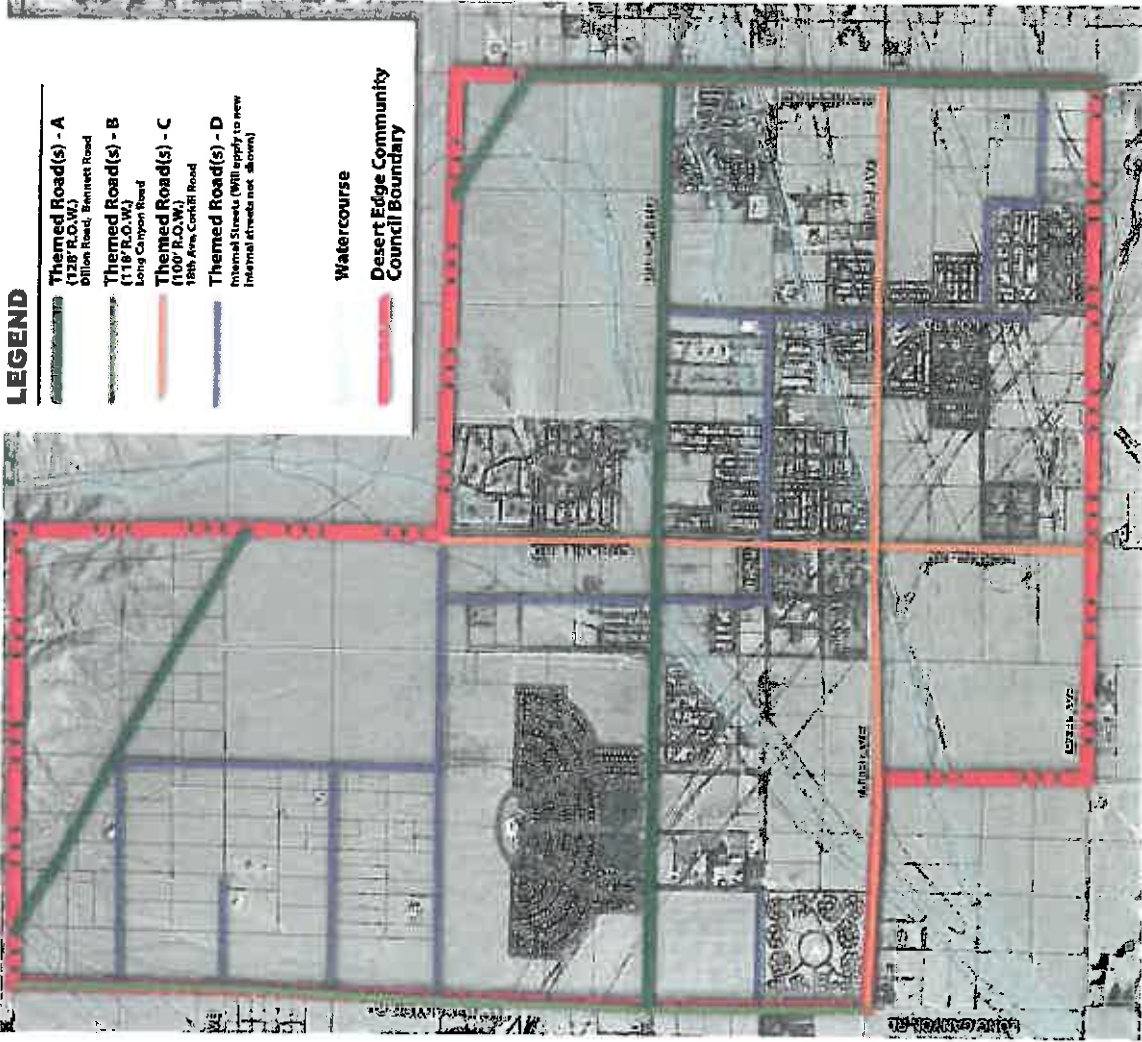
Subject Photographs



DESERT POOLS SITE PLAN



DESERT POOLS ENTRY



D. THEMED ROAD PLAN

The themed road plan for Desert Edge contains a hierarchy of four different streetscape designs. Theme Road Plan A - Dillon Road will bisect the community and provide the most important orientation for travelers. Theme Road Plan B - Long Canyon Road occupies the western edge of the community while Theme Road Plan C - Arterial Roads are secondary arterials. Finally, plans for Themed Road Plan D provides guidance for all internal connecting streets within the community.

These streetscape plans are intended to create visual consistency and aesthetics within the community, while providing the context for an extensive sidewalk, trail and golf cart path system, helping Desert Edge residents and visitors enjoy the beautiful area in a safe and efficient manner. Street trees are clustered along roadways with large openings that allow view corridors to spectacular mountain vistas.

Exhibit 35 | Themed Road Location Plan

The Themed Road plan for Desert Edge features five classifications of roads and sections. Themed Roads A, B and C contain multi-use trails, and all classifications have landscaped parkways with climate appropriate street trees and desert landscaping.



COUNTY OF RIVERSIDE

ENVIRONMENTAL ASSESSMENT FORM: INITIAL STUDY

Environmental Assessment (E.A.) Number: 42756

Project Case Type (s) and Number(s): Conditional Use Permit No. 3716

Lead Agency Name: County of Riverside Planning Department

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

Contact Person: Jay Olivas, Project Planner

Telephone Number: 760-863-8271

Applicant's Name: Desert Pools RV Resort, LLC

Applicant's Address: P.O. Box 1923 Indio, CA 92202

I. PROJECT INFORMATION

A. Project Description: Conditional Use Permit No. 3716 proposes a "Vacation Recreational Vehicle Park" under Section 19.98 of Zoning Ordinance No. 348 containing 287 existing Recreational Vehicle (RV) spaces on an approximate 20 acre site with typical RV space sizes of 26 feet x 72 feet and 28 feet x 50 feet. Additionally, the project site contains an existing approximate 10,000 square foot clubhouse building with separate outdoor pool, 3,000 square foot Welcome Center building with adjacent playground, 3,000 square foot manager's residence, 1,800 square foot combined laundry/restroom building, RV storage area, tennis courts, shuffle board, and miniature golf course. The Conditional Use Permit (CUP) proposes a 30-year life of permit expiring in 2045. The RV Park was legally built previously but now has expired CUP which proposed CUP 3716 would correct. No new construction is proposed within the existing RV Park.

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

C. Total Project Area: 20.0 Acres

Residential Acres: 20

Lots: 1

Units: 287

Projected No. of Residents: 500

Commercial Acres:

Lots:

Sq. Ft. of Bldg. Area:

Est. No. of Employees:

Industrial Acres:

Lots:

Sq. Ft. of Bldg. Area:

Est. No. of Employees:

Other:

D. Assessor's Parcel No(s): 654-190-034

E. Street References: The project site is located south of Dillon Road, north of Aurora Road, west of Langlois Road at 70405 Dillon Road near Desert Hot Springs within the Western Coachella Area Plan in the community of Southeast Desert Hot Springs (unincorporated).

F. Section, Township & Range Description or reference/attach a Legal Description:
T3SR5E Section 11

G. Brief description of the existing environmental setting of the project site and its surroundings: This project site consists of an existing RV park on approximately 20 acres with accessory buildings. The project site is surrounded by vacant land and existing Mobile Home/RV Parks, vacant land, single family residential units and a water tank. The project is located in an existing semi-urbanized area. The City of Desert Hot Springs is located approximately 3 miles to the west of subject site. The project site is not located within a conservation area of the Coachella Valley Multiple Species Habitat Conservation Plan (CVMSHCP).

II. APPLICABLE GENERAL PLAN AND ZONING REGULATIONS

A. General Plan Elements/Policies:

1. **Land Use:** The proposed project meets the requirements of the Community Development: High Density Residential (HDR) Land Use designation. The proposed project meets all other applicable land use policies.
2. **Circulation:** The project has adequate circulation to the site with improved streets including Dillon Road and Aurora Road. Therefore, it is consistent with the Circulation Element of the General Plan and local design guidelines. The proposed project meets all other applicable circulation policies of the General Plan.
3. **Multipurpose Open Space:** No natural open space land was required to be preserved within the boundaries of this project. The proposed project meets with all other applicable Multipurpose Open Space element policies.
4. **Safety:** The proposed project is located within Areas of Flooding Sensitivity. Existing retention areas address drainage impacts from existing runoff. The proposed project has allowed for sufficient provision of emergency response services. The proposed project meets with all other applicable Safety element policies.
5. **Noise:** Sufficient mitigation against any foreseeable noise sources in the area have been provided for in the design of the project such as existing block wall along Dillon Road. The project will not generate noise levels in excess of standards established in the General Plan or noise ordinance. The project meets all other applicable Noise Element Policies.
6. **Housing:** The project is consistent with Housing Element in that 287 existing RV spaces would be maintained on the project site which allows vacation housing opportunities.
7. **Air Quality:** The existing project meets applicable air quality guidelines with existing RV park. No new construction is proposed within the existing park.

B. **General Plan Area Plan(s):** Western Coachella Valley

C. **Foundation Component(s):** Community Development

D. **Land Use Designation(s):** High Density Residential (HDR) (8-14 D.U./Ac.)

E. **Overlay(s), if any:** Not applicable

F. **Policy Area(s), if any:** Hot Springs Policy Area

G. Adjacent and Surrounding:

1. **Area Plan(s):** Western Coachella Valley

2. **Foundation Component(s):** Community Development (CD)

3. **Land Use Designation(s):** Rural Desert (RD), Rural Residential (RR), Very High Density Residential (VHDR), High Density Residential (HDR), Medium High Density Residential (MHDR), and Medium Density Residential (MDR).

- 4. **Overlay(s), if any:** Not applicable
- 5. **Policy Area(s), if any:** Hot Springs Policy Area

H. Adopted Specific Plan Information

- 1. **Name and Number of Specific Plan, if any:** Not applicable
- 2. **Specific Plan Planning Area, and Policies, if any:** Not applicable

I. Existing Zoning: Controlled Development Areas (W-2)

J. Proposed Zoning, if any: Not applicable

K. Adjacent and Surrounding Zoning: Controlled Development Areas (W-2); Two Family Dwellings (R-2-8,000); Scenic Highway Commercial (C-P-S)

III. ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED

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

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

IV. DETERMINATION

On the basis of this initial evaluation:

A PREVIOUS ENVIRONMENTAL IMPACT REPORT/NEGATIVE DECLARATION WAS NOT PREPARED
<input checked="" type="checkbox"/> I find that the proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.
<input type="checkbox"/> I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the project, described in this document, have been made or agreed to by the project proponent. A MITIGATED NEGATIVE DECLARATION will be prepared.
<input type="checkbox"/> I find that the proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.

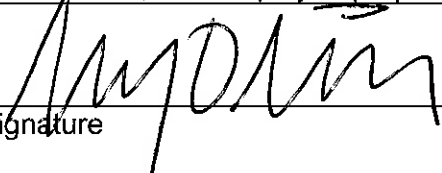
A PREVIOUS ENVIRONMENTAL IMPACT REPORT/NEGATIVE DECLARATION WAS PREPARED
<input type="checkbox"/> I find that although the proposed project could have a significant effect on the environment, NO NEW ENVIRONMENTAL DOCUMENTATION IS REQUIRED because (a) all potentially significant effects of the proposed project have been adequately analyzed in an earlier EIR or Negative Declaration pursuant to applicable legal standards, (b) all potentially significant effects of the proposed project have been avoided or mitigated pursuant to that earlier EIR or Negative Declaration, (c) the

proposed project will not result in any new significant environmental effects not identified in the earlier EIR or Negative Declaration, (d) the proposed project will not substantially increase the severity of the environmental effects identified in the earlier EIR or Negative Declaration, (e) no considerably different mitigation measures have been identified and (f) no mitigation measures found infeasible have become feasible.

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

October 23, 2015

Date

Jay Olivas, Project Planner

Printed Name

For Steve Weiss, AICP, Planning Director

V. ENVIRONMENTAL ISSUES ASSESSMENT

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

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

Source: Riverside County General Plan Figure C-9 "Scenic Highways"

Findings of Fact:

- a) The project site is located adjacent to Dillon Road and Aurora Road which are not designated as scenic highway corridors. Therefore, there would be no impact.
- b) The proposed conditional use permit for existing Vacation Recreational Vehicle (RV) park will not substantially damage scenic resources, including, but not limited to, trees, rock outcroppings and unique or landmark features, or obstruct a prominent scenic vista or view open to the public, as these features do not exist on the project site. Additionally, the project will not result in the creation of an aesthetically offensive site open to public view as the project includes a block wall with multiple use trail along Dillon Road and existing RV Park improvements such as desert landscaping. Similar desert related landscaping and hardscape improvements are on nearby land containing existing Mobile Home and RV Parks. Impacts would be less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

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

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

- a) The project site is not located within 42 miles of the Mt. Palomar Observatory and would not interfere with the Observatory. The project would not be required to comply with Ordinance No. 655 of the *Riverside County Standards and Guidelines*. Therefore there is no impact.

Mitigation: No mitigation measures are required.

Monitoring: No mitigation measures are required.

3. Other Lighting Issues

a) Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Expose residential property to unacceptable light levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source: On-site Inspection, Project Application Description

Findings of Fact:

- a) The project consists of approximately 30 years of use of an existing Vacation RV park with existing light sources that are shielded and hooded. Existing sources of light are not anticipated to reach a significant level due to the size and scope of the project on approximately 20 acres. Additionally, any future lighting is conditioned to be shielded and hooded thereby reducing any lighting impacts (Condition of Approval (COA) 10.Planning.3 – Lighting Hooded/Directed). Impacts would be less than significant.
- b) Surrounding land uses include existing mobile home parks, vacant land. The amount of existing light is consistent with existing levels and is not considered substantial; therefore, surrounding properties will not be exposed to unacceptable light levels. All lighting shall be shielded and hooded and will not be directed toward any residential properties. Outdoor lighting impacts are considered less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No mitigation measures are 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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Conflict with existing agricultural zoning, agricultural use or with land subject to a Williamson Act contract or land	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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")?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

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

Findings of Fact:

a-d) The project is not affected by agriculture programs and land use standards of the Riverside County General Plan. The project site is not designated as farmland of prime or unique farmland or farmland of statewide or "local importance", it is designated "other lands" and "urban-built up land". The project is not adjacent to, or within 300 feet of agricultural zones (A-1, A-2, C/V, A-D and A-P). The project does not involve changes to the existing environment that could result in conversion of Farmland to non-agricultural use. Therefore, there would be no impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required

5. Forest	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
a) Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Govt. Code section 51104(g))?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Result in the loss of forest land or conversion of forest land to non-forest use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of forest land to non-forest use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

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

Findings of Fact:

a) The project is not located within the boundaries of a forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Govt. Code section 51104(g)). Therefore, the proposed project will not impact land designated as forest land, timberland, or timberland zoned Timberland Production.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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b) According to General Plan, the project is not located within forest land and will not result in the loss of forest land or conversion of forest land to non-forest use; therefore, no impact will occur as a result of the proposed project.

c) The project will not involve other changes in the existing environment which, due to their location or nature, could result in conversion of forest land to non-forest use.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

AIR QUALITY Would the project

6. Air Quality Impacts

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

Source: SCAQMD CEQA Air Quality Handbook

Findings of Fact: The South Coast Air Quality Management District (SCAQMD) is responsible for developing a regional air quality management plan (Salton Sea Air Basin) to ensure compliance with state and federal air quality standards. The SCAQMD has adopted the 2012 Air Quality Management Plan (AQMP). The primary implementation responsibility assigned to the County (i.e. local governments) by the 2012 AQMP is the implementation of air quality control measures associated with transportation facilities. This project does not propose any transportation facilities that would require transportation control measures, and therefore will not obstruct implementation of the AQMP.

- a) The 2012 AQMP is based on socio-economic forecasts (including population estimates) provided by the Southern California Association of Governments (SCAG). The County General Plan is consistent with SCAG's Regional Growth Management Plan and SCAQMD's Air Quality Management Plan. This project is consistent with the General Plan Land Use designations, and maximum population estimates of approximately 500 persons which is seldom reached with 287 RV spaces, and the Vacation RV Park is not fully occupied during summer season and other times of the year based on aerial photos and applicant comments.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Therefore, the population proposed by this project will not obstruct the implementation of the 2012 AQMP. Therefore, impacts are considered less than significant.

- b) Minor air quality impacts would occur during Recreational Vehicle (RV) Park operations and the majority would come from vehicle trips based on a maximum of 287 RV's at the project site at any given time which maximum capacity of the RV park is seldom reached according to aerial photos at different times of the year and applicant comments. Vehicle trips and the air quality emissions that are associated with them are anticipated to be less than significant due to the fact that the project is located within an existing RV park development, and it is reasonable to assume that RV park residents would remain up to 30 consecutive days or not exceed 120 days in one calendar year as a Vacation RV park limiting potential air quality impacts with limited RV use during length of stay. Additionally, the RV park is limited to approximately 57 guest parking spaces. Autos and RV's typically comply with smog standards and can remain stationary or limited driving use for 30 consecutive days or not exceed 120 days in one calendar year further limiting impacts to air quality. Due to relatively size of project at 20 acres with recreational facilities involving no vehicle use such as tennis and miniature golf, and existing RV parking which can be stationary for extended periods and mature landscaping, air quality impacts would be minor both on a project and cumulative level. Therefore, impacts would be less than significant.
- c) The project will not result in a cumulatively considerable net increase of any criteria pollutant for which the project region is in non-attainment status pursuant to any applicable federal or state ambient air quality standard. Due to relatively size of project at 20 acres with associated RV parking, recreational facilities with no vehicle use, and mature landscaping, air quality impacts would be minor both on a project and cumulative level. Therefore, less than significant impacts are expected.
- d) A sensitive receptor is a person in the population who is particularly susceptible to health effects due to exposure to an air contaminant than is the population at large. Sensitive receptors (and the facilities that house them) in proximity to localized CO sources, toxic air contaminants or odors are of particular concern. High levels of CO are associated with major traffic sources, such as freeways and major intersections, and toxic air contaminants are normally associated with manufacturing and commercial operations. Land uses considered to be sensitive receptors include long-term health care facilities, rehabilitation centers, convalescent centers, retirement homes, residences, schools, playgrounds, child care centers, and athletic facilities. Surrounding land uses include mobile home parks and RV parks with vacant land; and is not expected to generate substantial point-source emissions due to limited size of project. The project will not include major transportation facilities or generate significant odors. Therefore, impacts are less than significant.
- e) Surrounding uses do not include significant localized CO sources, toxic air contaminants or odors. Therefore, the proposed project will not involve the construction of a sensitive receptor located within one mile of an existing substantial point-source emitter. Therefore, no impacts are expected.
- f) The project will not create objectionable odors affecting a substantial number of people due to residential nature of the RV units and existing sanitary facilities maintained and with current environmental health related permits on the project site. Therefore, no impacts are anticipated.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are 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?

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)?

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?

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?

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

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?

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

Source: GIS database, WRCMSHCP and/or CVMSHCP, On-site Inspection
Findings of Fact:

a-g) The proposed project is not located within a Conservation Area of the Coachella Valley Multiple Species Habitat Conservation Plan (CV-MSHCP). A review by the Environmental Programs Division of the Planning department was done to assure consistency with the CV-MSHCP plan. No inconsistencies were reported. The land is previously disturbed with prior grading and paving as an existing RV park. The project site does not conflict with the provisions of any of the above adopted Habitat Conservation Plans, Natural Conservation

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Community Plan, or other approved local, regional, or state conservation plan. No species of concern have been previously reported on-site. Therefore, there is no impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

CULTURAL RESOURCES Would the project

8. Historic Resources

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

Source: On-site Inspection, Project Application Materials

Findings of Fact:

a-b) The project does not propose the disturbance of a historic site or the demolishing of historic structures. The project will not cause a substantial adverse change in the significance of a historical resource as defined in California Code of Regulations, Section 15064.5. Therefore, the project will have no impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

9. Archaeological Resources

a) Alter or destroy an archaeological site.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to California Code of Regulations, Section 15064.5?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Disturb any human remains, including those interred outside of formal cemeteries?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Restrict existing religious or sacred uses within the potential impact area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Cause a substantial adverse change in the significance of a tribal cultural resource as defined in Public Resources Code 21074?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Project Application Materials;

Findings of Fact:

a) Site disturbance has already occurred with the pre-graded RV Park. Potential impacts to archaeological resources were previously reviewed, and no archaeological resources were located on this lot based on surveys completed for the above project. Notification letters

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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regarding Assembly Bill (AB 52) were sent out to the Agua Caliente Band of Cahuilla Indians and Soboba Band of Luisano Indians on 7/27/2015. The Agua Caliente Band of Cahuilla Indians received it on 7/31/2015 and they sent a response on 8/25/2015 stating no concerns. No response was received by the Soboba Band of Luisano Indians as of this writing. Therefore, the project will not alter or destroy any known archaeological site and there will be no impact.

b) The proposed project is not expected to impact archaeological resources. If, however, during any further ground disturbing activities, unique cultural resources are discovered, all ground disturbances shall halt until a meeting is held between the developer, archaeologist, and Native American representative to discuss the significance of the find (COA 10.Planning.14 – Unanticipated Resources). No impacts are expected.

c) There may be a possibility that any ground disturbing activities will expose human remains. The project is subject to State Health and Safety Code Section 7050.5 if human remains are discovered during ground disturbing activities. No impacts are anticipated.

d) The project will not restrict existing religious or sacred uses within the potential impact area. Therefore, there is no impact.

e) Project would not cause a substantial adverse change in the significance of a tribal cultural resource as defined in Public Resources Code 21074. Therefore, there is no impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are 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 GIS database, this site has been mapped as having a Low Potential for paleontological resources. Due to low potential, no paleontological report has been required. No grading is anticipated with the project. If any future grading occurs and fossil remains be encountered, the County Paleontologist shall be notified, the applicant shall retain a qualified paleontologist. No impacts are anticipated (COA 10.Planning.20—Low Paleo).

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

GEOLOGY AND SOILS Would the project

11. Alquist-Priolo Earthquake Fault Zone or County

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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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?

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Source: Riverside County General Plan Figure S-2 "Earthquake Fault Study Zones," GIS database, Geologist Comments

Findings of Fact:

a) According to RCLIS (GIS database), the proposed project is not located within a fault or special studies zone. Based on the review of aerial photos, site mapping and literature research, there is no evidence of active faults crossing trending toward the subject site that would expose people to structures to potential substantial adverse risks. Therefore, no impacts are expected.

b) In addition, the site is not located within one-half mile from an earthquake fault zone. Therefore, the potential for this site to be affected by surface fault rupture is considered low and no impacts are expected.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required

12. Liquefaction Potential Zone

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

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Source: Riverside County General Plan Figure S-3 "Generalized Liquefaction"

Findings of Fact:

a) According to the County Geologist, the potential for liquefaction is moderate at this site and the potential for seismically induced liquefaction is unlikely. Compliance with building codes within the existing RV park address any potential liquefaction concerns. No geologist conditions have been recommended regarding liquefaction. No impacts are expected.

Mitigation: No mitigation measures required.

Monitoring: No monitoring measures are required.

13. Ground-shaking Zone

a) Be subject to strong seismic ground shaking?

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Source: Riverside County General Plan Figure S-4 "Earthquake-Induced Slope Instability Map," and Figures S-13 through S-21 (showing General Ground Shaking Risk)

Findings of Fact:

- a) There are no known active or potentially active faults that traverse the site and the site is not located within an Alquist-Priolo Earthquake Fault Zone. The principal seismic hazard that could affect the site is ground shaking resulting from an earthquake occurring along several major active or potentially active faults in southern California. Existing building code compliance within existing RV park would lessen impacts to less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No mitigation measures are required.

14. Landslide Risk

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

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

Findings of Fact:

- a) According to the County Geologist, landslides are not a potential hazard to the site. Therefore, the project will have no impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

15. Ground Subsidence

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

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

Findings of Fact:

- a) According to GIS database, the site is located in an area susceptible to subsidence. However, County Geologist review concluded that subsidence in the area will not cause any differential settlement or cracking to the existing building foundations. Impacts would be less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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16. Other Geologic Hazards

a) Be subject to geologic hazards, such as seiche, mudflow, or volcanic hazard?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Source: Project Application Materials, County Geologist review

a) According to the County Geologist, tsunamis and seiching are not potential hazards to the site. Therefore, the project will have no impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

17. Slopes

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

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

Findings of Fact:

- a) The project proposes contains relatively flat topography on existing graded and paved RV park site. The proposed project will not substantially alter ground surface relief features. Therefore, there is no impact.
- b) No slopes with a slope ratio greater than two to one (2:1) (horizontal run: vertical rise) are proposed. Therefore, there is no impact.
- c) No infiltration lines will be disturbed as a result of the project. Therefore, there is no impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

18. Soils

a) Result in substantial soil erosion or the loss of topsoil?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Be located on expansive soil, as defined in Section 1802.3.2 of the California Building Code (2007), creating substantial risks to life or property?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Have soils incapable of adequately supporting use of septic tanks or alternative waste water disposal	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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systems where sewers are not available for the disposal of waste water?

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

- a) The project will not result in substantial soil erosion or loss of top soil due to existing building improvements, paving, landscaping. No impacts are expected.
- b) The expansion potential of the onsite soils is considered low and no impacts are expected.
- c) The project site does not propose septic systems or alternative waste water disposal. Therefore, there is no impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

19. Erosion

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

Source: Flood Control District review, Project Application Materials

Findings of Fact:

- a) The project will not have an impact or change deposition, siltation, or erosion that may modify the channel of a river, stream, or the bed of a lake. Therefore, there would be no impact.
- b) The proposed project is not anticipated to increase water erosion due to existing site improvements, including existing on-site retention and transportation related improvements. The project accepts and properly disposes of all off-site drainage flowing onto or through the site. Impacts related to water erosion are considered less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

20. Wind Erosion and Blowsand from project either on or off site.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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

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

a) The project site lies within a high to moderate wind erosion susceptibility area. The project site is not anticipated to be heavily impacted by wind erosion and blow sand because of existing site improvements and landscaping. Impacts would be less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are 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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Project application materials

Findings of Fact:

a) The Planning Department does not require a greenhouse gas numerical analysis for small-scale existing development that would not contribute cumulatively significant amounts of exhaust emissions or generate cumulatively considerable levels of GHGs from fuel combustion or involve substantial water and electricity demands. The type of small-scale development authorized by this project would not generate enough GHG emissions from its operation to be deemed cumulatively significant sufficient to warrant quantitative or qualitative GHG analysis. More specifically, the California Air Pollution Control Officers Association (CAPCOA) proposed a very aggressive 900 metric tons per year of GHG emissions threshold for residential and commercial projects. The intent of the 900-ton threshold is to capture 90% of all new residential and commercial development projects. CAPCOA's threshold was based on the amount of GHG emissions associated with 50 single-family residential units, which accounts for 84% of the projects in California. The 900-ton threshold would also correspond to apartments/condominiums of 70 units, office projects of approximately 35,000 square feet, retail projects of 11,000 square feet, and supermarkets of 6,300 square feet, but would exclude smaller residential developments, offices and retail stores from having to quantify and mitigate GHG emissions under CEQA. The 287 RV spaces would not exceed 900-ton threshold since the site is rarely fully occupied and is mostly vacant for large portions of year such as during summer and shoulder seasons including late spring and early fall. There would be less than significant GHG emissions with 287 RV's as compared to a 70-unit apartment complex that is a more permanently occupied building creating greater GHG impacts on permanent basis. The contribution to GHG emissions is far below the 900-ton threshold that might otherwise trigger GHG analysis according to CAPCOA's model. Therefore, the impact is considered less than significant.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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b) As of the creation of this environmental analysis, the only adopted policy that would impact this project at the time of approval would be AB 32. This project does not conflict with the requirements of AB 32. Therefore, there is no impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are 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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Impair implementation of or physically interfere with an adopted emergency response plan or an emergency evacuation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Project Application Materials

Findings of Fact:

- a) The project does not propose any use that would involve the transport, use, or disposal of hazardous material—beyond a small increase in typical household cleaning agents to be used within existing RV units. Any hazardous material would be with the RV unit itself. The RV park itself operationally, would not have any substantial amounts of hazardous materials that would be used, transported, or disposed. Therefore, less than significant impacts are expected.
- b) The proposed project is not anticipated to 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. Therefore, there is no impact.
- c) The proposed project will not impair implementation of or physically interfere with an adopted emergency response plan or an emergency evacuation plan. The project allows for adequate emergency access. Therefore, there is no impact.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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d) There are no existing or proposed schools within 1000 feet the project site. Also, the proposed project does not propose the transportation of substantial amounts of hazardous materials. Therefore, there is no impact.

e) The proposed project is not located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, would not create a significant hazard to the public or the environment. Therefore, there is no impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

23. Airports				
a) Result in an inconsistency with an Airport Master Plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Require review by the Airport Land Use Commission?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) For a project within the vicinity of a private airstrip, or heliport, would the project result in a safety hazard for people residing or working in the project area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

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

a) The project site is not located within an Airport Influence Area and the project will not result in an inconsistency with an Airport Master Plan. Therefore, there is no impact.

b) The project site is not located within the vicinity of a private airport and will not require review by the Airport Land Use Commission. Therefore, there is no impact.

c) The project is not located within an airport land use plan and would not result in a safety hazard for people residing or working in the project area. Therefore, there is no impact.

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

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

24. Hazardous Fire Area				
a) Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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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) The project site is not located in a high fire area. Therefore, there is no impact.

Mitigation: No mitigation measures are required.

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

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

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

- a) The topography of the area consists of improved desert land and is affected by sheet flow type runoff from the east. The project is not anticipated to substantially alter the existing drainage patterns of the project site due to existing improvements. The County Flood District had no objections to existing RV park being re-permitted by CUP or recommendations for any additional flood improvements (COA 10.Flood.1). Therefore, the impact is considered less than significant.
- b) The proposed project as an existing Vacation RV Park proposed to be renewed with new CUP will not violate any water quality standards or waste discharge requirements due to existing site improvements such as adjoining ROW improvements, landscape planters and catchment areas which minimize urban runoff. Less than significant impacts are anticipated.
- c) Existing water service is provided by the Coachella Valley Water District based on transmittal dated February 2, 2015. The proposed project will not 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) due to temporary and transient occupancy of vacation RV's which do not remain permanently (30 consecutive days or 120 days in one calendar year) which reduce domestic water usage levels overall as opposed to permanent residential units. Therefore, there is less than significant impact.
- d) The project has the potential to contribute to minor polluted runoff water since RV project has been in existence for approximately 30 years. However, the project will not exceed the capacity of existing or planned storm water drainage systems in that the project provides for adequate drainage facilities such as adjoining ROW improvements, catchment areas and landscape planters. Therefore, the impact is considered less than significant.
- e) The proposed project will not 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. Therefore, there is no impact.
- f) The project does not contain an existing structure within a FEMA 100-year flood hazard area which would impede or redirect flood flows, therefore there is no impact.
- g) The proposed project is not anticipated to substantially degrade water quality due to existing catchment areas and landscape planters within the overall RV park. Therefore, impacts are less than significant.
- h) The site has existing drainage infrastructure. Therefore, the proposed project does not include the construction of new or retrofitted storm water Treatment Control Best Management Practices (BMPs) (e.g. water quality treatment basins, constructed treatment wetlands). Therefore, there is no impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

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

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

NA - Not Applicable <input checked="" type="checkbox"/>	U - Generally Unsuitable <input type="checkbox"/>	R - Restricted <input type="checkbox"/>
a) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner that would result in flooding on- or off-site?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Changes in absorption rates or the rate and amount of surface runoff?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam (Dam Inundation Area)?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Changes in the amount of surface water in any water body?	<input type="checkbox"/>	<input checked="" type="checkbox"/>

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

- a) The site is affected by sheet flow type runoff from the east but the project will not substantially alter the existing drainage pattern for the area. The project is not anticipated to substantially alter the existing drainage patterns of the project site due to existing improvements. The County Flood District had no objections to existing RV park being re-permitted by CUP or recommendations for any additional flood improvements (COA 10.Flood.1). Therefore, impacts are considered less than significant.
- b) It is not anticipated that offsite flows will be substantially affected by implementation of the proposed project due to existing drainage improvements. Therefore, the impact is considered less than significant.
- c) The proposed project would not 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 due to existing drainage improvements. In addition, the project site is not located in an area susceptible to the impacts of the failure of a levee or dam. There are no existing levees or dams in the area. Therefore, no impacts are anticipated.
- d) The proposed project is not expected to change the amount of surface water in any body of water. Therefore, there is no impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Affect land use within a city sphere of influence and/or within adjacent city or county boundaries?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

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

Source: GIS database, Project Application Materials

Findings of Fact:

- a) The project as a proposed Vacation RV park consists of 287 existing RV spaces with recreational uses and accessory buildings such as a clubhouse with pool. The subject land is located within an existing area containing similar development such as Mobile Home Parks. The project is consistent with the subject land since the land is designated High Density Residential (HDR), and RV Park uses are allowed within these designations. Impacts would be less than significant. See also discussion under Sections I and II, herein, as it relates to project land use, zoning, and general plan consistency.
- b) The project is not located within the Sphere of Influence of any City but was presented to the Desert Edge Community Council for informational purposes. Any impacts would be less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

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

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

a-b) The project will be conditionally consistent with the site's existing zoning of Controlled Development Areas (W-2) due to recreational vehicle park land use, which is specifically listed and is supported use with an approved conditional use permit. The project is surrounded by properties which

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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are zoned Controlled Development Areas (W-2), Two Family Dwellings (R-2-8,000), and Scenic Highway Commercial (C-P-S). The project buffers adjacent zones with existing perimeter treatment, hooded lighting, and desert landscaping. The proposed project complies with vacation RV park standards as outlined in Section 19.98 of Zoning Ordinance No. 348. Therefore, impacts would be less than significant.

c-d) The proposal for a 287 space Vacation RV Park will be conditionally compatible with existing and surrounding land uses including mobile homes and vacant land due to existing site improvements. Therefore, impacts would be less than significant.

e) The project will not disrupt or divide the physical arrangement of an established community.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required

MINERAL RESOURCES Would the project

29. Mineral Resources

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

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

- a) The project area has not been used for mining. Therefore, the project would not result in the loss of availability of a known mineral resource in an area classified or designated by the State that would be of value to the region or the residents of the State. Therefore, there is no impact.
- b) The project site has not been used for mineral resources; therefore, the project will not result in the loss of availability of a locally important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan. Therefore, there is no impact.
- c) Surrounding the project site are commercial and industrial buildings, residences, and vacant land. There are no existing surface mines surrounding the project site; therefore, the project will be compatible with the surrounding uses and will not be located adjacent to a State classified, designated area, or existing surface mine. Therefore, there is no impact.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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d) The project site is not located adjacent or near an abandoned quarry mine; therefore, the project will not expose people or property to hazards from quarry mines. Therefore, there is no impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

NOISE Would the project result in

Definitions for Noise Acceptability Ratings

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

NA - Not Applicable

A - Generally Acceptable

B - Conditionally Acceptable

C - Generally Unacceptable

D - Land Use Discouraged

30. Airport Noise

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

NA A B C D

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

NA A B C D

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

a) The project site is not located within two miles of a public airport or public use airport that would expose people to airport noise. No impacts are expected.

b) The project is not located within the vicinity of a private airstrip and would not expose people residing on the project site or area to excessive noise levels. No impacts are expected.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are 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 proposed project is not located in the immediate vicinity of any railroads. Therefore, there is no impact.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

32. Highway Noise

NA A B C D

Source: On-site Inspection, Project Application Materials

Findings of Fact: The proposed project is not located within immediate vicinity of a highway, no impacts are expected.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

33. Other Noise

NA A B C D

Source: Project Application Materials, GIS database

Findings of Fact: The proposed project is not affected by other noise.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are 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

- a) The project shall not create a substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project. The RV Park has been in existence for approximately 30 years and prior to that, was previously vacant land with limited noise impacts. Due to the existing RV’s at the Vacation RV Park for up to 30 consecutive days or no

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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more than 120 days in one calendar year, the project will not substantially increase ambient noise levels existing without the project since RV's can be stationary for extended period as stated above, and since the site is abuts Dillion Road which contains traffic noise which buffered by an existing six (6) foot high block wall. Therefore, there impacts are less than significant.

- b) The proposed project may create a substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project during activities such as maintenance of existing RV park and landscape maintenance. The project will be consistent with the County Noise Ordinance No. 847 (COA 10.Planning.6-Exterior Noise) which limits noise levels to 45 dB(A) between 10:00 p.m. to 7:00 a.m., therefore, impacts are considered less than significant.
- c) The proposed project will not expose people to or generate noise levels in excess of standards established in the local general plan, noise ordinance (County Ordinance No. 847), or applicable standards of other agencies. Exterior noise levels will be limited to less than or equal to 45 dB(A) 10-minute LEQ between the hours of 10:00 p.m. to 7:00 a.m., and 65 dB(A) at all other times pursuant to County Ordinance No. 847(COA 10.Planning.6- Exterior Noise). Therefore, impacts are expected to be less than significant.
- d) The proposed project will not expose people to or generate excessive ground-borne vibration or ground-borne noise levels. Therefore, there is no impact.

Mitigation: No mitigation measures are required.

Monitoring: No mitigation measures are required.

POPULATION AND HOUSING Would the project

35. Housing

a) Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Create a demand for additional housing, particularly housing affordable to households earning 80% or less of the County's median income?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Affect a County Redevelopment Project Area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Cumulatively exceed official regional or local population projections?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f) Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

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

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

- a) The proposed project will not displace any existing residences due to the residential nature of the project. Therefore, there is no impact.
- b) The proposed project would not create a demand for additional housing due to the nature of the project. Therefore, there is no impact.
- c) The project site will not displace substantial numbers of people necessitating the construction of replacement housing elsewhere due to residential nature of the project.
- d) The project is not located within or near a County Redevelopment Project Area.
- e) The project would permit a Vacation RV park with 287 RV spaces with approximately 6 park employees and up to maximum of 500 persons. This population will not exceed official regional or local population projections due to temporary occupancy of the RV's that use the project site and have been previously using the site for approximately 30 years.
- f) The project will not induce substantial population growth in an area since the RV park is existing with approximately 6 employees and up to maximum of 500 persons based on current 287 Vacation RV spaces. Impacts would be less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

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

36. Fire Services

Source: Riverside County General Plan Safety Element

The proposed Vacation RV park with proposed 30-year life would have less than significant impact on the demand for Fire services since the project provides adequate fire access along Dillon Road, interior streets, and includes existing fire protection improvements such as such as a knox box/padlock (COA 90.FIRE.4). The project is served by an existing county fire station approximately 3 miles to the east along Dillon Road. Therefore, impacts are considered less than significant.

Additionally, the project will not 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. As such, this project will not cause additional construction that would result in any significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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37. Sheriff Services

Source: Riverside County General Plan

The Riverside County Sheriff's Department (RCSD) provides law enforcement and crime prevention services to the project site. Due to its size of approximately 20 acres which RV Park has existed for approximately 30 years, and is proposed for 30 more years at same project site with no physical expansion and maintaining the 287 RV spaces at same law enforcement service level, the proposed project will create a less than significant impact on sheriff services.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

38. Schools

Source: Palm Springs School District correspondence, GIS database

The Palm Springs Unified School District provides public education services for the project area. The applicant of this project may be conditioned to pay the school impact fees as set by State Law. Fees are required to be paid prior to issuance of any future building permits (if any). Therefore, with payment of school fees the potential impact is mitigated to a less than significant level.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

39. Libraries

Source: Riverside County General Plan

Findings of Fact:

The proposed project will not create an incremental demand for library services since the RV park proposed to be permitted for 30 more years will not alter the number of existing RV spaces which will remain at 287 spaces. The project will not require the provision of new or altered government facilities at this time. Therefore, there is no impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

40. Health Services

Source: Riverside County General Plan

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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The use of the proposed project area would not cause a significant impact on health services since the RV park proposed to be permitted for 30 more years is not changing the number of existing RV spaces which will remain at 287 spaces serving similar population numbers as previously served. The project will not physically alter existing health facilities or result in the construction of new or physically altered health facilities. Therefore, there is no impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are 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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

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) The scope of the proposed project does not involve the construction or expansion of recreational facilities that would have an adverse physical effect on the environment since the land is part of a previously established RV park, with existing recreational facilities such as tennis courts and miniature golf course, proposed to be permitted with new CUP. Therefore, there is no impact.
- b) Due to the relatively small size of the project with existing amenities at the RV park, it is not anticipated that the project could generate impacts to nearby parks or recreational facilities. Therefore, there would be no impact.
- c) The project is not subject to Quimby fees at this time since no subdivision is proposed. Thus, there is no impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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42. Recreational Trails

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Source: Riv. Co. 800-Scale Equestrian Trail Maps, Open Space and Conservation Map for Western County trail alignments

Findings of Fact: The General Plan does identify a Class I Bikeway/Regional Trail in this area in conjunction with the Desert Edge Design Guidelines. Impacts are expected to be less than significant due to existing 10 foot wide multiple use trail along Dillon Road that has been previously established that can accommodate pedestrian and bike traffic.

Mitigation: No mitigation measures are required.

Monitoring: No mitigation measures are required.

TRANSPORTATION/TRAFFIC Would the project

43. Circulation

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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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 standards and travel demand measures, or other standards established by the county congestion management agency for designated roads or highways?

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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c) Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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d) Alter waterborne, rail or air traffic?

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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e) Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g. farm equipment)?

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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f) Cause an effect upon, or a need for new or altered maintenance of roads?

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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g) Cause an effect upon circulation during the project's construction?

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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h) Result in inadequate emergency access or access to nearby uses?

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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i) Conflict with adopted policies, plans or programs regarding public transit, bikeways or pedestrian facilities, or otherwise substantially decrease the performance or safety of such facilities?

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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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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a) The proposed project may slightly increase vehicular traffic on the surrounding streets including Dillon Road which is within a semi-rural area due to continued vehicular traffic along Dillon Road and Aurora Road which access the project site. However, the Transportation Department did not require a traffic study since project is below peak hour trips and due to existing improvements along Dillon Road including existing right-of-way dedication (64 foot half width) and multiple-use trail improvements (COA 20.Trans.2 - Improvements). Aurora Road is partially improved and paved with asphalt (60 foot right-of-way). The project will not cause an increase in traffic which is substantial in relation to the existing traffic loads and capacity of the street system in that the 57 guest parking spaces and one (1) automobile parking space per each RV space with 287 total RV spaces will accommodate vehicles on the project site. Nor will the project conflict with any County policy regarding mass transit. TUMF mitigation fees shall be required (COA 80.Trans.3 - TUMF) prior to any future building permits. Impacts are considered less than significant.

b) The project site meets all parking requirements of Ordinance No. 348 Section 18.12 "Off-Street Parking." Project parking consists of a minimum of 57 guest parking spaces and one (1) automobile parking space per RV space with 287 total RV spaces. The project will not conflict with an applicable congestion management plan.

c & d) The proposed project is not located within an Airport Influence Area. The project will not change air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks. Therefore, there is no impact.

e) The proposed project will not substantially increase hazards to a design feature (e.g. sharp curves or dangerous intersections) or incompatible uses (e.g. farm equipment). Therefore, there is no impact.

f) The project will not cause a slight increase in the population of the area which is a transient population and mostly vacant during summer, creating an increase in maintenance responsibility. A portion of property taxes are provided to the Community Services District to offset the increased cost of maintenance due to continuing traffic and use of the road system. Therefore, there is a less than significant impact.

g) It is not anticipated that there will be a substantial effect upon circulation from construction since there is no new proposed construction within the RV Park. No impacts are anticipated.

h) The proposed project will not result in inadequate emergency access or access to nearby uses in that secondary emergency access is provided along Aurora Road (COA 90.Fire.2 – Access/Egress). Therefore, there is no impact.

i) The proposed project will not conflict with adopted policies supporting alternative transportation (e.g. bus turnouts, bicycle racks). Therefore, there is no impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
44. Bike Trails	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source: Riverside County General Plan

Findings of Fact: The General Plan does identify a Class I Bikeway/Regional Trail. An existing 10 foot wide multiple use trail within Dillon Road right-of-way allows for bike trips adjacent to the Desert Pools RV Park. Impacts are less than significant since the multiple use trail can accommodate the bike trips for this area.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

UTILITY AND SERVICE SYSTEMS Would the project

45. Water	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source: Coachella Valley Water District transmittal February 2, 2015 and Department of Environmental Health Review

a) The proposed project is served by the Coachella Valley Water District (CVWD) and would not result in the construction of new water treatment facilities or expansion of existing facilities as the result of existing RV park since water service has been previously initiated by CVWD and is on-going, and no new additional water utility construction is proposed for the existing 287 RV park spaces to be permitted with new CUP. Impacts would be less than significant.

b) The proposed project will be served by the Coachella Valley Water District. Based on review by CVWD and transmittal dated February 2, 2015, it is anticipated that the project will have sufficient water supplies available for the project. Therefore, the impact is considered less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

46. Sewer	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
a) Require or result in the construction of new wastewater treatment facilities, including septic systems, or expansion of existing facilities, the construction of which would cause significant environmental effects?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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projected demand in addition to the provider's existing commitments?

Source: Department of Environmental Health Review

Findings of Fact:

- a) The proposed project would not result in the construction of new waste water treatment facilities or expansion of existing facilities as the result of continued use of the existing RV Park for the next 30 years and no sewer expansion is needed to continue to serve the same number of people as before. The project relies on approximately 43 existing septic systems which have been tested with clearance by Environmental Health Department. These septic systems were certified by a C-42 contractor. In addition, this RV park is enrolled in the Colorado River Basin Water Board Waste Discharge Requirements (WDR). The WDR number is 7A331024011. Therefore, impacts would be less than significant.
- b) The proposed project, based on existing septic systems within the existing RV park, is very likely to have adequate wastewater treatment capacity to serve the existing project site. Therefore, it is not anticipated the project will result in service that has inadequate capacity to serve the project's projected demand. Therefore, the impact is considered less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are 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

a-b) The project will not generate significant amounts of waste. As of this writing, no comments have been received based on transmittal to Dept. of Waste Resources. The project will be served by local waste hauler Burrtec and Riverside County Waste Management Department and shall be required to submit a Waste Recycling Plan (WRP) and compliance with AB 341. Due to relatively small size of project, the project would generate less than significant amounts of solid waste to be disposed. The proposed project will not require nor result in the construction of new landfill facilities, including the expansion of existing facilities. Therefore, impacts are less than significant.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

48. Utilities

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

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

Source: Riverside County General Plan

Findings of Fact:

a-g) No letters have been received eliciting responses that the proposed project would require substantial new facilities or expand facilities. Since no new construction is anticipated, and because the same number of people will be served with the same utility capacity for 30 additional years, as result of the permitting of a previously expired CUP for an existing RV Park, impacts would be less than significant impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

49. Energy Conservation

a) Would the project conflict with any adopted energy conservation plans?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Source: Riverside County General Plan

Findings of Fact:

a) The proposed project will not project conflict with any adopted energy conservation plans. There are no current adopted energy conservation plans. The project will have no impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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MANDATORY FINDINGS OF SIGNIFICANCE

50. Does the project have the potential to substantially degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal, or eliminate important examples of the major periods of California history or prehistory?

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 since the site is surrounded by similar related development such as existing mobile home parks, vacant land, and scattered one-family dwellings, and would largely serve recreational vehicles who already visit this area since the site contains existing built RV Park proposed to be permitted with new CUP.

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.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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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). In this case, a brief discussion should identify the following:

Earlier Analyses Used, if any: CUP's 1953 & 2680

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

Location: County of Riverside Planning Department
 77588 El Duna Ct
 Palm Desert, CA 92211

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.

Revised: 10/26/2015 10:43 AM
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14:18

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Parcel: 654-190-034

10. GENERAL CONDITIONS

EVERY DEPARTMENT

10. EVERY. 1

USE - PROJECT DESCRIPTION

RECOMMND

The use hereby is for a "Vacation Recreational Vehicle Park" under Section 19.98 of Zoning Ordinance No. 348 containing 287 existing Recreational Vehicle (RV) spaces on an approximate 20 acre site with typical RV space sizes of 26 feet x 72 feet and 28 feet x 50 feet. Additionally, project site contains an existing approximate 10,000 square foot clubhouse building with separate outdoor pool, 3,000 square foot Welcome Center building with adjacent playground, 3,000 square foot manager's residence, 1,800 square foot combined laundry/restroom building, RV storage area, tennis courts, shuffle board, and miniature golf course. The Conditional Use Permit (CUP) proposes a 30-year life of permit expiring in 2045. The RV Park was legally built previously but now has expired CUP which proposed CUP 3716 would correct. No new construction is proposed within the existing RV Park.

As a Vacation Recreatinal Vehicle Park, no occupancy shall exceed 30 consecutive days or 120 days in one calendar year.

10. EVERY. 2

USE - HOLD HARMLESS

RECOMMND

The applicant/permittee or any successor-in-interest shall defend, indemnify, and hold harmless the County of Riverside or its agents, officers, and employees (COUNTY) from the following:

(a) any claim, action, or proceeding against the COUNTY to attack, set aside, void, or annul an approval of the COUNTY, its advisory agencies, appeal boards, or legislative body concerning the CONDITIONAL USE PERMIT; and,

(b) any claim, action or proceeding against the COUNTY to attack, set aside, void or annul any other decision made by the COUNTY concerning the CONDITIONAL USE PERMIT, including, but not limited to, decisions made in response to California Public Records Act requests.

The COUNTY shall promptly notify the applicant/permittee of any such claim, action, or proceeding and shall cooperate fully in the defense. If the COUNTY fails to promptly notify the applicant/permittee of any such claim, action,

CONDITIONAL USE PERMIT Case #: CUP03716

Parcel: 654-190-034

10. GENERAL CONDITIONS

10. EVERY. 2 USE - HOLD HARMLESS (cont.) RECOMMND

or proceeding or fails to cooperate fully in the defense, the applicant/permittee shall not, thereafter, be responsible to defend, indemnify or hold harmless the COUNTY.

The obligations imposed by this condition include, but are not limited to, the following: the applicant/permittee shall pay all legal services expenses the COUNTY incurs in connection with any such claim, action or proceeding, whether it incurs such expenses directly, whether it is ordered by a court to pay such expenses, or whether it incurs such expenses by providing legal services through its Office of County Counsel.

10. EVERY. 3 USE - DEFINITIONS RECOMMND

The words identified in the following list that appear in all capitals in the attached conditions of Conditional Use Permit No. 3716 shall be henceforth defined as follows:

APPROVED EXHIBIT A = Exhibit A (site plan), Amended No. 1 dated October 21, 2015 by Carr & Associates and Exhibits S-1 through S-6 (site photos with existing on-site signage) dated December 30, 2014.

BS GRADE DEPARTMENT

10.BS GRADE. 1 USE - GIN VARY INTRO RECOMMND

Conditional Use Permit No. 03716 is a permit for an existing RV Park with 287 existing RV spaces and the previous conditional use permits CUP01953 and CUP02680 for the site are expired.

No new grading is proposed with this permit, the Grading Division does not object to this proposal with the following included condition of approval.

E HEALTH DEPARTMENT

10.E HEALTH. 1 USE - ENV. HEALTH PERMITS RECOMMND

Maintain all applicable Environmental Health permits for RV park, swimming pool, and food facility.

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Riverside County LMS
CONDITIONS OF APPROVAL

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10. GENERAL CONDITIONS

FLOOD RI DEPARTMENT

10.FLOOD RI. 1 USE FLOOD HAZARD REPORT

RECOMMND

CUP 3716 is a permit for an existing RV Park with 287 existing RV spaces on a 20 acre parcel in Western Coachella Valley area. The site is located south of Dillon Road, north of Aurora Road, and west of Langlois Road.

The site is impacted by a sheet flow type runoff from east.

This site had a previous CUP 1953 and CUP 2680 that are expired. Since no new improvements are proposed with this permit, the District has no objection to the proposal.

PLANNING DEPARTMENT

10.PLANNING. 1 USE - COMPLY WITH ORD./CODES

RECOMMND

The development of these premises shall comply with the standards of Ordinance No. 348 and all other applicable Riverside County ordinances and State and Federal codes.

The development of the premises shall conform substantially with that as shown on APPROVED EXHIBIT A, unless otherwise amended by these conditions of approval.

10.PLANNING. 2 USE - FEES FOR REVIEW

RECOMMND

Any subsequent submittals required by these conditions of approval, including but not limited to grading plan, building plan or mitigation monitoring review, shall be reviewed on an hourly basis (research fee), or other such review fee as may be in effect at the time of submittal, as required by Ordinance No. 671. Each submittal shall be accompanied with a letter clearly indicating which condition or conditions the submittal is intended to comply with.

10.PLANNING. 3 USE - LIGHTING HOODED/DIRECTED

RECOMMND

Any outside lighting shall be hooded and directed so as not to shine directly upon adjoining property or public rights-of-way.

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10. GENERAL CONDITIONS

10.PLANNING. 4 USE - LAND DIVISION REQUIRED RECOMMND

Prior to the sale of any individual structure as shown on APPROVED EXHIBIT A, a land division shall be recorded in accordance with Riverside County Ordinance No. 460, and any other pertinent ordinance.

10.PLANNING. 5 USE - LIMIT ON SIGNAGE RECOMMND

Signage for this project shall be limited to the existing freestanding and wall signs shown on APPROVED EXHIBIT A. Any additional signage shall be approved by the Planning Department pursuant to the requirements of Section 18.30 (Planning Department review only) of Ordinance No. 348.

10.PLANNING. 6 USE - EXTERIOR NOISE LEVELS RECOMMND

Exterior noise levels produced by any use allowed under this permit, including, but not limited to, any outdoor public address system, shall not exceed 45 db(A), 10-minute LEQ, between the hours of 10:00 p.m. to 7:00 a.m., and 65 db(A), 10-minute LEQ, at all other times as measured at any residential, hospital, school, library, nursing home or other similar noise sensitive land use. In the event noise exceeds this standard, the permittee or the permittee's successor-in-interest shall take the necessary steps to remedy the situation, which may include discontinued operation of the facilities. The permit holder shall comply with the applicable standards of Ordinance No. 847.

10.PLANNING. 8 USE - CAUSES FOR REVOCATION RECOMMND

In the event the use hereby permitted under this permit,
a) is found to be in violation of the terms and conditions of this permit,
b) is found to have been obtained by fraud or perjured testimony, or
c) is found to be detrimental to the public health, safety or general welfare, or is a public nuisance, this permit shall be subject to the revocation procedures.

10.PLANNING. 9 USE - CEASED OPERATIONS RECOMMND

In the event the use hereby permitted ceases operation for a period of one (1) year or more, this approval shall become null and void.

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10. GENERAL CONDITIONS

10.PLANNING. 10 USE - 90 DAYS TO PROTEST RECOMMND

The project applicant has 90 days from the date of approval of these conditions to protest, in accordance with the procedures set forth in Government Code Section 66020, The imposition of any and all fees, dedications, reservations and/or other exactions imposed on this project as a result of this approval or conditional approval of the project.

10.PLANNING. 11 USE - SITE MAINTENANCE RECOMMND

The project site shall be kept in good repair. Graffiti shall be removed from any structures within one week of observation and/or notification.

10.PLANNING. 13 USE - IF HUMAN REMAINS FOUND RECOMMND

IF HUMAN REMAINS ARE FOUND ON THIS SITE:

The developer/permit holder or any successor in interest shall comply with the following codes:

Pursuant to State Health and Safety Code Section 7050.5, if human remains are encountered, no further disturbance shall occur until the County Coroner has made the necessary findings as to origin. Further, pursuant to Public Resources Code Section 5097.98 (b), remains shall be left in place and free from disturbance until a final decision as to the treatment and their disposition has been made. If the Riverside County Coroner determines the remains to be Native American, the Native American Heritage Commission shall be contacted by the Coroner within the period specified by law (24 hours). Subsequently, the Native American Heritage Commission shall identify the "Most Likely Descendant". The Most Likely Descendant shall then make recommendations and engage in consultation with the property owner and the County Archaeologist concerning the treatment of the remains as provided in Public Resources Code Section 5097.98. Human remains from other ethnic/cultural groups with recognized historical associations to the project area shall also be subject to consultation between appropriate representatives from that group and the County Archaeologist.

10.PLANNING. 14 USE - UNANTICIPATED RESOURCES RECOMMND

The developer/permit holder or any successor in interest shall comply with the following for the life of this

CONDITIONAL USE PERMIT Case #: CUP03716

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10. GENERAL CONDITIONS

10.PLANNING. 14 USE - UNANTICIPATED RESOURCES (cont.) RECOMMND

project:

1)If during ground disturbance activities, cultural resources are discovered that were not assessed by the archaeological reports and/or environmental assessment conducted prior to project approval, the following procedures shall be followed. A cultural resources site is defined, for this condition, as being three or more artifacts in close association with each other, but may include fewer artifacts if the area of the find is determined to be of significance due to its sacred or cultural importance.

a)All ground disturbance activities within 100 feet of the discovered cultural resource shall be halted until a meeting is convened between the developer, the project archaeologist, the Native American tribal representative (or other appropriate ethnic/cultural group representative), and the Planning Director to discuss the significance of the find.

b)At the meeting, the significance of the discoveries shall be discussed and after consultation with the Native American tribal (or other appropriate ethnic/cultural group representative) and the archaeologist, a decision is made, with the concurrence of the Planning Director, as to the appropriate mitigation (documentation, recovery, avoidance, etc) for the cultural resource.

c)Further ground disturbance shall not resume within the area of the discovery until an agreement has been reached by all parties as to the appropriate preservation or mitigation measures.

10.PLANNING. 16 USE - MAINTAIN IMPROVEMENTS RECOMMND

The permit holder shall maintain all site improvements as depicted on the APPROVED EXHIBIT A, including but not necessarily limited to, parking spaces, landscaping, fences, and drainage control facilities, throughout the life of this permit as directed by the Planning Director and the Director of Building and Safety.

10.PLANNING. 17 USE - DIRECTIONAL SIGNS RECOMMND

Directional signs shall not exceed three (3) feet in height and six (6) square feet in surface area.

CONDITIONAL USE PERMIT Case #: CUP03716

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10. GENERAL CONDITIONS

10.PLANNING. 20

USE - LOW PALEO

RECOMMND

According to the County's General Plan, this site has been mapped as having a "Low Potential" for paleontological resources. This category encompasses lands for which previous field surveys and documentation demonstrates a low potential for containing significant paleontological resources subject to adverse impacts. As such, this project is not anticipated to require any direct mitigation for paleontological resources. However, should fossil remains be encountered during site development:

1.All site earthmoving shall be ceased in the area of where the fossil remains are encountered. Earthmoving activities may be diverted to other areas of the site.

2.The owner of the property shall be immediately notified of the fossil discovery who will in turn immediately notify the County Geologist of the discovery.

3.The applicant shall retain a qualified paleontologist approved by the County of Riverside.

4.The paleontologist shall determine the significance of the encountered fossil remains.

5.Paleontological monitoring of earthmoving activities will continue thereafter on an as-needed basis by the paleontologist during all earthmoving activities that may expose sensitive strata. Earthmoving activities in areas of the project area where previously undisturbed strata will be buried but not otherwise disturbed will not be monitored. The supervising paleontologist will have the authority to reduce monitoring once he/she determines the probability of encountering any additional fossils has dropped below an acceptable level.

6.If fossil remains are encountered by earthmoving activities when the paleontologist is not onsite, these activities will be diverted around the fossil site and the paleontologist called to the site immediately to recover the remains.

7.Any recovered fossil remains will be prepared to the point of identification and identified to the lowest taxonomic level possible by knowledgeable paleontologists. The remains then will be curated (assigned and labeled with museum* repository fossil specimen numbers and

CONDITIONAL USE PERMIT Case #: CUP03716

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10. GENERAL CONDITIONS

10.PLANNING. 20 USE - LOW PALEO (cont.)

RECOMMND

corresponding fossil site numbers, as appropriate; places in specimen trays and, if necessary, vials with completed specimen data cards) and catalogued, an associated specimen data and corresponding geologic and geographic site data will be archived (specimen and site numbers and corresponding data entered into appropriate museum repository catalogs and computerized data bases) at the museum repository by a laboratory technician. The remains will then be accessioned into the museum repository fossil collection, where they will be permanently stored, maintained, and, along with associated specimen and site data, made available for future study by qualified scientific investigators. * Per the County of Riverside "SABER Policy", paleontological fossils found in the County of Riverside should, by preference, be directed to the Western Science Center in the City of Hemet.

8.The property owner and/or applicant on whose land the paleontological fossils are discovered shall provide appropriate funding for monitoring, reporting, delivery and curating the fossils at the institution where the fossils will be placed, and will provide confirmation to the County that such funding has been paid to the institution.

10.PLANNING. 23 USE - BUSINESS LICENSING

RECOMMND

Every person conducting a business within the unincorporated area of Riverside County, as defined in Riverside County Ordinance No. 857, shall obtain a business license. For more information regarding business registration, contact the Business Registration and License Program Office of the Building and Safety Department at www.rctlma.org.buslic.

10.PLANNING. 24 USE - MAINTAIN FLOOD FACILITY

RECOMMND

The permit holder shall at all times maintain any and all required stormwater, flood control and drainage facilities in a safe condition, in good repair and in a manner capable of being operated as designed.

10.PLANNING. 25 USE - OCCUPANCY LIMITS

RECOMMND

As a Vacation Recreational Vehicle Park, no occupancy shall exceed 30 consecutive days or 120 days in one calendar year.

CONDITIONAL USE PERMIT Case #: CUP03716

Parcel: 654-190-034

10. GENERAL CONDITIONS

10.PLANNING. 26 USE - ACCESSORY STRUCTURES

RECOMMND

Patio covers shall be located and constructed and be maintained by the RV park owner subject to compliance with zoning standards and California Building Code.

RV awnings shall be supported off the individual recreational vehicle, shall remain attached to the recreational vehicle at all times, and shall not be connected to any permanent structures.

The occcupied area of the recreational vehicle lot shall not exceed 75 percent of the lot area.

TRANS DEPARTMENT

10.TRANS. 1 USE - COUNTY WEB SITE

RECOMMND

Additional information, standards, ordinances, policies, and design guidelines can be obtained from the Transportation Department Web site:
<http://rctlma.org/trans/>. If you have questions, please call the Plan Check Section at (951) 955-6527.

10.TRANS. 9 USE - STD INTRO (ORD 461)

RECOMMND

With respect to the conditions of approval for the referenced tentative exhibit, the landowner shall provide all street improvements, street improvement plans and/or road dedications set forth herein in accordance with Riverside County Road Improvement Standards (Ordinance 461). It is understood that the exhibit correctly shows acceptable centerline elevations, all existing easements, traveled ways, and drainage courses with appropriate Q's, and that their omission or unacceptability may require the exhibit to be resubmitted for further consideration. This ordinance and all conditions of approval are essential parts and a requirement occurring in ONE is as binding as though occurring in all. All questions regarding the true meaning of the conditions shall be referred to the Transportation Department.

10.TRANS. 10 USE - ASSESS/BENEFIT DIST 1

RECOMMND

Should this project lie within any assessment/benefit district, the project proponent shall, prior to issuance of a building permit, make application for and pay for their reapportionment of the assessments or pay the unit fees in

CONDITIONAL USE PERMIT Case #: CUP03716

Parcel: 654-190-034

10. GENERAL CONDITIONS

10.TRANS. 10 USE - ASSESS/BENEFIT DIST 1 (cont.) RECOMMND
the benefit district.

10.TRANS. 11 USE - ENCROACHMENT PERMIT RECOMMND
An encroachment permit must be obtained from the
Transportation Department prior to the commencement of any
work within the County road right-of-way.

20. PRIOR TO A CERTAIN DATE

BS GRADE DEPARTMENT

20.BS GRADE. 1 USE - BUSINESS REGISTRATION RECOMMND
Within 60 days of receiving final approval of Conditional
Use Permit No. 03716, the applicant/owner shall register
the business with the Department of Building and Safety
Business Registration Division. Any person or entity that
owns or operates a commercial and or industrial facility
shall register such facility for annual inspections.

PLANNING DEPARTMENT

20.PLANNING. 1 USE - LIFE OF THE PERMIT RECOMMND
The life of Conditional Use Permit No. 3716 shall terminate
on July 1, 2045. This permit shall thereafter be null and
void and of no effect whatsoever.

TRANS DEPARTMENT

20.TRANS. 1 USE - R-O-W DEDICATION RECOMMND
Prior to receive and file of Board of Supervisors,
sufficient public street right-of-way along Dillon Road
shall be conveyed for public use to provide for a 64-foot
half-width right-of-way (additional 9-feet of dedication
currently 55-feet half-width).

20.TRANS. 2 USE - IMPROVEMENTS RECOMMND
Prior to receive and file of Board of Supervisors, Aurora
Road along project boundary is a paved County maintained
road designated as a Local Street and shall be improved
with DG trail/walkway behind the existing curb within the
existing right-of-way and match up asphalt concrete paving;

CONDITIONAL USE PERMIT Case #: CUP03716

Parcel: 654-190-034

20. PRIOR TO A CERTAIN DATE

20.TRANS. 2 USE - IMPROVEMENTS (cont.) RECOMMND

reconstruction; or resurfacing of existing paving as determined by the Transportation Department and Desert Edge Community Design Guidelines, as approved by the Transportation Department.

60. PRIOR TO GRADING PRMT ISSUANCE

TRANS DEPARTMENT

60.TRANS. 1 USE - WATER QUALITY MGMT PLANS RECOMMND

The developer shall submit Water Quality Management Plans (WQMP) to Riverside County Transportation Department for review and approval.

80. PRIOR TO BLDG PRMT ISSUANCE

PARKS DEPARTMENT

80.PARKS. 1 USE - DESERT EDGE DESIGN TRAIL RECOMMND

Prior to building permit issuance, the applicant shall offer the County of Riverside Parks & Open-Space District a dedication of an easement for one-sided multi-purpose trail (on the south side of Dillon Road), as specified in the Desert Edge Design Guidelines. Trail improvements are not required at this time, however these multi-use trails will be a part of the streetscape of important roads in the community, as shown within the Design Guidelines. They will be placed on the south side of Dillon Road and serve in lieu of sidewalks for pedestrians, provide bike paths for mountain bikes, equestrians, and golf carts.

PLANNING DEPARTMENT

80.PLANNING. 1 USE - SCHOOL MITIGATION RECOMMND

Impacts to the Palm Springs Unified School District shall be mitigated in accordance with California State law.

80.PLANNING. 2 USE - FEE BALANCE RECOMMND

Prior to issuance of building permits, the Planning Department shall determine if the deposit based fees for project are in a negative balance. If so, any outstanding fees shall be paid by the applicant/developer.

CONDITIONAL USE PERMIT Case #: CUP03716

Parcel: 654-190-034

80. PRIOR TO BLDG PRMT ISSUANCE

TRANS DEPARTMENT

80.TRANS. 3 USE - TUMF

RECOMMND

Prior to the issuance of a building permit, the project proponent shall pay the Transportation Uniform Mitigation Fee (TUMF) in accordance with the fee schedule in effect at the time of issuance, pursuant to Ordinance No. 673.

90. PRIOR TO BLDG FINAL INSPECTION

FIRE DEPARTMENT

90.FIRE. 1 USE-#45-FIRE LANES

INEFFECT

The applicant shall prepare and submit to the Fire Department for approval, a site plan designating required fire lanes with appropriate lane painting and/or signs.

90.FIRE. 2 USE-ACCESS/EGRESS

INEFFECT

Fire apparatus access road and driveways shall be in compliance with the Riverside County Fire Department Standard number 06-05 (located at www.rvcfire.org). Access lanes will not have an up or downgrade of more than 15%. Access lanes will be designed to withstand the weight of 80 thousand pounds over 2 axles. Access will have a turning radius capable of accommodating fire apparatus. Access lane shall be constructed with a surface so as to provide all weather driving capabilities.

Blue dot retro-reflectors pavement markers on private, public streets and driveways to indicated location of the fire hydrant shall be per Standard 06-05.

Roadways may not exceed 1320 feet without secondary access. This access may be restricted to emergency vehicles only however, public egress must be unrestricted.

COMMERICAL USE: Approved fire apparatus access road shall be provided for every facility, building or portion of a building shall extend to within 150 feet of all portions of the facility an all portions of the exterior walls of the first story of the building as measured by an approved route around the exterior of the building or facility.

Dead-end fire apparatus access roads in excess of 150 feet in length shall be provided with approved provision for the

10/26/15
14:18

Riverside County LMS
CONDITIONS OF APPROVAL

Page: 13

CONDITIONAL USE PERMIT Case #: CUP03716

Parcel: 654-190-034

90. PRIOR TO BLDG FINAL INSPECTION

90.FIRE. 2 USE-ACCESS/EGRESS (cont.) INEFFECT

turnaround capabilities of fire apparatus. See Fire Department Standard for turnout and turnarounds.

90.FIRE. 3 USE* -#77-FIRE HYDRANTS MET

Existing hydrants (6"x4"x2-2 1/2") will need a fire flow certification of testing (showing the gpm on all hydrants to the Fire Department).

90.FIRE. 4 PC-#89-KNOX BOX/PADLOCK INEFFECT

KNOX BOX/PADLOCK-key storage cabinet shall be installed on the outside of the building. (contact fire department for guideline handout)

The following information and item(s) (master key, etc.) shall be placed inside the knox box/padlock.

90.FIRE. 5 PC-#014-DISPLAY ADDRESS INEFFECT

Display street numbers in a prominent location on the address side of building(s) and rear access if applicable. Numbers and letters shall be a minimum of 12" in height for building(s) up to 25' in height, and 24" in height for building(s) exceeding 25' in height.

In strip centers, a minimum of 6" lettering in height shall be posted with business name and suite number on back doors as well as the front. In complexes with alpha designations, letter size must match numbers. All addressing must be legible, of a contrasting color, and adequately illuminated to be visible from street at all hours. (all lettering shall be to Architectual Standards)

90.FIRE. 6 FINAL INSPECTION INEFFECT

Prior to occupancy a Fire Department inspection is required to verify all conditions stated at plan check are met.

Indio Office (760)863-8886

CONDITIONAL USE PERMIT Case #: CUP03716

Parcel: 654-190-034

90. PRIOR TO BLDG FINAL INSPECTION

PLANNING DEPARTMENT

90.PLANNING. 1 USE - PARKING PAVING MATERIAL

RECOMMND

A minimum of 57 guest parking spaces shall be maintained as shown on the APPROVED EXHIBIT A, unless otherwise approved by the Planning Department. The parking area shall be maintained with asphaltic concrete or concrete to current standards as approved by the Department of Building and Safety.

90.PLANNING. 2 USE - ACCESSIBLE PARKING

RECOMMND

A minimum of three (3) accessible parking spaces for persons with disabilities shall be provided as shown on APPROVED EXHIBIT A. Each parking space reserved for persons with disabilities shall be identified by a permanently affixed reflectorized sign constructed of porcelain on steel, beaded text or equal, displaying the International Symbol of Accessibility. The sign shall not be smaller than 70 square inches in area and shall be centered at the interior end of the parking space at a minimum height of 80 inches from the bottom of the sign to the parking space finished grade, or centered at a minimum height of 36 inches from the parking space finished grade, ground, or sidewalk. A sign shall also be posted in a conspicuous place, at each entrance to the off-street parking facility, not less than 17 inches by 22 inches, clearly and conspicuously stating the following:

"Unauthorized vehicles not displaying distinguishing placards or license plates issued for physically handicapped persons may be towed away at owner's expense. Towed vehicles may be reclaimed at ___ or by telephoning ___."

In addition to the above requirements, the surface of each parking space shall have a surface identification sign duplicating the symbol of accessibility in blue paint of at least 3 square feet in size.

90.PLANNING. 4 USE - WALL & FENCE LOCATIONS

RECOMMND

Wall and/or fence locations shall be in conformance with APPROVED EXHIBIT A.



Established in 1918 as a public agency
Coachella Valley Water District

Directors:

John P. Powell, Jr., President - Div. 3
Peter Nelson, Vice President - Div. 4
G. Patrick O'Dowd - Div. 1
Ed Pack - Div. 2
Cástulo R. Estrada - Div. 5

Officers:

Jim Barrett, General Manager
Julia Fernandez, Board Secretary

Best Best & Krieger LLP, Attorneys

February 2, 2015

File: 0163.1
0421.1
0721.1
1150.011
Geo. 030511-3
PZ 15-6072

Jay Olivas
Riverside County Planning Department
77-588 El Duna Court, Suite H
Palm Desert, CA 92211

Dear Mr. Olivas:

Subject: CUP No. 3716 – EA42756, APN No. 654-190-034; 654-190-035

This area is not within the boundaries of the stormwater unit of the Coachella Valley Water District (CVWD). Please contact Riverside County Flood Control for applicable requirements.

The project is located within the service area of CVWD for the provision of domestic water and sanitation service. The initiation of said service to this area will be subject to the satisfaction of terms and conditions established by CVWD and imposed from time to time, including but not limited to fees and charges, water conservation measures, etc.

CVWD may need additional facilities to provide for the orderly expansion of its domestic water and sanitation systems. These facilities may include pipelines, wells, reservoirs, booster pumping stations, lift stations, treatment plants and other facilities. The developer may be required to construct/install these facilities and then convey said facilities to CVWD along with the land and/or easements on which these facilities will be located. The terms and conditions for the planning, design, construction/installation, and conveyance of property interests shall be determined by CVWD pursuant to its rules and regulations as said requirements may be revised from time to time. These sites shall be shown on the parcel map as lots and/or easements to be deeded to CVWD for "CVWD public services" purposes.

February 2, 2015

This notice of domestic water and sanitation service availability only applies to the specific property for which it was issued and shall expire three (3) years from date of issuance. Unless or until all requirements for the initiation of service are met, the developer shall not be deemed to have any vested right or other commitment to receive water and/or sanitation service. In the event all of the terms, conditions, fees and charges are not satisfied on or before the expiration date, this notice shall expire. Upon expiration, the developer will be required to submit a new application and otherwise comply with any and all new or amended requirements for the provision of service as may be determined by CVWD pursuant to its rules and regulations.

Domestic water and sanitation service remains at all times subject to changes in regulations adopted by CVWD's Board of Directors including reductions in, or suspensions of, service.

If you have any questions please call Tommy Fowlkes, Development Services Supervisor, extension 3535.

Sincerely,



Carrie Oliphant
Engineering Manager

cc: Majeed Farshad
Riverside County Department of Transportation
77588 El Duna, Suite H
Palm Desert, CA 92211

Alan French
Riverside County Department of Transportation
4080 Lemon Street, 8th Floor
Riverside, CA 92501

Mark Abbott
Supervising Environmental Health Specialist
Riverside County Department of Environmental Health
Environmental Protection and Oversight Division
47-950 Arabia Street, Suite A
Indio, CA 92201

Desert Pools RV Resort
70-405 Dillon Road
Desert Hot Springs, CA 92241

SL: kf\Eng\Dev Srvs\2015\Jan\CUP 3716



RIVERSIDE COUNTY

PLANNING DEPARTMENT

Steve Weiss, AICP
Planning Director

July 27, 2015

Joseph Ontiveros
Cultural Resource Director
Soboba Band of Luiseño Indians
P.O. BOX 487
San Jacinto, Ca 92581

SUBJECT: ASSEMBLY BILL 52 (AB 52) FORMAL NOTIFICATION (CUP03716)

Dear Mr. Ontiveros:

This serves to notify you of a proposed project located within the Western Coachella Valley area of Riverside County. A map depicting the location and a project description can be found below. Pursuant to Public Resources Code section 21080.3.1(d), if you wish to initiate consultation on this proposed project, please send a consultation request within thirty (30) days of receiving this letter to Heather Thomson via email at hthomson@rctlma.org or by contacting her at (951) 955-2873.

Project Description:

CONDITIONAL USE PERMIT NO. 3716 – EA42756 – Applicant: Desert Pools RV Resort - Representative: Trish McConnell – Fourth Supervisorial District – Pass & Desert Zoning District – Western Coachella Valley Area Plan: High Density Residential (8-14 D.U./Ac.) and Rural Residential (5 Acre Minimum) – Location: South of Dillon Road, North of Aurora Road, West of Langlois Road at 70405 Dillon Road – 26.22 Acres – Zoning: Controlled Development Areas (W-2) - REQUEST: Conditional Use Permit for existing RV Park currently proposed as a “Vacation RV Park” under Section 19.98 of Zoning Ordinance No. 348 containing 287 existing RV spaces and typical RV space sizes of 26x72 and 28x50. Additionally, project site contains existing clubhouse, pool, welcome center, tennis courts, shuffle board, miniature golf course, and RV storage area. The project area includes adjacent APN 654-190-035 which is not proposed for any development at this time. Previous CUP’s 1953 and 2680 have expired for this property. APN’s 654-190-034; 654-190-035

Sincerely,

PLANNING DEPARTMENT

Heather Thomson
Archaeologist

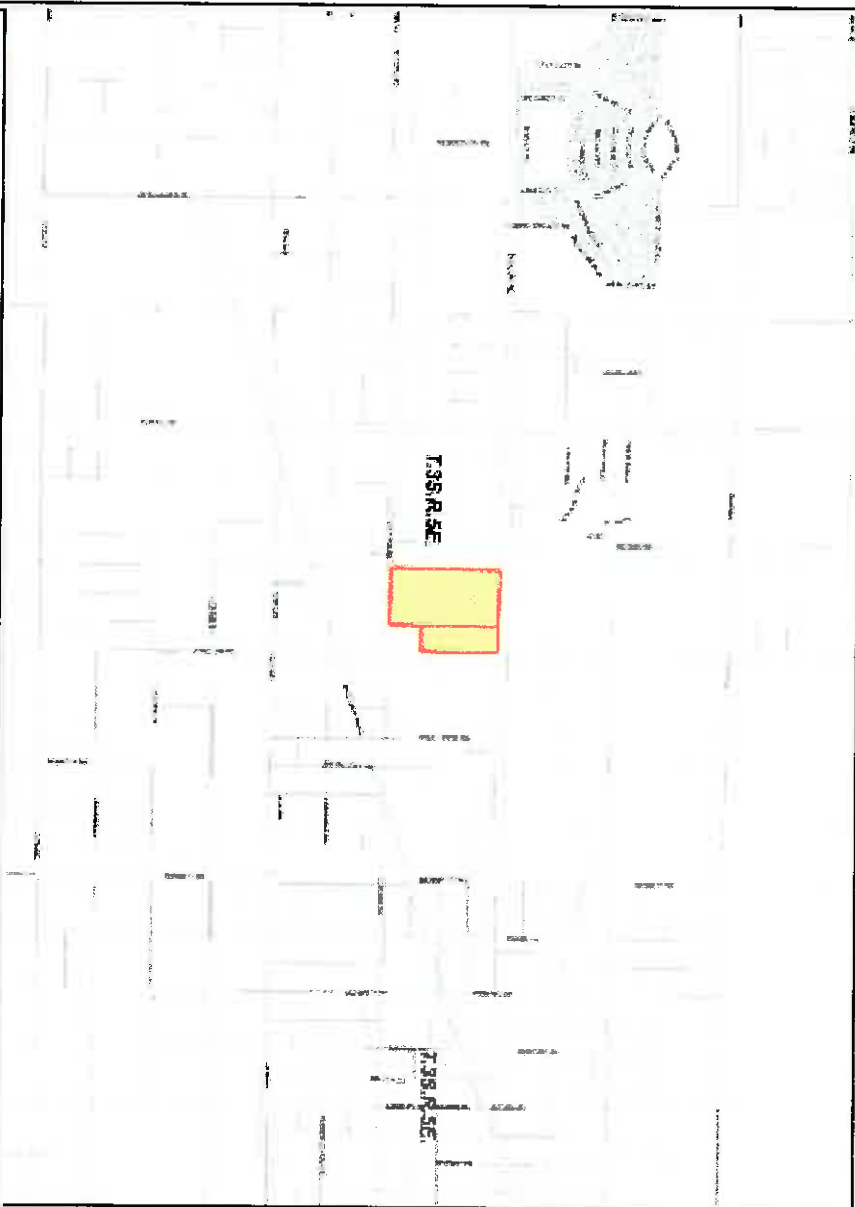
email cc: Jay Olivas, Project Planner; jolivas@rctlma.org

Attachment: Project Vicinity Map

Riverside Office · 4080 Lemon Street, 12th Floor
P.O. Box 1409, Riverside, California 92502-1409
(951) 955-3200 · Fax (951) 955-3157

Desert Office · 77588 El Duna Court, Suite H
Palm Desert, California 92211
(760) 863-8277 · Fax (760) 863-7040

CUP03716



This plan is submitted for approval to the Board of Supervisors for the purpose of approving the proposed subdivision. The County of Riverside reserves the right to amend, modify, or rescind this plan at any time. Any use of this plan without the approval of the Board of Supervisors is prohibited. This plan is subject to the provisions of the California Subdivisions Map Act and the California Subdivisions Map Act Regulations. Any use of this plan without the approval of the Board of Supervisors is prohibited.

REPORT PREPARED: 3/28/2018 10:00:00 AM

© Riverside County TLM 1.008



Legend

	Display Parallels
	Boundaries
	Survey
	City Boundaries
	Canals
	roadways
	Highways
	RAIL
	irrigation
	canal
	Channel
	Levee
	contours
	etlms
	Hydrographic
	water bodies
	lakes
	Streams

Notes



RIVERSIDE COUNTY

PLANNING DEPARTMENT

Steve Weiss, AICP
Planning Director

July 27, 2015

Pattie Garcia
Director of Tribal Historic Preservation
Agua Caliente Band of Cahuilla Indians
5401 Dinah Shore Drive
Palm Springs, CA 92264

SUBJECT: ASSEMBLY BILL 52 (AB 52) FORMAL NOTIFICATION (CUP03716)

Dear Ms. Garcia:

This serves to notify you of a proposed project located within the Western Coachella Valley area of Riverside County. A map depicting the location and a project description can be found below. Pursuant to Public Resources Code section 21080.3.1(d), if you wish to initiate consultation on this proposed project, please send a consultation request within thirty (30) days of receiving this letter to Heather Thomson via email at hthomson@rctlma.org or by contacting her at (951) 955-2873.

Project Description:

CONDITIONAL USE PERMIT NO. 3716 – EA42756 – Applicant: Desert Pools RV Resort - Representative: Trish McConnell – Fourth Supervisorial District – Pass & Desert Zoning District – Western Coachella Valley Area Plan: High Density Residential (8-14 D.U./Ac.) and Rural Residential (5 Acre Minimum) – Location: South of Dillon Road, North of Aurora Road, West of Langlois Road at 70405 Dillon Road – 26.22 Acres – Zoning: Controlled Development Areas (W-2) - REQUEST: Conditional Use Permit for existing RV Park currently proposed as a “Vacation RV Park” under Section 19.98 of Zoning Ordinance No. 348 containing 287 existing RV spaces and typical RV space sizes of 26x72 and 28x50. Additionally, project site contains existing clubhouse, pool, welcome center, tennis courts, shuffle board, miniature golf course, and RV storage area. The project area includes adjacent APN 654-190-035 which is not proposed for any development at this time. Previous CUP’s 1953 and 2680 have expired for this property. APN’s 654-190-034; 654-190-035

Sincerely,

PLANNING DEPARTMENT

Heather Thomson
Archaeologist

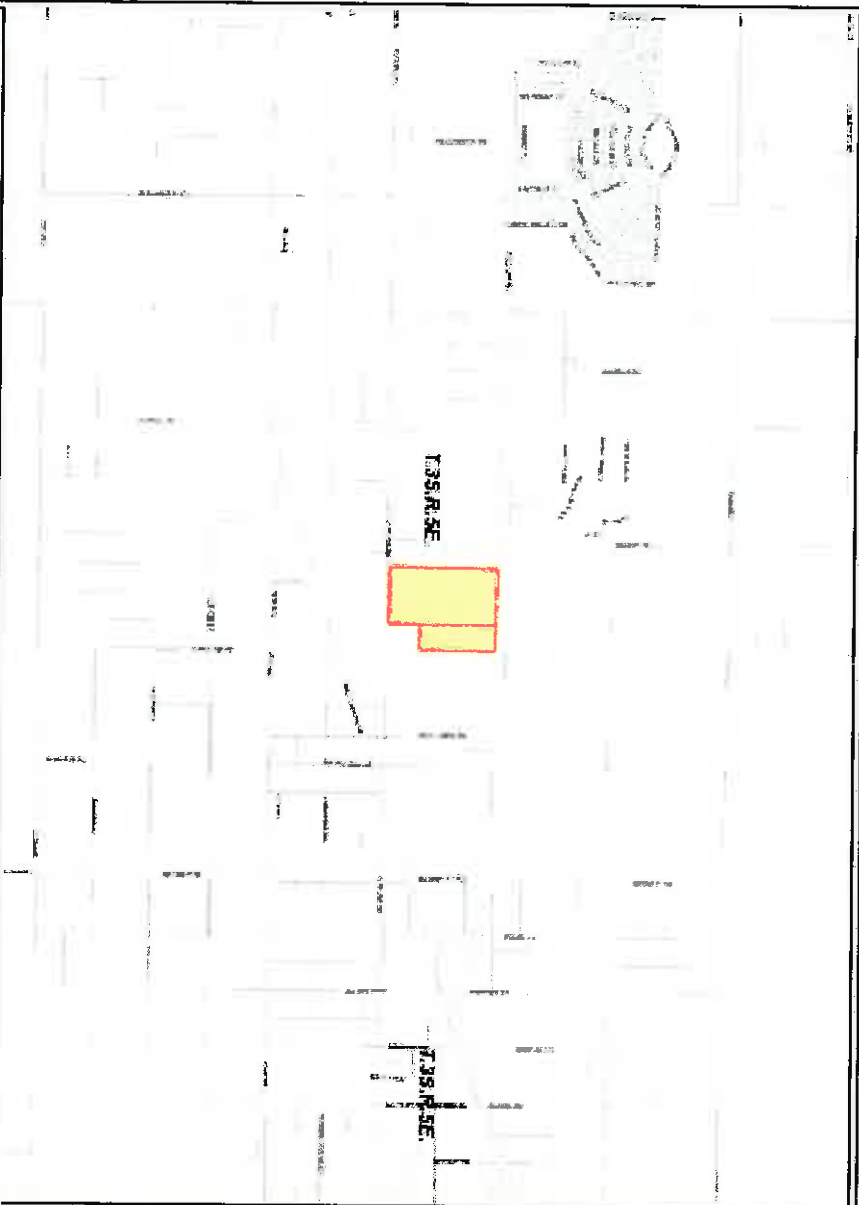
email cc: Jay Olivas, Project Planner; jolivas@rctlma.org

Attachment: Project Vicinity Map

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P.O. Box 1409, Riverside, California 92502-1409
(951) 955-3200 · Fax (951) 955-3157

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Palm Desert, California 92211
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CUP03716



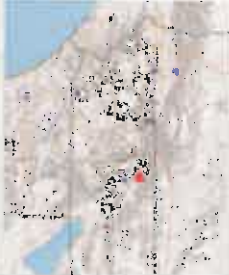
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REPORT PREPARED BY: ZONING DIVISION

San Jose, California



Legend

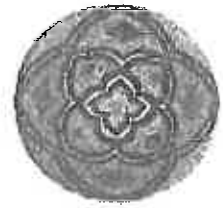
- Display For sale
- Community
- Survey
- City Boundaries
- Cities
- residential
- highways
- water
- industrial
- other
- unclassified
- unknown
- counties
- cities
- hydraulic infrastructure
- water bodies
- lakes
- rivers

MapInfo

A

AGUA CALIENTE BAND OF CAHUILLA INDIANS

TRIBAL HISTORIC PRESERVATION



03-006-2015-107

August 25, 2015

[VIA EMAIL TO:Hthomson@rctlma.org]

Riverside County

Ms. Heather Thomson

4080 Lemon Street, 12th Floor, P.O. Box 1409

Riverside, CA 92502-1409

Re: AB-52, CUP03716

Dear Ms. Heather Thomson,

The Agua Caliente Band of Cahuilla Indians (ACBCI) appreciates your efforts to include the Tribal Historic Preservation Office (THPO) in the CUP03716 project. The project area is not located within the boundaries of the ACBCI Reservation. However, it is within the Tribe's Traditional Use Area (TUA). Since this action does not have the potential to impact cultural resources, we have no concerns at this time. This letter shall conclude our consultation efforts.

Again, the Agua Caliente appreciates your interest in our cultural heritage. If you have questions or require additional information, please call me at (760)699-6829. You may also email me at keskew@aguacaliente.net.

Cordially,

Katie Eskew
Archaeologist
Tribal Historic Preservation Office
AGUA CALIENTE BAND
OF CAHUILLA INDIANS

15 500

CUP 1953 + CUP 2680



RIVERSIDE COUNTY PLANNING DEPARTMENT

Caralyn Syms Luna
Director

APPLICATION FOR LAND USE PROJECT

CHECK ONE AS APPROPRIATE:

- PLOT PLAN
- CONDITIONAL USE PERMIT
- TEMPORARY USE PERMIT
- REVISED PERMIT
- PUBLIC USE PERMIT
- VARIANCE

PROPOSED LAND USE: existing "as is" membership RV Park

ORDINANCE NO. 348 SECTION AUTHORIZING PROPOSED LAND USE: _____

ALL APPLICATIONS MUST INCLUDE THE INFORMATION REQUIRED UNDER ANY SUPPLEMENTAL INFORMATION LIST APPLICABLE TO THE SPECIFIC PROJECT. ADDITIONAL INFORMATION MAY BE REQUIRED AFTER INITIAL RECEIPT AND REVIEW. INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED.

CASE NUMBER: CUP03716 DATE SUBMITTED: 12/29/14

APPLICATION INFORMATION

Applicant's Name: Desert Pools RV + Resort LLC - Trish McConnell E-Mail: _____

Mailing Address: PO Box 1923
India City CA State 92202 ZIP

Daytime Phone No: (760) 485-0262 Fax No: (760) 347-8486

Engineer/Representative's Name: Richard Carr E-Mail: _____

Mailing Address: 7913 Sechart Court
Bakersfield City CA State 93309 ZIP

Daytime Phone No: (661) 858-7088 Fax No: ()

Property Owner's Name: Jerry Holly - Desert Pools RV + Resort LLC E-Mail: _____

Mailing Address: 1980 Post Oak Boulevard #1500
Houston City TX State 77056 ZIP

Daytime Phone No: (760) 485-0262 Fax No: (760) 347-8486

Riverside Office • 4080 Lemon Street, 12th Floor
P.O. Box 1409, Riverside, California 92502-1409
(951) 958-3200 • Fax (951) 955-1811

Desert Office • 77-588 El Dura Court, Suite H
Palm Desert, California 92211
(760) 883-8277 • Fax (760) 883-7555

APPLICATION FOR LAND USE PROJECT

If the property is owned by more than one person, attach a separate page that references the application case number and lists the names, mailing addresses, and phone numbers of all persons having an interest in the real property or properties involved in this application.

The Planning Department will primarily direct communications regarding this application to the person identified above as the Applicant. The Applicant may be the property owner, representative, or other assigned agent.

AUTHORIZATION FOR CONCURRENT FEE TRANSFER

The signature below authorizes the Planning Department and TLMA to expedite the refund and billing process by transferring monies among concurrent applications to cover processing costs as necessary. Fees collected in excess of the actual cost of providing specific services will be refunded. If additional funds are needed to complete the processing of your application, you will be billed, and processing of the application will cease until the outstanding balance is paid and sufficient funds are available to continue the processing of the application. The applicant understands the deposit fee process as described above, and that there will be NO refund of fees which have been expended as part of the application review or other related activities or services, even if the application is withdrawn or the application is ultimately denied.

All signatures must be originals ("wet-signed"). Photocopies of signatures are not acceptable.

Trish McConnell - Manager [Signature]
PRINTED NAME OF APPLICANT SIGNATURE OF APPLICANT

AUTHORITY FOR THIS APPLICATION IS HEREBY GIVEN:

I certify that I am/we are the record owner(s) or authorized agent and that the information filed is true and correct to the best of my knowledge. An authorized agent must submit a letter from the owner(s) indicating authority to sign the application on the owner's behalf.

All signatures must be originals ("wet-signed"). Photocopies of signatures are not acceptable.

Jerry Holly Jerry Holly - Member
PRINTED NAME OF PROPERTY OWNER(S) SIGNATURE OF PROPERTY OWNER(S)

PRINTED NAME OF PROPERTY OWNER(S) SIGNATURE OF PROPERTY OWNER(S)

If the property is owned by more than one person, attach a separate sheet that references the application case number and lists the printed names and signatures of all persons having an interest in the property.

See attached sheet(s) for other property owners' signatures.

PROPERTY INFORMATION:

Assessor's Parcel Number(s): 654-190-034/654-190-035
Section: 11 Township: 3 South Range: 5 East

APPLICATION FOR LAND USE PROJECT

Approximate Gross Acreage: 26.22

General location (nearby or cross streets): North of Aurora Road, South of Dillon Road, East of _____, West of _____

Thomas Brothers map, edition year, page number, and coordinates: _____

Project Description: (describe the proposed project in detail)

Purchased "as is" in built "as is" condition -
VACATION RV PARK with 287 SPACES
ALONG WITH Clubhouse, Pool + Jacuzzi, WELCOME
RV Storage, Tennis Ct, SHUFFLE BOARD, Courts
Related cases filed in conjunction with this application: MINITURE GOLF COURSE
CUP 1953 expired and CUP 2680 expired

Is there a previous application filed on the same site: Yes No

If yes, provide Case No(s). CUP 1953 and CUP 2680 (Parcel Map, Zone Change, etc.)

E.A. No. (if known) unknown E.I.R. No. (if applicable): N/A

Have any special studies or reports, such as a traffic study, biological report, archaeological report, geological or geotechnical reports, been prepared for the subject property? Yes No

If yes, indicate the type of report(s) and provide a copy: _____

Is water service available at the project site: Yes No

If "No," how far must the water line(s) be extended to provide service? (No. of feet/miles) _____

Will the project eventually require landscaping either on-site or as part of a road improvement or other common area improvements? Yes No

Is sewer service available at the site? Yes No existing septic tank system

If "No," how far must the sewer line(s) be extended to provide service? (No. of feet/miles) _____

Will the project result in cut or fill slopes steeper than 2:1 or higher than 10 feet? Yes No existing grading on all sites as built

How much grading is proposed for the project site?

Estimated amount of cut = cubic yards: N/A Property purchased in "as is" condition as built.

12/29/14
C/M

APPLICATION FOR LAND USE PROJECT

Estimated amount of fill = cubic yards Purchased in "as is" condition as built

Does the project need to import or export dirt? Yes No

Import _____ Export _____ Neither Purchased "as is" as built

What is the anticipated source/destination of the import/export?
Purchased "as is" as built condition

What is the anticipated route of travel for transport of the soil material?
Purchased "as is" as built condition

How many anticipated truckloads? N/A Purchased "as is" as built condition truck loads.

What is the square footage of usable pad area? (area excluding all slopes) Purchased "as is" as built condition sq. ft.

Is the project located within 6 1/2 miles of March Air Reserve Base? Yes No

If yes, will any structure exceed fifty-feet (50') in height (above ground level)? Yes No

Is the project located within 1000 feet of a military installation, beneath a low-level flight path or within special use airspace as defined in Section 21099 of the Public Resources Code, and within an urbanized area as defined by Section 65944 of the Government Code? (See California Office of Planning and Research website: <http://cmluca.projects.atlas.ca.gov/>) Yes No

Is the project located within the boundaries of an Airport Land Use Compatibility Plan adopted by the Riverside County Airport Land Use Commission? Yes No

Does the project area exceed one acre in area? Yes No Purchased "as is" as built condition

Is the project located within any of the following watersheds (refer to Riverside County Land Information System (RCLIS) (<http://www3.time.ca.riverside.ca.us/ps/rclis/index.html>) for watershed location)?

- Santa Ana River
- Santa Margarita River
- Whitewater River

Please note: If your project is within the San Jacinto River as shown on the RCLIS, please check Santa Ana River above and use the Santa Ana River worksheet, "Checklist for Identifying Projects Requiring a Project-Specific Water Quality Management Plan (WQMP) within the Santa Ana River Region" on the following pages.

N/A

APPLICATION FOR LAND USE PROJECT

HAZARDOUS WASTE AND SUBSTANCES STATEMENT

Government Code Section 65962.5 requires the applicant for any development project to consult specified state-prepared lists of hazardous waste sites and submit a signed statement to the local agency indicating whether the project and any alternatives are located on an identified site and shall specify any lists. Under the statute, no application shall be accepted as complete without this signed statement.

I (We) certify that I (we) have investigated our project and any alternatives with respect to its location on an identified hazardous waste site contained on all lists compiled pursuant to Government Code Section 65962.5 and that my (our) answers are true and correct. My (Our) investigation has shown that:

The development project and any alternatives proposed in this application are not contained on the lists compiled pursuant to Section 65962.5 of the Government Code. Purchased "as is" condition as built.

The development project and any alternatives proposed in this application are contained on the lists compiled pursuant to Section 65962.5 of the Government Code. Accordingly, the following information is provided and incorporated herein. Attach a separate sheet setting forth the following information with respect to each list. Purchased "as is" condition as built.

Name of Applicant: Trish McConnell, Manager, Desert Pools RV Resort LLC
Address: Po Box 1923, Indio, CA 92202
Phone number: 760.485.0262
Address of site (street name and number if available, and ZIP Code): 70405 Dillon Rd, Desert Hot Springs, CA 92241
Local Agency: County of Riverside
Assessor's Book Page, and Parcel Number: 654-190-034/654-190-035/654-190-036
Specify any list pursuant to Section 65962.5 of the Government Code: None
Regulatory Identification number: None
Date of list: None

Applicant (1) Trish McConnell - Manager Date 10/31/14
Applicant (2) _____ Date _____

HAZARDOUS MATERIALS DISCLOSURE STATEMENT

Government Code Section 65950.2 requires the owner or authorized agent for any development project to disclose whether:

- 1. Compliance will be needed with the applicable requirements of Section 25505 and Article 2 (commencing with Section 25531) of Chapter 8.95 of Division 20 of the Health and Safety Code or the requirements for a permit for construction or modification from the air pollution control district or air quality management district exercising jurisdiction in the area governed by the County.

Yes No N/A Purchased "as is" as built condition - no new construction.

APPLICATION FOR LAND USE PROJECT

2. The proposed project will have more than a threshold quantity of a regulated substance in a process or will contain a source or modified source of hazardous air emissions.

Yes No

I (we) certify that my (our) answers are true and correct.

Owner/Authorized Agent (1) TRISH McConnell, Manager  Date 10/31/14

Owner/Authorized Agent (2) _____ Date _____

APPLICATION FOR LAND USE PROJECT

Checklist for Identifying Projects Requiring a Project-Specific Water Quality Management Plan (WQMP) within the Whitewater River Region		
Project File No.	old CUP 2680 expired	
Project Name:	Desert Pools RV & Resort LLC	
Project Location:	70405 Dillon Road, Desert Hot Springs, CA 92241	
Project Description:	membership park purchased "as is" condition as built	
Applicant Contact Information:	Trish McConnell - manager - 760.485.0262	
Proposed Project Consists of New Construction on a Previously Disturbed and Undisturbed Parcel Includes: project purchased "as is" condition as built	YES	NO
Single-family hillside residences that create 10,000 square feet or more, of impervious area where the natural slope is 25% or greater. N/A	<input type="checkbox"/>	<input type="checkbox"/>
Single-family hillside residences that create 10,000 square feet of impervious area where the natural slope is 10% or greater where erosive soil conditions are known. N/A	<input type="checkbox"/>	<input type="checkbox"/>
Commercial and industrial developments of 100,000 square feet or more. N/A	<input type="checkbox"/>	<input type="checkbox"/>
Automotive repair shops (Standard Industrial Classification (SIC) Codes 5013-Motor vehicle supplies or parts, 5014-Tires & Tubes, 5541-Gasoline Service Stations, 7532-Top, Body & Upholstery Repair Shops and Paint Shops, 7533-Automotive Exhaust System Repair Shops, 7534-Tire Retreading and Repair Shops, 7536-Automotive Glass Replacement Shops, 7537-Automotive Transmission Repair Shops, 7538-General Automotive Repair Shops, 7539-Automotive Repair Shops, not elsewhere classified) N/A	<input type="checkbox"/>	<input type="checkbox"/>
Retail gasoline outlets disturbing greater than 5,000 square feet. N/A	<input type="checkbox"/>	<input type="checkbox"/>
Restaurants disturbing greater than 5,000 square feet. (Standard Industrial Classification (SIC) Code 5812: Establishments primarily engaged in the retail sale of prepared food and drinks for on-premise or immediate consumption, including, but not limited to: Automats (eating places), Beaneries, Box lunch stands, Buffets (eating places), Cafes, Cafeterias, Carry-out restaurants, Caterers, Coffee shops, Commissary restaurants, Concession stands, prepared food (e.g., in airports and sports arenas), Contract feeding, Dairy bars, Diners (eating places), Dining rooms, Dinner theaters, Drive-in restaurants, Fast food restaurants, Food bars, Food service (institutional), Frozen custard stands, Grills, (eating places), Hamburger stands, Hot dog (frankfurter) stands, Ice cream stands, Industrial feeding, Lunch bars, Lunch counters, Luncheonettes, Lunchrooms, Oyster bars, Pizza parlors, Pizzerias, Refreshment stands, Restaurants, Sandwich bars or shops, Snack shops, Soda fountains, Soft drink stands, Submarine sandwich shops, and Tea rooms.) N/A	<input type="checkbox"/>	<input type="checkbox"/>
Home subdivisions with 10 or more housing units. N/A	<input type="checkbox"/>	<input type="checkbox"/>
Parking lots of 5,000 square feet or more, or with 25 or more parking spaces, and potentially exposed to Urban Runoff. N/A	<input type="checkbox"/>	<input type="checkbox"/>
DETERMINATION: Circle appropriate determination.		
If <u>any</u> question answered "YES" Project requires a project-specific WQMP. N/A		
If <u>all</u> questions answered "NO" Project requires incorporation of Site Design Best Management Practices (BMPs) and Source Control BMPs imposed through Conditions of Approval or permit conditions.		

NOTICE OF PUBLIC HEARING
and
INTENT TO ADOPT A NEGATIVE DECLARATION

A PUBLIC HEARING has been scheduled, pursuant to Riverside County Land Use Ordinance No. 348, before the **RIVERSIDE COUNTY PLANNING COMMISSION** to consider the project shown below:

CONDITIONAL USE PERMIT NO. 3716 – Intent to Adopt Negative Declaration – Applicant: Desert Pools RV Resort, LLC - Representative: Trish McConnell – Fourth Supervisorial District – Pass & Desert Zoning District – Western Coachella Valley Area Plan: High Density Residential (8-14 D.U./Ac.) – Location: South of Dillon Road, north of Aurora Road, and west of Langlois Road at 70405 Dillon Road – 20.0 Acres – Zoning: Controlled Development Areas (W-2) - **REQUEST:** A Conditional Use Permit proposes a “Vacation Recreational Vehicle Park” under Section 19.98 of Zoning Ordinance No. 348 containing 287 existing Recreational Vehicle (RV) spaces on an approximate 20 acre site with typical RV space sizes of 26 feet x 72 feet and 28 feet x 50 feet. Additionally, the project site contains an existing approximate 10,000 sq. ft. clubhouse building with separate outdoor pool, 3,000 sq. ft. Welcome Center building with adjacent playground, 3,000 sq. ft. manager’s residence, 1,800 sq. ft. combined laundry/restroom building, RV storage area, tennis courts, shuffle board, and a miniature golf course. The CUP proposes a 30-year life of permit expiring in 2045. The RV Park was legally built previously but now has expired CUP which proposed CUP 3716 would correct. No new construction is proposed within the existing RV Park.

TIME OF HEARING: **9:00 am** or as soon as possible thereafter
DECEMBER 2, 2015
RIVERSIDE COUNTY ADMINISTRATIVE CENTER
BOARD CHAMBERS, 1ST FLOOR
4080 LEMON STREET
RIVERSIDE, CA 92501

For further information regarding this project, please contact Project Planner, Jay Olivas, at (760) 863-7050 or email jolivas@rctlma.org or go to the County Planning Department’s Planning Commission agenda web page at <http://planning.rctlma.org/PublicHearings.aspx>.

The Riverside County Planning Department has determined that the above project will not have a significant effect on the environment and has recommended adoption of a negative declaration. The Planning Commission will consider the proposed project and the proposed negative declaration, at the public hearing. The case file for the proposed project and the proposed negative declaration may be viewed Monday through Thursday, 8:30 a.m. to 5:00 p.m., at the County of Riverside Planning Department, 4080 Lemon Street, 12th Floor, Riverside, CA 92501. For further information or an appointment, contact the project planner.

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

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

Please send all written correspondence to:
RIVERSIDE COUNTY PLANNING DEPARTMENT
Attn: Jay Olivas
P.O. Box 1409, Riverside, CA 92502-1409

PROPERTY OWNERS CERTIFICATION FORM

I, VINNIE NGUYEN certify that on September 1, 2015,

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

APN (s) or case numbers CUP03716 For

Company or Individual's Name RCIT - GIS,

Distance buffered 1200'

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.

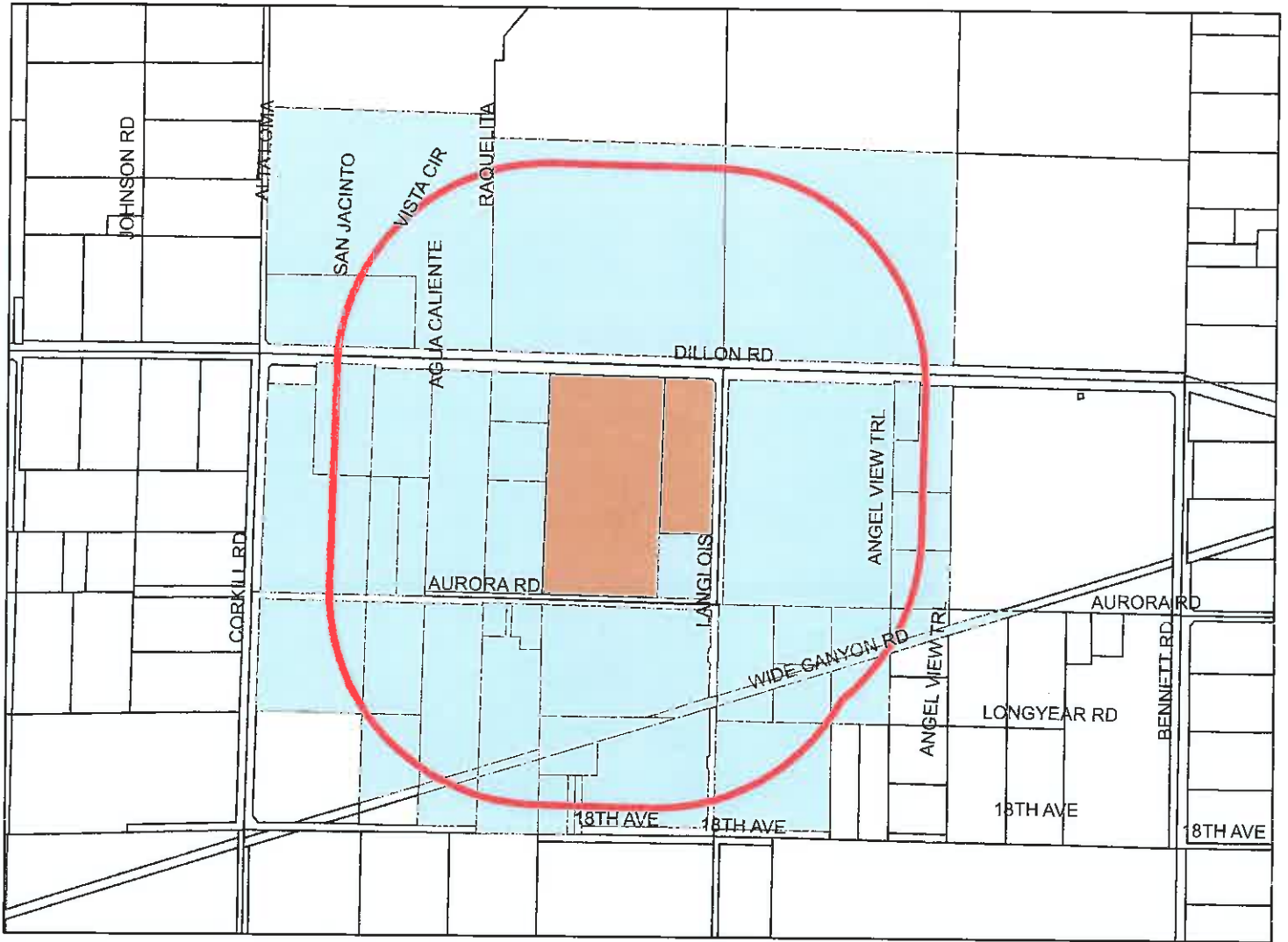
TITLE GIS Analyst

ADDRESS: 4080 Lemon Street 9TH Floor

Riverside, Ca. 92502

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

CUP03716 (1200 feet buffer)



Selected Parcels

654-190-033	654-180-014	654-180-017	654-180-018	654-220-027	654-190-036	654-200-021	654-220-029	654-230-027	654-230-034
654-230-053	654-230-045	654-220-005	654-190-034	654-210-002	654-220-026	654-210-004	654-190-006	654-190-007	654-190-022
654-200-063	654-200-057	654-200-058	654-200-034	654-200-050	654-200-051	654-210-003	654-190-011	654-190-029	654-190-030
654-180-013	654-190-003	654-190-031	654-210-027	654-200-019	654-200-022	654-200-025	654-200-039	654-210-023	654-230-054
654-200-056	654-200-055	654-230-029	654-230-032	654-230-055	654-220-006	654-230-019	654-230-021	654-200-064	654-190-035
654-210-015									



830 415 0 830 Feet

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.

ASMT: 654180018, APN: 654180018
CALIENTE SPRINGS
C/O TIMOTHY MANTHEI
74711 DILLON RD
DESERT HOT SPRINGS CA 92241

ASMT: 654190036, APN: 654190036
CVCWD
P O BOX 1058
COACHELLA CA 92236

ASMT: 654190022, APN: 654190022
DAVID MILANI, ETAL
1930 S CAMINO REAL NO 8
PALM SPRINGS CA 92264

ASMT: 654200021, APN: 654200021
JUDY FOX, ETAL
C/O BRETT M ROSE
1615 SCHURMAN WAY
WOODLAND WA 98674

ASMT: 654190030, APN: 654190030
RACHEL LOSEY, ETAL
67700 ONTINA RD
CATHEDRAL CITY CA 92234

ASMT: 654200051, APN: 654200051
MARIE HEERMANN
P O BOX 1617
WOODLAND WA 98674

ASMT: 654190031, APN: 654190031
TIMOTHY GRAHAM, ETAL
C/O CASSANDRA BARROWS
P O BOX 2836
BIG BEAR LAKE CA 92315

ASMT: 654200055, APN: 654200055
HEDWIG RUDRICH, ETAL
431 SANDALWOOD DR
CALIMESA CA 92320

ASMT: 654190033, APN: 654190033
ALMAR ACRES ASSN INC
68950 ADELINA RD
CATHEDRAL CITY CA 92234

ASMT: 654200056, APN: 654200056
JO SMITH, ETAL
70235 AURORA RD
DSRT HOT SPG, CA. 92241

ASMT: 654190034, APN: 654190034
DESERT POOLS RV RESORT
8201 E 23RD ST
KANSAS CITY MO 64129

ASMT: 654200058, APN: 654200058
LOREN CHANG
19572 MAYFIELD CIR
HUNTINGTON BEACH CA 92648

ASMT: 654190035, APN: 654190035
WHR PROP INC
C/O CHIEF FINANCIAL OFFICER
103 W TOMICHI AVE
GUNNISON CO 81230

ASMT: 654200063, APN: 654200063
MARY JUSTICE, ETAL
30404 N TIMMEN RD
RIDGEFIELD WA 98642

ASMT: 654200064, APN: 654200064
VISTA GRANDE SPA
C/O ALLIANCE PROP MGMT CO
417 E HUENAME RD NO 230
PORT HUEMENE CA 93041

ASMT: 654220027, APN: 654220027
CHIU SU, ETAL
2409 VIA RAFAEL
PALOS VERDES EST CA 90274

ASMT: 654210002, APN: 654210002
FLORENCE BANNON
C/O ROBERT D REDFORD TRUSTEE
1560 GRANADA AVE
SAN MARINO CA 91108

ASMT: 654230021, APN: 654230021
STUART RICE
70875 DILLON RD
DSRT HOT SPG CA 92241

ASMT: 654210003, APN: 654210003
PAUL HAASE
9561 DRUMBRECK DR
HUNTINGTON BEACH CA 92646

ASMT: 654230045, APN: 654230045
DAVID TUCKER
70640 LONG YEAR RD
DSRT HOT SPG, CA. 92241

ASMT: 654210015, APN: 654210015
WILLIAM GREGG
31142 OAKMONT PL
LAGUNA NIGUEL CA 92677

ASMT: 654230053, APN: 654230053
DAVID PAEK
3450 WILSHIRE BLV STE 610
LOS ANGELES CA 90010

ASMT: 654210027, APN: 654210027
RAINBOW SPA INC
17777 LANGLOIS RD
DSRT HOT SPG CA 92240

ASMT: 654230054, APN: 654230054
RIVERSIDE COUNTY FLOOD CONTROL
1995 MARKET ST
RIVERSIDE CA 92501

ASMT: 654220005, APN: 654220005
DAVID WILSON
75270 HIGHWAY 111 STE 200
INDIAN WELLS CA 92210

ASMT: 654230055, APN: 654230055
BARBARA DZIKOWSKI, ETAL
P O BOX 1265
LOMITA CA 90717

ASMT: 654220026, APN: 654220026
GENERAL TELEPHONE CO OF CALIF
C/O GTE ATTN GARY WILLIAMS HQCO2G08
P O BOX 152206
IRVING TX 75015



RIVERSIDE COUNTY PLANNING DEPARTMENT

Steve Weiss, AICP
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

77588 El Duna Ct
Palm Desert, California 92211

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

EA42756 CONDITIONAL USE PERMIT NO. 3716
Project Title/Case Numbers

Jay Olivas
County Contact Person

760-863-7050
Phone Number

N/A
State Clearinghouse Number (if submitted to the State Clearinghouse)

Desert Pools RV Resort
Project Applicant

P.O. Box 1923 Indio, CA 92202
Address

South of Dillon Road, north of Aurora Road, west of Landlois Road at 70405 Dillon Road.
Project Location

Conditional Use Permit for existing RV park proposes proposes "Vacation RV Park" for existing RV spaces along with existing accessory buildings, pool, sports courts, and guest parking with 30 year life of permit.
Project Description

This is to advise that the Riverside County Planning Commission, as the lead agency, has approved the above-referenced project on December 2, 2015, and has made the following determinations regarding that project:

1. The project WILL NOT have a significant effect on the environment.
2. A Negative Declaration was prepared for the project pursuant to the provisions of the California Environmental Quality Act (\$2,210.00 + \$50.00) and reflects the independent judgment of the Lead Agency.
3. Mitigation measures WERE NOT made a condition of the approval of the project.
4. A Mitigation Monitoring and Reporting Plan/Program WAS NOT 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 Negative Declaration, with comments, responses, and record of project approval is available to the general public at: Riverside County Planning Department, 77588 El Duna Ct. Palm Desert, CA 92211.

Signature

Project Planner

Title

Date

Date Received for Filing and Posting at OPR: _____

DM/dm Revised 8/14/2015
Y:\Planning Master Forms\CEQA Forms\NOD Form.doc

Please charge deposit fee case#: ZEA42756

ZCFG06142

FOR COUNTY CLERK'S USE ONLY



RIVERSIDE COUNTY PLANNING DEPARTMENT

*Steve Weiss, AICP
Planning Director*

NEGATIVE DECLARATION

Project/Case Number: CONDITIONAL USE PERMIT NO. 3716

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

PROJECT DESCRIPTION, LOCATION (see Environmental Assessment).

COMPLETED/REVIEWED BY:

By: Jay Olivas Title: Project Planner Date: October 23, 2015

Applicant/Project Sponsor: Desert Pools RV Resort Date Submitted: December 30, 2014

ADOPTED BY: Planning Commission

Person Verifying Adoption: _____ Date: _____

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

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

For additional information, please contact Jay Olivas at 760-8623-8271.

Revised: 10/16/07
Y:\Planning Master Forms\CEQA Forms\Negative Declaration.doc

Please charge deposit fee case#: ZEA42756 ZCFG06142

FOR COUNTY CLERK'S USE ONLY

COUNTY OF RIVERSIDE
SPECIALIZED DEPARTMENT RECEIPT
Permit Assistance Center

A* REPRINTED * I1402907

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

39493 Los Alamos Road
Suite A
Murrieta, CA 92563
(951) 694-5242

38686 El Cerrito Rd
Indio, CA 92211
(760) 863-8271

Received from: DESERT POOLS RV RESORT \$2,260.00
paid by: CK 326063
CFG FOR EA42756
paid towards: CFG06142 CALIF FISH & GAME - NEG DECL
at parcel: 70405 DILLON RD DHSP
appl type: CFG1

By _____ Dec 30, 2014 09:58
JCMITCHE posting date Dec 30, 2014

Account Code	Description	Amount
658353120100208100	CF&G TRUST	\$2,210.00
658353120100208100	CF&G TRUST: RECORD FEES	\$50.00

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



RIVERSIDE COUNTY
PLANNING DEPARTMENT

**COUNTY OF RIVERSIDE
PLANNING COMMISSION**

**DECEMBER 2, 2015
COUNTY ADMINISTRATIVE CENTER**

ITEM NO. 4.4

GENERAL PLAN AMENDMENT NO. 968 (Foundation and Entitlement/Policy) – Intent to Adopt a Negative Declaration – Applicant: Mohammad Harb – Engineer/Representative: Mike Ayaz – Fifth Supervisorial District – Area Plan: Mead Valley – Zone Area: Good Hope – Zone: Rural Residential (R-R) – Location: North of Lopez Street, east of Cowie Avenue, west of the City of Perris and south of San Jacinto Avenue – Project Size: 0.33 acres – **REQUEST:** Proposal to amend the project site's General Plan Foundation Component from Rural Community (RC) to Community Development (CD) and amend its Land Use Designation from Very Low Density Residential (VLDR) to Commercial Retail (CR) (0.20-0.35 FAR) on one parcel, totaling 0.33 acres – PROJECT PLANNER: John Hildebrand at (951) 955-1888 or email jhildebr@rctlma.org.

STAFF REPORT PENDING

4.5

Agenda Item No.:
Area Plan: Elsinore
Zoning District: Lakeland Village
Supervisorial District: First
Project Planner: John Earle Hildebrand III
Planning Commission: December 2, 2015

General Plan Amendment No. 985
Environmental Assessment No. 41815
Applicant: Steve Galvez
Engineer/Representative: Grant Becklund

Steve Weiss
Steve Weiss, AICP
Planning Director

COUNTY OF RIVERSIDE PLANNING DEPARTMENT STAFF REPORT

PROJECT DESCRIPTION AND LOCATION:

GENERAL PLAN AMENDMENT NO. 985 (Foundation & Entitlement/Policy Amendment) – Proposal to amend the project site’s General Plan Foundation Component from Open Space (OS) to Community Development (CD) and amend its Land Use Designation from Conservation (C) to Medium High Density Residential (MHDR) (5-8 DU/AC) on one parcel, totaling 1.87 acres, located West of Lucerne Street, north of Grand Avenue, East of Russell Street, and South of Como Street, within the Elsinore Area Plan.

BACKGROUND:

General Plan Initiation Proceedings (“GPIP”)

This project was submitted on February 14, 2008, during the 2008 General Plan Review Cycle application period and was recommended for initiation to the Board of Supervisors. On July 13, 2010, the Riverside County Board of Supervisors adopted an order initiating proceedings for General Plan Amendment No. 985. The GPIP report package is included with this report, as an attachment. GPA No. 985 the (“project”) is now being taken forward for consideration.

GPIP Provisions

This project included additional properties when it was originally submitted. During the GPIP process, the Planning Commission had concerns regarding the feasibility for development of the entire site, as potential flooding was a primary concern. The Planning Commission recommended the project move forward, provided the applicant removes all but the southernmost parcel from the project’s scope and work with County Flood Control to determine if the site could be developed. The applicant agreed and the project is being taken forward for consideration.



GPA00985 - Original Project Extent



GPA00985 – Revised Project Extent

Multi-Species Habitat Conservation Plan ("MSHCP")

The project site is located within Western Riverside County Multiple Species Habitat Conservation Plan ("WRCMSHCP") Criteria Cell No. 5038. The majority of the project site falls within the Cell where in conservation is focused on grassland and connecting to grassland habitat proposed for conservation in the adjacent Cell No. 5036 to the east. Conservation within this Cell ranges from 35% to 45% of the Cell focusing in the eastern central portion. A Habitat Acquisition and Negotiation Strategy ("HANS") application (No. HANS02265) was submitted to the County in September 2015, which resulted in a staff recommendation of no conservation due to the small 1.87-acre site having no substantive value for conservation and having been previously disturbed.

SB 18 and AB 52 Tribal Consultations

Pursuant to SB 18 requirements, Riverside County staff requested a list from the Native American Heritage Commission ("NAHC") of Native American Tribes whose historical extent includes the project site. Consultation request notices were sent to each of the Tribes on the list on May 21, 2015. SB 18 provides for a 90-day review period in which all noticed Tribes may request consultation regarding the proposed project. County staff received no consultation requests for this project during the 90-day review period.

AB 52 became effective on July 1, 2015. In compliance with AB 52, separate notices regarding this project were mailed to all requesting Tribes on September 10, 2015. AB 52 provides for a 30-day review period in which all noticed Tribes may request consultation regarding the proposed project. Although County staff received no specific requests for consultation within the 30-day period, the Pechanga Tribe has requested in general that they be notified for potential consultation. Staff discussed the project during a conference call and staff and the Pechanga Tribe concurred that since this project includes a General Plan Amendment only, resulting in no ground disturbance, no further consultation is required. Additionally, in accordance with AB 52, County staff will again notice the Pechanga Tribe, as well as all other requesting Tribes, at the time any implementing project is submitted.

Sphere of Influence

The project site is located within the City of Lake Elsinore's sphere of influence and was submitted to them for their review. Currently, the City has no plans for annexation of the project site, nor its immediate surroundings. At the time of staff report preparation, County staff received no comments from the City of Lake Elsinore regarding this project.

General Plan Findings

This project includes both a Regular Foundation Amendment and an Entitlement/Policy Amendment. A Regular Foundation Amendment application is allowed to be submitted only during a General Plan Review Cycle, which was previously every five (5) years and is now every eight (8) years. This project was submitted on February 14, 2008, within the 2008 General Plan Review Cycle application period. A Regular Foundation Amendment is required to adhere to a two-step approval process; whereby the first step is for the Board of Supervisors to adopt an order to initiate the Amendment proceedings. The second step, after initiation, is for the proposed Regular Foundation Amendment to go through the entitlement process, where the project will be publicly noticed and prepared for both Planning Commission and Board of Supervisors hearings and finalized during an adoption cycle.

The Administration Element of the Riverside County General Plan and Article 2 of Ordinance No. 348 provides that three (3) findings must be made for a Regular Foundation Amendment. Additionally, five (5) findings must be made for an Entitlement/Policy Amendment. This proposed project is a request to change from one Foundation Component to another, as well as from one Land Use Designation to

another. As a result, both sets of findings must be made. There is some overlap between the Foundation and Entitlement/Policy Amendment findings, which are further described below:

- 1) **(FOUNDATION FINDING) The Foundation change is based on substantial evidence that new conditions or circumstances disclosed during the review process justify modifying the General Plan, that the modifications do not conflict with the overall Riverside County Vision, and that they would not create an internal inconsistency among the elements of the General Plan.**

New Circumstance

The project site is located within the Lake Elsinore Environs Policy Area, a flood prone area, limiting development within the 100-year flood plain (also referred to as "Special Flood Hazard Area"). However, portions of the Lake Elsinore Management Plan have been implemented, which restructures the boundaries of the lake to prevent flooding, minimize evaporation, and stabilize the water level. Furthermore, the applicant for this project has conducted preliminary grading studies, which show through importation of material, the project site could be adequately elevated above the Special Flood Hazard Area, resulting in removal from the FEMA map's potential flooding area. These ongoing flood control improvements, as well as the use of imported material to raise the grade to appropriate levels, are anticipated to shift the project site above the Special Flood Hazard Area. This new circumstance justifies a General Plan Foundation Component change.

Riverside County Vision

The Riverside County General Plan Vision Statement discusses many concepts, which are distinguished by categories and include housing, population growth, healthy communities, conservation, transportation, and several others. The Vision Statement itself is the County's blueprint for long-term, managed, and sustainable growth, but is also flexible to enable adaptation when market conditions and other external forces create opportunities. This is supported through No. 5 of the Vision Statement under the Integration section, which states the following:

- Is flexible so that it can be adjusted to accommodate future circumstances, yet provides a solid foundation of stability so that basic ingredients in the plan are not sacrificed.

The area to the north of the project site has a land use designation of Medium High Density Residential. This Foundation Component change is a proposal to change to Community Development in order to also change the land use to a matching and compatible land use of Medium High Density Residential.

This proposed General Plan Foundation Component Amendment has been reviewed in conjunction with the Vision Statement and staff has determined that the project is consistent with its policies. Specifically, No. 1 of the Population Growth portion of the Vision Statement discusses the downsides of random sprawl, focusing on where the growth and new development along existing corridors should occur. The Policy states the following:

- New growth patterns no longer reflect a pattern of random sprawl. Rather, they follow a framework or transportation and open space corridors, with concentrations of development that fit into that framework. In other words, important open space and transportation corridors define growth areas.

This project site is located northeast of Grand Avenue, the primary transportation corridor through the area. Furthermore, the site is located adjacent to existing residential development to the west, south, and east. This project will result in contributing to the managed expansion of residential

development, under a future project. It concentrates growth in a fixed area, rather than in a random, sprawling, and unrelated site. For these reasons, this project is consistent with the Riverside County Vision Statement and this General Plan Foundation Component change is justified.

Internal Consistency

The project site is located within the Lake Elsinore Environs Policy Area; however, this Foundation Component change will not result in any internal inconsistencies between the General Plan Elements, nor is it incompatible with the Policy Area. The Lake Elsinore Environs Policy Area section of the Elsinore Area Plan contains Policy ELAP 7.1, which states that following:

- The Open Space-Conservation designation within this area is based on concerns related to flooding hazards. Following adoption of this General Plan, the County of Riverside will review the most accurate flood mapping information in conjunction with the County's consistency zoning program. If property not within the 100-year flood plain is designated as Open Space-Conservation, the County will initiate a general plan amendment to an appropriate Community Development foundation component designation, or include such a change in a general plan amendment of greater scope. Such a general plan amendment shall be exempt from the eight-year limit and other procedural requirements applicable to Foundation Component amendments as described in the Administration Element. Additionally, privately-initiated amendments within this Policy Area may be exempted from the eight-year limit and other procedural requirements applicable to Foundation Component amendments provided that any area proposed for removal from the Open Space-Conservation designation is located outside the 100-year flood plain and that the proposed new designation is a Community Development Foundation Component designation. Such amendments shall be deemed Entitlement/Policy amendments and be subject to the procedural requirements applicable to that category of amendments.

The project site is currently located within the Special Flood Hazard Area, as shown on FEMA maps used by County Flood Control. However, the project applicant has conducted preliminary grading studies which demonstrate that the project site could be elevated, through material import, which would result in the site being above the Special Flood Hazard Area upon completion. Furthermore, the Lake Elsinore Management Project includes flood control measures which have been partially implemented in the area, which further reduces the potential for flooding. Once grading is completed and certified, the property owner would file for removal from the Special Flood Hazard Area through the FEMA map amendment process.

Staff has reviewed this project in conjunction with the Riverside County General Plan, and has determined that this project is in conformance with the policies and objectives of each Element. Specifically, the Population Growth portion of the Vision Statement, which states the following:

- Population growth continues and is focused where it can best be accommodated.

This proposed Foundation Component change will result in a change from Open Space to Community Development, to enable the future development of new housing. This is a logical location for new housing, as the site can adequately accommodate it and it's surrounded by other existing housing to the west, south, and east.

Lastly, Policy OS 17.3 of the Open Space Element states the following:

- Enforce the provisions of applicable MSHCP's, and implement related Riverside County policies when conducting review of possible general plan amendments and/or zoning changes, including policies regarding the handling of private and public stand alone applications for general plan amendments, lot line adjustments and zoning ordinance amendments that are not accompanied by, or associated with, an application to subdivide or other land use development application. Every stand alone application shall require an initial Habitat Evaluation and Acquisition Negotiation Process (HANS) assessment and such assessment shall be made by the Planning Department's Environmental Programs Division. Habitat assessment and species specific focused surveys shall not be required as part of this initial HANS assessment for stand alone applications but will be required when a development proposal or land use application to subsequently subdivide, grade or build on the property is submitted to the County.

The project site is located within WRCMSHCP Criteria Cell No. 5038. As a result, HANS application (No. HANS02265) was submitted to the County in September 2015, which resulted in a staff recommendation of no conservation, due to the small 1.87-Acre site having no substantive value for conservation and also having been previously disturbed. The site would not further contribute to any corridor assemblage. As a result, this Foundation Component change is justified.

2) **(ENTITLEMENT/POLICY FINDING)** *The proposed change does not involve a change in or conflict with:*

a) *The Riverside County Vision:*

As demonstrated in section 1 above, this proposed General Plan Foundation Component change is consistent with the Vision Statement of the Riverside County General Plan. In addition, this General Plan Land Use Amendment also is consistent with Vision Statement Number 12 of the Our Communities and Their Neighborhoods section, which states "Considerable protection from natural hazards such as earthquakes, fire, flooding, slope failure, and other hazardous conditions is now built into the pattern of development authorized by the General Plan." Through the results of a preliminary grading plan and the efforts achieved through implementation of the Lake Elsinore Management Plan, the project site could adequately be raised above the Special Flood Hazard Area, ensuring protection of future residential.

The County's Vision is based on values that provide the foundation for common ground that, in turn, underpin the General Plan's goals, policies, and actions. This project further the Vision Statement through the Livable Centers section of the Fundamental Values discussion of the Vision Statement, which says, "We value built environments that are concentrated in and around livable centers that have a diverse mix of uses, unique character, and easy access to a wide range of transportation choices." The area around the project site shares a variety of land uses and residential density ranges, providing for a mixture of lifestyles. This amendment will result in establishing a higher residential density for the project site enhancing the existing mixture of uses, and further contributing the area's livable center. As a result, this project demonstrates further consistency with the Riverside County Vision Statement.

b) *Any General Plan Principle; or*

The Riverside County General Plan, Appendix B: General Planning Principles, consists of seven (7) categories, including Community Development, Environmental Protection, Transportation, Community Design, Agricultural, Rural Development, and Economic Development. This project has

been reviewed in conjunction with these categories and staff has determined that the project is consistent with the planning principles contained within. Specifically, the following two principles are of note.

The first principle is within the Community Design Principles category – Community Variety, Choice And Balance, which states:

- It is the intent of the General Plan to foster variety and choice in community development, particularly in the choice and opportunity for housing in various styles, of various densities, of a wide range of prices and accommodating a range of life styles in equally diverse community settings, emphasizing compact and higher density choices.

This General Plan Land Use Amendment will result in changing the site to Medium High Density Residential (MHDR), which is a consistent land use with the properties to the north, yet different than the Medium Density Residential (MDR) to the south or Low Density Residential (LDR) to the east. This change provides another option in housing choices and meets the intent of this Policy. The second principle, within the Economic Development category – Land and Development Activity, states the following:

- Focus on availability of vacant, developable land that can accommodate a variety of economic enterprises.

The project site is currently vacant land, situated between existing developed residential properties to the east and west. Development of the site with residential under a future implementing project will be consistent with the surrounding developments and uses.

c) Any Foundation Component designation in the General Plan.

As demonstrated in the above findings, this proposed Foundation Component Amendment in conjunction with the Entitlement/Policy Amendment, does not conflict with the Riverside County Vision Statement, nor any of the General Plan principles. This Amendment will result in a logical land use conversion to residential, which is compatible with the other existing residential development in the area.

3) **(ENTITLEMENT/POLICY FINDING)** The proposed amendment would either contribute to the achievement of the purposes of the General Plan or, at a minimum, would not be detrimental to them.

One of the primary goals of the Riverside County General Plan is to enable orderly and managed growth throughout the County. Policy LU 2.1 of the General Plan Land Use Element states, "Provide for a broad range of land uses, intensities, and densities, including a range of residential, commercial, business, industry, open space, recreation, and public facilities uses." This General Plan Amendment will result in a logical extension of the existing Medium High Density Residential properties to the north of the project. However, the properties to the south have a Land use Designation of Medium Density Residential (MDR) and properties to the east have a Low Density Residential (LDR) land use designation. This change in the site's land use will further the General Plan's goals by encouraging higher density, while still maintaining the overall land use diversity in the surrounding community.

Furthermore, Policy LU 7.1 of the General Plan Land Use Element states, "Accommodate the development of a balance of land uses that maintain and enhance the County's fiscal viability, economic diversity, and environmental integrity." This proposed amendment will enable the site to be developed at a higher residential density, providing for a greater choice of residential products in the area. The amendment is a reasonable change and contributes to the purposes of the General plan, as discussed.

4) (ENTITLEMENT/POLICY FINDING) *Special circumstances or conditions have emerged that were unanticipated in preparing the General Plan.*

As stated in the above findings, portions of the Lake Elsinore Management Plan have been implemented, which restructures the boundaries of the lake to prevent flooding, minimize evaporation, and stabilize the water level. This plan implementation coupled the applicant's ability to raise the site above the Special Flood Hazard Area, as shown through a preliminary grading plan, represents a new circumstance justifying this General Plan Amendment.

SUMMARY OF FINDINGS:

- | | |
|---|--|
| 1. Existing Foundation General Plan Land Use (Ex #6): | Open Space (OS) |
| 2. Proposed Foundation General Plan Land Use (Ex #6): | Community Development (CD) |
| 3. Existing General Plan Land Use (Ex #6): | Conservation (C) |
| 4. Proposed General Plan Land Use (Ex #6): | Medium High Density Residential (MHDR) (5-8 DU/AC) |
| 5. Surrounding General Plan Land Use (Ex #6): | Medium High Density Residential (MHDR) to the north and west, Medium Density Residential (MDR) to the south, and Conservation (C) to the east. |
| 3. Existing Zoning (Ex #2): | Watercourse Watershed & Conservation Areas (W-1) |
| 4. Surrounding Zoning (Ex #2): | R-D (Regulated Development Areas) to the north and west, R-3 (General Residential) to the south, and W-1 (Watercourse Watershed & Conservation Areas) to the east. |
| 5. Existing Land Use (Ex #1): | Vacant Land |
| 6. Surrounding Land Use (Ex #1): | Vacant Land and Single-Family Residential. |
| 7. Project Size (Ex #1): | Total Acreage: 1.87 Acres |
| 8. Environmental Concerns: | See Environmental Assessment File No. EA41815 |

RECOMMENDATIONS:

ADOPT PLANNING COMMISSION RESOLUTION No. 2015-027 recommending adoption of General Plan Amendment File No. GPA00985 to the Riverside County Board of Supervisors;

THE PLANNING STAFF RECOMMENDS THAT THE PLANNING COMMISSION RECOMMEND THE FOLLOWING ACTIONS TO THE BOARD OF SUPERVISORS:

ADOPT a NEGATIVE DECLARATION for **ENVIRONMENTAL ASSESSMENT NO. 41815**, based on the findings incorporated in the initial study and the conclusion that the project will not have a significant effect on the environment; and,

TENTATIVELY APPROVE GENERAL PLAN AMENDMENT NO. 985 to amend the project site's General Plan Foundation Component from Open Space (OS) to Community Development (CD) and amending its Land Use Designation from Conservation (C) to Medium High Density Residential (MHDR) (5-8 DU/AC) in accordance with the Proposed General Plan Land Use Exhibit #6; based on the findings and conclusions incorporated in the staff report; and, pending final adoption of the General Plan Amendment Resolution by the Board of Supervisors.

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 has a General Plan Land Use of Open Space: Open Space-Conservation (OS:C) and is located within the Elsinore Area Plan.
2. The project site is surrounded by properties which have a General Plan Land Use of Medium High Density Residential (MHDR) to the north and west, Medium Density Residential (MDR) to the south, and Conservation (C) to the east.
3. This Regular Foundation Amendment and Entitlement/Policy Amendment will result in a Land Use change to Community Development: Medium High Density Residential (CD:MHDR) (5-8 DU/AC).
4. As provided in this staff report, this project is consistent with both the Administrative Element of the Riverside County General Plan and Sections 2.4 and 2.5 of Ordinance No. 348.
5. As provided in this staff report, this project is in conformance with each of the Riverside County General Plan Elements and will not create an internal inconsistency with them.
6. As provided in this staff report, this project does not conflict with nor does it require any changes to the Riverside County Vision Statement.
7. As provided in this staff report, this project is consistent with the planning principles in Appendix B of the Riverside County General Plan.
8. Policy LU 2.1 of the General Plan Land Use Element states, "Provide for a broad range of land uses, intensities, and densities, including a range of residential, commercial, business, industry, open space, recreation, and public facilities uses." This General Plan Amendment will result in a logical extension of the existing Medium High Density Residential properties to the north of the project. However, the properties to the south have a Land use Designation of Medium Density Residential (MDR) and properties to the east have a Low Density Residential (LDR) land use designation. This change in the site's land use will further the General Plan's goals by encouraging higher density, while still maintaining the overall land use diversity in the surrounding community.
9. Policy LU 7.1 of the General Plan Land Use Element states, "Accommodate the development of a balance of land uses that maintain and enhance the County's fiscal viability, economic diversity,

and environmental integrity.” This proposed amendment will enable the site to be developed at a higher residential density, providing for a greater choice of residential products in the area. The amendment is a reasonable change and contributes to the purposes of the General plan, as discussed.

10. Portions of the Lake Elsinore Management Plan have been implemented, which restructures the boundaries of the lake to prevent flooding, minimize evaporation, and stabilize the water level. This plan implementation coupled the applicant’s ability to raise the site above the Special Flood Hazard area, as shown through a preliminary grading plan, represents a new circumstance justifying this General Plan Amendment.
11. The project site has an existing zoning classification of W-1 (Watercourse Watershed & Conservation Areas).
12. The project site is surrounded by properties which have a zoning classification of R-D (Regulated Development Areas) to the north and west, R-3 (General Residential) to the south, and W-1 (Watercourse Watershed & Conservation Areas) to the east.
13. The project site is surrounded by both vacant land and other single-family residential.
14. The project site is located within WRCMSHCP Criteria Area Cell 5038. HANS application No. HANS02265 was submitted to the County in September 2015 which did not recommend any portion of the project site for conservation.
15. This project has been noticed pursuant to SB 18 and AB 52 requirements.
16. Environmental Assessment No. 41815 identified no potentially significant impacts, and resulted in a Negative Declaration of environmental effects.

CONCLUSIONS:

1. The proposed project is in conformance with the Community Development: Medium High Density Residential (CD:MHDR) (5-8 DU/AC) Land Use Designation, and with all other elements of the Riverside County General Plan.
2. This proposed General Plan Amendment will result in an inconsistency with the underlying zoning classification. As a result, a Change of Zone will be required prior to approval of an implementing project.
3. The public’s health, safety, and general welfare are protected through project design.
4. The proposed project is compatible with the present and future logical development of the area.
5. The proposed project will not have a significant effect on the environment.
6. The proposed project will not preclude reserve design for the 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. The boundaries of a City; or
 - b. An Airport Influence Area ("AIA"); or
 - c. A County Service Area ("CSA"); or
 - d. A Wildfire Hazard Zone; or
 - e. A State Responsibility Area.

3. The project site **is** located within:
 - a. The City of Lake Elsinore's Sphere of Influence; and
 - b. "Very High" and "Very Low" liquefaction areas; and
 - c. A Special Flood Hazard Area, an Area Drainage Plan, or Dam Inundation Area; and
 - d. A Criteria Cell of the WRCMSHCP.

4. The project site is currently designated as Assessor's Parcel Number: 371-150-009.

2
3 **RESOLUTION NO. 2015-027**
4 **RECOMMENDING ADOPTION OF**
5 **GENERAL PLAN AMENDMENT NO. 985**
6

7 **WHEREAS**, pursuant to the provisions of Government Code Section(s) 65350/65450 et. seq.,
8 public hearings were held before the Riverside County Planning Commission in Riverside, California on
9 December 2, 2015, to consider the above-referenced matter; and,

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

15
16 **WHEREAS**, the matter was discussed fully with testimony and documentation presented by the
17 public and affected government agencies; now, therefore,

18 **BE IT RESOLVED, FOUND, DETERMINED, AND ORDERED** by the Planning
19 Commission of the County of Riverside, in regular session assembled on December 2, 2015, that it has
20 reviewed and considered the environmental document prepared or relied on and recommends the
21 following based on the staff report and the findings and conclusions stated therein:
22

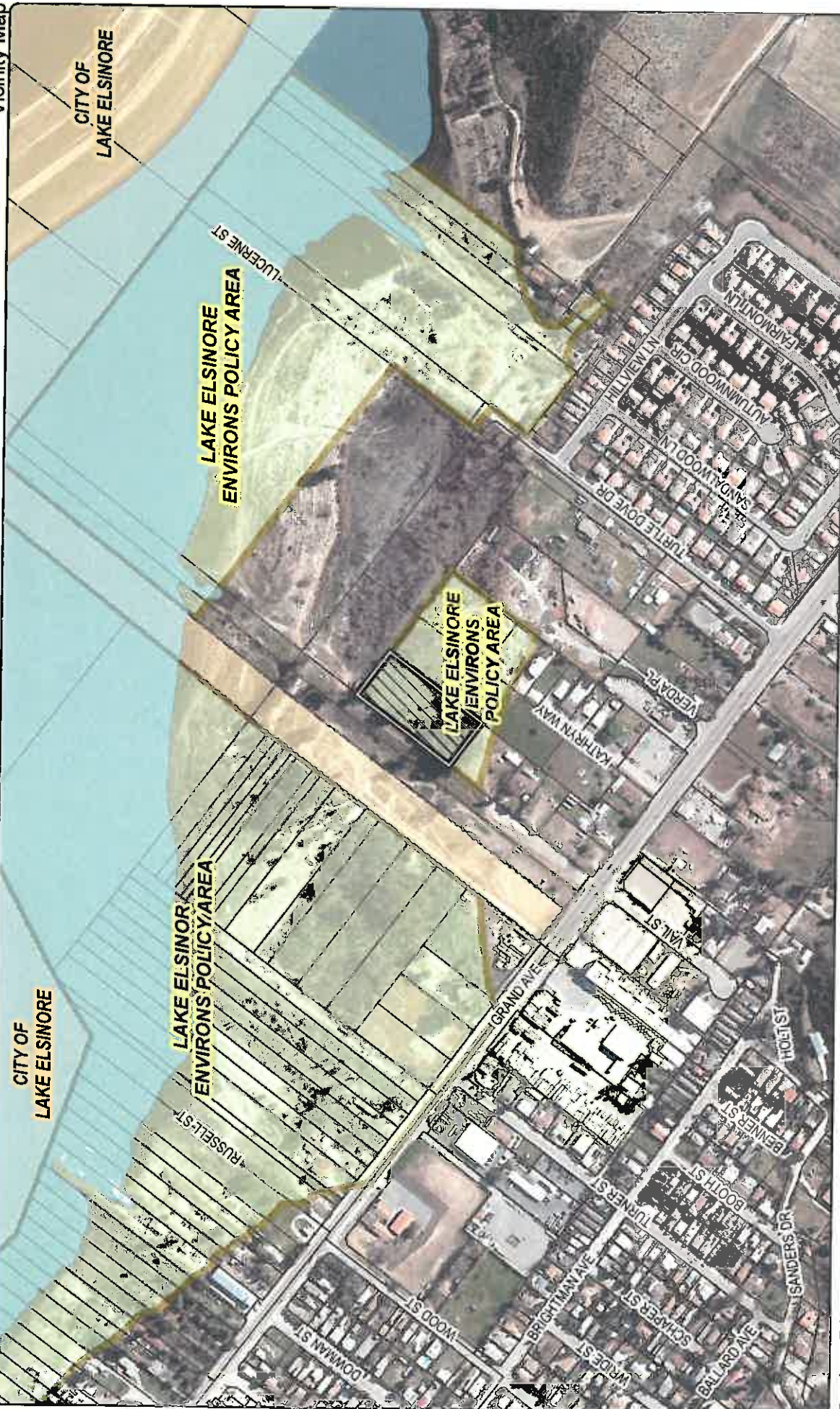
23 **ADOPTION** of the Negative Declaration environmental document, Environmental Assessment
24 File No. 41815; and

25 **ADOPTION** of General Plan Amendment No. 985
26
27
28

RIVERSIDE COUNTY PLANNING DEPARTMENT
GPA00985
VICINITY/POLICY AREAS

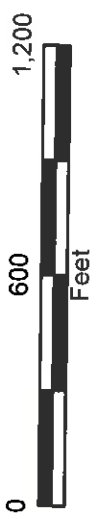
Supervisor Jeffries
 District 1

Date Drawn: 10/28/2011
 Vicinity Map



Zoning District: Lakeland Village

Author: S. Spadafora



DISCLAIMER: On October 7, 2010, the County of Riverside adopted a new County Planning Code and land use designations for unincorporated Riverside County. This map is a vicinity map for the proposed zoning map. It is not a zoning map. For more information, please contact the Planning Department offices at Riverside - (951) 955-3376 (West County) or in Palm Desert at (951) 855-5277 (East County) or Website: <http://www.rivplanning.com>

RIVERSIDE COUNTY PLANNING DEPARTMENT

GPA00985

LAND USE

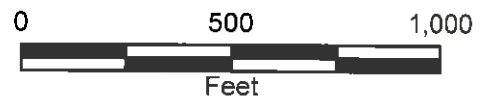
Supervisor Jeffries
District 1

Date Drawn: 10/28/2015
Exhibit 1



Zoning District: Lakeland Village

Author: S. Spadafora



DISCLAIMER: On October 7, 2003, the County of Riverside adopted a new General Plan providing new land use designations for unincorporated Riverside County parcels. The new General Plan may contain different type of land use than is provided for under existing zoning. For further information, please contact the Riverside County Planning Department offices in Riverside at (951)955-3200 (Western County) or in Palm Desert at (760)863-8277 (Eastern County) or Website <http://planning.retina.org>

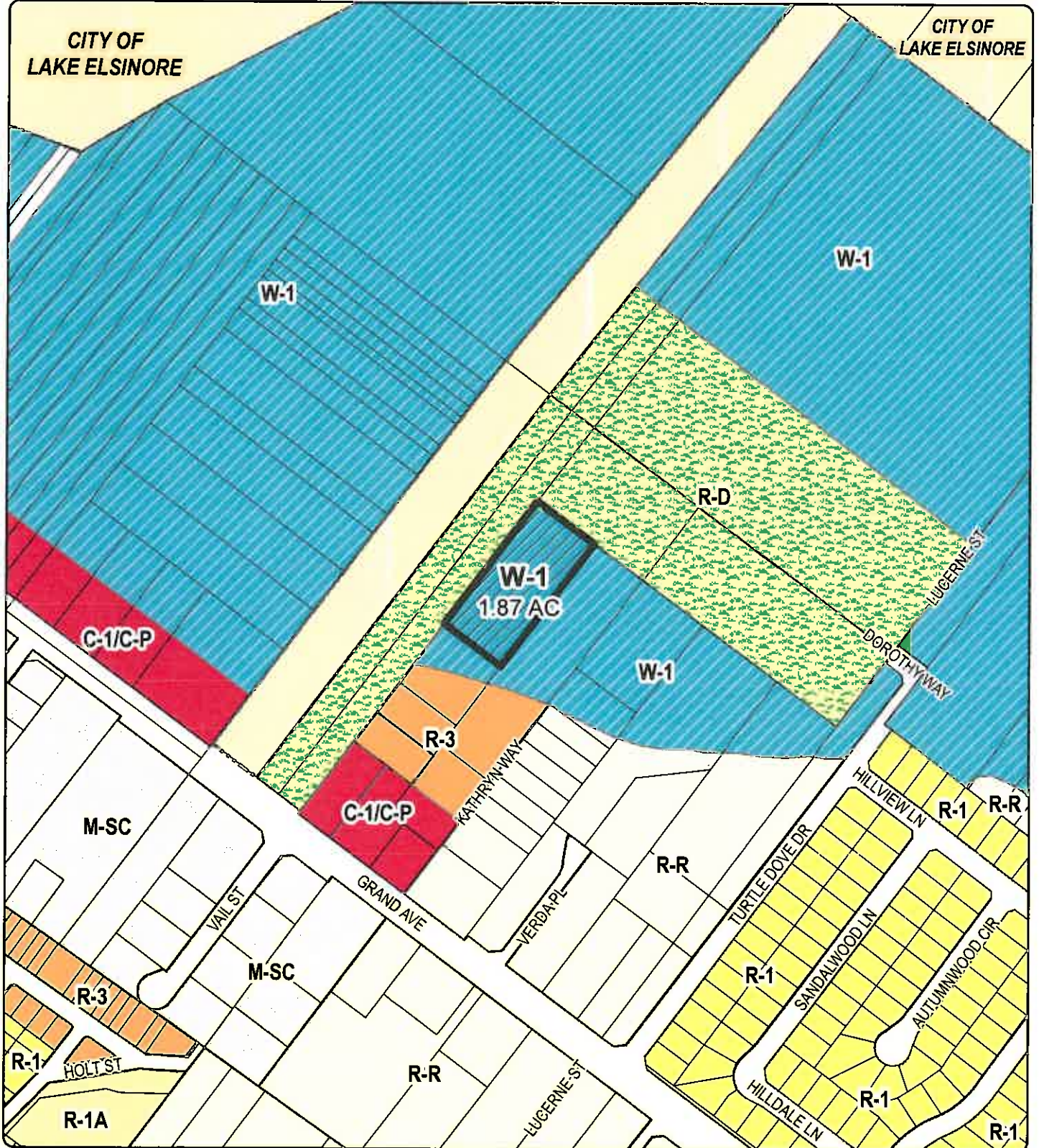
RIVERSIDE COUNTY PLANNING DEPARTMENT

GPA00985

EXISTING ZONING

Supervisor Jeffries
District 1

Date Drawn: 10/28/2015
Exhibit 2



Zoning District: Lakeland Village

Author: S. Spadafora



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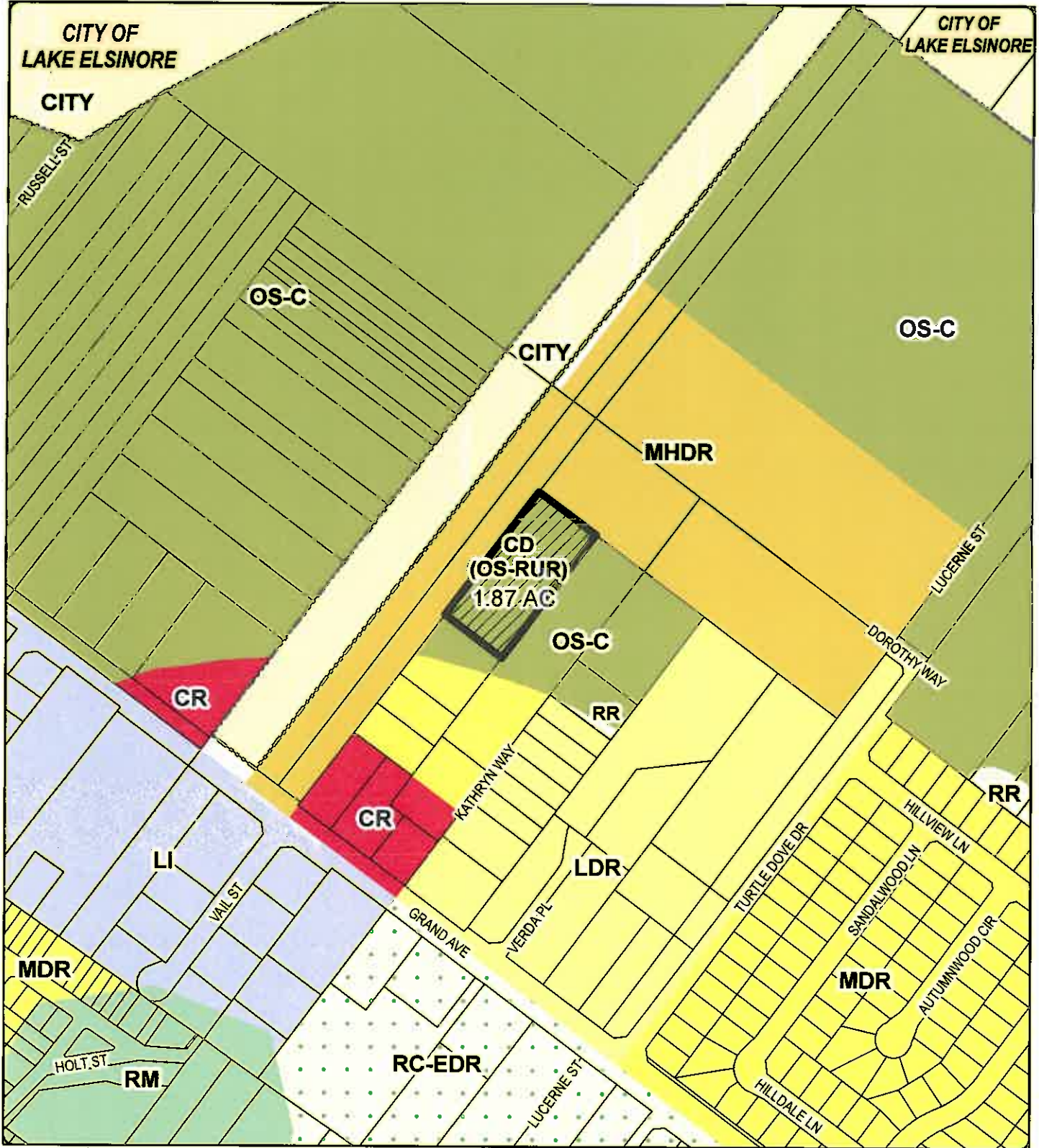
RIVERSIDE COUNTY PLANNING DEPARTMENT

GPA00985

PROPOSED GENERAL PLAN

Supervisor Jeffries
District 1

Date Drawn: 10/28/2015
Exhibit 6



Zoning District: Lakeland Village

Author: S. Spadafora



DISCLAIMER: On October 7, 2003, the County of Riverside adopted a new General Plan providing new land use designations for unincorporated Riverside County parcels. The new General Plan may contain different type of land use than is provided for under existing zoning. For further information, please contact the Riverside County Planning Department offices in Riverside at (951)955-3200 (Western County) or in Palm Desert at (760)863-8277 (Eastern County) or Website <http://planning.redima.org>

COUNTY OF RIVERSIDE

ENVIRONMENTAL ASSESSMENT FORM: INITIAL STUDY

Environmental Assessment No.: 41815
Project Case: General Plan Amendment No. 985
Lead Agency Name: County of Riverside Planning Department
Lead Agency Address: P. O. Box 1409, Riverside, CA 92502
Lead Agency Contact Person: John Earle Hildebrand III
Lead Agency Telephone Number: (951) 955-1888
Applicant's Name: Bob Taghdiri
Applicant's Address: 3112 Bostonian Drive, Los Alamitos, CA 90720
Applicant's Telephone Number: (562) 596-9125

I. PROJECT INFORMATION

A. Project Description:

Proposal to amend the project site's General Plan Foundation Component from Open Space (OS) to Community Development (CD) and amend its Land Use Designation from Conservation (C) to Medium High Density Residential (MHDR) (5-8 DU/AC) on one parcel, totaling 1.87 acres.

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

C. Total Project Area: 1.87 Acres

D. Assessor's Parcel No.: 371-150-009

E. Street References: West of Lucerne Street, north of Grand Avenue, East of Russell Street, and South of Como Street.

F. Section, Township, and Range Description: Section 19, Township 6 South, Range 4 West

G. Brief description of the existing environmental setting of the project site and its surroundings: The project site is vacant land and is surrounded by a combination of other vacant land and single-family detached dwelling units.

II. APPLICABLE GENERAL PLAN AND ZONING REGULATIONS

A. General Plan Elements/Policies:

- 1. Land Use:** This project includes a General Plan Amendment only. There is no development plan associated with this project. This project will result in an amendment to the Riverside County General Plan foundation component and the General Plan land use designation in order to support future development. As a result, this project is consistent with the provisions of the Land Use Element.
- 2. Circulation:** The project is consistent with the provisions 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.
 8. **Healthy Communities:** The project is consistent with the policies of the Air Quality Element.
- B. General Plan Area Plan:** Elsinore
- C. General Plan Foundation Component (Existing):** Open Space (OS)
- D. General Plan Land Use Designation (Existing):** Conservation (C)
- E. General Plan Foundation Component (Proposed):** Community Development (CD)
- F. General Plan Land Use Designation (Proposed):** Medium High Density Residential (MHDR) (5-8 DU/AC)
- G. Overlays:** N/A
- H. Policy Area:** Lake Elsinore Environs
- I. Adjacent and Surrounding:**
1. **Area Plan:** Elsinore to the north, south, east, and west.
 2. **Foundation Component(s):** Community Development to the north and west, and south and Open Space to the east.
 3. **Land Use Designation(s):** Medium High Density Residential (MHDR) to the north and west, Medium Density Residential (MDR) to the south, and Conservation (C) to the east.
 4. **Overlay(s), if any:** N/A
 5. **Policy Area(s), if any:** Lake Elsinore Environs
- J. 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
- K. Zoning (Existing):** W-1 (Watercourse Watershed & Conservation Areas)
- L. Zoning (Proposed):** N/A
- M. Adjacent and Surrounding Zoning:** R-D (Regulated Development Areas) to the north and west, R-3 (General Residential) to the south, and W-1 (Watercourse Watershed & Conservation Areas) to the east.

III. ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED

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

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

IV. DETERMINATION

On the basis of this initial evaluation:

A PREVIOUS ENVIRONMENTAL IMPACT REPORT/NEGATIVE DECLARATION WAS NOT PREPARED

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

11/02/2015

Date

John Earle Hildebrand III, *Project Planner*
Printed Name

For: Steve Weiss, AICP – *Planning Director*

V. ENVIRONMENTAL ISSUES ASSESSMENT

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

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

Source: Riverside County General Plan Figure 9 in The Elsinore Area Plan – “Scenic Highways”

Findings of Fact:

a-b) Pursuant to the Riverside County General Plan Figure 9 in The Elsinore Area Plan – “Scenic Highways” exhibit, the project site is not located along any designated scenic highway corridors. The closest designated Scenic Highway Corridor is along State Highway 74, over two miles away from the project site. As a result, there will be no impacts.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

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

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

Findings of Fact:

a) The project site is located within Zone B of the Palomar Nighttime Lighting Policy Area pursuant to Figure 6 in The Elsinore Area Plan section of the General Plan. Development of the site could result in

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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the implementation of more lighting at build-out. Lighting requirements and any subsequent restrictions will be reviewed in conjunction with a future implementing project's lighting plan.

This is a programmatic level CEQA analysis. At this stage, the project does not provide the opportunity for physical disturbance of the site, as there is no associated development project. This project will result in amending the site's General Plan Foundation Component and its General Plan Land Use Designation, which could eventually lead to development on the property. Should a development proposal or land use application for subdividing, grading, or construction of the site be submitted, a subsequent Environmental Analysis shall be prepared, to assess the potential impacts. As a result, impacts associated with this project are considered less than significant.

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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Expose residential property to unacceptable light levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source: On-site Inspection, Project Application Description

Findings of Fact:

a-b) Development of the site under a future implementing project, will result in more lighting at the site during time of build-out. Lighting requirements and any subsequent restrictions will be reviewed in conjunction with a future implementing project's lighting plan

This is a programmatic level CEQA analysis. At this stage, the project does not provide the opportunity for physical disturbance of the site, as there is no associated development project. This project will result in amending the site's General Plan Foundation Component and its General Plan Land Use Designation, which could eventually lead to development on the property. Should a development proposal or land use application for subdividing, grading, or construction of the site be submitted, a subsequent Environmental Analysis shall be prepared, to assess the potential impacts. As a result, impacts associated with this project are considered less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

AGRICULTURE & FOREST RESOURCES Would the project

4. Agriculture	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland) as shown on the maps prepared pursuant to the Farmland Mapping and				

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

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

Findings of Fact:

a) The proposed project is located within an area of designated "other lands" in the General Plan. 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 imposed on the site, and neither the zoning nor the land use designations are Agriculture. There are no impacts.

c-d) The properties surrounding the project site have a mixture of commercial and residential zoning. There are no impacts.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

5. Forest	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
a) Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Govt. Code section 51104(g))?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Result in the loss of forest land or conversion of forest land to non-forest use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of forest land to non-forest use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Riverside County General Plan Figure OS-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) Pursuant to the Riverside County General Plan Figure OS-3 "Parks, Forests, and Recreation Areas" exhibit, the project site is not located within any designated forest land area. There will be no impacts.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

AIR QUALITY Would the project

6. Air Quality Impacts

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

Source: SCAQMD CEQA Air Quality Handbook

Findings of Fact:

a-f) The proposed Land Use change could result in a net increase in population and/or vehicle trips at build out, based upon the proposed change. However, the amount of the increase is too speculative to provide a detailed analysis at this time. Given the relatively small size of the project site (1.87-Acres in area), development of the site would not substantially contribute to negative air quality impacts in the region. Additionally, there are no point source emitters within one mile of the project site.

This is a programmatic level CEQA analysis. At this stage, the project does not provide the opportunity for physical disturbance of the site, as there is no associated development project. This project will result in amending the site's General Plan Foundation Component and its General Plan Land Use Designation, which could eventually lead to development on the property. Should a development proposal or land use application for subdividing, grading, or construction of the site be submitted, a subsequent Environmental Analysis shall be prepared, to assess the potential impacts. As a result, impacts associated with this project 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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Have a substantial adverse effect, either directly or through habitat modifications, on any endangered, or threatened species, as listed in Title 14 of the California Code of Regulations (Sections 670.2 or 670.5) or in Title 50, Code of Federal Regulations (Sections 17.11 or 17.12)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U. S. Wildlife Service?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Game or U. S. Fish and Wildlife Service?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f) Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
g) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

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

Findings of Fact:

a-g) County mapping shows the site is located within in a Multiple Species Habitat Conservation Plan ("MSHCP") Criteria Cell (Cell No. 5038). The majority of the project site falls within the Cell; whereby, conservation is focused on grassland and connecting to grassland habitat proposed for conservation in the adjacent Cell No. 5036 to the east. Conservation within this Cell will range from 35% to 45% of the Cell focusing in the eastern central portion. A Habitat Acquisition and Negotiation Strategy ("HANS") application (No. HANS02265) was submitted to the County in September 2015 which did not recommend any portion of the project site for conservation. Additional biological review may be

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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required at the time of an implementing project submittal. The need for additional biological studies will be determined at that time.

This is a programmatic level CEQA analysis. At this stage, the project does not provide the opportunity for physical disturbance of the site, as there is no associated development project. This project will result in amending the site's General Plan Foundation Component and its General Plan Land Use Designation, which could eventually lead to development on the property. Should a development proposal or land use application for subdividing, grading, or construction of the site be submitted, a subsequent Environmental Analysis shall be prepared, to assess the potential impacts. As a result, impacts associated with this project are considered less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

CULTURAL RESOURCES Would the project

8. Historic Resources

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

Source: On-site Inspection, Project Application Materials

Findings of Fact:

a-b) There are no known historic features located on the project site. Furthermore, portions of the project site have been previously disturbed. The necessity for additional historic resource studies will be determined at the time of an implementing project.

This is a programmatic level CEQA analysis. At this stage, the project does not provide the opportunity for physical disturbance of the site, as there is no associated development project. This project will result in amending the site's General Plan Foundation Component and its General Plan Land Use Designation, which could eventually lead to development on the property. Should a development proposal or land use application for subdividing, grading, or construction of the site be submitted, a subsequent Environmental Analysis shall be prepared, to assess the potential impacts. As a result, impacts associated with this project are considered less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

9. Archaeological Resources

a) Alter or destroy an archaeological site.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to California Code of Regulations,	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
Section 15064.5?				
c) Disturb any human remains, including those interred outside of formal cemeteries?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Restrict existing religious or sacred uses within the potential impact area?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Cause a substantial adverse change in the significance of a tribal cultural resource as defined in Public Resources Code 21074?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source: On-site Inspection, Project Application Materials

Findings of Fact:

a-e) Pursuant to SB 18 requirements, Riverside County staff previously requested a list from the Native American Heritage Commission (“NAHC”) of Native American Tribes whose historical extent includes the project site. Consultation request notices were sent to each of the Tribes on the list on May 21, 2015. SB 18 provides for a 90-day review period in which all noticed Tribes may request consultation regarding the proposed project. County staff received no consultation requests for this project during the 90-day review period.

AB 52 became effective on July 1, 2015. In compliance with AB 52, separate notices regarding this project were mailed to all requesting Tribes on September 10, 2015. AB 52 provides for a 30-day review period in which all noticed Tribes may request consultation regarding the proposed project. County staff received notification from the Pechanga Tribe within the 30-day period, requesting to initiate consultation on this project. County staff discussed this project with the Pechanga Tribe on October 10, 2015, explaining that the project scope includes a legislative action only. There is no accompanying implementing project and it will result in no physical disturbance of the site. The Pechanga Tribe concluded that this project could move forward with no additional consultation, provided they are again noticed during the time of any future implementing project. In accordance with this request and in compliance with AB 52, County staff will notice the Pechanga tribe, as well as all other requesting Tribes, at the time a project is submitted.

This is a programmatic level CEQA analysis. At this stage, the project does not provide the opportunity for physical disturbance of the site, as there is no associated development project. This project will result in amending the site’s General Plan Foundation Component and its General Plan Land Use Designation, which could eventually lead to development on the property. Should a development proposal or land use application for subdividing, grading, or construction of the site be submitted, a subsequent Environmental Analysis shall be prepared, to assess the potential impacts. As a result, impacts associated with this project are considered less than significant.

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?

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Source: Riverside County General Plan Figure OS-8 "Paleontological Sensitivity"

Findings of Fact:

a) Pursuant to the Riverside County General Plan, Figure OS-8, the project site is located within an area of "Undetermined Paleontological Sensitivity". However, prior to site disturbance and during the time of an implementing project, further analysis through the preparation of a Biological Study and Cultural Resource Study may be required. The necessity for these additional studies will be determined at that time.

This is a programmatic level CEQA analysis. At this stage, the project does not provide the opportunity for physical disturbance of the site, as there is no associated development project. This project will result in amending the site's General Plan Foundation Component and its General Plan Land Use Designation, which could eventually lead to development on the property. Should a development proposal or land use application for subdividing, grading, or construction of the site be submitted, a subsequent Environmental Analysis shall be prepared, to assess the potential impacts. As a result, impacts associated with this project are considered less than significant.

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	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
a) Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Be subject to rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

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

Findings of Fact:

a-b) Pursuant to the Riverside County General Plan Figure S-2 "Earthquake Fault Study Zones" map, the project site is located within a half mile of the Wildomar Fault. At this time, this project includes a General Plan Amendment only. As a result, no people or structures will be exposed to adverse effects associated with the fault zones. Additionally, any future development will be required to comply with the California Building Code, as it relates to development within proximity of a fault zone.

This is a programmatic level CEQA analysis. At this stage, the project does not provide the opportunity for physical disturbance of the site, as there is no associated development project. This project will result in amending the site's General Plan Foundation Component and its General Plan Land Use Designation, which could eventually lead to development on the property. Should a

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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development proposal or land use application for subdividing, grading, or construction of the site be submitted, a subsequent Environmental Analysis shall be prepared, to assess the potential impacts. As a result, impacts associated with this project are considered less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

12. Liquefaction Potential Zone

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

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

Findings of Fact:

a) Pursuant to the Riverside County General Plan Figure S-3 "Generalized Liquefaction", the project site is mapped as an area of "Very High" and "Very Low" liquefaction potential. At this time, this project includes a General Plan Amendment only. As a result, no people or structures will be exposed to adverse effects associated with liquefaction. Additionally, any future development will be required to comply with the California Building Code, as it relates to development within an area that has been identified as a high liquefaction potential.

This is a programmatic level CEQA analysis. At this stage, the project does not provide the opportunity for physical disturbance of the site, as there is no associated development project. This project will result in amending the site's General Plan Foundation Component and its General Plan Land Use Designation, which could eventually lead to development on the property. Should a development proposal or land use application for subdividing, grading, or construction of the site be submitted, a subsequent Environmental Analysis shall be prepared, to assess the potential impacts. As a result, impacts associated with this project are considered less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

13. Ground-shaking Zone

a) Be subject to strong seismic ground shaking?

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

Findings of Fact:

a) Every project in California has some degree of potential exposure to significant ground shaking. This is a programmatic level CEQA analysis. At this stage, the project does not provide the opportunity for physical disturbance of the site, as there is no associated development project. This project will result in amending the site's General Plan Foundation Component and its General Plan

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Land Use Designation, which could eventually lead to development on the property. Should a development proposal or land use application for subdividing, grading, or construction of the site be submitted, a subsequent Environmental Analysis shall be prepared, to assess the 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. As a result, there will be no 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?

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 upon the Riverside County General Plan Figure S-5 "Regions Underlain by Steep Slope" exhibit; there are no steep slopes that could potentially result in landslides. There will be no impacts.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

15. Ground Subsidence

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

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

Findings of Fact:

a) Pursuant to the Riverside County General Plan Figure S-7 "Documented Subsidence Areas Map" exhibit, the project site is located within an area susceptible to subsidence.

This is a programmatic level CEQA analysis. At this stage, the project does not provide the opportunity for physical disturbance of the site, as there is no associated development project. This project will result in amending the site's General Plan foundation component, which could eventually lead to development on the property. Should a development proposal or land use application for subdividing, grading, or construction of the site be submitted, a subsequent Environmental Analysis shall be prepared, to assess the potential impacts. This will include adherence to the California

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Building code, Title 24, which will mitigate to some degree, the potential for ground shaking impacts. As a result, impacts will be less than significant.

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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Source: On-site Inspection, Project Application Materials, Riverside County Flood Control and Water Conservation District (Flood Control) Review

Findings of Fact:

a) The project is located within a 100-year flood plain. The Riverside County Flood Control and Water Conservation District (Flood Control) performed a preliminary review of the site regarding the feasibility of flood proofing any development of the site with respect to the water level of Lake Elsinore. According to County Flood Control, the project site could be adequately protected from flooding through importation of material and design of the site. Detailed review of grading plans and site design will be reviewed at the time an implementing project is submitted. Appropriate mitigation pursuant to site construction and operations will be imposed at that time.

This is a programmatic level CEQA analysis. At this stage, the project does not provide the opportunity for physical disturbance of the site, as there is no associated development project. This project will result in amending the site's General Plan Foundation Component and its General Plan Land Use Designation, which could eventually lead to development on the property. Should a development proposal or land use application for subdividing, grading, or construction of the site be submitted, a subsequent Environmental Analysis shall be prepared, to assess the potential impacts. As a result, impacts associated with this project are considered less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

17. Slopes

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

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

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

a-c) The project site is generally flat and based upon the Riverside County General Plan Figure S-5 "Regions Underlain by Steep Slope" exhibit, there are no steep slopes that could potentially result in landslides. As a result, there will be no impacts.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

18. Soils

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

Source: Project Application Materials, On-site Inspection

Findings of Fact:

a-c) This is a programmatic level CEQA analysis. At this stage, the project does not provide the opportunity for physical disturbance of the site, as there is no associated development project. This project will result in amending the site's General Plan Foundation Component and its General Plan Land Use Designation, which could eventually lead to development on the property. Should a development proposal or land use application for subdividing, grading, or construction of the site be submitted, a subsequent Environmental Analysis shall be prepared, to assess the potential impacts. As a result, there will be no 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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Result in any increase in water erosion either on or off site?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Project Application Materials, On-site Inspection

Findings of Fact:

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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a-b) This is a programmatic level CEQA analysis. At this stage, the project does not provide the opportunity for physical disturbance of the site, as there is no associated development project. This project will result in amending the site's General Plan Foundation Component and its General Plan Land Use Designation, which could eventually lead to development on the property. Should a development proposal or land use application for subdividing, grading, or construction of the site be submitted, a subsequent Environmental Analysis shall be prepared, to assess the potential impacts. As a result, there will be no impacts.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

20. Wind Erosion and Blowsand from project either on or off site.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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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) Pursuant to the Riverside County General Plan Figure S-8 "Wind Erosion Susceptibility Map" exhibit, the project site is located within an area of "Moderate" wind erosion.

This is a programmatic level CEQA analysis. At this stage, the project does not provide the opportunity for physical disturbance of the site, as there is no associated development project. This project will result in amending the site's General Plan Foundation Component and its General Plan Land Use Designation, which could eventually lead to development on the property. Should a development proposal or land use application for subdividing, grading, or construction of the site be submitted, a subsequent Environmental Analysis shall be prepared, to assess the potential impacts. As a result, there will be no impacts related to this project.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

GREENHOUSE GAS EMISSIONS Would the project

21. Greenhouse Gas Emissions	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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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:

a-b) This is a programmatic level CEQA analysis. At this stage, the project does not provide the opportunity for physical disturbance of the site, as there is no associated development project. This project will result in amending the site's General Plan Foundation Component and its General Plan Land Use Designation, which could eventually lead to development on the property. Should a development proposal or land use application for subdividing, grading, or construction of the site be submitted, a subsequent Environmental Analysis shall be prepared, to assess the potential impacts. Additionally, any future implementing project on this site will be required to comply with California's AB-32 greenhouse gas reduction requirements as well as Riverside County's Climate action Plan. Many of the identified potential mitigation measures resulting from GHG impacts are implemented during the construction phase of the project. As a result, impacts associated with this project are considered less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

HAZARDS AND HAZARDOUS MATERIALS Would the project

22. Hazards and Hazardous Materials

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

Source: Project Application Materials

Findings of Fact:

a-b, d-e) This is a programmatic level CEQA analysis. At this stage, the project does not provide the opportunity for physical disturbance of the site, as there is no associated development project. This project will result in amending the site's General Plan Foundation Component and its General Plan Land Use Designation, which could eventually lead to development on the property. Should a

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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development proposal or land use application for subdividing, grading, or construction of the site be submitted, a subsequent Environmental Analysis shall be prepared, to assess the potential impacts. As a result, there will be no 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 could result in an overburdening of streets previously identified as evacuation routes for other projects. However, the Transportation Department will require any future development proposals on the site, to add mitigation to those projects to ensure the streets will accommodate adequate emergency provisions. As a result, impacts associated with this project are considered less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

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

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

Findings of Fact:

a-d) Pursuant to the Riverside County General Plan Figure S-19 "Airport Locations" exhibit, the project site is not located within an Airport Influence Area or Compatibility Zone and therefore, does not require review by the Airport Land Use Commission ("ALUC"). There will be no impacts.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

24. Hazardous Fire Area	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Source: Riverside County General Plan Figure S-11 "Wildfire Susceptibility," GIS database

Findings of Fact:

a) Pursuant to the Riverside County General Plan Figure S-11 "Wildfire Susceptibility: exhibit, the project is not located within a Wildfire Susceptibility Area. There will be no impacts.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

HYDROLOGY AND WATER QUALITY Would the project

25. Water Quality Impacts

a) Substantially alter the existing drainage pattern of the site or area, including the alteration of the course of a stream or river, in a manner that would result in substantial erosion or siltation on- or off-site?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Violate any water quality standards or waste discharge requirements?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Create or contribute runoff water that would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Place housing within a 100-year flood hazard area, as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f) Place within a 100-year flood hazard area structures which would impede or redirect flood flows?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g) Otherwise substantially degrade water quality?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
h) Include new or retrofitted stormwater Treatment Control Best Management Practices (BMPs) (e.g. water quality treatment basins, constructed treatment wetlands), the operation of which could result in significant environmental effects (e.g. increased vectors or odors)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Riverside County Flood Control District Review.

Findings of Fact:

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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a-h) The project is located within a 100-year flood plain. The Riverside County Flood Control and Water Conservation District (Flood Control) performed a preliminary review of the site regarding the feasibility of flood proofing any development of the site with respect to the water level of Lake Elsinore. According to County Flood Control, the project site could be adequately protected from flooding through importation of material and design of the site. Detailed review of grading plans and site design will be reviewed at the time an implementing project is submitted. Appropriate mitigation pursuant to site construction and operations will be imposed at that time.

This is a programmatic level CEQA analysis. At this stage, the project does not provide the opportunity for physical disturbance of the site, as there is no associated development project. This project will result in amending the site's General Plan Foundation Component and its General Plan Land Use Designation, which could eventually lead to development on the property. Should a development proposal or land use application for subdividing, grading, or construction of the site be submitted, a subsequent Environmental Analysis shall be prepared, to assess the potential impacts. As a result, impacts associated with this project are considered less than significant.

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

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

Findings of Fact:

a-d) Pursuant to the Riverside County General Plan Figure S-9 "100- and 500-Year Flood Hazard Zones" exhibit, the project site is located within a flood zone. However, pursuant to the Riverside County General Plan Figure S-10 "Dam Failure Inundation Zone" exhibit, the project site is not located within close proximity to any "Dam Failure Inundation Zones". Detailed review of grading plans and

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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site design will be reviewed at the time an implementing project is submitted. Appropriate mitigation pursuant to site construction for the purpose of flood proofing will be imposed at that time.

This is a programmatic level CEQA analysis. At this stage, the project does not provide the opportunity for physical disturbance of the site, as there is no associated development project. This project will result in amending the site's General Plan Foundation Component and its General Plan Land Use Designation, which could eventually lead to development on the property. Should a development proposal or land use application for subdividing, grading, or construction of the site be submitted, a subsequent Environmental Analysis shall be prepared, to assess the potential impacts. As a result, impacts associated with this project are considered less than significant.

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?

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) This project will result in changes to the General Plan Land Use pattern for the project site. The project site is currently designated for open space and will change to residential, which could have different impacts. As there is no accompanying implementing project, potential impacts will analyzed in conjunction with a future project. The proposed change is a reasonable extension of the existing Medium High Density Residential land use area to the north of the project site. As a result, impacts associated with this project are considered less than significant.

b) The project site is located within the city of Lake Elsinore sphere of influence area. However, this is a programmatic level CEQA analysis. At this stage, the project does not provide the opportunity for physical disturbance of the site, as there is no associated development project. This project will result in amending the site's General Plan Foundation Component and its General Plan Land Use Designation, which could eventually lead to development on the property. Should a development proposal or land use application for subdividing, grading, or construction of the site be submitted, a subsequent Environmental Analysis shall be prepared, to assess the potential impacts. As a result, impacts associated with this project are considered less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

28. Planning

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

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

Findings of Fact:

a-e) The project will not result in changes to the project site's zoning. The project site is currently zoned Watercourse Watershed & Conservation Areas (W-1), which is inconsistent with this proposed General Plan Land Use Amendment, to change to Medium High Density Residential (MHDR). A Change of Zone will be required prior to the approval of an implementing project.

This is a programmatic level CEQA analysis. At this stage, the project does not provide the opportunity for physical disturbance of the site, as there is no associated development project. This project will result in amending the site's General Plan Foundation Component and its General Plan Land Use Designation, which could eventually lead to development on the property. Should a development proposal or land use application for subdividing, grading, or construction of the site be submitted, a subsequent Environmental Analysis shall be prepared, to assess the potential impacts. As a result, impacts associated with this project are considered less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

MINERAL RESOURCES Would the project

29. Mineral Resources

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

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Source: Riverside County General Plan Figure OS-5 "Mineral Resources Area"

Findings of Fact:

a-d) Pursuant to the Riverside County General Plan Figure OS-5 "Mineral Resources Area", exhibit, the project site is not located within an area known to have mineral resources that would preclude the development of the ultimate density requested in the project. There will be no impacts.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

NOISE Would the project result in

Definitions for Noise Acceptability Ratings

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

NA - Not Applicable

A - Generally Acceptable

B - Conditionally Acceptable

C - Generally Unacceptable

D - Land Use Discouraged

30. Airport Noise

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

NA A B C D

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

NA A B C D

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

Findings of Fact:

a-b) Pursuant to the Riverside County General Plan Figure S-19 "Airport Locations" exhibit, the project site is not located within an airport influence area. As a result, there will be no impacts.

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

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

Pursuant to the Riverside County General Plan Figure C-1 "Circulation Plan" exhibit, the project site is not located within close proximity of a railroad line. As a result, there will be no 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

Findings of Fact:

The project site is not located near any highways. The closest Highway is State Highway 74, over two miles to the west of the project site. Noise from this distance will be negligible. Therefore, there will be no impacts.

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 site is not located near any other source of significant potential noise; therefore, there will be no impacts.

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?

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
c) Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Exposure of persons to or generation of excessive ground-borne vibration or ground-borne noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

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

Findings of Fact:

a-d) A General Plan land use change from Open Space to Residential could result in the creation of higher noise impacts at build-out. However, all future onsite uses will be required to adhere to the Riverside County's allowable noise standards for residential designations and will be analyzed at the time of an implementing project.

This is a programmatic level CEQA analysis. At this stage, the project does not provide the opportunity for physical disturbance of the site, as there is no associated development project. This project will result in amending the site's General Plan Foundation Component and its General Plan Land Use Designation, which could eventually lead to development on the property. Should a development proposal or land use application for subdividing, grading, or construction of the site be submitted, a subsequent Environmental Analysis shall be prepared, to assess the potential impacts. As a result, impacts associated with this project are considered less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

POPULATION AND HOUSING Would the project

35. Housing

a) Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Create a demand for additional housing, particularly housing affordable to households earning 80% or less of the County's median income?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Affect a County Redevelopment Project Area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Cumulatively exceed official regional or local population projections?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

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

Findings of Fact:

a-f) The existing General Plan Land Use of the project is Open Space: Conservation, which precludes the construction housing units. This project is a proposed General Plan Amendment to change the site to Medium High Density Residential (MHDR) (5-8 DU/AC). At build-out under this proposed land use, over the 1.87-Acre project site, a range from 9 to 14 dwelling units could potentially be established.

Currently, the site is vacant land; therefore, this project will not displace any existing housing nor will it affect an established redevelopment area.

This is a programmatic level CEQA analysis. At this stage, the project does not provide the opportunity for physical disturbance of the site, as there is no associated development project. This project will result in amending the site's General Plan Foundation Component and its General Plan Land Use Designation, which could eventually lead to development on the property. Should a development proposal or land use application for subdividing, grading, or construction of the site be submitted, a subsequent Environmental Analysis shall be prepared, to assess the potential impacts. As a result, impacts associated with this project are considered less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

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

36. Fire Services

Source: Riverside County General Plan Safety Element

Findings of Fact:

A land use change from Open Space to Residential will generate different public service needs. These needs will be analyzed at the time of an implementing project. Additionally, all development projects, once implemented, create an increased need for at least some public services. At time of future construction, resulting from an implementing project, costs associated with the increased need will be addressed through the County's Development Impact Fee schedule.

This is a programmatic level CEQA analysis. At this stage, the project does not provide the opportunity for physical disturbance of the site, as there is no associated development project. This project will result in amending the site's General Plan Foundation Component and its General Plan Land Use Designation, which could eventually lead to development on the property. Should a development proposal or land use application for subdividing, grading, or construction of the site be

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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submitted, a subsequent Environmental Analysis shall be prepared, to assess the potential impacts. As a result, impacts associated with this project are considered less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

37. Sheriff Services

Source: Riverside County General Plan

Findings of Fact:

A land use change from Open Space to Residential will generate different public service needs. These needs will be analyzed at the time of an implementing project. Additionally, all development projects, once implemented, create an increased need for at least some public services. At time of future construction, resulting from an implementing project, costs associated with the increased need will be addressed through the County's Development Impact Fee schedule.

This is a programmatic level CEQA analysis. At this stage, the project does not provide the opportunity for physical disturbance of the site, as there is no associated development project. This project will result in amending the site's General Plan Foundation Component and its General Plan Land Use Designation, which could eventually lead to development on the property. Should a development proposal or land use application for subdividing, grading, or construction of the site be submitted, a subsequent Environmental Analysis shall be prepared, to assess the potential impacts. As a result, impacts associated with this project are considered less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

38. Schools

Source: School District, GIS Database

Findings of Fact:

A land use change from Open Space to Residential will generate different public service needs. These needs will be analyzed at the time of an implementing project. Additionally, all development projects, once implemented, create an increased need for at least some public services. At time of future construction, resulting from an implementing project, costs associated with the increased need will be addressed through the County's Development Impact Fee schedule.

This is a programmatic level CEQA analysis. At this stage, the project does not provide the opportunity for physical disturbance of the site, as there is no associated development project. This project will result in amending the site's General Plan Foundation Component and its General Plan Land Use Designation, which could eventually lead to development on the property. Should a development proposal or land use application for subdividing, grading, or construction of the site be

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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submitted, a subsequent Environmental Analysis shall be prepared, to assess the potential impacts. As a result, impacts associated with this project are considered less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

39. Libraries

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Source: Riverside County General Plan

Findings of Fact:

A land use change from Open Space to Residential will generate different public service needs. These needs will be analyzed at the time of an implementing project. Additionally, all development projects, once implemented, create an increased need for at least some public services. At time of future construction, resulting from an implementing project, costs associated with the increased need will be addressed through the County's Development Impact Fee schedule.

This is a programmatic level CEQA analysis. At this stage, the project does not provide the opportunity for physical disturbance of the site, as there is no associated development project. This project will result in amending the site's General Plan Foundation Component and its General Plan Land Use Designation, which could eventually lead to development on the property. Should a development proposal or land use application for subdividing, grading, or construction of the site be submitted, a subsequent Environmental Analysis shall be prepared, to assess the potential impacts. As a result, impacts associated with this project are considered less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

40. Health Services

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Source: Riverside County General Plan

Findings of Fact:

A land use change from Open Space to Residential will generate different public service needs. These needs will be analyzed at the time of an implementing project. Additionally, all development projects, once implemented, create an increased need for at least some public services. At time of future construction, resulting from an implementing project, costs associated with the increased need will be addressed through the County's Development Impact Fee schedule.

This is a programmatic level CEQA analysis. At this stage, the project does not provide the opportunity for physical disturbance of the site, as there is no associated development project. This project will result in amending the site's General Plan Foundation Component and its General Plan Land Use Designation, which could eventually lead to development on the property. Should a development proposal or land use application for subdividing, grading, or construction of the site be

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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submitted, a subsequent Environmental Analysis shall be prepared, to assess the potential impacts. As a result, impacts associated with this project are considered 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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

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) This is a programmatic level CEQA analysis. At this stage, the project does not provide the opportunity for physical disturbance of the site, as there is no associated development project. This project will result in amending the site's General Plan Foundation Component and its General Plan Land Use Designation, which could eventually lead to development on the property. Should a development proposal or land use application for subdividing, grading, or construction of the site be submitted, a subsequent Environmental Analysis shall be prepared, to assess the potential impacts. There are no designated trails or parks proposed or required near the project site. This project site is not located within a County Service Area. However, Quimby fees may be required. Additionally, the applicant will participate with any assessment districts, after construction of a future implementing project. As a result, impacts associated with this project are considered less than significant.

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:

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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a-c) This is a programmatic level CEQA analysis. At this stage, the project does not provide the opportunity for physical disturbance of the site, as there is no associated development project. This project will result in amending the site's General Plan Foundation Component and its General Plan Land Use Designation, which could eventually lead to development on the property. Should a development proposal or land use application for subdividing, grading, or construction of the site be submitted, a subsequent Environmental Analysis shall be prepared, to assess the potential impacts. There are no designated trails or parks proposed or required near the project site. This project site is not located within a County Service Area. However, Quimby fees may be required. Additionally, the applicant will participate with any assessment districts, after construction of a future implementing project. As a result, impacts associated with this project are considered less than significant.

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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Conflict with an applicable congestion management program, including, but not limited to level of service standards and travel demand measures, or other standards established by the county congestion management agency for designated roads or highways?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Alter waterborne, rail, or air traffic?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g. farm equipment)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f) Cause an effect upon, or a need for new or altered maintenance of roads?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
g) Cause an effect upon circulation during the project's construction?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
h) Result in inadequate emergency access or access to nearby uses?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
i) Conflict with adopted policies, plans or programs regarding public transit, bikeways or pedestrian facilities, or otherwise substantially decrease the performance or safety of such facilities?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Source: Riverside County General Plan, Cherry Valley Policy

Findings of Fact:

a) This General Plan Amendment will result in changing the land use from Open Space to Residential; details of a future implementing project will be reviewed in conjunction with any other circulation plans. Additionally, the land use amendment by itself is consistent with the existing circulation plans for the area. As a result, the impacts are less than significant.

b) The future implementing project will address any congestion management programs through standard fees and mitigation. As previously discussed, this is a programmatic level CEQA analysis. At this stage, the project does not provide the opportunity for physical disturbance of the site, as there is no associated development project. This project will result in amending the site's General Plan Foundation Component and its General Plan Land Use Designation, which could eventually lead to development on the property. Should a development proposal or land use application for subdividing, grading, or construction of the site be submitted, a subsequent Environmental Analysis shall be prepared, to assess the potential impacts. The impacts are less than significant.

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

e-i) A General Plan land use change from Open Space to Residential could result in different transportation and circulation mitigation. However, there is no accompanying development associated with this proposed General Plan Amendment, therefore there are no design changes to the streets or roads that may increase hazards due to road design at this time. The proposed change does not conflict with any adopted policies regarding public transit, bikeways, or pedestrian access, as the project site is currently vacant land. The surrounding circulation system will not change and therefore, will not impact any policies regarding transit or other alternative means of travel. Once a development proposal or land use application to subdivide, grade, or build on the property is submitted, a subsequent review and EA shall be prepared assessing potential impacts. As a result, the impacts are less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

44. Bike Trails

Source: Riverside County General Plan

Findings of Fact:

Any demand or requirement for bike trails shall be reviewed and imposed upon a future implementing project. This is a programmatic level CEQA analysis. At this stage, the project does not provide the opportunity for physical disturbance of the site, as there is no associated development project. This project will result in amending the site's General Plan Foundation Component and its General Plan Land Use Designation, which could eventually lead to development on the property. Should a development proposal or land use application for subdividing, grading, or construction of the site be

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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submitted, a subsequent Environmental Analysis shall be prepared, to assess the potential impacts. As a result, there will be no impacts.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

UTILITY AND SERVICE SYSTEMS Would the project

45. Water

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

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

Source: Department of Environmental Health Review

Findings of Fact:

a-b) A General Plan land use change from Open Space to Residential will generate a need for additional water usage, at time of build-out. 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). However, at this stage, the specific size and need of water infrastructure to the area would be too speculative to analyze.

This is a programmatic level CEQA analysis. At this stage, the project does not provide the opportunity for physical disturbance of the site, as there is no associated development project. This project will result in amending the site's General Plan Foundation Component and its General Plan Land Use Designation, which could eventually lead to development on the property. Should a development proposal or land use application for subdividing, grading, or construction of the site be submitted, a subsequent Environmental Analysis shall be prepared, to assess the potential impacts. As a result, there will be no 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?

b) Result in a determination by the wastewater treatment provider that serves or may service the project

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?

Source: Department of Environmental Health Review

Findings of Fact:

a-b) A General Plan land use change from Open Space to Residential will generate a need for additional sewer capacity, at time of build-out. The future implementing project may 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 project site is too speculative to analyze.

This is a programmatic level CEQA analysis. At this stage, the project does not provide the opportunity for physical disturbance of the site, as there is no associated development project. This project will result in amending the site's General Plan Foundation Component and its General Plan Land Use Designation, which could eventually lead to development on the property. Should a development proposal or land use application for subdividing, grading, or construction of the site be submitted, a subsequent Environmental Analysis shall be prepared, to assess the potential impacts. As a result, there will be no 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) A General Plan land use change from Open Space to Residential will generate a need for additional solid waste servicing and disposal, at time of build-out. The type and scale of the future implementing project will determine the solid waste needs of the site's development. At this stage, the specific solid waste needs are too speculative to analyze.

This is a programmatic level CEQA analysis. At this stage, the project does not provide the opportunity for physical disturbance of the site, as there is no associated development project. This project will result in amending the site's General Plan Foundation Component and its General Plan Land Use Designation, which could eventually lead to development on the property. Should a

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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development proposal or land use application for subdividing, grading, or construction of the site be submitted, a subsequent Environmental Analysis shall be prepared, to assess the potential impacts. As a result, there will be no impacts.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

48. Utilities

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

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

Source: Application Materials

Findings of Fact:

a-g) A General Plan land use change from Open Space to Residential will generate a need for additional utility upgrades, at time of build-out. The type and scale of the future implementing project will determine the specific size, quantity, and design of additional utility services needed at the project site. At this stage, the utility requirements are too speculative to analyze.

This is a programmatic level CEQA analysis. At this stage, the project does not provide the opportunity for physical disturbance of the site, as there is no associated development project. This project will result in amending the site's General Plan Foundation Component and its General Plan Land Use Designation, which could eventually lead to development on the property. Should a development proposal or land use application for subdividing, grading, or construction of the site be submitted, a subsequent Environmental Analysis shall be prepared, to assess the potential impacts. As a result, there will be no 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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Source:

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Findings of Fact: Riverside County General Plan

a) Any future implementing project, regardless of use, will be required to comply with California's AB-32 greenhouse gas reduction requirements as well as Riverside County's Climate Action Plan. Many of the potential mitigation measures are reviewed and subsequently implemented during the construction phase of the project.

This is a programmatic level CEQA analysis. At this stage, the project does not provide the opportunity for physical disturbance of the site, as there is no associated development project. This project will result in amending the site's General Plan Foundation Component and its General Plan Land Use Designation, which could eventually lead to development on the property. Should a development proposal or land use application for subdividing, grading, or construction of the site be submitted, a subsequent Environmental Analysis shall be prepared, to assess the potential impacts. As a result, there will be no impacts.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

MANDATORY FINDINGS OF SIGNIFICANCE

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

Findings of Fact:

Approval of this General Plan Land Use Amendment 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. As a result, there will be no impacts.

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

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

The project does not have impacts which are individually limited, but cumulatively considerable. This is a programmatic level CEQA analysis. At this stage, the project does not provide the opportunity for physical disturbance of the site, as there is no associated development project. This project will result in amending the site's General Plan Foundation Component and its General Plan Land Use Designation, which could eventually lead to development on the property. Should a development proposal or land use application for subdividing, grading, or construction of the site be submitted, a subsequent Environmental Analysis shall be prepared, to assess the potential impacts. As a result, the impacts are less than significant.

52. Does the project have environmental effects that will cause substantial adverse effects on human beings, either directly or indirectly?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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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. This is a programmatic level CEQA analysis. At this stage, the project does not provide the opportunity for physical disturbance of the site, as there is no associated development project. This project will result in amending the site's General Plan Foundation Component and its General Plan Land Use Designation, which could eventually lead to development on the property. Should a development proposal or land use application for subdividing, grading, or construction of the site be submitted, a subsequent Environmental Analysis shall be prepared, to assess the potential impacts. As a result, there will be no impacts.

VI. EARLIER ANALYSES

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

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

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

VII. AUTHORITIES CITED

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

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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1109; *San Franciscans Upholding the Downtown Plan v. City and County of San Francisco* (2002)
102 Cal.App.4th 656.

Scan

COUNTY OF RIVERSIDE
TRANSPORTATION AND LAND MANAGEMENT AGENCY

George A. Johnson · Agency Director

Planning Department

Ron Goldman · Planning Director

DATE: June 15, 2010

TO: Clerk of the Board of Supervisors

FROM: Planning Department - Riverside Office

SUBJECT: General Plan Amendment No. 985

(Charge your time to these case numbers)

The attached item(s) require the following action(s) by the Board of Supervisors:

- Place on Administrative Action (Receive & File; EOT)
 - Labels provided If Set For Hearing
 - 10 Day 20 Day 30 day
 - Place on Consent Calendar
 - Place on Policy Calendar (Resolutions; Ordinances; PNC)
 - Place on Section Initiation Proceeding (GPIP)
 - Set for Hearing (Legislative Action Required; CZ, GPA, SP, SPA)
 - Publish in Newspaper:
 - **SELECT Advertisement**
 - **SELECT CEQA Determination**
 - 10 Day 20 Day 30 day
 - Notify Property Owners (app/agencies/property owner labels provided)
- Controversial: YES NO

Designate Newspaper used by Planning Department for Notice of Hearing: NONE - GPIP

Please schedule on the June 29, 2010 BOS Agenda

BOS sent 6.17.10

Riverside Office · 4080 Lemon Street, 9th Floor
P.O. Box 1409, Riverside, California 92502-1409
(951) 955-3200 · Fax (951) 955-3157

Desert Office · 38686 El Cerrito Road
Palm Desert, California 92211
(760) 863-8277 · Fax (760) 863-7555

[Handwritten signature]
6/17/10

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



FROM: TLMA - Planning Department

SUBMITTAL DATE:
June 17, 2010

SUBJECT: GENERAL PLAN AMENDMENT NO. 985 – Foundation-Regular – Applicant: Bob Taghdhiri – Engineer/Representative: Grant Becklund - First Supervisorial District - Lakeland Village Zoning District - Elsinore Area Plan: Open Space: Open Space Conservation (OS-C) – Location: North easterly of Grand Avenue, westerly of Turtle Dove Drive/Lucerne Street, and southerly and easterly of the City of Lake Elsinore. - 34.14 Gross Acres - Zoning: Watercourse, Watershed and Conservation Area (W-1) - **REQUEST:** This General Plan Amendment proposes to amend General Plan Foundation Component of the subject site from Open Space to Community Development to amend the General Plan Land Use designation of the subject site from Open Space Conservation (OS-C) to Medium High Density Residential (CD:MHDR) (allowing 5-8 dwelling units per acre) - APN(s): 371-090-003, 371-090-004, and 371-150-009

RECOMMENDED MOTION: The Planning Director recommends that the Board of Supervisors adopt an order initiating proceedings for General Plan Amendment No. 985 as modified by staff and as shown in Exhibit 7, based on the attached report. The initiation of proceedings by the Board of Supervisors for the amendment of the General Plan, or any element thereof, shall not imply any such amendment will be approved.

BACKGROUND: The initiation of proceedings for any General Plan Amendment (GPA) requires the adoption of an order by the Board of Supervisors. The Planning Director is required to prepare a report and recommendation on every GPA application and submit it to the Board of Supervisors. Prior to the submittal to the Board, comments on the application are requested from the Planning Commission, and the Planning Commission comments are included in the report to the Board. The Board will either approve or disapprove the initiation of proceedings for the GPA requested in the application. The consideration of the initiation of proceedings by the

Jerry Jolliffe, Deputy Planning Director for,

Jerry Jolliffe
Ron Goldman
Planning Director

Initials:
RG:th *RG*

(continued on attached page)

REVIEWED BY EXECUTIVE OFF

DATE

Tina Grande

Departmental Concurrence

Policy

Policy

Consent

Consent

Dept Re n.:

Per Exec. Ofc.:

Prev. Agn. Ref.

District: First

Agenda Number:

The Honorable Board of Supervisors
Re: General Plan Amendment No. 985
Page 2 of 2

Planning Commission and the Board of Supervisors pursuant to this application does not require a noticed public hearing. However, the applicant was notified by mail of the time, date and place when the Planning Commission and the Board of Supervisors would consider this GPA initiation request.

If the Board of Supervisors adopts an order initiating proceedings pursuant to this application, the proposed amendment will thereafter be processed, heard and decided in accordance with all the procedures applicable to GPA applications, including noticed public hearings before the Planning Commission and Board of Supervisors. The adoption of an order initiating proceedings does not imply that any amendment will be approved. If the Board of Supervisors declines to adopt an order initiating proceedings, no further proceedings on this application will occur.

The Board of Supervisors established the procedures for initiation of GPA applications with the adoption of Ordinance No. 348.4573 (effective May 8, 2008), which amended Article II of that ordinance.

**PLANNING COMMISSION
MINUTE ORDER DECEMBER 2, 2009
RIVERSIDE COUNTY ADMINISTRATIVE CENTER**

- I. **AGENDA ITEM 5.2: GENERAL PLAN AMENDMENT NO. 985** - Foundation / Regular - Applicant: Bob Taghdiri - Engineer/Representative: Grant Becklund - First Supervisorial District - Lakeland Village and South Elsinore Zoning Areas - Elsinore Area Plan: Open Space-Conservation- Location: Northerly of Grand Avenue, easterly of Russell Street, southerly of Como Street, and westerly of Lucerne Street - 34.14 Gross Acres - Zoning: Regulated Development Areas (R-D) and Watercourse, Watershed & Conservation Areas (W-1) - APNs: 371-090-003, 371-090-004 and 371-150-009 - (Continued from 6/24/09, 7/22/09 and 9/30/09)

II. **PROJECT DESCRIPTION**

The General Plan Amendment proposes to amend the General Plan from Open Space-Conservation (OS:C) to Community Development: Medium High Density Residential (CD:MHDR) (5-8 Dwelling Units Per Acre).

III. **MEETING SUMMARY**

The following staff presented the subject proposal:

Project Planner, Mike Harrod, at (951) 955-1881 or E-mail mharrod@rctlma.org.

The following spoke in favor of the subject proposal:

Grant Beckly, Applicant's Representative, 30811 Garbani Road, Winchester, California 92596

No one spoke in a neutral position or in opposition of the subject proposal.

IV. **CONTROVERSIAL ISSUES**

NONE

V. **PLANNING COMMISSION ACTION**

The Planning Commission commented on the General Plan Amendment. If you wish to listen to the entire discussion, see Section VI below. Additionally, the comments of individual Commissioners are summarized in the Planning Director's Report and Recommendation to the Board of Supervisors.

INITIATION of the GENERAL PLAN AMENDMENT

VI. **CD**

The entire discussion of this agenda item can be found on CD. For a copy of the CD, please contact Chantell Griffin, Planning Commission Secretary, at (951) 955-3251 or E-mail at cgriffin@rctlma.org.

**PLANNING COMMISSION
MINUTE ORDER SEPTEMBER 30, 2009
RIVERSIDE COUNTY ADMINISTRATIVE CENTER**

- I. **AGENDA ITEM 9.5: GENERAL PLAN AMENDMENT NO. 985** - Foundation / Regular - Applicant: Bob Taghdiri - Engineer/Representative: Grant Becklund - First Supervisorial District - Lakeland Village and South Elsinore Zoning Areas - Elsinore Area Plan: Open Space-Conservation- Location: Northerly of Grand Avenue, easterly of Russell Street, southerly of Como Street, and westerly of Lucerne Street - 34.14 Gross Acres - Zoning: Regulated Development Areas (R-D) and Watercourse, Watershed & Conservation Areas (W-1) - APNs: 3721-090-003, 371-090-004 and 371-150-009 - (Continued from 6/24/09 and 7/22/09)

- II. **PROJECT DESCRIPTION**
The General Plan Amendment proposes to amend the General Plan from Open Space-Conservation (OS:C) to Community Development: Medium High Density Residential (CD:MHDR) (5-8 Dwelling Units Per Acre).

- III. **MEETING SUMMARY**
The following staff presented the subject proposal:
Project Planner, Tamara Harrison at 951-955-9721 or e-mail tharriso@rctlma.org.

No one spoke in favor, neutral or in opposition of the subject proposal.

- IV. **CONTROVERSIAL ISSUES**
NONE

- V. **PLANNING COMMISSION ACTION**
The Planning Commission, continued the subject proposal to December 2, 2009.

- VI. **CD**
The entire discussion of this agenda item can be found on CD. For a copy of the CD, please contact Chantell Griffin, Planning Commission Secretary, at (951) 955-3251 or E-mail at cgriffin@rctlma.org.

**PLANNING COMMISSION
MINUTE ORDER JULY 22, 2009
RIVERSIDE COUNTY ADMINISTRATIVE CENTER**

I. AGENDA ITEM 7.7: GENERAL PLAN AMENDMENT NO. 985 – Foundation-Regular – Applicant: Bob Taghdiri – Engineer/Representative: Grant Becklund - First Supervisorial District – Lakeland Village and South Elsinore Zoning Areas - Elsinore Area Plan: Open Space-Conservation– Location: Northerly of Grand Avenue, easterly of Russell Street, southerly of Como Street, and westerly of Lucerne Street - 34.14 Gross Acres - Zoning: Regulated Development Areas (R-D) and Watercourse, Watershed & Conservation Areas (W-1) - APN(s): 3721-090-003, 371-090-004, 371-150-009. (Continued from 6/24/09).

II. PROJECT DESCRIPTION

The General Plan Amendment proposes to amend the General Plan from Open Space-Conservation (OS:C) to Community Development: Medium High Density Residential (CD:MHDR) (5-8 Dwelling Units Per Acre).

III. MEETING SUMMARY

The following staff presented the subject proposal:

Project Planner, Mike Harrod, at (951) 955-1881 or e-mail mharrod@rctlma.org.

No one spoke in favor, neutral or in opposition of the subject proposal.

IV. CONTROVERSIAL ISSUES

NONE

V. PLANNING COMMISSION ACTION

The Planning Commission, continued the subject proposal to September 30, 2009.

APPROVAL

VI. CD

The entire discussion of this agenda item can be found on CD. For a copy of the CD, please contact Chantell Griffin, Planning Commission Secretary, at (951) 955-3251 or E-mail at cgriffin@rctlma.org.

**PLANNING COMMISSION
MINUTE ORDER JUNE 24, 2009
RIVERSIDE COUNTY ADMINISTRATIVE CENTER**

- I. AGENDA ITEM 7.3: GENERAL PLAN AMENDMENT NO. 985** – Foundation-Regular – Applicant: Bob Taghdiri – Engineer/Representative: Grant Becklund - First Supervisorial District – Lakeland Village and South Elsinore Zoning Areas - Elsinore Area Plan: Open Space-Conservation– Location: Northerly of Grand Avenue, easterly of Russell Street, southerly of Como Street, and westerly of Lucerne Street - 34.14 Gross Acres - Zoning: Regulated Development Areas (R-D) and Watercourse, Watershed & Conservation Areas (W-1) - APN(s): 3721-090-003, 371-090-004, 371-150-009.
- II. PROJECT DESCRIPTION**
The General Plan Amendment proposes to amend the General Plan from Open Space-Conservation (OS:C) to Community Development: Medium High Density Residential (CD:MHDR) (5-8 Dwelling Units Per Acre).
- III. MEETING SUMMARY**
The following staff presented the subject proposal:
Project Planner, Mike Harrod, at (951) 955-1881 or e-mail mharrod@rctlma.org.
- The following spoke in favor of the subject proposal:
Kelly Buffa, Applicant’s Representative, 32735 E. La Palma Ave., Yorba Linda, California 92887
- No one spoke in favor, neutral or in opposition of the subject proposal.
- IV. CONTROVERSIAL ISSUES**
NONE
- V. PLANNING COMMISSION ACTION**
The Planning Commission, by a vote of 5-0, continued the subject proposal to July 22, 2009.
- VI. CD**
The entire discussion of this agenda item can be found on CD. For a copy of the CD, please contact Chantell Griffin, Planning Commission Secretary, at (951) 955-3251 or E-mail at cgriffin@rctlma.org.

Agenda Item No.: 5.2
Area Plan: Elsinore
Zoning District: Lakeland Village
Supervisory District: First
Project Planner: Michael Harrod
Planning Commission: December 2, 2009

General Plan Amendment No. 985
Applicant: Bob Taghdiri
Engineer/Representative: Grant Becklund

COUNTY OF RIVERSIDE PLANNING DIRECTOR'S REPORT AND RECOMMENDATIONS

RECOMMENDATIONS:

Initially, the Planning Director's recommendation was to tentatively decline to adopt an order initiating proceedings for GPA00985 from Open Space: Open Space Conservation (OS-C) to Community Development: Medium High Density Residential (CD: MHDR) and the Planning Commission made the comments below. The Planning Director now recommends that the Board of Supervisors adopt an order initiating proceedings on the southernmost 1.87 acre parcel (APN 371-150-009) from OS-C to MHDR and as shown in Exhibit 7. For additional information regarding this case, see the attached Planning Department Staff Report(s).

PLANNING COMMISSION COMMENTS TO THE PLANNING DIRECTOR:

The following comment(s) were provided by the Planning Commission to the Planning Director:

Commissioner John Roth: Commissioner Roth commented that this site had major flooding, faulting, and environmental problems. He said that he could not think of another site where three major problems like these converge. He did not agree with the applicant's representative that all of these problems could be solved. At the request of the Planning Director, the Riverside County Flood Control and Water Conservation District (District) addressed flooding on the southern 1.87 acre parcel (APN 371-150-009). The District indicated that this parcel could be flood proofed, and Commissioner Roth commented that it would be appropriate to initiate the proposed change on this parcel only. The Planning Director concurred with the change to the 1.87 acre parcel only.

Commissioner John Snell: No Comment.

Commissioner John Petty: No Comment.

Commissioner Jim Porras: No Comment.

Commissioner Jan Zuppardo: No Comment.

Agenda Item No.: 5.2
Area Plan: Elsinore
Zoning District/Area: Lakeland Village
District/South Elsinore Area
Supervisorial District: First
Project Planner: Mike Harrod
Planning Commission: December 2, 2009
Continued from: September 30, 2009; July
22, 2009; June 24, 2009; May 13, 2009; and
April 15, 2009.

General Plan Amendment No. 985
(Foundation – Regular)
E.A. Number: 41815
Applicant: Bob Taghdiri
Engineer/Rep.: Grant Becklund

COUNTY OF RIVERSIDE PLANNING DEPARTMENT
STAFF REPORT

PROJECT DESCRIPTION AND LOCATION:

The applicant proposes to amend the General Plan Foundation from Open Space to Community Development and the land use designation from Open Space Conservation (OS-C) to Medium High Density Residential (MHDR) allowing Density allowing 5 to 8 dwelling units per acre on 12.5 acres of an approximately 34.14-acre property. The project is located north easterly of Grand Avenue, westerly of Turtle Dove Drive/Lucerne Street, and southerly and easterly of the City of Lake Elsinore.

FURTHER PLANNING CONSIDERATIONS

November 24, 2009

This item was continued from the September 30, 2009 Planning Commission meeting to allow the applicant additional time to address flooding.

FURTHER PLANNING CONSIDERATIONS

September 9, 2009

This item was continued from July 22, 2009 to allow the applicant additional time to meet with the Riverside County Flood Control and Water Conservation District (Flood Control) regarding the feasibility of flood proofing any development of the site with respect to the water level of Lake Elsinore. As of this writing, Flood Control has indicated that no subsequent meetings have occurred.

POTENTIAL ISSUES:

According to the applicant, the purpose of the proposed general plan amendment is to allow for the development of a mobile home park affordable to those with modest incomes. The envisioned park would consist of a club house, office, recreational amenities including a pool, 250 to 280 mobile home lots, landscaping and several acres of open space and may also include a marina and/or launch ramp. According to the applicant's engineer, this would involve changing the contour of the lake bottom at the northeast edge of the site, without changing the lake's storage capacity, changing the contour by increasing the depth in some areas and reducing it in others. This would require permits from the Army Corp of Engineers.

The entire site is located within the Lake Elsinore Environs Policy Area, a flood prone area, designated OS-C, limiting development within the 100-year flood plain, but anticipating changes from OS-C to Community Development land use designations, as flood control improvements shifts this area out of the 100-year flood plain. The policy area allows these changes to occur

outside the 5-year limit placed on Foundation component amendments by the Administration Element.

The changed condition cited by the applicant to justify the change from OS-C to MHDR is the Lake Elsinore Management Project, stabilizing the surface level of the lake at 1,240 feet above sea level. Riverside County Flood Control cautioned that additional storage capacity might be added in the future, raising the surface level of the lake.

During the 1980 flood, the lake surface level reached 1,263 feet above sea level and the Lake Elsinore Management Authority estimates that if the Lake Management Project and outlet channel to Alberhill Creek/Temescal Wash had existed, the lake would have risen no higher than approximately 1,263 feet. According to the applicant's engineer, the finished grade would have to be above the 1,263 foot elevation on the site.

However, Riverside County Flood has indicated that the finished grade would have to be above the 1268 foot elevation. County records show elevations on the site ranging from 1244, twenty-four feet below the grade identified by County Flood Control, to 1262, six feet below the required grade. For those areas outside the lake bottom, material may have to be imported to raise the grade to these levels. The FEMA maps used by County Flood Control show the entire site still falling within the 100-year flood plain. If these maps reflect the flood control improvements associated with the Lake Elsinore Management Project in place, then these improvements have not shifted the site outside the 100-year flood plain and there would be no basis for approving the proposed change from OS-C to MHDR. According to County Flood Control, the 1.87 acre parcel closest to Grand Avenue (371-150-009) could potentially be protected from flooding, but the remainder of the site is much more uncertain.

Primary access to the site is along Vail Street on the northwest edge of the site, while secondary access is available from Turtle Dove Drive to the southeast. Water and sewer service is available to the site at Turtle Dove Drive and Hillview Lane and along Grand Avenue.

The site is located in two criteria cells (Cell 5036 & Cell 5038) of the Western Riverside County Multiple Species Habitat Conservation Plan (MSHCP). These cells will contribute to assembly of Proposed Extension of Existing Core 3. This extension conserves soils of the Traver series, which are important to the maintenance of several species of Narrow Endemic Plants and provides habitat for shore bird use and since surrounding land uses include community development, management of edge conditions in this area will be necessary to maintain high quality habitat in this area.

The majority of the site falls within Cell 5038, conservation focusing on grassland and connecting to grassland habitat proposed for conservation in Cell 5036 to the east. Conservation within this cell will range from 35% to 45% of the Cell focusing in the eastern central portion of the Cell.

A portion of the site also falls within Cell 5036, conservation focusing on grassland habitat and connecting to grassland habitat proposed for conservation in Cell 5038 to the west and 5033 to the east. Conservation within this cell will range from 40% to 50% of the Cell focusing in the southwest portion of the Cell.

This preliminary review suggests that conservation may be required as the vegetation identified on the site is largely grassland and includes shoreline areas. Any proposed development of the site will require full review under the Habitat Assessment and Negotiation Strategy.

The entire site is located within a county fault zone, having an increased potential for seismic hazards and fault rupture than in other areas, and potentially posing a significant threat to life and property. According to the General Plan's Safety Element, the primary technique used to mitigate such hazards is to setback from and avoid active faults. If an active fault is present, any structure used for human occupancy shall be setback a minimum of 50' unless otherwise determined by the County Engineering Geologist. This potential hazard would have to be investigated and impacts mitigated prior to any project approval on the site.

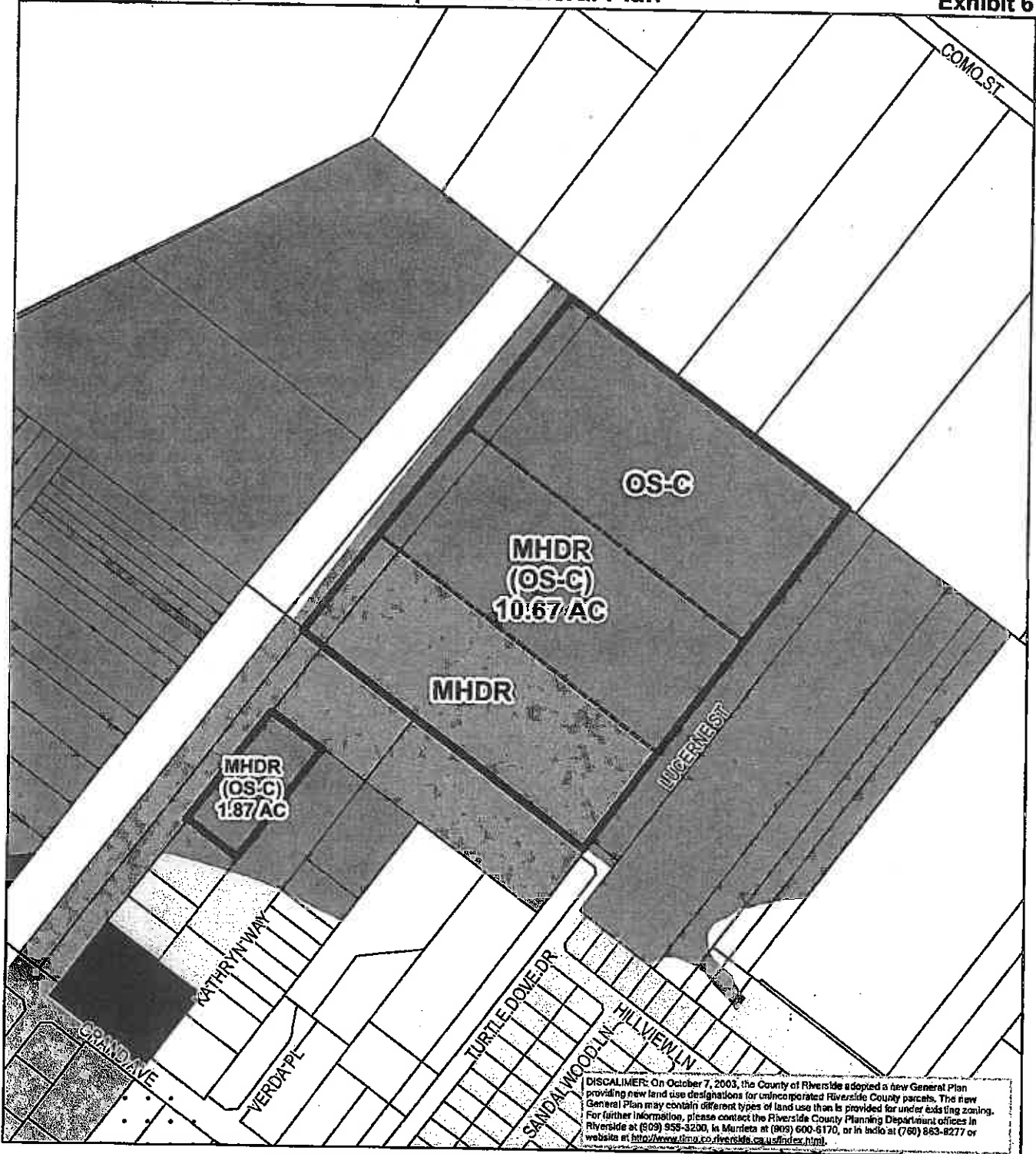
The site is located within the Lakeland Village/Wildomar Redevelopment Area (RDA). The Riverside County Redevelopment Agency (Agency), the State of California and the Federal Department of Housing and Urban Development (HUD) only recognizes affordable housing that is legally binding by covenant or contract. The applicant has indicated that the envisioned development associated with this general plan amendment would "offer affordable housing to the modest income segment of the market." Without covenant or contract, such development would not be considered "affordable" as defined by these government entities. Given existing economic conditions, there is a surplus of generically affordable residences for sale in both the redevelopment project area and elsewhere, including lender and non-lender owned housing, as well as abandoned and/or dilapidated residential structures that can be purchase inexpensively and free of potential flooding and seismic/geologic hazards. The costs of obtaining specialized permits, dredging the lake bed, building a clubhouse, providing recreational amenities and a potential marina may catapult the price of potential units well beyond the range of those with modest income.

RECOMMENDATIONS:

The Planning Director's recommendation is to **tentatively decline** to adopt and order initiating proceedings for General Plan Amendment No. 985 from Open Space Conservation to Medium High Density Residential. The adoption of such an order does not imply that the proposed GPA will be approved.

INFORMATIONAL ITEMS:

1. The project site is currently designated as Assessor's Parcel Numbers 371-090-003, 371-090-004, and 371-150-009.
2. The project was filed with the Planning Department on 2/14/2008.
3. Deposit Based Fees charged to this project, as of the time of staff report preparation, total \$8,881.54.

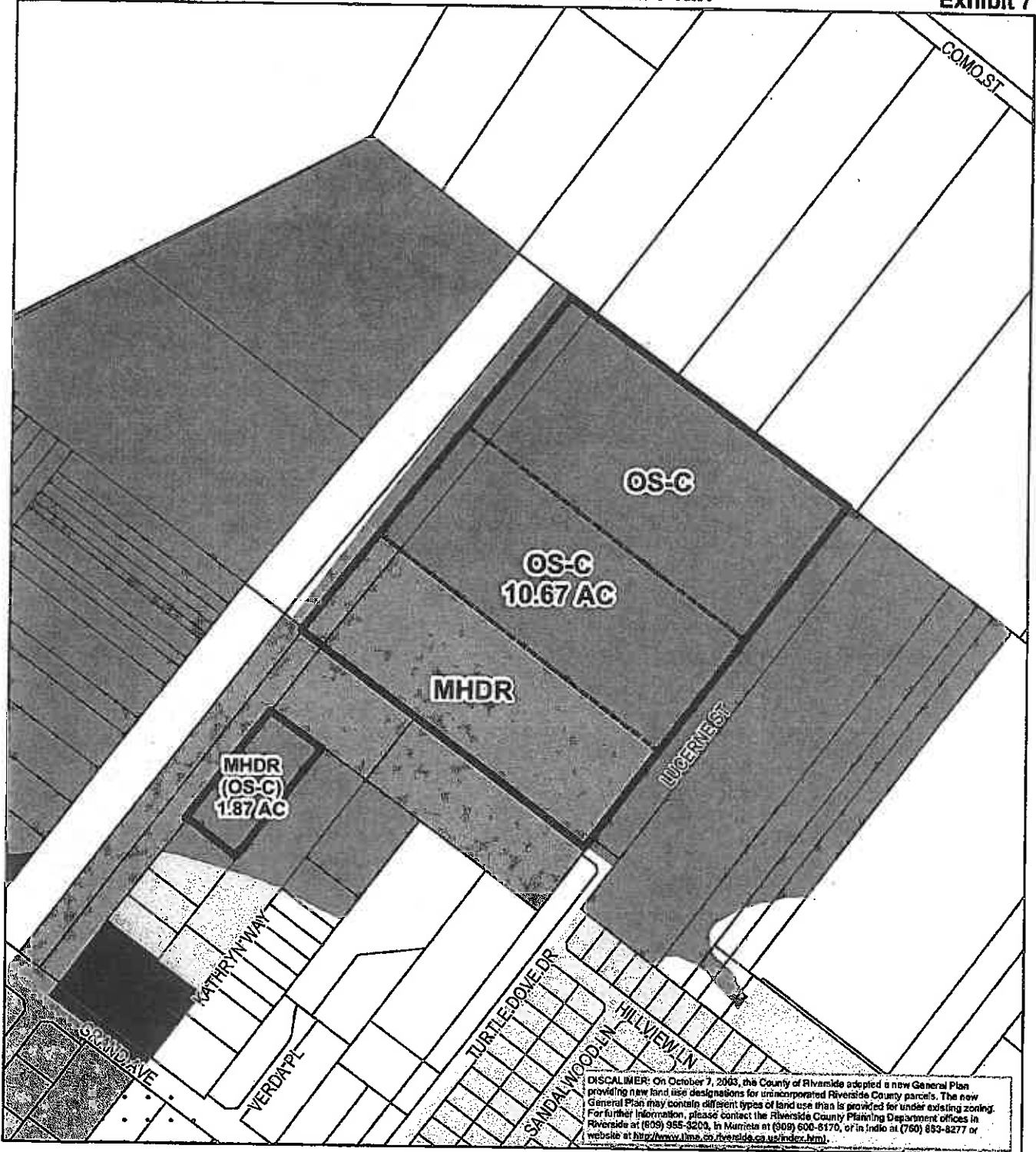


RIVERSIDE COUNTY PLANNING DEPARTMENT

Zone
District: Lakeland Village
Township/Range: T6SR4W
Section: 19



Assessors
Bk. Pg. 317-09
Thomas
Bros. Pg. 896 E3

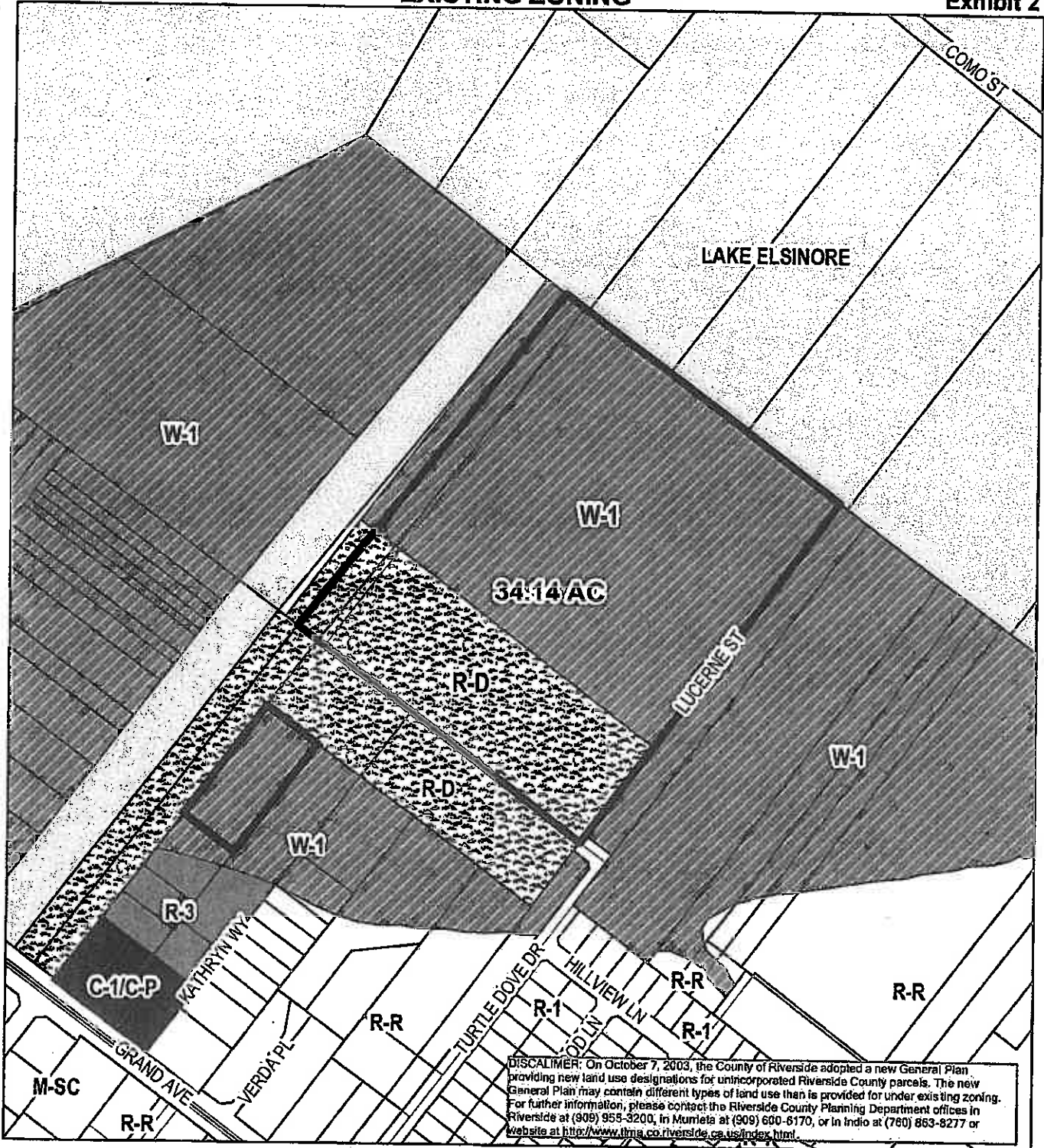


RIVERSIDE COUNTY PLANNING DEPARTMENT

Zone
District: Lakeland Village
Township/Range: T6SR4W
Section: 19



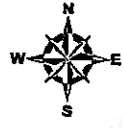
Assessors
Bk. Pg. 317-09
Thomas
Bros. Pg. 896 E3



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 (909) 953-3200, in Murietta at (909) 600-6170, or in Indio at (760) 863-8277 or website at <http://www.thms.co.riverside.ca.us/index.html>

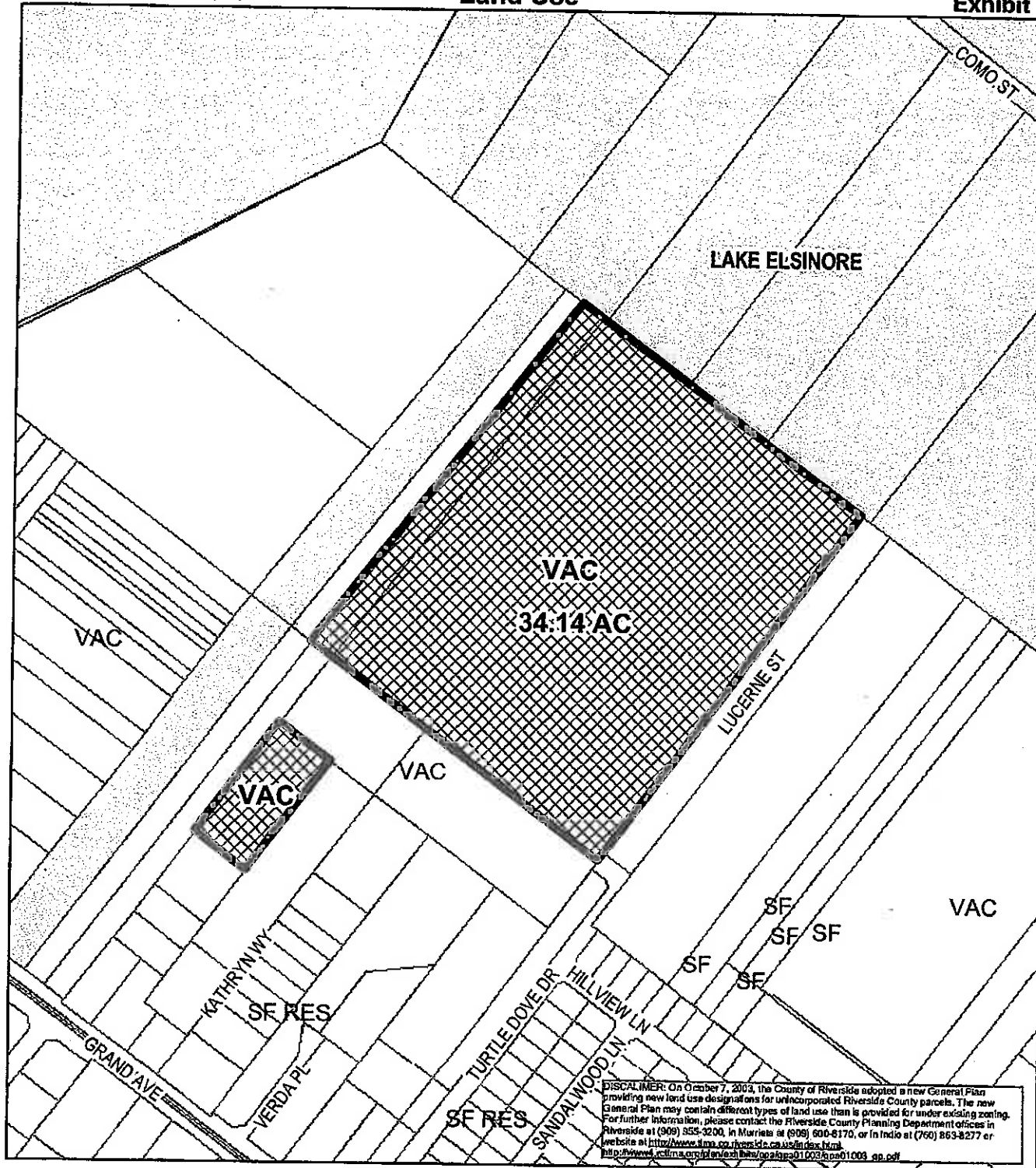
RIVERSIDE COUNTY PLANNING DEPARTMENT

Zone
 District: Lakeland Village
 Township/Range: T6SR4W
 Section : 19



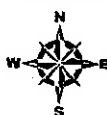
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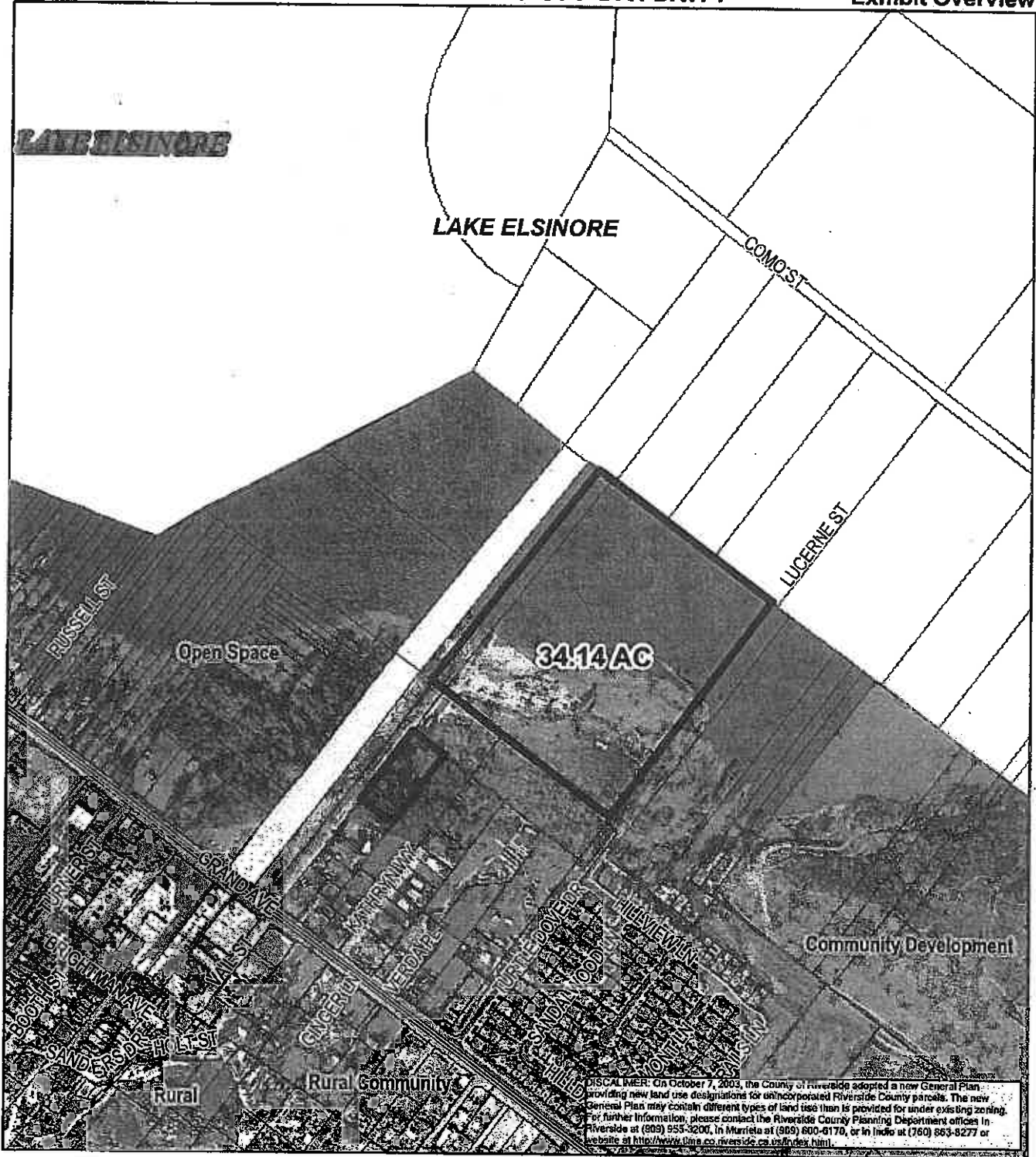
RIVERSIDE COUNTY PLANNING DEPARTMENT

Zone
District: Lakeland Village
Township/Range: T6SR4W
Section: 19



Assessors
Bk. Pg. 317-09
Thomas
Bros. Pg. 896 E3





RIVERSIDE COUNTY PLANNING DEPARTMENT

District
 Plan: Lakeland Village
 Township/Range: T6SR4W
 Section: 19

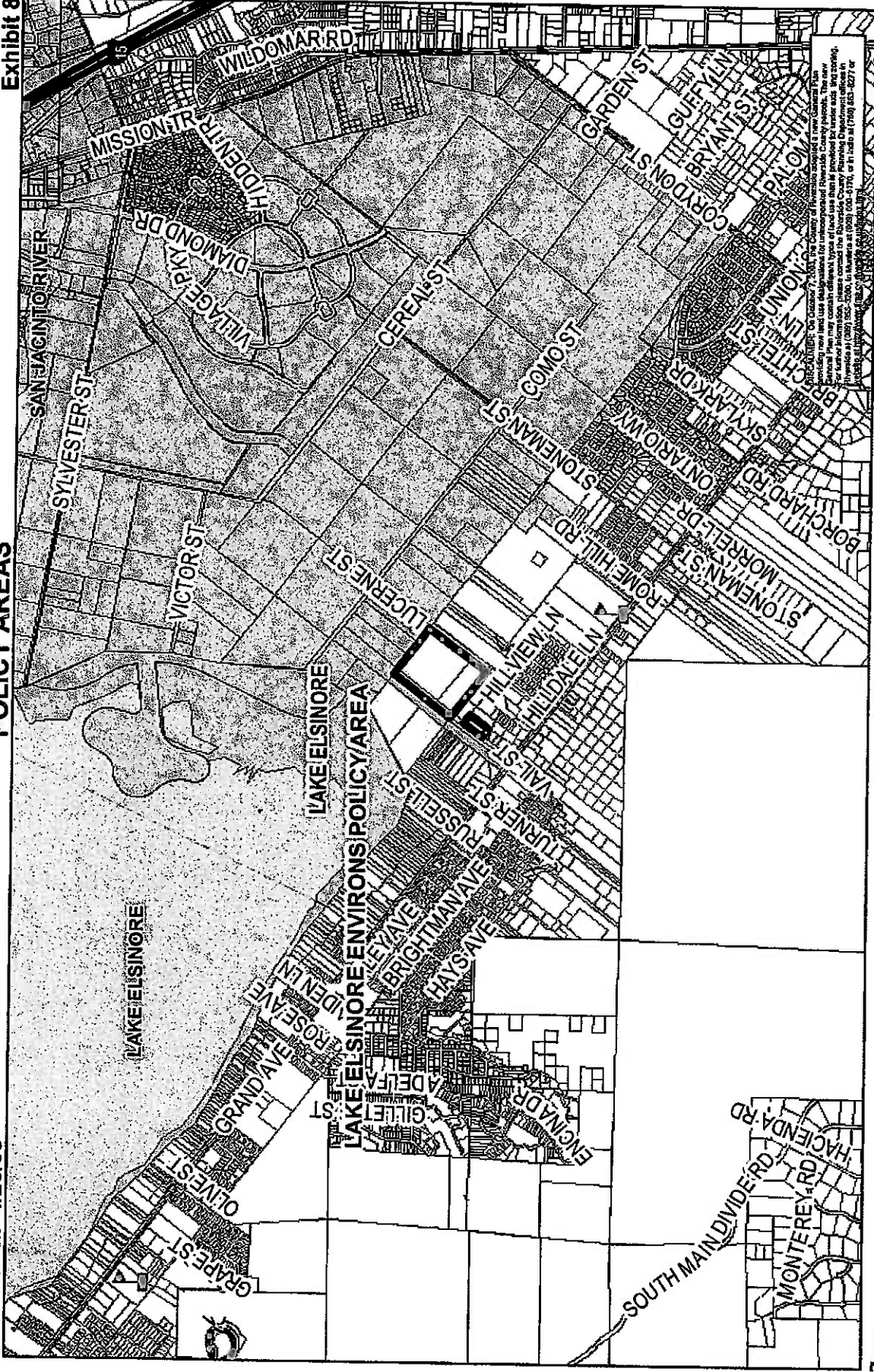


Assessors
 Bk. Pg. 317-09
 Thomas
 Bros. Pg. 896 E3

Supervisor Buster
District 1
Date Drawn: 4/23/08

GPA00985 POLICY AREAS

Planner: Amy Aldana
Date: 3/14/08
Exhibit 8



Zone
District: Lakeland Village
Township/Range: T6SR4W
Section : 19

RIVERSIDE COUNTY PLANNING DEPARTMENT

Assessors
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Thomas
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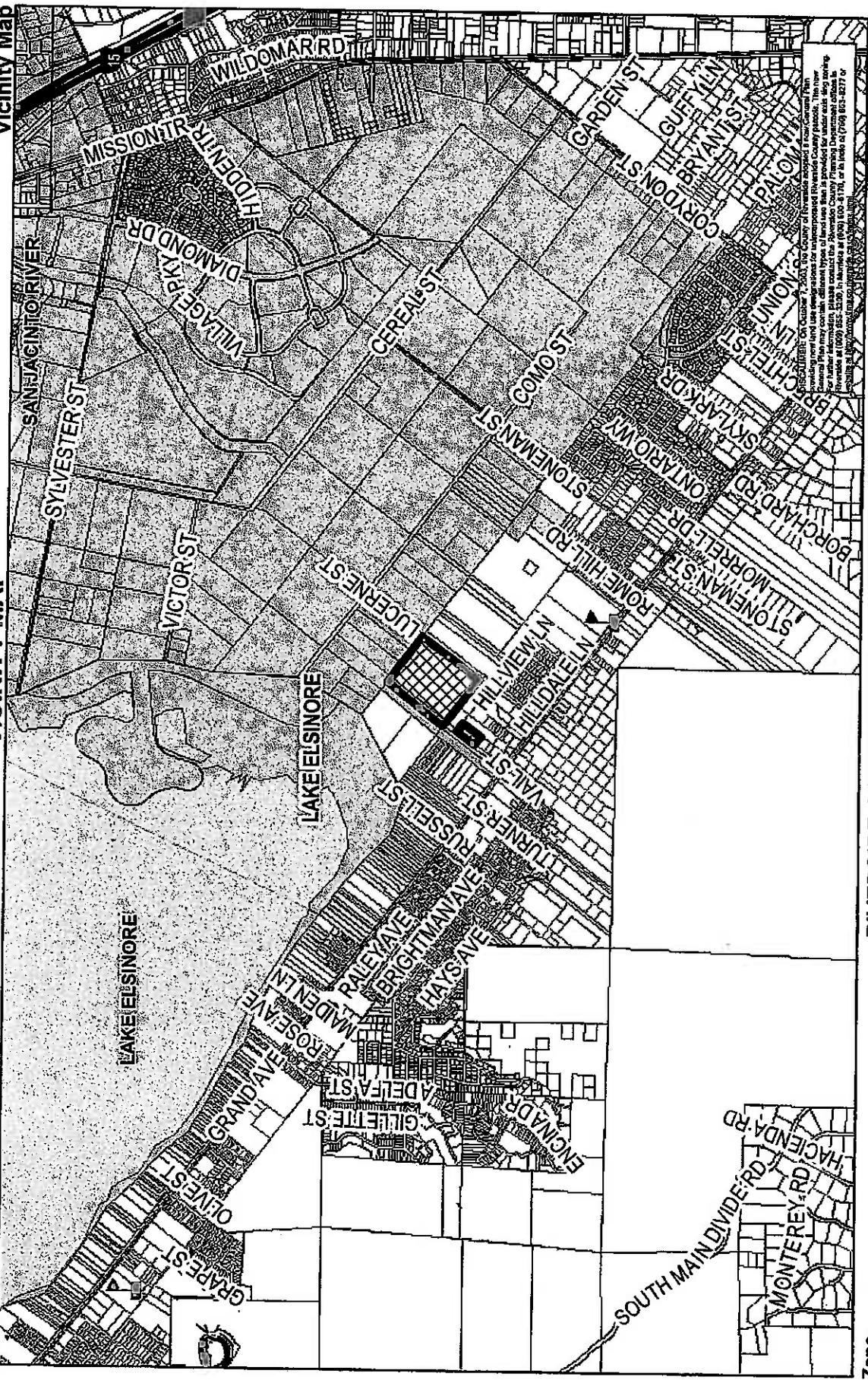


NOTICE: The County of Riverside is a member of the California State Planning Council. The new planning use designations for unincorporated Riverside County parcels. The new planning use designations are based on the Riverside County Planning Council's findings and recommendations. Please contact the Riverside County Planning Council for more information. Riverside County Planning Council, 2000 La Brea at (951) 952-6770, or in radio at (951) 952-8271 or Riverside County Planning Council, 2000 La Brea at (951) 952-6770.

Supervisor Buster
District 1
Date Drawn: 4/23/08

GPA00985 VICINITY MAP

Planner: Amy Aldana
Date: 3/14/08
Vicinity Map



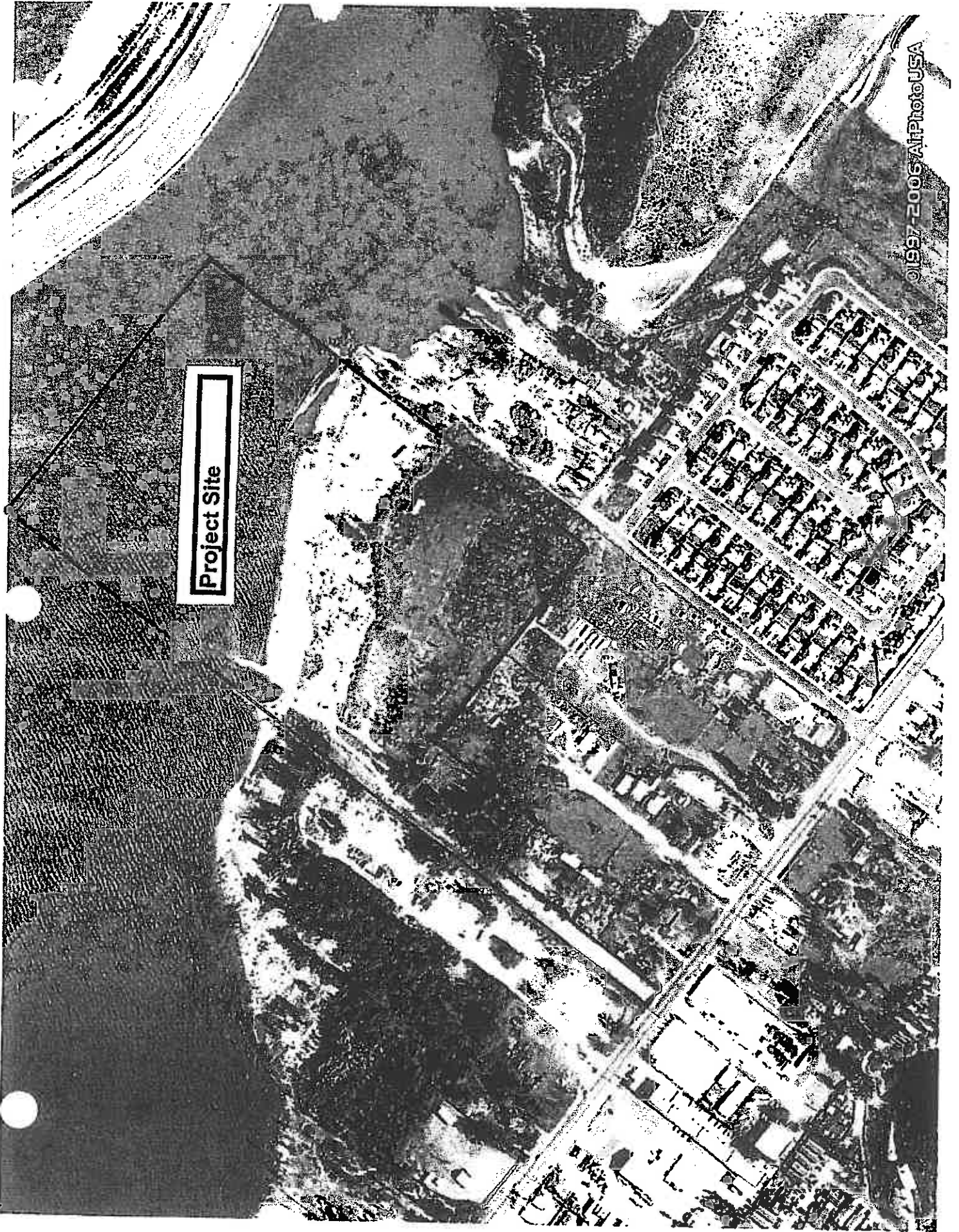
NOTICE: Riverside County is providing this map for informational purposes only. Riverside County Planning Department does not warrant the accuracy of the information shown on this map. Riverside County Planning Department is not responsible for any errors or omissions on this map. Riverside County Planning Department is not responsible for any damages, including consequential damages, arising from the use of this map. Riverside County Planning Department is not responsible for any damages, including consequential damages, arising from the use of this map. Riverside County Planning Department is not responsible for any damages, including consequential damages, arising from the use of this map.

Zone
District: Lakeland Village
Township/Range: T6SR4W
Section : 19

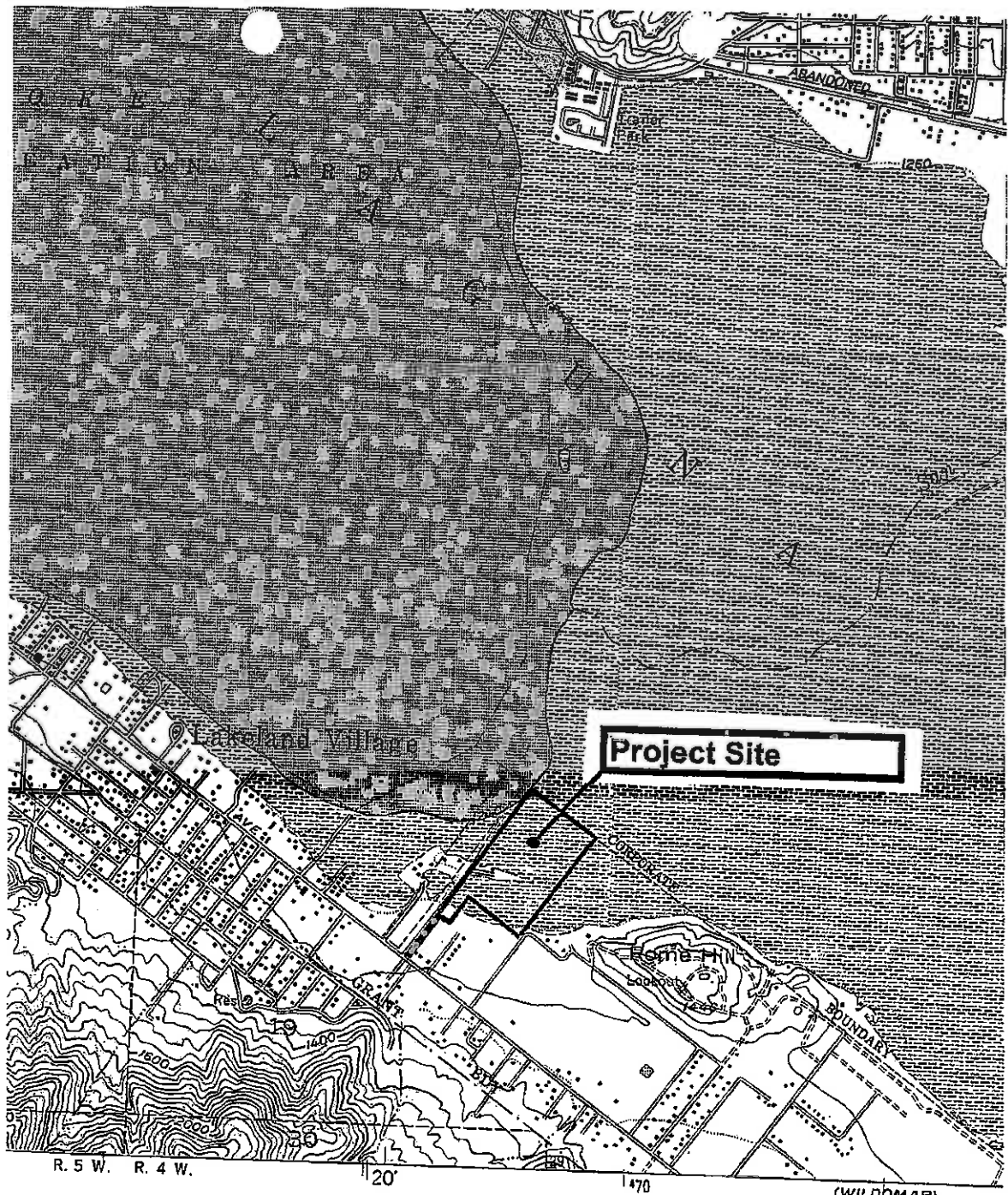
RIVERSIDE COUNTY PLANNING DEPARTMENT

Assessors
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Thomas
Bros. Pg. 896 E3

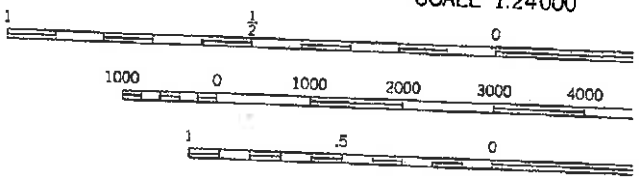
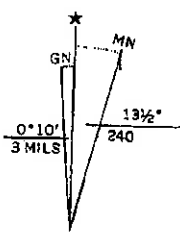




Project Site



Project Site



CONTOUR INTERVAL 40 FEET

LAKE ELSINORE, CALIF.
 (FORMERLY ELSINORE)
 33117-F3-TF-024
 1953
 PHOTOREVISED 1988
 DMA 2551 III NE-SERIES V895

APPLICATION FOR AMENDMENT TO THE RIVERSIDE COUNTY GENERAL PLAN

JUSTIFICATION FOR AMENDMENT (Please be specific. Attach more pages if needed.)

Portions of this site that were originally in the Flood Plain for Lake Elsinore can now be developed because of the improvements constructed by the Lake Elsinore Stabilization Project.

This land that can now be incorporated into the project and will make the proposed mobile home park a more desirable project with the amenities and units that can now be added.

III. AMENDMENTS TO POLICIES:

(Note: A conference with Planning Department staff is required before application can be filed. Additional information may be required.)

A. LOCATION IN TEXT OF THE GENERAL PLAN WHERE AMENDMENT WOULD OCCUR:

Element: _____ Area Plan: _____

B. EXISTING POLICY (If none, write "none." (Attach more pages if needed): _____

C. PROPOSED POLICY (Attach more pages if needed): _____

September 26, 2009

VIA ELECTRONIC MAIL AND FACSIMILE

Riverside County Planning Commission
ATTN: Mike Harrod
County of Riverside
4080 Lemon St., 9th Floor
Riverside, CA 92501

**RE: Item 9.0, General Plan Amendment Initiation Proceedings
(September 30, 2009)**

Dear Chair and Commission Members:

The Endangered Habitats League (EHL) appreciates the opportunity to comment on these landowner-initiated GPA proposals. In all cases, we commend the staff recommendations for upholding the planning integrity of the General Plan, for following the directives of the Administrative Element, and in respecting public safety and MSHCP imperatives.

Item 9.1, GPA 780 (Elsinore)

Concur with staff recommendation to deny initiation. There are numerous compelling reasons to deny this complex proposal, which responds to no changed circumstances. It would markedly intensify residential uses in an intrinsically unsafe high fire hazard area, whose emergency egress route – Highway 74 – is already severely challenged. The lack of proper secondary access cannot be mitigated, and the proposal is opposite to the recommendation of the Riverside County Fire Hazard Reduction Task Force:

Update the Riverside County General Plan and complete consistency zoning actions to limit residential growth within or adjacent to high fire hazard areas.

As the cogent staff report demonstrates, if land currently designated as Open Space-Conservation Habitat needs redesignation on technical grounds, alternative designations such as Rural Mountainous or Open Space-Rural that are more appropriate are available, and future development could still be consolidated via clustering. Furthermore, the loss of Public/Quasi Public MSHCP lands under the exchange scenario creates General Plan and MSHCP inconsistencies. Finally, such intensification in a relatively remote area is inconsistent with the General Plan Vision of avoiding leapfrog development away from services. Indeed, the General Plan Advisory Committee rejected a Rural Village Overlay for El Cariso for all these reasons

Item 9.2, GPA 1033 (SWAP)

Concur with recommendation in staff report to deny initiation. This proposal to extend the Citrus Vineyard Policy Area to Vail Lake is wholly unsuited for this locale. As pointed out in the thorough staff report, it would introduce a type and intensity of development far in excess of that anticipated by the General Plan's Vail Lake Policy Area and the policies of SWAP. The small farm and commercial development model of Citrus Vineyard has no relevance to the biological, viewshed, and recreational imperatives of Vail Lake. No changed circumstances justify this wholesale change. A massive upzoning to 2-acre lots would introduce large scale residential uses into a high fire hazard area, decimate the biological resources needed for MSCHP assembly, and constitute a leapfrog pattern of development apart from services and infrastructure. Finally, according to the Planning Department, "The proposed amendment also creates an internal inconsistency among the Elements of the General Plan, particularly the Multipurpose Open Space Element and the Safety Element."

Item 9.3, GPA 1000 (SWAP)

Concur with staff recommendation to deny initiation. Conversion of this 379-acre rural location to Community Development/Specific Plan would defy all relevant planning principles. It would urbanize an intact rural area discontiguous from urban infrastructure and services, maximize greenhouse gas emissions, and, contrary to the recommendation of the Fire Hazard Reduction Task Force, place development in a rugged, high fire hazard location. No new circumstance justifies this Foundation change, which would thus conflict with the Administrative Element of the General Plan. According to the staff report, this increase in intensity "would be contrary to the existing character and land use pattern in the area."

Item 9.4, GPA 988 (Elsinore)

Concur with staff recommendation to deny initiation. This proposal responds to no changed circumstances. It would intensify residential uses within a very high fire hazard area, contrary to the recommendation of the Fire Hazard Reduction Task Force. The current designation correctly reflects the viewshed and buffer characteristics of the area, and should not be altered. According to staff, "Increasing the intensity of uses on the site could also potentially create inconsistencies amongst the Land Use element and the Safety element of the General Plan."

Item 9.5, GPA 985 (Elsinore)

Concur with staff recommendation to deny initiation. This constrained site has serious and unresolved flood hazard issues, and the claim to provide needed affordable housing does not stand up to scrutiny, as documented in the staff report. Furthermore, the change would likely interfere with MSCHP assembly and should not proceed unless and until facilitation of a reserve segment can be documented.

Item 9.6, GPA 977 (Mead Valley/Elsinore)

Concur with staff recommendation to deny initiation. This is a massive proposal to redesignate 405 acres of Rural Mountainous and Rural Residential to Rural Community 1-acre lots. Discontiguous from infrastructure and services, and not responding to changed circumstances, the proposal utterly lacks planning merit. Indeed, due to public safety and MSHCP conflicts, staff concluded that:

This amendment would potentially create inconsistency between the Land Use Element and the Safety Element by increasing density in an area with steep slopes, high fire hazard and no nearby fire stations, limited access, and subject to flooding. Increasing the density/intensity of allowable land use on the site, as proposed by this amendment, would also exacerbate potentially conflicts between such uses and the conservation requirements as set forth in the MSHCP, causing inconsistencies between the Land Use Element and the Multi-Purpose Open Space Element of the General Plan.

Item 9.7, GPA 924 (Mead Valley)

Concur with staff recommendation to deny initiation.

Item 9.8, GPA 958 (Mead Valley)

Concur with recommendation in staff report to deny initiation. The proposed change from Rural to Rural Community does not respond to new circumstances and would create a "spot zone."

Item 9.9, GPA 1084 (Jurupa)

Concur with staff recommendation to initiate.

Thank you for considering our views, and we look forward to working with you as the Five-Year Update proceeds.

Sincerely,

Dan Silver, MD
Executive Director

Electronic cc: Board Offices
George Johnson, TLMA
Ron Goldman, Planning Dept.

Carolyn Luna, EPD
Interested parties

4/15/09
8.10

April 13, 2009

VIA ELECTRONIC MAIL AND FACSIMILE

Riverside County Planning Commission
ATTN: Mike Harrod
County of Riverside
4080 Lemon St., 9th Floor
Riverside, CA 92501

**RE: Items 6.0 and 8.0, General Plan Amendment Initiation Proceedings
(April 15, 2009)**

Dear Chair and Commission Members:

The Endangered Habitats League (EHL) appreciates the opportunity to comment on these landowner-initiated GPA proposals. While we are encouraged by many rigorous recommendations from staff, we respectfully disagree on others.

Item 6.1, GPA 909 (Mead Valley)

Disagree with staff recommendation. This site is part of the Good Hope Rural Village Overlay Study Area, which is being planned as part of the County's GPA 960. It would be *premature* to identify this location in a piecemeal manner for light industrial uses. It should be planned in a *coherent* manner with the rest of the Overlay. Initiation should be denied and the landowner referred to the GPA 960 process.

Item 6.2, GPA 949 (Meadowbrook)

Disagree with staff recommendation. This site is part of the Meadowbrook Rural Village Overlay Study Area, which is being planned as part of the County's GPA 960. It would be *premature* to identify this location in a piecemeal manner for intensified use. It should be planned in a *coherent* manner with the rest of the Overlay. Initiation should be denied and the landowner referred to the GPA 960 process.

Item 6.3, GPA 743 (Elsinore)

Disagree with staff recommendation. This proposal is piecemeal urbanization that exemplifies the defects of the landowner-initiated GPA process. While EHL generally supports using land already designated as Community Development in a more efficient manner, there is question as to whether this land was properly designated in the first place. No evidence has been submitted to support the finding that in order to meet housing goals, "Special circumstances or conditions have emerged that were

unanticipated in preparing the General Plan.” What *are* the quantified “housing goals” for the unincorporated area? How much housing capacity is present in land *already* designated for urbanization? If additional capacity is needed, is this the best location based upon jobs, services, traffic and proximity to existing infrastructure and development? Until these basic planning questions are answered, this proposal should not be initiated.

Item 6.4, GPA 815 (Temescal Canyon)

More information needed. While creations of an employment center along I-15 may well make sense, several questions must first be answered. Why can't these same uses occur under the present designations? As this property is within MSHCP Criteria Cells, what is the effect of the change on reserve assembly? This information should be solicited from the Environmental Programs Dept. As the current designation includes Community Center, what was the original purpose of the Community Center and to what extent will those important planning goals be lost or changed by the Specific Plan?

Item 6.5, GPA 1073 (County-wide)

We support the intent of these revisions to General Plan Policy LU-6.2, to clarify that public facilities may be sited outside of the Public Facilities designator and to protect valuable Open Space lands from such incompatible uses. Proposed for deletion, however, is language that preferentially locates some public facilities in Community Development and Rural Community rather than Rural and Agriculture. For community-serving public facilities (as opposed to those with potential for nuisance), this policy language is appropriate, as it reduces vehicle travel and creates community identity. We thus suggest language to recapture this concept.

Item 8.1, GPA 940 (REMAP)

Concur with staff recommendation to deny initiation. As pointed out in the staff report, the need for additional commercial uses is being addressed through new Rural Incidental Commercial Policies (via GPA 960) that will provide such services to residents and travelers. Generally, this region is unsuited for non-rural development due to infrastructure and service deficiency, lack of water, fire hazard, MSHCP Criteria Cells, etc. No new circumstances justify the proposed foundation change, and overall planning issues should be deferred to the Rural Village Overlay process ongoing within County-initiated GPA 960.

Item 8.2, GPA 952 (REMAP)

Concur with staff recommendation to deny initiation. This proposal would create large scale urbanization on 733 acres in an area utterly unsuited to these uses, due to infrastructure and service deficiency, lack of water, fire hazard, MSHCP Criteria Cells, etc. No new circumstances justify the proposed foundation change, and overall planning issues should be deferred to the Rural Village Overlay process ongoing within County-initiated GPA 960.

Item 8.3. GPA 953 (Rancho California)

Concur with staff recommendation to deny initiation. The need for any additional commercial uses is being addressed through new Rural Incidental Commercial Policies (via GPA 960) that will provide such services to residents and travelers. The property is also affected by MSHCP Criteria Cells and fire hazard.

Item 8.4. GPA 1015 (REMAP)

Concur with staff recommendation to deny initiation. The need for additional commercial uses is being addressed through new Rural Incidental Commercial Policies (via GPA 960) that will provide such services to residents and travelers. Generally, this region is unsuited for non-rural development due to infrastructure and service deficiency, lack of water, fire hazard, MSHCP Criteria Cells, etc. No new circumstances justify the proposed foundation change, and overall planning issues should be deferred to the Rural Village Overlay process ongoing within County-initiated GPA 960.

Item 8.5. GPA 1025 (REMAP)

Concur with staff recommendation to deny initiation. This region is unsuited for non-rural development due to infrastructure and service deficiency, lack of water, fire hazard, MSHCP Criteria Cells, etc. No new circumstances justify the proposed foundation change, and overall planning issues should be deferred to the Rural Village Overlay process ongoing within County-initiated GPA 960.

Item 8.6. GPA 1044 (REMAP)

Concur with staff recommendation to deny initiation. The need for additional commercial uses is being addressed through new Rural Incidental Commercial Policies (via GPA 960) that will provide such services to residents and travelers. Generally, this region is unsuited for non-rural development due to infrastructure and service deficiency, lack of water, fire hazard, MSHCP Criteria Cells, etc. No new circumstances justify the proposed foundation change, and overall planning issues should be deferred to the Rural Village Overlay process ongoing within County-initiated GPA 960.

Item 8.7. GPA 934 (San Jacinto Valley)

Concur with staff recommendation to deny initiation. This intact agricultural area is inappropriate for conversion to more intensive residential uses, and as staff points out, no compelling new circumstances justify such change. Surrounding parcels are Agriculture and Open Space. While staff believes that future consideration for redesignation as commercial may be appropriate, no evidence is provided that more commercial land is actually needed. Rather, future needs might be met through the Rural Incidental Commercial Policies under development in GPA 960, intended to provide these services to residents and travelers. In addition, until it is shown that intensified uses will not interfere with MSHCP assembly within the affected Criteria Cells, changes in land use should not move forward.

Item 8.8, GPA 937 (Lake Mathews)

Concur with staff recommendation to deny initiation. The proposal is to change the current Rural and Rural Community designations to continuous estate lots in the Rural Community and Community Development categories. Such inefficient development on 733 acres would wastefully consume an inordinate amount of land while producing little and no affordable housing. The site is also constrained by the MSHCP. Annexation into the Cajalco Wood Policy Area, as staff proposes, may provide a better balance of more efficient development and natural open space if consistency with the MSCHP can be established.

Item 8.9, GPA 957 (Anza)

Concur with staff recommendation to deny initiation. This proposal for conversion of 258 acres from Rural to Rural Community estate lots lies outside the village core and is therefore inappropriate for increased intensification. Initiation would render the Anza Community Vision and Goals process meaningless. There are no new compelling circumstances, and all open space benefits of the proposal can be achieved or bettered by consolidation of the 64 units allowed under the existing designations. Staff is to be commended for the excellent capacity analysis showing no need for additional large residential lots in this area. In general, Anza is deficient in infrastructure and water, and has limited potential for intensified uses.

Item 8.10, GPA 985 (Elsinore)

Concur with staff recommendation to deny initiation. This constrained site has serious and unresolved flood hazard issues, and the claim to provide needed affordable housing does not stand up to scrutiny, as documented in the staff report. Furthermore, the change would likely interfere with MSCHP assembly and should not proceed unless and until facilitation of a reserve segment can be documented.

Item 8.11, GPA 621 (Lakeview Nuevo)

Need more information. The project site is within MSHCP Criteria Cells along the San Jacinto River, which is a particularly challenging area for preserve assembly. What effect would the proposed change have on the assembly process? If negative, then initiation should not proceed.

Thank you for considering our views, and we look forward to working with you as the Fire-Year Update proceeds.

Sincerely,

Dan Silver, MD
Executive Director

Electronic cc: Board Members and Board Offices
George Johnson, TLMA
Ron Goldman, Planning Dept.
Carolyn Luna, Environmental Programs Dept.
Interested parties

Bob Taghdiri
3112 Bostonian Drive
Los Alamitos, CA 90720
Applicant- GPA 985

Grant Becklund
30811 Garbani Road
Winchester, CA 92596
Engineer- GPA985

Carlos Lopez
1713 West Gary Street
Santa Ana, CA 92704

NOTICE OF PUBLIC HEARING
and
INTENT TO ADOPT A NEGATIVE DECLARATION

A **PUBLIC HEARING** has been scheduled, pursuant to Riverside County Land Use Ordinance No. 348, before the **RIVERSIDE COUNTY PLANNING COMMISSION** to consider the project shown below:

GENERAL PLAN AMENDMENT NO. 985 (Foundation and Entitlement/Policy) – Intent to Adopt a Negative Declaration – Applicant: Steve Galvez – Engineer/Representative: Grant Becklund – First Supervisorial District – Area Plan: Elsinore – Zone District: Lakeland Village – Zone: W1 (Watercourse, Watershed and Conservation Areas) – Policy Area: Lake Elsinore Environs – Location: West of Lucerne Street, north of Grand Avenue, east of Russell Street, and south of Como Street – Project Size: 1.87 acres – **REQUEST:** Proposal to amend the project site's General Plan Foundation Component from Open Space (OS) to Community Development (CD) and amend its Land Use Designation from Conservation (C) to Medium High Density Residential (MHDR) (5-8 DU/AC) on one parcel, totaling 1.87 acres – Project Planner: John Hildebrand at (951) 955-1888 or email jhildebr@rctlma.org.

TIME OF HEARING: **9:00 am** or as soon as possible thereafter
DECEMBER 2, 2015
RIVERSIDE COUNTY ADMINISTRATIVE CENTER
BOARD CHAMBERS, 1ST FLOOR
4080 LEMON STREET
RIVERSIDE, CA 92501

For further information regarding this project, please contact Project Planner, John Hildebrand, at 951-955-1888 or email jhildebr@rctlma.org or go to the County Planning Department's Planning Commission agenda web page at <http://planning.rctlma.org/PublicHearings.aspx>.

The Riverside County Planning Department has determined that the above project will not have a significant effect on the environment and has recommended adoption of a negative declaration. The Planning Commission will consider the proposed project and the proposed negative declaration, at the public hearing. The case file for the proposed project and the proposed negative declaration may be viewed Monday through Thursday, 8:30 a.m. to 5:00 p.m., at the County of Riverside Planning Department, 4080 Lemon Street, 12th Floor, Riverside, CA 92501. For further information or an appointment, contact the project planner.

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

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

Please send all written correspondence to:
RIVERSIDE COUNTY PLANNING DEPARTMENT
Attn: John Hildebrand
P.O. Box 1409, Riverside, CA 92502-1409

PROPERTY OWNERS CERTIFICATION FORM
GPA00985

I, Stella Spadafora, certify that on
(Print Name)
10/28/2015 the attached property owners list
(Date)
was prepared by County of Riverside / GIS
(Print Company or Individual's Name)
Distance Buffered: 600 Feet.

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: Stella Spadafora

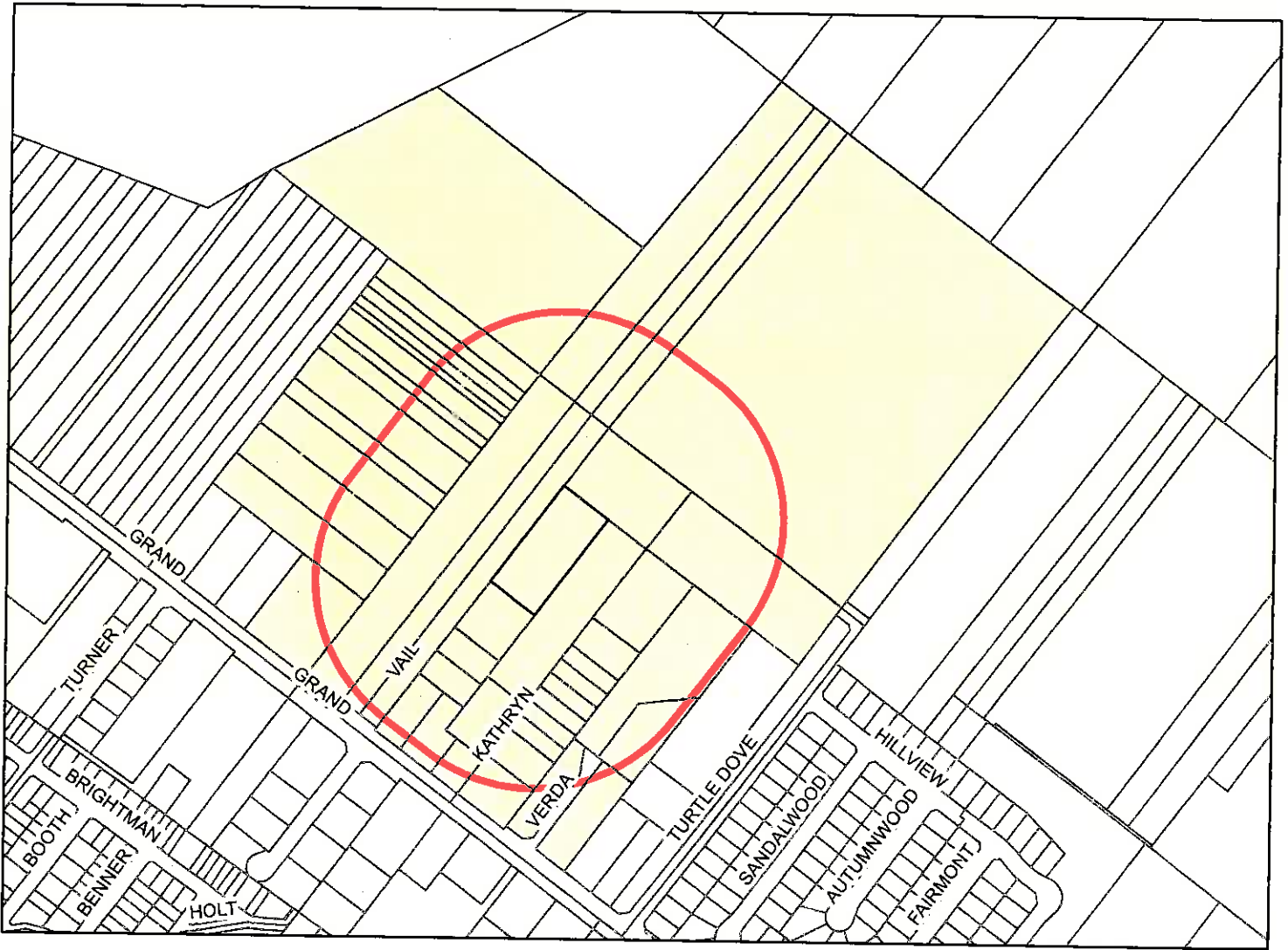
TITLE/REGISTRATION: GIS Analyst

ADDRESS: 3450 14th St. 5th Floor

Riverside, CA 92501

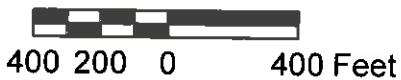
TELEPHONE (8 a.m. – 5 p.m.): (951) 955-3288

GPA00985
(600 Feet Radius)



Selected Parcels

371-160-009	371-130-017	371-130-008	371-070-001	371-130-009	371-130-013	371-130-015	371-130-016	371-150-008	371-150-015
371-150-014	371-160-026	371-130-012	371-150-006	371-150-007	371-150-001	371-150-002	371-130-011	371-160-016	371-160-015
371-130-004	371-090-003	371-090-004	371-150-009	371-150-010	371-150-016	371-160-007	371-130-007	371-150-004	371-130-014
371-160-018	371-160-010	371-160-027	371-150-011	371-160-017	371-160-014	371-090-001	371-090-002	371-150-012	371-160-029
371-160-012	371-160-013	371-130-006	371-130-005	371-160-004	371-130-010	371-160-030			



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.

ASMT: 371130004, APN: 371130004
JEFFREY MCELRATH
20995 ALAMEDO DEL NORTE
WILDOMAR CA 92595

ASMT: 371130011, APN: 371130011
JACQUELINE R TRUST, ETAL
6587 E CAMINO VISTA
ANAHEIM CA 92807

ASMT: 371130005, APN: 371130005
SONJA CRILLY, ETAL
717 N JANSS
ANAHEIM CA 92805

ASMT: 371130012, APN: 371130012
DAVID COOK
8605 SANTA MONICA 16929
WEST HOLLYWOOD CA 90069

ASMT: 371130006, APN: 371130006
RYAN REMP
41927 BLACK MOUNTAIN TR
MURRIETA CA 92562

ASMT: 371130014, APN: 371130014
JOHN EFFERTZ, ETAL
5480 PASEO DEL LAGO A
LAGUNA WOODS CA 92637

ASMT: 371130007, APN: 371130007
KRISTA ALFORD, ETAL
30261 SPRAY DR
CANYON LAKE CA 92587

ASMT: 371130016, APN: 371130016
ANUCHIT RUKSOMBOONDE
11609 ENCANTO LN
COLTON CA 92324

ASMT: 371130008, APN: 371130008
ALFRED BISHCOFF
2823 SUNSET BL
LOS ANGELES CA 90026

ASMT: 371130017, APN: 371130017
ALFRED BISCHOFF
2823 SUNSET BLV
LOS ANGELES CA 90026

ASMT: 371130009, APN: 371130009
ANUCHIT RUKSOMBOONDE
1850 W SYCAMORE ST
SAN BERNARDINO CA 92407

ASMT: 371150002, APN: 371150002
RICHARD LEDDY, ETAL
C/O WILLIAM LEDDY
23033 JUNIPER AVE
TORRANCE CA 90505

ASMT: 371130010, APN: 371130010
NICHOLE ANAYA, ETAL
1519 SUNRISE DR
VISTA CA 92084

ASMT: 371150004, APN: 371150004
TERRY CHENG, ETAL
725 RIDGECREST ST
MONTEREY PARK CA 91754



ASMT: 371150007, APN: 371150007
DEBRA TONE
18290 GRAND AVE
LAKE ELSINORE CA 92530

ASMT: 371160007, APN: 371160007
HUSHMAN TAGHDIRI, ETAL
C/O STEVE GALVEZ
45621 CORTE ROYALE
TEMECULA CA 92592

ASMT: 371150008, APN: 371150008
KURT LIVINGSTON, ETAL
2430 OUR COUNTRY RD
ESCONDIDO CA 92029

ASMT: 371160009, APN: 371160009
VERONICA GUTIERREZ, ETAL
32950 KATHRYN WAY
LAKE ELSINORE, CA. 92530

ASMT: 371150011, APN: 371150011
DOROTHY DANDURAND, ETAL
1465 LA RIATA DR
LA HABRA HEIGHTS CA 90631

ASMT: 371160010, APN: 371160010
MARY HOENIG, ETAL
28510 RED GUM
LAKE ELSINORE CA 92530

ASMT: 371150012, APN: 371150012
RMT PROP
31902 AVENIDA EVITA
SAN JUAN CAPO CA 92675

ASMT: 371160012, APN: 371160012
RUBY CARSON
32910 KATHRYN WAY
LAKE ELSINORE, CA. 92530

ASMT: 371150014, APN: 371150014
CAROL HILLARY
18330 GRAND AVE
LAKE ELSINORE, CA. 92530

ASMT: 371160014, APN: 371160014
DARLA GREER, ETAL
32890 KATHYRN WAY
LAKE ELSINORE, CA. 92530

ASMT: 371150015, APN: 371150015
BARRY LEFROY
32295 MISSION TR NO 8
LAKE ELSINORE CA 92530

ASMT: 371160015, APN: 371160015
JAMES DOUGLAS
P O BOX 1110
LAKE ELSINORE CA 92531

ASMT: 371160004, APN: 371160004
SIERRA NEVADA WEST INC
32880 KATHRYN WAY
LAKE ELSINORE CA 92530

ASMT: 371160016, APN: 371160016
GILBERTO FRANCO
32940 KATHRYN WAY
LAKE ELSINORE, CA. 92530



ASMT: 371160017, APN: 371160017
ROSALIND RIGGINS, ETAL
32930 KATHRYN WAY
LAKE ELSINORE, CA. 92530

ASMT: 371160018, APN: 371160018
ANTHONY REYES, ETAL
32920 KATHRYN WAY
LAKE ELSINORE, CA. 92530

ASMT: 371160026, APN: 371160026
DANIEL RODRIGUEZ
4195 HAVENRIDGE
CORONA CA 92883

ASMT: 371160027, APN: 371160027
MICHAEL HEIER
3966 ZION CT
CHINO CA 91710

ASMT: 371160029, APN: 371160029
LYNETTE CANTARINI, ETAL
18400 GRAND AVE
LAKE ELSINORE, CA. 92530

ASMT: 371160030, APN: 371160030
VINCENT GRAVES
695 W RACQUET CLUB RD
PALM SPRINGS CA 92262



RIVERSIDE COUNTY PLANNING DEPARTMENT

Steve Weiss AICP
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.

General Plan Amendment No. 985

Project Title/Case Numbers

John Hildebrand – Project Planner

County Contact Person

(951) 955-1888

Phone Number

N/A

State Clearinghouse Number (if submitted to the State Clearinghouse)

Bob Taghdiri

Project Applicant

3112 Bostonian Drive, Los Alamitos, CA 90720

Address

West of Lucerne Street, north of Grand Avenue, East of Russell Street, and South of Como Street. APN: 371-150-009

Project Location

Proposal to amend the project site's General Plan Foundation Component from Open Space (OS) to Community Development (CD) and amend its Land Use Designation from Conservation (C) to Medium High Density Residential (MHDR) (5-8 DU/AC) on one parcel, totaling 1.87 acres

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 NEGATIVE DECLARATION was prepared for the project pursuant to the provisions of the California Environmental Quality Act and reflects the independent judgment of the Lead Agency.
3. Mitigation measures WERE NOT made a condition of the approval of the project.
4. A Mitigation Monitoring and Reporting Plan/Program WAS NOT adopted.
5. A statement of Overriding Considerations WAS NOT adopted.
6. Findings WERE NOT made pursuant to the provisions of CEQA.

This is to certify that the earlier EA, 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.

John Hildebrand
Signature

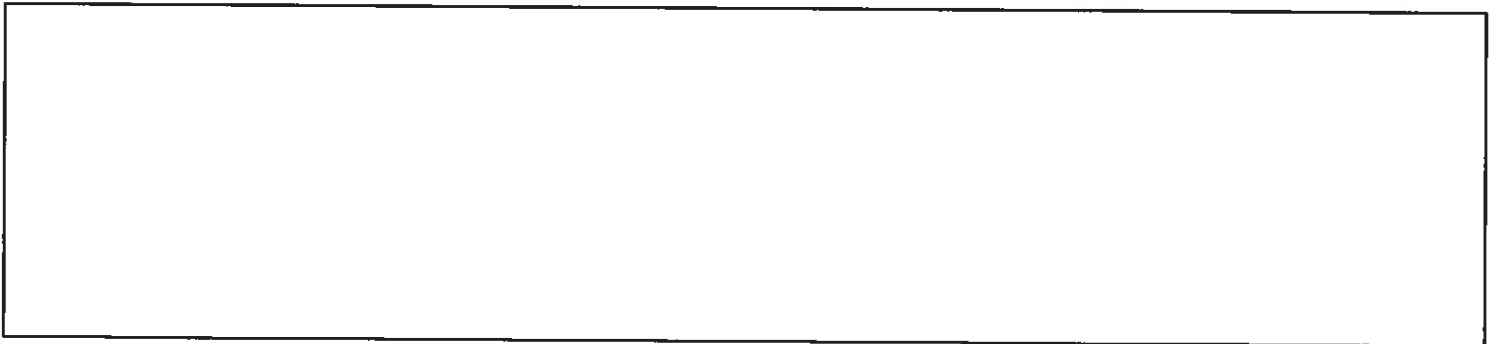
John Hildebrand

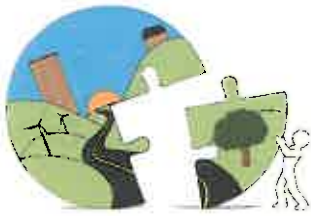
Title

11/02/2015

Date

Date Received for Filing and Posting at OPR: _____





RIVERSIDE COUNTY PLANNING DEPARTMENT

*Steven Weiss, AICP
Planning Director*

NEGATIVE DECLARATION

Project/Case Number: General Plan Amendment No. 985

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

PROJECT DESCRIPTION, LOCATION (see Environmental Assessment).

COMPLETED/REVIEWED BY:

By: John Hildebrand Title: Project Planner Date: November 2, 2015

Applicant/Project Sponsor: Bob Taghdiri Date Submitted: February 14, 2008

ADOPTED BY: Board of Supervisors

Person Verifying Adoption: _____ Date: _____

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

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

For additional information, please contact John Hildebrand at (951) 955-1888.

Revised: 10/16/07
Y:\Planning Master Forms\CEQA Forms\Negative Declaration.doc

Please charge deposit fee case#: ZEA41815 ZCFG05162

FOR COUNTY CLERK'S USE ONLY

COUNTY OF RIVERSIDE
SPECIALIZED DEPARTMENT RECEIPT
Permit Assistance Center

O* REPRINTED * T0800887

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

39493 Los Alamos Road
Suite A
Murrieta, CA 92563
(951) 694-5242

38686 El Cerrito Rd
Indio, CA 92211
(760) 863-8271

Received from: TAGHDIRI BOB \$64.00
paid by: CASH
CA FISH & GAME FEE FOR EA41815
paid towards: CFG05162 CALIF FISH & GAME: DOC FEE
at parcel:
appl type: CFG3

By _____ Feb 14, 2008 13:50
SBROSTRO posting date Feb 14, 2008

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

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

COUNTY OF RIVERSIDE
SPECIALIZED DEPARTMENT RECEIPT
Permit Assistance Center

O* REPRINTED * R1512015

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

39493 Los Alamos Road
Suite A
Murrieta, CA 92563
(951) 694-5242

38686 El Cerrito Rd
Indio, CA 92211
(760) 863-8271

Received from: TAGHDIRI BOB \$2,210.00
paid by: CK 1049
CA FISH & GAME FEE FOR EA41815
paid towards: CFG05162 CALIF FISH & GAME: DOC FEE
at parcel:
appl type: CFG3


By _____ Oct 29, 2015 07:44
MGARDNER posting date Oct 29, 2015

Account Code	Description	Amount
658353120100208100	CF&G TRUST	\$2,210.00

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

Agenda Item No.: 4.6
Area Plan: Elsinore
Zoning Area: Cleveland
Supervisory District: First
Project Planner: John Earle Hildebrand III
Planning Commission: December 2, 2015

General Plan Amendment No. 988
Environmental Assessment No. 41818
Applicant: Oz Bratene
Engineer/Representative: Oz Bratene


Steve Weiss, AICP
Planning Director

COUNTY OF RIVERSIDE PLANNING DEPARTMENT STAFF REPORT

PROJECT DESCRIPTION AND LOCATION:

GENERAL PLAN AMENDMENT NO. 988 (Foundation and Entitlement/Policy Amendment) – Proposal to amend the project site's General Plan Foundation Component from Open Space (OS) to Rural (RUR) and amend its Land Use Designation from Rural (RUR) (20-Acre Minimum) to Rural Residential (RR) (5-Acre Minimum), on one parcel, totaling 25.7-acres, located southwest of the City of Wildomar, west of Calle de Lobo, north of Saint Gallen way, and south of the Cleveland National Forest, within the Elsinore Area Plan.

BACKGROUND:

General Plan Initiation Proceedings ("GPIP")

This project was submitted on February 14, 2008, during the 2008 General Plan Review Cycle application period and was recommended for initiation to the Board of Supervisors. On June 29, 2010, the Riverside County Board of Supervisors adopted an order initiating proceedings for General Plan Amendment No. 988. The GPIP report package is included with this report, as an attachment. GPA No. 988 (the "project") is now being taken forward for consideration.

Project Scope

This project originally included two parcels, totaling 82.9-Acres in area. APN No. 901-180-003 is 57.2-acres in area and is owned by Edward Wright. APN No. 901-180-001 is 25.7-acres in area and is owned by Kurt Rietsch. During the project's review period, Edward Wright requested to be removed from the General Plan Amendment process and is no longer part of the project's scope. As a result, this project now includes a single 25.7-acre parcel, as shown below.



GPA00988 - Original Project Area



GPA00988 - Revised Project Area

SB 18 and AB 52 Tribal Consultations

Pursuant to SB 18 requirements, Riverside County staff previously requested a list from the Native American Heritage Commission ("NAHC") of Native American Tribes whose historical extent includes the project site. Consultation request notices were sent to each of the Tribes on the list on May 21, 2015. SB 18 provides for a 90-day review period in which all noticed Tribes may request consultation regarding the proposed project. County staff received no consultation requests for this project during the 90-day review period.

AB 52 became effective on July 1, 2015. In compliance with AB 52, separate notices regarding this project were mailed to all requesting Tribes on September 10, 2015. AB 52 provides for a 30-day review period in which all noticed Tribes may request consultation regarding the proposed project. Although County staff received no specific requests for consultation within the 30-day period, the Pechanga Tribe has requested in general, they be notified for potential consultation. Staff discussed the project during a conference call with the Pechanga Tribe and both staff and the Pechanga Tribe agreed that since this project includes a General Plan Amendment only, resulting in no ground disturbance, no further consultation with the Pechanga Tribe is required. Additionally, in accordance with AB 52, County staff will again notice the Pechanga Tribe, as well as all other requesting Tribes, at the time an implementing project is submitted.

ISSUES OF POTENTIAL CONCERNS:

General Plan Amendment Findings

This project includes both a Regular Foundation Amendment and an Entitlement/Policy Amendment. A Regular Foundation Amendment application is allowed to be submitted only during a General Plan Review Cycle, which was previously every five (5) years and is now every eight (8) years. This project was submitted on February 14, 2008, within the 2008 General Plan Review Cycle application period. A Regular Foundation Amendment is required to adhere to a two-step approval process; whereby the first step is for the Board of Supervisors to adopt an order to initiate the Amendment proceedings. The second step, after initiation, is for the proposed Regular Foundation Amendment to go through the entitlement process, where the project will be publicly noticed and prepared for both Planning Commission and Board of Supervisors hearings and finalized during an adoption cycle.

The Administration Element of the Riverside County General Plan and Article 2 of Ordinance No. 348 provides that three (3) findings must be made for a Regular Foundation Amendment. Additionally, five (5) findings must be made for an Entitlement/Policy Amendment. This proposed project is a request to change from one Foundation Component to another, as well as from one Land Use Designation to another. As a result, both sets of findings must be made. There is some overlap between the Foundation and Entitlement/Policy Amendment findings, which are further described below:

- 1) (FOUNDATION FINDING) *The Foundation change is based on substantial evidence that new conditions or circumstances disclosed during the review process justify modifying the General Plan, that the modifications do not conflict with the overall Riverside County Vision, and that they would not create an internal inconsistency among the elements of the General Plan.*

New Circumstance

The project site currently has a General Plan Land Use of Open Space: Rural (OS:RUR) (20-Acre Minimum). However, prior to the adoption of the most recent General Plan in October of 2003, the project site had a General Plan Land Use of Agricultural. Additionally, the project site has historically been considered for residential development as far back as the early 1990's, as shown by the

activity of the property owners in the attached documents, "History of the Wright Property" and the accompanying "Justification for Amendment." Due to economic changes over the past couple of decades, development of the property had been deferred, until the previous Foundation Cycle opened, providing the opportunity for a land use amendment. Additionally, this Amendment will change the land use to a more consistent designation with that of the properties to the south, which are Rural Residential. For these reasons, a General Plan Foundation Component Amendment is justified.

Riverside County Vision

The existing General Plan Land Use for the property is Rural, which requires development at 1 residential dwelling unit per 20-acres. This General Plan Amendment will result in changing the General Plan Land Use to Rural Residential, which would enable the project site to be developed at 1 residential unit per 5-acres. The Riverside County General Plan Vision Statement discusses many concepts, which are distinguished by categories and include housing, population growth, healthy communities, conservation, and transportation. This project has been reviewed in conjunction with the Vision Statement and staff has determined that the project is consistent with it. Specifically, Number 3 of the Population Growth section of the General Plan Vision Statement says, "Population growth continues and is focused where it can best be accommodated." Furthermore, Number 1 of the Population Growth section states, "New growth patterns no longer reflect a pattern of random sprawl. Rather, they follow a framework of transportation and open space corridors, with concentrations of development that fit into that framework. In other words, important open space and transportation corridors define growth areas." The project site is adjacent to existing developed single family residential to the south and east. Development of the project site is a logical and compatible extension to the existing residential development in the area. This is not a stand-alone, isolated area, whereby new development would exasperate sprawl. Based upon the existing utility and street infrastructure in the area, which the project site could easily tie into, the site can accommodate new housing. For these reasons, this project is consistent with the Riverside County Vision Statement and this General Plan Foundation Component Amendment is justified.

Internal Consistency

The project site is not located within any Policy Area or Special Overlay that would result in an inconsistency from a Foundation Component Amendment. Staff has reviewed this project in conjunction with each of the ten (10) Riverside County General Plan Elements, which includes Vision, Land Use, Circulation, Multi-Purpose Open Space, Safety, Noise, Housing, Air Quality, Healthy Communities, and Administration, and has determined that this project is in conformance with the policies and objectives of each Element. This is supported through the Fundamental Housing Value of the Vision Statement, which states the following:

- We acknowledge shelter as one of the most basic community needs and value the willingness of our communities and their leaders to accept housing for our growing population in our communities, particularly with respect to the ongoing shortage of affordable housing and its negative impacts on our communities.

This proposed General Plan Foundation Component Amendment will provide an opportunity for a residential development under a future implementing project, addressing the need for new housing as a result of ongoing population growth. This project will not create an inconsistency with any of the General Plan Elements and as a result, a General Plan Foundation Component Amendment is justified.

2) (ENTITLEMENT/POLICY FINDING) The proposed change does not involve a change in or conflict with:

a) The Riverside County Vision:

As demonstrated in the above discussion, this proposed General Plan Foundation Component Amendment is consistent with the Vision Statement of the Riverside County General Plan. In addition, this Entitlement/Policy Amendment is also consistent with the Vision Statement for the same reasons as above, and also with the Our Communities and Their Neighborhoods section of the Vision Statement, which says:

- Development occurs only where appropriate and where adequate public facilities and services are available or are provided for at the time of development in accordance with adopted level-of-service standards.

Changing the project site from Rural (RUR) (20-Acre Minimum) to Rural Residential (RR) (5-Acre Minimum) is appropriate and compatible with the other residential properties to the east and south, which have similar 5-acre lot sizes. Furthermore, certain utilities as well as an existing road network, are available in the area and could easily be extended to serve the project site. As a result, development of the project site is appropriate.

Additionally, the Population Growth section of the Vision Statement says:

- Population growth continues and is focused where it can best be accommodated.

As shown, the existing infrastructure in the area can accommodate new residential development. Densification of the site will enable the creation of additional dwelling units beyond what is anticipated under the current land use. These additional units further contribute to meeting the Regional Housing Needs Assessment unit counts. As a result, this project is consistent with the Riverside County Vision Statement.

b) Any General Plan Principle; or

Appendix B: General Planning Principles, within the Riverside County General Plan, consists of seven (7) categories, including Community Development, Environmental Protection, Transportation, Community Design, Agricultural, Rural Development, and Economic Development. This project has been reviewed in conjunction with these categories and staff has determined that the project is consistent with the planning principles contained within. Specifically, there are two principles that are of special note.

The first principle is within the Community Development category – Maturing Communities:

- The General Plan Vision acknowledges that every community in the County is maturing in its own way, at its own pace, and within its own context. Policies and programs should be tailored to local needs in order to accommodate the particular level of anticipated maturation in any given community.

The project site is adjacent to the La Cresta area, which is an expanding rural residential community. This application furthers this principle by contributing to the managed and responsible growth of the

area, with a compatible residential product, that will compliment the other existing residential development in the area.

The second principle is within the Community Design category – Community Variety, Choice, and Balance:

- Communities should range in location and type from urban to suburban to rural, and in intensity from dense urban centers to small cities and towns to rural country villages to ranches and farms. Low density residential development should not be the predominant use or standard by which residential desirability is determined.

This project will result in a Land Use shift from Rural (RUR) (20-Acre Minimum) to Rural Residential (RR) (5-Acre Minimum), in support of the existing growth in the area and anticipated future needs. As described above, development of these parcels is a natural extension to the other existing 5-acre lots to the east and south. The checks and balances of the subdivision process can prevent irresponsible development and will ensure these properties are developed in compliance with County regulations and guidelines. As a result, there is no conflict with any of the General Plan principles.

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

As demonstrated in the above findings, this proposed Foundation Component Amendment in conjunction with the Entitlement/Policy Amendment, does not conflict with the Riverside County Vision Statement or any of the General Plan principles. This Amendment will result in a logical extension of the existing and future residential development patterns for the area, which supports the County's goals and vision.

3) (ENTITLEMENT/POLICY FINDING) The proposed amendment would either contribute to the achievement of the purposes of the General Plan or, at a minimum, would not be detrimental to them.

One of the primary goals of the Riverside County General Plan is to enable orderly and managed growth throughout the County. This is achieved through adherence to the General Plan's established policies, which enable implementation of its goals. The following two General Plan policies will be achieved through this Amendment:

- Policy LU 2.1(e) – Concentrate growth near or within existing urban and suburban areas to maintain the rural and open space character of Riverside County to the greatest extent possible.

This General Plan Amendment will result enabling a future residential development that will be a logical extension of the La Cresta area, which is the community to which these properties are connected. The project site is currently designated for residential use and could be developed at 1 residential dwelling unit per 20-acres. However, 5-acre lots are the predominant lot size for the area and this Land Use Amendment will enable a compatible type of product, concentrating growth in an area that can accommodate it.

- Policy LU 17.3 – Ensure that development does not adversely impact the open space and rural character of the surrounding area.

Development of the project site at a 5-acre Minimum lot size is a compatible size with the other existing residential development in the area. The project site currently allows for residential development; therefore development of the site would not adversely affect any onsite open space areas nor impact the existing designated Open Space: Conservation Habitat areas to the north and west of the site. As a result, this change in Land Use will further the General Plan's goals though enabling residential development in a logical location.

4) (ENTITLEMENT/POLICY FINDING) *Special circumstances or conditions have emerged that were unanticipated in preparing the General Plan.*

As discussed above, the project site currently has a General Plan Land Use of Open Space: Rural (OS:RUR) (20-acre minimum). However, prior to the adoption of the most recent General Plan in October of 2003, the project site had a General Plan Land Use of Agricultural. Additionally, the property owners have been working towards developing the site with residential over the past couple of decades. However, due to the past economic cycle downturns, development of the property had been deferred. The opportunity for a Foundation Component change occurred in 2008, which if approved, will result in the establishing a new land use, compatible with the other existing designations to the south and east. Furthermore, this Amendment will change the land use to a more consistent designation with that of the properties to the south, which are Rural Residential. The change to Rural Residential will be compatible with the area and enable a future development be similar to what is existing in the community. For these reasons, A General Plan modification is justified because of this new circumstance.

SUMMARY OF FINDINGS:

- | | |
|---|---|
| 1. Existing Foundation General Plan Land Use (Ex #6): | Open Space (OS) |
| 2. Proposed Foundation General Plan Land Use (Ex #6): | Rural (RUR) |
| 3. Existing General Plan Land Use (Ex #6): | Rural (RUR) |
| 4. Proposed General Plan Land Use (Ex #6): | Rural Residential (RR) |
| 5. Surrounding General Plan Land Use (Ex #6): | Open Space: Conservation Habitat (OS:CH) to the north and west, Open Space: Rural (OS:RUR) to the east, Rural: Rural Residential (RUR:RR) to the south. |
| 6. Existing Zoning (Ex #2): | Rural Residential (R-R) |
| 7. Proposed Zoning (Ex #2): | N/A |
| 8. Surrounding Zoning (Ex #2): | Rural Residential (R-R) |
| 9. Existing Land Use (Ex #1): | Vacant Land |
| 10. Surrounding Land Use (Ex #1): | Surrounded by vacant land and single family residential to the south and east |
| 11. Project Size (Ex #1): | Total Acreage: 25.7 Acres |
| 12. Environmental Concerns: | See Environmental Assessment No. 41818 |

RECOMMENDATIONS:

ADOPT PLANNING COMMISSION RESOLUTION No. 2015-023 recommending adoption of General Plan Amendment No. 988 to the Riverside County Board of Supervisors; and

THE PLANNING STAFF RECOMMENDS THAT THE PLANNING COMMISSION RECOMMEND THE FOLLOWING ACTIONS TO THE BOARD OF SUPERVISORS:

ADOPT a **NEGATIVE DECLARATION** for **ENVIRONMENTAL ASSESSMENT NO. 41818**, based on the findings incorporated in the initial study and the conclusion that the project will not have a significant effect on the environment; and

TENTATIVELY APPROVE GENERAL PLAN AMENDMENT NO. 988 amending the project site's General Plan Foundation Component from Open Space (OS) to Rural (RUR) and amending its Land Use Designation from Rural (RUR) (20-Acre Minimum) to Rural Residential (RR) (5-Acre Minimum), in accordance with the Proposed General Plan Land Use Exhibit #6; based on the findings and conclusions incorporated in the staff report; and, pending final adoption of the General Plan Amendment Resolution by the Board of Supervisors.

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 has a General Plan Land Use of Open Space: Rural (OS-RUR) and is located within the Elsinore Area Plan.
2. The project site is surrounded by properties which have a General Plan Land Use of Open Space: Conservation Habitat (OS:CH) to the north and west, Open Space: Rural (OS:RUR) to the east, and Rural: Rural Residential (RUR:RR) to the south.
3. This Regular Foundation Component Amendment and Entitlement/Policy Amendment will result in a Land Use change to Rural: Rural Residential (RUR:RR) .
4. As provided in this staff report, this project is consistent with both the Administrative Element of the Riverside County General Plan and Sections 2.4 and 2.5 of Ordinance No. 348.
5. As provided in this staff report, this project is in conformance with each of the Riverside County General Plan Elements and will not create an internal inconsistency with them.
6. As provided in this staff report, this project does not conflict with nor does it require any changes to the Riverside County Vision Statement.
7. As provided in this staff report, this project is consistent with the planning principles in Appendix B of the Riverside County General Plan.
8. The project site currently has a General Plan Land Use of Open Space: Rural (OS:RUR) (20-acre minimum). However, prior to the adoption of the most recent General Plan in October of 2003, the project site had a General Plan Land Use of Agricultural. Additionally, the property owners have been working towards developing the site with residential over the past couple of decades. However, due to the past economic cycle downturns, development of the property had been deferred. The opportunity for a Foundation Component change occurred in 2008, which if approved, will result in the establishing a new land use, compatible with the other existing designations to the south and east.

9. Policy LU 2.1(e) of the General Plan Land Use Element states, "Concentrate growth near or within existing urban and suburban areas to maintain the rural and open space character of Riverside County to the greatest extent possible." This General Plan Amendment will result enabling a future residential development that will be a logical extension of the La Cresta area, which is the community to which these properties are connected. The project site is currently designated for residential use and could be developed at 1 residential dwelling unit per 20-acres. However, 5-acre lots are the predominant lot size for the area and this Land Use Amendment will enable a compatible type of product, concentrating growth in an area that can accommodate it.
10. Policy LU 17.3 of the General Plan Land Use Element states, "Ensure that development does not adversely impact the open space and rural character of the surrounding area." Development of the project site at a 5-Acre Minimum lot size is a compatible size with the other existing residential development in the area. The project site currently allows for residential development; therefore development of the site would not adversely affect any onsite open space areas nor impact the existing designated Open Space: Conservation Habitat areas to the north and west of the site.
11. The project site has a zoning classification of Rural Residential (R-R).
12. The project site is surrounded by properties which have a zoning classification of Rural Residential (R-R).
13. The project site is not located within a Criteria Cell of the Western Riverside County Multi-Species Habitat Conservation Plan ("WRCMSHCP").
14. This project has been noticed pursuant to SB 18 and AB 52 requirements.
15. Environmental Assessment No. 41818 identified no potentially significant impacts, and resulted in a Negative Declaration of environmental effects.

CONCLUSIONS:

1. This project is in conformance with the Rural: Rural Residential (RUR:RR) General Plan Land Use, and with all other elements of the Riverside County General Plan.
2. This project is consistent with the Rural Residential (R-R) zoning classification of Ordinance No. 348, and with all other applicable provisions of Ordinance No. 348.
3. The public's health, safety, and general welfare are protected through project design.
4. The proposed project is compatible with the present and future logical development of the area.
5. The proposed project will not have a significant negative effect on the environment.
6. The proposed project will not preclude reserve design for the 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. The boundaries of a City; or
 - b. A City's sphere of influence; or
 - c. A WRCMSHCP Criteria Cell; or
 - d. An Airport Influence Area ("AIA"); or
 - e. A Special Flood Hazard Area, an area drainage plan, or dam inundation area; or
 - f. A County Service Area ("CSA").
3. The project site **is** located within:
- a. A "High" wildfire hazard zone; and
 - b. A State Responsibility area.
4. The project site is currently designated as Assessor's Parcel Number: 901-180-001.

2
3 **RESOLUTION NO. 2015-023**
4 **RECOMMENDING ADOPTION OF**
5 **GENERAL PLAN AMENDMENT NO. 988**
6

7 **WHEREAS**, pursuant to the provisions of Government Code Section(s) 65350/65450 et. seq.,
8 public hearings were held before the Riverside County Planning Commission in Riverside, California on
9 December 2, 2015, to consider the above-referenced matter; and,

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

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

17 **BE IT RESOLVED, FOUND, DETERMINED, AND ORDERED** by the Planning
18 Commission of the County of Riverside, in regular session assembled on December 2, 2015, that it has
19 reviewed and considered the environmental document prepared or relied on and recommends the
20 following based on the staff report and the findings and conclusions stated therein:
21

22 **ADOPTION** of the Negative Declaration environmental document, Environmental Assessment
23 No. 41826; and
24

25 **ADOPTION** of General Plan Amendment No. 988
26
27
28

RIVERSIDE COUNTY PLANNING DEPARTMENT

GPA00988

LAND USE

Supervisor Jeffries
District 1

Date Drawn: 10/09/2015
Exhibit 1



Zoning Area: Cleveland

Author: Vinnie Nguyen

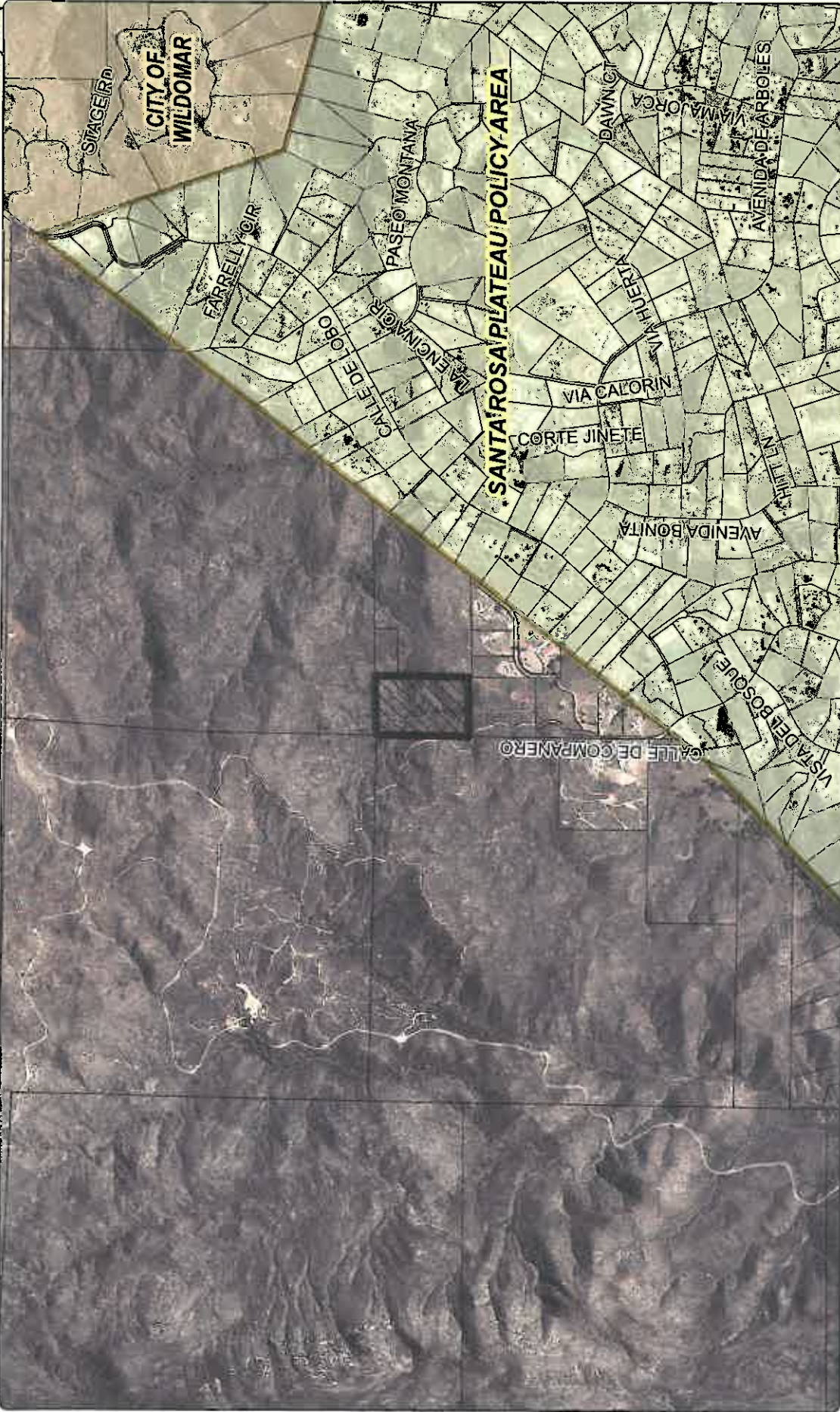


DISCLAIMER: On October 7, 2003, the County of Riverside adopted a new General Plan providing new land use designations for unincorporated Riverside County parcels. The new General Plan may contain different type of land use than is provided for under existing zoning. For further information, please contact the Riverside County Planning Department offices in Riverside at (951)955-3200 (Western County) or in Palm Desert at (760)853-8277 (Eastern County) or Website <http://planning.rcplma.org>

RIVERSIDE COUNTY PLANNING DEPARTMENT
GPA00988
VICINITY/POLICY AREAS

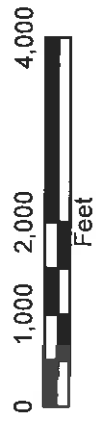
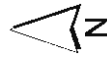
Supervisor Jeffries
District 1

Date Drawn: 10/09/2015
Vicinity Map



Zoning Area: Cleveland

Author: Vinnie Nguyen



DISCLAIMER: On October 7, 2004, the County of Riverside adopted a new General Plan. The new General Plan and associated information, please contact the Riverside County Planning Department at (951) 960-5900 (Western County) or (951) 960-5901 (Eastern County) or visit www.riversidecounty.net.

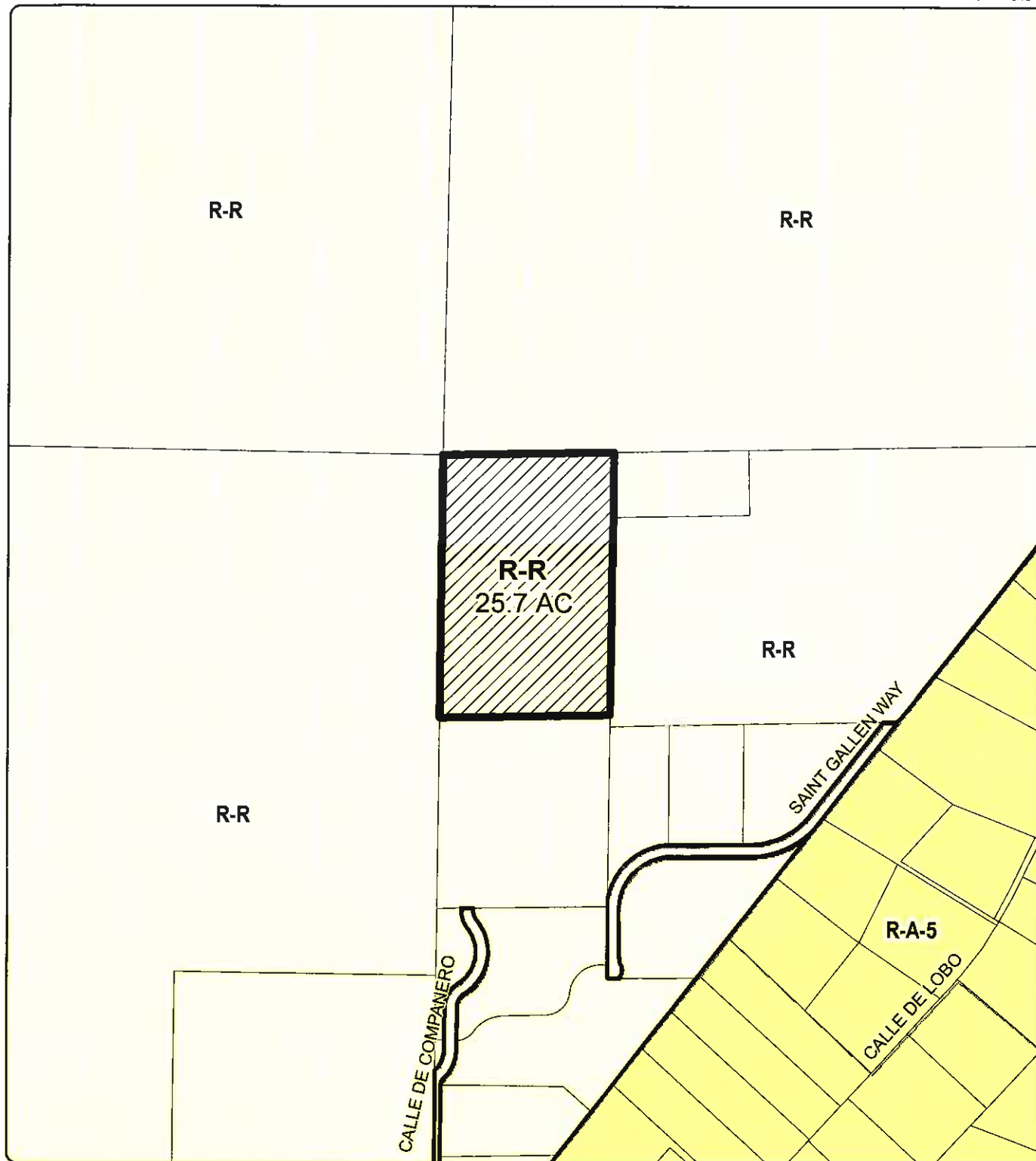
RIVERSIDE COUNTY PLANNING DEPARTMENT

GPA00988

EXISTING ZONING

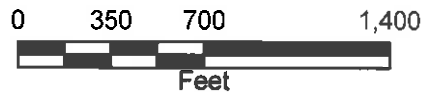
Supervisor Jeffries
District 1

Date Drawn: 10/09/2015
Exhibit 2



Zoning Area: Cleveland

Author: Vinnie Nguyen



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RIVERSIDE COUNTY PLANNING DEPARTMENT

GPA00988

PROPOSED GENERAL PLAN

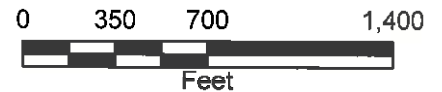
Supervisor Jeffries
District 1

Date Drawn: 10/09/2015
Exhibit 6



Zoning Area: Cleveland

Author: Vinnie Nguyen



DISCLAIMER: On October 7, 2003, the County of Riverside adopted a new General Plan providing new land use designations for unincorporated Riverside County parcels. The new General Plan may contain different type of land use than is provided for under existing zoning. For further information, please contact the Riverside County Planning Department offices in Riverside at (951) 955-3200 (Western County) or in Palm Desert at (760) 863-6277 (Eastern County) or Website <http://planning.rcplma.org>

COUNTY OF RIVERSIDE
ENVIRONMENTAL ASSESSMENT FORM: INITIAL STUDY

Environmental Assessment No.: 41818
Project Cases: General Plan Amendment No. 988
Lead Agency Name: County of Riverside Planning Department
Lead Agency Address: P.O. Box 1409, Riverside, CA 92502-1409
Lead Agency Contact Person: John Earle Hildebrand III
Lead Agency Telephone Number: (951) 955-1888
Applicant's Name: Oz Bratene
Applicant's Address: 25759 Jefferson Avenue Murrieta, Ca 92562
Applicant's Telephone Number: (951) 834-9009

I. PROJECT INFORMATION

A. Project Description:

Proposal to amend the project site's General Plan Foundation Component from Open Space (OS) to Rural (RUR) and amend its Land Use Designation from Rural (RUR) to Rural Residential (RR) (5-Acre minimum), on one parcel, totaling 25.7-Acres.

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

C. Total Project Area: 25.7-Acres

D. Assessor's Parcel No.: 901-180-001

E. Street References: Southwest of the City of Wildomar, west of Calle de Lobo, north of Saint Gallen way, and south of the Cleveland National Forest.

F. Section, Township & Range Description or reference/attach a Legal Description:
Section 8, Township 7 South, Range 4 West

G. Brief description of the existing environmental setting of the project site and its surroundings: The project site is vacant land, surrounded by vacant land to the north and west, and single family residential to the south and east.

II. APPLICABLE GENERAL PLAN AND ZONING REGULATIONS

A. General Plan Elements/Policies:

1. **Land Use:** This project includes a Regular General Plan Foundation Component Amendment. There are no additional implementing development plans associated with this project. This project is consistent with the provisions of the Land Use Element.
2. **Circulation:** The project is consistent with all 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.
8. **Healthy Communities:** The project is consistent with the policies of the Healthy Communities Element.

B. General Plan Area Plan: Elsinore

C. General Plan Foundation Component (Existing): Open Space (OS)

D. General Plan Land Use Designation (Existing): Rural (RUR)

E. General Plan Foundation Component (Proposed): Rural (RUR)

F. General Plan Land Use Designation (Proposed): Rural Residential (RR)

G. Overlay(s), if any: None

H. Policy Area(s), if any: None

I. Adjacent and Surrounding:

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

2. **Foundation Component(s):** Rural and Open Space

3. **Land Use Designation(s):** Open Space: Conservation Habitat to the north and west, Open Space: Rural (OS:RUR) to the east, Rural: Rural Residential (RUR:RR) to the south.

4. **Overlay(s), if any:** None

5. **Policy Area(s), if any:** Santa Rosa Plateau Policy Area to the southeast.

J. Adopted Specific Plan Information

1. **Name and Number of Specific Plan, if any:** None

2. **Specific Plan Planning Area, and Policies, if any:** None

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

L. Zoning (Proposed): None

M. Adjacent and Surrounding Zoning: Surrounded by Rural Residential (R-R)

III. ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED

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

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

IV. DETERMINATION

On the basis of this initial evaluation:

A PREVIOUS ENVIRONMENTAL IMPACT REPORT/NEGATIVE DECLARATION WAS NOT PREPARED

- 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

11-02-2015

Date

John Earle Hildebrand III

Printed Name

For Steve Weiss, AICP – Planning Director

V. ENVIRONMENTAL ISSUES ASSESSMENT

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

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

Source: Riverside County General Plan Figure 9 – “Scenic Highways” in the Elsinore Area Plan

Findings of Fact:

a-b) Pursuant to the Riverside County General Plan Figure 9 – “Scenic Highways” exhibit in the Elsinore Area Plan, the project site is located more than five (5) miles south of State Route 74, which is a designated “State Eligible” Scenic Highway. Due to the project site’s distance from the SR-74, there will be no impacts.

Mitigation: No mitigation is required

Monitoring: No monitoring is required

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

Source: GIS database, Ord. No. 655 (Regulating Light Pollution), Riverside County General Plan Figure 6 – “Mt. Palomar Nighttime Lighting Policy” in the Sun City/Menifee Valley Area Plan

Findings of Fact:

a) Pursuant to the Riverside County General Plan Figure 6 – “Mt. Palomar Nighttime Lighting Policy” exhibit in the Elsinore Area Plan, the project site is located within “Zone B”. A change from Open Space to Residential will result in the implementation of more lighting at build-out. Lighting

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
--------------------------------	--	------------------------------	-----------

requirements and any subsequent restrictions will be reviewed in conjunction with a future implementing project's lighting plan.

This is a programmatic level CEQA analysis. At this stage, the project does not provide the opportunity for physical disturbance of the site, as there is no associated development project. This project will result in amending the site's General Plan Foundation Component and its General Plan Land Use, which could eventually lead to development on the property. Should a development proposal or land use application for subdividing, grading, or construction of the site be submitted, a subsequent Environmental Assessment shall be prepared, to determine potential impacts. As a result, impacts associated with this project are considered less than significant.

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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Expose residential property to unacceptable light levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source: On-site Inspection, Project Application Description

Findings of Fact:

a) A land use change from Rural (RUR) to Rural Residential (RR (5-Acre Minimum)) will result in the implementation of more lighting at build-out. Lighting requirements and any subsequent restrictions will be reviewed in conjunction with a future implementing project's lighting plan.

This is a programmatic level CEQA analysis. At this stage, the project does not provide the opportunity for physical disturbance of the site, as there is no associated development project. This project will result in amending the site's General Plan Foundation Component and its General Plan Land Use, which could eventually lead to development on the property. Should a development proposal or land use application for subdividing, grading, or construction of the site be submitted, a subsequent Environmental Assessment shall be prepared, to determine potential impacts. As a result, impacts associated with this project are considered less than significant.

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

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

Findings of Fact:

a) Pursuant to the Riverside County General Plan Figure OS-2 "Agricultural Resources" exhibit, the project site is located within an area designated as "Other Lands". As a result, there will be no impact.

b) There are no Williamson Act contracts on the site. As a result, there are no impacts.

c-d) The properties surrounding the project site are zoned for residential. There are no impacts.

Mitigation: No mitigation is required

Monitoring: No monitoring is required

5. Forest	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
a) Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Govt. Code section 51104(g))?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Result in the loss of forest land or conversion of forest land to non-forest use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of forest land to non-forest use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

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

Findings of Fact:

a-c) Pursuant to the Riverside County General Plan Figure OS-3 "Parks, Forests, and Recreation Areas" exhibit, the project site is not located within any designated forest land area. There will be no 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

AIR QUALITY Would the project	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
6. Air Quality Impacts				
a) Conflict with or obstruct implementation of the applicable air quality plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Violate any air quality standard or contribute substantially to an existing or projected air quality violation?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Expose sensitive receptors which are located within 1 mile of the project site to project substantial point source emissions?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Involve the construction of a sensitive receptor located within one mile of an existing substantial point source emitter?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f) Create objectionable odors affecting a substantial number of people?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: SCAQMD CEQA Air Quality Handbook

Findings of Fact:

a-f) The proposed land use change will result in an increase in population and/or vehicle trips at time of build-out, based upon the proposed residential density change. However, there is no development plan associated with the project at this time. During the review of a future implementing project, appropriate air quality impact mitigation measures will be imposed upon the project.

There are no point source air pollution emitters within one mile of the project site.

This is a programmatic level CEQA analysis. At this stage, the project does not provide the opportunity for physical disturbance of the site, as there is no associated development project. This project will result in amending the site's General Plan Foundation Component and its General Plan Land Use, which could eventually lead to development on the property. Should a development proposal or land use application for subdividing, grading, or construction of the site be submitted, a subsequent Environmental Assessment shall be prepared, to determine potential impacts. As a result, impacts associated with this project are considered less than significant.

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

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

Findings of Fact:

a-g) Pursuant to the Riverside County GIS Database, the project site is not located within any Criteria Cells under the Western Riverside County Multiple Species Habitat Conservation Plan ("WRCMSHCP"). As a result, a Habitat Acquisitions and Negotiations Strategy ("HANS") application is not required. However, during the time of an implementing project, a biological assessment may be required to determine the site's biological resources and subsequently apply appropriate development mitigation measures.

This is a programmatic level CEQA analysis. At this stage, the project does not provide the opportunity for physical disturbance of the site, as there is no associated development project. This project will result in amending the site's General Plan Foundation Component and its General Plan

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Land Use, which could eventually lead to development on the property. Should a development proposal or land use application for subdividing, grading, or construction of the site be submitted, a subsequent Environmental Assessment shall be prepared, to determine potential impacts. As a result, impacts associated with this project are considered less than significant.

Mitigation: No mitigation is required

Monitoring: No monitoring is required

CULTURAL RESOURCES Would the project

8. Historic Resources

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

Source: On-site Inspection, Project Application Materials

Findings of Fact:

a-b) There are no known historic features located on the project site. Additionally, portions of the site have been previously disturbed. The necessity for additional historic resource studies will be determined at the time of an implementing project.

This is a programmatic level CEQA analysis. At this stage, the project does not provide the opportunity for physical disturbance of the site, as there is no associated development project. This project will result in amending the site's General Plan Foundation Component and its General Plan Land Use, which could eventually lead to development on the property. Should a development proposal or land use application for subdividing, grading, or construction of the site be submitted, a subsequent Environmental Assessment shall be prepared, to determine potential impacts. As a result, impacts associated with this project are considered less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

9. Archaeological Resources

a) Alter or destroy an archaeological site.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to California Code of Regulations, Section 15064.5?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Disturb any human remains, including those interred outside of formal cemeteries?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Restrict existing religious or sacred uses within the potential impact area?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Cause a substantial adverse change in the significance of a tribal cultural resource as defined in Public Resources Code 21074?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Source: Project Application Materials

Findings of Fact:

a-d) Pursuant to SB 18 requirements, Riverside County staff previously requested a list from the Native American Heritage Commission (“NAHC”) of Native American Tribes whose historical extent includes the project site. Consultation request notices were sent to each of the Tribes on the list on May 26, 2015. SB 18 provides for a 90-day review period in which all noticed Tribes may request consultation regarding the proposed project. County staff received no consultation requests for this project during the 90-day review period.

AB 52 became effective on July 1, 2015. In compliance with AB 52, separate notices regarding this project were mailed to all requesting Tribes on September 10, 2015. AB 52 provides for a 30-day review period in which all noticed Tribes may request consultation regarding the proposed project. Although County staff received no specific requests for consultation within the 30-day period, the Pechanga Tribe has requested in general, they be notified for potential consultation. The project site is located outside of the historical Pechanga Tribal extent and as a result from a conference call with the Pechanga tribe, no further consultation is required at this time. This project includes a General Plan Amendment only. There will be no ground disturbance resulting from project approval. Furthermore, in accordance with AB 52, County staff will again notice the Pechanga Tribe, as well as all other requesting Tribes, at the time an implementing project is submitted.

This is a programmatic level CEQA analysis. At this stage, the project does not provide the opportunity for physical disturbance of the site, as there is no associated development project. This project will result in amending the site’s General Plan Foundation Component and its General Plan Land Use, which could eventually lead to development on the property. Should a development proposal or land use application for subdividing, grading, or construction of the site be submitted, a subsequent Environmental Assessment shall be prepared, to determine potential impacts. As a result, impacts associated with this project are considered less than significant.

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) Pursuant to the Riverside County General Plan, Figure OS-8, the project site is primarily located within an area designated as “Low” Sensitivity. Prior to site disturbance and during the time of an implementing project, analysis through the preparation of a Biological Study and Cultural Resource Study may be required.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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This is a programmatic level CEQA analysis. At this stage, the project does not provide the opportunity for physical disturbance of the site, as there is no associated development project. This project will result in amending the site's General Plan Foundation Component and its General Plan Land Use, which could eventually lead to development on the property. Should a development proposal or land use application for subdividing, grading, or construction of the site be submitted, a subsequent Environmental Assessment shall be prepared, to determine potential impacts. As a result, impacts associated with this project are considered less than significant.

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	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
a) Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Be subject to rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

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

Findings of Fact:

a-b) Pursuant to the Riverside County General Plan Figure S-2 "Earthquake Fault Study Zones" exhibit, the project site is not located within close proximity to any fault zones. As a result, there will be no impacts.

Mitigation: No mitigation is required

Monitoring: No monitoring is required

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

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

Findings of Fact:

a) Pursuant to the Riverside County General Plan Figure S-3 "Generalized Liquefaction" exhibit, the project site shows no mapped liquefaction zones. As a result, there will be no 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

13. Ground-shaking Zone

a) Be subject to strong seismic ground shaking?

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

Findings of Fact:

a) Every project in California has some degree of potential exposure to significant ground shaking. This is a programmatic level CEQA analysis. At this stage, the project does not provide the opportunity for physical disturbance of the site, as there is no associated development project. This project will result in an amendment to the site's General Plan Foundation Component and its General Plan Land Use, which could eventually lead to development on the property. Should a development proposal or land use application for subdividing, grading, or construction of the site be submitted, a subsequent Environmental Analysis shall be prepared, to assess the 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. As a result, there will be no 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?

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

Findings of Fact:

a) Pursuant to the Riverside County General Plan Figure S-5 "Regions Underlain by Steep Slope" exhibit, the project site is located within an area consisting of slope angles between 15% and 25%. This project includes a General Plan Land Use Amendment only. As a result, no people or structures will be exposed to adverse effects associated with the slope areas. Additionally, any future development will be required to comply with the California Building Code, as it relates to slope development and grading.

This is a programmatic level CEQA analysis. At this stage, the project does not provide the opportunity for physical disturbance of the site, as there is no associated development project. This project will result in amending the site's General Plan Foundation Component and its General Plan

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Land Use, which could eventually lead to development on the property. Should a development proposal or land use application for subdividing, grading, or construction of the site be submitted, a subsequent Environmental Assessment shall be prepared, to determine potential impacts. As a result, impacts associated with this project are considered less than significant.

Mitigation: No mitigation is required

Monitoring: No monitoring is required

15. Ground Subsidence

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

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

Findings of Fact:

a) Pursuant to the Riverside County General Plan Figure S-7 "Documented Subsidence Areas Map" exhibit, is identified as having no subsidence potential. As a result, there will be no impacts.

Mitigation: No mitigation is required

Monitoring: No monitoring is required

16. Other Geologic Hazards

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

Source: On-site Inspection, Project Application Materials

Findings of Fact:

a) Elsinore Lake is located approximately four miles to the north of the project site. The project site is not located within the Elsinore Lake Dam Inundation Zone and indicates a low likeliness for geologic hazards, such as seiche, mudflow, or volcanic hazard. As a result, there will be no impacts.

Mitigation: No mitigation is required

Monitoring: No monitoring is required

17. Slopes

a) Change topography or ground surface relief features?

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

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

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

Findings of Fact:

a-c) Pursuant to the Riverside County General Plan Figure S-5 "Regions Underlain by Steep Slope" exhibit, the project site is located within an area consisting of slope angles between 15% and 25%. This project includes a General Plan Land Use Amendment only. As a result, no people or structures will be exposed to adverse effects associated with the slope areas. Additionally, any future development will be required to comply with the California Building Code, as it relates to slope development and grading

This is a programmatic level CEQA analysis. At this stage, the project does not provide the opportunity for physical disturbance of the site, as there is no associated development project. This project will result in amending the site's General Plan Foundation Component and its General Plan Land Use, which could eventually lead to development on the property. Should a development proposal or land use application for subdividing, grading, or construction of the site be submitted, a subsequent Environmental Assessment shall be prepared, to determine potential impacts. As a result, there will be no impacts.

Mitigation: No mitigation is required

Monitoring: No monitoring is required

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

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

Findings of Fact:

a-c) This is a programmatic level CEQA analysis. At this stage, the project does not provide the opportunity for physical disturbance of the site, as there is no associated development project. This project will result in amending the site's General Plan Foundation Component and its General Plan Land Use, which could eventually lead to development on the property. Should a development proposal or land use application for subdividing, grading, or construction of the site be submitted, a

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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subsequent Environmental Assessment shall be prepared, to determine potential impacts. As a result, there will be no 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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Result in any increase in water erosion either on or off site?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

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

Findings of Fact:

a-b) This is a programmatic level CEQA analysis. At this stage, the project does not provide the opportunity for physical disturbance of the site, as there is no associated development project. This project will result in amending the site's General Plan Foundation Component and its General Plan Land Use, which could eventually lead to development on the property. Should a development proposal or land use application for subdividing, grading, or construction of the site be submitted, a subsequent Environmental Assessment shall be prepared, to determine potential impacts. As a result, there will be no impacts.

Mitigation: No mitigation is required

Monitoring: No monitoring is required

20. Wind Erosion and Blowsand from project either on or off site.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
a) Be impacted by or result in an increase in wind erosion and blowsand, either on or off site?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

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

Findings of Fact:

a) Pursuant to the Riverside County General Plan Figure S-8 "Wind Erosion Susceptibility Map" exhibit, the project site is located within an area of "Moderate" wind erosion.

This is a programmatic level CEQA analysis. At this stage, the project does not provide the opportunity for physical disturbance of the site, as there is no associated development project. This project will result in amending the site's General Plan Foundation Component and its General Plan Land Use, which could eventually lead to development on the property. Should a development proposal or land use application for subdividing, grading, or construction of the site be submitted, a

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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subsequent Environmental Assessment shall be prepared, to determine potential impacts. As a result, there will be no 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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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b) Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Source: Riverside County General Plan

Findings of Fact:

a-b) This is a programmatic level CEQA analysis. At this stage, the project does not provide the opportunity for physical disturbance of the site, as there is no associated development project. This project will result in an amendment to the site's General Plan Foundation Component and its General Plan Land Use Designation, which could eventually lead to development on the property. Should a development proposal or land use application for subdividing, grading, or construction of the site be submitted, a subsequent Environmental Analysis shall be prepared, to assess the potential impacts. Additionally, any future implementing project on this site will be required to comply with California's AB-32 greenhouse gas reduction requirements as well as Riverside County's Climate action Plan. Many of the identified potential mitigation measures resulting from GHG impacts are implemented during the construction phase of the project. As a result, impacts associated with this project are considered less than significant.

Mitigation: No mitigation is required

Monitoring: No monitoring is required

HAZARDS AND HAZARDOUS MATERIALS Would the project

22. Hazards and Hazardous Materials

a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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c) Impair implementation of or physically interfere with an adopted emergency response plan or an	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Project Application Materials

Findings of Fact:

a-b, d-e) This is a programmatic level CEQA analysis. At this stage, the project does not provide the opportunity for physical disturbance of the site, as there is no associated development project. This project will result in amending the site's General Plan Foundation Component and its General Plan Land Use, which could eventually lead to development on the property. Should a development proposal or land use application for subdividing, grading, or construction of the site be submitted, a subsequent Environmental Assessment shall be prepared, to determine potential impacts. As a result, there will be no 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 development proposals on the site, to add mitigation to those projects to assure the streets will accommodate adequate emergency provisions. As a result, impacts associated with this project are considered less than significant.

Mitigation: No mitigation is required

Monitoring: No monitoring is required

23. Airports				
a) Result in an inconsistency with an Airport Master Plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Require review by the Airport Land Use Commission?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) For a project within the vicinity of a private airstrip, or heliport, would the project result in a safety hazard for people residing or working in the project area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

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

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

a-d) Pursuant to the Riverside County General Plan Figure S-19 "Airport Locations" exhibit, the project site is not located within an Airport Influence Area ("AIA") or compatibility zone and will not require review by the Airport Land Use Commission ("ALUC"). As a result, there will be no impacts.

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) Pursuant to the Riverside County General Plan Figure S-11 "Wildfire Susceptibility" exhibit, the project site is located within a "High" Wildfire Susceptibility Area and a State Responsibility Area.

This is a programmatic level CEQA analysis. At this stage, there is no associated development project and therefore project will not 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. However, this project will result in amending the site's General Plan Foundation Component and its General Plan Land Use Designation, which could eventually lead to development on the property. Should a development proposal or land use application for subdividing, grading, or construction of the site be submitted, a subsequent Environmental Assessment shall be prepared, to determine potential impacts. As a result, there will be no impacts.

Mitigation: No mitigation is required

Monitoring: No monitoring is required

HYDROLOGY AND WATER QUALITY Would the project

25. Water Quality Impacts

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

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

c) Substantially deplete groundwater supplies or

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

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

Findings of Fact:

a-h) Pursuant to the Riverside County General Plan Figure S-9 "100- and 500-Year Flood Hazard Zones" exhibit, the project site is not located within either a 100-year or 500-year floodplain zone. Approval of this project will result in amending the site's General Plan Foundation Component and its General Plan Land Use Designation. There is no grading 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 studies of the current conditions were conducted because there is no accompanying development project. Should a development proposal or land use application for subdividing, grading, or construction of the site be submitted, a subsequent Environmental Assessment shall be prepared, to determine potential impacts. As a result, there will be no impacts.

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

Source: Riverside County General Plan Figure S-9 "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) Pursuant to the Riverside County General Plan Figure S-9 "100- and 500-Year Flood Hazard Zones" exhibit, the project site is not located within either a 100-year or 500-year floodplain zone. Additionally, Elsinore Lake is located approximately four miles to the north of the project site. The project site is not located within the Elsinore Lake Dam Inundation zone. Approval of this project will result in amending the site's General Plan Foundation Component and its General Plan Land Use Designation. There is no grading 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 studies of the current conditions were conducted because there is no accompanying development project. Should a development proposal or land use application for subdividing, grading, or construction of the site be submitted, a subsequent Environmental Analysis shall be prepared, to assess the potential impacts. As a result, there will be no 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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Affect land use within a city sphere of influence and/or within adjacent city or county boundaries?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

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

Findings of Fact:

a) Approval of this project will result in a General Plan Foundation Component Amendment from Open Space (OS) to Rural (RUR) and a General Plan Land Use Designation Amendment from Rural (RUR) to Rural Residential (RR), on a single 25.7-acre parcel.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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This is a programmatic level CEQA analysis. At this stage, there is no associated development project. However, amending the site's General Plan Land Use, could eventually lead to development on the property. Should a development proposal or land use application for subdividing, grading, or construction of the site be submitted, a subsequent Environmental Assessment shall be prepared, to determine potential impacts. As a result, impacts are considered less than significant.

b) The project site is not located in a City or within a designated City's Sphere of Influence. As a result, there will be no impacts.

Mitigation: No mitigation is required

Monitoring: No monitoring is required

28. Planning	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Be consistent with the site's existing or proposed zoning?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Be compatible with existing surrounding zoning?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Be compatible with existing and planned surrounding land uses?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Be consistent with the land use designations and policies of the General Plan (including those of any applicable Specific Plan)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Disrupt or divide the physical arrangement of an established community (including a low-income or minority community)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

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

Findings of Fact:

a-e) This project will result in changes to the site's General Plan land use pattern. The project site has a current General Plan Land Use Designation of Rural and is proposed to be amended to Rural Residential. The proposed land use amendment will result in a reasonable integration of smaller residential lot sizes into the area, which are compatible with the other existing residential lots to the south.

This is a programmatic level CEQA analysis. At this stage, the project does not provide the opportunity for physical disturbance of the site, as there is no associated development project. This project will result in amending the site's General Plan Foundation Component and its General Plan Land Use, which could eventually lead to development on the property. Should a development proposal or land use application for subdividing, grading, or construction of the site be submitted, a subsequent Environmental Assessment shall be prepared, to determine potential impacts. As a result, impacts are considered less than significant.

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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MINERAL RESOURCES Would the project

29. Mineral Resources

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

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

Findings of Fact:

a-d) Pursuant to the Riverside County General Plan Figure OS-5 "Mineral Resources Area" exhibit, the project site located within the "Unstudied" Mineral Resource Area. However, due to the small size of the project site and the existing residential developments within the surrounding area, extracting minerals from the project would be unfeasible.

This is a programmatic level CEQA analysis. At this stage, the project does not provide the opportunity for physical disturbance of the site, as there is no associated development project. This project will result in amending the site's General Plan Foundation Component and its General Plan Land Use, which could eventually lead to development on the property. Should a development proposal or land use application for subdividing, grading, or construction of the site be submitted, a subsequent Environmental Assessment shall be prepared, to determine potential impacts. As a result, there will be no impacts.

Mitigation: No mitigation is required

Monitoring: No monitoring is required

NOISE Would the project result in

Definitions for Noise Acceptability Ratings

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

NA - Not Applicable

A - Generally Acceptable

B - Conditionally Acceptable

C - Generally Unacceptable

D - Land Use Discouraged

30. Airport Noise

a) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport would the project expose people residing or working in the project area to excessive noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
NA <input checked="" type="checkbox"/> A <input type="checkbox"/> B <input type="checkbox"/> C <input type="checkbox"/> D <input type="checkbox"/>				

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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 <input checked="" type="checkbox"/> A <input type="checkbox"/> B <input type="checkbox"/> C <input type="checkbox"/> D <input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

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

Findings of Fact:

a-b) Pursuant to the Riverside County General Plan Figure S-19 "Airport Locations," County of Riverside Airport Facilities Map exhibit, the project site not located within a designated Airport Influence Area ("AIA"). As a result, there will be no impacts from airport noise.

Mitigation: No mitigation is required

Monitoring: No monitoring is required

31. Railroad Noise	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
NA <input checked="" type="checkbox"/> A <input type="checkbox"/> B <input type="checkbox"/> C <input type="checkbox"/> D <input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

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

Findings of Fact:

Pursuant to the Riverside County General Plan Figure C-1 "Circulation Plan" exhibit, the project site is not located near any railroads. As a result, there will be no impacts from railroad noise.

Mitigation: No mitigation is required

Monitoring: No monitoring is required

32. Highway Noise	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
NA <input checked="" type="checkbox"/> A <input type="checkbox"/> B <input type="checkbox"/> C <input type="checkbox"/> D <input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: On-site Inspection, Project Application Materials

Findings of Fact:

The project is not located near any highways. Highway 79 is located approximately five (5) miles to the east of the project site. Any noise generated from the Highway at this distance will be negligible. As a result, there will be no impacts from highway noise.

Mitigation: No mitigation is required

Monitoring: No monitoring is required

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	han Significant Impact	No Impact
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33. Other Noise				
NA <input checked="" type="checkbox"/> A <input type="checkbox"/> B <input type="checkbox"/> C <input type="checkbox"/> D <input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Project Application Materials, GIS database

Findings of Fact:

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

Mitigation: No mitigation is required

Monitoring: No monitoring is required

34. Noise Effects on or by the Project				
a) A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Exposure of persons to or generation of excessive ground-borne vibration or ground-borne noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

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

Findings of Fact:

a-d) This General Plan land use change to denser residential will result in the creation of higher noise impacts at build-out. However, all future onsite uses will be required to adhere to the Riverside County’s allowable noise standards for Residential designations and will be analyzed at the time of an implementing project.

This is a programmatic level CEQA analysis. At this stage, the project does not provide the opportunity for physical disturbance of the site, as there is no associated development project. This project will result in amending the site’s General Plan Foundation Component and its General Plan Land Use, which could eventually lead to development on the property. Should a development proposal or land use application for subdividing, grading, or construction of the site be submitted, a subsequent Environmental Assessment shall be prepared, to determine potential impacts. As a result, there will be no 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

POPULATION AND HOUSING Would the project

35. Housing

a) Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Create a demand for additional housing, particularly housing affordable to households earning 80% or less of the County's median income?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Affect a County Redevelopment Project Area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Cumulatively exceed official regional or local population projections?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f) Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

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

Findings of Fact:

a-f) The existing General Plan Land Use of Open Space: Rural (OS:RUR) allows for development at a minimum of 1 dwelling unit per 20-acres. At maximum build-out under the existing land use over the 25.7-acre site, 1 lot could be established. This General Plan Amendment will result in a land use change to Rural: Rural Residential (RUR:RR), which allows for development at 1 dwelling unit per 5 acres. At build-out, this could result in establishing 5 lots over the same 25.7-acres.

Appendix E, of the 2003 Riverside County General Plan, provides assumptions used for residential build-out densities and population projections. The increase in dwelling units will result in a potential population increase from the existing land use (RUR) to the proposed land use (RR) of 12 persons using the General Plan assumption of 3.01 residents per unit and calculated using the following $(3.01 \times 5 \text{ units}) - (3.01 \times 1 \text{ units})$. This is a generalized average, calculated with standard values, codified in the Riverside County General Plan.

Currently, the project site is vacant land; therefore, the project will not displace any existing housing nor will it affect an established redevelopment area. Once built-out, the project site could result in a population increase from the existing land use by approximately 12 persons; however, this change is a negligible increase to the overall population projections for Riverside County.

Additionally, as previously discussed, This is a programmatic level CEQA analysis. At this stage, the project does not provide the opportunity for physical disturbance of the site, as there is no associated

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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development project. This project will result in amending the site's General Plan Foundation Component and its General Plan Land Use, which could eventually lead to development on the property. Should a development proposal or land use application for subdividing, grading, or construction of the site be submitted, a subsequent Environmental Assessment shall be prepared, to determine potential impacts. As a result, impacts will be less than significant.

Mitigation: No mitigation is required

Monitoring: No monitoring is required

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

36. Fire Services

Source: Riverside County General Plan Safety Element

Findings of Fact:

The project site is currently vacant land, resulting in little need for public services at this time. However, there will be a net increase in dwelling units at the time of build-out, resulting from this land use change to a higher density. At time of future construction, resulting from an implementing project, costs associated with the increased need for Fire Services will be addressed through the County's Development Impact Fee schedule. As a result, there are no impacts.

Mitigation: No mitigation is required

Monitoring: No monitoring is required

37. Sheriff Services

Source: Riverside County General Plan

Findings of Fact:

The project site is currently vacant land, resulting in little need for public services at this time. However, there will be a net increase in dwelling units at the time of build-out, resulting from this land use change to a higher density. At time of future construction, resulting from an implementing project, costs associated with the increased need for Sheriff Services will be addressed through the County's Development Impact Fee schedule. As a result, there are no impacts.

Mitigation: No mitigation is required

Monitoring: No monitoring is required

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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38. Schools

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Source: School District, GIS Database

Findings of Fact:

The project site is currently vacant land, resulting in little need for public services at this time. However, there will be a net increase in dwelling units at the time of build-out, resulting from this land use change to a higher density. At time of future construction, resulting from an implementing project, costs associated with the increased need for new School Services will be addressed through the County's Development Impact Fee schedule. As a result, there are no impacts.

Mitigation: No mitigation is required

Monitoring: No monitoring is required

39. Libraries

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Source: Riverside County General Plan

Findings of Fact:

The project site is currently vacant land, resulting in little need for public services at this time. However, there will be a net increase in dwelling units at the time of build-out, resulting from this land use change to a higher density. At time of future construction, resulting from an implementing project, costs associated with the increased need for Library Services will be addressed through the County's Development Impact Fee schedule. As a result, there are no impacts.

Mitigation: No mitigation is required

Monitoring: No monitoring is required

40. Health Services

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Source: Riverside County General Plan

Findings of Fact:

The project site is currently vacant land, resulting in little need for public services at this time. However, there will be a net increase in dwelling units at the time of build-out, resulting from this land use change to a higher density. At time of future construction, resulting from an implementing project, costs associated with the increased need for Health Services will be addressed through the County's Development Impact Fee schedule. As a result, there are no impacts.

Mitigation: No mitigation is required

Monitoring: No monitoring is required

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

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) There are no designated trails or parks proposed or required near the project site, nor is the project site located within a Community Service Area (“CSA”). A recreational facilities needs/expansion assessment and a park fees assessment will be conducted in the future when an implementing project is submitted.

This is a programmatic level CEQA analysis. At this stage, the project does not provide the opportunity for physical disturbance of the site, as there is no associated development project. This project will result in amending the site’s General Plan Foundation Component and its General Plan Land Use, which could eventually lead to development on the property. Should a development proposal or land use application for subdividing, grading, or construction of the site be submitted, a subsequent Environmental Assessment shall be prepared, to determine potential impacts. As a result, there will be no impacts.

Mitigation: No mitigation is required

Monitoring: No monitoring is required

42. Recreational Trails	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Source: Riv. Co. 800-Scale Equestrian Trail Maps, Open Space and Conservation Map for Western County trail alignments, Riverside County General Plan Figure 7 – “Trails and Bikeway System” in the Sun City/Menifee Valley Area Plan

Findings of Fact:

Pursuant to the Riverside County General Plan Figure 7 – “Trails and Bikeway System” exhibit, there are no identified “Recreational Trail” locations in proximity to the project site. As a result, there will be no 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

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 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

Findings of Fact:

a) The project site is located within the Elsinore Area Plan. This is a General Plan Amendment application only and will result in changing the site's land use from Rural to Rural Residential. Details of a future implementing project will be reviewed in conjunction with any applicable circulation plans or polices. Additionally, this land use amendment by itself is consistent with the existing circulation plans for the area. As a result, the impacts are considered less than significant.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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b) The future implementing project will address any congestion management programs through standard fees and mitigation. As previously discussed, this is a programmatic level CEQA analysis. At this stage, the project does not provide the opportunity for physical disturbance of the site, as there is no associated development project. This project will result in amending the site's General Plan Foundation Component and its General Plan Land Use, which could eventually lead to development on the property. Should a development proposal or land use application for subdividing, grading, or construction of the site be submitted, a subsequent Environmental Assessment shall be prepared, to determine potential impacts. As a result, impacts associated with this project are considered less than significant.

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

e-i) There is no implementing project in conjunction with this General Plan Land Use Amendment, therefore there are no design changes to the streets or roads that may increase hazards due to road design. The increase in density will create a need to evaluate the impacts to the existing street design; however, the potential impacts 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. 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 is submitted, a subsequent review and EA shall be prepared assessing potential impacts. As a result, impacts are considered less than significant.

Mitigation: No mitigation is required

Monitoring: No monitoring is required

44. Bike Trails

Source: Riverside County General Plan Figure 7 – "Trails and Bikeway System" in the Sun City/Menifee Valley Area Plan

Findings of Fact:

Any demand or requirement for bike trails shall be reviewed and imposed upon a future implementing project. This is a programmatic level CEQA analysis. At this stage, the project does not provide the opportunity for physical disturbance of the site, as there is no associated development project. This project will result in amending the site's General Plan Land Use, which could eventually lead to development on the property. Should a development proposal or land use application for subdividing, grading, or construction of the site be submitted, a subsequent Environmental Assessment shall be prepared, to determine potential impacts. As a result, there will be no impacts.

Mitigation: No mitigation is required

Monitoring: No monitoring is required

UTILITY AND SERVICE SYSTEMS Would the project

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Department of Environmental Health Review

Findings of Fact:

a-b) The project site is vacant and therefore the water service demand is currently negligible. However, this land use change in residential density from 20-acre lot minimums to 5-acre lot minimums, will create a greater net impact on water requirements upon build-out. 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 to provide water to the site (beyond what currently exists). However, at this stage, the specific size and need of water infrastructure to the area, is too speculative to analyze as there is no implementing project.

This is a programmatic level CEQA analysis. At this stage, the project does not provide the opportunity for physical disturbance of the site, as there is no associated development project. This project will result in amending the site's General Plan Foundation Component and its General Plan Land Use, which could eventually lead to development on the property. Should a development proposal or land use application for subdividing, grading, or construction of the site be submitted, a subsequent Environmental Assessment shall be prepared, to determine potential impacts. As a result, there will be no 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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Result in a determination by the wastewater treatment provider that serves or may service the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Department of Environmental Health Review

Findings of Fact:

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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a-b) The project site is vacant and therefore the water service demand is currently negligible. However, this land use change in residential density from 20-acre lot minimums to 5-acre lot minimums will create a greater net impact on sewer requirements upon build-out. The future implementing project may be required to connect to and construct a new sewer system. However, at this stage, the specific size and need of water infrastructure to the area, is too speculative to analyze as there is no implementing project.

This is a programmatic level CEQA analysis. At this stage, the project does not provide the opportunity for physical disturbance of the site, as there is no associated development project. This project will result in amending the site's General Plan Foundation Component and its General Plan Land Use, which could eventually lead to development on the property. Should a development proposal or land use application for subdividing, grading, or construction of the site be submitted, a subsequent Environmental Assessment shall be prepared, to determine potential impacts. As a result, there will be no impacts.

Mitigation: No mitigation is required

Monitoring: No monitoring is required

47. Solid Waste

a) Is the project served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Does the project comply with federal, state, and local statutes and regulations related to solid wastes including the CIWMP (County Integrated Waste Management Plan)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

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

Findings of Fact:

a-b) The project site is vacant and therefore solid waste service is currently negligible. However, this land use change in residential density from 20-acre lot minimums to 5-acre lot minimums will create a greater net impact on solid waste service needs upon build-out. However, at this stage, the specific size and need of water infrastructure to the area, is too speculative to analyze as there is no implementing project.

This is a programmatic level CEQA analysis. At this stage, the project does not provide the opportunity for physical disturbance of the site, as there is no associated development project. This project will result in amending the site's General Plan Foundation Component and its General Plan Land Use, which could eventually lead to development on the property. Should a development proposal or land use application for subdividing, grading, or construction of the site be submitted, a subsequent Environmental Assessment shall be prepared, to determine potential impacts. As a result, 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

48. Utilities

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

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

Source:

Findings of Fact:

a-g) The type and scale of the future implementing project will determine the specific size, quantity, and design of additional utility services needed at the project site. At this stage, the utility requirements are too speculative to analyze.

This is a programmatic level CEQA analysis. At this stage, the project does not provide the opportunity for physical disturbance of the site, as there is no associated development project. This project will result in amending the site's General Plan Foundation Component and its General Plan Land Use, which could eventually lead to development on the property. Should a development proposal or land use application for subdividing, grading, or construction of the site be submitted, a subsequent Environmental Assessment shall be prepared, to determine potential impacts. As a result, there will be no 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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Source: Riverside County General Plan

Findings of Fact:

a) Any future implementing project will be required to comply with California's AB 32 greenhouse gas reduction requirements as well as Riverside County's Climate action Plan. Many of the potential mitigation measures are reviewed and subsequently implemented during the construction phase of the project.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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This is a programmatic level CEQA analysis. At this stage, the project does not provide the opportunity for physical disturbance of the site, as there is no associated development project. This project will result in amending the site's General Plan Foundation Component and its General Plan Land Use, which could eventually lead to development on the property. Should a development proposal or land use application for subdividing, grading, or construction of the site be submitted, a subsequent Environmental Assessment shall be prepared, to determine potential impacts. As a result, there will be no impacts.

Mitigation: No mitigation is required

Monitoring: No monitoring is required

MANDATORY FINDINGS OF SIGNIFICANCE

50. Does the project have the potential to substantially degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal, or eliminate important examples of the major periods of California history or prehistory?

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. As a result, there will be no impacts.

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. This is a programmatic level CEQA analysis. At this stage, the project does not provide the opportunity for physical disturbance of the site, as there is no associated development project. This project will result in amending the site's General Plan Foundation Component and its General Plan Land Use, which could eventually lead to development on the property. Should a development proposal or land use application for subdividing, grading, or construction of the site be submitted, a

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
--------------------------------	--	------------------------------	-----------

subsequent Environmental Assessment shall be prepared, to determine potential impacts. As a result, there will be no impacts.

52. Does the project have environmental effects that will cause substantial adverse effects on human beings, either directly or indirectly?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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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. This is a programmatic level CEQA analysis. At this stage, the project does not provide the opportunity for physical disturbance of the site, as there is no associated development project. This project will result in amending the site's General Plan Foundation Component and its General Plan Land Use Designation, which could eventually lead to development on the property. Should a development proposal or land use application for subdividing, grading, or construction of the site be submitted, a subsequent Environmental Assessment shall be prepared, to determine potential impacts. As a result, there will be no impacts.

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). In this case, a brief discussion should identify the following:

Earlier Analyses Used, if any: n/a

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

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

VII. AUTHORITIES CITED

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

JUSTIFICATION FOR AMENDMENT – Parcels 901-180-001 & 901-180-003

These properties represent significant investments by owners under an understanding that residential development could be pursued with possibly 5-acre minimum homesites, as we understand was the case prior to the current General Plan Designation.

The following reasons are listed as arguments in favor of amending the General Plan Designation to restore the opportunity to prove that 5-acre minimum lot size development is feasible in a responsible manner:

1. Properties immediately adjacent to the south are currently designated as Rural-RR (5-acre minimum), and properties immediately to the east are currently zoned R-A-5 (5-acre minimum).
2. The 5-acre minimum designation is consistent with the entire La Cresta area, which is the community to which these properties are really connected, even though that area is across the Area Boundary in the Southwest Area Land Use Plan.
3. Access is available to both parcels via Calle De Companero and Saint Gallen Way, and both property owners are eager to develop a joint circulating road system to satisfy typical Fire Department concerns. Owner Rietsch also owns the adjacent parcel (APN 901-180-004) which is at the current northern terminus of Calle De Companero, and he will dedicate right-of-way through that property to access the subject parcels.
4. The terrain of the subject parcels is essentially the same as the terrain of the adjacent parcel, APN 901-180-004, which is currently designated RUR-RR (5-acre minimum). In addition, this terrain is very similar, arguably gentler, than the terrain of the recently developed La Cresta Highlands, which is allowed to process subdivisions to 5-acre home-sites.
5. The property owners are currently negotiating a possible additional access to Calle De Lobo.
6. Electric and phone facilities are currently available in Calle De Companero and Saint Gallen Way, and can easily be extended to the subject parcels.
7. Water is only available by means of wells since these parcels are part of an isolated group of properties lying outside the Rancho California Water District, but adequate aquifers have been located, and drilled wells presently service the water needs of several residents on the adjacent parcels to the south. RCWD does have a hydrant at the current northern end of Calle De Companero.
8. Additional home-sites will result in additional tax revenues for the County, and will provide additional opportunities for more families to enjoy the enviable lifestyle unique to the La Cresta area.
9. These parcels are a natural extension of the 5-acre designations of the adjacent properties and deserve the opportunity to demonstrate that responsible development can support much more than the current restriction of one (1) home-site per 20 acres. The checks and balances of the subdivision process can easily prevent irresponsible development and will force any owner to meet the same stringent requirements as enforced in the entire adjacent La Cresta area. No special treatment is requested, just the equal opportunity to show how these properties can be developed in compliance with County regulations and guidelines.

January 28, 2008

HISTORY OF WRIGHT PROPERTY

Mr. Michael Harrod, Principle Planner
County of Riverside -Transportation and Land Management Agency
Planning Department

RE: Wright Family Trust Property 57.12 acres PN# 901180003-6

- Changes from OS-RUR to RR.
- We have owned the property for 34 years.
- BLM survey in 1980's and change of property lines - Development on hold until BLM survey accepted between 1985 and 1986.
- Secondary access a problematic concern. The county no longer is accepting Flag lots or Emergency access.
- 1990's Our attempt to develop our property failed due to financial difficulties with our developing partner and the engineering firm.
- Zoning changes over the years from Agricultural; Rural Residence and now Open Space-Rural (RUR) * Unfortunately I was uninformed of the change to OS-RUR designation in 2003.
- 2004 began working with a land consultant on a Tentative Map No. 22689
- 2007 New property owner Kurt W. Rietsch of adjacent 25 acres to the East PN. 901 180 001 had discussions of a joint partnership on the development of both parcels and allowing for secondary access requirements.
- 2008 Oz Bratene of Bratene Eng. will coordinate working with property owners by developing both parcels and working on viable access alternatives.
- Our property lines intersect with 9 neighbors now with the RR designation, including 5 in La Cresta.
- Our desire all along has been to develop our property, however due to many changing circumstances over the years the project was delayed. Please strongly consider our request for the right to develop our property in the near future.

Sincerely Yours,



Edward and Nora Wright

The Wright Family Trust

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

3228



REVIEWED BY EXECUTIVE OFFICE
DATE 6/23/2010
Tina Grande

FROM: TLMA - Planning Department

SUBMITTAL DATE:
June 17, 2010

SUBJECT: GENERAL PLAN AMENDMENT NO. 988 – Foundation-Regular – Applicant: Oz Bratene – Engineer/Representative: Oz Bratene - First Supervisorial District - Cleveland Zoning Area - Elsinore Area Plan: Open Space: Rural (OS-RUR) – Location: Southwesterly of the City of Wildomar, westerly of Calle Amigo and southerly of the Cleveland National Forest - 82.90 Gross Acres - Zoning: Rural Residential (R-R) - **REQUEST:** This General Plan Amendment proposes to amend the General Plan Foundation Component of the subject site from Open Space: Rural (OS-RUR) to Rural: Rural Residential (RUR-RR) - APN: 901-180-001- 901-180-003.

RECOMMENDED MOTION: The Planning Director recommends that the Board of Supervisors tentatively decline to adopt an order initiating proceedings for the above referenced general plan amendment. The initiation of proceedings by the Board of Supervisors for the amendment of the General Plan, or any element thereof, shall not imply any such amendment will be approved.

BACKGROUND: The initiation of proceedings for any General Plan Amendment (GPA) requires the adoption of an order by the Board of Supervisors. The Planning Director is required to prepare a report and recommendation on every GPA application and submit it to the Board of Supervisors. Prior to the submittal to the Board, comments on the application are requested from the Planning Commission, and the Planning Commission comments are included in the report to the Board. The Board will either approve or disapprove the initiation of proceedings for the GPA requested in the application. The consideration of the initiation of proceedings by the Planning Commission and the Board of Supervisors pursuant to this application does not require a noticed public hearing. However, the applicant was notified by mail of the time, date

Jerry Jolliffe, Deputy Planning Director for,

Jerry Jolliffe

Ron Goldman
Planning Director

Initials:
RG:thp/yl

MINUTES OF THE BOARD OF SUPERVISORS

On motion of Supervisor Buster, seconded by Supervisor Stone and duly carried, IT WAS ORDERED the recommended motion was denied, and IT WAS FURTHER ORDERED to tentatively adopt an order to initiate the proceedings for the above referenced general plan amendment.

Ayes: Buster, Tavaglione, Stone and Benoit
Nays: None
Absent: Ashley
Date: June 29, 2010
xc: Planning, Applicant

Kecia Harper-Ihem
Clerk of the Board
By *Kecia Harper-Ihem*
Deputy

Prev. Agn. Ref. | District: First | Agenda Number:

Dept't Recomm.: Consent Policy
Per Exec. Ofc.: Consent Policy

ATTACHMENTS FILED
WITH THE CLERK OF THE BOARD

15.2

The Honorable Board of Supervisors
Re: General Plan Amendment No. 988
Page 2 of 2

and place when the Planning Commission and the Board of Supervisors would consider this GPA initiation request.

If the Board of Supervisors adopts an order initiating proceedings pursuant to this application, the proposed amendment will thereafter be processed, heard and decided in accordance with all the procedures applicable to GPA applications, including noticed public hearings before the Planning Commission and Board of Supervisors. The adoption of an order initiating proceedings does not imply that any amendment will be approved. If the Board of Supervisors declines to adopt an order initiating proceedings, no further proceedings on this application will occur.

The Board of Supervisors established the procedures for initiation of GPA applications with the adoption of Ordinance No. 348.4573 (effective May 8, 2008), which amended Article II of that ordinance.

COUNTY OF RIVERSIDE
TRANSPORTATION AND LAND MANAGEMENT AGENCY

George A. Johnson · Agency Director

Planning Department

Ron Goldman · Planning Director

322B

DATE: June 15, 2010

TO: Clerk of the Board of Supervisors

FROM: Planning Department - Riverside Office

SUBJECT: General Plan Amendment No. 988

(Charge your time to these case numbers)

The attached item(s) require the following action(s) by the Board of Supervisors:

- | | |
|---|---|
| <input type="checkbox"/> Place on Administrative Action (Receive & File; EOT) | <input type="checkbox"/> Set for Hearing (Legislative Action Required; CZ, GPA, SP, SPA) |
| <input type="checkbox"/> Labels provided If Set For Hearing | <input type="checkbox"/> Publish in Newspaper: |
| <input type="checkbox"/> 10 Day <input type="checkbox"/> 20 Day <input type="checkbox"/> 30 day | **SELECT Advertisement** |
| <input type="checkbox"/> Place on Consent Calendar | <input type="checkbox"/> **SELECT CEQA Determination** |
| <input type="checkbox"/> Place on Policy Calendar (Resolutions; Ordinances; PNC) | <input type="checkbox"/> 10 Day <input type="checkbox"/> 20 Day <input type="checkbox"/> 30 day |
| <input checked="" type="checkbox"/> Place on Section Initiation Proceeding (GPIP) | <input type="checkbox"/> Notify Property Owners (app/agencies/property owner labels provided) |
| | Controversial: <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO |

Designate Newspaper used by Planning Department for Notice of Hearing: NONE - GPIP

Please schedule on the June 29, 2010 BOS Agenda

Riverside Office · 4080 Lemon Street, 9th Floor
P.O. Box 1409, Riverside, California 92502-1409
(951) 955-3200 · Fax (951) 955-3157

Desert Office · 38686 El Cerrito Road
Palm Desert, California 92211
(760) 863-8277 · Fax (760) 863-7555

any
6-17-10

**PLANNING COMMISSION
MINUTE ORDER JANUARY 13, 2010
RIVERSIDE COUNTY ADMINISTRATIVE CENTER**

- I. **AGENDA ITEM 5.5: GENERAL PLAN AMENDMENT NO. 988** – Foundation / Regular – Applicant: Oz Bratene – Engineer/Representative: Oz Bratene - First Supervisorial District - Cleveland Zoning Area - Elsinore Area Plan: Open Space: Rural (OS-RUR) – Location: Southwesterly of the City of Wildomar, westerly of Calle Amigo and southerly of the Cleveland National Forest - 82.90 Gross Acres - Zoning: Rural Residential (R-R) - APN(s): 901-180-001- 901-180-003. (Continued from 9/30/09 , 10/28/09 and 12/2/09).

II. **PROJECT DESCRIPTION**

This General Plan Amendment proposes to amend the General Plan Foundation Component of the subject site from Open Space: Rural (OS-RUR) to Rural: Rural Residential (RUR-RR).

III. **MEETING SUMMARY**

The following staff presented the subject proposal:

Project Planner, Tamara Harrison, at (951) 955-9721 or e-mail tharriso@rctlma.org.

The following spoke in favor of the subject proposal:

Oz Bratene, Applicant

No one spoke in a neutral position or in opposition of the subject proposal.

IV. **CONTROVERSIAL ISSUES**

NONE

V. **PLANNING COMMISSION ACTION**

The Planning Commission commented on the General Plan Amendment. If you wish to listen to the entire discussion, see Section VI below. Additionally, the comments of individual Commissioners are summarized in the Planning Director's Report and Recommendation to the Board of Supervisors.

TO TENTATIVELY DECLINE TO INITIATE the GENERAL PLAN AMENDMENT.

VI. **CD**

The entire discussion of this agenda item can be found on CD. For a copy of the CD, please contact Chantell Griffin, Planning Commission Secretary, at (951) 955-3251 or E-mail at cgriffin@rctlma.org.

**PLANNING COMMISSION
MINUTE ORDER DECEMBER 2, 2009
RIVERSIDE COUNTY ADMINISTRATIVE CENTER**

- I. **AGENDA ITEM 5.7: GENERAL PLAN AMENDMENT NO. 988** - Foundation / Regular - Applicant: Oz Bratene - Engineer/Representative: Oz Bratene - First Supervisorial District - Cleveland Zoning Area - Elsinore Area Plan: Open Space: Rural (OS-RUR) - Location: Southwesterly of the City of Wildomar, westerly of Calle Amigo and southerly of the Cleveland National Forest - 82.90 Gross Acres - Zoning: Rural Residential (R-R)

- II. **PROJECT DESCRIPTION**
This General Plan Amendment proposes to amend the General Plan Foundation Component of the subject site from Open Space: Rural (OS-RUR) to Rural: Rural Residential (RUR-RR).

- III. **MEETING SUMMARY**
The subject proposal did not require a presentation.
Project Planner, Tamara Harrison, at (951) 955-9721 or e-mail tharriso@rctlma.org.

No one spoke in favor, neutral, or in opposition of the subject proposal.

- IV. **CONTROVERSIAL ISSUES**
NONE

- V. **PLANNING COMMISSION ACTION**
The Planning Commission, continued the subject proposal to January 13, 2010.

- VI. **CD**
The entire discussion of this agenda item can be found on CD. For a copy of the CD, please contact Chantell Griffin, Planning Commission Secretary, at (951) 955-3251 or E-mail at cgriffin@rctlma.org.

**PLANNING COMMISSION
MINUTE ORDER OCTOBER 28, 2009
RIVERSIDE COUNTY ADMINISTRATIVE CENTER**

- I. **AGENDA ITEM 8.7: GENERAL PLAN AMENDMENT NO. 988** – Foundation / Regular – Applicant: Oz Bratene – Engineer/Representative: Oz Bratene - First Supervisorial District - Cleveland Zoning Area - Elinore Area Plan: Open Space: Rural (OS-RUR) – Location: Southwesterly of the City of Wildomar, westerly of Calle Amigo and southerly of the Cleveland National Forest - 82.90 Gross Acres - Zoning: Rural Residential (R-R) - APN: 901-180-001- 901-180-003. (Continued from 9/30/09).

- II. **PROJECT DESCRIPTION**
This General Plan Amendment proposes to amend the General Plan Foundation Component of the subject site from Open Space: Rural (OS-RUR) to Rural: Rural Residential (RUR-RR).

- III. **MEETING SUMMARY**
The following staff presented the subject proposal:
Project Planner, Tamara Harrison at 951-955-9721 or e-mail tharriso@rcplma.org.

The following spoke in favor of the subject proposal:
Oz Bratene, Applicant

No one spoke in a neutral position or in opposition of the subject proposal.

- IV. **CONTROVERSIAL ISSUES**
NONE

- V. **PLANNING COMMISSION ACTION**
The Planning Commission, continued the subject proposal to December 2, 2009.

- VI. **CD**
The entire discussion of this agenda item can be found on CD. For a copy of the CD, please contact Chantell Griffin, Planning Commission Secretary, at (951) 955-3251 or E-mail at cgriffin@rcplma.org.

**PLANNING COMMISSION
MINUTE ORDER SEPTEMBER 30, 2009
RIVERSIDE COUNTY ADMINISTRATIVE CENTER**

- I. **AGENDA ITEM 9.4: GENERAL PLAN AMENDMENT NO. 988** - Foundation / Regular - Applicant: Oz Bratene - Engineer/Representative: Oz Bratene - First Supervisorial District - Cleveland Zoning Area - Elsinore Area Plan: Open Space: Rural (OS-RUR) - Location: Southwesterly of the City of Wildomar, westerly of Calle Amigo and southerly of the Cleveland National Forest - 82.90 Gross Acres - Zoning: Rural Residential (R-R) - APNs: 901-180-001, 901-180-002 and 901-180-003

- II. **PROJECT DESCRIPTION**
This General Plan Amendment proposes to amend the General Plan Foundation Component of the subject site from Open Space: Rural (OS-RUR) to Rural: Rural Residential (RUR-RR).

- III. **MEETING SUMMARY**
The following staff presented the subject proposal:
Project Planner, Tamara Harrison at 951-955-9721 or e-mail tharriso@rctlma.org.

No one spoke in favor, neutral or in opposition of the subject proposal.

- IV. **CONTROVERSIAL ISSUES**
NONE

- V. **PLANNING COMMISSION ACTION**
The Planning Commission, continued the subject proposal to October 28, 2009.

- VI. **CD**
The entire discussion of this agenda item can be found on CD. For a copy of the CD, please contact Chantell Griffin, Planning Commission Secretary, at (951) 955-3251 or E-mail at cgriffin@rctlma.org.

Agenda Item No.: 5.5
Area Plan: Elsinore
Zoning District: Cleveland Area
Supervisory District: First
Project Planner: Tamara Harrison
Planning Commission: January 13, 2010
Continued from: September 30, 2009 and
December 2, 2009

General Plan Amendment No. 988
Applicant: Oz Bratene
Engineer/Representative: Oz Bratene

COUNTY OF RIVERSIDE PLANNING DIRECTOR'S REPORT AND RECOMMENDATIONS

RECOMMENDATIONS:

The Planning Director recommends that the Board of Supervisors tentatively decline to adopt an order initiating proceedings for General Plan Amendment No. 988 from Open Space: Rural to Rural: Rural Residential and the Planning Commission made the comments below. The Planning Director continues to recommend that the Board tentatively adopt an order initiating proceedings for the general plan amendment. For additional information regarding this case, see the attached Planning Department Staff Report(s).

PLANNING COMMISSION COMMENTS TO THE PLANNING DIRECTOR:

The following comment(s) were provided by the Planning Commission to the Planning Director:

Commissioner John Roth: Mr. Roth agreed with staff that initiation of the proposal would not be appropriate at the subject site. He indicated that the proposal does not work due to the lack of secondary access at the site.

Commissioner John Snell: No Comments

Commissioner John Petty: No Comments

Commissioner Jim Porras: No Comments

Commissioner Jan Zuppardo: No Comments

Agenda Item No.: 5.5
Area Plan: Elsinore
Zoning District: Cleveland Area
Supervisory District: First
Project Planner: Tamara Harrison
Planning Commission: January 13, 2010
Continued from: September 30, 2009,
October 28, 2009 and December 2, 2009

General Plan Amendment No. 988
Applicant: Oz Bratene
Engineer/Rep.: Oz Bratene

COUNTY OF RIVERSIDE PLANNING DEPARTMENT
STAFF REPORT

PROJECT DESCRIPTION AND LOCATION:

The applicant proposes to amend the General Plan Foundation Component and Land Use designation from "Open Space: Rural" (OS: RUR) (20 Ac. Min.) to "Rural: Rural Residential" (RUR:RR) (5 Ac. Min.) for an approximately 82.90-acre property. The project is located southwesterly of the City of Wildomar, westerly of Calle Amigo and southerly of the Cleveland National Forest.

POTENTIAL ISSUES:

The subject site is located within the Elsinore Area Plan. The Elsinore Area land use plan "focuses on preserving the numerous unique features in the Elsinore area and, at the same time, guides the accommodation of future growth." The mountainous environment of the area leads to unspoiled views and is a major feature of the area plan. The Cleveland National Forest abuts the subject site to the north and to the west, the Rural: Rural Residential designation can be found south of the site and the Rural: Rural Mountainous designation lies to the east of the site. Also, immediately to the east of the proposed site is the community of La Cresta and the Santa Rosa Plateau Policy Area, both within the Southwest Area Plan. The existing Open Space: Rural designation on the proposed site provides a buffer between the Cleveland National Forest, the rural residential designations to the south, and the La Cresta development to the east. The existing designation also helps to decrease the adverse impacts to those features in the area from potential development.

The proposed site is subject to a "high risk" of fire hazards. The Safety Element of the General Plan addresses these risks in a number of ways including deterring building in these "high risk" areas and providing secondary access to the site. Access is currently limited to the site given the lack of roadways in the area as well as the terrain found in the area. The applicant anticipates that Parcel Map 33273 (APN 928-060-019, located easterly of the proposed site) will be developed in such a manner that will ultimately provide primary and secondary access to the subject site. Parcel Map No. 33273 (PM33273) is currently being reviewed by the Planning Department. The applicant has been in contact with Riverside County Fire regarding the proposal; see the attached e-mail from Oz Bratene dated October 6, 2009. The site also contains steep slopes with elevations that range from approximately 2360' to 2240', a difference of 120 feet. High fire risk coupled with the terrain and lack of access could expose potential dwellings to a number of safety hazards. Increasing the intensity of uses on the site could also potentially create inconsistencies amongst the Land Use element and the Safety element of the General Plan.

No evidence has been disclosed at this time that new conditions or circumstances are present in the area that would justify the proposal.

RECOMMENDATIONS:

The Planning Director recommends to tentatively decline to adopt an order initiating proceedings for General Plan Amendment No. 988 from Open Space: Rural to Rural: Rural Residential. The adoption of such an order does not imply that the proposed GPA will be approved.

INFORMATIONAL ITEMS:

1. The project was filed with the Planning Department on February 14, 2008.
2. Deposit Based Fees charged to this project, as of the time of staff report preparation, total \$4819.78.
3. The project site is currently designated as Assessor's Parcel Numbers 901-180-001 and 901-180-003.

Harrison, Tamara

From: Oz Bratene [oz@engencorp.com]
ent: Tuesday, October 06, 2009 5:56 PM
To: Harrison, Tamara
Subject: GPA00988

Hi Tamara,

Thanks for your help in getting our case extended last Wednesday. In the morning on that day, I talked to Dan Wagner, Steve Diaz and Todd Letterman of Fire Department. They all told me that they would support our GPA because it would create a secondary access to homes already built that only have one way out. There are 9 lots in that area that only have one access, and all could have a second access if our GPA gets approved and the land is subdivided. If I get a letter from Fire in support of the GPA, will Planning consider changing their report to support the GPA, since this is a real safety issue?

This situation, in fact, qualifies as a "new condition", where we have two owners getting together and be willing to spend the money to create a secondary access for that area. Theirs are the only two parcels in that area large enough to warrant spending money to purchase additional land for use as a secondary access. Without their efforts, there will probably never be a secondary access to those existing parcels, which are all in high fire area.

Please let me know.

Oz Bratene



Civil Engineers - RCE 21873
General Contractors - Lic. 378242

25759 Jefferson Avenue
Murrieta, CA 92562
Phone: (951) 834-9009
Fax: (951) 834-9007

June 15, 2010

Ms. Tamara Harrison
Riverside County Planning Department

Re: Criteria Threshold/Secondary Access
GPA 00988

Dear Ms. Harrison:

I'm writing this letter as a result of my discussion with Planning Commissioner John Roth just prior to our Planning Commission Hearing a few months ago. Our discussion was intended to center on the opportunity to provide a secondary access to 10 existing parcels in this same area, which are presently served by only one access. The approval of the subject General Plan Amendment would eventually result in a Tentative Map condition requiring a secondary access, and my clients would then have the incentive and assurance they need to enter into a purchase agreement for property to provide such secondary access. They understand that without such access, their Map would be "dead in the water".

Commissioner Roth then said he could support the GPA if we had already acquired the access, but could not support it without that access already being in place. He felt it was a case of what comes first, "the chicken or the egg". However, this is placing an unrealistically "high threshold" on the GPA, since the need for a secondary access is typically a condition placed at the Tentative Map stage. The GPA should consider compatibility with the surrounding uses. A GPA designation to Rural Residential would give these two parcels the same development opportunities that all the adjacent privately owned parcels have enjoyed.

In addition, this could remove a potential liability for the County, in that the adjacent 4 parcels of Parcel Map 22689 were conditioned as follows: "Prior to the recordation of the final map, the applicant/developer **shall provide alternate or secondary access** as approved by the County Road Department". **No secondary access was ever provided.** The Map was recorded and properties are presently occupied without a secondary emergency access in place. I submit that there will never be such an access unless this GPA is approved.

I hope this will enter into the judgement as to the value and equity of providing this Amendment to the General Plan.

Thank you,

Oz Bratene

Office: (951) 834-9009
Fax: (951) 834-9007
Cell: (951) 201-2542
Email: brateneconst@prodigy.net

ENDANGERED HABITATS LEAGUE

DEDICATED TO ECOSYSTEM PROTECTION AND SUSTAINABLE LAND USE



September 26, 2009

VIA ELECTRONIC MAIL AND FACSIMILE

Riverside County Planning Commission
ATTN: Mike Harrod
County of Riverside
408. Lemon St., 9th Floor
Riverside, CA 92501

**RE: Item 9.0, General Plan Amendment Initiation Proceedings
(September 30, 2009)**

Dear Chair and Commission Members:

The Endangered Habitats League (EHL) appreciates the opportunity to comment on these landowner-initiated GPA proposals. In all cases, we commend the staff recommendations for upholding the planning integrity of the General Plan, for following the directives of the Administrative Element, and in respecting public safety and MSHCP imperatives.

Item 9.1, GPA 78Q (Elsinore)

Concur with staff recommendation to deny initiation. There are numerous compelling reasons to deny this complex proposal, which responds to no changed circumstances. It would markedly intensify residential uses in an intrinsically unsafe high fire hazard area, whose emergency egress route – Highway 74 – is already severely challenged. The lack of proper secondary access cannot be mitigated, and the proposal is opposite to the recommendation of the Riverside County Fire Hazard Reduction Task Force:

Update the Riverside County General Plan and complete consistency zoning actions to limit residential growth within or adjacent to high fire hazard areas.

As the cogent staff report demonstrates, if land currently designated as Open Space-Conservation Habitat needs redesignation on technical grounds, alternative designations such as Rural Mountainous or Open Space-Rural that are more appropriate are available, and future development could still be consolidated via clustering. Furthermore, the loss of Public/Quasi Public MSHCP lands under the exchange scenario creates General Plan and MSHCP inconsistencies. Finally, such intensification in a relatively remote area is inconsistent with the General Plan Vision of avoiding leapfrog development away from services. Indeed, the General Plan Advisory Committee rejected a Rural Village Overlay for El Cariso for all these reasons

Item 9.2. GPA 1033 (SWAP)

Concur with recommendation in staff report to deny initiation. This proposal to extend the Citrus Vineyard Policy Area to Vail Lake is wholly unsuited for this locale. As pointed out in the thorough staff report, it would introduce a type and intensity of development far in excess of that anticipated by the General Plan's Vail Lake Policy Area and the policies of SWAP. The small farm and commercial development model of Citrus Vineyard has no relevance to the biological, viewshed, and recreational imperatives of Vail Lake. No changed circumstances justify this wholesale change. A massive upzoning to 2-acre lots would introduce large scale residential uses into a high fire hazard area, decimate the biological resources needed for MSCHP assembly, and constitute a leapfrog pattern of development apart from services and infrastructure. Finally, according to the Planning Department, "The proposed amendment also creates an internal inconsistency among the Elements of the General Plan, particularly the Multipurpose Open Space Element and the Safety Element."

Item 9.3. GPA 1000 (SWAP)

Concur with staff recommendation to deny initiation. Conversion of this 379-acre rural location to Community Development/Specific Plan would defy all relevant planning principles. It would urbanize an intact rural area discontinuous from urban infrastructure and services, maximize greenhouse gas emissions, and, contrary to the recommendation of the Fire Hazard Reduction Task Force, place development in a rugged, high fire hazard location. No new circumstance justifies this Foundation change, which would thus conflict with the Administrative Element of the General Plan. According to the staff report, this increase in intensity "would be contrary to the existing character and land use pattern in the area."

Item 9.4. GPA 988 (Elsinore)

Concur with staff recommendation to deny initiation. This proposal responds to no changed circumstances. It would intensify residential uses within a very high fire hazard area, contrary to the recommendation of the Fire Hazard Reduction Task Force. The current designation correctly reflects the viewshed and buffer characteristics of the area, and should not be altered. According to staff, "Increasing the intensity of uses on the site could also potentially create inconsistencies amongst the Land Use element and the Safety element of the General Plan."

Item 9.5. GPA 985 (Elsinore)

Concur with staff recommendation to deny initiation. This constrained site has serious and unresolved flood hazard issues, and the claim to provide needed affordable housing does not stand up to scrutiny, as documented in the staff report. Furthermore, the change would likely interfere with MSCHP assembly and should not proceed unless and until facilitation of a reserve segment can be documented.

Item 9.6. GPA 977 (Mead Valley/Elsinore)

Concur with staff recommendation to deny initiation. This is a massive proposal to redesignate 405 acres of Rural Mountainous and Rural Residential to Rural Community 1-acre lots. Discontiguous from infrastructure and services, and not responding to changed circumstances, the proposal utterly lacks planning merit. Indeed, due to public safety and MSHCP conflicts, staff concluded that:

This amendment would potentially create inconsistency between the Land Use Element and the Safety Element by increasing density in an area with steep slopes, high fire hazard and no nearby fire stations, limited access, and subject to flooding. Increasing the density/intensity of allowable land use on the site, as proposed by this amendment, would also exacerbate potentially conflicts between such uses and the conservation requirements as set forth in the MSHCP, causing inconsistencies between the Land Use Element and the Multi-Purpose Open Space Element of the General Plan.

Item 9.7. GPA 924 (Mead Valley)

Concur with staff recommendation to deny initiation.

Item 9.8. GPA 958 (Mead Valley)

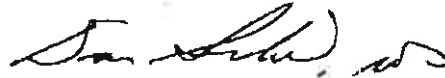
Concur with recommendation in staff report to deny initiation. The proposed change from Rural to Rural Community does not respond to new circumstances and would create a "spot zone."

Item 9.9. GPA 1084 (Jurupa)

Concur with staff recommendation to initiate.

Thank you for considering our views, and we look forward to working with you as the Five-Year Update proceeds.

Sincerely,



Dan Silver, MD
Executive Director

Electronic cc: Board Offices
George Johnson, TLMA
Ron Goldman, Planning Dept.

Carolyn Luna, EPD
Interested parties

COUNTY OF RIVERSIDE
TRANSPORTATION AND LAND MANAGEMENT AGENCY
Planning Department
Ron Goldman · Planning Director

CC 004707

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

SECTIONS I, II, AND VI BELOW MUST BE COMPLETED FOR ANY AMENDMENT TO THE AREA PLAN MAPS OF THE GENERAL PLAN.

FOR OTHER TYPES OF AMENDMENTS, PLEASE CONSULT PLANNING DEPARTMENT STAFF FOR ASSISTANCE PRIOR TO COMPLETING THE APPLICATION.

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED.

CASE NUMBER: GPA00988 DATE SUBMITTED: _____
EA41818 CFG05165

I. GENERAL INFORMATION

APPLICATION INFORMATION

Applicant's Name: OZ BRATENE E-Mail: brateneconst@PRODIGY.NET

Mailing Address: 25759 JEFFERSON AVENUE
MURRIETA CA 92562
City State ZIP

Daytime Phone No: (951) 834-9009 Fax No: (951) 834-9007

Engineer/Representative's Name: SAME E-Mail: _____

Mailing Address: _____
Street

City State ZIP

Daytime Phone No: (____) _____ Fax No: (____) _____

Property Owner's Name: SEE ATTACHED PAGE E-Mail: _____

Mailing Address: _____
Street

City State ZIP

Daytime Phone No: (____) _____ Fax No: (____) _____

If the property is owned by more than one person, attach a separate page that reference the application case number and lists the names, mailing addresses, and phone numbers of all persons having an interest in the real property or properties involved in this application.

82.90

APPLICATION FOR AMENDMENT TO THE RIVERSIDE COUNTY GENERAL PLAN

The Planning Department will primarily direct communications regarding this application to the person identified above as the Applicant. The Applicant may be the property owner, representative, or other assigned agent.

AUTHORIZATION FOR CONCURRENT FEE TRANSFER

The signature below authorizes the Planning Department and TLMA to expedite the refund and billing process by transferring monies among concurrent applications to cover processing costs as necessary. Fees collected in excess of the actual cost of providing specific services will be refunded. If additional funds are needed to complete the processing of your application, you will be billed, and processing of the application will cease until the outstanding balance is paid and sufficient funds are available to continue the processing of the application. The applicant understands the deposit fee process as described above, and that there will be NO refund of fees which have been expended as part of the application review or other related activities or services, even if the application is withdrawn or the application is ultimately denied.

All signatures must be originals ("wet-signed"). Photocopies of signatures are **not** acceptable.

Oz BRATENE
PRINTED NAME OF APPLICANT

[Signature]
SIGNATURE OF APPLICANT

AUTHORITY FOR THIS APPLICATION IS HEREBY GIVEN:

I certify that I am/we are the record owner(s) or authorized agent and that the information filed is true and correct to the best of my knowledge. An authorized agent must submit a letter from the owner(s) indicating authority to sign the application on the owner's behalf.

All signatures must be originals ("wet-signed"). Photocopies of signatures are **not** acceptable.

EDUARDO L. LIZIETA
PRINTED NAME OF PROPERTY OWNER(S)

[Signature]
SIGNATURE OF PROPERTY OWNER(S)

KURT W. RIETSCH
PRINTED NAME OF PROPERTY OWNER(S)

[Signature]
SIGNATURE OF PROPERTY OWNER(S)

If the subject property is owned by persons who have not signed as owners above, attach a separate sheet that references the application case number and lists the printed names and signatures of all persons having an interest in the property.

PROPERTY INFORMATION:

Assessor's Parcel Number(s): 901-180-001 & 901-180-003

Section: 8 Township: T. 7 S. Range: R. 4 W.

Approximate Gross Acreage: 25.8 Ac. & 57.1 Ac. (82.9 Ac. TOTAL)

General location (nearby or cross streets): North of SAINT GALLEN WAY, South of CLEVELAND NAT'L FOREST East of CALLE DE COMPANERO West of CALLE DE LOBO.

APPLICATION FOR AMENDMENT TO THE RIVERSIDE COUNTY GENERAL PLAN

Thomas Brothers map, edition year, page number, and coordinates: 2006, Pg. 926, F-3 & 4

Existing Zoning Classification(s): RR - 20 Ac. MIN.

Existing Land Use Designation(s): OPEN SPACE - RURAL

Proposal (describe the details of the proposed general plan amendment):

THE REQUEST IS TO CHANGE THE GENERAL PLAN DESIGNATION FROM "OPEN SPACE/RURAL (20 AC. MIN.)" TO "RURAL/RURAL RESIDENTIAL (5 AC. MIN.)"

Related cases filed in conjunction with this request:

NONE

Has there been previous development applications (parcel maps, zone changes, plot plans, etc.) filed on the project site? Yes No

Case Nos. _____

E.A. Nos. (if known) _____ E.I.R. Nos. (if applicable): _____

Name of Company or District serving the area the project site is located (if none, write "none.")	Are facilities/services available at the project site?	
	Yes	No
Electric Company	<u>SO. CALIF. EDISON CO.</u>	<input checked="" type="checkbox"/>
Gas Company	<u>NONE</u>	<input checked="" type="checkbox"/>
Telephone Company	<u>VERIZON</u>	<input checked="" type="checkbox"/>
Water Company/District	<u>ELSINORE MUNICIPAL WATER DISTRICT</u>	<input checked="" type="checkbox"/>
Sewer District	<u>NONE</u>	<input checked="" type="checkbox"/>

Is water service available at the project site: Yes No WELLS ONLY.

If "No," how far away are the nearest available water line(s)? (No of feet/miles) 2500 FEET, BUT DIFFERENT WATER DISTRICT.

Is sewer service available at the site? Yes No SEPTIC ONLY

If "No," how far away are the nearest available sewer line(s)? (No. of feet/miles) 8 MILES

Is the project site located in a Recreation and Park District or County Service Area authorized to collect fees for park and recreational services? Yes No

Is the project site located within 8.5 miles of March Air Reserve Base? Yes No

APPLICATION FOR AMENDMENT TO THE RIVERSIDE COUNTY GENERAL PLAN

Which one of the following watersheds is the project site located within (refer to Riverside County GIS for watershed location)? (Check answer):

- Santa Ana River Santa Margarita River San Jacinto River Colorado River
 SAN JUAN

HAZARDOUS WASTE SITE DISCLOSURE STATEMENT

Government Code Section 65962.5 requires the applicant for any development project to consult specified state-prepared lists of hazardous waste sites and submit a signed statement to the local agency indicating whether the project is located on or near an identified site. Under the statute, no application shall be accepted as complete without this signed statement.

I (we) certify that I (we) have investigated our project with respect to its location on or near an identified hazardous waste site and that my (our) answers are true and correct to the best of my (our) knowledge. My (Our) investigation has shown that:

- The project is not located on or near an identified hazardous waste site.
 The project is located on or near an identified hazardous waste site. Please list the location of the hazardous waste site(s) on an attached sheet.

Owner/Representative (1) *[Signature]* Date 2/13/08
Owner/Representative (2) _____ Date _____

NOTE: An 8½" x 11" legible reduction of the proposal must accompany application.

II. AMENDMENTS TO THE AREA PLAN MAPS OF THE GENERAL PLAN:

AREA PLAN MAP PROPOSED FOR AMENDMENT (Please name):

ELSINORE AREA LAND USE PLAN

EXISTING DESIGNATION(S): OPEN SPACE - RURAL (RUR)

PROPOSED DESIGNATION(S): RURAL - RURAL RESIDENTIAL (RR)

JUSTIFICATION FOR AMENDMENT – Parcels 901-180-001 & 901-180-003

These properties represent significant investments by owners under an understanding that residential development could be pursued with possibly 5-acre minimum homesites, as we understand was the case prior to the current General Plan Designation.

The following reasons are listed as arguments in favor of amending the General Plan Designation to restore the opportunity to prove that 5-acre minimum lot size development is feasible in a responsible manner:

1. Properties immediately adjacent to the south are currently designated as Rural-RR (5-acre minimum), and properties immediately to the east are currently zoned R-A-5 (5-acre minimum).
2. The 5-acre minimum designation is consistent with the entire La Cresta area, which is the community to which these properties are really connected, even though that area is across the Area Boundary in the Southwest Area Land Use Plan.
3. Access is available to both parcels via Calle De Companero and Saint Gallen Way, and both property owners are eager to develop a joint circulating road system to satisfy typical Fire Department concerns. Owner Rietsch also owns the adjacent parcel (APN 901-180-004) which is at the current northern terminus of Calle De Companero, and he will dedicate right-of-way through that property to access the subject parcels.
4. The terrain of the subject parcels is essentially the same as the terrain of the adjacent parcel, APN 901-180-004, which is currently designated RUR-RR (5-acre minimum). In addition, this terrain is very similar, arguably gentler, than the terrain of the recently developed La Cresta Highlands, which is allowed to process subdivisions to 5-acre home-sites.
5. The property owners are currently negotiating a possible additional access to Calle De Lobo.
6. Electric and phone facilities are currently available in Calle De Companero and Saint Gallen Way, and can easily be extended to the subject parcels.
7. Water is only available by means of wells since these parcels are part of an isolated group of properties lying outside the Rancho California Water District, but adequate aquifers have been located, and drilled wells presently service the water needs of several residents on the adjacent parcels to the south. RCWD does have a hydrant at the current northern end of Calle De Companero.
8. Additional home-sites will result in additional tax revenues for the County, and will provide additional opportunities for more families to enjoy the enviable lifestyle unique to the La Cresta area.
9. These parcels are a natural extension of the 5-acre designations of the adjacent properties and deserve the opportunity to demonstrate that responsible development can support much more than the current restriction of one (1) home-site per 20 acres. The checks and balances of the subdivision process can easily prevent irresponsible development and will force any owner to meet the same stringent requirements as enforced in the entire adjacent La Cresta area. No special treatment is requested, just the equal opportunity to show how these properties can be developed in compliance with County regulations and guidelines.

January 28, 2008

HISTORY OF WRIGHT PROPERTY

Mr. Michael Harrod, Principle Planner

County of Riverside -Transportation and Land Management Agency

Planning Department

RE: Wright Family Trust Property 57.12 acres PN# 901180003-6

- Changes from OS-RUR to RR.
- We have owned the property for 34 years.
- BLM survey in 1980's and change of property lines - Development on hold until BLM survey accepted between 1985 and 1986.
- Secondary access a problematic concern. The county no longer is accepting Flag lots or Emergency access.
- 1990's Our attempt to develop our property failed due to financial difficulties with our developing partner and the engineering firm.
- Zoning changes over the years from Agricultural; Rural Residence and now Open Space-Rural (RUR) * Unfortunately I was uninformed of the change to OS-RUR designation in 2003.
- 2004 began working with a land consultant on a Tentative Map No. 22689
- 2007 New property owner Kurt W. Rietsch of adjacent 25 acres to the East PN. 901 180 001 had discussions of a joint partnership on the development of both parcels and allowing for secondary access requirements.
- 2008 Oz Bratene of Bratene Eng. will coordinate working with property owners by developing both parcels and working on viable access alternatives.
- Our property lines intersect with 9 neighbors now with the RR designation, including 5 in La Cresta.
- Our desire all along has been to develop our property, however due to many changing circumstances over the years the project was delayed. Please strongly consider our request for the right to develop our property in the near future.

Sincerely Yours,



Edward and Nora Wright

The Wright Family Trust

NOTICE OF PUBLIC HEARING
and
INTENT TO ADOPT A NEGATIVE DECLARATION

A **PUBLIC HEARING** has been scheduled, pursuant to Riverside County Land Use Ordinance No. 348, before the **RIVERSIDE COUNTY PLANNING COMMISSION** to consider the project shown below:

GENERAL PLAN AMENDMENT NO. 988 (Foundation and Entitlement/Policy) – Intent to Adopt a Negative Declaration – Applicant: Oz Bratene – Engineer/Representative: Oz Bratene – First Supervisorial District – Area Plan: Elsinore – Zone Area: Cleveland – Zone: R-R (Rural Residential) – Location: Southwest of the City of Wildomar, west of Calle de Lobo, north of Saint Gallen way, and south of the Cleveland National Forest – Project Size: 25.7 acres – **REQUEST:** Proposal to amend the project site's General Plan Foundation Component from Open Space (OS) to Rural (R) and amend its Land Use Designation from Rural (R) to Rural Residential (RR) (5-Acre Minimum), on one parcel, totaling 25.7 acres – Project Planner: John Hildebrand at (951) 955-1888 or email jhildebr@rctlma.org.

TIME OF HEARING: **9:00 am** or as soon as possible thereafter
DECEMBER 2, 2015
RIVERSIDE COUNTY ADMINISTRATIVE CENTER
BOARD CHAMBERS, 1ST FLOOR
4080 LEMON STREET
RIVERSIDE, CA 92501

For further information regarding this project, please contact Project Planner, John Hildebrand, at 951-955-1888 or email jhildebr@rctlma.org or go to the County Planning Department's Planning Commission agenda web page at <http://planning.rctlma.org/PublicHearings.aspx>.

The Riverside County Planning Department has determined that the above project will not have a significant effect on the environment and has recommended adoption of a negative declaration. The Planning Commission will consider the proposed project and the proposed negative declaration, at the public hearing. The case file for the proposed project and the proposed negative declaration may be viewed Monday through Thursday, 8:30 a.m. to 5:00 p.m., at the County of Riverside Planning Department, 4080 Lemon Street, 12th Floor, Riverside, CA 92501. For further information or an appointment, contact the project planner.

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

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

Please send all written correspondence to:
RIVERSIDE COUNTY PLANNING DEPARTMENT
Attn: John Hildebrand
P.O. Box 1409, Riverside, CA 92502-1409

PROPERTY OWNERS CERTIFICATION FORM

I, VINNIE NGUYEN, certify that on 10/9/2015,

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

APN (s) or case numbers GPA00988 For

Company or Individual's Name Planning Department,

Distance buffered 2400'

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

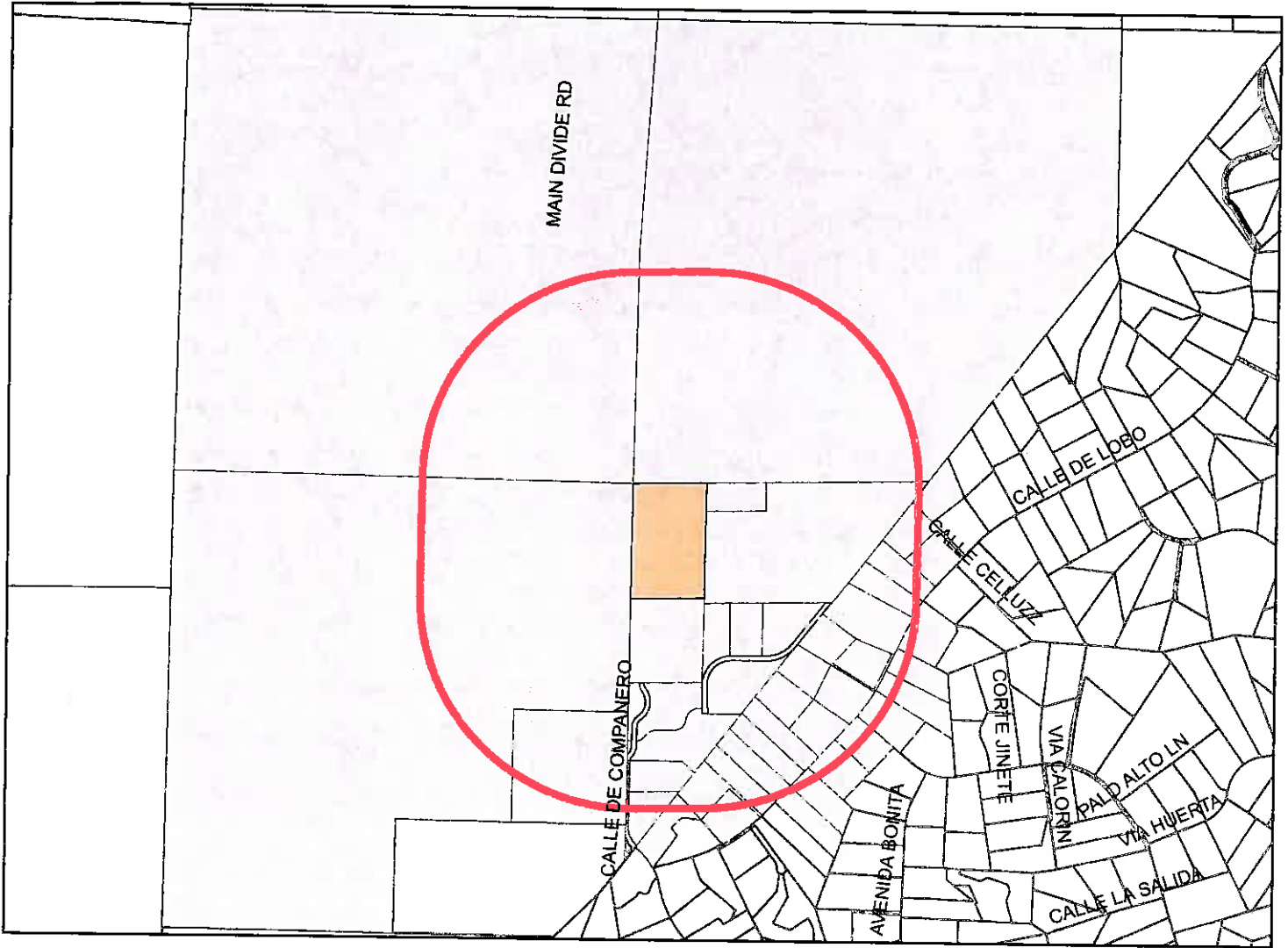
TITLE GIS Analyst

ADDRESS: 4080 Lemon Street 2nd Floor

Riverside, Ca. 92502

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

GPA00988 (2400 feet buffer)



Selected Parcels

929-100-011	929-090-020	928-050-002	928-060-002	928-060-019	901-180-014	928-060-009	901-180-015	929-100-005	901-180-013
928-050-017	928-060-003	901-180-003	929-100-012	928-060-006	928-060-007	929-100-002	928-060-004	928-060-016	901-110-006
929-100-003	929-100-009	928-050-004	901-180-001	901-180-004	928-050-003	929-100-010	928-060-018	901-180-002	901-180-008
901-180-009	928-060-008	901-180-016	929-100-006	901-180-010	929-100-001	928-060-010	928-050-005	901-180-011	929-100-004
901-110-001	901-110-002	901-110-004	928-040-003	901-180-006	901-180-007				



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.

ASMT: 901110006, APN: 901110006
VICKIE MOSER, ETAL
37565 CALLE DE COMPANERO
MURRIETA, CA. 92562

ASMT: 901180002, APN: 901180002
MARIAN ALEXANDER
6182 SADDLE TREE LN
YORBA LINDA CA 92686

ASMT: 901180003, APN: 901180003
NORA WRIGHT, ETAL
307 LEE ANN LN
ENCINITAS CA 92024

ASMT: 901180004, APN: 901180004
JUDY RIETSCH, ETAL
16836 MARINA BAY DR
HUNTINGTON BEACH CA 92649

ASMT: 901180007, APN: 901180007
SHALA TAYLOR, ETAL
309 PASEO DE CRISTOBAL
SAN CLEMENTE CA 92672

ASMT: 901180009, APN: 901180009
MARJORIE BOUGHTON
12917 CAMINITO BESO
SAN DIEGO CA 92130

ASMT: 901180010, APN: 901180010
CYNTHIA CARRICK, ETAL
37550 CALLE DE COMPANERO
MURRIETA, CA. 92562

ASMT: 901180011, APN: 901180011
ROBIN SPENCER, ETAL
37570 CALLE DE COMPANERO
MURRIETA, CA. 92562

ASMT: 901180013, APN: 901180013
DAVIDA PEARSON
19170 SAINT GALLEN WAY
MURRIETA, CA. 92562

ASMT: 901180014, APN: 901180014
SHEILA DOMBRADY, ETAL
19200 SAINT GALLEN WAY
MURRIETA, CA. 92562

ASMT: 901180015, APN: 901180015
KAREN LAWRENCE, ETAL
P O BOX 797
MURRIETA CA 92654

ASMT: 928040003, APN: 928040003
SUSAN SCHUTZ MEZIN, ETAL
19690 CORTE PALO VIEJO
MURRIETA CA 92562

ASMT: 928050002, APN: 928050002
SUSAN DAVIS, ETAL
37961 CALLE DE LOBO
MURRIETA, CA. 92562

ASMT: 928050003, APN: 928050003
GEORGETTE RICHMOND, ETAL
215 S JUANITA ST NO A
REDONDO BEACH CA 90277



ASMT: 928050004, APN: 928050004
MARTHA VAN ZANTEN, ETAL
37950 CALLE DE LOBO RD
MURRIETA, CA. 92562

ASMT: 928050005, APN: 928050005
LESLEY MORICO, ETAL
26567 CHAMOMILE ST
MURRIETA CA 92562

ASMT: 928050017, APN: 928050017
DP HOLDING
32033 SEA RIDGE CIR
RCH PALOS VERDES CA 90275

ASMT: 928060002, APN: 928060002
CAROLE WYATT
10162 US HWY 77
MARIETTA OK 73448

ASMT: 928060003, APN: 928060003
SHELLEY WOLD, ETAL
38176 CALLE DE LOBO RD
MURRIETA, CA. 92562

ASMT: 928060004, APN: 928060004
HENGMAO INV CA
3615 WALNUT AVE
CHINO CA 91710

ASMT: 928060006, APN: 928060006
ERNEST CRISMON
38195 CALLE DE LOBO
MURRIETA, CA. 92562

ASMT: 928060008, APN: 928060008
PHILIP EWELL, ETAL
19495 LOBO DE PRADERA
MURRIETA, CA. 92562

ASMT: 928060009, APN: 928060009
LETICIA TRONCOSO, ETAL
38233 CALLE DE LOBO
MURRIETA, CA. 92562

ASMT: 928060010, APN: 928060010
LISA ALVARDO, ETAL
38151 CALLE DE LOBO
MURRIETA, CA. 92562

ASMT: 928060018, APN: 928060018
JOSE PEREZ, ETAL
C/O JOSE JESUS PEREZ
9005 SORBONNE WAY
BUENA PARK CA 90620

ASMT: 928060019, APN: 928060019
GWENDALYN GOLDING, ETAL
38055 CALLE DE LOBO
MURRIETA, CA. 92562

ASMT: 929090020, APN: 929090020
ASHLEY COLLINS
38550 CALLE DE COMPANERO
MURRIETA, CA. 92562

ASMT: 929100001, APN: 929100001
TAMMY HILDRETH, ETAL
38573 CALLE DE LOBO
MURRIETA, CA. 92562



ASMT: 929100002, APN: 929100002
PATRICIA BRUESCH, ETAL
25817 WASHINGTON AVE
MURRIETA CA 92562

ASMT: 929100012, APN: 929100012
CHARLES BACHMANN, ETAL
38510 CALLE DE LOBO
MURRIETA, CA. 92562

ASMT: 929100003, APN: 929100003
JAYMA ENGLE
38525 CALLE DE LOBO
MURRIETA, CA. 92562

ASMT: 929100005, APN: 929100005
JOAN PATTERSON, ETAL
8037 THOROUGHbred ST
ALTA LOMA CA 91701

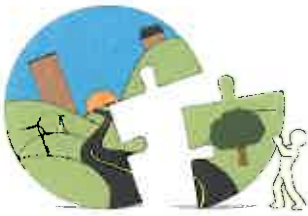
ASMT: 929100006, APN: 929100006
JUDY CLARK, ETAL
2801 BAYSHORE DR
NEWPORT BEACH CA 92663

ASMT: 929100009, APN: 929100009
SHIRLEY SOOTER, ETAL
38355 AVENIDA BONITA
MURRIETA CA 92562

ASMT: 929100010, APN: 929100010
LIESELOTTE EVANS
38340 CALLE DE LOBO
MURRIETA, CA. 92562

ASMT: 929100011, APN: 929100011
EULA ANYIWO, ETAL
38500 CALLE DE LOBO
MURRIETA, CA. 92562





RIVERSIDE COUNTY PLANNING DEPARTMENT

*Steven Weiss, AICP
Planning Director*

NEGATIVE DECLARATION

Project/Case Number: General Plan No. 988

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

PROJECT DESCRIPTION, LOCATION (see Environmental Assessment).

COMPLETED/REVIEWED BY:

By: John Earle Hildebrand Title: Project Planner Date: November 2, 2015

Applicant/Project Sponsor: Oz Bratene Date Submitted: February 14, 2008

ADOPTED BY: Board of Supervisors

Person Verifying Adoption: _____ Date: _____

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

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

For additional information, please contact John Earle Hildebrand at 951-955-1888.

Revised: 10/02/15
Y:\Planning Master Forms\CEQA Forms\Negative Declaration.doc

Please charge deposit fee case#: ZEA41818 ZCFG05165

FOR COUNTY CLERK'S USE ONLY



RIVERSIDE COUNTY PLANNING DEPARTMENT

Steven Weiss, AICP
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.

GPA00988

Project Title/Case Numbers

John Hildebrand

County Contact Person

(951) 955-1888

Phone Number

N/A

State Clearinghouse Number (if submitted to the State Clearinghouse)

Oz Bratene

Project Applicant

25759 Jefferson Avenue Murrieta Ca, 92562

Address

Southwest of the City of Wildomar, west of Calle de Lobo, north of Saint Gallen way, and south of the Cleveland National Forest (APN: 901-180-001)

Project Location

This General Plan Amendment proposes to amend the General Plan Foundation Component of the subject site from Open Space: Rural (OS-RUR) to Rural: Rural Residential (RUR-RR)

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 NEGATIVE DECLARATION was prepared for the project pursuant to the provisions of the California Environmental Quality Act and reflects the independent judgment of the Lead Agency.
3. Mitigation measures WERE NOT made a condition of the approval of the project.
4. A Mitigation Monitoring and Reporting Plan/Program WAS NOT adopted.
5. A statement of Overriding Considerations WAS NOT adopted
6. Findings were made pursuant to the provisions of CEQA.

This is to certify that the earlier EA, with any 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.

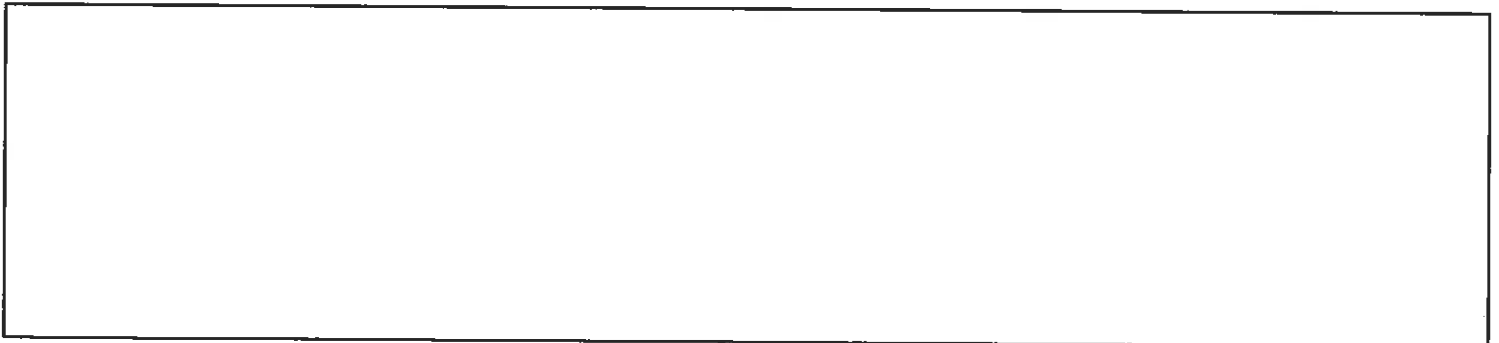
John Hildebrand
Signature

Project Planner

Title

11-02-2015
Date

Date Received for Filing and Posting at OPR: _____



COUNTY OF RIVERSIDE
SPECIALIZED DEPARTMENT RECEIPT
Permit Assistance Center

O* REPRINTED * T0800890

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

39493 Los Alamos Road
Suite A
Murrieta, CA 92563
(951) 694-5242

38686 El Cerrito Rd
Indio, CA 92211
(760) 863-8271

Received from: NORA WRIGHT \$64.00
paid by: CK 104
CA FISH & GAME FEE FOR EA 41818
paid towards: CFG05165 CALIF FISH & GAME: DOC FEE
at parcel:
appl type: CFG3

By _____ Feb 14, 2008 14:25
SBROSTRO posting date Feb 14, 2008

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

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

COUNTY OF RIVERSIDE
SPECIALIZED DEPARTMENT RECEIPT
Permit Assistance Center

O* REPRINTED * R1510800

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

39493 Los Alamos Road
Suite A
Murrieta, CA 92563
(951) 694-5242

38686 El Cerrito Rd
Indio, CA 92211
(760) 863-8271

Received from: NORA WRIGHT \$2,210.00
paid by: CK 003404
CA FISH & GAME FEE FOR EA 41818
paid towards: CFG05165 CALIF FISH & GAME: DOC FEE
at parcel:
appl type: CFG3

By _____ Sep 28, 2015 10:46
GLKING posting date Sep 25, 2015


Account Code	Description	Amount
658353120100208100	CF&G TRUST	\$2,210.00

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

4.7

Agenda Item No.:
Area Plan: Western Coachella Valley
Zoning Area: Thousand Palms
Supervisory District: Fourth
Project Planner: John Earle Hildebrand III
Planning Commission: December 2, 2015

General Plan Amendment No. 997
Change of Zone No. 7888
Environmental Assessment No. 41826
Applicant: Nnh Properties, LLC
Engineer/Representative: Coachella Valley Engineers, c/o David Turner


Steve Weiss, AICP
Planning Director

COUNTY OF RIVERSIDE PLANNING DEPARTMENT STAFF REPORT

PROJECT DESCRIPTION AND LOCATION:

General Plan Amendment No. 997 (Foundation and Entitlement/Policy Amendment) and Change of Zone No. 7888 – Proposal to amend a portion of the project site's General Plan Foundation Component from Open Space (OS) to Community Development (CD), amend its Land Use Designation from Rural (R) to Light Industrial (LI) (0.25 – 0.60 FAR), and change the site's zoning classification from W-2-10 (Controlled Development Area, 10-Acre Minimum) to M-SC (Manufacturing – Service Commercial) on two parcels, totaling 160-acres, located North of Vista Chino, West of Rio Del Sol Road, and East of Varner Road, within the Western Coachella Valley Area Plan.

BACKGROUND:

General Plan Initiation Proceedings ("GPIP")

This project was submitted on February 14, 2008, during the 2008 General Plan Review Cycle application period and was recommended for initiation to the Board of Supervisors. On January 27, 2009, the Riverside County Board of Supervisors adopted an order initiating proceedings for General Plan Amendment No. 997. The GPIP report package is included with this report, as an attachment. GPA No. 997 and accompanying Change of Zone No. 7888 (the "project") are now being taken forward for consideration.

GPIP Provision

Staff was initially concerned with the proposed change over the entire 160-acre site, due to the steep slope terrain towards the northern portion of the site. Discussions during the GPIP review process resulted in an agreement between the County and the applicant to only seek a land use amendment for the southern 78.24-acres, as that area is relatively flat and more conducive for future development. This project is a request to change the area from the southern property line to 1,300 linear feet north, to Community Development: Light Industrial (0.25 – 0.60 FAR). The northern 83.78-acres of the project site will retain the Open Space: Rural designation and will not be considered for any future development.

SB 18 and AB 52 Tribal Consultations

Pursuant to SB 18 requirements, Riverside County staff previously requested a list from the Native American Heritage Commission ("NAHC") of Native American Tribes whose historical extent includes the project site. Consultation request notices were sent to each of the Tribes on the list on May 26, 2015. SB 18 provides that the noticed Tribes have 90-days in which to request consultation regarding the proposed project. County staff received no SB 18 consultation requests for this project during the 90-day review period.

AB 52 became effective on July 1, 2015. In compliance with AB 52, separate notices regarding this project were mailed to all requesting Tribes on September 10, 2015. AB 52 provides for a 30-day review period in which all noticed Tribes may request consultation regarding the proposed project. Although County staff received no specific requests for consultation within the 30-day period, the Pechanga Tribe has requested in general that they be notified for potential consultation on every County project. The project site is located outside of the historical Pechanga Tribal extent and as a result from a conference call with the Pechanga tribe, no further consultation is required at this time. However, the project site does lie within The Agua Caliente Band of Cahuilla Indians Tribal area, but staff received no specific consultation request from them. This project includes a General Plan Amendment and Change of Zone only. There will be no ground disturbance resulting from project approval. Furthermore, in accordance with AB 52, County staff will again notice the Pechanga Tribe, the Agua Caliente Band of Cahuilla Indians, and all other requesting Tribes for further consultation, at the time any implementing project is submitted.

Sphere of Influence

The project site is located within the city of Cathedral City's Sphere of Influence boundary area and was submitted to them for their review. Currently, the City has no plans for annexation of the project site, nor its immediate surroundings. At the time of staff report preparation, County staff received no comments from the city of Cathedral City regarding this project.

ISSUES OF POTENTIAL CONCERN:

General Plan Amendment Findings

This project includes both a Regular Foundation Amendment and an Entitlement/Policy Amendment. A Regular Foundation Amendment application is allowed to be submitted only during a General Plan Review Cycle, which was previously every five (5) years and is now every eight (8) years. This project was submitted on February 14, 2008, within the 2008 General Plan Review Cycle application period. A Regular Foundation Amendment is required to adhere to a two-step approval process; whereby the first step is for the Board of Supervisors to adopt an order to initiate the Amendment proceedings. The second step, after initiation, is for the proposed Regular Foundation Amendment to go through the entitlement process, where the project will be publicly noticed and prepared for both Planning Commission and Board of Supervisors hearings and finalized during an adoption cycle.

The Administration Element of the Riverside County General Plan and Article 2 of Ordinance No. 348 provides that three (3) findings must be made for a Regular Foundation Amendment. Additionally, five (5) findings must be made for an Entitlement/Policy Amendment. This proposed project is a request to change from one Foundation Component to another, as well as from one Land Use Designation to another. As a result, both sets of findings must be made. There is some overlap between the Foundation and Entitlement/Policy Amendment findings, which are further described below:

- 1) (FOUNDATION FINDING) *The Foundation change is based on substantial evidence that new conditions or circumstances disclosed during the review process justify modifying the General Plan, that the modifications do not conflict with the overall Riverside County Vision, and that they would not create an internal inconsistency among the elements of the General Plan.*

New Circumstance

The existing General Plan Land Use Designation for the project site is Rural, which requires development at one residential dwelling unit per 20-acres. The adjacent properties to the east have an existing General Plan Land Use Designation of Light Industrial and a combination of underlying Zoning of Manufacturing – Service Commercial and Manufacturing – Heavy. The project site has an

incompatible land use with these industrial properties to the east. Furthermore, there are several existing industrial uses in the immediate area to the east, which generally include outside storage of equipment, materials, and vehicles, along with some manufacturing. The area in general has been expanding to support primarily contractor's storage yards as shown through the following entitlement applications to the County: 1) Plot Plan 25308 (APN: 670-040-004), submitted on 2/21/13 for a contractor's storage yard. 2) Plot Plan 22830 (APN: 670-040-006), submitted on 06/01/07 for a contractor's yard. 3) Plot Plan 17678S1, (APN: 670-040-005) submitted on 04/01/03 for contractor's yard. These properties are all located to the east of the project site. As shown, the County has been continuously entitling new industrial use in the area. As a result, this proposed Foundation Component change will result in enabling the establishment of compatible industrial use, under a future implementing project. This General Plan Land Use Amendment is a reasonable change based upon the ongoing circumstance of newer industrial development being established in the area.

Riverside County Vision

The County of Riverside Vision Statement discusses many concepts, which are distinguished by categories and include housing, population growth, healthy communities, conservation, transportation, and several others. This project has been reviewed in conjunction with the Vision Statement and staff has determined that the project is consistent with it.

Specifically, the Conservation and Open Space Resource System portion of the General Plan Vision Statement says, "A major thrust of the multipurpose open space system is the preservation of components of the ecosystem and landscape that embody the historic character and habitat of the County, even though some areas have been impacted by man-made changes." The northern portion of the project site contains steep slopes, which tie into the mountainous area behind it. Slightly further to the north of the project site is the established Edom Hill Conservation Area and to the northeast is the Thousand Palms Conservation Area. Although the project site is not located within an established conservation boundary area of the Coachella Valley Multi-Species Habitat Conservation Plan ("CVMSHCP"), the northern 83.78-acres portion of the project site will remain under its current land use designation for the purpose of conservation. Establishing additional conservation areas furthers the Vision Statement through providing additional area for linkage corridors and preservation of the ecosystem.

Additionally, the Our Communities and Their Neighborhoods section of the Vision Statement says, "Considerable protection from natural hazards such as earthquakes, fire, flooding, slope failure, and other hazardous conditions, is now built into the pattern of development authorized by the General Plan." As mentioned, the northern portion of the project site contains steep slope areas, which would make development and use of the area challenging. To ensure the future safety of property's eventual use, the northern portion will not be developed. This will provide protection against slope failure, reducing a potential natural hazard. For these reasons, this project is consistent with the Riverside County Vision Statement and this General Plan Foundation Component change is justified.

Internal Consistency

The project site is located within the city of Cathedral City's Sphere of Influence and also within the City of Rancho Mirage's Sphere of Influence Policy Area. To clarify, the project site is located within the established boundary of the city of Cathedral City's Sphere of Influence. However, the project site is not located within the City of Rancho Mirage's Sphere of Influence, as the name would suggest; rather, it's located within a Policy Area of a similar name. As stated above, this project was submitted to the city of Cathedral City for their review and comment and as a courtesy, this project

was also submitted to the City of Rancho Mirage for their review as well. At the time of staff report preparation no comments have been received by either city regarding this project.

Policy WCVAP 1.1 of the Rancho Mirage Sphere of Influence Policy Area states, "Form a joint planning effort with the City of Rancho Mirage and the Agua Caliente Band of Cahuilla Indians to address land use planning and environmental review of development projects within the Policy Area." The Agua Caliente Band of Cahuilla Indians was also provided an opportunity to review this project through both SB 18 and AB 52 processes.

Staff has reviewed this proposed Regular Foundation Amendment in conjunction with each of the Riverside County General Plan elements and applicable Policy Areas, and has determined that this project is in conformance. This project will not create an inconsistency with any of the General Plan elements and as a result, a General Plan Foundation Component modification is justified.

2) (ENTITLEMENT/POLICY FINDING) The proposed change does not involve a change in or conflict with:

a) The Riverside County Vision:

As demonstrated in the above discussion, this proposed General Plan Foundation Component Amendment is consistent with the Vision Statement of the Riverside County General Plan. In addition, this Regular Entitlement/Policy Amendment is also consistent with the Vision Statement for the same reasons as above, and also item number one of the Intergovernmental Cooperation section of the Vision Statement, which says, "Recognition that many aspects of the vision are boundary-less is exemplified by the extensive array of intergovernmental arrangements involving the County, cities, special districts, Indian tribes, and unincorporated communities." The County works closely with the surrounding cities and public agencies, as demonstrated by the collaborative planning and development efforts implemented by the County. As a result, this project is consistent with the Riverside County Vision Statement.

b) Any General Plan Principle:

The Riverside County General Plan, Appendix B: General Planning Principles consists of seven (7) categories, including Community Development, Environmental Protection, Transportation, Community Design, Agricultural, Rural Development, and Economic Development. This project has been reviewed in conjunction with these categories and staff has determined that the project is consistent with the planning principles contained within. Specifically, there are two principles that are of note.

The first principle is within the Community Development category – Maturing Communities:

- The General Plan Vision acknowledges that every community in the County is maturing in its own way, at its own pace, and within its own context. Policies and programs should be tailored to local needs in order to accommodate the particular level of anticipated maturation in any given community.

The desert area, where the project site is located, has been maturing and supports a variety of development and uses. A mixture of industrial, commercial, and residential established uses is necessary to provide a proper community balance. As communities mature this balance should be realized and implemented.

The second principle is within the Economic Development Principles category – Commerce and Industrial Development:

- Stimulate industrial/business-type clusters that facilitate competitive advantage in the market place, are appropriate for this County, provide attractive and well landscaped work environments, and fit with the character of our varied communities.

This project will result in changing the southern portion of the project site's land use from Rural (R) to Light Industrial (LI) (0.25 – 0.60 floor area ratio), which will enable a future industrial development to be established, in support of the existing growth in the area and anticipated future needs. The change is consistent with the existing industrial development to the east and is a logical extension to the existing industrial land use pattern in the area. As a result, there is no conflict with any of the General Plan principles.

c) Any Foundation Component designation in the General Plan.

As demonstrated in the above findings, this proposed Foundation Component Amendment in conjunction with the Entitlement/Policy Amendment, does not conflict with the Riverside County Vision Statement or any of the General Plan principles. This Amendment will result in a logical extension of the existing and future development patterns in the area, which supports the County's goals. The combined Foundation Component Amendment and Entitlement/Policy Amendment will result in the land use being in conformance.

3) (ENTITLEMENT/POLICY FINDING) The proposed amendment would either contribute to the achievement of the purposes of the General Plan or, at a minimum, would not be detrimental to them.

One of the primary goals of the Riverside County General Plan is to enable orderly and managed growth throughout the County. This is achieved through adherence to the General Plan's established policies, which enable implementation of the goals. The following two General Plan policies will be achieved through this Amendment:

- LU 7.1 Accommodate the development of a balance of land uses that maintain and enhance the County's fiscal viability, economic diversity, and environmental integrity.

As a result of this General Plan Amendment, the project site will be changed to industrial, which is consistent with the land use of the properties to the east. This amendment will enable a variety of industrial uses to be established, providing a balance of land use designations within the area.

- LU 7.8 Stimulate industrial/business-type clusters that facilitate competitive advantage in the marketplace, provide attractive and well landscaped work environments, and fit with the character of our varied communities.

As demonstrated in the above discussion This project will change the site from Rural (R) to Light Industrial (LI) (0.25 – 0.60 FAR), which will enable industrial development to occur, in support of the existing growth of industrial uses in the area and anticipated future needs. Additionally, they further the General Plan policy by providing economic diversity.

4) (ENTITLEMENT/POLICY FINDING) Special circumstances or conditions have emerged that were unanticipated in preparing the General Plan.

As stated in the above finding number 1, the existing General Plan Land Use Designation of the project site is Rural, which allows for residential development of one dwelling unit per 20-acres. The adjacent properties to the east have a land use designation of Light Industrial and an underlying Zoning of Manufacturing – Service Commercial and Manufacturing – Heavy which allows for a variety of industrial uses. New residential would be an incompatible use with the existing industrial uses to the east. Furthermore additional industrial uses are being established over time, as shown by the number of Plot Plans submitted to the County to establish contractor's storage yards. The project site is a logical location for industrial uses, as there are no sensitive uses in the immediate area. This General Plan Land Use Amendment is a reasonable change based upon the ongoing circumstance of industrial development in the area.

SUMMARY OF FINDINGS:

- | | |
|---|---|
| 1. Existing Foundation General Plan Land Use (Ex #6): | Open Space (OS) |
| 2. Proposed Foundation General Plan Land Use (Ex #6): | Community Development (CD) |
| 3. Existing General Plan Land Use (Ex #6): | Rural (R) |
| 4. Proposed General Plan Land Use (Ex #6): | Light Industrial (LI) (0.25 – 0.60 FAR) |
| 5. Surrounding General Plan Land Use (Ex #6): | Rural (R) to the north, Rural (R) and Light Industrial (LI) (0.25 – 0.60 FAR) to the west, Indian Land (IND) to the south, and Light Industrial (LI) (0.25 – 0.60 FAR) to the east. |
| 3. Existing Zoning (Ex #3): | W-2-10 (Controlled Development Area, 10-Acre Minimum) and M-SC (Manufacturing–Service Commercial) |
| 4. Proposed Zoning (Ex #3): | M-SC (Manufacturing–Service Commercial) |
| 5. Surrounding Zoning (Ex #3): | W-2-10 (Controlled Development Area, 10-Acre Minimum) to the north, W-2 (Controlled Development Areas) to the west, W-2-5 (Controlled Development Area, 5-Acre Minimum) to the south, and M-SC (Manufacturing Services Commercial) to the east. |
| 6. Existing Land Use (Ex #1): | Vacant Land |
| 7. Surrounding Land Use (Ex #1): | Vacant Land and Industrial Uses |
| 8. Project Size: | Total Acreage: 160-Acres |
| 9. Environmental Concerns: | See Environmental Assessment File No. EA41826 |

RECOMMENDATIONS:

ADOPT PLANNING COMMISSION RESOLUTION No. 2015-019 recommending adoption of General Plan Amendment No. 997 to the Riverside County Board of Supervisors.

THE PLANNING STAFF RECOMMENDS THAT THE PLANNING COMMISSION RECOMMEND THE FOLLOWING ACTIONS TO THE BOARD OF SUPERVISORS:

ADOPT a NEGATIVE DECLARATION for ENVIRONMENTAL ASSESSMENT NO. 41826, based on the findings incorporated in the initial study and the conclusion that the project will not have a significant effect on the environment; and

TENTATIVELY APPROVE GENERAL PLAN AMENDMENT NO. 997 amending the project site's General Plan Foundation Component from Open Space (OS) to Community Development (CD) and amending its General Plan Land Use Designation from Rural (R) to Light Industrial (LI) (0.25 – 0.60 floor area ratio) on two parcels, totaling 160-acres in accordance with the Proposed General Plan Land Use Exhibit #6; based on the findings and conclusions incorporated in the staff report; and, pending final adoption of the General Plan Amendment Resolution by the Board of Supervisors; and

TENTATIVELY APPROVE CHANGE OF ZONE NO. 7888 changing the site's zoning classification from W-2-10 (Controlled Development Area, 10-Acre Minimum) to M-SC (Manufacturing – Service Commercial) on two parcels, totaling 160-Acres in accordance with the Proposed Zoning Exhibit #3; based on the findings and conclusions incorporated in the staff report; and, pending final adoption of the Zoning Ordinance by the Board of Supervisors.

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

1. The project site has a General Plan Land Use Designation of Light Industrial (LI) (0.25 – 0.60 FAR) and is located within the Western Coachella Valley Area Plan.
2. The project site is surrounded by properties which have a General Plan Land Use Designation of Rural (R) to the north, Rural (R) and Light Industrial (LI) (0.25 – 0.60 FAR) to the west, Indian Land (IND) to the south, and Light Industrial (LI) (0.25 – 0.60 FAR) to the east.
3. This Regular Foundation Component Amendment and Entitlement/Policy Amendment will result in a land use change on a portion of the site from Open Space: Rural (OS:R) to Community Development: Light Industrial (CD:LI) (0.25 – 0.60 floor area ratio), which will be consistent with many of the existing lot sizes in the area.
4. As provided in this staff report, this project is consistent with both the Administrative Element of the Riverside County General Plan and Sections 2.4 and 2.5 of Ordinance No. 348.
5. As provided in this staff report, this project is in conformance with each of the Riverside County General Plan Elements and will not create an internal inconsistency with them.
6. As provided in this staff report, this project does not conflict with nor does it require any changes to the Riverside County Vision Statement.
7. As provided in this staff report, this project is consistent with the planning principles in Appendix B of the Riverside County General Plan.
8. The Riverside County General Plan is the guiding document which enables the orderly and managed growth throughout the County. Policy LU 7.1 of the General Plan Land Use element

states, "Accommodate the development of a balance of land uses that maintain and enhance the County's fiscal viability, economic diversity, and environmental integrity." The project site's land use will be changed to allow development of industrial uses, consistent with the other existing developments in the area.

9. The Riverside County General Plan Land Use element Policy LU 7.8 states: "Stimulate industrial/business-type clusters that facilitate competitive advantage in the marketplace, provide attractive and well landscaped work environments, and fit with the character of our varied communities." This General Plan Amendment will result in allowing for a variety of industrial uses, consistent with the other existing properties.
10. Special circumstances or conditions have emerged that were unanticipated in preparing the General Plan. Specifically, a newer and ongoing change of circumstance is that industrial uses are the only existing developments in the immediate area, with newer industrial uses being established over time, as shown by the number of Plot Plans the County has received to establish contractor's storage yards. This General Plan Amendment will result in a land use change that is consistent with the existing industrial growth in the area.
11. The project site has a zoning classification of W-2-10 (Controlled Development Area, 10-Acre Minimum).
12. The project site is surrounded by properties which have a zoning classification of W-2-10 (Controlled Development Area, 10-Acre Minimum) to the north, W-2 (Controlled Development Areas) to the west, W-2-5 (Controlled Development Area, 5-Acre Minimum) to the south, and M-SC (Manufacturing Services Commercial) to the east.
13. This Change of Zone will result in a zone classification change on a portion of the site to M-SC (Manufacturing – Service Commercial).
14. Environmental Assessment No. 41826 identified no potentially significant impacts, and resulted in a Negative Declaration of environmental effects.

CONCLUSIONS:

1. The proposed project is in conformance with the Community Development: Light Industrial (LI) (0.25 – 0.60 floor area ratio) Land Use Designation, and with all other elements of the Riverside County General Plan.
2. The proposed project is consistent with the M-SC (Manufacturing – Service Commercial) zoning classification of Ordinance No. 348, and with all other applicable provisions of Ordinance No. 348.
3. The public's health, safety, and general welfare are protected through project design.
4. The proposed project is compatible with the present and future logical development of the area.
5. The proposed project will not have a significant effect on the environment.
6. The proposed project will not preclude reserve design for the 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. The boundaries of a City; or
 - b. A the CVMSHCP boundary; or
 - c. A CSA; or
 - d. A Special Flood Hazard Area, an Area Drainage Plan, or Dam Inundation Area; or
 - e. A Fault Zone; or
 - f. A "High" Wildfire Hazard Zone; or
 - g. A State Responsibility Area.
3. The project site **is** located within:
 - a. The City of Cathedral City Sphere of Influence; and
 - b. "Moderate" liquefaction area.
4. The project site is currently designated as Assessor's Parcel Numbers: 670-040-013 and 670-040-014.

2
3 **RESOLUTION NO. 2015-019**
4 **RECOMMENDING ADOPTION OF**
5 **GENERAL PLAN AMENDMENT NO. 997**
6

7 **WHEREAS**, pursuant to the provisions of Government Code Section(s) 65350/65450 et. seq.,
8 public hearings were held before the Riverside County Planning Commission in Riverside, California on
9 December 2, 2015, to consider the above-referenced matter; and,

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

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

17 **BE IT RESOLVED, FOUND, DETERMINED, AND ORDERED** by the Planning
18 Commission of the County of Riverside, in regular session assembled on December 2, 2015, that it has
19 reviewed and considered the environmental document prepared or relied on and recommends the
20 following based on the staff report and the findings and conclusions stated therein:
21

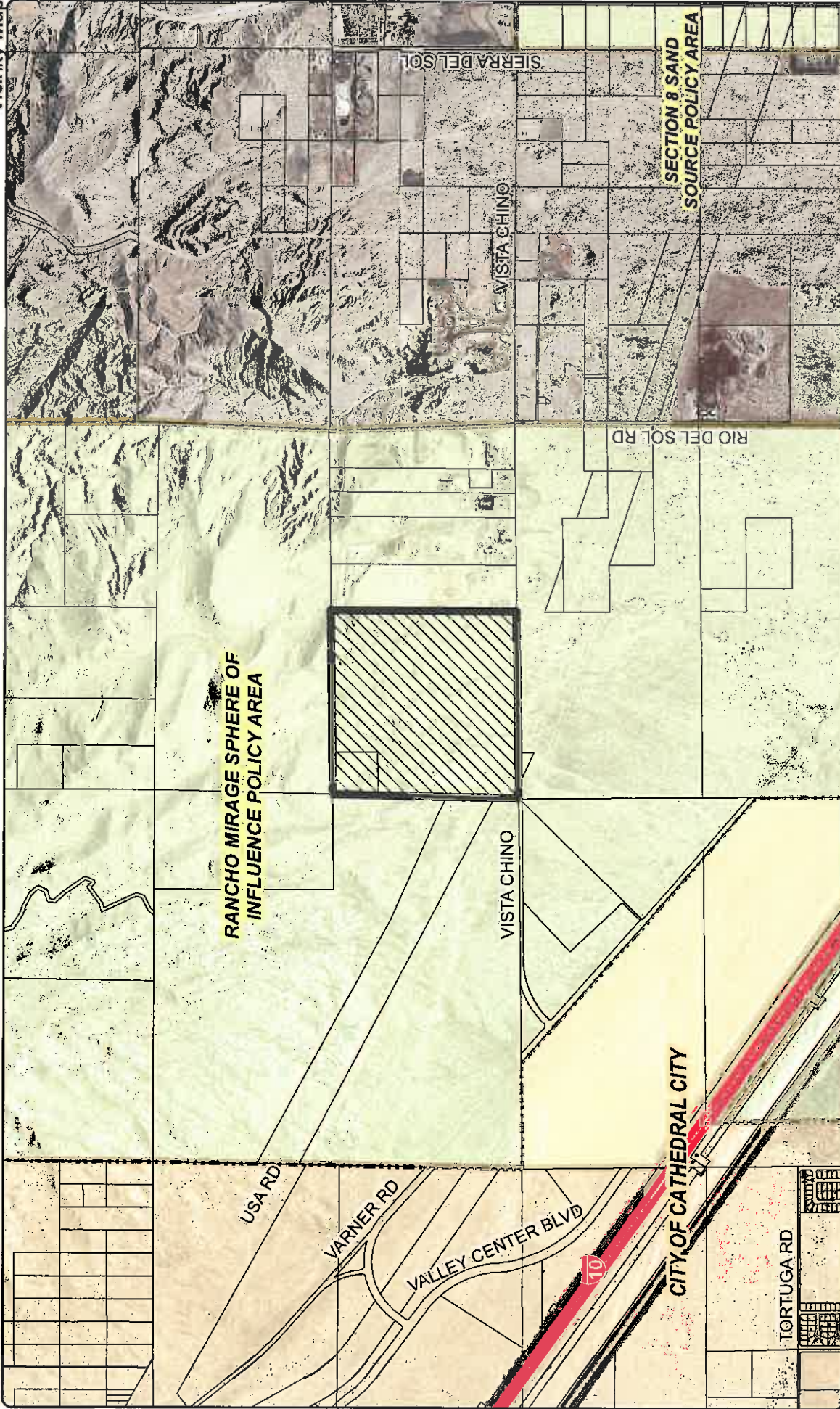
22 **ADOPTION** of the Negative Declaration environmental document, Environmental Assessment
23 File No. 41826; and
24

25 **ADOPTION** of General Plan Amendment No. 997
26
27
28

RIVERSIDE COUNTY PLANNING DEPARTMENT
GPA00997 / CZ07888
VICINITY/POLICY AREAS

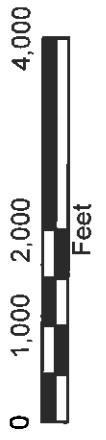
Supervisor Benoit
District 4

Date Drawn: 11/09/2015
Vicinity Map



Zoning District: Thousand Palms

Author: S Spadafora



DISCLAIMER: On October 7, 2015, the County of Riverside adopted a new General Plan (riverside.ca.gov) and has designated the unincorporated Riverside County parcels. The new General Plan may contain different types of land use than is permitted in the current General Plan. For more information on the new General Plan, please contact the Planning Department offices at (951) 955-3200 or (Western County) or at (951) 955-3277 (Eastern County) or visit our Riverside.ca.gov

RIVERSIDE COUNTY PLANNING DEPARTMENT

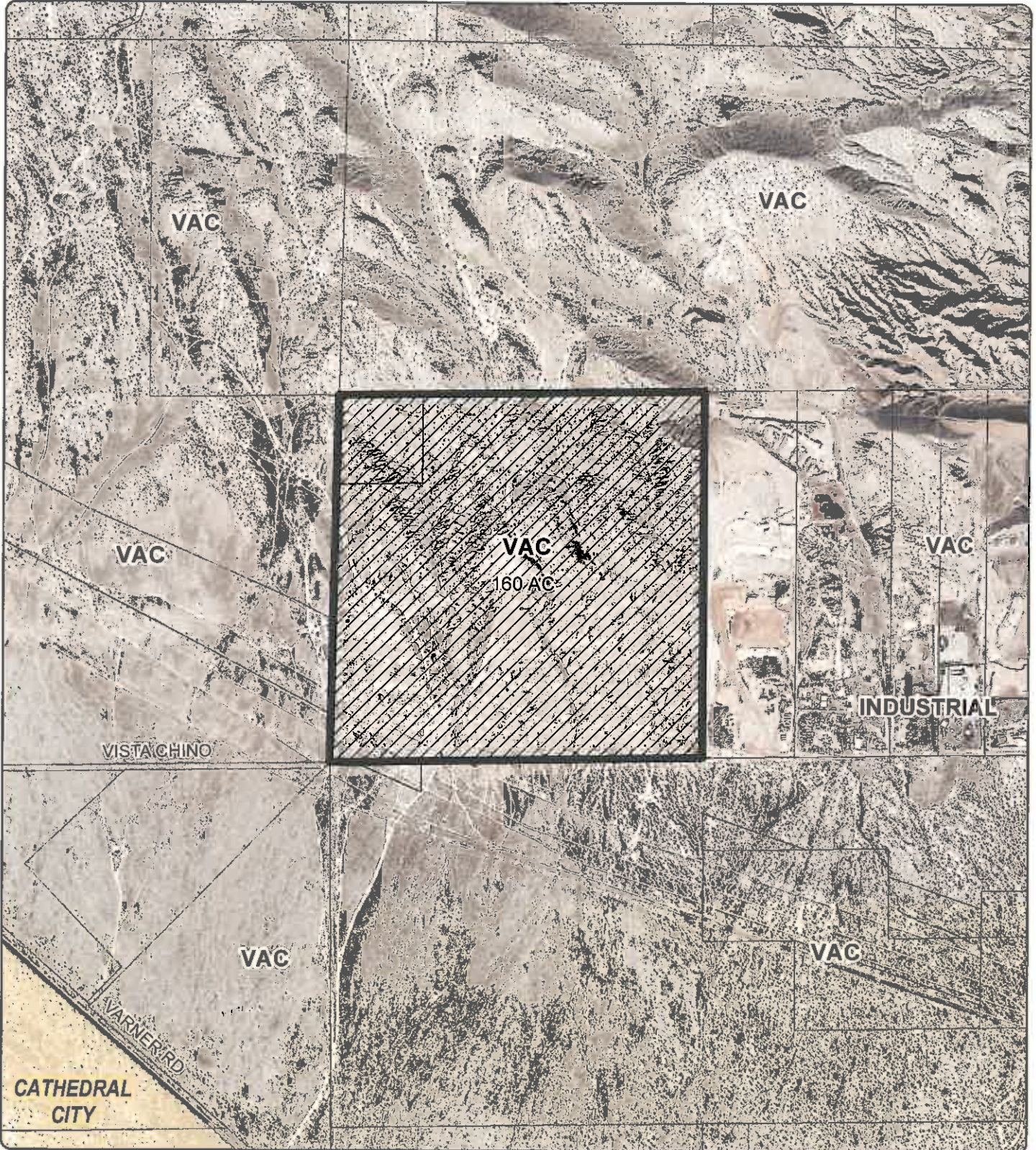
GPA00997 / CZ07888

Supervisor Benoit
District 4

Date Drawn: 11/09/2015

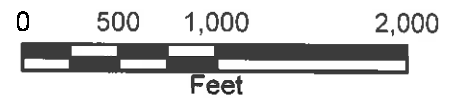
Exhibit 1

LAND USE



Zoning District: Thousand Palms

Author: S. Spadafora



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 Palm Desert at (760)363-8277 (Eastern County) or Website <http://planning.rctljma.org>

RIVERSIDE COUNTY PLANNING DEPARTMENT

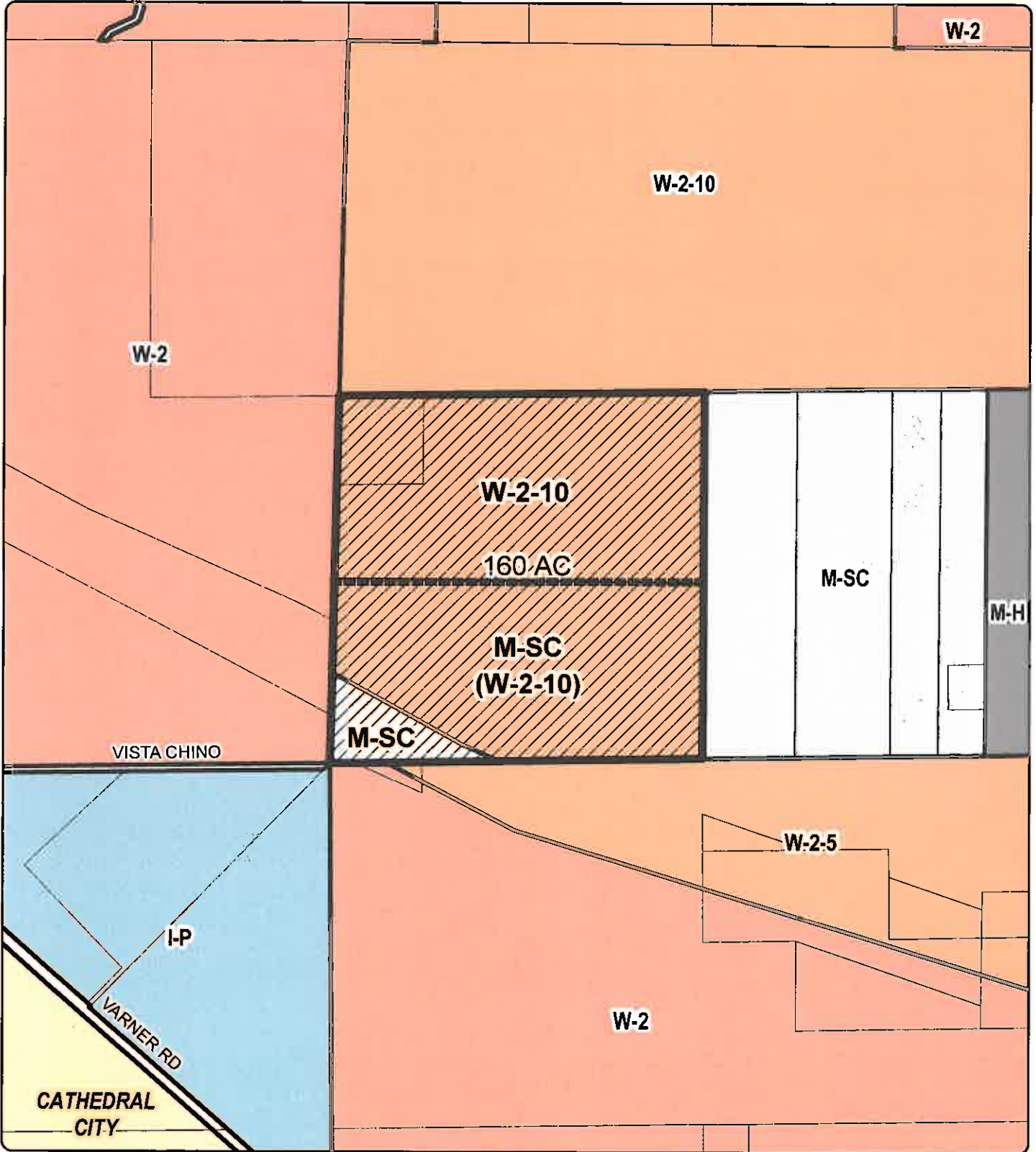
GPA00997 / CZ07888

PROPOSED ZONING

Supervisor Benoit
District 4

Date Drawn: 11/09/2015

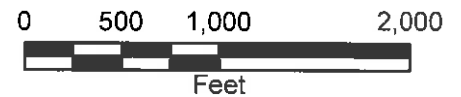
Exhibit 3



Zoning District: Thousand Palms

Author: S. Spadafora

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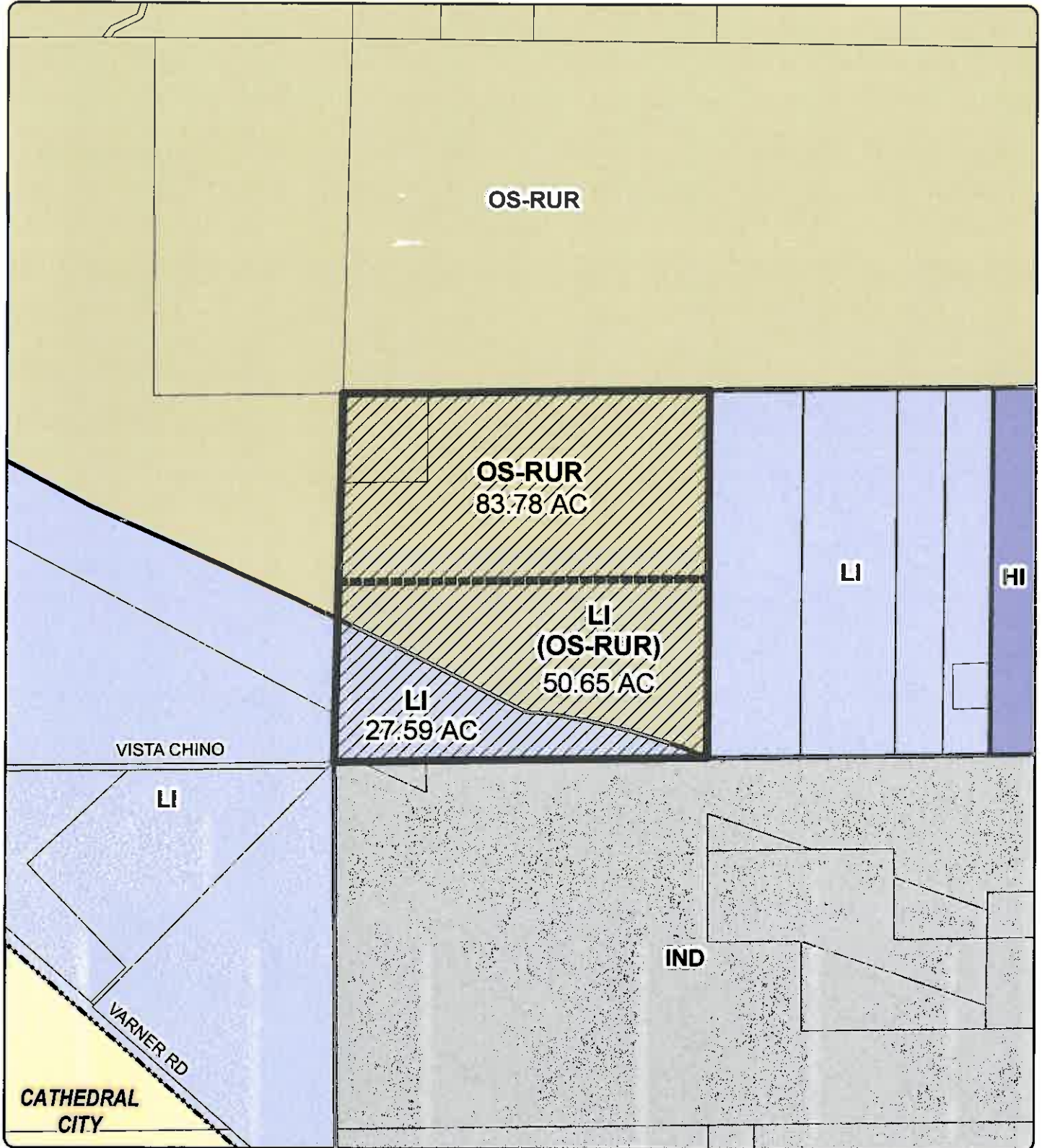


RIVERSIDE COUNTY PLANNING DEPARTMENT

GPA00997 / CZ07888
PROPOSED GENERAL PLAN

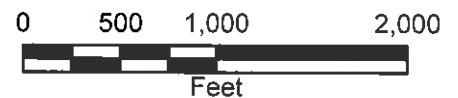
Supervisor Benoit
District 4

Date Drawn: 11/09/2015
Exhibit 6



Zoning District: Thousand Palms

Author: S. Spadafora



DISCLAIMER: On October 7, 2003, the County of Riverside adopted a new General Plan providing new land use designations for unincorporated Riverside County parcels. The new General Plan may contain different type of land use than is provided for under existing zoning. For further information, please contact the Riverside County Planning Department offices in Riverside at (951)955-3200 (Western County) or in Palm Desert at (760)863-8277 (Eastern County) or Website <http://planning.rcplma.org>

COUNTY OF RIVERSIDE

ENVIRONMENTAL ASSESSMENT FORM: INITIAL STUDY

Environmental Assessment No.: 41826

Project Case: General Plan Amendment No. 997 & Change of Zone No. 7888

Lead Agency Name: County of Riverside Planning Department

Lead Agency Address: P. O. Box 1409, Riverside, CA 92502

Lead Agency Contact Person: John Earle Hildebrand III

Lead Agency Telephone Number: (951) 955-1888

Applicant's Name: Nnh Properties, LLC

Applicant's Address: 201 Ocean Avenue, Apt B1009, Santa Monica, CA 90402

Applicant's Telephone Number: (310) 529-1006

I. PROJECT INFORMATION

A. Project Description:

Proposal to amend a portion of the project site's General Plan Foundation Component from Open Space (OS) to Community Development (CD), amend its Land Use Designation from Rural (RUR) to Light Industrial (LI) (0.25 – 0.60 FAR), and change the site's Zoning Classification from W-2-10 (Controlled Development Area, 10-acre minimum) to M-SC (Manufacturing – Service Commercial) on two parcels, totaling 160 acres.

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

C. Total Project Area: 160 acres

D. Assessor's Parcel Nos.: 670-040-013 and 670-040-014

E. Street References: The project site is located North of Vista Chino, West of Rio Del Sol Road, and East of Varner Road.

F. Section, Township, and Range Description: Section 1, Township 4 South, Range 5 East

G. Brief description of the existing environmental setting of the project site and its surroundings: The project site is primarily vacant land. The project site is surrounded by a combination of other vacant land and light industrial uses to the east.

II. APPLICABLE GENERAL PLAN AND ZONING REGULATIONS

A. General Plan Elements/Policies:

- 1. Land Use:** This project includes a General Plan Amendment and Change of Zone only. There is no development plan associated with this project. This project will result in an amendment to the site's General Plan Foundation Component, Land Use Designation, and a Change of Zone in order to support future development. As a result, this project is consistent with the provisions of the Land Use Element.
- 2. Circulation:** The project is consistent with the provisions 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.
 8. **Healthy Communities:** The project is consistent with the policies of the Healthy Communities Element.
- B. General Plan Area Plan:** Western Coachella Valley
- C. General Plan Foundation Component (Existing):** Open Space (OS)
- D. General Plan Land Use Designation (Existing):** Open Space-Rural (OS-R)
- E. General Plan Foundation Component (Proposed):** Community Development (CD)
- F. General Plan Land Use Designation (Proposed):** Light Industrial (LI) (0.25 – 0.60 floor area ratio)
- G. Overlays:** None
- H. Policy Areas:** Rancho Mirage Sphere of Influence
- I. Adjacent and Surrounding:**
1. **Area Plan:** Western Coachella Valley to the north, south, east, and west.
 2. **Foundation Component(s):** Open Space to the north, Open Space and Community Development to the west, Indian Land to the south, and Community Development to the east.
 3. **Land Use Designation(s):** Rural (R) to the north, Rural (R) and Light Industrial (LI) to the west, Indian Land (IND) to the south, and Light Industrial (LI) to the east.
 4. **Overlay(s), if any:** Rancho Mirage Sphere of Influence
 5. **Policy Area(s), if any:** None
- J. Adopted Specific Plan Information**
1. **Name and Number of Specific Plan, if any:** None
 2. **Specific Plan Planning Area, and Policies, if any:** None
- K. Zoning (Existing):** W-2-10 (Controlled Development Area, 10-acre minimum) and M-SC (Manufacturing – Service Commercial)
- L. Zoning (Proposed):** M-SC (Manufacturing – Service Commercial)

M. Adjacent and Surrounding Zoning: W-2-10 (Controlled Development Area, 10-acre minimum) to the north, W-2 (Controlled Development Areas) to the west, W-2-5 (Controlled Development Area, 5-Acre Minimum) to the south, and M-SC (Manufacturing Services Commercial) to the east.

III. ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED

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

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

IV. DETERMINATION

On the basis of this initial evaluation:

A PREVIOUS ENVIRONMENTAL IMPACT REPORT/NEGATIVE DECLARATION WAS NOT PREPARED
<input checked="" type="checkbox"/> I find that the proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.
<input type="checkbox"/> I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the project, described in this document, have been made or agreed to by the project proponent. A MITIGATED NEGATIVE DECLARATION will be prepared.
<input type="checkbox"/> I find that the proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.

A PREVIOUS ENVIRONMENTAL IMPACT REPORT/NEGATIVE DECLARATION WAS PREPARED
<input type="checkbox"/> I find that although the proposed project could have a significant effect on the environment, NO NEW ENVIRONMENTAL DOCUMENTATION IS REQUIRED because (a) all potentially significant effects of the proposed project have been adequately analyzed in an earlier EIR or Negative Declaration pursuant to applicable legal standards, (b) all potentially significant effects of the proposed project have been avoided or mitigated pursuant to that earlier EIR or Negative Declaration, (c) the proposed project will not result in any new significant environmental effects not identified in the earlier EIR or Negative Declaration, (d) the proposed project will not substantially increase the severity of the environmental effects identified in the earlier EIR or Negative Declaration, (e) no considerably different mitigation measures have been identified and (f) no mitigation measures found infeasible have become feasible.
<input type="checkbox"/> I find that although all potentially significant effects have been adequately analyzed in an earlier EIR or Negative Declaration pursuant to applicable legal standards, some changes or additions are necessary but none of the conditions described in California Code of Regulations, Section 15162 exist. An ADDENDUM to a previously-certified EIR or Negative Declaration has been prepared and will be considered by the approving body or bodies.

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

10/20/2015

Date

John Earle Hildebrand III, *Project Planner*
Printed Name

For: Steve Weiss, AICP – *Planning Director*

V. ENVIRONMENTAL ISSUES ASSESSMENT

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

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

Source: Riverside County General Plan Figure 9 in Western Coachella Valley Area Plan – “Scenic Highways”

Findings of Fact:

a-b) Pursuant to the Riverside County General Plan Figure 9 in Western Coachella Valley Area Plan – “Scenic Highways” exhibit, the project site is not located along any scenic highway corridors within the Western Coachella Valley Area Plan. The closest designated Scenic Highway Corridor is along Interstate 10, approximately one mile southwest of the project site. There will be no impacts.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

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

Source: GIS database, Ord. No. 655 (Regulating Light Pollution), Riverside County General Plan Figure 6 in Western Coachella Valley Area Plan – “Mt. Palomar Nighttime Lighting Policy”

Findings of Fact:

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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a) Pursuant to the Riverside County General Plan Figure 6 in Western Coachella Valley Area Plan – “Mt. Palomar Nighttime Lighting Policy” exhibit, the project site is located within Zone b. Any implementing project will be required to comply with Riverside County Ordinance No. 655, which is intended to restrict the use of certain light sources from emitting light spread into the night sky, resulting in undesirable light glow, which can negatively affect astronomical observations and research.

This is a programmatic level CEQA analysis. At this stage, the project does not provide the opportunity for physical disturbance of the site, as there is no associated development project. This project will result in amending the site’s General Plan Foundation Component, General Plan Land Use Designation, and also a Change of Zone, which could eventually lead to development on the property. Should a development proposal or land use application for subdividing, grading, or construction of the site be submitted, a subsequent Environmental Analysis shall be prepared, to assess the potential impacts. As a result, impacts associated with this project are considered less than significant.

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) A land use change from Open Space-Rural (OS-R) to Light Industrial (LI) (0.25 – 0.60 FAR) will result in the implementation of more lighting at build-out. Lighting requirements and any subsequent restrictions will be reviewed in conjunction with a future implementing project’s lighting plan.

This is a programmatic level CEQA analysis. At this stage, the project does not provide the opportunity for physical disturbance of the site, as there is no associated development project. This project will result in amending the site’s General Plan Foundation Component, General Plan Land Use Designation, and also a Change of Zone, which could eventually lead to development on the property. Should a development proposal or land use application for subdividing, grading, or construction of the site be submitted, a subsequent Environmental Analysis shall be prepared, to assess the potential impacts. As a result, there will be no impacts.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

AGRICULTURE & FOREST RESOURCES Would the project

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

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

Findings of Fact:

a) Pursuant to the Riverside County General Plan Figure OS-2 "Agricultural Resources" exhibit, the project site is located within an area designated as "other lands". The California State Department of Conservation determines these designations based on soil types and land use. Agricultural and farming related activities have historically not been conducted at the project site, nor is the location viable for future agriculture activities, due to the soil type and climate. Therefore, there is no impact.

b) There are no Williamson Act contracts on the site, and neither the zoning nor the land use designations are Agriculture. There are no impacts.

c-d) The properties surrounding the project site include a mixture of surface mining activities and vacant land. There are no properties zoned for commercial agricultural uses and there are no commercial farms in the area. As a result, there are no impacts.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

5. Forest	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
a) Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Govt. Code section 51104(g))?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Result in the loss of forest land or conversion of forest land to non-forest use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Involve other changes in the existing environment which, due to their location or nature, could result in con-	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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version 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:

a-c) Pursuant to the Riverside County General Plan Figure OS-3 "Parks, Forests, and Recreation Areas" exhibit, the project site is not located within any designated forest lands. As a result, there will be no impacts.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

AIR QUALITY Would the project

6. Air Quality Impacts

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

Source: SCAQMD CEQA Air Quality Handbook

Findings of Fact:

a-f) The proposed land use change could result in a net increase in population and/or vehicle trips at build out, based upon the proposed change. However, the amount of the increase is too speculative to provide a detailed analysis at this time.

This is a programmatic level CEQA analysis. At this stage, the project does not provide the opportunity for physical disturbance of the site, as there is no associated development project. This project will result in amending the site's General Plan Foundation Component, General Plan Land Use Designation, and also a Change of Zone, which could eventually lead to development on the property. Should a development proposal or land use application for subdividing, grading, or construction of the

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
--------------------------------	--	------------------------------	-----------

site be submitted, a subsequent Environmental Analysis shall be prepared, to assess the potential impacts. As a result, impacts associated with this project are considered less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

BIOLOGICAL RESOURCES Would the project

7. Wildlife & Vegetation

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

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

Findings of Fact:

a-g) County mapping shows that no parcels associated with this project are located within a habitat area designated under the CVMSHCP. As a result, the project is consistent with the requirements of the CVMSHCP.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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When GPA00997 went through the initial GPIP process it was negotiated that the northern 83.78 acres remain undeveloped (conserved), while the southern area could be developed and would be considered for Light Industrial. Further study at the implementation stage may reveal biological constraints that would further limit development. The applicant is aware of such risk associated with processing the General Plan Amendment without an associated project.

This is a programmatic level CEQA analysis. At this stage, the project does not provide the opportunity for physical disturbance of the site, as there is no associated development project. This project will result in amending the site's General Plan Foundation Component, General Plan Land Use Designation, and also a Change of Zone, which could eventually lead to development on the property. Should a development proposal or land use application for subdividing, grading, or construction of the site be submitted, a subsequent Environmental Analysis shall be prepared, to assess the potential impacts. As a result, there will be no impacts.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

CULTURAL RESOURCES Would the project

8. Historic Resources

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

Source: On-site Inspection, Project Application Materials

Findings of Fact:

a-b) There are no known historic features located on the project site. Additionally, portions of the site have been previously disturbed. The necessity for additional historic resource studies will be determined at the time of an implementing project.

This is a programmatic level CEQA analysis. At this stage, the project does not provide the opportunity for physical disturbance of the site, as there is no associated development project. This project will result in amending the site's General Plan Foundation Component, General Plan Land Use Designation, and also a Change of Zone, which could eventually lead to development on the property. Should a development proposal or land use application for subdividing, grading, or construction of the site be submitted, a subsequent Environmental Analysis shall be prepared, to assess the potential impacts. As a result, impacts associated with this project are considered less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

9. Archaeological Resources

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Disturb any human remains, including those interred outside of formal cemeteries?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Restrict existing religious or sacred uses within the potential impact area?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Cause a substantial adverse change in the significance of a tribal cultural resource as defined in Public Resources Code 21074?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source: On-site Inspection, Project Application Materials

Findings of Fact:

a-d) Pursuant to SB 18 requirements, Riverside County staff previously requested a list from the Native American Heritage Commission (“NAHC”) of Native American Tribes whose historical extent includes the project site. Consultation request notices were sent to each of the Tribes on the list on May 26, 2015. SB 18 provides for a 90-day review period in which all noticed Tribes may request consultation regarding the proposed project. County staff received no consultation requests for this project during the 90-day review period.

AB 52 became effective on July 1, 2015. In compliance with AB 52, separate notices regarding this project were mailed to all requesting Tribes on September 10, 2015. AB 52 provides for a 30-day review period in which all noticed Tribes may request consultation regarding the proposed project. Although County staff received no specific requests for consultation within the 30-day period, the Pechanga Tribe has requested in general, they be notified for potential consultation. The project site is located outside of the historical Pechanga Tribal extent and as a result from a conference call with the Pechanga tribe, no further consultation is required at this time. This project includes a General Plan Amendment and Change of Zone only. There will be no ground disturbance resulting from project approval. Furthermore, in accordance with AB 52, County staff will again notice the Pechanga Tribe, as well as all other requesting Tribes, at the time an implementing project is submitted.

This is a programmatic level CEQA analysis. At this stage, the project does not provide the opportunity for physical disturbance of the site, as there is no associated development project. This project will result in amending the site’s General Plan Foundation Component, General Plan Land Use Designation, and also a Change of Zone, which could eventually lead to development on the property. Should a development proposal or land use application for subdividing, grading, or construction of the site be submitted, a subsequent Environmental Analysis shall be prepared, to assess the potential impacts. As a result, impacts associated with this project are considered less than significant.

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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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) Pursuant to the Riverside County General Plan, Figure OS-8, the project site is located within an area of "High" Sensitivity. Prior to site disturbance and during the time of an implementing project, analysis through the preparation of a Biological Study and Cultural Resource Study may be required.

This is a programmatic level CEQA analysis. At this stage, the project does not provide the opportunity for physical disturbance of the site, as there is no associated development project. This project will result in amending the site's General Plan Foundation Component, General Plan Land Use Designation, and also a Change of Zone, which could eventually lead to development on the property. Should a development proposal or land use application for subdividing, grading, or construction of the site be submitted, a subsequent Environmental Analysis shall be prepared, to assess the potential impacts. As a result, impacts associated with this project are considered less than significant.

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?

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

Findings of Fact:

a-b) Pursuant to the Riverside County General Plan Figure S-2 "Earthquake Fault Study Zones" map, the San Andreas Fault zone is located approximately 4,637-feet to the northeast of the project site boundary. However, only the southern half of the project site will be developable, as the northern half of the site (83.78-acres) will remain as open space and undeveloped. From the site's limit of development to the northern boundary is 1,250-feet. As a result, the Fault Zone is approximately 5,837-feet away from the developable area.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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At this time, the project includes a General Plan Amendment and Change of Zone only. As a result, no people or structures will be exposed to any adverse effects associated with the fault zone. Additionally, any future development will be required to comply with the California Building Code, as it relates to development with proximity of a fault zone.

This is a programmatic level CEQA analysis. At this stage, the project does not provide the opportunity for physical disturbance of the site, as there is no associated development project. This project will result in amending the site's General Plan Foundation Component, General Plan Land Use Designation, and also a Change of Zone, which could eventually lead to development on the property. Should a development proposal or land use application for subdividing, grading, or construction of the site be submitted, a subsequent Environmental Analysis shall be prepared, to assess the potential impacts. As a result, impacts associated with this project are considered less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

12. Liquefaction Potential Zone

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

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

Findings of Fact:

a) Pursuant to the Riverside County General Plan Figure S-3 "Generalized Liquefaction", the project site is mapped as an area of "Moderate" liquefaction potential.

This is a programmatic level CEQA analysis. At this stage, the project does not provide the opportunity for physical disturbance of the site, as there is no associated development project. This project will result in amending the site's General Plan Foundation Component, General Plan Land Use Designation, and also a Change of Zone, which could eventually lead to development on the property. Should a development proposal or land use application for subdividing, grading, or construction of the site be submitted, a subsequent Environmental Analysis shall be prepared, to assess the potential impacts. As a result, there will be no impacts. As a result, impacts associated with this project are considered less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

13. Ground-shaking Zone

a) Be subject to strong seismic ground shaking?

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

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

a) Every project in California has some degree of potential exposure to significant ground shaking. This is a programmatic level CEQA analysis. At this stage, the project does not provide the opportunity for physical disturbance of the site, as there is no associated development project.

This project will result in amending the site's General Plan Land Use and Change of Zone, which could eventually lead to development on the property. Should a development proposal or land use application for subdividing, grading, or construction of the site be submitted, a subsequent Environmental Analysis shall be prepared, to assess the 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. As a result, impacts associated with this project are considered less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

14. Landslide Risk

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

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

Findings of Fact:

a) Pursuant to the Riverside County General Plan Figure S-5 "Regions Underlain by Steep Slope" exhibit, there are steep slopes on the northern part of the project site that could potentially result in landslides. However, the northern 83.78 acres will remain undeveloped (conserved), while the southern 78.24 acres, which includes a more gradual inclined slope, could be developed and is being considered for Light Industrial.

This is a programmatic level CEQA analysis. At this stage, the project does not provide the opportunity for physical disturbance of the site, as there is no associated development project. This project will result in amending the site's General Plan Foundation Component, General Plan Land Use Designation, and also a Change of Zone, which could eventually lead to development on the property. Should a development proposal or land use application for subdividing, grading, or construction of the site be submitted, a subsequent Environmental Analysis shall be prepared, to assess the potential impacts. As a result, impacts associated with this project are considered less than significant.

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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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?

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Source: Riverside County General Plan Figure S-7 "Documented Subsidence Areas Map"

Findings of Fact:

a) Pursuant to the Riverside County General Plan Figure S-7 "Documented Subsidence Areas Map" exhibit, the project site is mapped as an area of "Susceptible" subsidence. Future development of the site may require the preparation of a soils analysis to determine adequate mitigation for construction.

This is a programmatic level CEQA analysis. At this stage, the project does not provide the opportunity for physical disturbance of the site, as there is no associated development project. This project will result in amending the site's General Plan Foundation Component, General Plan Land Use Designation, and also a Change of Zone, which could eventually lead to development on the property. Should a development proposal or land use application for subdividing, grading, or construction of the site be submitted, a subsequent Environmental Analysis shall be prepared, to assess the potential impacts. As a result, impacts associated with this project are considered less than significant.

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?

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Source: On-site Inspection, Project Application Materials, Geologist Review

Findings of Fact:

a) The project site is not located within any other significant geologic hazard.

This is a programmatic level CEQA analysis. At this stage, the project does not provide the opportunity for physical disturbance of the site, as there is no associated development project. This project will result in amending the site's General Plan Foundation Component, General Plan Land Use Designation, and also a Change of Zone, which could eventually lead to development on the property. Should a development proposal or land use application for subdividing, grading, or construction of the site be submitted, a subsequent Environmental Analysis shall be prepared, to assess the potential impacts. As a result, there will be no impacts.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
17. Slopes				
a) Change topography or ground surface relief features?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Create cut or fill slopes greater than 2:1 or higher than 10 feet?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Result in grading that affects or negates subsurface sewage disposal systems?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

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

Findings of Fact:

a-c) Pursuant to the Riverside County General Plan Figure S-5 "Regions Underlain by Steep Slope" exhibit, there are steep slopes on the northern part of the project site that could potentially result in landslides. However, the northern 83.78 acres will remain undeveloped (conserved), while the southern half, which includes a more gradual inclined slope, could be developed and is being considered for Light Industrial.

This is a programmatic level CEQA analysis. At this stage, the project does not provide the opportunity for physical disturbance of the site, as there is no associated development project. This project will result in amending the site's General Plan Foundation Component, General Plan Land Use Designation, and also a Change of Zone, which could eventually lead to development on the property. Should a development proposal or land use application for subdividing, grading, or construction of the site be submitted, a subsequent Environmental Analysis shall be prepared, to assess the potential impacts. As a result, impacts associated with this project are considered less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

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

Source: Project Application Materials, On-site Inspection

Findings of Fact:

a-c) This is a programmatic level CEQA analysis. At this stage, the project does not provide the opportunity for physical disturbance of the site, as there is no associated development project. This

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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project will result in amending the site's General Plan Foundation Component, General Plan Land Use Designation, and also a Change of Zone, which could eventually lead to development on the property. Should a development proposal or land use application for subdividing, grading, or construction of the site be submitted, a subsequent Environmental Analysis shall be prepared, to assess the potential impacts. As a result, there will be no 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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Result in any increase in water erosion either on or off site?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Project Application Materials, On-site Inspection

Findings of Fact:

a-b) This is a programmatic level CEQA analysis. At this stage, the project does not provide the opportunity for physical disturbance of the site, as there is no associated development project. This project will result in amending the site's General Plan Foundation Component, General Plan Land Use Designation, and also a Change of Zone, which could eventually lead to development on the property. Should a development proposal or land use application for subdividing, grading, or construction of the site be submitted, a subsequent Environmental Analysis shall be prepared, to assess the potential impacts. As a result, there will be no impacts.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

20. Wind Erosion and Blowsand from project either on or off site.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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) Pursuant to the Riverside County General Plan Figure S-8 "Wind Erosion Susceptibility Map" exhibit, the project site is located within an area of "Moderate" wind erosion.

This is a programmatic level CEQA analysis. At this stage, the project does not provide the opportunity for physical disturbance of the site, as there is no associated development project. This

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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project will result in amending the site's General Plan Foundation Component, General Plan Land Use Designation, and also a Change of Zone, which could eventually lead to development on the property. Should a development proposal or land use application for subdividing, grading, or construction of the site be submitted, a subsequent Environmental Analysis shall be prepared, to assess the potential impacts. As a result, there will be no 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: Riverside County General Plan

Findings of Fact:

a-b) This project will result in changing a portion of the project site's land use designation from Rural to Light Industrial. This will result in the generation of additional vehicle trips to and from the site and the area as a whole. Trip generation and subsequent mitigation measures will be analyzed in conjunction with a future implementing project.

This is a programmatic level CEQA analysis. At this stage, the project does not provide the opportunity for physical disturbance of the site, as there is no associated development project. This project will result in amending the site's General Plan Foundation Component, General Plan Land Use Designation, and also a Change of Zone, which could eventually lead to development on the property. Should a development proposal or land use application for subdividing, grading, or construction of the site be submitted, a subsequent Environmental Analysis shall be prepared, to assess the potential impacts. Additionally, any future implementing project on this site will be required to comply with California's AB-32 greenhouse gas reduction requirements. Many of the identified potential mitigation measures as a result of GHG impacts are implemented during the construction phase of the project. As a result, impacts associated with this project are considered less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

HAZARDS AND HAZARDOUS MATERIALS Would the project

22. Hazards and Hazardous Materials

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

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

Source: Project Application Materials

Findings of Fact:

a-b, d-e) This is a programmatic level CEQA analysis. At this stage, the project does not provide the opportunity for physical disturbance of the site, as there is no associated development project. This project will result in amending the site's General Plan Foundation Component, General Plan Land Use Designation, and also a Change of Zone, which could eventually lead to development on the property. Should a development proposal or land use application for subdividing, grading, or construction of the site be submitted, a subsequent Environmental Analysis shall be prepared, to assess the potential impacts. As a result, there will be no 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 could result in an overburden of streets previously identified as evacuation routes for other projects. However, the Transportation Department will require any future development proposals on the site, to add mitigation to those projects to assure the streets will accommodate adequate emergency provisions. As a result, impacts associated with this project are considered less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

23. Airports

a) Result in an inconsistency with an Airport Master Plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Require review by the Airport Land Use Commission?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

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

Findings of Fact:

a-d) Pursuant to the Riverside County General Plan Figure S-19 "Airport Locations" exhibit, the project site is not located within the Airport Influence Area ("AIA"). Additionally, the nearest airport is located more than 4 miles west of the project site. There will be no impacts.

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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

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

Findings of Fact:

a) Pursuant to the Riverside County General Plan Figure S-11 "Wildfire Susceptibility" exhibit, the project site is not located within a Wildfire Susceptibility Area. There will be no impacts.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

HYDROLOGY AND WATER QUALITY Would the project				
25. Water Quality Impacts				
a) Substantially alter the existing drainage pattern of the site or area, including the alteration of the course of a stream or river, in a manner that would result in substantial erosion or siltation on- or off-site?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Violate any water quality standards or waste discharge requirements?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

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

Source: Riverside County Flood Control District Review.

Findings of Fact:

a-h) A portion of the project site is located within a Special Flood Hazard Area. However, this project does not include any grading or construction as it's a General Plan Amendment and Change of Zone only; therefore, there are no potential impacts to or from flood hazards. There is no land alteration proposed at this time that would alter any flows, violate any standards, impact ground water resources, create any runoff, or require any BMP's. No additional studies of the current conditions were conducted because there is no accompanying development project. Furthermore, this project will result in amending the land use to industrial, which precludes residential development. As a result, there will be no impacts to any residential dwelling units, new or existing.

This is a programmatic level CEQA analysis. At this stage, the project does not provide the opportunity for physical disturbance of the site, as there is no associated development project. This project will result in amending the site's General Plan Foundation Component, General Plan Land Use Designation, and also a Change of Zone, which could eventually lead to development on the property. Should a development proposal or land use application for subdividing, grading, or construction of the site be submitted, a subsequent Environmental Analysis shall be prepared, to assess the potential impacts. As a result, impacts will be less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

26. Floodplains

Degree of Suitability in Special Flood Hazard Area. As indicated below, the appropriate Degree of Suitability has been checked.

NA - Not Applicable

U - Generally Unsuitable

R - Restricted

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

Source: Riverside County General Plan Figure S-9 "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) Pursuant to the Riverside County General Plan Figure S-9 "100- and 500-Year Flood Hazard Zones" exhibit, the project site is not located within the 100-year flood plain (now referred to as "Special Flood Hazard Area"). This project does not include any grading or construction as it's a General Plan Amendment and Change of Zone only; therefore, there are no potential impacts to or from flood hazards. There is no land alteration proposed at this time that would alter any flows, violate any standards, impact ground water resources, create any runoff, or require any BMP's. No additional studies of the current conditions were conducted because there is no accompanying development project. Additionally, pursuant to the Riverside County General Plan Figure S-10 "Dam Failure Inundation Zone" exhibit, the project site is not located within close proximity to any "Dam Failure Inundation Zones".

This is a programmatic level CEQA analysis. At this stage, the project does not provide the opportunity for physical disturbance of the site, as there is no associated development project. This project will result in amending the site's General Plan Foundation Component, General Plan Land Use Designation, and also a Change of Zone, which could eventually lead to development on the property. Should a development proposal or land use application for subdividing, grading, or construction of the site be submitted, a subsequent Environmental Analysis shall be prepared, to assess the potential impacts. As a result, there will be no 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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Affect land use within a city sphere of influence	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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and/or within adjacent city or county boundaries?

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

Findings of Fact:

a) Approval of this project will result in changes to the land use pattern for the project site. The site is currently designated as Open Space: Rural. This General Plan Amendment will result in changing the southern 78.24 acres to Light Industrial, while the northern 83.78-acres will remain as Rural, due to the steep slopes.

This is a programmatic level CEQA analysis. At this stage, the project does not provide the opportunity for physical disturbance of the site, as there is no associated development project. This project will result in amending the site's General Plan Foundation Component, General Plan Land Use Designation, and also a Change of Zone, which could eventually lead to development on the property. Should a development proposal or land use application for subdividing, grading, or construction of the site be submitted, a subsequent Environmental Analysis shall be prepared, to assess the potential impacts. As a result, impacts associated with this project are considered less than significant.

b) The project site is located within the designated City of Cathedral City's sphere of influence area. The City of Cathedral City was provided an opportunity to consult with the County, as they received information regarding the proposed General Plan Amendment and Change of Zone. The City's review resulted in no comments or concerns regarding the project at this time. The City of Cathedral City will be provided another opportunity for review and comment during the time of an implementing project. As a result, impacts associated with this project 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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Be compatible with existing surrounding zoning?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Be compatible with existing and planned surrounding land uses?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Be consistent with the land use designations and policies of the General Plan (including those of any applicable Specific Plan)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Disrupt or divide the physical arrangement of an established community (including a low-income or minority community)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

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

Findings of Fact:

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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a-e) The project site is currently zoned W-2-10 (Controlled Development Area, 10 acre minimum). The accompanying Change of Zone application proposes to change the southern 78.24-acre portion of the project site to M-SC (Manufacturing Commercial), to enable future industrial uses. This is a compatible Zoning Classification with the other industrial property to the east.

This is a programmatic level CEQA analysis. At this stage, the project does not provide the opportunity for physical disturbance of the site, as there is no associated development project. This project will result in amending the site's General Plan Foundation Component, General Plan Land Use Designation, and also a Change of Zone, which could eventually lead to development on the property. Should a development proposal or land use application for subdividing, grading, or construction of the site be submitted, a subsequent Environmental Analysis shall be prepared, to assess the potential impacts. As a result, impacts associated with this project are considered less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

MINERAL RESOURCES Would the project

29. Mineral Resources

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

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

Findings of Fact:

a-d) Pursuant to the Riverside County General Plan Figure OS-5 "Mineral Resources Area" exhibit, the project site is located within the MRZ-3 Zone, which is an area where mineral deposits may occur, but their significance is undetermined, requiring additional analysis for viability of extraction. Generally, the site is not known to contain any substantial source of mineral material. Furthermore, this project will result in a land use change to Light Industrial, which precludes mineral extraction.

This is a programmatic level CEQA analysis. At this stage, the project does not provide the opportunity for physical disturbance of the site, as there is no associated development project. This project will result in amending the site's General Plan Foundation Component, General Plan Land Use Designation, and also a Change of Zone, which could eventually lead to development on the property. Should a development proposal or land use application for subdividing, grading, or construction of the site be submitted, a subsequent Environmental Analysis shall be prepared, to assess the potential impacts. As a result, impacts associated with this project are considered less than significant.

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

Monitoring: No monitoring is required.

NOISE Would the project result in

Definitions for Noise Acceptability Ratings

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

NA - Not Applicable

A - Generally Acceptable

B - Conditionally Acceptable

C - Generally Unacceptable

D - Land Use Discouraged

30. Airport Noise

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

NA A B C D

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

NA A B C D

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

Findings of Fact:

a-b) Pursuant to the Riverside County General Plan Figure S-19 "Airport Locations" exhibit, the project site is not located within an Airforce Airport Influence Area. As a result, there will be no impacts.

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:

Pursuant to the Riverside County General Plan Figure C-1 "Circulation Plan" exhibit, the project site is not located within close proximity of a railroad line. As a result, 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.

32. Highway Noise

NA A B C D

Source: On-site Inspection, Project Application Materials

Findings of Fact:

The project is not located near any highways. The closest is Interstate 10, located approximately a mile away to the southwest. Noise from this distance will be negligible. Therefore, there will be no impacts.

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 site is located adjacent to existing industrial uses. This project will result in changing the land use to industrial, which will be compatible to the adjacent properties and subject to the same noise standards.

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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Exposure of persons to or generation of excessive ground-borne vibration or ground-borne noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Source: Riverside County General Plan, Table N-1 (“Land Use Compatibility for Community Noise Exposure”); Project Application Materials

Findings of Fact:

a-d) This General Plan land use change will result in the creation of higher noise impacts at the time build-out. However, all future onsite uses will be required to adhere to the Riverside County’s allowable noise standards for Industrial designations and will be analyzed at the time of an implementing project.

This is a programmatic level CEQA analysis. At this stage, the project does not provide the opportunity for physical disturbance of the site, as there is no associated development project. This project will result in amending the site’s General Plan Foundation Component, General Plan Land Use Designation, and also a Change of Zone, which could eventually lead to development on the property. Should a development proposal or land use application for subdividing, grading, or construction of the site be submitted, a subsequent Environmental Analysis shall be prepared, to assess the potential impacts. As a result, there will be no impacts.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

POPULATION AND HOUSING Would the project

35. Housing

a) Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Create a demand for additional housing, particularly housing affordable to households earning 80% or less of the County’s median income?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Affect a County Redevelopment Project Area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Cumulatively exceed official regional or local population projections?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

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

Findings of Fact:

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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a-f) This General Plan Amendment will result in a land use change from Rural to Light Industrial, which precludes the development of new housing. Furthermore, there is no existing housing onsite, so any future development will not negatively impact the county's housing stock. Population growth resulting from a change to Light Industrial will be negligible.

This is a programmatic level CEQA analysis. At this stage, the project does not provide the opportunity for physical disturbance of the site, as there is no associated development project. This project will result in amending the site's General Plan Foundation Component, General Plan Land Use Designation, and also a Change of Zone, which could eventually lead to development on the property. Should a development proposal or land use application for subdividing, grading, or construction of the site be submitted, a subsequent Environmental Analysis shall be prepared, to assess the potential impacts. As a result, there will be no impacts.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

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

36. Fire Services

Source: Riverside County General Plan Safety Element

Findings of Fact:

All development projects, once implemented, create an increased need for at least some public services. At time of future construction, resulting from an implementing project, costs associated with the increased need for fire services will be addressed through the County's Development Impact Fee schedule and any assessment districts.

This is a programmatic level CEQA analysis. At this stage, the project does not provide the opportunity for physical disturbance of the site, as there is no associated development project. This project will result in amending the site's General Plan Foundation Component, General Plan Land Use Designation, and also a Change of Zone, which could eventually lead to development on the property. Should a development proposal or land use application for subdividing, grading, or construction of the site be submitted, a subsequent Environmental Analysis shall be prepared, to assess the potential impacts. As a result, there will be no impacts.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

37. Sheriff Services

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Source: Riverside County General Plan

Findings of Fact:

All development projects, once implemented, create an increased need for at least some public services. At time of future construction, resulting from an implementing project, costs associated with the increased need for sheriff services will be addressed through the County's Development Impact Fee schedule and any assessment districts.

This is a programmatic level CEQA analysis. At this stage, the project does not provide the opportunity for physical disturbance of the site, as there is no associated development project. This project will result in amending the site's General Plan Foundation Component, General Plan Land Use Designation, and also a Change of Zone, which could eventually lead to development on the property. Should a development proposal or land use application for subdividing, grading, or construction of the site be submitted, a subsequent Environmental Analysis shall be prepared, to assess the potential impacts. As a result, there will be no impacts.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

38. Schools

Source: School District, GIS Database

Findings of Fact:

All development projects, once implemented, create an increased need for at least some public services. At time of future construction, resulting from an implementing project, costs associated with the increased need for school services will be addressed through the County's Development Impact Fee schedule and any assessment districts.

This is a programmatic level CEQA analysis. At this stage, the project does not provide the opportunity for physical disturbance of the site, as there is no associated development project. This project will result in amending the site's General Plan Foundation Component, General Plan Land Use Designation, and also a Change of Zone, which could eventually lead to development on the property. Should a development proposal or land use application for subdividing, grading, or construction of the site be submitted, a subsequent Environmental Analysis shall be prepared, to assess the potential impacts. As a result, there will be no impacts.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

39. Libraries

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:

All development projects, once implemented, create an increased need for at least some public services. At time of future construction, resulting from an implementing project, costs associated with the increased need for library services will be addressed through the County's Development Impact Fee schedule and any assessment districts.

This is a programmatic level CEQA analysis. At this stage, the project does not provide the opportunity for physical disturbance of the site, as there is no associated development project. This project will result in amending the site's General Plan Foundation Component, General Plan Land Use Designation, and also a Change of Zone, which could eventually lead to development on the property. Should a development proposal or land use application for subdividing, grading, or construction of the site be submitted, a subsequent Environmental Analysis shall be prepared, to assess the potential impacts. As a result, there will be no impacts.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

40. Health Services

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Source: Riverside County General Plan

Findings of Fact:

All development projects, once implemented, create an increased need for at least some public services. At time of future construction, resulting from an implementing project, costs associated with the increased need for health services will be addressed through the County's Development Impact Fee schedule and any assessment districts.

This is a programmatic level CEQA analysis. At this stage, the project does not provide the opportunity for physical disturbance of the site, as there is no associated development project. This project will result in amending the site's General Plan Foundation Component, General Plan Land Use Designation, and also a Change of Zone, which could eventually lead to development on the property. Should a development proposal or land use application for subdividing, grading, or construction of the site be submitted, a subsequent Environmental Analysis shall be prepared, to assess the potential impacts. As a result, there will be no impacts.

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?

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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b) Would the project include the use of existing

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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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) There are no designated trails or parks proposed or required near the project site, nor is the project site located within a CSA. Any required park fees will be assessed in the future when an implementing project is submitted.

This is a programmatic level CEQA analysis. At this stage, the project does not provide the opportunity for physical disturbance of the site, as there is no associated development project. This project will result in amending the site’s General Plan Foundation Component, General Plan Land Use Designation, and also a Change of Zone, which could eventually lead to development on the property. Should a development proposal or land use application for subdividing, grading, or construction of the site be submitted, a subsequent Environmental Analysis shall be prepared, to assess the potential impacts. As a result, 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:

There are no designated trails or parks proposed or required near the project site. Any required park and/or trail fees will be assessed in the future when an implementing project is submitted.

This is a programmatic level CEQA analysis. At this stage, the project does not provide the opportunity for physical disturbance of the site, as there is no associated development project. This project will result in amending the site’s General Plan Foundation Component, General Plan Land Use Designation, and also a Change of Zone, which could eventually lead to development on the property. Should a development proposal or land use application for subdividing, grading, or construction of the site be submitted, a subsequent Environmental Analysis shall be prepared, to assess the potential impacts. As a result, there will be no impacts.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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TRANSPORTATION/TRAFFIC Would the project

43. Circulation	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Conflict with an applicable congestion management program, including, but not limited to level of service standards and travel demand measures, or other standards established by the county congestion management agency for designated roads or highways?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Alter waterborne, rail, or air traffic?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g. farm equipment)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f) Cause an effect upon, or a need for new or altered maintenance of roads?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
g) Cause an effect upon circulation during the project's construction?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
h) Result in inadequate emergency access or access to nearby uses?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
i) Conflict with adopted policies, plans or programs regarding public transit, bikeways or pedestrian facilities, or otherwise substantially decrease the performance or safety of such facilities?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source: Riverside County General Plan, Mead Valley Policy

Findings of Fact:

a) The project site is located within the Western Coachella Valley Policy Area of the Riverside County General Plan. This is a General Plan Amendment and Change of Zone application only and will result in changing the land use from Rural to Light Industrial. Details of a future implementing project will be reviewed in conjunction with any other circulation plans. Additionally, this land use amendment by itself is consistent with the existing circulation plans for the area. As a result, the impacts are less than significant.

b) The future implementing project will address any congestion management programs through standard fees and mitigation. As previously discussed, this is a programmatic level CEQA analysis. At

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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this stage, the project does not provide the opportunity for physical disturbance of the site, as there is no associated development project. This project will result in amending the site's General Plan Foundation Component, General Plan Land Use Designation, and also a Change of Zone, which could eventually lead to development on the property. Should a development proposal or land use application for subdividing, grading, or construction of the site be submitted, a subsequent Environmental Analysis shall be prepared, to assess the potential impacts. As a result, the impacts are less than significant.

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

e-i) There is no accompanying development associated with this proposed General Plan Amendment, therefore there are no design changes to the streets or roads that may increase hazards due to road design. The proposed change does not conflict with any adopted policies regarding public transit, bikeways, or pedestrian access, as the project site is currently vacant land. The surrounding circulation system will not change and therefore, will not impact any policies regarding transit or other alternative means of travel. Once a development proposal or land use application to subdivide, grade, or build on the property is submitted, a subsequent review and EA shall be prepared assessing potential impacts. As a result, the impacts are less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

44. Bike Trails

Source: Riverside County General Plan

Findings of Fact:

Any demand or requirement for bike trails shall be reviewed and imposed upon a future implementing project. This is a programmatic level CEQA analysis. At this stage, the project does not provide the opportunity for physical disturbance of the site, as there is no associated development project. This project will result in amending the site's land use and zone, which could eventually lead to development on the property. Should a development proposal or land use application for subdividing, grading, or construction of the site be submitted, a subsequent Environmental Analysis shall be prepared, to assess the potential impacts. As a result, there will be no impacts.

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?

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
b) Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Department of Environmental Health Review

Findings of Fact:

a-b) 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). However, at this stage, the specific size and need of water infrastructure to the area would be too speculative to analyze.

This is a programmatic level CEQA analysis. At this stage, the project does not provide the opportunity for physical disturbance of the site, as there is no associated development project. This project will result in amending the site's General Plan Foundation Component, General Plan Land Use Designation, and also a Change of Zone, which could eventually lead to development on the property. Should a development proposal or land use application for subdividing, grading, or construction of the site be submitted, a subsequent Environmental Analysis shall be prepared, to assess the potential impacts. As a result, there will be no 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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Result in a determination by the wastewater treatment provider that serves or may service the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Department of Environmental Health Review

Findings of Fact:

a-b) The future implementing project may 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 project site is too speculative to analyze.

This is a programmatic level CEQA analysis. At this stage, the project does not provide the opportunity for physical disturbance of the site, as there is no associated development project. This project will result in amending the site's General Plan Foundation Component, General Plan Land Use Designation, and also a Change of Zone, which could eventually lead to development on the property.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Should a development proposal or land use application for subdividing, grading, or construction of the site be submitted, a subsequent Environmental Analysis shall be prepared, to assess the potential impacts. As a result, there will be no impacts.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

47. Solid Waste

a) Is the project served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Does the project comply with federal, state, and local statutes and regulations related to solid wastes including the CIWMP (County Integrated Waste Management Plan)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

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

Findings of Fact:

a-b) The type and scale of the future implementing project will determine the solid waste needs of the site's development. At this stage, the specific solid waste needs are too speculative to analyze.

This is a programmatic level CEQA analysis. At this stage, the project does not provide the opportunity for physical disturbance of the site, as there is no associated development project. This project will result in amending the site's General Plan Foundation Component, General Plan Land Use Designation, and also a Change of Zone, which could eventually lead to development on the property. Should a development proposal or land use application for subdividing, grading, or construction of the site be submitted, a subsequent Environmental Analysis shall be prepared, to assess the potential impacts. As a result, there will be no impacts.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

48. Utilities

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

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

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
--------------------------------	--	------------------------------	-----------

Source: Application Materials

Findings of Fact:

a-g) The type and scale of the future implementing project will determine the specific size, quantity, and design of additional utility services needed at the project site. At this stage, the utility requirements are too speculative to analyze.

This is a programmatic level CEQA analysis. At this stage, the project does not provide the opportunity for physical disturbance of the site, as there is no associated development project. This project will result in amending the site's General Plan Foundation Component, General Plan Land Use Designation, and also a Change of Zone, which could eventually lead to development on the property. Should a development proposal or land use application for subdividing, grading, or construction of the site be submitted, a subsequent Environmental Analysis shall be prepared, to assess the potential impacts. As a result, there will be no 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: Riverside County General Plan

Findings of Fact:

a) Any future implementing project will be required to comply with California's AB-32 greenhouse gas reduction requirements, as well as Riverside County's Climate action Plan. Many of the potential mitigation measures are reviewed and subsequently implemented during the construction phase of the project.

This is a programmatic level CEQA analysis. At this stage, the project does not provide the opportunity for physical disturbance of the site, as there is no associated development project. This project will result in amending the site's General Plan Foundation Component, General Plan Land Use Designation, and also a Change of Zone, which could eventually lead to development on the property. Should a development proposal or land use application for subdividing, grading, or construction of the site be submitted, a subsequent Environmental Analysis shall be prepared, to assess the potential impacts. As a result, there will be no impacts.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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MANDATORY FINDINGS OF SIGNIFICANCE

50. Does the project have the potential to substantially degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal, or eliminate important examples of the major periods of California history or prehistory?

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. As a result, there will be no impacts.

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. This is a programmatic level CEQA analysis. At this stage, the project does not provide the opportunity for physical disturbance of the site, as there is no associated development project. This project will result in amending the site's General Plan Foundation Component, which could eventually lead to development on the property. Should a development proposal or land use application for subdividing, grading, or construction of the site be submitted, a subsequent Environmental Analysis shall be prepared, to assess the potential impacts. As a result, the impacts are less than significant.

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:

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
--------------------------------	--	------------------------------	-----------

The proposed project would not result in environmental effects which would cause substantial adverse effects on human beings, either directly or indirectly. This is a programmatic level CEQA analysis. At this stage, the project does not provide the opportunity for physical disturbance of the site, as there is no associated development project. This project will result in amending the site's General Plan Foundation Component, General Plan Land Use Designation, and also a Change of Zone, which could eventually lead to development on the property. Should a development proposal or land use application for subdividing, grading, or construction of the site be submitted, a subsequent Environmental Analysis shall be prepared, to assess the potential impacts. As a result, there will be no impacts.

VI. EARLIER ANALYSES

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

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

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

VII. AUTHORITIES CITED

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

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

909B



FROM: TLMA – Planning Department

SUBMITTAL DATE:
January 5, 2009

SUBJECT: GENERAL PLAN AMENDMENT NO. 997 – Foundation-Regular– Applicant: Nnh Properties, LLC – Engineer/Representative: Coachella Valley Engineers - Fourth Supervisorial District – Thousand Palms Zoning District – Western Coachella Valley Area Plan: Open Space: Rural (OS-RUR) (20 Acre Minimum) and Community Development: Light Industrial (CD-LI) (0.25-0.60 FAR) – Location: Westerly of Rio Del Sol Road, northerly of Vista Chino, and easterly of Date Palm Drive – 160 Gross Acres - Zoning: Controlled Development Areas- 10 Acre Minimum (W-2-10) and Manufacturing-Service Commercial (M-SC) - **REQUEST:** This General Plan Amendment proposes to amend the General Plan Foundation Component of the subject site from Open Space to Community Development and to amend the General Plan land use designation of the subject site from Rural to Light Industrial – APN(s): 670-040-013, 670-040-014

REVIEWED BY EXECUTIVE OFFICE

DATE 1/23/09
Tina Grande
Departmental Concurrence

RECOMMENDED MOTION:

The Planning Director recommends that the Board of Supervisors adopt an order initiating the above referenced general plan amendment based on the attached report. The initiation of proceedings by the Board of Supervisors for the amendment of the General Plan, or any element thereof, shall not imply any such amendment will be approved.

BACKGROUND:

The initiation of proceedings for any General Plan Amendment (GPA) requires the adoption of an order by the Board of Supervisors. The Planning Director is required to prepare a report and recommendation on every GPA application and submit it to the Board of Supervisors. Prior to the submittal to the Board, comments on the application are requested from the Planning Commission, and the Planning Commission comments are included in the report to the Board. The Board will either approve or disapprove the initiation of proceedings for the GPA requested

Ron Goldman
Planning Director

RG:TH

Policy
 Policy

Consent
 Consent

Dept't Recomm.:
Per Exec. Ofc.:

Prev. Agn. Ref.

District: Fourth

Agenda Number:

15.4

in the application. The consideration of the initiation of proceedings by the Planning Commission and the Board of Supervisors pursuant to this application does not require a noticed public hearing. However, the applicant was notified by mail of the time, date and place when the Planning Commission and the Board of Supervisors would consider this GPA initiation request.

If the Board of Supervisors adopts an order initiating proceedings pursuant to this application, the proposed amendment will thereafter be processed, heard and decided in accordance with all the procedures applicable to GPA applications, including noticed public hearings before the Planning Commission and Board of Supervisors. The adoption of an order initiating proceedings does not imply that any amendment will be approved. If the Board of Supervisors declines to adopt an order initiating proceedings, no further proceedings on this application will occur.

The Board of Supervisors established the procedures for initiation of GPA applications with the adoption of Ordinance No. 348.4573 (effective May 8, 2008), which amended Article II of that ordinance.

Agenda Item No.: 6.8
Area Plan: Western Coachella Valley
Zoning District: Thousand Palms
Supervisorial District: Fourth
Project Planner: Tamara Harrison
Planning Commission: September 17, 2008

General Plan Amendment No. 997
Applicant: Nnh Properties, LLC
Engineer/Representative: Hacker Engineering

COUNTY OF RIVERSIDE PLANNING DIRECTOR'S REPORT AND RECOMMENDATIONS

RECOMMENDATIONS:

The Planning Director recommended that an adoption of an order initiating proceedings for General Plan Amendment No. 997 from Open Space: Rural to Community Development: Light Industrial on the southern portion of the site that does not have topographic issues and the Planning Commission made the comments below. The Planning Director continues to recommend that initiation on the southern portion of the site would be appropriate. For additional information regarding this case, see the attached Planning Department Staff Report(s).

PLANNING COMMISSION COMMENTS TO THE PLANNING DIRECTOR:

The following comment(s) were provided by the Planning Commission to the Planning Director:

Commissioner John Roth: Commissioner Roth indicated that there needs to be a means of quantifying the southern portion of the site that will be proposed for the change.

Commissioner John Snell: Commissioner Snell suggested that an additional exhibit showing the southern portion of the site to be proposed as Light Industrial should be provided.

Commissioner John Petty: No Comments

Commissioner Jim Porras: Commissioner Porras agreed with staff that initiation on the southern portion of the lot would be appropriate.

Commissioner Jan Zuppardo: No Comments

Agenda Item No.: 6.8
Area Plan: Western Coachella Valley
Zoning District: Thousand Palms
Supervisory District: Fourth
Project Planner: Tamara Harrison
Planning Commission: September 17, 2008
Continued from: August 12, 2008

General Plan Amendment No. 997
E.A. Number 41826
Applicant: Nnh Properties, LLC
Engineer/Rep.: Coachella Valley Eng.

COUNTY OF RIVERSIDE PLANNING DEPARTMENT STAFF REPORT

PROJECT DESCRIPTION AND LOCATION:

The applicant proposes to amend the General Plan Foundation and Land Use designations from "Open Space: Rural" (OS:RUR) (20 acre min.) to Community Development: Light Industrial (CD:LI) for an approximately 160-acre site. The project is located northerly of Vista Chino, westerly of Rio Del Sol Road, and easterly of Date Palm Drive.

FURTHER PLANNING CONSIDERATIONS:

August 26, 2008

The proposal was discussed at the August 12, 2008 Planning Commission meeting where the Commission directed staff and the applicant to meet so that any additional information the applicant could provide would be considered. Subsequently, a meeting was held August 21, 2008 between the applicant and the Planning Department to discuss the proposal further.

Staff was initially concerned with the proposed change over the entire site given the topography of the site. Staff recommends and the applicant has agreed to only seek the Community Development: Light Industrial designation for the southern portion of the site in order to limit the development in steeper portions of the site.

The applicant also indicated that a reciprocal easement along Vista Chino to the east of the site has been agreed upon with the existing businesses to the east, therefore, providing secondary access to the site and addressing staff's concern regarding secondary access.

The site currently lacks sewer and water.

RECOMMENDATION:

Comment that adoption of an order initiating proceedings for General Plan Amendment No. 997 from Open Space: Rural to Community Development: Light Industrial **would not be appropriate as proposed**, but that an order initiating proceedings as modified by staff **would be appropriate**. The adoption of such an order does not imply that the proposed GPA will be approved.

Agenda Item No.: 5.15
Area Plan: Western Coachella Valley
Zoning District: Thousand Palms
Supervisory District: Fourth
Project Planner: Tamara Harrison
Planning Commission: August 12, 2008

General Plan Amendment No. 997
E.A. Number 41826
Applicant: Nnh Properties, LLC
Engineer/Rep.: C. V. Engineering

COUNTY OF RIVERSIDE PLANNING DEPARTMENT
STAFF REPORT

PROJECT DESCRIPTION AND LOCATION:

The applicant proposes to amend the General Plan Foundation and Land Use designations from "Open Space: Rural" (OS:RUR) (20 acre min.) to Community Development: Light Industrial (CD:LI) for an approximately 160-acre site. The project is located northerly of Vista Chino, westerly of Rio Del Sol Road, and easterly of Date Palm Drive.

POTENTIAL ISSUES:

Policy LU 24.7 of the General Plan requires "adequate and available... circulation facilities, water resources and sewer facilities exist to meet the demands of the proposed land use. No substantial evidence has been provided to show that new conditions or circumstances are present in the area to justify the proposed change; sewer is not available at the site and the site lacks secondary public access.

A large portion of the site is also impacted by topographical concerns. Increasing the intensity of the land use potentially leads to risks associated with drainage, erosion and increased fire risks; therefore, creating an inconsistency between the land use map/element and the safety element of the General Plan.

Areas surrounding the site with existing Light Industrial designations remain vacant. No substantial evidence has been provided to show that new conditions or circumstances are present in the area to justify the need for additional Industrial designations in the area.

RECOMMENDATION:

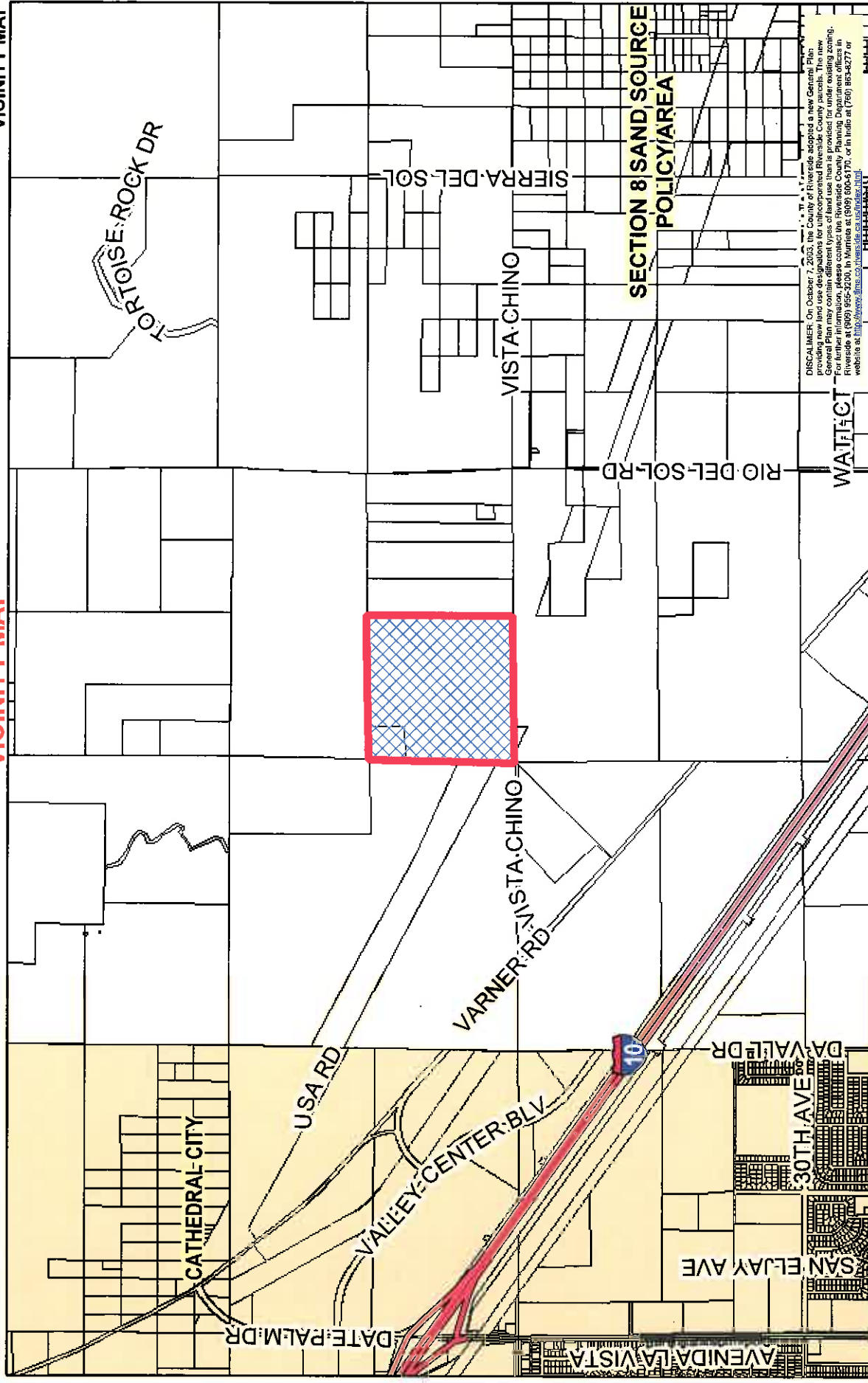
Comment that adoption of an order initiating proceedings for General Plan Amendment No. 997 from Open Space: Rural to Community Development: Light Industrial would not be appropriate.

Y:\Advanced Planning\2008 FOUNDATIONCOMPONENTREVIEW\GPACases\GPA
997\GPA00997 PC Staff Report.doc

Supervisor Wilson
District 4
Date Drawn: 4/09/08

GPA00997
VICINITY MAP

Planner: Amy Aldana
Date: 3/17/08
VICINITY MAP



RIVERSIDE COUNTY PLANNING DEPARTMENT

Zone
District: Thousand Palms
Township/Range: T4SR5E
Section: 1

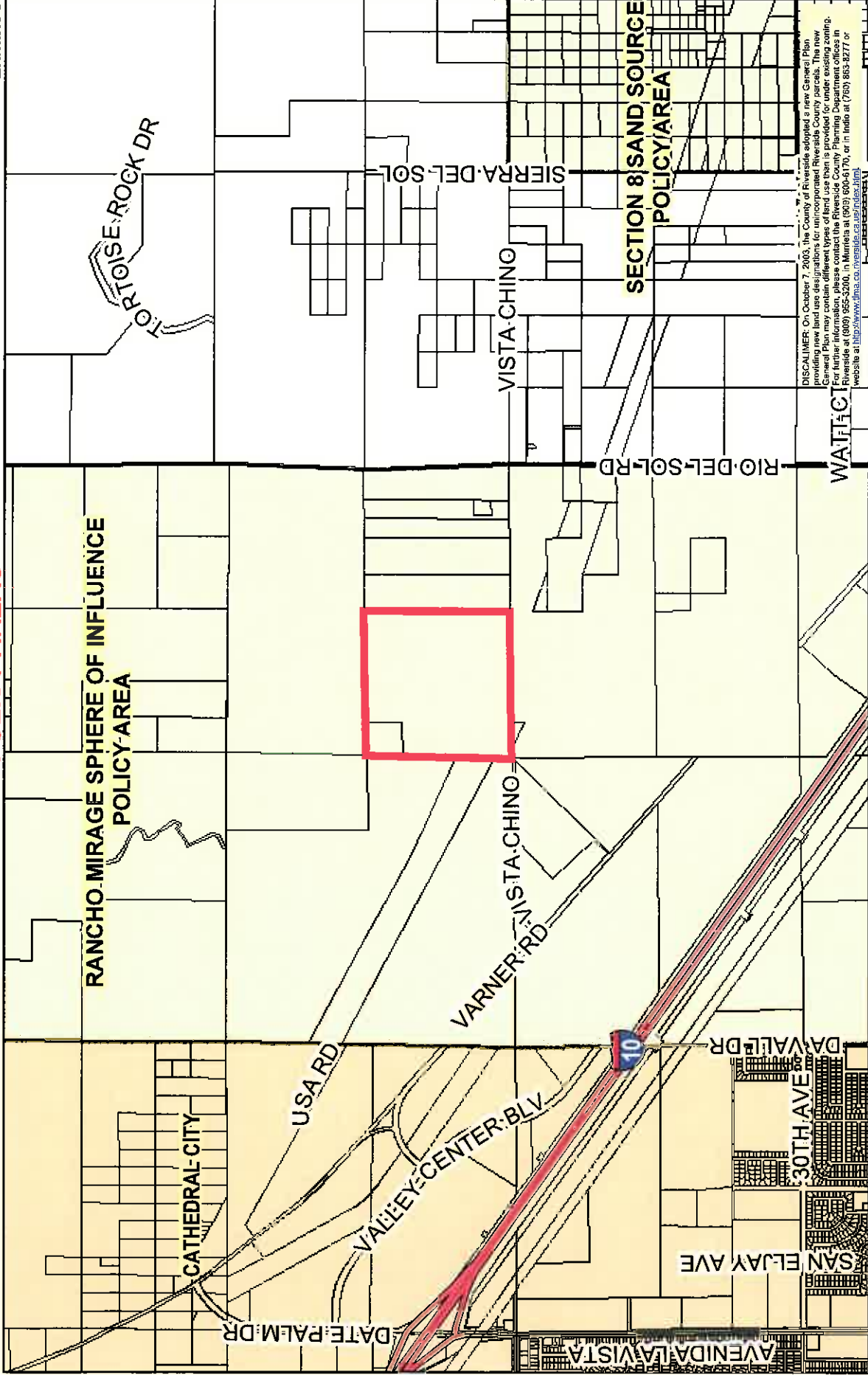
Assessors
Bk. Pg. 670-04
Thomas
Bros. Pg. 758 B5



Supervisor Wilson
District 4
Date Drawn: 4/09/08

GPA00997
POLICY AREAS

Planner: Amy Aldana
Date: 3/17/08
Exhibit 8



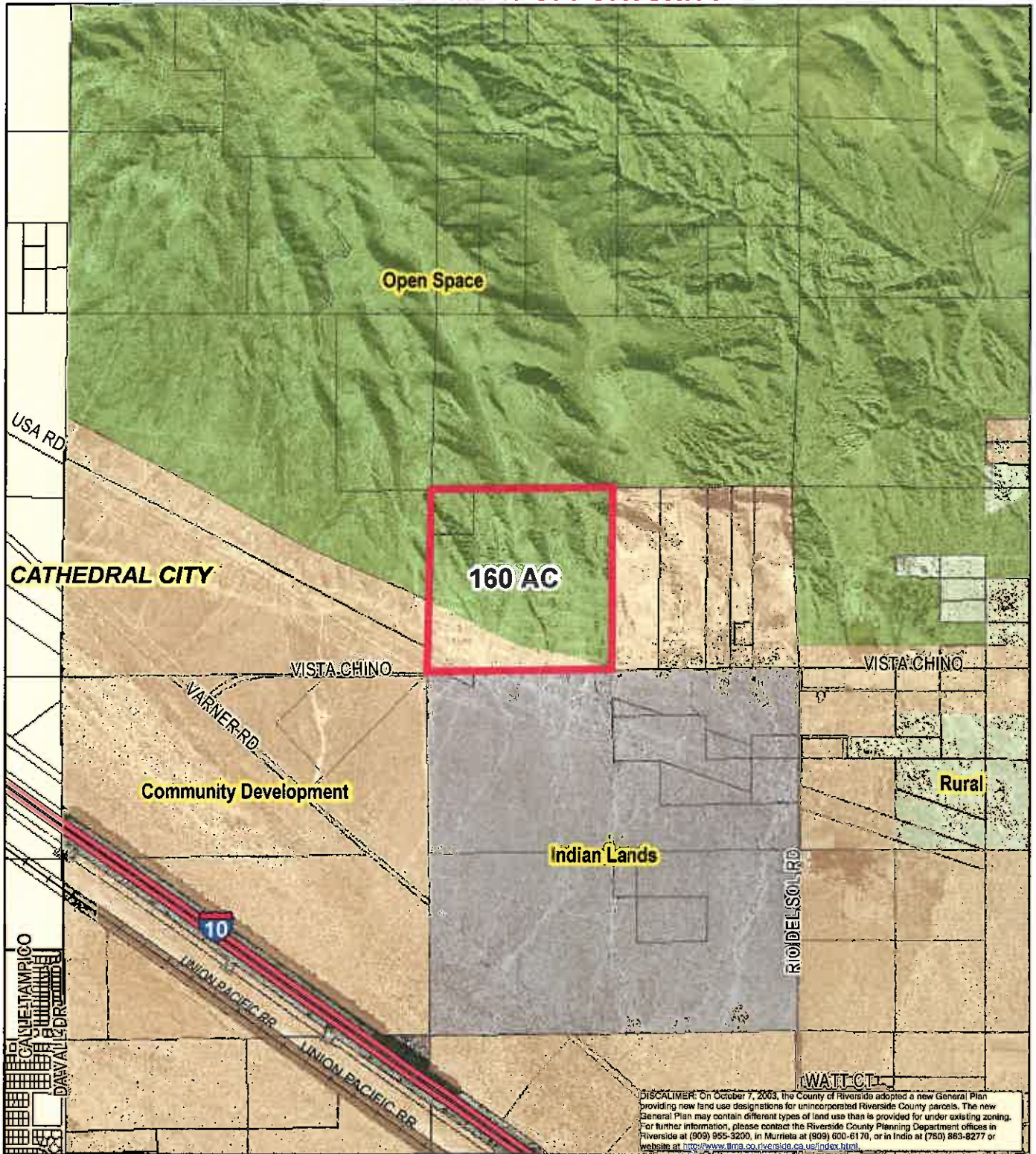
RIVERSIDE COUNTY PLANNING DEPARTMENT

Zone
District: Pass & Desert
Township/Range: T4SR5E
Section: 1

Assessors
Bk. Pg. 670-04
Thomas
Bros. Pg. 758 B5

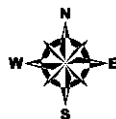


DEVELOPMENT OPPORTUNITY



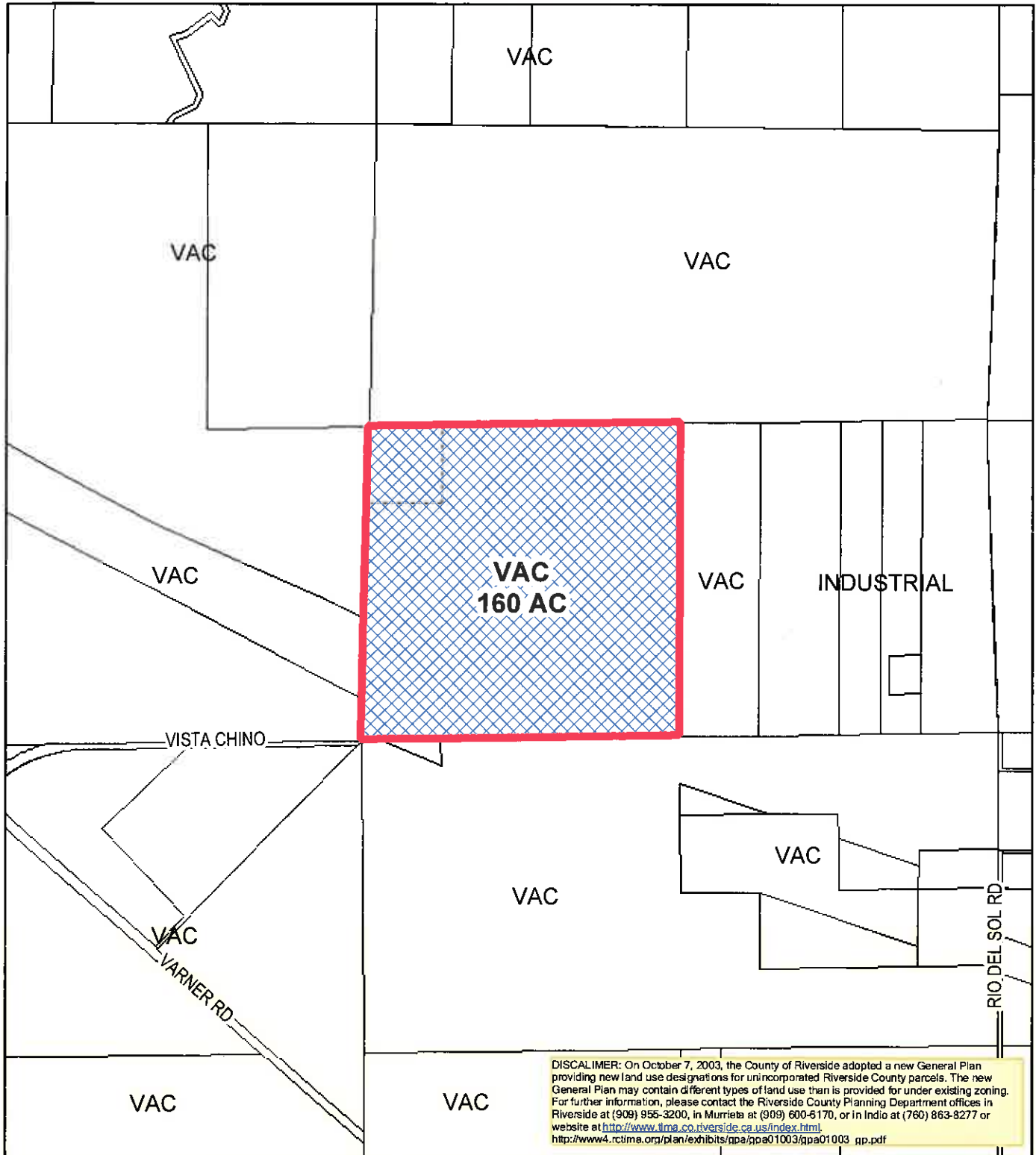
RIVERSIDE COUNTY PLANNING DEPARTMENT

District
Plan: Thousand Palms
Township/Range: T4SR5E
Section: 1



Assessors
Bk. Pg. 670-04
Thomas
Bros. Pg. 758 B5





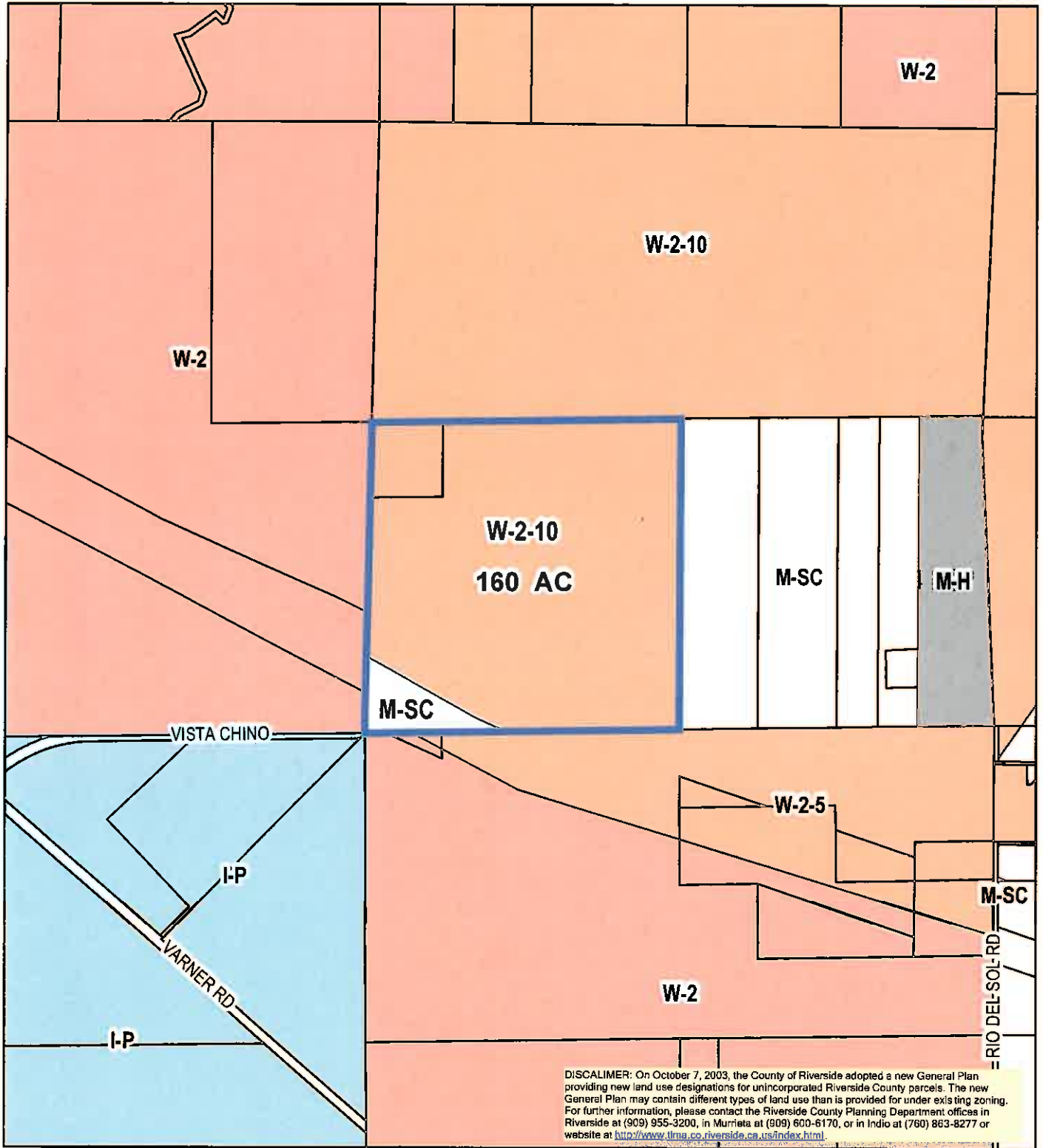
RIVERSIDE COUNTY PLANNING DEPARTMENT

Zone
District: Thousand Palms
Township/Range: T4SR5E
Section: 1



Assessors
Bk. Pg. 670-04
Thomas
Bros. Pg. 758 B5





Zone
District: Thousand Palms
Township/Range: T4SR5E
Section: 1

RIVERSIDE COUNTY PLANNING DEPARTMENT

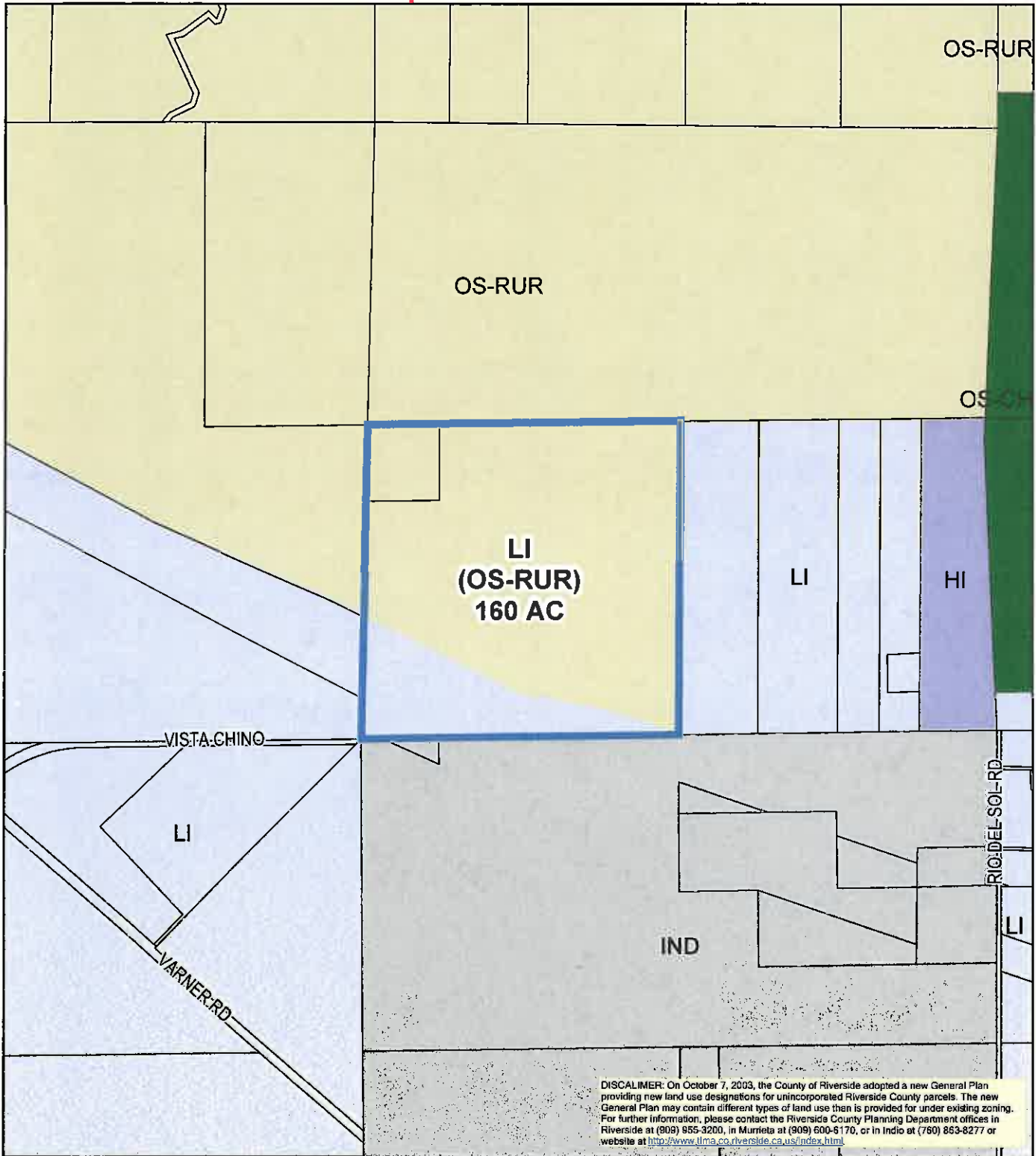
Assessors
Bk. Pg. 670-04
Thomas
Bros. Pg. 758 B5



Supervisor Wilson
District 4
Date Drawn: 4/09/08

GPA00997
Proposed General Plan

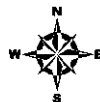
Planner: Amy Aldana
Date: 3/17/08
Exhibit 6



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 (909) 955-3200, in Murrieta at (909) 600-6170, or in Indio at (760) 863-8277 or website at <http://www.lma.co.riverside.ca.us/index.html>

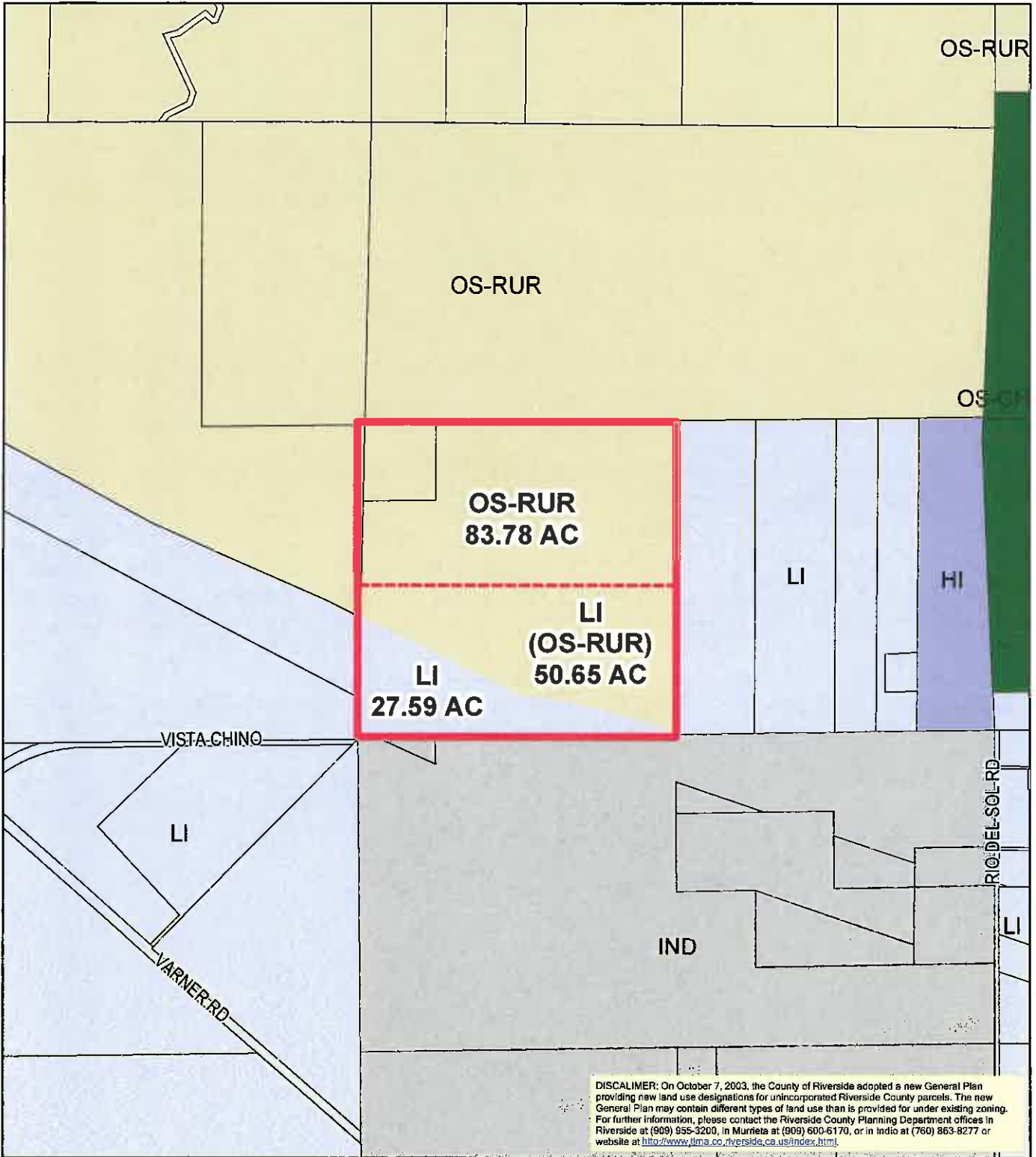
RIVERSIDE COUNTY PLANNING DEPARTMENT

Zone
District: Thousand Palms
Township/Range: T4SR5E
Section: 1



Assessors
Bk. Pg. 670-04
Thomas
Bros. Pg. 758 B5

Recommended General Plan



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 (909) 955-3200, in Murrieta at (909) 600-6170, or in Indio at (760) 863-8277 or website at <http://www.lma.co.riverside.ca.us/index.htm>.

RIVERSIDE COUNTY PLANNING DEPARTMENT

Zone
District: Thousand Palms
Township/Range: T4SR5E
Section: 1



Assessors
Bk. Pg. 670-04
Thomas
Bros. Pg. 758 B5



EXISTING GENERAL PLAN

SW1/4 SEC. 1, T.4S., R.5E. S.B.B. & M.

LAND USE: OS-RUR

A.P.N. 670-040-014

OS-RUR
A.P.N. 670-040-013

LI
A.P.N. 670-040-013

LAND USE: OS-RUR

LAND USE: LI

LAND USE: LI

LAND USE: LI

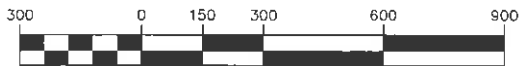
LAND USE: IND

LAND USE: IND

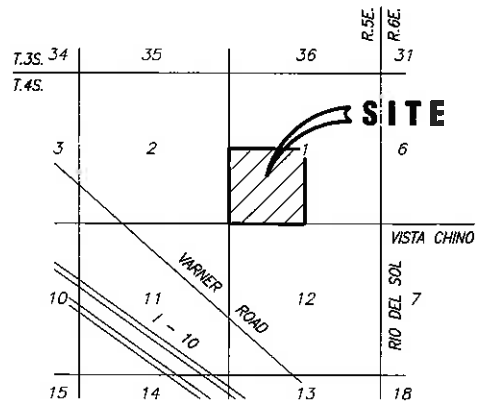
LEGEND

- OS-RUR OPEN SPACE, RURAL
- LI LIGHT INDUSTRIAL

GRAPHIC SCALE



(IN FEET)
1 inch = 300 ft.



VICINITY MAP

NTS

PROPOSED FOUNDATION COMPONENT EXHIBIT

SW1/4 SEC. 1, T.4S., R.5E. S.B.B. & M.

LAND USE: OS-RUR

A.P.N. 670-040-014

OS-RUR

A.P.N. 670-040-013

LI

A.P.N. 670-040-013

1300'

LAND USE: OS-RUR

LAND USE: LI

LAND USE: LI

LAND USE: LI

LAND USE: IND

LAND USE: IND

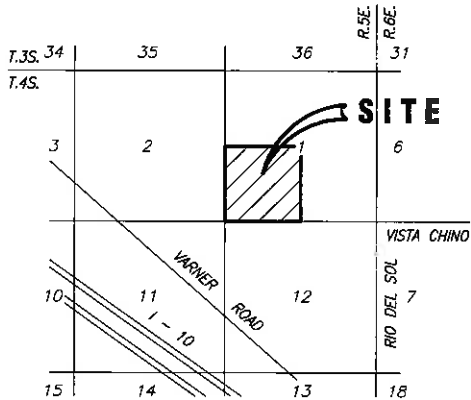
LEGEND

- OS-RUR OPEN SPACE, RURAL
- LI LIGHT INDUSTRIAL

GRAPHIC SCALE



(IN FEET)
1 inch = 300 ft.



VICINITY MAP

NTS

NOTICE OF PUBLIC HEARING
and
INTENT TO ADOPT A NEGATIVE DECLARATION

A **PUBLIC HEARING** has been scheduled, pursuant to Riverside County Land Use Ordinance No. 348, before the **RIVERSIDE COUNTY PLANNING COMMISSION** to consider the project shown below:

GENERAL PLAN AMENDMENT NO. 997 (Foundation and Entitlement/Policy) and CHANGE of ZONE NO. 7888 – Intent to Adopt a Negative Declaration – Applicant: Nnh Properties, LLC. – Engineer/Representative: Coachella Valley Engineers, David Turner – Fourth Supervisorial District: – Area Plan: Western Coachella Valley – Zone District: Thousand Palms – Zone: W-2-10 (Controlled Development Area, 10 Acre Minimum) and M-SC (Manufacturing – Service Commercial) – Policy Area: Rancho Mirage Sphere of Influence – Location: North of Vista Chino, west of Rio Del Sol Road, and east of Varner Road – Project Size: 160 acres – **REQUEST:** Proposal to amend the project site's General Plan Foundation Component from Open Space (OS) to Community Development (CD), amend its Land Use Designation from Open Space-Rural (OS-R) to Light Industrial (LI) (0.25 – 0.60 floor area ratio), and change the site's zoning classification from W-2-10 (Controlled Development Area, 10 Acre Minimum) to M-SC (Manufacturing – Service Commercial) on two parcels, totaling 160 acres.

TIME OF HEARING: **9:00 am** or as soon as possible thereafter
DECEMBER 2, 2015
RIVERSIDE COUNTY ADMINISTRATIVE CENTER
BOARD CHAMBERS, 1ST FLOOR
4080 LEMON STREET
RIVERSIDE, CA 92501

For further information regarding this project, please contact Project Planner, John Hildebrand, at 951-955-1888 or email jhildebr@rctlma.org or go to the County Planning Department's Planning Commission agenda web page at <http://planning.rctlma.org/PublicHearings.aspx>.

The Riverside County Planning Department has determined that the above project will not have a significant effect on the environment and has recommended adoption of a negative declaration. The Planning Commission will consider the proposed project and the proposed negative declaration, at the public hearing. The case file for the proposed project and the proposed negative declaration may be viewed Monday through Thursday, 8:30 a.m. to 5:00 p.m., at the County of Riverside Planning Department, 4080 Lemon Street, 12th Floor, Riverside, CA 92501. For further information or an appointment, contact the project planner.

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

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

Please send all written correspondence to:
RIVERSIDE COUNTY PLANNING DEPARTMENT
Attn: John Hildebrand
P.O. Box 1409, Riverside, CA 92502-1409

PROPERTY OWNERS CERTIFICATION FORM

I, VINNIE NGUYEN, certify that on 10/6/2015,

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

APN (s) or case numbers GPA00997 For

Company or Individual's Name Planning Department,

Distance buffered 2400'.

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

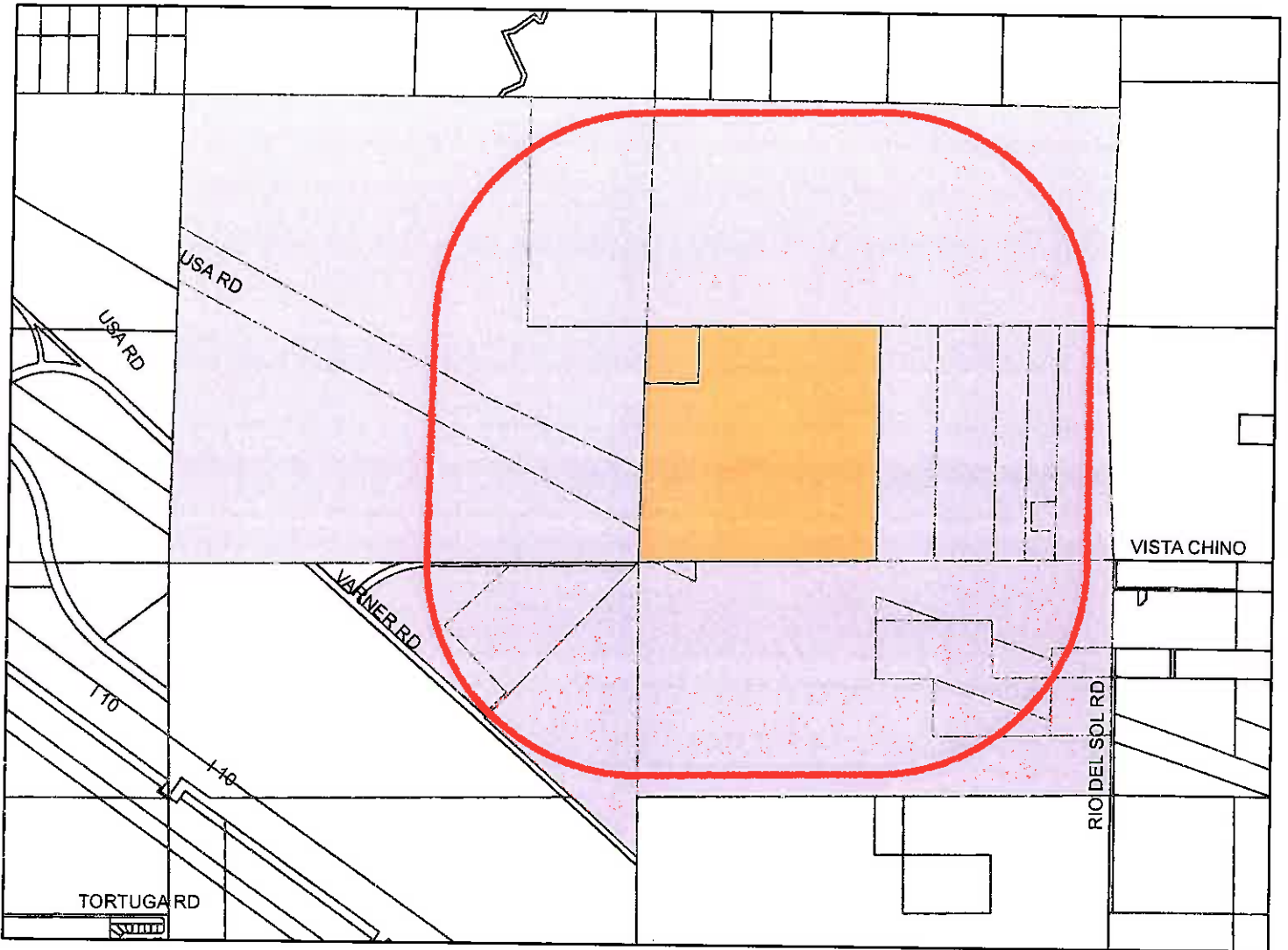
TITLE GIS Analyst

ADDRESS: 4080 Lemon Street 2nd Floor

Riverside, Ca. 92502

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

GPA00997 (2400 feet buffer)



Selected Parcels

- 670-040-008 670-070-009 670-070-010 670-040-005 670-040-003 670-040-007 670-040-004 670-040-013 670-040-014 670-090-003
670-070-003 670-040-010 670-090-007 670-090-008 670-090-001 670-090-002 670-090-004 670-090-006 670-040-001 670-040-009
670-040-011 670-040-012 670-090-005 670-040-006



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.

ASMT: 670040001, APN: 670040001
TED DUMAS
11577 WILLIAMS HWY
GRANTS PASS OR 97527

ASMT: 670040014, APN: 670040014
NNH PROP
201 OCEAN AVE APT 1009B
SANTA MONICA CA 90402

ASMT: 670040003, APN: 670040003
KATHY RUE, ETAL
30 MERILL DR
PALM DESERT CA 92260

ASMT: 670070003, APN: 670070003
PRESTO PROP
27703 CLIO LN
SANTA CLARITA CA 91351

ASMT: 670040004, APN: 670040004
MARY ESCAMILLA
P O BOX 265
THOUSAND PALMS CA 92276

ASMT: 670070010, APN: 670070010
F JONES, ETAL
P O BOX 2724
PALM SPRINGS CA 92262

ASMT: 670040005, APN: 670040005
TRACY BUTLER, ETAL
2 CAMBRIDGE CT
RANCHO MIRAGE CA 92270

ASMT: 670090003, APN: 670090003
PAUL OSOSKI
77 FORDHAM DR
BUFFALO NY 14216

ASMT: 670040006, APN: 670040006
YVONNE ALLEN, ETAL
C/O YVONNE ALLEN
72880 SONORA DR
PALM DESERT CA 92260

ASMT: 670090005, APN: 670090005
USA 670
UNKNOWN 01-18-90

ASMT: 670040007, APN: 670040007
JEFFORD JONES, ETAL
P O BOX 361
THOUSAND PLMS CA 92276

ASMT: 670090006, APN: 670090006
SOUTHERN CALIFORNIA EDISON CO
P O BOX 410
LONG BEACH CA 90801

ASMT: 670040008, APN: 670040008
MIGUEL QUINTERO, ETAL
80547 VIRGINIA AVE
INDIO CA 92201

ASMT: 670090008, APN: 670090008
SOUTHERN CALIF EDISON CO
P O BOX 800
ROSEMEAD CA 91770



ASMT: 670040001, APN: 670040001
TED DUMAS
11577 WILLIAMS HWY
GRANTS PASS OR 97527

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ROSEMEAD CA 91770





RIVERSIDE COUNTY PLANNING DEPARTMENT

Steven Weiss, AICP
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.

General Plan Amendment No. 997 & Change of Zone 7888

Project Title/Case Numbers

John Earle Hildebrand

County Contact Person

951-955-5188

Phone Number

N/A

State Clearinghouse Number (if submitted to the State Clearinghouse)

NNH Properties, LLC

Project Applicant

201 Ocean Ave. Apt B1009, Santa Monica, CA 90402

Address

The project site is located North of Vista Chino, West of Rio Del Sol Road, and East of Varner Road. (APNs: 670-040-013 and 670-040-014)

Project Location

Proposal to amend a portion of the project site's General Plan Foundation Component from Open Space (OS) to Community Development (CD), amend its Land Use Designation from Open Space-Rural (OS-R) to Light Industrial (LI) (0.25 – 0.60 FAR), and change the site's zoning classification from W-2-10 (Controlled Development Area, 10 acre minimum) to M-SC (Manufacturing – Service Commercial) on two parcels, totaling 160 acres.

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 NEGATIVE DECLARATION Report was prepared for the project pursuant to the provisions of the California Environmental Quality Act and reflects the independent judgment of the Lead Agency.
3. Mitigation measures WERE NOT made a condition of the approval of the project.
4. A Mitigation Monitoring and Reporting Plan/Program WAS NOT adopted.
5. A statement of Overriding Considerations WAS NOT adopted
6. Findings WERE NOT made pursuant to the provisions of CEQA.

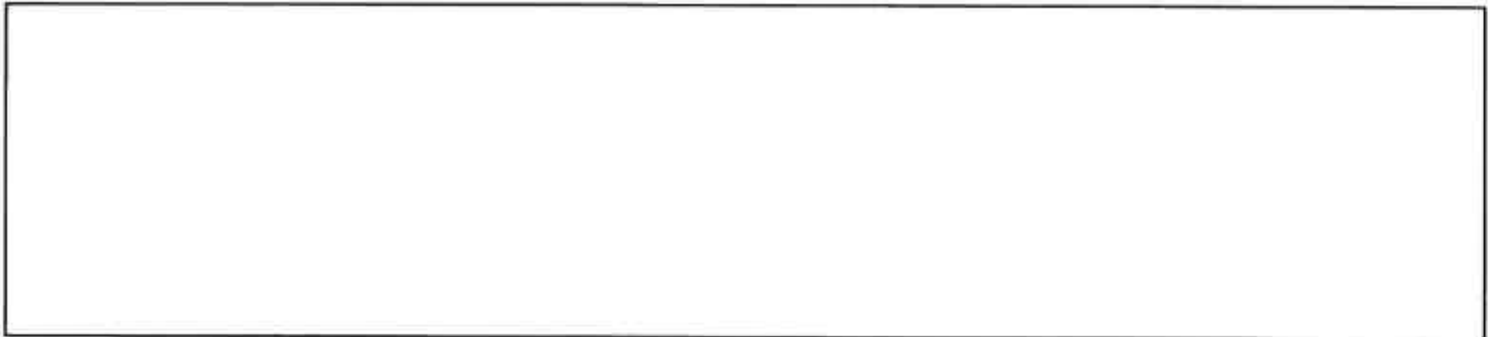
This is to certify that the earlier EA, with comments, responses, and record of project approval is available to the general public at: Riverside County Planning Department, 4080 Lemon Street, 12th Floor, Riverside, CA 92501.

John Hildebrand
Signature

Project Planner
Title

10/20/2015
Date

Date Received for Filing and Posting at OPR: _____





RIVERSIDE COUNTY PLANNING DEPARTMENT

*Steven Weiss, AICP
Planning Director*

NEGATIVE DECLARATION

Project/Case Number: General Plan Amendment No. 997 & Change of Zone No. 7888

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

PROJECT DESCRIPTION, LOCATION (see Environmental Assessment).

COMPLETED/REVIEWED BY:

By: John Hildebrand Title: Project Planner Date: October 20, 2015

Applicant/Project Sponsor: NNH Properties, LLC Date Submitted: February 14, 2008

ADOPTED BY: Board of Supervisors

Person Verifying Adoption: _____ Date: _____

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

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

For additional information, please contact John Hildebrand at (951) 955-1888.

Revised: 10/16/07
Y:\Planning Master Forms\CEQA Forms\Negative Declaration.doc

Please charge deposit fee case#: ZEA41826 ZCFG05173

FOR COUNTY CLERK'S USE ONLY

COUNTY OF RIVERSIDE
SPECIALIZED DEPARTMENT RECEIPT
Permit Assistance Center

O* REPRINTED * I0800487

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

39493 Los Alamos Road
Suite A
Murrieta, CA 92563
(951) 694-5242

38686 El Cerrito Rd
Indio, CA 92211
(760) 863-8271

Received from: NNH PROPERTIES LLC \$64.00
paid by: CK 1025
CFG FOR EA41826 (GPA00997)
paid towards: CFG05173 CALIF FISH & GAME: DOC FEE
at parcel: 72189 VARNER RD THOU
appl type: CFG3

By _____ Feb 14, 2008 15:52
KHAFLIGE posting date Feb 14, 2008

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

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

COUNTY OF RIVERSIDE
SPECIALIZED DEPARTMENT RECEIPT
Permit Assistance Center

S* REPRINTED * I1502177

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

39493 Los Alamos Road
Suite A
Murrieta, CA 92563
(951) 694-5242

38686 El Cerrito Rd
Indio, CA 92211
(760) 863-8271

Received from: NNH PROPERTIES LLC \$2,210.00
paid by: CK 1517
CFG FOR EA41826 (GPA00997)
paid towards: CFG05173 CALIF FISH & GAME: DOC FEE
at parcel: 72189 VARNER RD THOU
appl type: CFG3


By _____ Aug 26, 2015 13:57
JCMITCHE posting date Aug 26, 2015

Account Code	Description	Amount
658353120100208100	CF&G TRUST	\$2,210.00

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

Agenda Item No.: 4.8
Area Plan: Temescal Canyon
Zoning Area: Glen Ivy
Supervisory District: First
Project Planner: John Earle Hildebrand III
Planning Commission: December 2, 2015

General Plan Amendment No. 1008
Change of Zone No. 7886
Environmental Assessment No. 41838
Applicant: USA Waste of California
Engineer/Representative: Southland Engineering



Steve Weiss, AICP
Planning Director

COUNTY OF RIVERSIDE PLANNING DEPARTMENT STAFF REPORT

PROJECT DESCRIPTION AND LOCATION:

General Plan Amendment No. 1008 (Foundation and Entitlement/Policy Amendment) and Change of Zone No. 7886 – Proposal to amend the project site’s General Plan Foundation Component from Open Space (OS) to Community Development (CD), amend its Land Use Designation from Rural (RUR) and Mineral Resources (MR) to Conservation Habitat (CH) and Heavy Industrial (HI) (0.15 to 0.50 FAR), and change the site’s zoning classification from M-R (Mineral Resources) and M-R-A (Mineral Resources & Related Manufacturing) to M-H (Manufacturing Heavy) and N-A (Natural Assets) on four parcels, totaling 327.6 acres, located east of Interstate 15 and Temescal Canyon Road, north of Dawson Canyon Road, and west of El Sobrante Landfill.

BACKGROUND:

General Plan Initiation Proceedings (“GPIP”)

This project was submitted on February 14, 2008, during the 2008 General Plan Review Cycle application period and was recommended for initiation to the Board of Supervisors by County staff, the Planning Director, and the Planning Commission. On April 6, 2010, the Riverside County Board of Supervisors adopted an order initiating proceedings for General Plan Amendment No. 1008. The GPIP report package is included with this report, as an attachment. GPA No. 1008 and Change of Zone No. 7886 (the “project”) are now being taken forward for consideration.

Site Operations

The site is located adjacent to the Interstate I-15 corridor, running in a northwest/southwest direction through Temescal Canyon. In addition to suburban residential and rural estate neighborhoods along the I-15 corridor, there are industrial uses, extensive areas of existing and potentially new mineral extraction, as well as the El Sobrante Landfill. The project site itself has previously supported both clay mining and composting operations, including the Rentrac Liston Clay Pit (SMP00107), the Synagro Recycle Mine (SMP00175) which was operated as a source of soil materials to blend with compost from the Synagro composting operation (CUP02999), and the Rentrac Corona Clay Pit (RCL00121), a vested mining operation. Presently, there is no mining occurring on the site. The Synagro composting operation vacated the site within the past year and the Synagro Recycle Mine entitlement (SMP00175) expired in January 2010. Currently, portions of the site are being reclaimed through a slope restoration process.

Multi-Species Habitat Conservation Plan (“MSHCP”)

The project site is located within portions of the Western Riverside County Multi-Species Habitat Conservation Plan (“WRCMSHCP”) Criteria Area Cells 2829, 2932, and 2934 and as a result, is subject to the Western Riverside County Regional Conservation Authority (“RCA”) review. The site is located

within Cell Group E of the Temescal Canyon Area Plan. Conservation within this Cell Group will contribute to assembly of Proposed Extension of Existing Core 2 to the north and east of the site. Conservation within this Cell Group will focus on coastal sage scrub and Riversidean alluvial fan sage scrub in a mosaic of upland habitat, and water and riparian scrub, woodland, and forest habitat. Areas conserved within this Cell Group will be connected to a variety of uplands and wetlands proposed for conservation in Cell Group D to the north and Cell Group F to the south. Conservation within this Cell Group will range from 65%-75% of the Cell Group focusing on the central portions of the Cell Group. The site, much of it previously disturbed, is located within this central portion of the Cell Group. Several Habitat Acquisition and Negotiation Strategy ("HANS") applications have been previously submitted to the County, including HANS01934 (withdrawn), HANS01986 (approved for the northern portion of the site), and HANS02041 (approved for the southern portion of the site). As a result of the RCA determination, 144.77 acres of the project site are required for conservation. This General Plan Amendment and accompanying Change of Zone will reflect the conservation area; whereby the Land Use and Zoning will become Conservation and Natural Assets, respectively.

SB 18 and AB 52 Tribal Consultations

Pursuant to SB 18 requirements, Riverside County staff previously requested a list from the Native American Heritage Commission ("NAHC") of Native American Tribes whose historical extent includes the project site. Consultation request notices were sent to each of the Tribes on the list on September 12, 2012. SB 18 provides for a 90-day review period in which all noticed Tribes may request consultation regarding the proposed project. County staff received no consultation requests for this project during the 90-day review period.

AB 52 became effective on July 1, 2015. In compliance with AB 52, separate notices regarding this project were mailed to all requesting Tribes on September 10, 2015. AB 52 provides for a 30-day review period in which all noticed Tribes may request consultation regarding the proposed project. Although County staff received no specific requests for consultation within the 30-day period, the Pechanga Tribe has requested in general, they be notified for potential consultation. Staff discussed the project during a conference call and concluded that since this project includes a General Plan Amendment and Change of Zone only, resulting in no ground disturbance, no further consultation is required. Additionally, in accordance with AB 52, County staff will again notice the Pechanga Tribe, as well as all other requesting Tribes, at the time an implementing project is submitted.

Sphere of Influence

The project site is located within the City of Corona's sphere of influence and was submitted to them for their review. Currently, the City has no plans for annexation of the project site, nor its immediate surroundings. At the time of staff report preparation, County staff received no comments from the City of Corona regarding this project.

ISSUES OF POTENTIAL CONCERN:

General Plan Amendment Findings

This project includes both a Regular Foundation Amendment and an Entitlement/Policy Amendment. A Regular Foundation Amendment application is allowed to be submitted only during a General Plan Review Cycle, which was previously every five (5) years and is now every eight (8) years. This project was submitted on February 14, 2008, within the 2008 General Plan Review Cycle application period. A Regular Foundation Amendment is required to adhere to a two-step approval process; whereby the first step is for the Board of Supervisors to adopt an order to initiate the Amendment proceedings. The second step, after initiation, is for the proposed Regular Foundation Amendment to go through the

entitlement process, where the project will be publicly noticed and prepared for both Planning Commission and Board of Supervisors hearings and finalized during an adoption cycle.

The Administration Element of the Riverside County General Plan and Article 2 of Ordinance No. 348 provides that three (3) findings must be made for a Regular Foundation Amendment. Additionally, five (5) findings must be made for an Entitlement/Policy Amendment. This proposed project is a request to change from one Foundation Component to another, as well as from one Land Use Designation to another. As a result, both sets of findings must be made. There is some overlap between the Foundation and Entitlement/Policy Amendment findings, which are further described below:

- 1) (FOUNDATION FINDING) *The Foundation change is based on substantial evidence that new conditions or circumstances disclosed during the review process justify modifying the General Plan, that the modifications do not conflict with the overall Riverside County Vision, and that they would not create an internal inconsistency among the elements of the General Plan.*

New Circumstance

The project site is located within the El Sobrante Landfill Policy Area, which requires that development proposed within one-half mile of the El Sobrante Landfill be compatible with it, as determined by the County of Riverside's Waste Management and Planning Departments. As a result of the termination of the surface mining and composting operations, as well as the reclamation of the site, a new condition or circumstance has occurred since the previous 2003 County General Plan update, which now enables a potentially alternative use for the site. As stated, any future use will be required to be compatible with the adjacent landfill. This project is a proposal for a Foundation Component Amendment to Community Development (CD), which will enable an Entitlement/Policy Amendment to a Heavy Industrial (HI) Land Use Designation, which is a compatible designation with the landfill. Due to these reasons, a General Plan Component Foundation change is justified.

Riverside County Vision

The Riverside County General Plan Vision Statement discusses many concepts, which are distinguished by categories and include housing, population growth, healthy communities, conservation, transportation, and several others. This project has been reviewed in conjunction with the Vision Statement and staff has determined that the project is consistent with it. Specifically, the Conservation and Open Space Resource System portion of the General Plan Vision Statement says, "A major thrust of the multipurpose open space system is the preservation of components of the ecosystem and landscape that embody the historic character and habitat of the County, even though some areas have been impacted by man-made changes." Historically, the site has been utilized for surface mining operations and commercial composting. These uses have ceased and as a result of a proposed repurposing of the site through this application, dedication of 144.77 acres of the project site for conservation is required pursuant to the RCA determination. In addition, a portion of the site to the north is in the process of being reclaimed, converted back to a more natural state. The dedication will further contribute to the creation of habitat corridors, which is consistent with the Riverside County Vision Statement.

This Foundation Component change will also result in changing the non-conservation portion of the site, which includes 182.83 acres, to Community Development, in order to support a Land Use Designation of Heavy Industrial. Furthermore, this change is consistent with the Riverside County Vision Statement, as demonstrated under Our Communities and Their Neighborhoods section which states, "Development occurs only where appropriate and where adequate public facilities and services are available or are provided for at the time of development in accordance with adopted level-of-service standards." Any future development of the site is necessary to be compatible with

the El Sobrante landfill. Changing the land use to Heavy Industrial will enable a framework of uses that would be appropriate and compatible with the landfill in the long-term.

Internal Consistency

The project site is located within the El Sobrante Landfill Policy Area; however, this Foundation Component change will not result in any internal inconsistencies between the General Plan Elements, nor is it incompatible with the Policy Area. Staff has reviewed this project in conjunction with the Riverside County General Plan, and has determined that this project is in conformance with the policies and objectives of each Element, as demonstrated by the following ways:

The Fundamental Man-made Environment Value of the Vision Statement, states the following:

- We acknowledge and respect the long heritage of economic endeavors that have shaped portions of our environment through mining, agriculture, renewable energy development and similar enterprises and continue to take their value into consideration in shaping our environmental management.

This Foundation Component change is the logical next step in repurposing a surfacing mining and commercial composting site into another viable industrial use, while still remaining consistent with the General Plan and remaining compatible with the adjacent landfill.

Additionally, Policy OS 17.1 of the Open Space Element states the following:

- Enforce the provisions of applicable MSHCP's, and implement related Riverside County policies when conducting review of development applications.

As discussed above, this project is located within several Criteria Cells within the WRCMSHCP boundary area. As a result, the project was submitted to the WRCRCA for review, which made a determination that a portion of the project site be conserved.

Lastly, Policy OS 17.3 of the Open Space Element states the following:

- Enforce the provisions of applicable MSHCP's, and implement related Riverside County policies when conducting review of possible general plan amendments and/or zoning changes, including policies regarding the handling of private and public stand alone applications for general plan amendments, lot line adjustments and zoning ordinance amendments that are not accompanied by, or associated with, an application to subdivide or other land use development application. Every stand alone application shall require an initial Habitat Evaluation and Acquisition Negotiation Process (HANS) assessment and such assessment shall be made by the Planning Department's Environmental Programs Division. Habitat assessment and species specific focused surveys shall not be required as part of this initial HANS assessment for stand alone applications but will be required when a development proposal or land use application to subsequently subdivide, grade or build on the property is submitted to the County.

The project site is located within Criteria Cell Nos. Criteria Area Cells 2829, 2932, and 2934 of the WRCMSHCP boundary. As a result, two Habitat Acquisition and Negotiation Strategy ("HANS") applications (HANS01986 – covers the northern portion of the site and HANS02041 – covers the southern portion of the site) were submitted to the County, which resulted in 144.77 acres of the project site being required for conservation. As a result, this project meets the requirements of the

WRCMSHCP, is consistent with the General Plan, and this Foundation Component change is justified.

2) (ENTITLEMENT/POLICY FINDING) The proposed change does not involve a change in or conflict with:

a) The Riverside County Vision;

As demonstrated in the above discussion, this proposed General Plan Foundation Component change is consistent with the Vision Statement of the Riverside County General Plan. For the same reasons, this General Plan Land Use Amendment also is consistent. The project will result in a Land Use change to a property formally utilized for surface mining and commercial composting. This Amendment will enable site to establish future Industrial uses, which will be compatible with the adjacent land fill and area in general. As a result, this project is consistent with the Riverside County Vision Statement.

b) Any General Plan Principle; or

The Riverside County General Plan, Appendix B: General Planning Principles, consists of seven (7) categories, including Community Development, Environmental Protection, Transportation, Community Design, Agricultural, Rural Development, and Economic Development. This project has been reviewed in conjunction with these categories and staff has determined that the project is consistent with the planning principles contained within. Specifically, the following two principles are of note.

The first principle is within the Environmental Protection Principles category – Multi-purpose Open Space, and states:

- Designation of open spaces in the General Plan and Area Plans conveys the intent of creating a comprehensive open space system that provides a framework for community development and encompasses the needs of humans for active and passive recreation, as well as the needs of multiple species for survival and sustenance. Within that overall designation, the functional areas of community open space and habitat preservation should be clearly delineated.

A portion of the site is currently designated Open Space, however the site is not currently being utilized as traditional Open Space, due to the mining operations. The site is privately owned, and access is restricted. Also, as a result of decades of mining operations, the site has been cleared of most vegetation and holds very little viable habitat. However, approximately 144.77 acres of the site will become true Open Space as required by the RCA. This combination of rededicated Open Space furthers this Multi-purpose Open Space principle.

The second principle, within the Economic Development category – Land and Development Activity, states the following:

- Focus on availability of vacant, developable land that can accommodate a variety of economic enterprises.

The project site contains no permanent structures and is a combination of vacant developable land and conservation area, with a portion currently undergoing reclamation. Cessation of the surface mining and composting operations has provided an opportunity for new vacant land, which can accommodate a variety of future industrial uses.

c) Any Foundation Component designation in the General Plan.

As demonstrated in the above findings, this proposed Foundation Component Amendment in conjunction with the Entitlement/Policy Amendment, does not conflict with the Riverside County Vision Statement nor any of the General Plan principles. This Amendment will result in a logical land use conversion to Heavy Industrial in support of the existing industrial operations in the area and will remain compatible with the adjacent land fill. Furthermore, it will result in a dedication of conservation area, contributing to the established MSHCP linkages in the area.

3) (ENTITLEMENT/POLICY FINDING) The proposed amendment would either contribute to the achievement of the purposes of the General Plan or, at a minimum, would not be detrimental to them.

One of the primary goals of the Riverside County General Plan is to enable orderly and managed growth throughout the County. Policy LU 3.1(b) of the General Plan Land Use element states, "Assist in and promote the development of infill and underutilized parcels which are located in the Community Development areas, as identified on the General Plan Land Use Map." This General Plan Amendment will result in changing the project site from one Foundation Component to another and also the Land Use Designation to Heavy Industrial, which will enable future uses that are compatible with the existing El Sobrante Landfill. As a result, this change in Land Use will further the General Plan's goals though enabling an underutilized area, the opportunity for future development.

Additionally, Policy LU 8.1 of the General Plan Land Use element states, "Provide for permanent preservation of open space lands that contain important natural resources, hazards, water features, watercourses, and scenic and recreational values." The project site is 327.6 acres in area and is entirely located within several MSHCP Criteria Cells. Nearly half of the site, 144.77 acres, will be dedicated for conservation. As a result of providing new conservation area, this project is consistent with the Land Use Policies of the Riverside County General Plan.

4) (ENTITLEMENT/POLICY FINDING) Special circumstances or conditions have emerged that were unanticipated in preparing the General Plan.

As discussed in the above findings, the project site is located within the El Sobrante Landfill Policy Area within an industrial/mineral extraction area. The site has previously supported both clay mining and composting operations; however, there are currently no active mining operations on site. As a result of the cessation of both mining and composting operations, coupled with reclamation of a portion of the site, a new condition since the 2003 Riverside County General Plan update has occurred, which supports modifying the General Plan.

SUMMARY OF FINDINGS:

- | | |
|---|--|
| 1. Existing Foundation General Plan Land Use (Ex #6): | Open Space (OS) |
| 2. Proposed Foundation General Plan Land Use (Ex #6): | Community Development (CD) |
| 3. Existing General Plan Land Use (Ex #6): | Rural (RUR) and Mineral Resources (MR) |

- | | |
|---|---|
| 4. Proposed General Plan Land Use (Ex #6): | Conservation Habitat (CH) and Heavy Industrial (HI) (0.15 to 0.50 FAR) |
| 5. Surrounding General Plan Land Use (Ex #5): | Conservation Habitat (CH) to the north, Light Industrial (LI) to the south, Rural (RUR) to the west, and Public Facilities (PF) to the east. |
| 6. Existing Zoning (Ex #3): | M-R (Mineral Resources) and M-R-A (Mineral Resources & Related Manufacturing) |
| 7. Proposed Zoning (Ex #3): | M-H (Manufacturing Heavy) and N-A (Natural Assets) |
| 8. Surrounding Zoning (Ex #3): | R-A-10 (Residential Agricultural, 10-acre minimum) to the north, R-R (Rural Residential) to the east, M-R (Mineral Resources) to the southeast, and N-A (Natural Assets) to the west. |
| 9. Existing Land Use (Ex #1): | Vacant Land |
| 10. Surrounding Land Use (Ex #1): | Vacant Land/Open Space to the west and north, El Sobrante Land Fill to the east, and access roads to the south. |
| 11. Project Size (Ex #1): | Total Acreage: 327.6 Acres |
| 12. Environmental Concerns: | See Environmental Assessment No. 41838 |

RECOMMENDATIONS:

ADOPT PLANNING COMMISSION RESOLUTION No. 2015-022 recommending adoption of General Plan Amendment No. 1008 to the Riverside County Board of Supervisors.

THE PLANNING STAFF RECOMMENDS THAT THE PLANNING COMMISSION RECOMMEND THE FOLLOWING ACTIONS TO THE BOARD OF SUPERVISORS:

ADOPT a **NEGATIVE DECLARATION** for **ENVIRONMENTAL ASSESSMENT NO. 41838**, based on the findings incorporated in the initial study and the conclusion that the project will not have a significant effect on the environment; and

TENTATIVELY APPROVE GENERAL PLAN AMENDMENT NO. 1008 to amend the project site's General Plan Foundation Component from Open Space (OS) to Community Development (CD), amend its Land Use Designation from Rural (RUR) and Mineral Resources (MR) to Conservation Habitat (CH) and Heavy Industrial (HI) (0.15 to 0.50 FAR) on four parcels, totaling 327.6 acres in accordance with the Proposed General Plan Land Use Exhibit #6; based on the findings and conclusions incorporated in the staff report; and, pending final adoption of the General Plan Amendment Resolution by the Board of Supervisors; and

TENTATIVELY APPROVE CHANGE OF ZONE NO. 7886 changing the site's zoning classification from M-R (Mineral Resources) and M-R-A (Mineral Resources & Related Manufacturing) to M-H (Manufacturing Heavy) and N-A (Natural Assets) on four parcels, totaling 327.6 acres, in accordance

with the Proposed Zoning Exhibit #3, based on the findings and conclusions incorporated in the staff report; and, pending final adoption of a Zoning Ordinance by the Board of Supervisors.

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 has a General Plan Land Use of Open Space: Rural (OS:RUR) and Open Space: Mineral Resources (OS:MR) and is located within the Temescal Canyon Area Plan.
2. The project site is surrounded by properties which have a General Plan Land Use of Open Space: Conservation Habitat (OS:CH) to the north, Community Development: Light Industrial (CD-LI) to the south, Open Space: Rural (OS:RUR) to the west, and Community Development: Public Facilities (CD:PF) to the east.
3. This Regular Foundation Component Amendment and Entitlement/Policy Amendment will result in a Land Use change to Open Space: Conservation Habitat (OS:CH) and Community Development: Heavy Industrial (CD:HI) (0.15-0.50 FAR).
4. As provided in this staff report, this project is consistent with both the Administrative Element of the Riverside County General Plan and Sections 2.4 and 2.5 of Ordinance No. 348.
5. As provided in this staff report, this project is in conformance with each of the Riverside County General Plan Elements and will not create an internal inconsistency with them.
6. As provided in this staff report, this project does not conflict with nor does it require any changes to the Riverside County Vision Statement.
7. As provided in this staff report, this project is consistent with the planning principles in Appendix B of the Riverside County General Plan.
8. On site mining and composting operations have ceased and reclamation of a portion of the site to the north has begun. As a result of the cessation of uses, combined with site restoration, this General Plan Foundation Component change is justified due to new circumstances.
9. One of the primary goals of the Riverside County General Plan is to enable orderly and managed growth throughout the County. Policy LU 3.1(b) of the General Plan Land Use element states, "Assist in and promote the development of infill and underutilized parcels which are located in the Community Development areas, as identified on the General Plan Land Use Map." This General Plan Amendment will result in changing the project site from one Foundation Component to another and also the Land Use Designation to Heavy Industrial, which will enable future uses that are compatible with the existing El Sobrante Landfill. As a result, this change in Land Use will further the General Plan's goals though enabling a compatible infill development project in logical location.
10. Policy LU 8.1 of the General Plan Land Use element states, "Provide for permanent preservation of open space lands that contain important natural resources, hazards, water features, watercourses, and scenic and recreational values." The project site is 327.6 acres in area and is entirely located within several MSHCP Criteria Cells. Nearly half of the site, 144.77 acres, will be dedicated for conservation. As a result of providing new conservation area, this project is consistent with the Land Use Policies of the Riverside County General Plan.

11. The project site has a zoning classification of M-R (Mineral Resources) and M-R-A (Mineral Resources & Related Manufacturing).
12. The project site is surrounded by properties which have a zoning classification of R-A-10 (Residential Agricultural, 10-acre minimum) to the north, R-R (Rural Residential) to the east, M-R (Mineral Resources) to the southeast, and N-A (Natural Assets) to the west.
13. This Change of Zone will result in a new zoning classification of N-A (Natural Assets) and M-H (Manufacturing Heavy).
14. Environmental Assessment No. 41838 identified no potentially significant impacts, and resulted in a Negative Declaration of environmental effects.

CONCLUSIONS:

1. The proposed project is in conformance with the Open Space: Conservation Habitat (OS:CH) and Community Development: Heavy Industrial (CD:HI) (0.15 to 0.50 FAR) Land Uses, and with all other elements of the Riverside County General Plan.
2. The proposed project is consistent with the Manufacturing Heavy (M-H) and Natural Assets (N-A) zoning classification of Ordinance No. 348, and with all other applicable provisions of Ordinance No. 348.
3. The public's health, safety, and general welfare are protected through project design.
4. The proposed project is compatible with the present and future logical development of the area.
5. The proposed project will not have a significant negative effect on the environment.
6. The proposed project will not preclude reserve design for the Western Riverside County Multiple Species Habitat Conservation Plan ("WRCMSHCP").

INFORMATIONAL ITEMS:

1. As the time of staff report preparation, no letters, in support or opposition have been received.
2. The project site **is not** located within:
 - a. The boundaries of a City; or
 - b. An Airport Influence Area ("AIA"); or
 - c. A Special Flood Hazard Area, Area drainage Plan, or Dam Inundation Area; or
 - d. A County Service Area ("CSA").
3. The project site **is** located within:
 - a. City of Corona sphere of influence; and
 - b. "Low" and "Moderate" liquefaction area; and
 - c. Criteria Cells of the Multi-Species Habitat Conservation Plan ("MSHCP"); and
 - d. A "High" wildfire hazard zone; and
 - e. A State Responsibility area.

4. The project site is currently designated as Assessor's Parcel Number: 283-120-001, 283-120-002, 283-120-003, and 283-120-018.

2
3 **RESOLUTION NO. 2015-022**
4 **RECOMMENDING ADOPTION OF**
5 **GENERAL PLAN AMENDMENT NO. 1008**
6

7 **WHEREAS**, pursuant to the provisions of Government Code Section(s) 65350/65450 et. seq.,
8 public hearings were held before the Riverside County Planning Commission in Riverside, California on
9 December 2, 2015, to consider the above-referenced matter; and,

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

15
16 **WHEREAS**, the matter was discussed fully with testimony and documentation presented by the
17 public and affected government agencies; now, therefore,

18 **BE IT RESOLVED, FOUND, DETERMINED, AND ORDERED** by the Planning
19 Commission of the County of Riverside, in regular session assembled on December 2, 2015, that it has
20 reviewed and considered the environmental document prepared or relied on and recommends the
21 following based on the staff report and the findings and conclusions stated therein:
22

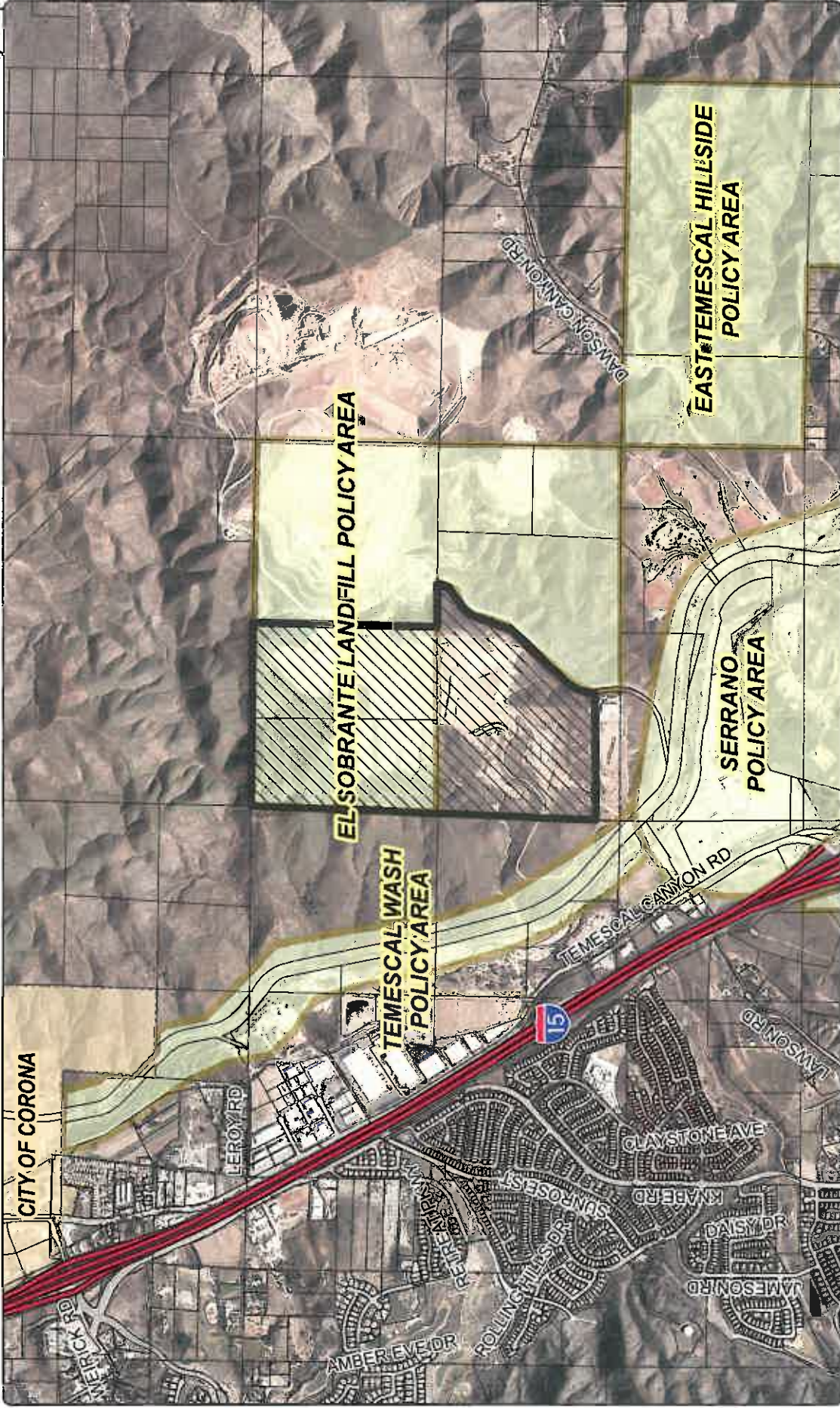
23 **ADOPTION** of the Negative Declaration environmental document, Environmental Assessment
24 File No. 41838; and

25 **ADOPTION** of General Plan Amendment No. 1008
26
27
28

RIVERSIDE COUNTY PLANNING DEPARTMENT
CZ07886 GPA01008
VICINITY/POLICY AREAS

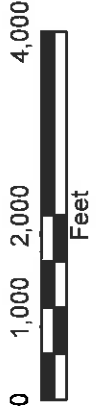
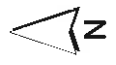
Supervisor Jeffries
 District 1

Date Drawn: 10/09/2015
 Vicinity Map



Zoning Area: Glen Ivy

Author: Vinnie Nguyen



DISCLAIMER: On October 7, 2014, the County of Riverside adopted a new General Plan providing for land use designations for unincorporated Riverside County for public safety, fire, and other purposes. For further information, please contact the Riverside County Planning Department offices at (951) 953-2310. Website: <http://www.riversideca.gov>. File Number: 170888-00077. Eastern County of Riverside.

RIVERSIDE COUNTY PLANNING DEPARTMENT

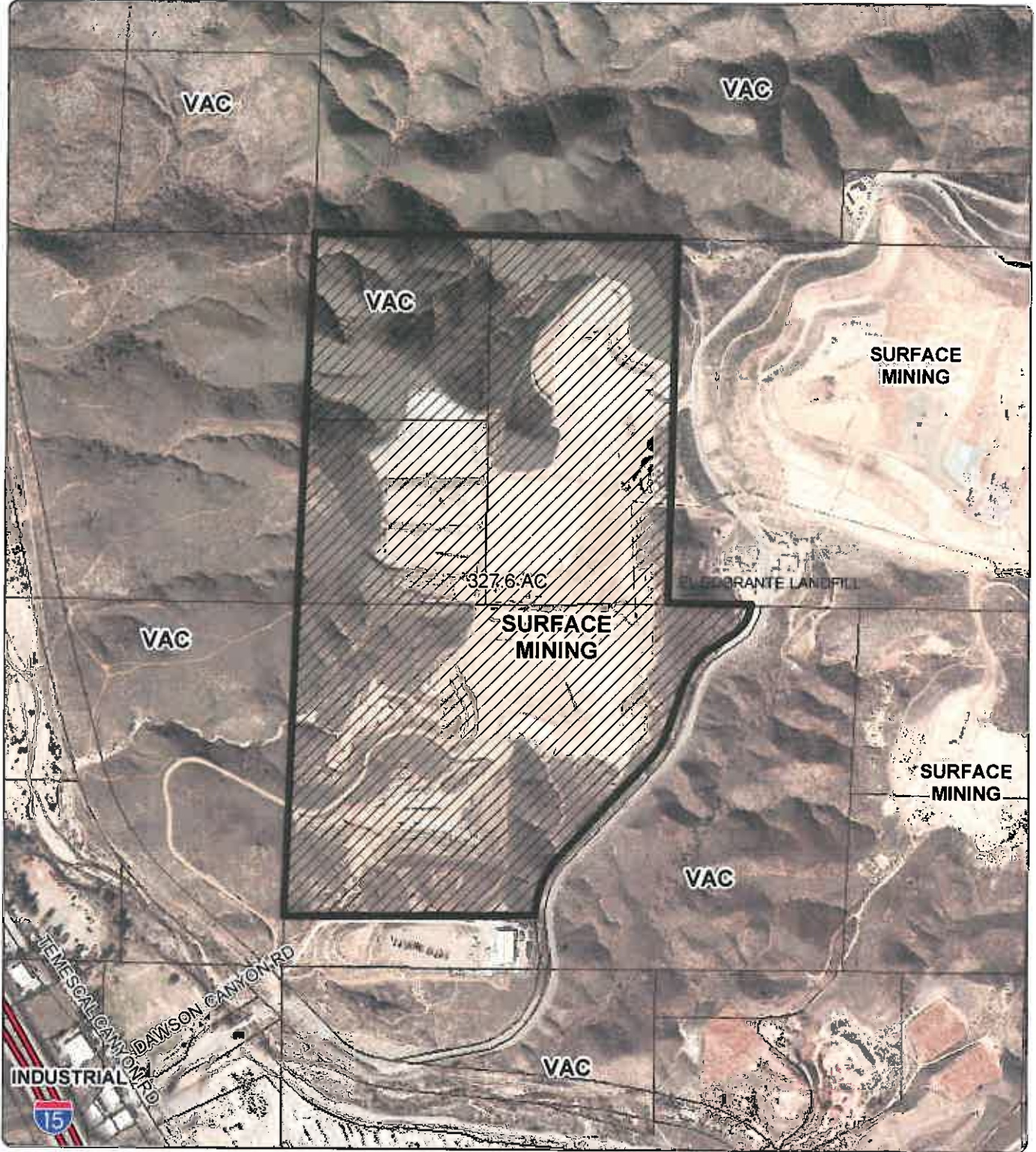
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LAND USE

Supervisor Jeffries
District 1

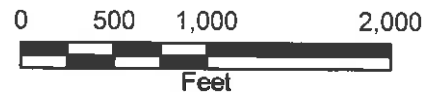
Date Drawn: 10/09/2015

Exhibit 1



Zoning Area: Glen Ivy

Author: Vinnie Nguyen



DISCLAIMER: On October 7, 2003, the County of Riverside adopted a new General Plan providing new land use designations for unincorporated Riverside County parcels. The new General Plan may contain different type of land use than is provided for under existing zoning. For further information, please contact the Riverside County Planning Department offices in Riverside at (951)955-3200 (Western County) or in Palm Desert at (760)963-6277 (Eastern County) or Website <http://planning.cdrlms.org>

RIVERSIDE COUNTY PLANNING DEPARTMENT

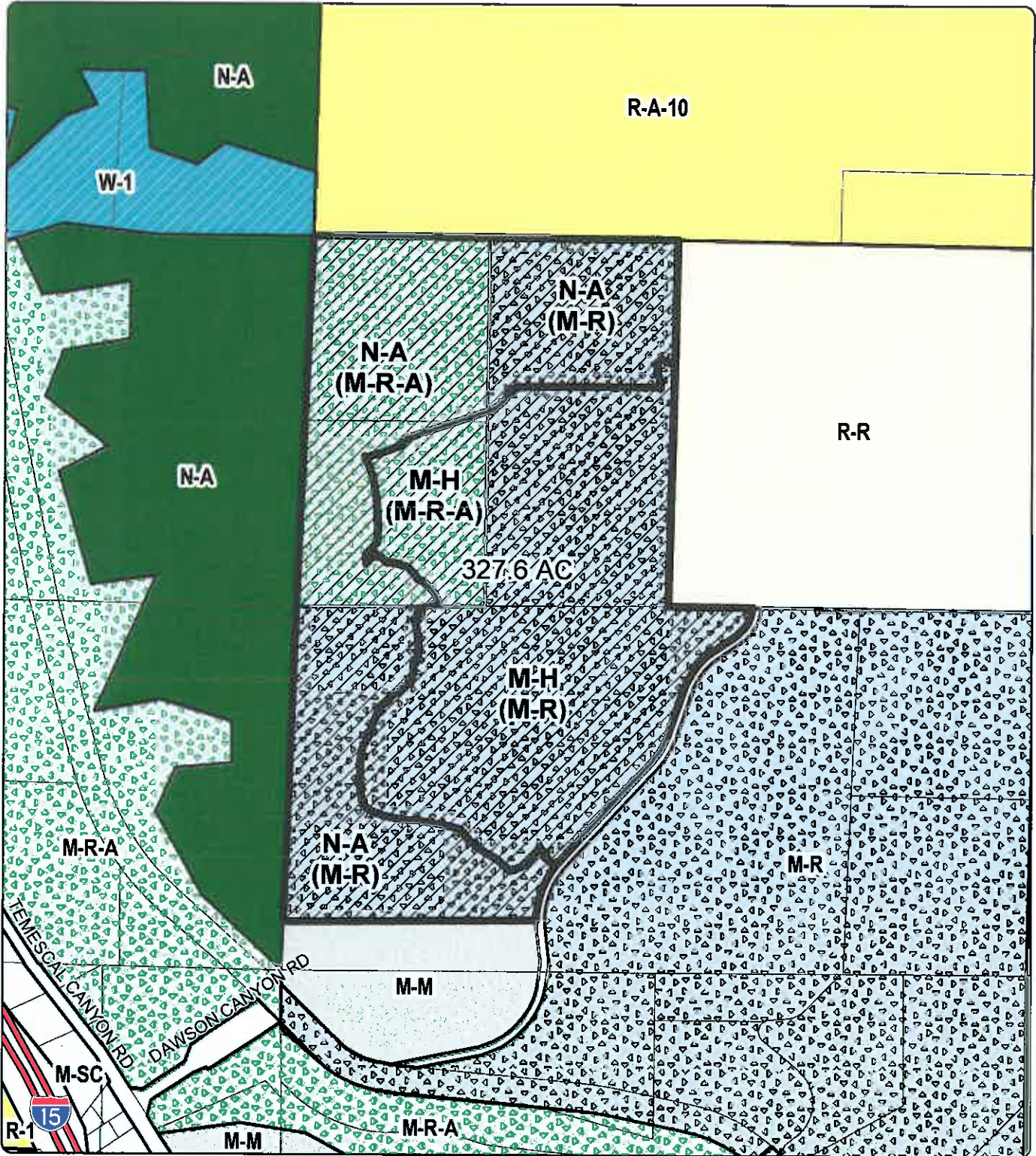
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PROPOSED ZONING

Date Drawn: 10/09/2015

Exhibit 3

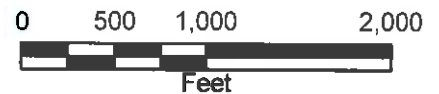
Supervisor Jeffries
District 1



Zoning Area: Glen Ivy

Author: Vinnie Nguyen

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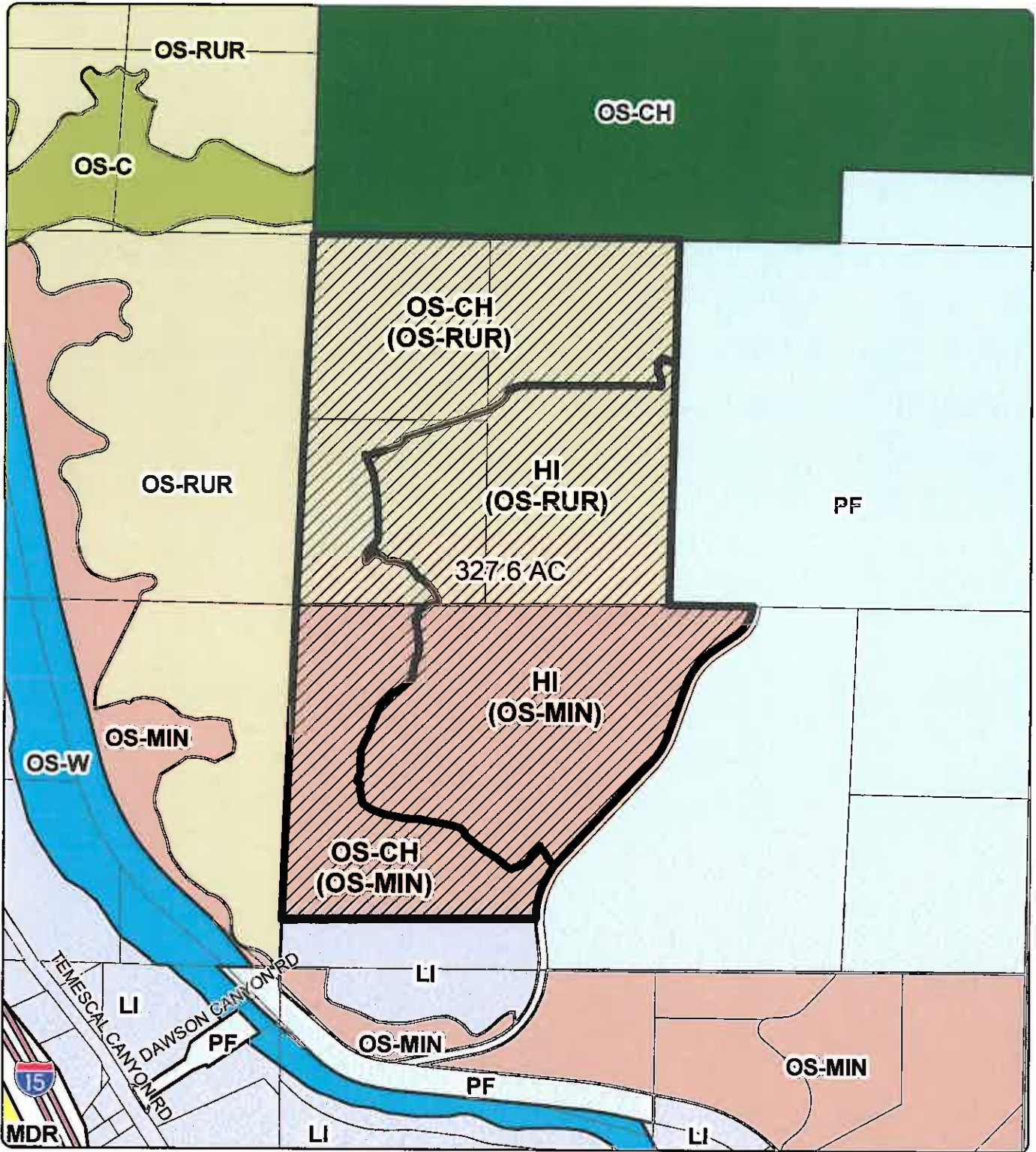
RIVERSIDE COUNTY PLANNING DEPARTMENT

CZ07886 GPA01008

PROPOSED GENERAL PLAN

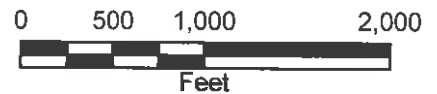
Supervisor Jeffries
District 1

Date Drawn: 10/09/2015
Exhibit 6



Zoning Area: Glen Ivy

Author: Vinnie Nguyen



DISCLAIMER: On October 7, 2003, the County of Riverside adopted a new General Plan providing new land use designations for unincorporated Riverside County parcels. The new General Plan may contain different type of land use than is provided for under existing zoning. For further information, please contact the Riverside County Planning Department offices in Riverside at (951)955-3200 (Western County) or in Palm Desert at (760)853-8277 (Eastern County) or Website <http://planning.rcfdms.org>

COUNTY OF RIVERSIDE

ENVIRONMENTAL ASSESSMENT FORM: INITIAL STUDY

Environmental Assessment No.: 41838

Project Cases: General Plan Amendment No. 1008 and Change of Zone No. 7886

Lead Agency Name: County of Riverside Planning Department

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

Lead Agency Contact Person: John Earle Hildebrand III

Lead Agency Telephone Number: (951) 955-1888

Applicant's Name: USA Waste of California

Applicant's Address: 2050 North Glassell Street, Orange, CA 92865

Applicant's Contact Person: Jayna Morgan

Applicant's Telephone Number: (714) 450-4342

I. PROJECT INFORMATION

A. Project Description:

A proposal to amend a portion of the project site's General Plan Foundation Component from Open Space (OS) to Community Development (CD), amend its Land Use Designation from Rural (RUR) and Mineral Resources (MR) to Conservation Habitat (CH) and Heavy Industrial (HI) (0.15 to 0.50 FAR), and change the site's zoning classification from M-R (Mineral Resources) and M-R-A (Mineral Resources & Related Manufacturing) to N-A (Natural Assets) and M-H (Manufacturing Heavy) on four parcels, totaling 327.6 acres.

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

C. Total Project Area: 327.6 acres

D. Assessor's Parcel No.: 283-120-001, 283-120-002, 283-120-003, and 283-120-018.

E. Street References: East of Interstate 15 and Temescal Canyon Road, north of Dawson Canyon Road, and west of El Sobrante Landfill.

F. Section, Township & Range Description or reference/attach a Legal Description:
Section 23, Township 4 South, Range 6 West and Section 26, Township 4 South, Range 6 West

G. Brief description of the existing environmental setting of the project site and its surroundings: The project site is located in a rural portion of the Temescal Canyon area of western Riverside County, south of the City of Corona. The project site has been subject to mining operations for more than 40 years and is currently vacant land. A portion of the site to the north is under a reclamation process. The El Sobrante Landfill is located east of the site. The closest residential development is located approximately 1.4 miles to the west of the subject property, across the I-15 freeway.

II. APPLICABLE GENERAL PLAN AND ZONING REGULATIONS

A. General Plan Elements/Policies:

- 1. Land Use:** This project includes a General Plan Amendment and change of Zone only. There is no development plan associated with this project. This project will result in an

amendment to the site's General Plan Foundation Component, its Land Use Designation, and its zoning classification in order to support future development. As a result, this project is consistent with the provisions of the Land Use Element.

2. **Circulation:** The project is consistent with the 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.
 8. **Healthy Communities:** The project is consistent with the policies of the Healthy Communities Element.
- B. **General Plan Area Plan:** Temescal Canyon
- C. **General Plan Foundation Component (Existing):** Open Space (OS)
- D. **General Plan Land Use Designation (Existing):** Rural (RUR) and Mineral Resources (MR)
- E. **General Plan Foundation Component (Proposed):** Open Space (OS) and Community Development (CD)
- F. **General Plan Land Use Designation (Proposed):** Conservation Habitat (CH) and Heavy Industrial (HI) (0.15 to 0.50 FAR)
- G. **Overlay(s), if any:** None
- H. **Policy Area(s), if any:** El Sobrante Landfill Policy Area
- I. **Adjacent and Surrounding:**
1. **Area Plan(s):** Temescal Canyon and Lake Mathews/Woodcrest to the northeast
 2. **Foundation Component(s):** Open Space and Community Development
 3. **Land Use Designation(s):** Conservation Habitat (CH) to the north, Light Industrial (LI) to the south, Rural (RUR) to the west, and Public Facilities (PF) to the east.
 4. **Overlay(s), if any:** None
 5. **Policy Area(s), if any:** El Sobrante Landfill Policy Area
- J. **Adopted Specific Plan Information**
1. **Name and Number of Specific Plan, if any:** None

2. Specific Plan Planning Area, and Policies, if any: None

K. Zoning (Existing): M-R (Mineral Resources) and M-R-A (Mineral Resources & Related Manufacturing)

L. Zoning (Proposed): M-H (Manufacturing Heavy) and N-A (Natural Assets)

M. Adjacent and Surrounding Zoning: R-A-10 (Residential Agricultural, 10-acre minimum) to the north, R-R (Rural Residential) to the east, M-R (Mineral Resources) to the southeast, and N-A (Natural Assets) to the west.

III. ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED

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

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

IV. DETERMINATION

On the basis of this initial evaluation:

A PREVIOUS ENVIRONMENTAL IMPACT REPORT/NEGATIVE DECLARATION WAS NOT PREPARED

- 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.

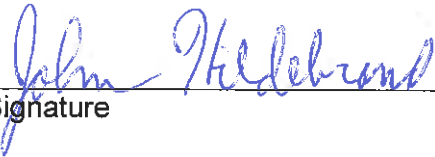
A PREVIOUS ENVIRONMENTAL IMPACT REPORT/NEGATIVE DECLARATION WAS PREPARED

- 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

10/01/2015

Date

John Earle Hildebrand III

Printed Name

For Steve Weiss, AICP – Planning Director

V. ENVIRONMENTAL ISSUES ASSESSMENT

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

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

Source: Riverside County General Plan Figure 9 – “Scenic Highways” in the Temescal Canyon Area Plan

Findings of Fact:

a-b) The project site is located behind topographic features (a ridgeline) that would shield the reclamation area from virtually all potential view points from the north and west. The project site is visible from the Interstate-15 corridor and may be seen from within the Cleveland National Forest from vantage points on ridgelines located to the west and southwest from the project site. The El Sobrante Landfill is located to the east of the reclamation area. The project site is screened from the view of most nearby vantage points by either its elevation relative to the surrounding terrain or intervening ridgelines.

This is a programmatic level CEQA analysis. At this stage there is no associated development project. This project will result in amending the site’s General Plan Foundation Component, Land Use Designation, and zoning classification, which could eventually lead to development on the property. Should a development proposal or land use application for subdividing, grading, or construction of the site be submitted, a subsequent Environmental Analysis shall be prepared, to assess the potential impacts. As a result, impacts associated with this project are considered less than significant.

Mitigation: No mitigation is required

Monitoring: No monitoring is required

2. Mt. Palomar Observatory				
a) Interfere with the nighttime use of the Mt. Palomar	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Observatory, as protected through Riverside County Ordinance No. 655?

Source: GIS database, Ord. No. 655 (Regulating Light Pollution), Riverside County General Plan Figure 6 – “Mt. Palomar Nighttime Lighting Policy” in the Temescal Canyon Area Plan

Findings of Fact:

a) Pursuant to the Riverside County General Plan Figure 6 – “Mt. Palomar Nighttime Lighting Policy” exhibit in the Temescal Canyon Area Plan, the project site is not located within Mt. Palomar Nighttime Lighting Policy Area. As a result, there are no 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 nearest residential development is located approximately 1.4 miles south of the project site. The area is primarily shielded from topographical features (ridgelines) to the general public. The surrounding area of the subject property is primarily rural in nature and undeveloped, except for the existing El Sobrante landfill. Future development of the site will result in the implementation of more lighting; however, lighting requirements and any subsequent restrictions will be reviewed in conjunction with the future implementing project’s lighting plan.

This is a programmatic level CEQA analysis. At this stage there is no associated development project. This project will result in amending the site’s General Plan Foundation Component, Land Use Designation, and zoning classification, which could eventually lead to development on the property. Should a development proposal or land use application for subdividing, grading, or construction of the site be submitted, a subsequent Environmental Analysis shall be prepared, to assess the potential impacts. As a result, impacts associated with this project are considered less than significant.

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

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

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

Findings of Fact:

a-c) The site is not designated as Prime or Unique Farmland or Farmland of Statewide Importance. No Williamson act contracts exist on the subject property. Mining operations are known to have occurred over the past 40 years on the subject property. As a result, there will be no loss of agricultural farmland.

This is a programmatic level CEQA analysis. At this stage there is no associated development project. This project will result in amending the site's General Plan Foundation Component, Land Use Designation, and zoning classification, which could eventually lead to development on the property. Should a development proposal or land use application for subdividing, grading, or construction of the site be submitted, a subsequent Environmental Analysis shall be prepared, to assess the potential impacts. As a result, impacts associated with this project are considered less than significant.

Mitigation: No mitigation is required

Monitoring: No monitoring is required

5. Forest	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
a) Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Govt. Code section 51104(g))?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Result in the loss of forest land or conversion of forest land to non-forest use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of forest land to non-forest use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Riverside County General Plan Figure OS-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) Pursuant to the Riverside County General Plan Figure OS-3 "Parks, Forests, and Recreation Areas" exhibit, the project site is not located within any designated forest land area. There will be no impacts.

Mitigation: No mitigation is required

Monitoring: No monitoring is required

AIR QUALITY Would the project

6. Air Quality Impacts

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

Source: SCAQMD CEQA Air Quality Handbook

Findings of Fact:

a-f) The proposed land use change could result in a net increase in vehicle trips at build out, based upon the proposed change. However, the amount of the increase is too speculative to provide a detailed analysis at this time. Any future implementing project will specifically address air quality impacts.

This is a programmatic level CEQA analysis. At this stage there is no associated development project. This project will result in amending the site's General Plan Foundation Component, Land Use Designation, and zoning classification, which could eventually lead to development on the property. Should a development proposal or land use application for subdividing, grading, or construction of the site be submitted, a subsequent Environmental Analysis shall be prepared, to assess the potential impacts. As a result, impacts associated with this project are considered less than significant.

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

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

Findings of Fact:

a-g) The project site is located within portions of the Multi-Species Habitat Conservation Plan ("MSHCP") Criteria Area Cells 2829, 2932, and 2934 of the Western Riverside County Multiple Species Habitat Conservation Plan boundary and as a result, is subject to the Regional Conservation Authority ("RCA") review. The site is located within Cell Group E of the Temescal Canyon Area Plan. Conservation within this Cell Group will contribute to assembly of Proposed Extension of Existing Core 2 to the north and east of the site. Conservation within this Cell Group will focus on coastal sage scrub and Riversidean alluvial fan sage scrub in a mosaic of upland habitat, and water and riparian scrub, woodland, forest habitat. Areas conserved within this Cell Group will be connected to a variety of uplands and wetlands proposed for conservation in Cell Group D to the north and Cell Group F to

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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the south. Conservation within this Cell Group will range from 65%-75% of the Cell Group focusing on the central portions of the Cell Group. The site, much of it previously disturbed, is located within this central portion of the Cell Group. Several Habitat Acquisition and Negotiation Strategy ("HANS") applications have been previously submitted, including HANS01934 (withdrawn), HANS01986 (approved for the northern portion of the site), and HANS02041 (approved for the southern portion of the site). As a result of the RCA determination, 144.77 acres of the project site are required for conservation. This General Plan Amendment and accompanying Change of Zone will reflect the conservation area; whereby the Land Use and Zoning will become Conservation and Natural Assets, respectively.

This is a programmatic level CEQA analysis. At this stage there is no associated development project. This project will result in amending the site's General Plan Foundation Component, Land Use Designation, and zoning classification, which could eventually lead to development on the property. Should a development proposal or land use application for subdividing, grading, or construction of the site be submitted, a subsequent Environmental Analysis shall be prepared, to assess the potential impacts. As a result, impacts associated with this project are considered less than significant.

Mitigation: No mitigation is required

Monitoring: No monitoring is required

CULTURAL RESOURCES Would the project

8. Historic Resources

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

Source: On-site Inspection, Project Application Materials

Findings of Fact:

a-b) There are no known historic features located on the project site. Furthermore, the project site has been previously disturbed through mining operations for the past 40 years. The necessity for additional historic resource studies will be determined at the time of an implementing project. As a result, there will be no impacts.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

9. Archaeological Resources

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

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
d) Restrict existing religious or sacred uses within the potential impact area?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Cause a substantial adverse change in the significance of a tribal cultural resource as defined in Public Resources Code 21074?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source: Project Application Materials

Findings of Fact:

a-e) Pursuant to SB 18 requirements, Riverside County staff previously requested a list from the Native American Heritage Commission (“NAHC”) of Native American Tribes whose historical extent includes the project site. Consultation request notices were sent to each of the Tribes on the list on September 12, 2012. SB 18 provides for a 90-day review period in which all noticed Tribes may request consultation regarding the proposed project. County staff received no consultation requests for this project during the 90-day review period.

AB 52 became effective on July 1, 2015. In compliance with AB 52, separate notices regarding this project were mailed to all requesting Tribes on September 10, 2015. AB 52 provides for a 30-day review period in which all noticed Tribes may request consultation regarding the proposed project. Although County staff received no specific requests for consultation within the 30-day period, the Pechanga Tribe has requested in general, they be notified for potential consultation. Staff discussed the project during a conference call and concluded that since this project includes a General Plan Amendment and Change of Zone only, resulting in no ground disturbance, no further consultation is required. Additionally, in accordance with AB 52, County staff will again notice the Pechanga Tribe, as well as all other requesting Tribes, at the time an implementing project is submitted.

This is a programmatic level CEQA analysis. At this stage there is no associated development project. This project will result in amending the site’s General Plan Foundation Component, Land Use Designation, and zoning classification, which could eventually lead to development on the property. Should a development proposal or land use application for subdividing, grading, or construction of the site be submitted, a subsequent Environmental Analysis shall be prepared, to assess the potential impacts. As a result, impacts associated with this project are considered less than significant.

Mitigation: No mitigation is required

Monitoring: No monitoring is required

10. Paleontological Resources

a) Directly or indirectly destroy a unique paleontological resource, or site, or unique geologic feature?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Source: Riverside County General Plan Figure OS-8 “Paleontological Sensitivity”

Findings of Fact:

a) The site has been subject to mining operations for the past 40 years. Additionally, this is a programmatic level CEQA analysis. At this stage, the project does not provide the opportunity for

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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physical disturbance of the site, as there is no associated development project. Therefore, this project will not directly nor indirectly destroy unique paleontological or geologic features on the subject property. This project will result in amending the site's General Plan Foundation Component, Land Use Designation, and zoning classification, which could eventually lead to development on the property. Should a development proposal or land use application for subdividing, grading, or construction of the site be submitted, a subsequent Environmental Analysis shall be prepared, to assess the potential impacts. As a result, impacts associated with this project are considered less than significant.

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	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
a) Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Be subject to rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

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

Findings of Fact:

Regional geologic mapping by the USGS does not indicate that active faults are present at the site nor was evidence of active faulting observed during our site mapping or review of historical aerial photographs for the site. The closest active fault to the site is the Elsinore Fault, which is located approximately one mile to the southeast of the site. The most significant seismic structures that may affect the site are the Elsinore Fault system and the Chino Fault. The Southern California region is seismically active with faults capable of producing seismic shaking at the site. It is anticipated that the site will periodically experience ground acceleration as a result of exposure to small to large magnitude earthquakes occurring on nearby and distant faults.

This is a programmatic level CEQA analysis. At this stage there is no associated development project. This project will result in amending the site's General Plan Foundation Component, Land Use Designation, and zoning classification, which could eventually lead to development on the property. Should a development proposal or land use application for subdividing, grading, or construction of the site be submitted, a subsequent Environmental Analysis shall be prepared, to assess the potential impacts. As a result, impacts associated with this project are considered less than significant.

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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12. Liquefaction Potential Zone

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

Source: Riverside County General Plan Figure S-3 "Generalized Liquefaction", GEO02235

Findings of Fact:

a) RCLIS indicates that a portion of APN 283-120-003 has moderate liquefaction potential on the site. Regional groundwater was not encountered within the surficial or bedrock units during previous geotechnical investigations. Based on the geologic setting, composition of onsite soils and bedrock, and our previous geotechnical investigation, the potential for liquefaction to occur at the site during a seismic event is considered low. The importation of fill to the subject property will not raise the level of potential seismic-related ground failure on the subject site. As a result, impacts will be less than significant.

Mitigation: No mitigation is required

Monitoring: No monitoring is required

13. Ground-shaking Zone

a) Be subject to strong seismic ground shaking?

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

Findings of Fact:

a) The Southern California region is seismically active with faults capable of producing seismic shaking at the site. It is anticipated that the site will periodically experience moderate to strong ground acceleration as a result of exposure to small to large magnitude earthquakes occurring on nearby and distant faults. However, at this stage there is no associated development project, therefore it will not raise the level of potential of ground shaking in the area.

This is a programmatic level CEQA analysis. At this stage there is no associated development project. This project will result in amending the site's General Plan Foundation Component, Land Use Designation, and zoning classification, which could eventually lead to development on the property. Should a development proposal or land use application for subdividing, grading, or construction of the site be submitted, a subsequent Environmental Analysis shall be prepared, to assess the potential impacts. As a result, impacts associated with this project are considered less than significant.

Mitigation: No mitigation is required

Monitoring: No monitoring is required

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14. Landslide Risk

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

Source: On-site Inspection, Riverside County General Plan Figure S-5 "Regions Underlain by Steep Slope", GEO02235

Findings of Fact:

a) Due to the existing activities, the project site appears as an engineered pad with artificial slopes re-vegetated with native vegetation. Design and construction of the slopes was in accordance with applicable building code upon completion of adequate remedial grading.

This is a programmatic level CEQA analysis. At this stage there is no associated development project. This project will result in amending the site's General Plan Foundation Component, Land Use Designation, and zoning classification, which could eventually lead to development on the property. Should a development proposal or land use application for subdividing, grading, or construction of the site be submitted, a subsequent Environmental Analysis shall be prepared, to assess the potential impacts. As a result, impacts associated with this project are considered less than significant.

Mitigation: No mitigation is required

Monitoring: No monitoring is required

15. Ground Subsidence

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

Source: Riverside County General Plan Figure S-7 "Documented Subsidence Areas Map", Resolution No. 94-125, GEO02235

Findings of Fact:

a) Undocumented engineered fill (Afu) were observed during previous subsurface investigation at the project site. These materials are believed to be the result of former mining and operations. These fills consisted of silty sand, clayey sand, poorly graded gravel with sand, clayey silt, silty clay, and sandy clay and appear to be generated from the Lake Mathews Formation. The fills encountered in exploratory test pits and borings during previous investigations were generally observed to be loose to dense (for sands) and soft to firm (for fine grained material). Subsequent placement of earth materials were conducted in a manner so as to create an engineered fill capable of supporting economically productive uses.

This is a programmatic level CEQA analysis. At this stage there is no associated development project. This project will result in amending the site's General Plan Foundation Component, Land Use Designation, and zoning classification, which could eventually lead to development on the property.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Should a development proposal or land use application for subdividing, grading, or construction of the site be submitted, a subsequent Environmental Analysis shall be prepared, to assess the potential impacts. As a result, impacts associated with this project are considered less than significant.

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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Source: On-site Inspection, Project Application Materials

Findings of Fact:

a) There are no known existing geologic hazards onsite. As a result, there will be no impacts.

Mitigation: No mitigation is required

Monitoring: No monitoring is required

17. Slopes

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

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

Findings of Fact:

a-c) The project site has been previously graded as part of an existing mining operation. No slopes (cut or fill) steeper than two horizontal feet to one vertical foot were constructed; the majority of the slopes are at 3:1 or less. Finished slopes include concrete-lined v-ditches and are being re-vegetated in a manner similar to the surrounding artificial slopes of El Sobrante Landfill.

This is a programmatic level CEQA analysis. At this stage there is no associated development project. This project will result in amending the site's General Plan Foundation Component, Land Use Designation, and zoning classification, which could eventually lead to development on the property. Should a development proposal or land use application for subdividing, grading, or construction of the site be submitted, a subsequent Environmental Analysis shall be prepared, to assess the potential impacts. As a result, impacts associated with this project 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

18. Soils

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

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

Findings of Fact:

a-c) As part of previous mining activities, fill materials were imported and compacted, as engineered fill on the subject site with the goal of providing for positive drainage of the subject site, avoiding erosion hazards, and returning storm flows, as close as possible, to their pre-mining points of discharge.

This is a programmatic level CEQA analysis. At this stage there is no associated development project. This project will result in amending the site's General Plan Foundation Component, Land Use Designation, and zoning classification, which could eventually lead to development on the property. Should a development proposal or land use application for subdividing, grading, or construction of the site be submitted, a subsequent Environmental Analysis shall be prepared, to assess the potential impacts. As a result, impacts associated with this project are considered less than significant.

Mitigation: No mitigation is required

Monitoring: No monitoring is required

19. Erosion

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

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

Findings of Fact:

a-b) This is a programmatic level CEQA analysis. At this stage there is no associated development project. This project will result in amending the site's General Plan Foundation Component, Land Use

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Designation, and zoning classification, which could eventually lead to development on the property. Should a development proposal or land use application for subdividing, grading, or construction of the site be submitted, a subsequent Environmental Analysis shall be prepared, to assess the potential impacts. As a result, there will be no impacts.

Mitigation: No mitigation is required

Monitoring: No monitoring is required

20. Wind Erosion and Blowsand from project either on or off site.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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) Pursuant to the Riverside County General Plan Figure S-8 "Wind Erosion Susceptibility Map" exhibit, the project site is located within an area of "Moderate" wind erosion.

This is a programmatic level CEQA analysis. At this stage there is no associated development project. This project will result in amending the site's General Plan Foundation Component, Land Use Designation, and zoning classification, which could eventually lead to development on the property. Should a development proposal or land use application for subdividing, grading, or construction of the site be submitted, a subsequent Environmental Analysis shall be prepared, to assess the potential impacts. As a result, there will be no impacts.

Mitigation: No mitigation is required

Monitoring: No monitoring is required

GREENHOUSE GAS EMISSIONS Would the project

21. Greenhouse Gas Emissions	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source: Riverside County General Plan

Findings of Fact:

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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a-b) This is a programmatic level CEQA analysis. At this stage, the project does not provide the opportunity for physical disturbance of the site, as there is no associated development project. This project will result in an amendment to the site's General Plan Foundation Component, General Plan Land Use Designation, and a Change of Zone, which could eventually lead to development on the property. Should a development proposal or land use application for subdividing, grading, or construction of the site be submitted, a subsequent Environmental Analysis shall be prepared, to assess the potential impacts. Additionally, any future implementing project on this site will be required to comply with California's AB-32 greenhouse gas reduction requirements as well as Riverside County's Climate action Plan. Many of the identified potential mitigation measures resulting from GHG impacts are implemented during the construction phase of the project. As a result, impacts associated with this project are considered less than significant.

Mitigation: No mitigation is required

Monitoring: No monitoring is required

HAZARDS AND HAZARDOUS MATERIALS Would the project

22. Hazards and Hazardous Materials

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

Findings of Fact:

a-b, d-e) The project is not anticipated to utilize, store, or transport hazardous materials. The proposed activities are not anticipated to create significant hazards to the general public or the environment due to use of hazardous materials. 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 development proposals on the site, to add mitigation to those projects to assure the streets will accommodate adequate emergency provisions.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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This is a programmatic level CEQA analysis. At this stage there is no associated development project. This project will result in amending the site's General Plan Foundation Component, Land Use Designation, and zoning classification, which could eventually lead to development on the property. Should a development proposal or land use application for subdividing, grading, or construction of the site be submitted, a subsequent Environmental Analysis shall be prepared, to assess the potential impacts. As a result, there will be no 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 development proposals on the site, to add mitigation to those projects to assure the streets will accommodate adequate emergency provisions. As a result, impacts associated with this project are considered less than significant.

Mitigation: No mitigation is required

Monitoring: No monitoring is required

23. Airports

a) Result in an inconsistency with an Airport Master Plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Require review by the Airport Land Use Commission?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) For a project within the vicinity of a private airstrip, or heliport, would the project result in a safety hazard for people residing or working in the project area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

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

Findings of Fact:

a-d) Pursuant to the Riverside County General Plan Figure S-19 "Airport Locations" exhibit, the project site is not located within an Airport Influence Area ("AIA") or compatibility zone and will not require review by the Airport Land Use Commission ("ALUC"). As a result, there will be no impacts.

Mitigation: No mitigation is required

Monitoring: No monitoring is required

24. Hazardous Fire Area

a) Expose people or structures to a significant risk of	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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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) Although the site is located in a high fire area, the proposed project will not expose people or structures to a significant risk of loss, injury, or death involving wildland fires as no permanent structures are proposed for this project. This is a programmatic level CEQA analysis. At this stage there is no associated development project. This project will result in amending the site's General Plan Foundation Component, Land Use Designation, and zoning classification, which could eventually lead to development on the property. Should a development proposal or land use application for subdividing, grading, or construction of the site be submitted, a subsequent Environmental Analysis shall be prepared, to assess the potential impacts. As a result, impacts associated with this project are considered less than significant.

Mitigation: No mitigation is required

Monitoring: No monitoring is required

HYDROLOGY AND WATER QUALITY Would the project

25. Water Quality Impacts

a) Substantially alter the existing drainage pattern of the site or area, including the alteration of the course of a stream or river, in a manner that would result in substantial erosion or siltation on- or off-site?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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b) Violate any water quality standards or waste discharge requirements?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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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)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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d) Create or contribute runoff water that would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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e) Place housing within a 100-year flood hazard area, as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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f) Place within a 100-year flood hazard area structures which would impede or redirect flood flows?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
g) Otherwise substantially degrade water quality?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
h) Include new or retrofitted stormwater Treatment Control Best Management Practices (BMPs) (e.g. water quality treatment basins, constructed treatment wetlands), the operation of which could result in significant environmental effects (e.g. increased vectors or odors)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

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

Findings of Fact:

a-h) Pursuant to the Riverside County General Plan Figure S-9 "100- and 500-Year Flood Hazard Zones" exhibit, the project site is not located within either a 100-year or 500-year floodplain zone. Approval of this project will result in a land use change. There is no grading 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 studies of the current conditions were conducted because there is no accompanying development project. Should a development proposal or land use application for subdividing, grading, or construction of the site be submitted, a subsequent Environmental Assessment shall be prepared, to determine potential impacts. As a result, there will be no impacts.

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

Source: Riverside County General Plan Figure S-9 "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:

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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a-d) Pursuant to the Riverside County General Plan Figure S-9 "100- and 500-Year Flood Hazard Zones" exhibit, the project site is not located within either a 100-year or 500-year floodplain zone. Approval of this project will result in a land use change. There is no grading 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 studies of the current conditions were conducted because there is no accompanying development project. Should a development proposal or land use application for subdividing, grading, or construction of the site be submitted, a subsequent Environmental Analysis shall be prepared, to assess the potential impacts. As a result, there will be no 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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Affect land use within a city sphere of influence and/or within adjacent city or county boundaries?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

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

Findings of Fact:

a) Approval of the project will result in changes to the General Plan Land Use pattern for the project site. However, the site will continue to support industrial uses. The surface mining and composting operations have ceased and reclamation of a portion of the site is under way. The site will have an Industrial land use designation and all future uses are required to be compatible with the existing landfill to the east. As a result, impacts will be less than significant.

b) The project site is located within the designated City of Corona, sphere of influence area. The City of Corona was provided an opportunity to consult with the County, as they received information regarding the proposed General Plan Amendment and Change of Zone applications. The City's review resulted in no comments or concerns regarding the project. As a result, impacts associated with this project 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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Be compatible with existing surrounding zoning?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Be compatible with existing and planned surrounding land uses?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

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

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

Findings of Fact:

a) This project includes a Change of Zone, in conjunction with the General Plan Amendment. The Change of Zone will result in a portion of the site being conserved under the natural Assets (NA) Zoning classification, with the balance of the site becoming Manufacturing Heavy (M-H), in support of future development. This transition from mining and composting uses to a potential development of an industrial building, will result in a less intensive use of the property, thereby reducing impacts. This Change of zone is considered less than significant.

b-e) This change of Zone will result in applying an Industrial classification to the property, which has historically been used for industrial purposes. Any future development on the site will be required to be compatible with the existing El Sobrante Landfill to the east.

Furthermore, this is a programmatic level CEQA analysis. At this stage there is no associated development project. This project will result in amending the site's General Plan Foundation Component, Land Use Designation, and zoning classification, which could eventually lead to development on the property. Should a development proposal or land use application for subdividing, grading, or construction of the site be submitted, a subsequent Environmental Analysis shall be prepared, to assess the potential impacts. As a result, there will be no impacts.

Mitigation: No mitigation is required

Monitoring: No monitoring is required

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

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

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

a-d) The subject property has been subject to current and historic surface mining operations and composting for more than 40 years. The site is classified MRZ-3 and has not been designated by the State as being of Statewide or regional significance. As a result, there will be no loss of potential mineral resources.

This is a programmatic level CEQA analysis. At this stage there is no associated development project. This project will result in amending the site's General Plan Foundation Component, Land Use Designation, and zoning classification, which could eventually lead to development on the property. Should a development proposal or land use application for subdividing, grading, or construction of the site be submitted, a subsequent Environmental Analysis shall be prepared, to assess the potential impacts. As a result, there will be no impacts.

Mitigation: No mitigation is required

Monitoring: No monitoring is required

NOISE Would the project result in

Definitions for Noise Acceptability Ratings

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

NA - Not Applicable

A - Generally Acceptable

B - Conditionally Acceptable

C - Generally Unacceptable

D - Land Use Discouraged

30. Airport Noise

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

NA A B C D

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

NA A B C D

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

Findings of Fact:

a-b) Pursuant to the Riverside County General Plan Figure S-19 "Airport Locations," County of Riverside Airport Facilities Map exhibit, the project site not located within a designated Airport Influence Area ("AIA"). As a result, there will be no significant impacts from airport noise.

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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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:

Pursuant to the Riverside County General Plan Figure C-1 "Circulation Plan" exhibit, the project site is not located near any railroads. As a result, 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

Findings of Fact:

The project will not be subject to increased amounts of highway noise from the I-15 freeway. The freeway is approximately 0.5 miles away from the subject property. The majority of noise on the subject site would be from the adjacent landfill. As a result, 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 sources of potential noise, therefore, there will be no significant impacts from other noise.

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
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Exposure of persons to or generation of excessive ground-borne vibration or ground-borne noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

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

Findings of Fact:

a-d) This General Plan Amendment and accompanying Change of Zone will result in the creation of higher noise impacts at build-out. However, all future onsite uses will be required to adhere to the Riverside County's allowable noise standards for Industrial uses, which will be analyzed at the time of an implementing project.

This is a programmatic level CEQA analysis. At this stage there is no associated development project. This project will result in amending the site's General Plan Foundation Component, Land Use Designation, and zoning classification, which could eventually lead to development on the property. Should a development proposal or land use application for subdividing, grading, or construction of the site be submitted, a subsequent Environmental Analysis shall be prepared, to assess the potential impacts. As a result, there will be no impacts.

Mitigation: No mitigation is required

Monitoring: No monitoring is required

POPULATION AND HOUSING Would the project

35. Housing				
a) Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Create a demand for additional housing, particularly housing affordable to households earning 80% or less of the County's median income?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Affect a County Redevelopment Project Area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
e) Cumulatively exceed official regional or local population projections?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

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

Findings of Fact:

a-f) This project does not propose any new residential development nor will it displace any existing housing as part of this project. No population growth or demand for additional housing is anticipated as a result of the project. As a result, there will be no 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	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Source: Riverside County General Plan Safety Element

Findings of Fact:

All development projects, once implemented, create an increased need for at least some public services. At time of future construction, resulting from an implementing project, costs associated with the increased need for fire services will be addressed through the County's Development Impact Fee schedule and any assessment districts.

This is a programmatic level CEQA analysis. At this stage there is no associated development project. This project will result in amending the site's General Plan Foundation Component, Land Use Designation, and zoning classification, which could eventually lead to development on the property. Should a development proposal or land use application for subdividing, grading, or construction of the site be submitted, a subsequent Environmental Analysis shall be prepared, to assess the potential impacts. As a result, there will be no impacts.

Mitigation: No mitigation is required

Monitoring: No monitoring is required

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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37. Sheriff Services

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Source: Riverside County General Plan

Findings of Fact:

All development projects, once implemented, create an increased need for at least some public services. At time of future construction, resulting from an implementing project, costs associated with the increased need for sheriff services will be addressed through the County's Development Impact Fee schedule and any assessment districts.

This is a programmatic level CEQA analysis. At this stage there is no associated development project. This project will result in amending the site's General Plan Foundation Component, Land Use Designation, and zoning classification, which could eventually lead to development on the property. Should a development proposal or land use application for subdividing, grading, or construction of the site be submitted, a subsequent Environmental Analysis shall be prepared, to assess the potential impacts. As a result, there will be no impacts.

Mitigation: No mitigation is required

Monitoring: No monitoring is required

38. Schools

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Source: School District, GIS Database

Findings of Fact:

All development projects, once implemented, create an increased need for at least some public services. At time of future construction, resulting from an implementing project, costs associated with the increased need for any school services will be addressed through the County's Development Impact Fee schedule and any assessment districts.

This is a programmatic level CEQA analysis. At this stage there is no associated development project. This project will result in amending the site's General Plan Foundation Component, Land Use Designation, and zoning classification, which could eventually lead to development on the property. Should a development proposal or land use application for subdividing, grading, or construction of the site be submitted, a subsequent Environmental Analysis shall be prepared, to assess the potential impacts. As a result, there will be no impacts.

Mitigation: No mitigation is required

Monitoring: No monitoring is required

39. Libraries

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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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:

All development projects, once implemented, create an increased need for at least some public services. At time of future construction, resulting from an implementing project, costs associated with the increased need for school services will be addressed through the County's Development Impact Fee schedule and any assessment districts.

This is a programmatic level CEQA analysis. At this stage there is no associated development project. This project will result in amending the site's General Plan Foundation Component, Land Use Designation, and zoning classification, which could eventually lead to development on the property. Should a development proposal or land use application for subdividing, grading, or construction of the site be submitted, a subsequent Environmental Analysis shall be prepared, to assess the potential impacts. As a result, there will be no impacts.

Mitigation: No mitigation is required

Monitoring: No monitoring is required

40. Health Services

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Source: Riverside County General Plan

Findings of Fact:

All development projects, once implemented, create an increased need for at least some public services. At time of future construction, resulting from an implementing project, costs associated with the increased need for health services will be addressed through the County's Development Impact Fee schedule and any assessment districts.

This is a programmatic level CEQA analysis. At this stage there is no associated development project. This project will result in amending the site's General Plan Foundation Component, Land Use Designation, and zoning classification, which could eventually lead to development on the property. Should a development proposal or land use application for subdividing, grading, or construction of the site be submitted, a subsequent Environmental Analysis shall be prepared, to assess the potential impacts. As a result, there will be no impacts.

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?

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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b) Would the project include the use of existing neighborhood or regional parks or other recreational facilities such that substantial physical deterioration of the

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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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)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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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) No residential uses are proposed and no permanent increase in local working population will result from this project. The project will not have an effect on recreational facilities in the area and the project site is not location within a Community Service Area (“CSA”). As a result, there will be no impacts.

Mitigation: No mitigation is required

Monitoring: No monitoring is required

42. Recreational Trails	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Source: Riv. Co. 800-Scale Equestrian Trail Maps, Open Space and Conservation Map for Western County trail alignments, Riverside County General Plan Figure 7 – “Trails and Bikeway System” in the Temescal Canyon Area Plan

Findings of Fact:

There are no publicly available recreational trails located within close proximity of the project site. The site is located adjacent to the El Sobrante Landfill and as such, public access to the area is restricted, due to safety concerns. As a result, there will be no impacts.

Mitigation: No mitigation is required

Monitoring: No monitoring is required

TRANSPORTATION/TRAFFIC Would the project

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

Source: Riverside County General Plan

Findings of Fact:

a) The project site is located within the Temescal Canyon Area Plan of the Riverside County General Plan. This is General Plan Amendment and Change of Zone application, which will result in changing the land use to a combination of industrial and conservation. Details of a future implementing project will be reviewed in conjunction with any circulation plans. Additionally, the land use amendment by itself is consistent with the existing circulation plans for the area. As a result, the impacts are less than significant.

b) The future implementing project will address any congestion management programs through standard fees and mitigation. As previously discussed, this is a programmatic level CEQA analysis. At this stage there is no associated development project. This project will result in amending the site's General Plan Foundation Component, Land Use Designation, and zoning classification, which could eventually lead to development on the property. Should a development proposal or land use application for subdividing, grading, or construction of the site be submitted, a subsequent Environmental Analysis shall be prepared, to assess the potential impacts. The impacts are less than significant.

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

e-i) There is no accompanying development associated with this proposed General Plan Amendment and Change of Zone, therefore there are no design changes to the streets or roads that may increase hazards due to road design. The proposed change does not conflict with any adopted policies regarding public transit, bikeways, or pedestrian access, as the project site is currently vacant land. The surrounding circulation system will not change and therefore, will not impact any policies

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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regarding transit or other alternative means of travel. Once a development proposal or land use application to subdivide, grade, or build on the property is submitted, a subsequent review and EA shall be prepared assessing potential impacts. As a result, the impacts are less than significant.

Mitigation: No mitigation is required

Monitoring: No monitoring is required

44. Bike Trails

Source: Riverside County General Plan Figure 7 – “Trails and Bikeway System” in the Temescal Valley Area Plan

Findings of Fact:

Any demand or requirement for bike trails shall be reviewed and imposed upon a future implementing project. This is a programmatic level CEQA analysis. At this stage there is no associated development project. This project will result in amending the site's General Plan Foundation Component, Land Use Designation, and zoning classification, which could eventually lead to development on the property. Should a development proposal or land use application for subdividing, grading, or construction of the site be submitted, a subsequent Environmental Analysis shall be prepared, to assess the potential impacts. As a result, there will be no impacts.

Mitigation: No mitigation is required

Monitoring: No monitoring is required

UTILITY AND SERVICE SYSTEMS Would the project

45. Water

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

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

Source: Department of Environmental Health Review

Findings of Fact:

a-b) 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). However, at this stage, the specific size and need of water infrastructure to the area would be too speculative to analyze.

This is a programmatic level CEQA analysis. At this stage there is no associated development project. This project will result in amending the site's General Plan Foundation Component, Land Use

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Designation, and zoning classification, which could eventually lead to development on the property. Should a development proposal or land use application for subdividing, grading, or construction of the site be submitted, a subsequent Environmental Analysis shall be prepared, to assess the potential impacts. As a result, there will be no 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?

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?

Source: Department of Environmental Health Review

Findings of Fact:

a-b) The future implementing project may 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 project site is too speculative to analyze.

This is a programmatic level CEQA analysis. At this stage there is no associated development project. This project will result in amending the site's General Plan Foundation Component, Land Use Designation, and zoning classification, which could eventually lead to development on the property. Should a development proposal or land use application for subdividing, grading, or construction of the site be submitted, a subsequent Environmental Analysis shall be prepared, to assess the potential impacts. As a result, there will be no 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)?

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Source: Riverside County General Plan, Riverside County Waste Management District correspondence

Findings of Fact:

a-b) The type and scale of the future implementing project will determine the solid waste needs of the site's development. At this stage, the specific solid waste needs are too speculative to analyze.

This is a programmatic level CEQA analysis. At this stage there is no associated development project. This project will result in amending the site's General Plan Foundation Component, Land Use Designation, and zoning classification, which could eventually lead to development on the property. Should a development proposal or land use application for subdividing, grading, or construction of the site be submitted, a subsequent Environmental Analysis shall be prepared, to assess the potential impacts. As a result, there will be no impacts.

Mitigation: No mitigation is required

Monitoring: No monitoring is required

48. Utilities

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

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

Source:

Findings of Fact:

a-g) The type and scale of the future implementing project will determine the specific size, quantity, and design of additional utility services needed at the project site. At this stage, the utility requirements are too speculative to analyze.

This is a programmatic level CEQA analysis. At this stage there is no associated development project. This project will result in amending the site's General Plan Foundation Component, Land Use Designation, and zoning classification, which could eventually lead to development on the property. Should a development proposal or land use application for subdividing, grading, or construction of the site be submitted, a subsequent Environmental Analysis shall be prepared, to assess the potential impacts. As a result, 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

49. Energy Conservation

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

Source: Riverside County General Plan

Findings of Fact:

a) Any future implementing project will be required to comply with California's AB-32 greenhouse gas reduction requirements as well as Riverside County's Climate action Plan. Many of the potential mitigation measures are reviewed and subsequently implemented during the construction phase of the project.

This is a programmatic level CEQA analysis. At this stage there is no associated development project. This project will result in amending the site's General Plan Foundation Component, Land Use Designation, and zoning classification, which could eventually lead to development on the property. Should a development proposal or land use application for subdividing, grading, or construction of the site be submitted, a subsequent Environmental Analysis shall be prepared, to assess the potential impacts. As a result, there will be no impacts.

Mitigation: No mitigation is required

Monitoring: No monitoring is required

MANDATORY FINDINGS OF SIGNIFICANCE

50. Does the project have the potential to substantially degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal, or eliminate important examples of the major periods of California history or prehistory?

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. As a result, there will be no impacts.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
51. Does the project have impacts which are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, other current projects and probable future projects)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Staff review, Project Application Materials

Findings of Fact:

The project does not have impacts which are individually limited, but cumulatively considerable. This is a programmatic level CEQA analysis. At this stage there is no associated development project. This project will result in amending the site's General Plan Foundation Component, Land Use Designation, and zoning classification, which could eventually lead to development on the property. Should a development proposal or land use application for subdividing, grading, or construction of the site be submitted, a subsequent Environmental Analysis shall be prepared, to assess the potential impacts. As a result, there will be no impacts.

52. Does the project have environmental effects that will cause substantial adverse effects on human beings, either directly or indirectly?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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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. This is a programmatic level CEQA analysis. At this stage there is no associated development project. This project will result in amending the site's General Plan Foundation Component, Land Use Designation, and zoning classification, which could eventually lead to development on the property. Should a development proposal or land use application for subdividing, grading, or construction of the site be submitted, a subsequent Environmental Analysis shall be prepared, to assess the potential impacts. As a result, there will be no impacts.

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). In this case, a brief discussion should identify the following:

Earlier Analyses Used, if any: n/a

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

Location: County of Riverside Planning Department

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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4080 Lemon Street, 12th Floor
Riverside, CA 92505

VII. AUTHORITIES CITED

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



RCA Joint Project Review (JPR)

JPR #: 11-06-01-01

Date: 08-25-11

Project Information

Permittee:	Riverside County
Case Information:	HANS 2008, HANS 2041 and adjustment to HANS 1986
Site Acreage:	302.03 total acres = (88.79 acres HANS 2008 + 130.94 acres HANS 2041 + 82.3 acres HANS 1986)
Portion of Site Proposed for MSHCP Conservation Area:	144.77 total acres = (59.56 acres HANS 2008 + 51.77 acres HANS 2041 + 33.44 acres HANS 1986)

Criteria Consistency Review

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

Data:

Applicable Core/Linkage: Proposed Extension of Existing Core 2
 Area Plan: Temescal Canyon

APN	Sub-Unit	Cell Group	Cell
283-120-018 (HANS 2041)	SU3 - Temescal Wash West	E	2828
283-120-001 (HANS 2008)			2829
283-120-002 (HANS 2008)			2830
283-120-003 (HANS 1986)			2931
			2932
			2934

Criteria and Project Information

Criteria Comments:

- a. As stated in Section 3.2.3 of the MSHCP, Proposed Extension of Existing Core 2 (Lake Mathews/Estelle Mountain Extension) consists of private lands located in the western region of the Plan Area. This extension is contiguous with Existing Core C (Lake Mathews/Estelle Mountain) along the length of its eastern border and serves to extend the Habitat in the Lake Mathews/Estelle Mountain area and smooth out edges along the border of this Core. Proposed Extension of Existing Core 2 is also connected to Proposed Constrained Linkage 4 (North Temescal Wash) in the north; and Proposed Linkage 1 and Proposed Constrained Linkages 3, 5 (Horsethief Canyon), and 6 (Temescal Wash south) in the south. The Lake Mathews/Estelle Mountain Extension supports populations of coastal California gnatcatcher; thus high quality, connected Habitat must be maintained in this area which is surrounded by city (Corona) and community Development planned land uses. In addition, the proposed Hemet to Corona/Lake Elsinore CETAP Corridor Alternative 1B intersects the extension and may contribute to Edge Effects, if chosen.



RCA Joint Project Review (JPR)

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Date: 08-25-11

- b. All three HANS cases are located within Cell Group E. As stated in Section 3.3.16 of the MSHCP, Conservation within Cell Group E will contribute to assembly of Proposed Extension of Existing Core 2. Conservation within Cell Group E will focus on coastal sage scrub and Riversidean alluvial fan sage scrub in a mosaic of upland habitat, and water and riparian scrub, woodland, forest habitat. Areas conserved within Cell Group E will be connected to a variety of uplands and wetlands proposed for conservation in Cell Group D to the north and Cell Group F to the south. Conservation within Cell Group E will range from 65% to 75% of the Cell Group focusing on the central portions of the Cell Group.
- c. Project information for the three HANS cases was provided by the Permittee. A Habitat Assessment prepared by RECON dated October 13, 2010, which covers the area associated with HANS 2041, 2008 and 1986; a Revegetation Plan for Stability Berms Within the Conservation Easement of the Bremer Property prepared by RECON dated February 23, 2010; an October 6, 2010, letter from RECON regarding the "Post-Survey Results for Burrowing Owl Nesting Season Survey at USA Waste of California Property Survey Area"; a letter dated February 10, 2011, from RECON regarding "Addendum to the Habitat Assessment for the Bremer Property...."; a Determination of Biologically Equivalent or Superior Preservation (DBESP) dated July 12, 2011, prepared by RECON; and an Errata to the DBESP prepared by RECON dated August 17, 2011. The three HANS sites are located east of Interstate 15, in the Temescal Canyon area south of the city of Corona, California. Specifically, the sites are located south of Olsen Canyon and west of El Sobrante Landfill. Elevation of the project study area is approximately 1,000–1,362 feet above sea level. HANS 2008 consists of APNs 283-120-001 and 283-120-002 (88.79 acres) with an existing Surface Mining Permit (SMP00175) and HANS 2041 consist of APN 283-120-018 (153.78 acres) with an existing Reclamation Plan (RCL00121). HANS 1986 was subject to a previous JPR (JPR 09-07-15-02) which was found to be consistent with the MSHCP. The Conservation area contemplated in JPR 09-07-15-02 is being increased, thus the need to document that change in this JPR along with the other two HANS cases. The proposed project area is a vested clay pit surface mine and the applicant, USA Waste of California (USA Waste), has applied to integrate the surface mine permit and reclamation plan, along with the surface mining permit adjacent to the sites, also owned by USA Waste, into a single revised surface mining permit (SMP00175R1). Prior to purchase by USA Waste, the site was previously recontoured from the prior use of the site for mining, recycling, and composting of biosolids and organic residuals. Areas surrounding the clay pit need to be removed and re-compacted in order to stabilize the slopes. The project proposes to reclaim developed portions of the site and recontour the site to improve mine reclamation. Additional areas (22.85 acres) will also be graded along the outskirts of the composting pad site for slope stabilization and then revegetated in accordance with the Restoration Plan (see Figure 3 of the DBESP for additional areas to be graded). Post-reclamation end use of the site may include commercial/industrial facilities and/or open space/conservation. The project does include Conservation: HANS 2008 provides 59.56 acres, HANS 2041 provides 51.77 acres of Conservation and HANS 1986 is going from 20.8 acres of Conservation (per JPR 09-07-15-02) to 33.44 acres. Some of the Conservation areas set aside by the three HANS projects included in this JPR will include unaltered land, as well as some small areas that have to be recontoured to reach slope stability. Of the 144.77 acres to be Conserved, approximately 22.16 acres will be revegetated with native species (see Figure 3 of the RECON February 2010 Revegetation Plan).



RCA Joint Project Review (JPR)

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The 22.16 acres will be revegetated through seed application and weed control activities and monitored for up to five years or until success criteria have been achieved. Once the success criteria have been met, this 22.16 acre-area will then be Conserved either through fee title transfer or by Conservation Easement to the Regional Conservation Authority. RECON states in the Revegetation Plan that the goal for the revegetation is to create habitat (Riversidean sage scrub) that is found to be similar to adjacent areas within the previously developed, disturbed, non-native areas that would persist over time and be self-supporting. The Permittee has indicated that in order to “ensure that the Revegetation Plan is fulfilled and that the temporary disturbance is fully restored and suitable for Conservation, a Restoration Permit (BHR110230) has been opened by USA Waste Management with the County of Riverside. Under the Restoration Permit, financial insurances have been placed to guarantee the restoration of the site. A bond has been placed for approximately \$242,000 with the County of Riverside. The bond will not be released until all the restoration activities are complete and meet the engineering satisfaction of the Building and Safety Department as well as the biological success criteria outlined in the RECON 2010 Revegetation Plan.

- d. Reserve Assembly: The project sites are located in the north and south central portion of Cell Group E. Although a portion of the project site is located in the Cell Group area described for Conservation, that area has been previously developed and disturbed by the mining activities. In addition, the proposed project has set aside 144.77 acres of land in the western, northern and southern portion of the site for Conservation that helps in the connection of variety of uplands and wetlands proposed for conservation in Cell Group D to the north and Cell Group F to the south, as well as PQP lands to the north of the site. Additionally, per discussions in April 2010 between the County, USA Waste, RCA and the Wildlife Agencies, at some point in the future, closed portions of the existing landfill can be revegetated and function as wildlife connections in the area, furthering the Reserve Assembly goals of Proposed Extension of Existing Core 2. Therefore, with the areas proposed for conservation, and the associated Revegetation Plan being incorporated, as well as future areas of the closed landfill becoming part of the Reserve, the project will not conflict with the overall Reserve Assembly goals of the MSHCP.

Other Plan Requirements

Data:

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

Yes. There are riparian/riverine areas on the project site. There are no vernal pool and fairy shrimp habitat on the project site.

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

Yes. The project site is located within a Narrow Endemic Plant Species Survey Area (NEPSSA) for Munz's onion, San Diego ambrosia, Slender-Horned Spineflower, Many-stemmed dudleya,



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Spreading navarretia, California Orcutt grass, San Miguel savory, Hammitt's clay-cress, and Wright's trichocoronis.

Section 6.3.2 – Was Additional Survey Information Provided?

Yes. The project site is located within a Criteria Area Species Survey Area (CASSA) for Thread-leaved brodiaea, Davidson's saltscale, Parish's brittlescale, Smooth Tarplant, Round-leaved filaree, Coulter's goldfields, and Little Mousetail. The project site is also located within an Additional Survey Area for Burrowing Owl.

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: According to the information provided by the Permittee, the Determination of Biologically Equivalent or Superior Preservation (DBESP) prepared by RECON dated July 12, 2011, the Errata to the DBESP prepared by RECON dated August 17, 2011, and the Habitat Assessment prepared by RECON dated October 13, 2010, for this HANS project, there are approximately 1.70 acres of riverine resources within the project area which include Tributary A (within HANS 1986), Tributary B (within HANS 2008 and 2041), Tributary C (within HANS 2041), which are unvegetated channels; southern willow scrub; and other unvegetated drainage (see Table 2 of DBESP Errata). Of the 1.70 acres of riverine resources, the proposed project activities (regrading, recompacting, and recontouring) will impact 0.16 acres to Tributary A, 0.21 acres to Tributary B, and 0.15 acres to Tributary C (see Table 2 of the Errata to the DBESP) for a total of 0.52 acres of impacts. Since there will be riparian/riverine resources impacted on site, a DBESP was prepared. RECON's DBESP reports that the project will mitigate at a 1:1 ratio (0.52 acres per the Errata) for permanent impacts to the riverine resources through the creation of a natural bottom channel at the toe of two of the restored stabilization slopes on site (see Table 2 of the Errata to the DBESP and Figure 7 of the DBESP). Tributary C will be completely impacted and fill will be added to create the supper pad which will create a large slope where Tributary C was previously located. Based on the DBESP, the water coming from the pad and the large slope face will be conveyed downstream via existing culvert and pipes that will be part of the finished project. Through the culvert and pipes, Tributary C will still be able to convey the water to the adjacent riverine resources and no further mitigation or modifications are proposed to Tributary C. The focus of the DBESP mitigation is on Tributary A and B. The DBESP states approximately 3,400 linear feet will be graded at an average width of at least 5.25 feet in order to create a minimum of 0.52 acre of unvegetated stream channel. The channels will connect to and drain into two of the existing tributaries (Tributary A and B) as shown in Figure 7 of the DBESP. RECON's DBESP reports that each of the re-engineered stability slopes will direct flow in concrete channels along the face of the slopes into energy dissipaters to ensure that the original drainage patterns, pre-mining, will be re-established. RECON conducted



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habitat assessments in May 2010 for least Bell's vireo (LBV), southwestern willow flycatcher (SWF), and yellow-billed cuckoo. RECON concluded that there are no riparian birds within the project site; therefore, no impacts are expected. Since a small area of southern willow scrub is located within Tributary A, but not within the direct impact area, the project in this area should avoid the breeding season, as a precaution to avoid indirect impacts to any riparian birds that may be using this area. The soils on site include clay pits, gullied land, rocky loam, and fine sandy loam. According to the addendum to the Habitat Assessment by RECON dated February 10, 2011, ponding areas were observed within the survey area following rainfall events; however these areas occurred entirely within previously developed lands on graded subsoil or on fill material. Therefore, RECON determined no suitable vernal pool habitat is present on site and fairy shrimp is not expected to occur. As a result, no focused surveys were warranted for fairy shrimp. Given that the proposed project will mitigate for impacts to riparian/riverine resources at a 1:1 ratio (0.52 acres), and based on the information provided by EPD and RECON, the project demonstrates compliance with Section 6.1.2 of the MSHCP.

- 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, Slender-Horned Spineflower, Many-stemmed dudleya, Spreading navarretia, California Orcutt grass, San Miguel savory, Hammitt's clay-cress, and Wright's trichocoronis. RECON reports that they conducted surveys for these species between 2007 and 2010. Many-stemmed Dudleya had low potential to occur in rocky openings of sage scrub and grasslands. However, based on the addendum to the Habitat Assessment dated February 10, 2011, RECON has been monitoring a nearby known many-stemmed dudleya population for over eight years as part of the species' management and restoration program under the El Sobrante Landfill Multiple Species Conservation Plan. While monitoring the many-stemmed dudleya on January 2011, biologists noted this species was actively growing at that area. Since many-stemmed dudleya was found present at the nearby site, RECON biologists determined that it was the appropriate time to conduct focused surveys for this species. Focused surveys were conducted on January 14 and 26, 2011, on the subject site and no many-stemmed dudleya were found present or expected to occur. Also, no many-stemmed dudleya were found on the project site during any of the surveys conducted since 2007. Based on the information provided by RECON, the project demonstrates compliance with Section 6.1.3 of the MSHCP.
- c. Section 6.3.2: The project site is located within a Criteria Area Species Survey Area (CASSA) for Thread-leaved brodiaea, Davidson's saltscale, Parish's brittlescale, Smooth Tarplant, Round-leaved filaree, Coulter's goldfields, and Little Mousetail. RECON reports that they conducted surveys between 2007 and 2010. None of these species were observed during the time of the surveys. The project site is also located within an Additional Survey Area for Burrowing Owl. A Habitat Assessment was conducted by RECON on April 27, 2010. The site had some potential to support burrowing owls. Since there was potential suitable habitat for burrowing owls, focused surveys were conducted by RECON on May 10, 11, 12, and 17, 2010. No burrowing owls were observed during the time of the focused surveys. Based on the information provided by RECON, the project demonstrates compliance with Section 6.3.2 of the MSHCP.



RCA Joint Project Review (JPR)

JPR #: 11-06-01-01

Date: 08-25-11

- d. Section 6.1.4: Future and existing Conservation Areas are located within 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 should be considered by the Permittee in their actions relative to the project. Specifically, the Permittee should include as project conditions of approval 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, which 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 run-off.
 - 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 appropriate mechanisms.
 - vii. Manufactured slopes associated with the proposed site development shall not extend into the MSHCP Conservation Area.

SNS/ST

Scan

COUNTY OF RIVERSIDE TRANSPORTATION AND LAND MANAGEMENT AGENCY

George A. Johnson · Agency Director

Planning Department

Ron Goldman · Planning Director

DATE: March 23, 2010

TO: Clerk of the Board of Supervisors

FROM: Planning Department - Riverside Office

SUBJECT: GPA01008

(Charge your time to these case numbers)

The attached item(s) require the following action(s) by the Board of Supervisors:

- | | |
|---|---|
| <input type="checkbox"/> Place on Administrative Action (Receive & File; EOT) | <input type="checkbox"/> Set for Hearing (Legislative Action Required; CZ, GPA, SP, SPA) |
| <input type="checkbox"/> Labels provided If Set For Hearing | <input type="checkbox"/> Publish in Newspaper: |
| <input type="checkbox"/> 10 Day <input type="checkbox"/> 20 Day <input type="checkbox"/> 30 day | **SELECT Advertisement** |
| <input type="checkbox"/> Place on Consent Calendar | <input type="checkbox"/> **SELECT CEQA Determination** |
| <input type="checkbox"/> Place on Policy Calendar (Resolutions; Ordinances; PNC) | <input type="checkbox"/> 10 Day <input type="checkbox"/> 20 Day <input type="checkbox"/> 30 day |
| <input checked="" type="checkbox"/> Place on Section Initiation Proceeding (GPIP) | <input type="checkbox"/> Notify Property Owners (app/agencies/property owner labels provided) |
| | Controversial: <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO |

Designate Newspaper used by Planning Department for Notice of Hearing: NONE - GPIP

Please schedule on the 04/06/2010 BOS Agenda

Documents to be sent to County Clerk's Office for Posting:

NONE - GPIP

Riverside Office · 4080 Lemon Street, 9th Floor
P.O. Box 1409, Riverside, California 92502-1409
(951) 955-3200 · Fax (951) 955-3157

Desert Office · 38686 El Cerrito Road
Palm Desert, California 92211
(760) 863-8277 · Fax (760) 863-7555

Y:\Advanced Planning\2008 FOUNDATION COMPONENT REVIEW\GPA Cases\GPA 1008\GPA 1008 BOS Pkg\GPA 1008 Form 11 Cover.doc

Revised 3/4/10 by R. Juarez

Ron Goldman
3/23/10

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



SUBMITTAL DATE:
March 23, 2010

FROM: TLMA - Planning Department

SUBJECT:

GENERAL PLAN AMENDMENT NO. 1008 – Foundation-Regular – Applicant: USA Waste of California – Engineer/Representative: HDR Engineering - First Supervisorial District - Glen Ivy Zoning District - Temescal Canyon Area Plan: El Sobrante Landfill Policy Area - Open Space: Rural (OS-RUR) (20 acre minimum lot size) and Open Space: Mineral Resources (OS-MR) – Location: Easterly of Interstate 15 and Temescal Canyon Road, northerly of Dawson Canyon Road, and westerly of El Sobrante Landfill - 327.61 Gross Acres - Zoning: Mineral Resources (M-R), and Mineral Resources & Related Manufacturing (M-R-A) - **REQUEST:** This General Plan Amendment proposes to amend the General Plan Foundation Component of the subject site from OPEN SPACE (OS) to COMMUNITY DEVELOPMENT (CD) and to amend the General Plan land use designation of the subject site from MINERAL RESOURCES (OS:MN) and RURAL (OS:RUR) (20 acre minimum lot size) to HEAVY INDUSTRIAL (CD:HI) (0.15-0.50 floor area ratio) - APN(s): 283-120-001, 283-120-002, 283-120-003, 283-120-018.

RECOMMENDED MOTION: The Planning Director recommends that the Board of Supervisors adopt an order initiating proceedings for the above referenced general plan amendment based on the attached report. The initiation of proceedings by the Board of Supervisors for the amendment of the General Plan, or any element thereof, shall not imply any such amendment will be approved.

BACKGROUND: The initiation of proceedings for any General Plan Amendment (GPA) requires the adoption of an order by the Board of Supervisors. The Planning Director is required to prepare a report and recommendation on every GPA application and submit it to the Board of Supervisors. Prior to the submittal to the Board, comments on the

Ron Goldman
Planning Director

Initials:
th

Continued on attached page

REVIEWED BY EXECUTIVE OFF

DATE Tina Grande
Departmental Concurrence

Policy
 Policy

Consent
 Consent

Dept R m:
Per Exec. Ofc.:

Prev. Agn. Ref.

District: First

Agenda Number:

application are requested from the Planning Commission, and the Planning Commission comments are included in the report to the Board.

The Board will either approve or disapprove the initiation of proceedings for the GPA requested in the application. The consideration of the initiation of proceedings by the Planning Commission and the Board of Supervisors pursuant to this application does not require a noticed public hearing. However, the applicant was notified by mail of the time, date and place when the Planning Commission and the Board of Supervisors would consider this GPA initiation request.

If the Board of Supervisors adopts an order initiating proceedings pursuant to this application, the proposed amendment will thereafter be processed, heard and decided in accordance with all the procedures applicable to GPA applications, including noticed public hearings before the Planning Commission and Board of Supervisors. The adoption of an order initiating proceedings does not imply that any amendment will be approved. If the Board of Supervisors declines to adopt an order initiating proceedings, no further proceedings on this application will occur.

The Board of Supervisors established the procedures for initiation of GPA applications with the adoption of Ordinance No. 348.4573 (effective May 8, 2008), which amended Article II of that ordinance.

**PLANNING COMMISSION
MINUTE ORDER FEBRUARY 3, 2010
RIVERSIDE COUNTY ADMINISTRATIVE CENTER**

- I. **AGENDA ITEM 6.3: GENERAL PLAN AMENDMENT NO. 1008** - Foundation / Regular - Applicant: USA Waste of California - Engineer/Representative: HDR Engineering - First Supervisorial District - Glen Ivy Zoning Area - Temescal Canyon Area Plan: El Sobrante Landfill Policy Area - Open Space: Rural (OS-RUR) (20 Acre Minimum Lot Size) and Open Space: Mineral Resources (OS-MR) - Location: Easterly of Interstate 15 and Temescal Canyon Road, northerly of Dawson Canyon Road, and westerly of El Sobrante Landfill - 327.61 Gross Acres - Zoning: Mineral Resources (M-R), and Mineral Resources & Related Manufacturing (M-R-A)
- II. **PROJECT DESCRIPTION**
This General Plan Amendment proposes to amend General Plan Foundation from OPEN SPACE (OS) to COMMUNITY DEVELOPMENT (CD) and amend the General Plan land use from Mineral Resources (OS:MN) and Rural (OS:RUR) (20 Acre Minimum Lot Size) to Heavy Industrial (CD:HI) (0.15 - 0.50 Floor Area Ratio).
- III. **MEETING SUMMARY**
The following staff presented the subject proposal:
Project Planner: Mike Harrod, Ph: (951) 955-1881 or E-mail mharrod@rctlma.org
- The following spoke in favor of the subject proposal:
Mike Williams, Applicant, 10910 Dawson Cyn. Rd., Corona, CA
- The following spoke in opposition of the subject proposal:
Cynthia Ferry, Other Interested Party, 16115 Rocky Bluff Rd., Gavilan Hills, CA 92570
Laurie Taylor, Other Interested Party, 14679 Descanso Dr., Lake Mathews, CA 92860
Michelle Randall, Neighbor, 12401 Dawson Cyn. Rd., Corona, CA 92883
- No one spoke in a neutral position of the subject proposal.
- IV. **CONTROVERSIAL ISSUES**
NONE
- V. **PLANNING COMMISSION ACTION**
The Planning Commission, recommended to the Board of Supervisors;
INITIATION of the **GENERAL PLAN AMENDMENT** with modifications
- VI. **CD**
The entire discussion of this agenda item can be found on CD. For a copy of the CD, please contact Chantell Griffin, Planning Commission Secretary, at (951) 955-3251 or E-mail at cgriffin@rctlma.org.

Agenda Item No.: 6.3
Area Plan: Temescal Canyon
Zoning District: Glen Ivy
Supervisory District: First
Project Planner: Michael Harrod
Planning Commission: February 3, 2010

General Plan Amendment No. 1008
Applicant: USA Waste of California
Engineer/Representative: HDR Engineering

COUNTY OF RIVERSIDE PLANNING DIRECTOR'S REPORT AND RECOMMENDATIONS

RECOMMENDATIONS:

The Planning Director recommends that the Board of Supervisors adopt an order initiating proceedings for GPA01008 from OPEN SPACE: MINERAL RESOURCES (OS-M-R) and RURAL (OS-RUR) (20 acre minimum lot size) to COMMUNITY DEVELOPMENT: HEAVY INDUSTRIAL (CD:HI) (0.15-0.50 floor area ratio) and the Planning Commission made the comments below. The Planning Director continues to recommend that the Board adopt an order initiating proceedings for the general plan amendment. For additional information regarding this case, see the attached Planning Department Staff Report(s).

PLANNING COMMISSION COMMENTS TO THE PLANNING DIRECTOR:

The following comment(s) were provided by the Planning Commission to the Planning Director:

Commissioner John Roth: Commissioner Roth said that he was familiar with the site and that he was in favor of allowing the case to move forward; however, he was concerned that the Heavy Industrial designation may be too intense for the site, given views from residential uses across the canyon. Commissioner Roth stated that he would be more comfortable with a proposal of light or medium industrial uses. Mr. Roth indicated that if the Heavy Industrial designation is applied to the site, then some uses should not be allowed. Commissioner Roth also had a number of questions for both staff and the applicant. Mr. Roth inquired as to whether the applicant would maintain the existing access or if the access point to the site would be changed. The applicant indicated that access points had not been finalized as of yet; however, the final access points will use the bridge that has already been built. Commissioner Roth also asked why the "Temescal Wash Policy Area" does not extend farther to the north along the Wash, so that the entire Wash is protected. Ron Goldman and Mike Harrod clarified that the policy area does in fact extend from Weirick Road along the entire length of the Wash itself.

Commissioner John Snell: No Comments

Commissioner John Petty: No Comments

Commissioner Jim Porras: No Comments

Commissioner Jan Zuppardo: No Comments

Agenda Item No.: 6.3
Area Plan: Temescal Canyon
Zoning Area: Glen Ivy
Supervisory District: First
Project Planner: Michael Harrod
Planning Commission: February 3, 2010

General Plan Amendment No. 1008
Applicant: USA Waste of California
Engineer/Representative: HDR Engineering

COUNTY OF RIVERSIDE PLANNING DEPARTMENT STAFF REPORT

PROJECT DESCRIPTION AND LOCATION:

The applicant proposes to amend the General Plan Foundation Component from "Open Space" (OS) to "Community Development" (CD) and the General Plan Land Use designation from "Rural" (OS-RUR) (20 acre minimum lot size) and "Mineral Resources" (OS-MR) to "Heavy Industrial" (HI) for an approximately 327.61 acre site. The project is located easterly of Interstate 15 and Temescal Canyon Road, northerly of Dawson Canyon Road, and westerly of the El Sobrante Land Fill.

POTENTIAL ISSUES OF CONCERN:

The site is located within the Interstate 15 Corridor, running in a northwest/southwest direction through Temescal Canyon. In addition to suburban residential and rural estate neighborhoods, there is a considerable amount of industrial uses and extensive areas of existing and potential mineral extraction located within the corridor. Located within one of these industrial/mineral extraction areas, the site has had both clay mining and composting operations: the Rentrac Liston Clay Pit (SMP00107); the Synagro Recycle Mine (SMP00175), used as a source of soil materials to blend with compost from the Synagro composting operation (CUP02999); and the Rentrac Corona Clay Pit (RCL00121), a vested mining operation. These uses have stopped or are winding down and the applicant is in the process of reclaiming the site for a new use.

Presently, there is very little mining occurring on the site. The Synagro composting operation vacated the site within the last year and the Synagro Recycle Mine entitlement (SMP00175) expires in January 2010. The Rentrac Liston Clay Pit is being backfilled in accordance with an approved reclamation plan (SMP00107S1). USA Waste, which also operates the El Sobrante Landfill immediately east of the site, is seeking to temporarily stockpile rock from excavation activities at the landfill at the Rentrac Corona Clay Pit (RCL00121).

This new condition or circumstance, the end of composting operations, the end of mining operations and the reclamation of the site, justify modifying the general plan to allow a use that would be compatible with surrounding land uses, particularly the El Sobrante Landfill, a necessary public facility, which is important to the economy of Temescal Canyon and the County. The northern portion of the site (APN 238-120-001, -002, & 003) is located within the El Sobrante Landfill Policy area. These policies require that development proposed within one-half mile of the El Sobrante Landfill be inherently compatible with the landfill as determined by the County of Riverside Department of Waste Management and the Planning Department. Under these policies, most types of industrial development may be considered compatible with the landfill. The applicant's proposal to change the land use designation to one allowing industrial uses does not conflict with the overall Riverside County Vision for the area or create any internal inconsistency among the elements of the plan.

This would not apply to industrial development using sensitive equipment or conducting manufacturing operations which would be negatively affected by dust particles, noise, odor, and truck traffic: these

industrial uses are clearly incompatible with the landfill operations. Since the site is visible to neighboring residential uses and could be adversely affected by landfill operations, the type of industrial use ultimately allowed on this site would have to be carefully reviewed for its compatibility with the landfill and visual impact on residential neighborhoods. In conjunction with the Manufacturing - Service Commercial (M-SC) Zone or the Manufacturing – Medium Zone, the Heavy Industrial designation would allow a number of uses compatible with both the landfill and views from surrounding residential neighborhoods.

The site is also located north of Temescal Wash. Although dry most of the year, the wash serves as an outlet for Lake Elsinore, eventually draining to the Santa Ana River. It is also a critical linkage for animals between the mountains and hill habitats on either side of the wash and it plays an important role in the County's Multiple Species Habitat Conservation Plan (MSHCP). The Temescal Wash Policy Area, lying south of the site, includes policies to protect this important natural resource for its open space and recreational values.

According to the MSHCP, the site is located within Cell Group E of the Temescal Canyon Area Plan. Conservation within this Cell Group will contribute to assembly of Proposed Extension of Existing Core 2 to the north and east of the site. Conservation within this Cell Group will focus on coastal sage scrub and Riversidean alluvial fan sage scrub in a mosaic of upland habitat, and water and riparian scrub, woodland, forest habitat. Areas conserved within this Cell Group will be connected to a variety of uplands and wetlands proposed for conservation in Cell Group D to the north and Cell Group F to the south. Conservation within this Cell Group will range from 65%-75% of the Cell Group focusing on the central portions of the Cell Group. The site, much of it disturbed, is located within this central portion of the Cell Group.

If a proposed development is unable to meet the Criteria established under the MSHCP, the Criteria Refinement Process (CRP) provides a mechanism to adjust the Plan's Criteria. The process is set forth in Section 6.5 of the Plan. Under a Criteria refinement, the Criteria area may not be reduced, and implementation of the new Criteria must achieve a biologically equivalent or superior results vis-à-vis potential development of the site under the existing Criteria. Where a biologically equivalent or superior result can not be achieved or the Criteria area is reduced, then an amendment to the MSHCP would be required as set forth in Section 6.10 of the Plan.

Although the site has been reviewed under the Habitat Evaluation and Acquisition Negotiation Strategy (HANS) process (i.e., HANS01934 (withdrawn) and HANS01986 (approved on the northern portion of the site)), the Environmental Programs Department has indicated that development of the site as now proposed would require a Criteria refinement. If this general plan amendment is initiated by the Board of Supervisors, the applicant will have to complete the CRP prior to any public hearings on the proposed general plan amendment.

RECOMMENDATION:

The Planning Director's recommendation is to adopt an order initiating proceedings for General Plan Amendment No. 1008 from Open Space Mineral Resources (OS-MR) and Open Space Rural (OS-RUR) to Community Development: Heavy Industrial (HI). The initiation of proceedings by the Board of Supervisors for the amendment of the General Plan, or any element thereof, shall not imply any such amendment will be approved.

INFORMATIONAL ITEMS:

1. This project was filed with the Planning Department on February 14, 2008.
2. Deposit Based Fees charged for this project as of the time of staff report preparation, total \$2,946.
3. The project site is currently designated as Assessor's Parcel Number: 283-120-001; 283-120-002; 283-120-003; and 283-120-018.

Supervisor Buster
District 1
Date Drawn: 2/27/08

GPA01008

Proposed General Plan

Planner: Amy Aldana
Date: 3/10/08
Exhibit 6



Copyright © 2008, Riverside County Planning Department. All rights reserved. This map is for informational purposes only. It does not constitute a contract. For more information, please contact the Riverside County Planning Department at (951) 955-3200, in Murietta at (909) 830-4170, or in Indio at (760) 883-8277 or visit us online at <http://www.rcpd.ca.gov/Planning/Default.aspx>.

RIVERSIDE COUNTY PLANNING DEPARTMENT

Zone
Area: Glen Ivy
Township/Range: T4SR6W
Section : 26

Assessors
Bk.Pg. 283-12
Thomas
Bros. Pg. 804 E3

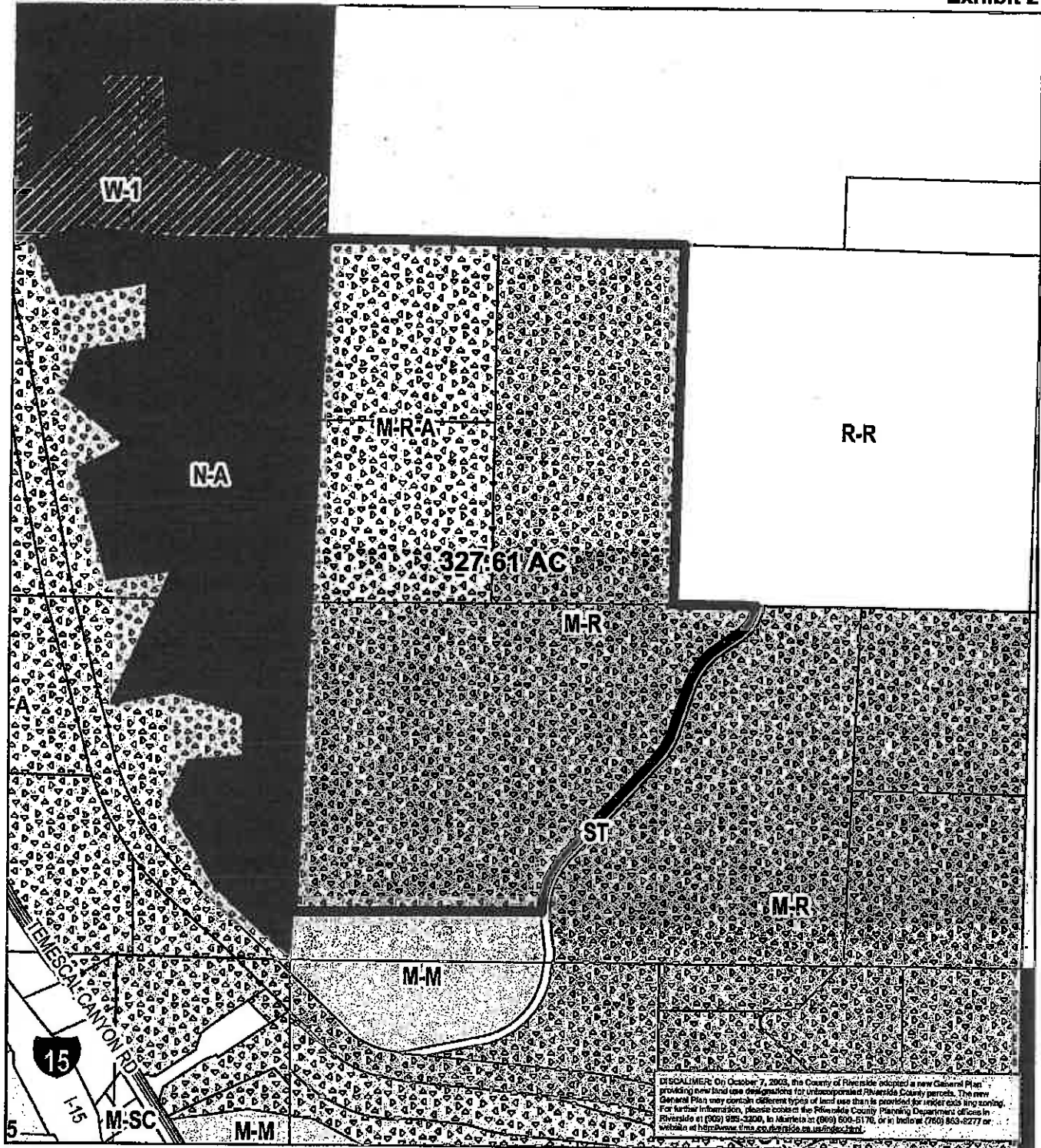


Supervisor Buster
District 1
Date Drawn: 2/27/08

GPA01008

EXISTING ZONING

Planner: Amy Aldana
Date: 3/10/08
Exhibit 2

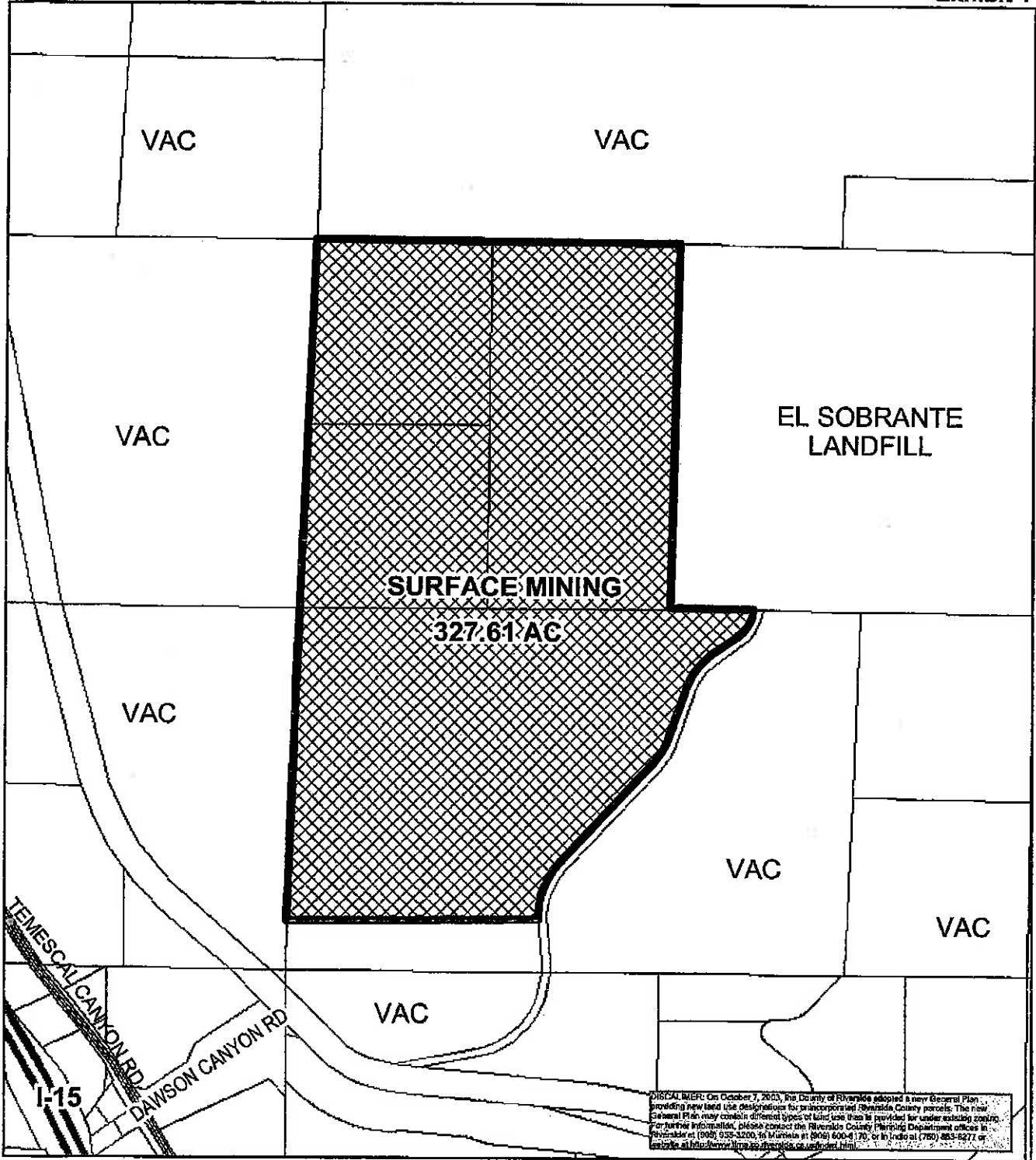


Zone
Area: Glen Ivy
Township/Range: T4SR6W
Section : 26

RIVERSIDE COUNTY PLANNING DEPARTMENT

Assessors
Bk. Pg. 283-12
Thomas
Bros. Pg. 804 E3





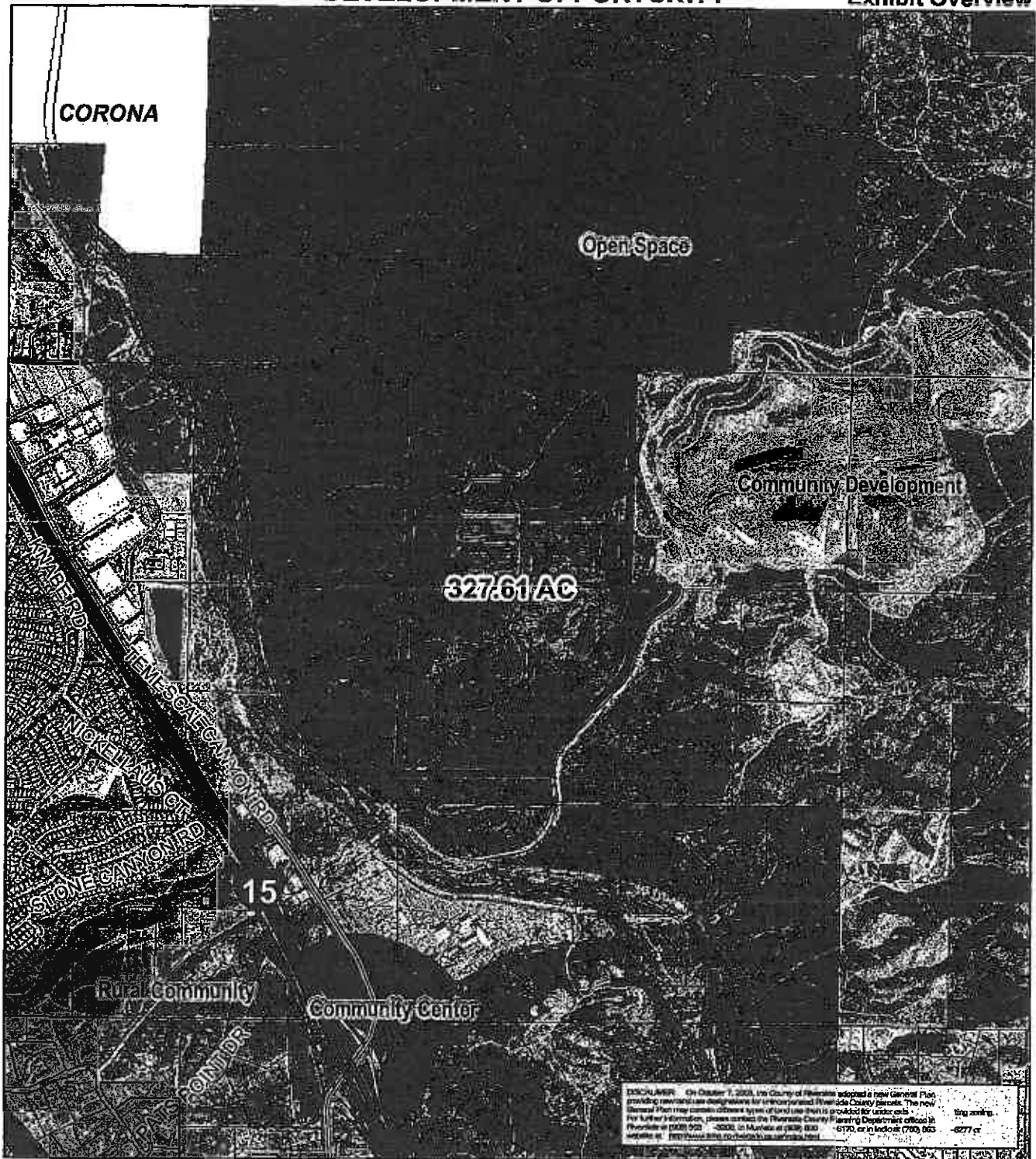
RIVERSIDE COUNTY PLANNING DEPARTMENT

Zone
Area: Glen Ivy
Township/Range: T4SR6W
Section : 26



Assessors
Bk. Pg. 283-12
Thomas
Bros. Pg. 804 E3





RIVERSIDE COUNTY PLANNING DEPARTMENT

Area
Plan: Glen Ivy
Township/Range: T4SR6W
Section: 26



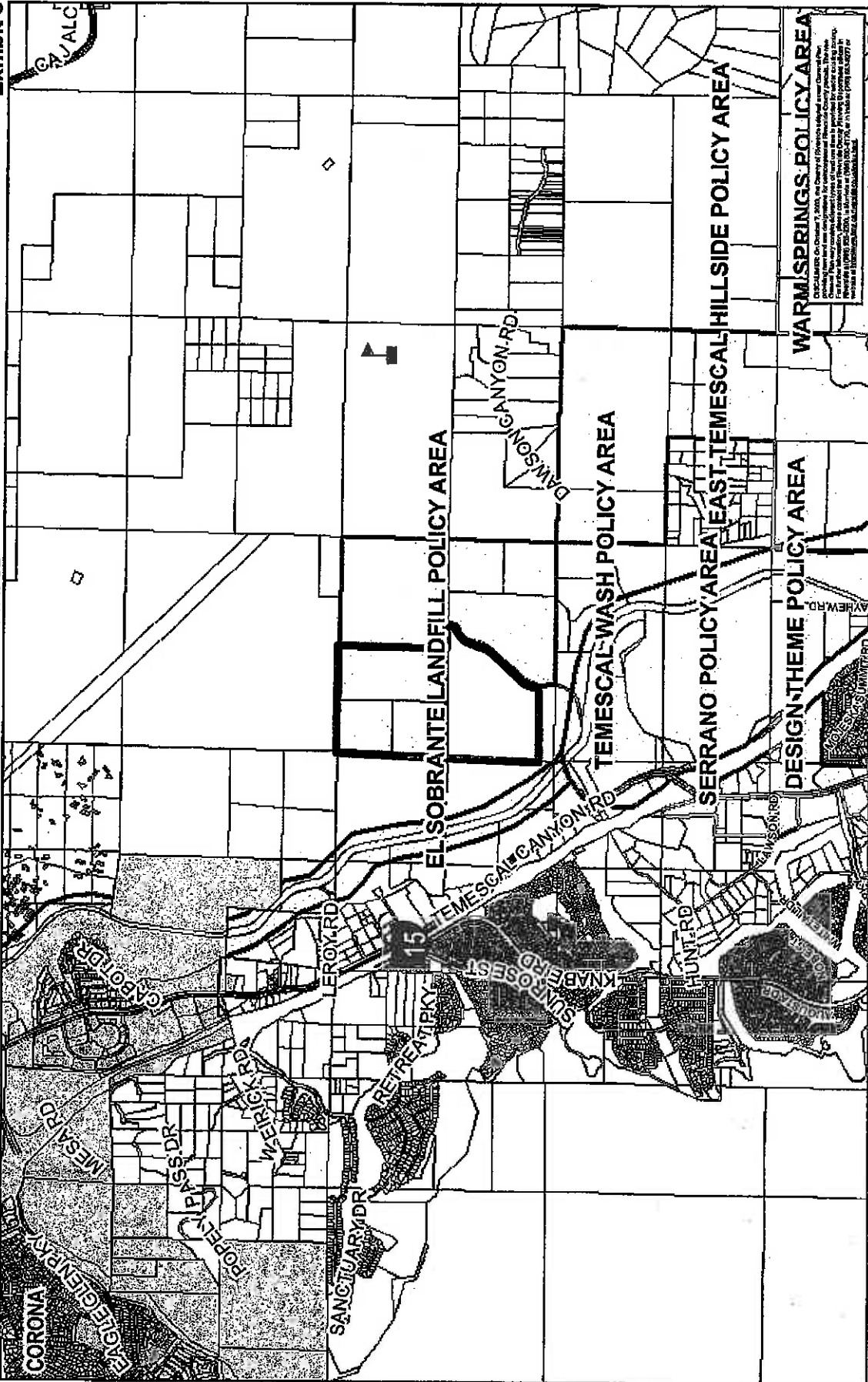
Assessors
Bk. Pg. 283-12
Thomas
Bros. Pg. 804 E3

Supervisor Buster
District 1

Date Drawn: 2/27/08

GPA01008 POLICY AREAS

Planner: Amy Aldana
Date: 3/10/08
Exhibit 8



Zone: Glen Ivy
Area: T4SR6W
Township/Range: T4SR6W
Section: 26

RIVERSIDE COUNTY PLANNING DEPARTMENT

Assessors
Bk. Pg. 283-12
Thomas
Bros. Pg. 804 E3

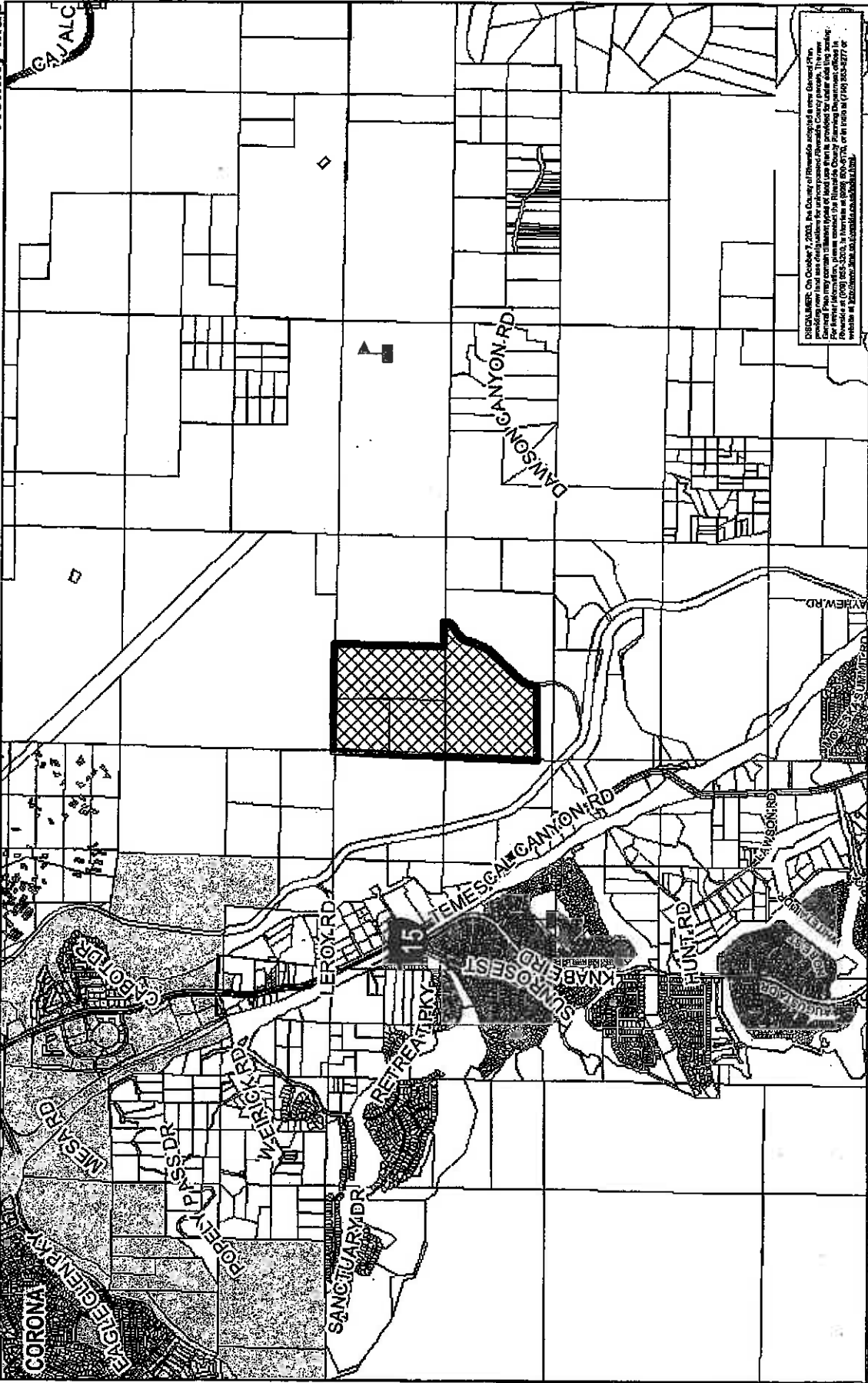


Supervisor Buster
District 1

Date Drawn: 2/27/08

GPA01008 VICINITY MAP

Planner: Amy Aldana
Date: 3/10/08
Vicinity Map



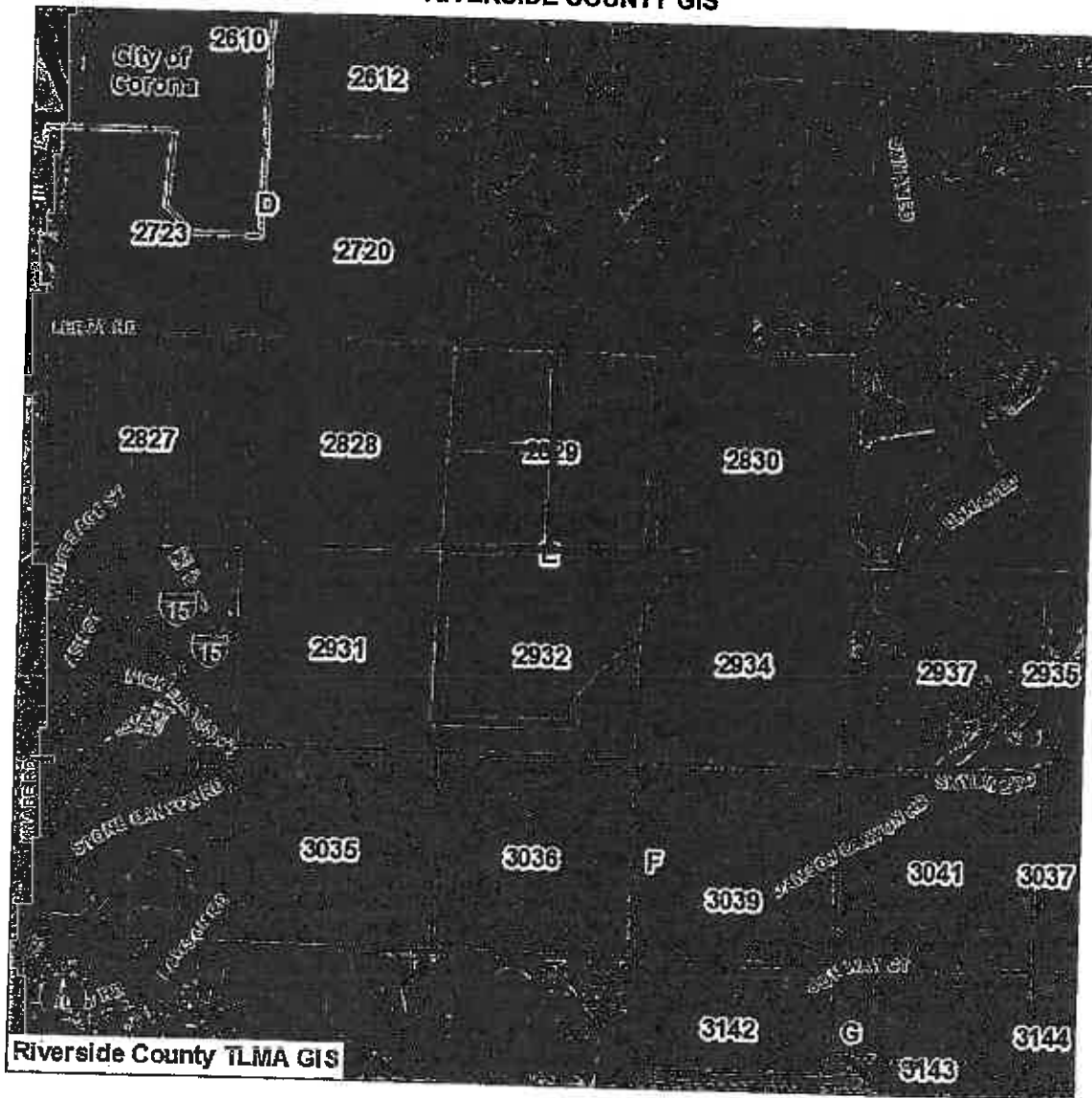
Zone: Glen Ivy
Area: Glen Ivy
Township/Range: T4SR6W
Section : 26

RIVERSIDE COUNTY PLANNING DEPARTMENT

Assessors
Blk. Pg. 283-12
Thomas
Bros. Pg. 804 E3



RIVERSIDE COUNTY GIS



Selected parcel(s):

283-120-001 283-120-002 283-120-003 283-120-018

IMPORTANT

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.

REPORT PRINTED ON... Tue Dec 15 16:32:54 2009

**General Plan Amendment Application Attachment 5
Planning Justification for Land Use Foundation Component and Designation
Change**

The proposed Foundation and Land Use Amendments will result in a more accurate representation of the operations currently located on the subject parcels, and provide for reclamation of the site once existing uses cease. The site is currently designated in the Open Space Foundation as Rural and Mineral Resources Land Uses. Existing on-site operations are for sludge treatment. Prior to this operation, the site was used for mining. The existing operations on the site will cease in the next year, and the site will be reclaimed.

The site is not currently functioning as open space. It is privately owned, and access is restricted. Also, the site has been cleared of most vegetation, and therefore holds no viable habitat.

Finally, the sludge treatment operations that are currently on the site are not compatible with any of the Open Space land use designations (Conservation, Conservation Habitat, Water, Recreation, Rural, Mineral Resources).

An amendment to change the subject parcels to the Community Development Foundation, Heavy Industrial Land Use would accommodate the continuation of existing sludge treatment operations, and provide for reclamation of the site once the existing operation ceases. This is the appropriate land use for the site, as it is adjacent to the functioning El Sobrante Landfill. Adjacency to the landfill means that access must be shared with truck traffic.

A foundation and land use component change will result in compatible adjacent land uses. The subject parcels are bounded to the east by parcels in the Community Development Foundation, Public Facilities land use; and to the south by parcels in the Community Development Foundation (Light Industrial land use). Creating a more accurate description of what happens on the site through the land use definition will be helpful to the adjacent parcels, by indicating more clearly what the adjacency impacts could be.

HDR Engineering /Caroline Evans
8690 Balboa Ave. Ste. #20
San Diego, CA 92123
GPA1008-Engineer

USA Waste of California
P.O. Box 77908
Corona, CA 92877
GPA1008-App/Owner

NOTICE OF PUBLIC HEARING
SCHEDULING REQUEST FORM

Principal's Signature/Initials: _____

Date: _____

DATE SUBMITTED: 10/30/2015

TO: Planning Commission Secretary

FROM: John Hildebrand (Riverside)

PHONE No.: (951) 955-1888

E-Mail: jhildebr@rctlma.org

SCHEDULE FOR: Planning Commission on 12/02/2015

20-Day Advertisement: Advertisement Adopt Negative Declaration

GENERAL PLAN AMENDMENT NO. 1008 (Foundation and Entitlement/Policy) and CHANGE of ZONE NO. 7886 – Intent to adopt a Negative Declaration – APPLICANT: USA Waste of California – ENGINEER/REPRESENTATIVE: Southland Engineering, c/o Lisa Merritt – SUPERVISORIAL DISTRICT: First – AREA PLAN: Temescal Canyon – ZONE AREA: Glen Ivy – ZONE: Mineral Resources (M-R) and Mineral Resources & Related Manufacturing (M-R-A) – POLICY AREA: El Sobrante Landfill – LOCATION: East of Interstate 15 and Temescal Canyon Road, north of Dawson Canyon Road, and west of El Sobrante Landfill – PROJECT SIZE: 327.6 acres – REQUEST: Proposal to amend a portion of the project site's General Plan Foundation Component from Open Space (OS) to Community Development (CD), amend its Land Use Designation from Rural (RUR) and Mineral Resources (MR) to Conservation Habitat (CH) and Heavy Industrial (HI) (0.15 to 0.50 FAR), and change the site's zoning classification from Mineral Resources (M-R) and Mineral Resources & Related Manufacturing (M-R-A) to Natural Assets (N-A) and Manufacturing Heavy (M-H) on four parcels, totaling 327.6 acres – PROJECT PLANNER: John Hildebrand at (951) 955-1888 or email jhildebr@rctlma.org. (Legislative) – APNs: 283-120-001, 283-120-002, 283-120-003, and 283-120-018.

STAFF RECOMMENDATION:

- APPROVAL (CONSENT CALENDAR)
- APPROVAL
- APPROVAL WITHOUT DISCUSSION
- CONTINUE WITH DISCUSSION TO _____
- CONTINUE WITHOUT DISCUSSION TO _____
- CONTINUE WITHOUT DISCUSSION OFF CALENDAR
- DENIAL
- SCOPING SESSION
- INITIATION OF THE GENERAL PLAN AMENDMENT
- DECLINE TO INITIATE THE GENERAL PLAN AMENDMENT
- _____

Provide one set of mailing labels, including surrounding property owners, Non-County Agency and Interested Parties and, owner, applicant, and engineer/representative *(Confirmed to be less than 6 months old from date of preparation to hearing date)*

Provide one set of labels for owner, applicant, and engineer/representative.

Fee Balance: \$11,482.38, as of 10/20/2015.

CFG Case # CFG05186 - Fee Balance: \$ 0

Estimated amount of time needed for Public Hearing: 10 Minutes (Min 5 minutes)

Controversial: YES NO

Provide a very brief explanation of controversy (1 short sentence)

NOTICE OF PUBLIC HEARING
and
INTENT TO ADOPT A NEGATIVE DECLARATION

A **PUBLIC HEARING** has been scheduled, pursuant to Riverside County Land Use Ordinance No. 348, before the **RIVERSIDE COUNTY PLANNING COMMISSION** to consider the project shown below:

GENERAL PLAN AMENDMENT NO. 1008 (Foundation and Entitlement/Policy) and CHANGE of ZONE NO. 7886 – Intent to Adopt a Negative Declaration – Applicant: USA Waste of California – Engineer/Representative: Southland Engineering – First Supervisorial District – Area Plan: Temescal Canyon – Zone Area: Glen Ivy – Zone: Mineral Resources (M-R) and Mineral Resources & Related Manufacturing (M-R-A) – Policy Area: El Sobrante Landfill – Location: East of Interstate 15 and Temescal Canyon Road, north of Dawson Canyon Road, and west of El Sobrante Landfill – Project Size: 327.6 acres – **REQUEST:** Proposal to amend a portion of the project site's General Plan Foundation Component from Open Space (OS) to Community Development (CD), amend its Land Use Designation from Rural (RUR) and Mineral Resources (MR) to Conservation Habitat (CH) and Heavy Industrial (HI) (0.15 to 0.50 FAR), and change the site's zoning classification from Mineral Resources (M-R) and Mineral Resources & Related Manufacturing (M-R-A) to Natural Assets (N-A) and Manufacturing Heavy (M-H) on four parcels, totaling 327.6 acres.

TIME OF HEARING: **9:00 am** or as soon as possible thereafter
DECEMBER 2, 2015
RIVERSIDE COUNTY ADMINISTRATIVE CENTER
BOARD CHAMBERS, 1ST FLOOR
4080 LEMON STREET
RIVERSIDE, CA 92501

For further information regarding this project, please contact Project Planner, John Hildebrand, at 951-955-1888 or email jhildebr@rctlma.org or go to the County Planning Department's Planning Commission agenda web page at <http://planning.rctlma.org/PublicHearings.aspx>.

The Riverside County Planning Department has determined that the above project will not have a significant effect on the environment and has recommended adoption of a negative declaration. The Planning Commission will consider the proposed project and the proposed negative declaration, at the public hearing. The case file for the proposed project and the proposed negative declaration may be viewed Monday through Thursday, 8:30 a.m. to 5:00 p.m., at the County of Riverside Planning Department, 4080 Lemon Street, 12th Floor, Riverside, CA 92501. For further information or an appointment, contact the project planner.

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

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

Please send all written correspondence to:
RIVERSIDE COUNTY PLANNING DEPARTMENT
Attn: John Hildebrand
P.O. Box 1409, Riverside, CA 92502-1409

PROPERTY OWNERS CERTIFICATION FORM

I, VINNIE NGUYEN, certify that on 10/9/2015.

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

APN (s) or case numbers CZ07886/GPA01008 For

Company or Individual's Name Planning Department.

Distance buffered 2400'.

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

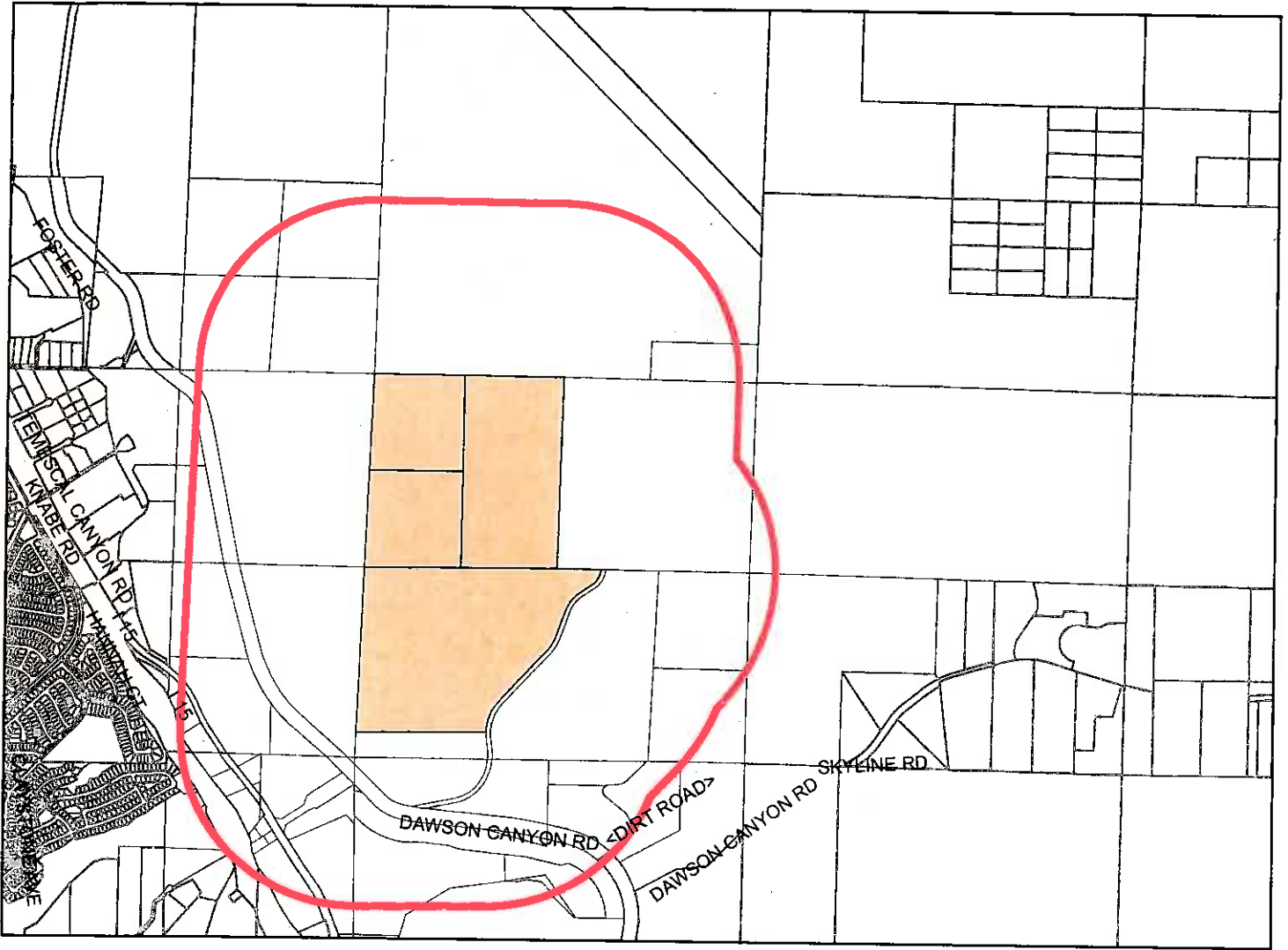
TITLE GIS Analyst

ADDRESS: 4080 Lemon Street 2nd Floor

Riverside, Ca. 92502

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

CZ07886 GPA01008 (2400 feet buffer)



Selected Parcels

283-160-035	283-190-027	283-150-026	283-150-041	283-110-003	283-110-009	283-110-012	283-150-030	283-150-032	283-160-006
283-160-031	283-190-021	283-190-022	283-190-024	283-190-025	283-190-026	283-190-028	283-190-040	283-190-031	283-150-021
283-150-050	283-160-040	283-110-018	283-160-038	283-150-042	283-190-037	283-190-038	283-120-019	283-190-042	283-100-013
283-100-021	283-110-013	283-110-035	283-380-002	283-380-003	283-380-004	283-380-005	283-160-039	283-100-003	283-100-008
283-020-013	283-110-019	283-150-034	283-150-037	283-190-041	283-160-037	283-150-046	283-150-047	283-020-014	283-120-001
283-120-002	283-120-003	283-120-004	283-120-008	283-120-009	283-120-014	283-120-015	283-120-016	283-120-018	283-130-001
283-160-032	283-160-033	283-160-034	283-190-039	283-190-033	283-190-030				



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ASMT: 283020013, APN: 283020013
RIVERSIDE COUNTY HABITAT CONS AGENCY
4080 LEMON ST 12TH FL
RIVERSIDE CA 92501

ASMT: 283150041, APN: 283150041
CALIFORNIA MEADOWS HOMEOWNERS ASSN
C/O KAUFMAN & BROAD
5500 E SANTA ANA CANYON RD
ANAHEIM CA 92807

ASMT: 283020014, APN: 283020014
USA WASTE OF CALIF INC
1001 FANNIN 40TH FL
HOUSTON TX 77002

ASMT: 283150042, APN: 283150042
LEE LAKE WATER DIST
22646 TEMESCAL CANYON RD
CORONA CA 92883

ASMT: 283100008, APN: 283100008
RIVERSIDE CORONA RESOURCE CONSERV D
C/O CONSERVATION DISTRICT
4500 GLENWOOD DR BLD A
RIVERSIDE CA 92501

ASMT: 283150047, APN: 283150047
JANE SCHOCK, ETAL
2908 BROAD ST
NEWPORT BEACH CA 92663

ASMT: 283110018, APN: 283110018
GRO WEST INC
C/O JOHN A BREMER
10490 DAWSON CANYON RD
CORONA CA 92883

ASMT: 283150050, APN: 283150050
CAROLYN KECK, ETAL
P O BOX 1283
BOULEVARD CA 91905

ASMT: 283110019, APN: 283110019
SDG INV
1920 FRONTAGE RD
CORONA CA 92882

ASMT: 283160006, APN: 283160006
CORONA CLAY CO
1501 BELVEDERE RD
WEST PALM BEACH FL 33406

ASMT: 283150021, APN: 283150021
CINNAMON ZORN, ETAL
23299 LAWSON CANYON RD
CORONA, CA. 92883

ASMT: 283160035, APN: 283160035
SAMIRA BAHU, ETAL
C/O TOMS FARMS
23760 TEMESCAL CYN
CORONA CA 92883

ASMT: 283150037, APN: 283150037
SOUTHERN CALIF EDISON CO
2131 WALNUT GROVE 2ND FL
ROSEMEAD CA 91770

ASMT: 283160037, APN: 283160037
TEMESCAL PROP
4816 BUTTERNUT HOLLOW LN
BONITA CA 91902

ASMT: 283160038, APN: 283160038
CHRISTIE KOONTZ, ETAL
23215 TEMESCAL CANYON RD
CORONA, CA. 92883

ASMT: 283190038, APN: 283190038
LEINEN FAMILY
1240 MAGNOLIA AVE
CORONA CA 92879

ASMT: 283160039, APN: 283160039
THUY TRAN, ETAL
23167 TEMESCAL CANYON RD
CORONA, CA. 92883

ASMT: 283190039, APN: 283190039
USA WASTE OF CALIF INC
C/O WASTE MANAGEMENT INC
P O BOX 1450
CHICAGO IL 60690

ASMT: 283160040, APN: 283160040
J LASER CUTTING, ETAL
8356 STANDUSTRIAL
STANTON CA 90680

ASMT: 283190040, APN: 283190040
CORONA CLAY CO
22079 KNABE RD
CORONA CA 92883

ASMT: 283190021, APN: 283190021
CORONA CLAY CO
22079 KNABE ST
CORONA CA 92883

ASMT: 283190041, APN: 283190041
SOUTHERN CALIF EDISON CO
P O BOX 800
ROSEMEAD CA 91770

ASMT: 283190027, APN: 283190027
BBG KRG INC
P O BOX 1839
CORONA CA 92878

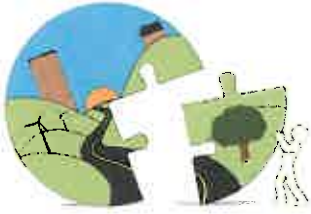
ASMT: 283190042, APN: 283190042
NUCAST INDUSTRIES INC
23220 PARK CANYON DR
CORONA, CA. 92883

ASMT: 283190030, APN: 283190030
HENRY TIEN, ETAL
23531 ESTELLE MOUNTAIN RD
PERRIS CA 92570

ASMT: 283380005, APN: 283380005
OLSEN CANYON PROP
C/O KINGSTON TECHNOLOGY
17600 NEWHOPE ST
FOUNTAIN VALLEY CA 92706

ASMT: 283190031, APN: 283190031
DUSTIN CURTIS
7008 SHEARWATER DR
SAN JOSE CA 95120





RIVERSIDE COUNTY PLANNING DEPARTMENT

Steven Weiss, AICP
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.

GPA01008 & CZ07886
Project Title/Case Numbers

John Hildebrand
County Contact Person

(951) 955-1888
Phone Number

N/A
State Clearinghouse Number (if submitted to the State Clearinghouse)

USA Waste of California c/o Jayna Morgan
Project Applicant

2050 North Glassell Street, Orange, CA 92865
Address

East of Interstate 15 and Temescal Canyon Road, north of Dawson Canyon Road, and west of El Sobrante Landfill.
Project Location

A proposal to amend the project site's General Plan Foundation Component from Open Space (OS) to Community Development (CD), amend its Land Use Designation from Rural (R) and Mineral Resources (MR) to Conservation Habitat (CH) and Heavy Industrial (HI) (0.15 to 0.50 FAR), and change the site's zoning classification from Mineral Resources (M-R) and Mineral Resources & Related Manufacturing (M-R-A) to Natural Assets (NA) and Manufacturing Heavy (M-H) on four parcels, totaling 327.6 acres.
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 NEGATIVE DECLARATION was prepared for the project pursuant to the provisions of the California Environmental Quality Act and reflects the independent judgment of the Lead Agency.
3. Mitigation measures WERE NOT made a condition of the approval of the project.
4. A Mitigation Monitoring and Reporting Plan/Program WAS NOT adopted.
5. A statement of Overriding Considerations WAS NOT adopted
6. Findings were not made pursuant to the provisions of CEQA.

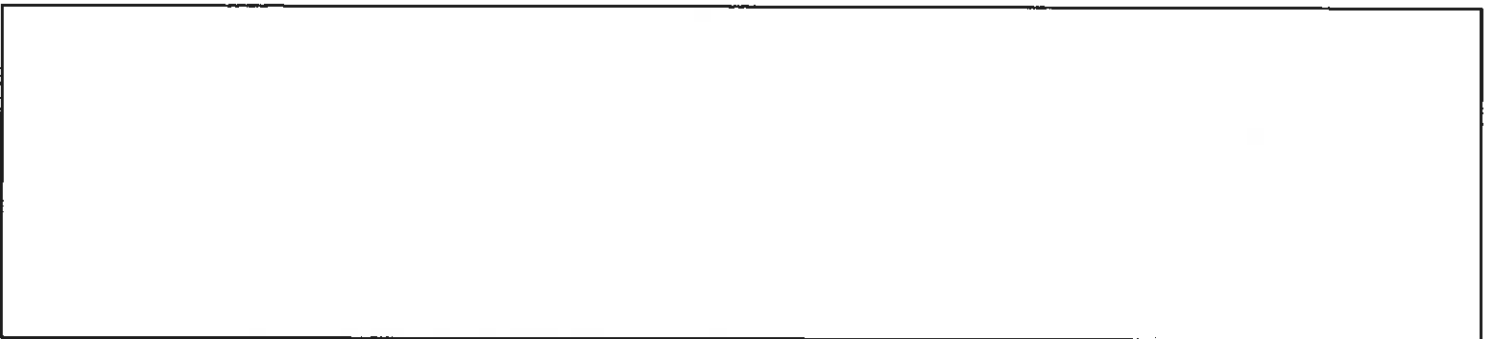
This is to certify that the earlier EA, with any comments, responses, and record of project approval is available to the general public at: Riverside County Planning Department, 4080 Lemon Street, 12th Floor, Riverside, CA 92501.

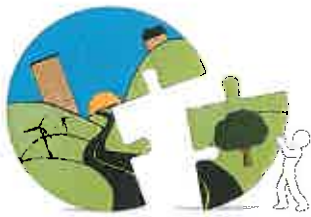
John Hildebrand
Signature

Project Planner
Title

10/01/2015
Date

Date Received for Filing and Posting at OPR: _____





RIVERSIDE COUNTY PLANNING DEPARTMENT

*Steven Weiss, AICP
Planning Director*

NEGATIVE DECLARATION

Project/Case Number: General Plan Amendment No. 1008 & Change of Zone No. 7886

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

PROJECT DESCRIPTION, LOCATION (see Environmental Assessment).

COMPLETED/REVIEWED BY:

By: John Hildebrand Title: Project Planner Date: October 1, 2015

Applicant/Project Sponsor: USA Waste of California Date Submitted: February 14, 2008

ADOPTED BY: Board of Supervisors

Person Verifying Adoption: _____ Date: _____

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

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

For additional information, please contact John Hildebrand at (951) 955-1888.

Revised: 10/16/07
Y:\Planning Master Forms\CEQA Forms\Negative Declaration.doc

Please charge deposit fee case#: ZEA41838 ZCFG05186 .

FOR COUNTY CLERK'S USE ONLY

COUNTY OF RIVERSIDE
SPECIALIZED DEPARTMENT RECEIPT
Permit Assistance Center

O* REPRINTED * R1509865

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

39493 Los Alamos Road
Suite A
Murrieta, CA 92563
(951) 694-5242

38686 El Cerrito Rd
Indio, CA 92211
(760) 863-8271

Received from: USA WASTE OF CALIFORNIA \$2,210.00
paid by: CK 0012259635
CFG FOR EA41838
paid towards: CFG05186 CALIF FISH & GAME: DOC FEE
at parcel: 10250 DAWSON CANYON RD COR
appl type: CFG3

By _____ Aug 31, 2015 14:21
MGARDNER posting date Aug 31, 2015


Account Code	Description	Amount
658353120100208100	CF&G TRUST	\$2,210.00

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

4.9

Agenda Item No.:
Area Plan: Temescal Canyon
Zoning District: El Cerrito
Supervisory District: First
Project Planner: John Earle Hildebrand III
Planning Commission: December 2, 2015

General Plan Amendment No. 1035
Environmental Assessment No. 41867
Applicant: Orange Ltd. Partnership
Engineer/Representative: Sake Engineers Inc.



Steve Weiss, AICP
Planning Director

COUNTY OF RIVERSIDE PLANNING DEPARTMENT STAFF REPORT

PROJECT DESCRIPTION AND LOCATION:

GENERAL PLAN AMENDMENT NO. 1035 (Foundation and Entitlement/Policy Amendment) – Proposal to amend the project site’s General Plan Foundation Component from Rural Community (RC) to Community Development (CD) and to amend its General Plan Land Use Designation from Estate Density Residential (EDR) (2-Acre Minimum) to Commercial Retail (CR) (0.20-0.35 Floor Area Ratio) on two parcels, totaling 2.95-Acres, located north of Weirick Road, east of Tulip Court, south of Nob Hill Road, and west of Interstate 15, within the Temescal Canyon Area Plan.

BACKGROUND:

General Plan Initiation Proceedings (“GPIP”)

This project was submitted on February 15, 2008, during the 2008 General Plan Review Cycle application period and was recommended for initiation to the Board of Supervisors. On November 25, 2008, the Riverside County Board of Supervisors adopted an order initiating proceedings for General Plan Amendment No. 1035. The GPIP report package is included with this report, as an attachment. GPA No. 1035 (the “project”) is now being taken forward for consideration.

SB 18 and AB 52 Tribal Consultations

Pursuant to SB 18 requirements, Riverside County staff previously requested a list from the Native American Heritage Commission (“NAHC”) of Native American Tribes whose historical extent includes the project site. Consultation request notices were sent to each of the Tribes on the list on May 15, 2015. SB 18 provides for a 90-day review period in which all noticed Tribes may request consultation regarding the proposed project. County staff received no consultation requests for this project during the 90-day review period.

AB 52 became effective on July 1, 2015. In compliance with AB 52, separate notices regarding this project were mailed to all requesting Tribes on September 10, 2015. AB 52 provides for a 30-day review period in which all noticed Tribes may request consultation regarding the proposed project. Although County staff received no specific requests for consultation within the 30-day period, the Pechanga Tribe has requested in general, they be notified for potential consultation. The project site is located outside of the historical Pechanga Tribal extent and as a result from a conference call with the Pechanga Tribe, the Pechanga Tribe agreed that no further consultation is required at this time. This project includes a General Plan Amendment only. There will be no ground disturbance resulting from project approval. Furthermore, in accordance with AB 52, County staff will again notice the Pechanga Tribe, as well as any other requesting Tribe, at the time an implementing project is submitted.

Sphere of Influence

The project site is located within the City of Corona's sphere of influence and was submitted to them for their review. Currently, the City has no plans for annexation of the project site, nor its immediate surroundings. At the time of staff report preparation, County staff received no comments from the City of Corona regarding this project.

ISSUES OF POTENTIAL CONCERN:

General Plan Amendment Findings

This project includes both a Regular Foundation Amendment and an Entitlement/Policy Amendment. A Regular Foundation Amendment application is allowed to be submitted only during a General Plan Review Cycle, which was previously every five (5) years and is now every eight (8) years. This project was submitted on February 15, 2008, within the 2008 General Plan Review Cycle application period. A Regular Foundation Amendment is required to adhere to a two-step approval process; whereby the first step is for the Board of Supervisors to adopt an order to initiate the Amendment proceedings. The second step, after initiation, is for the proposed Regular Foundation Amendment to go through the entitlement process, where the project will be publicly noticed and prepared for both Planning Commission and Board of Supervisors hearings and finalized during an adoption cycle.

The Administration Element of the Riverside County General Plan and Article 2 of Ordinance No. 348 provides that three (3) findings must be made for a Regular Foundation Amendment. Additionally, five (5) findings must be made for an Entitlement/Policy Amendment. This proposed project is a request to change from one Foundation Component to another, as well as from one Land Use Designation to another. As a result, both sets of findings must be made. There is some overlap between the Foundation and Entitlement/Policy Amendment findings, which are further described below:

- 1) *(FOUNDATION FINDING) The Foundation change is based on substantial evidence that new conditions or circumstances disclosed during the review process justify modifying the General Plan, that the modifications do not conflict with the overall Riverside County Vision, and that they would not create an internal inconsistency among the elements of the General Plan.*

New Circumstance

This project is a proposal to change the site's land use designation from residential to commercial. This request is a result of a new circumstance, since the County of Riverside 2003 General Plan update, which occurred across the I-15 Freeway to the east. The Dos Lagos mixed use project first opened in the year 2006 and includes a variety of commercial uses. The site has become a regional destination point and also includes entertainment uses such as a movie theater and restaurants. The development of Dos Lagos has reshaped the land use pattern for the area and more specifically, along the east and west sides of the I-15 corridor. The project site is located adjacent to the I-15 Freeway and as a result, is better suited for a future commercial use rather than residential, as the noise and traffic associated with Dos Lagos and the I-15 Freeway would potentially negatively impact residential. As a result of this new circumstance, a Foundation Component General Plan change is justified.

Riverside County Vision

The Riverside County General Plan Vision Statement discusses many concepts, which are distinguished by categories and include housing, population growth, healthy communities, conservation, transportation, and several others. This project has been reviewed in conjunction with the Vision Statement and staff has determined that the project is consistent with it. Specifically, the Jobs and the Economy portion of the General Plan Vision Statement says the following:

- Jobs/housing balance is significantly improved overall, as well as within subregions of the County.

This Foundation Amendment will result in providing additional commercial property in a location that is appropriate. Furthermore, a variety of commercial uses could be implemented at the project site, which could provide additional opportunities for jobs, in support of the existing residential in the area. This proposed project is consistent with the Riverside County Vision Statement and as a result, a General Plan Foundation Component change is justified.

Internal Consistency

The project site is not located within any policy area or special overlay that would result in an inconsistency from a Foundation Component Amendment from Rural Community (RC) to Community Development (CD). Furthermore, staff has reviewed this project in conjunction with each of the ten (10) Riverside County General Plan Elements, which includes Vision, Land Use, Circulation, Multi-Purpose Open Space, Safety, Noise, Housing, Air Quality, Healthy Communities, and Administration, and has determined that this project is in conformance with the policies and objectives of each element. This is supported through the Jobs and Economy section of the Vision Statement, which states the following:

- Emerging and expanding employment sectors, such as the hospitality industry and high-tech industries, are receiving renewed emphasis in job training and investment focus.

This proposed General Plan Foundation Component Amendment will provide an opportunity to establish additional commercial uses under a future implementing project, further expanding the existing commercial uses to the east. This is an established commercial employment area and this amendment will potentially contribute to providing more jobs for the area. This project will not create an inconsistency with any of the General Plan Elements and as a result, a General Plan Foundation Component Amendment is justified.

2) (ENTITLEMENT/POLICY FINDING) The proposed change does not involve a change in or conflict with:

a) The Riverside County Vision:

As demonstrated in the above discussion, this proposed General Plan Foundation Component Amendment is consistent with the Vision Statement of the Riverside County General Plan. In addition, this Entitlement/Policy Amendment is also consistent with the Vision Statement for the same reasons as above, and also the Our Communities and Their Neighborhoods section of the Vision Statement, which says:

- Development occurs only where appropriate and where adequate public facilities and services are available or are provided for at the time of development in accordance with adopted level-of-service standards.

Changing the project site to commercial is appropriate and compatible with the other commercial properties in the area. Due to the residential development to the west and the Dos Lagos commercial center to the east, utility services and infrastructure are readily available to service a future development at the project site.

b) Any General Plan Principle; or

Appendix B: General Planning Principles, within the Riverside County General Plan, consists of seven (7) categories, including Community Development, Environmental Protection, Transportation, Community Design, Agricultural, Rural Development, and Economic Development. This project has been reviewed in conjunction with these categories and staff has determined that the project is consistent with the planning principles contained within. Specifically, there are two principles that are of special note.

The first principle is within the Community Development category – Regional Issues:

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

The I-15 corridor represents the greatest opportunity for development and this proposed General Plan Amendment will result in a complementary development pattern for the area. The proposed amendment represents a shared vision between the City of Corona and the County of Riverside as the area has changed to commercial in support of establishing the regional Dos Lagos commercial center.

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

- Communities should range in location and type from urban to suburban to rural, and in intensity from dense urban centers to small cities and towns to rural country villages to ranches and farms. Low density residential development should not be the predominant use or standard by which residential desirability is determined.

This project will result in a shift from residential to commercial land use, in support of the existing growth in the area and anticipated future trends. It will enable a future development project along a primary transportation corridor, providing a new opportunity for a variety of uses. As a result, there is no conflict with any of the General Plan principles.

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

As demonstrated in the above findings, this proposed Foundation Component Amendment in conjunction with the Entitlement/Policy Amendment, does not conflict with the Riverside County Vision Statement or any of the General Plan principles. This Amendment will result in a logical extension of the existing and future commercial development patterns for the area, which supports the County's goals and vision.

- 3) (ENTITLEMENT/POLICY FINDING) *The proposed amendment would either contribute to the achievement of the purposes of the General Plan or, at a minimum, would not be detrimental to them.*

One of the primary goals of the Riverside County General Plan is to enable orderly and managed growth throughout the County. This is achieved through adherence to the General Plan's established policies, which enable implementation of its goals. The following two General Plan policies will be achieved through this Amendment:

- Policy LU 2.1c – Provide for a broad range of land uses, intensities, and densities, including a range of residential, commercial, business, industry, open space, recreation, and public facilities uses.

The project site is currently designated for residential use. As a result of this General Plan Amendment, the project site will be changed to allow for commercial development, which is consistent with the development pattern for the area as a whole. This will enhance the mixture of land uses for the area, as there is residential land use to the west.

- Policy LU 3.1 – Assist in and promote the development of infill and underutilized parcels which are located in Community Development areas, as identified on the General Plan Land Use Map.

The project is 2.95-acres of vacant land, adjacent to the I-15 freeway with residential development to the west. The project site is not conducive in supporting new residential development due the potential noise and traffic related issues, generated from the I-15 Freeway and the adjacent Dos Lagos commercial center to the east. Changing the site to a commercial land use will enable a future infill development project, which is more appropriate for the location.

- 4) (ENTITLEMENT/POLICY FINDING) *Special circumstances or conditions have emerged that were unanticipated in preparing the General Plan.*

As discussed in the above finding, development of the Dos Lagos mixed use commercial center has changed the land use pattern of the area. In addition, the project site is immediately adjacent to the I-15 freeway and is not conducive for residential development, due to the potential impacts from noise and traffic. As a result of the commercial growth in the area, surrounding land use patterns have changed, creating a new circumstance since the 2003 General Plan update. As a result, this General Plan Amendment is a reasonable change based upon the new circumstance.

SUMMARY OF FINDINGS:

- | | |
|---|---|
| 1. Existing Foundation General Plan Land Use (Ex #6): | Rural Community (RC) |
| 2. Proposed Foundation General Plan Land Use (Ex #6): | Community Development (CD) |
| 3. Existing General Plan Land Use (Ex #6): | Estate Density Residential (EDR) (2-Acre Minimum) |
| 4. Proposed General Plan Land Use (Ex #6): | Commercial Retail (CR) (0.20-0.35 FAR) |
| 5. Surrounding General Plan Land Use (Ex #6): | Estate Density Residential (EDR) to the north, west, and south, and the City of Corona to the east. |
| 6. Existing Zoning (Ex #2): | Residential Agricultural – 2 ½ Acre Minimum |

- | | |
|-----------------------------------|--|
| 7. Proposed Zoning: | (R-A-2 ½)
N/A |
| 8. Surrounding Zoning (Ex #2): | Residential Agricultural – 5 Acre Minimum (R-A-5) to the north, Residential Agricultural – 2 ½ Acre Minimum (R-A-2 ½) to the west, Specific Plan to the south, and the City of Corona to the east. |
| 9. Existing Land Use (Ex #1): | Vacant Land |
| 10. Surrounding Land Use (Ex #1): | Vacant land, single-family detached residential, and a religious assembly. |
| 11. Project Size (Ex #1): | Total Acreage: 2.95 Acres |
| 12. Environmental Concerns: | See Environmental Assessment No. 41867 |

RECOMMENDATIONS:

ADOPT PLANNING COMMISSION RESOLUTION No. 2015-030 recommending adoption of General Plan Amendment No. 1035 to the Riverside County Board of Supervisors;

THE PLANNING STAFF RECOMMENDS THAT THE PLANNING COMMISSION RECOMMEND THE FOLLOWING ACTIONS TO THE BOARD OF SUPERVISORS:

ADOPT a **NEGATIVE DECLARATION** for **ENVIRONMENTAL ASSESSMENT NO. 41867**, based on the findings incorporated in the initial study and the conclusion that the project will not have a significant effect on the environment; and

TENTATIVELY APPROVE GENERAL PLAN AMENDMENT NO. 1035 to amend the project site's General Plan Foundation Component from Rural Community (RC) to Community Development (CD) and to amend its General Plan Land Use Designation from Estate Density Residential (EDR) (2-Acre Minimum) to Commercial Retail (CR) (0.20-0.35 FAR) in accordance with the Proposed General Plan Land Use Exhibit #6; based on the findings and conclusions incorporated in the staff report; and, pending final adoption of the General Plan Amendment Resolution by the Board of Supervisors.

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 has a General Plan Land Use of Rural Community: Estate Density Residential (RC:EDR) (2-Acre Minimum) and is located within the Temescal Canyon Area Plan.
2. The project site is surrounded by properties which have a General Plan Land Use of Estate Density Residential (EDR) to the north, west and south, and City of Corona to the east.
3. This Regular Foundation Amendment and Entitlement/Policy Amendment will result in a Land Use change to Commercial Retail (CD:CR) (0.20-0.35 FAR).
4. As provided in this staff report, this project is consistent with both the Administrative Element of the Riverside County General Plan and Sections 2.4 and 2.5 of Ordinance No. 348.

5. As provided in this staff report, this project is in conformance with each of the Riverside County General Plan Elements and will not create an internal inconsistency with them.
6. As provided in this staff report, this project does not conflict with nor does it require any changes to the Riverside County Vision Statement.
7. As provided in this staff report, this project is consistent with the planning principles in Appendix B of the Riverside County General Plan.
8. Development of the Dos Lagos mixed use commercial center has changed the land use pattern of the area. In addition, the project site is immediately adjacent to the I-15 freeway and is not conducive for residential development, due to the potential impacts from noise and traffic. As a result of the commercial growth in the area, surrounding land use patterns have changed, creating a new circumstance since the 2003 General Plan update. As a result, this General Plan Amendment is a reasonable change based upon the new circumstance.
9. Policy LU 2.1c of the General Plan Land Use Element states, "Provide for a broad range of land uses, intensities, and densities, including a range of residential, commercial, business, industry, open space, recreation, and public facilities uses." The project site is currently designated for residential use. As a result of this General Plan Amendment, the project site will be changed to allow for commercial development, which is consistent with the development pattern for the area as a whole. This will enhance the mixture of land uses for the area, as there is residential land use to the west.
10. Policy LU 3.1 of the General Plan Land Use Element states, "Assist in and promote the development of infill and underutilized parcels which are located in Community Development areas, as identified on the General Plan Land Use Map." The project is 2.95-acres of vacant land, adjacent to the I-15 freeway with residential development to the west. The project site is not conducive in supporting new residential development due the potential noise and traffic related issues, generated from the I-15 Freeway and the adjacent Dos Lagos commercial center to the east. Changing the site to a commercial land use will enable a future infill development project, which is more appropriate for the location.
11. The project site has a Zoning classification of R-A-2.5 (Residential Agricultural, 2.5-Acre Minimum).
12. The project site is surrounded by properties which have a zoning classification of R-A-5 (Residential Agricultural, 5-Acre Minimum) to the north, R-A-2.5 (Residential Agricultural, 2.5-Acre Minimum) to the west and south, and City of Corona to the east.
13. This project has been noticed pursuant to SB 18 and AB 52 requirements. No Tribal consultation was required.
14. Environmental Assessment No. 41867 identified no potentially significant impacts, and resulted in a Negative Declaration of environmental effects.

CONCLUSIONS:

1. The proposed project is in conformance with the Community Development: Commercial Retail (CD:CR) (0.20-0.35 Floor Area Ratio) Land Use, and with all other elements of the Riverside County General Plan.
2. The proposed project is in conformance with the C-1/C-P (General Commercial) zoning classification of Ordinance No. 348, and with all other applicable provisions of Ordinance No. 348.
3. The public's health, safety, and general welfare are protected through project design.
4. The proposed project is compatible with the present and future logical development of the area.
5. The proposed project will not have a significant negative effect on the environment.

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. The boundaries of a City; or
 - b. A Criteria Cell of the WRCMSHCP; or
 - c. An Airport Influence Area ("AIA"); or
 - d. A County Service Area ("CSA"); or
 - e. A Special Flood hazard Area, Area Drainage Plan, or Dam Inundation Area; or
 - f. A "High" wildfire hazard zone; or
 - g. A State Responsibility area.
3. The project site **is** located within:
 - a. City of Corona sphere of influence; and
 - b. "Low" liquefaction area.
4. The project site is currently designated as Assessor's Parcel Numbers: 282-080-012 and 282-100-002

2
3 **RESOLUTION NO. 2015-030**
4 **RECOMMENDING ADOPTION OF**
5 **GENERAL PLAN AMENDMENT NO. 1035**
6

7 **WHEREAS**, pursuant to the provisions of Government Code Section(s) 65350/65450 et. seq.,
8 public hearings were held before the Riverside County Planning Commission in Riverside, California on
9 December 2, 2015, to consider the above-referenced matter; and,

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

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

17 **BE IT RESOLVED, FOUND, DETERMINED, AND ORDERED** by the Planning
18 Commission of the County of Riverside, in regular session assembled on December 2, 2015 that it has
19 reviewed and considered the environmental document prepared or relied on and recommends the
20 following based on the staff report and the findings and conclusions stated therein:
21

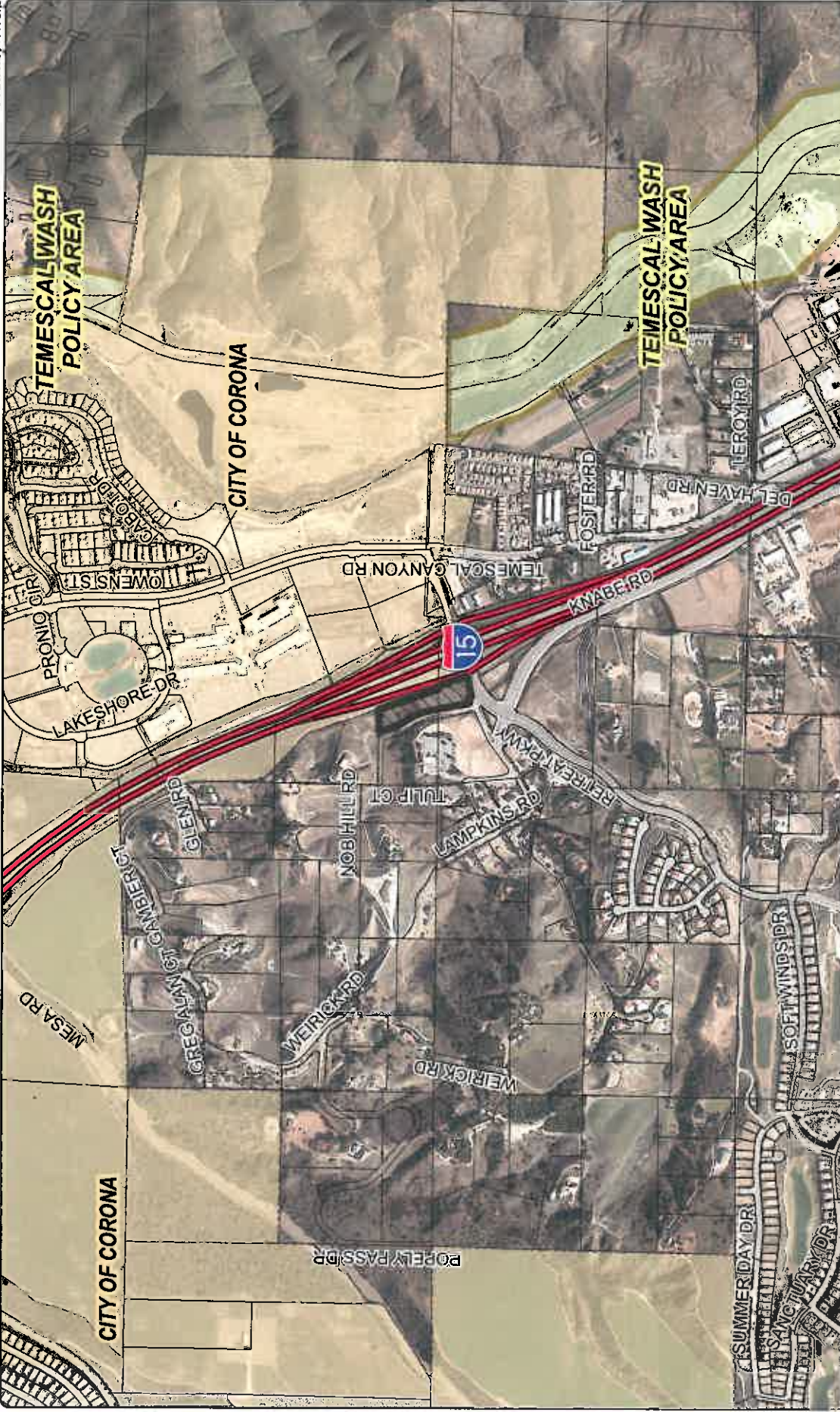
22 **ADOPTION** of the Negative Declaration environmental document, Environmental Assessment
23 File No. 41867; and
24

25 **ADOPTION** of General Plan Amendment No. 1035
26
27
28

RIVERSIDE COUNTY PLANNING DEPARTMENT
GPA01035
VICINITY/POLICY AREAS

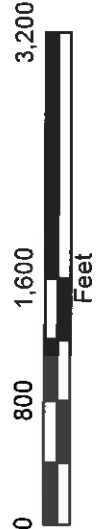
Supervisor Jeffries
 District 1

Date Drawn: 10/05/2015
 Vicinity Map



Zoning District: El Cerrito

Author: Vinnie Nguyen



DISCLAIMER: The Author, Planner, or the County of Riverside, neither warrants nor represents that the information contained herein is accurate, complete, or current. The user of this information shall be responsible for verifying the information for their own use. The user of this information shall be responsible for obtaining any necessary permits from the appropriate agencies. The author assumes no liability for any errors or omissions in this document. For more information, please contact the Riverside County Planning Department at (951) 948-4277. E-mail: planning@riversideca.gov

RIVERSIDE COUNTY PLANNING DEPARTMENT

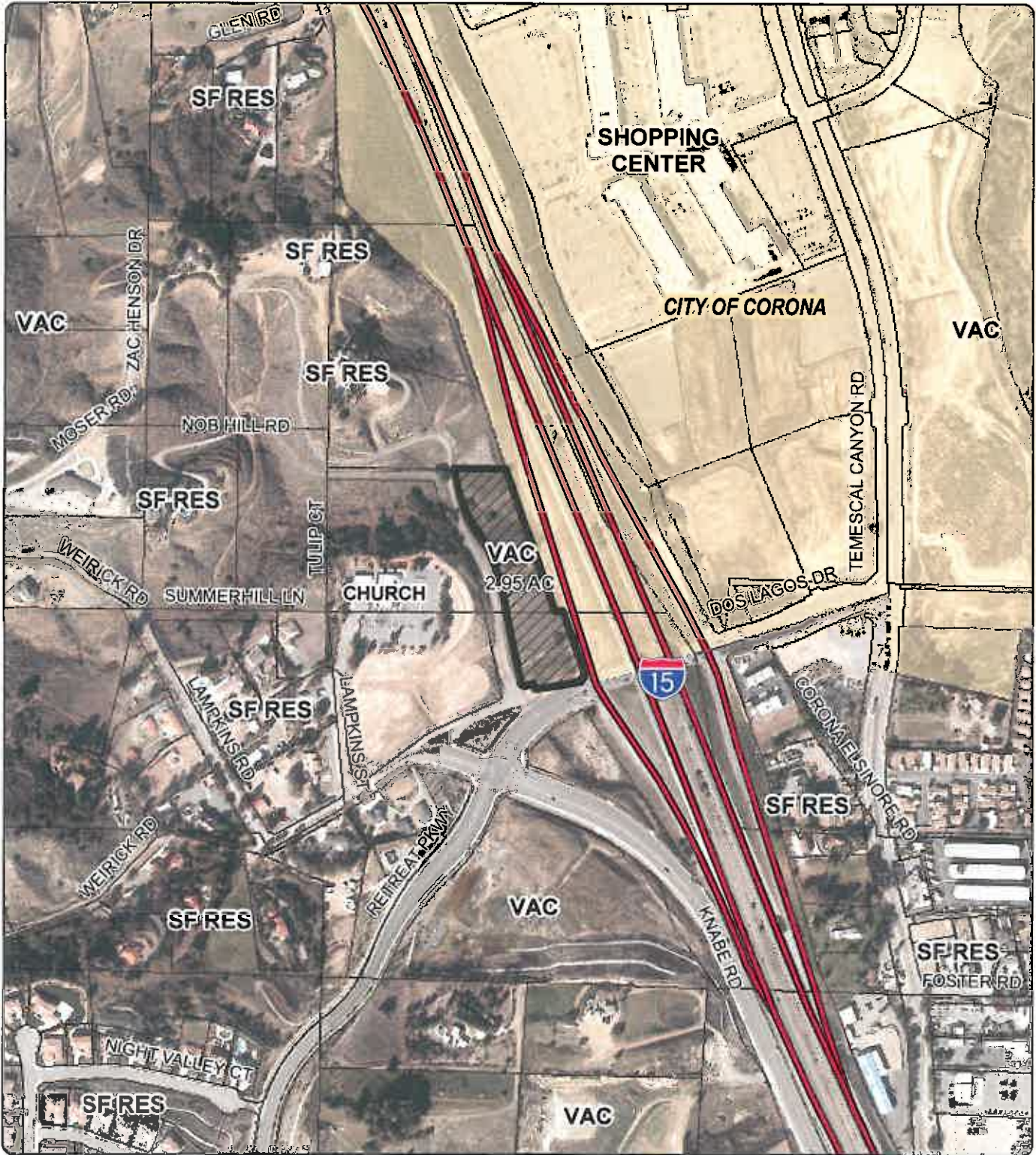
GPA01035

LAND USE

Supervisor Jeffries
District 1

Date Drawn: 10/05/2015

Exhibit 1



Zoning District: El Cerrito

Author: Vinnie Nguyen



DISCLAIMER: On October 7, 2003, the County of Riverside adopted a new General Plan providing new land use designations for unincorporated Riverside County parcels. The new General Plan may contain different type of land use than is provided for under existing zoning. For further information, please contact the Riverside County Planning Department offices in Riverside at (951)955-3200 (Western County) or in Palm Desert at (760)863-9277 (Eastern County) or Website <http://planning.rcplma.org>

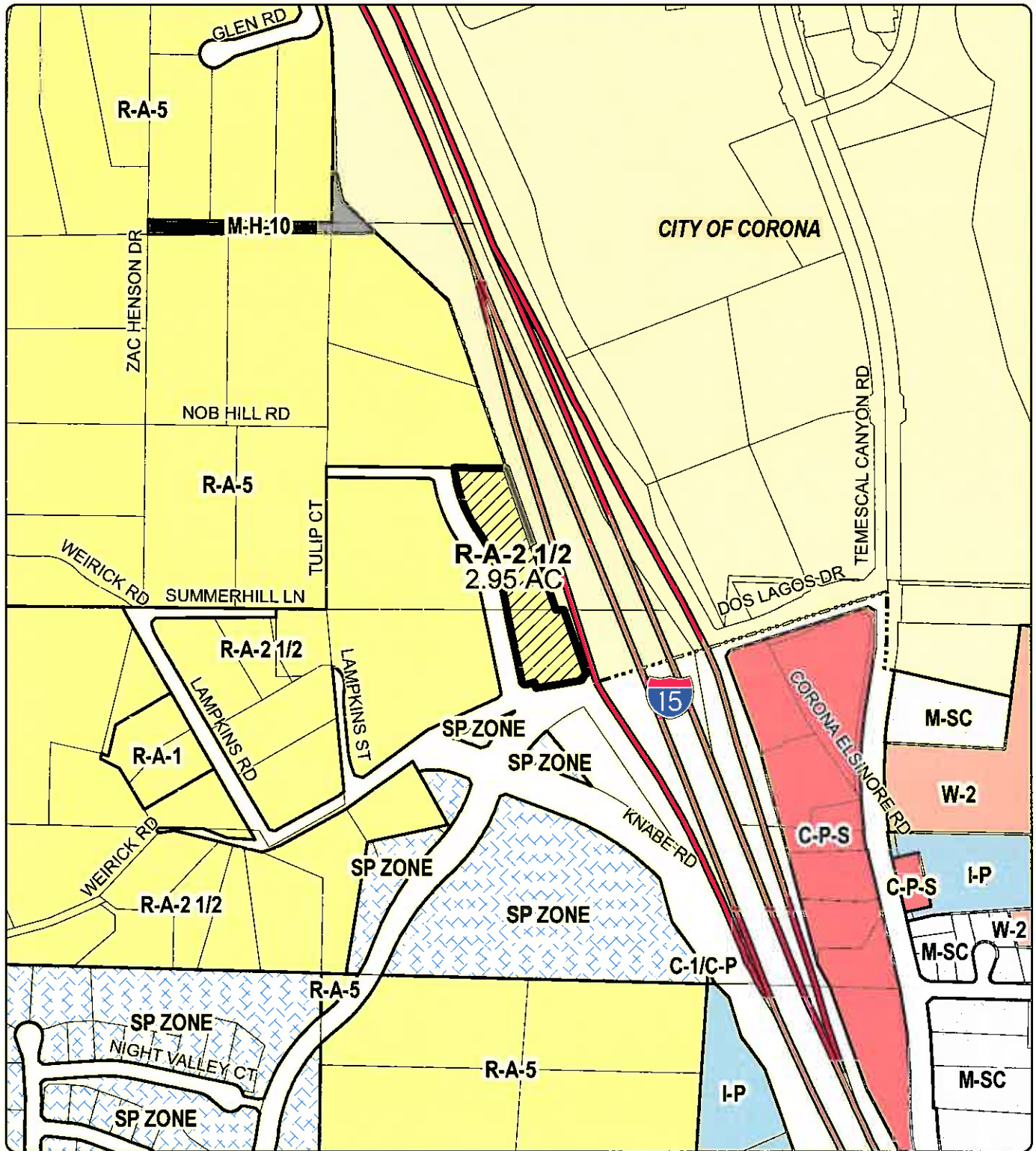
RIVERSIDE COUNTY PLANNING DEPARTMENT

GPA01035

EXISTING ZONING

Supervisor Jeffries
District 1

Date Drawn: 10/05/2015
Exhibit 2



Zoning District: El Cerrito

Author: Vinnie Nguyen



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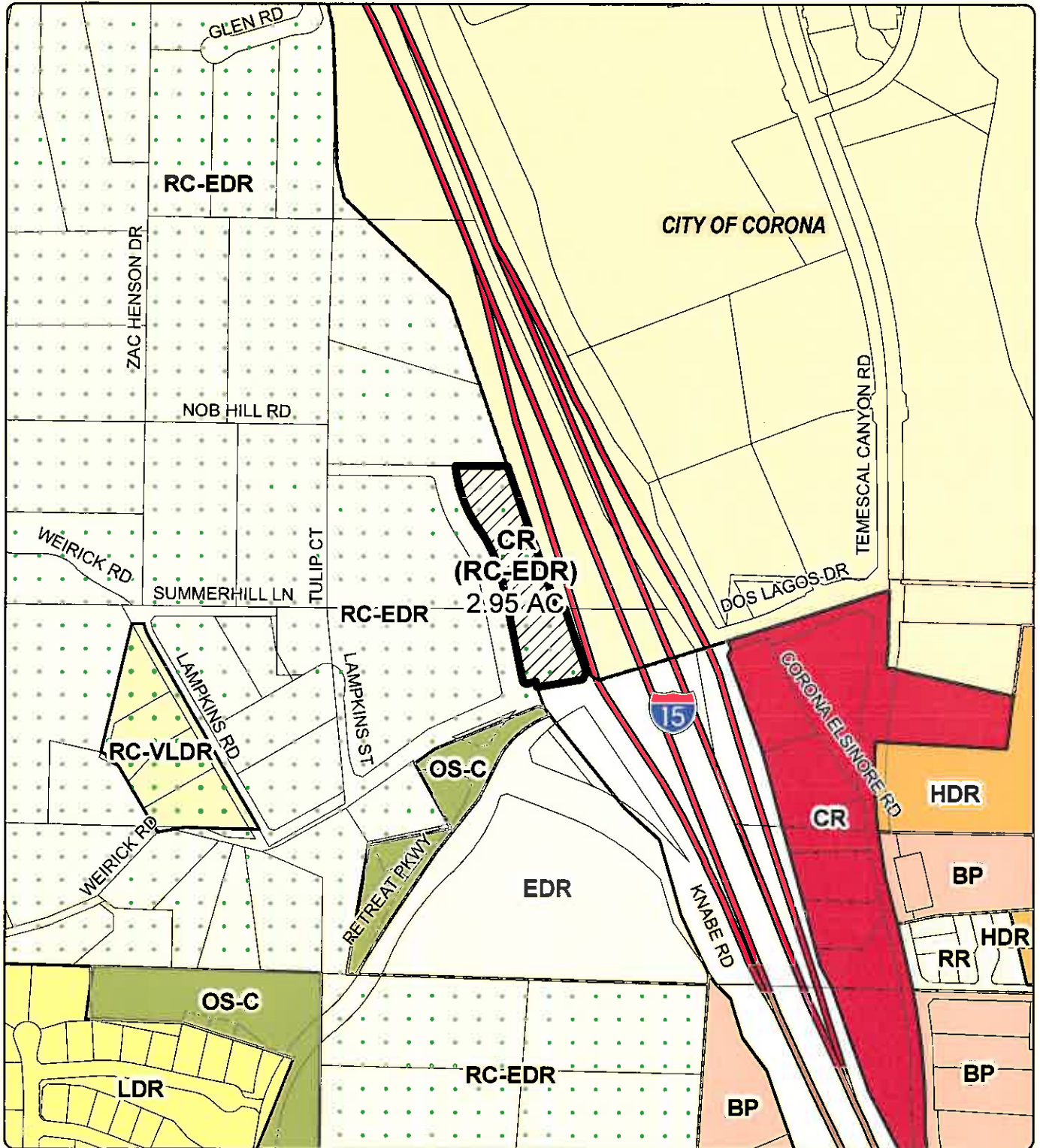
RIVERSIDE COUNTY PLANNING DEPARTMENT

GPA01035

PROPOSED GENERAL PLAN

Supervisor Jeffries
District 1

Date Drawn: 10/05/2015
Exhibit 6



Zoning District: El Cerrito

Author: Vinnie Nguyen



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COUNTY OF RIVERSIDE

ENVIRONMENTAL ASSESSMENT FORM: INITIAL STUDY

Environmental Assessment No.: 41867
Project Case: General Plan Amendment No. 1035
Lead Agency Name: County of Riverside Planning Department
Lead Agency Address: P. O. Box 1409, Riverside, CA 92502
Lead Agency Contact Person: John Earle Hildebrand III
Lead Agency Telephone Number: (951) 955-1888
Applicant's Name: Orange Ltd. Partnership
Applicant's Address: 430 W. Orange Heights, Corona, CA 92881
Applicant's Telephone Number: (951) 220-0982

I. PROJECT INFORMATION

A. Project Description:

General Plan Amendment No. 1035 to amend the project site's General Plan Foundation Component from Rural Community (RC) to Community Development (CD) and to amend its General Plan Land Use Designation from Estate Density Residential (EDR) (2-Acre Minimum) to Commercial Retail (CR) (0.20 – 0.35 FAR).

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

C. Total Project Area: 2.95 Acres

D. Assessor's Parcel No.: 282-080-012 and 282-100-002

E. Street References: The project site is located north of Weirick Road, east of Tulip Court, south of Nob Hill Road, and west of Interstate 15 (I-15).

F. Section, Township, and Range Description: Section 21, Township 4 South, Range 6 West

G. Brief description of the existing environmental setting of the project site and its surroundings: The project site is vacant land and is surrounded by a combination of other vacant land, large lot single-family detached dwelling units, and a church.

II. APPLICABLE GENERAL PLAN AND ZONING REGULATIONS

A. General Plan Elements/Policies:

- 1. Land Use:** This project includes a General Plan Amendment only. There is no development plan associated with this project. This project will result in an amendment to the Riverside County General Plan foundation component and the General Plan land use designation in order to support future development. As a result, this project is consistent with the provisions of the Land Use Element.
- 2. Circulation:** The project is consistent with the provisions 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.
8. **Healthy Communities:** The project is consistent with the policies of the Healthy Communities Element.

B. General Plan Area Plan(s): Temescal Canyon

C. General Plan Foundation Component (Existing): Rural Community (RC)

D. General Plan Land Use Designation (Existing): Estate Density Residential (EDR) (2-Acre Minimum)

E. General Plan Foundation Component (Proposed): Community Development (CD)

F. General Plan Land Use Designation (Proposed): Commercial Retail (CR) (0.20-0.35 Floor Area Ratio)

G. Overlays: None

H. Policy Area: None

I. Adjacent and Surrounding:

1. **Area Plan:** Temescal Canyon to the north, south, east, and west.
2. **Foundation Component(s):** Rural Community to the north, west, and south, and the City of Corona to the east.
3. **Land Use Designation(s):** Estate Density Residential (EDR) to the north, west, and south, and the City of Corona to the east.
4. **Overlay(s), if any:** N/A
5. **Policy Area(s), if any:** N/A

J. Adopted Specific Plan Information

1. **Name and Number of Specific Plan, if any:** None
2. **Specific Plan Planning Area, and Policies, if any:** None

K. Zoning (Existing): Residential Agricultural – 2 ½ Acre Minimum (R-A-2 ½)

L. Zoning (Proposed): N/A

M. Adjacent and Surrounding Zoning: Residential Agricultural – 5 Acre Minimum (R-A-5) to the north, Residential Agricultural – 2 ½ Acre Minimum (R-A-2 ½) to the west, Specific Plan to the south, and the City of Corona to the east.

III. ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED

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

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

IV. DETERMINATION

On the basis of this initial evaluation:

A PREVIOUS ENVIRONMENTAL IMPACT REPORT/NEGATIVE DECLARATION WAS NOT PREPARED

- 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

11/02/2015
Date

John Earle Hildebrand III, *Project Planner*
Printed Name

For: Steve Weiss, AICP – *Planning Director*

V. ENVIRONMENTAL ISSUES ASSESSMENT

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

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

Source: Riverside County General Plan Figure 9 in Temescal Canyon Area Plan – “Scenic Highways”

Findings of Fact:

a-b) The project site is located adjacent to Interstate 15, a State Eligible Scenic Highway, in the Temescal Canyon Area Plan. A change from a residential land use designation to commercial could have an effect on the I-15 scenic highway, however, at this stage, the project does not provide the opportunity for any physical changes to scenic resources, obstructions of any views, or creation of aesthetically offensive sites, as there is no associated development project. This project will result in amending the site’s General Plan Foundation Component and its General Plan Land Use Designation, which could eventually lead to development on the property. Should a development proposal or land use application for subdividing, grading, or construction of the site be submitted, a subsequent Environmental Analysis shall be prepared, to assess the potential impacts. As a result, impacts associated with this project are considered less than significant

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

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

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

Findings of Fact:

a) The proposed project is located within Zone B of the Palomar Nighttime Lighting Policy Area pursuant to Figure 6 of the Temescal Canyon Area Plan section of the General Plan. A change from a residential land use designation to commercial could result in the implementation of more lighting at the project site during the time of build-out. Lighting requirements and any subsequent restrictions will be reviewed in conjunction with a future implementing project's lighting plan.

This is a programmatic level CEQA analysis. At this stage, the project does not provide the opportunity for physical disturbance of the site, as there is no associated development project. This project will result in amending the site's General Plan Foundation Component and its General Plan Land Use Designation, which could eventually lead to development on the property. Should a development proposal or land use application for subdividing, grading, or construction of the site be submitted to the County, a subsequent Environmental Analysis shall be prepared, to assess the potential impacts. As a result, impacts associated with this project are considered less than significant.

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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Expose residential property to unacceptable light levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: On-site Inspection, Project Application Description

Findings of Fact:

a-b) A General Plan Land Designation change from Estate Density Residential (EDR) (2-Acre Minimum) to Commercial Retail (CR) (0.20 – 0.35 FAR), will result in the implementation of more lighting at build-out. Lighting requirements and any subsequent restrictions will be reviewed in conjunction with a future implementing project's lighting plan.

This is a programmatic level CEQA analysis. At this stage, the project does not provide the opportunity for physical disturbance of the site, as there is no associated development project. This project will result in amending the site's General Plan Foundation Component and its General Plan Land Use Designation, which could eventually lead to development on the property. Should a development proposal or land use application for subdividing, grading, or construction of the site be submitted to the County, a subsequent Environmental Analysis shall be prepared, to assess the potential impacts. As a result, impacts associated with this project are considered less than significant.

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

Monitoring: No monitoring is required.

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 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 "other lands" in the General Plan. 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 imposed on the site, and neither the zoning nor the land use designations are Agriculture. There are no impacts.

c-d) The properties surrounding the project site have a mixture of commercial and residential zoning and the I-15 along the west boundary of the site. 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

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

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

Findings of Fact:

a-c) Pursuant to the Riverside County General Plan Figure OS-3 "Parks, Forests, and Recreation Areas" exhibit, the project site is not located within any designated forest land area. There will be no impacts.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

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

Source: SCAQMD CEQA Air Quality Handbook

Findings of Fact:

a-f) The proposed Land Use change could result in an increase in population and/or vehicle trips at build out, based upon the proposed change. However, the amount of the increase is too speculative to provide a detailed analysis at this time. Given the relatively small size of the project site (2.95-

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Acres), development of the site would not substantially contribute to negative air quality impacts in the region. Additionally, there are no point source emitters within one mile of the project site.

This is a programmatic level CEQA analysis. At this stage, the project does not provide the opportunity for physical disturbance of the site, as there is no associated development project. This project will result in amending the site's General Plan Foundation Component and its General Plan Land Use Designation, which could eventually lead to development on the property. Should a development proposal or land use application for subdividing, grading, or construction of the site be submitted to the County, a subsequent Environmental Analysis shall be prepared, to assess the potential impacts. As a result, impacts associated with this project are considered less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

BIOLOGICAL RESOURCES Would the project

7. Wildlife & Vegetation

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

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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policy or ordinance?

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

Findings of Fact:

a-g) County mapping shows that no parcels associated with this project site are located within any Criteria Cells under the Western Riverside County Multiple Species Habitat Conservation Plan ("WRCMSHCP"). As a result, the project is consistent with the requirements of the WRCMSHCP.

Should this Foundation Component General Plan Amendment be approved, there is no guarantee that development could occur on the entirety of the project site. Further study at the implementation stage may reveal biological constraints that would limit development. The applicant is aware of such risk associated with processing the General Plan Amendment without an associated project.

This is a programmatic level CEQA analysis. At this stage, the project does not provide the opportunity for physical disturbance of the site, as there is no associated development project. This project will result in amending the site's General Plan Foundation Component and its General Plan Land Use Designation, which could eventually lead to development on the property. Should a development proposal or land use application for subdividing, grading, or construction of the site be submitted to the County, a subsequent Environmental Analysis shall be prepared, to assess the potential impacts. As a result, impacts associated with this project are considered less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

CULTURAL RESOURCES Would the project

8. Historic Resources

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

Source: On-site Inspection, Project Application Materials

Findings of Fact:

a-b) There are no known historic features located on the project site. Furthermore, portions of the project site have been previously disturbed. The necessity for additional historic resource studies will be determined at the time of an implementing project.

This is a programmatic level CEQA analysis. At this stage, the project does not provide the opportunity for physical disturbance of the site, as there is no associated development project. This project will result in amending the site's General Plan Foundation Component and its General Plan Land Use Designation, which could eventually lead to development on the property. Should a development proposal or land use application for subdividing, grading, or construction of the site be

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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submitted to the County, a subsequent Environmental Analysis shall be prepared, to assess the potential impacts. As a result, impacts associated with this project are considered less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

9. Archaeological Resources

a) Alter or destroy an archaeological site.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to California Code of Regulations, Section 15064.5?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Disturb any human remains, including those interred outside of formal cemeteries?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Restrict existing religious or sacred uses within the potential impact area?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Cause a substantial adverse change in the significance of a tribal cultural resource as defined in Public Resources Code 21074?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source: On-site Inspection, Project Application Materials

Findings of Fact:

a-e) Pursuant to SB 18 requirements, Riverside County staff previously requested a list from the Native American Heritage Commission ("NAHC") of Native American Tribes whose historical extent includes the project site. Consultation request notices were sent to each of the Tribes on the list on May 15, 2015. SB 18 provides for a 90-day review period in which all noticed Tribes may request consultation regarding the proposed project. County staff received no consultation requests for this project during the 90-day review period.

AB 52 became effective on July 1, 2015. In compliance with AB 52, separate notices regarding this project were mailed to all requesting Tribes on September 10, 2015. AB 52 provides for a 30-day review period in which all noticed Tribes may request consultation regarding the proposed project. Although County staff received no specific requests for consultation within the 30-day period, the Pechanga Tribe has requested in general, they be notified for potential consultation. The project site is located outside of the historical Pechanga Tribal extent and as a result from a conference call with the Pechanga tribe, no further consultation is required at this time. This project includes a General Plan Amendment only. There will be no ground disturbance resulting from project approval. Furthermore, in accordance with AB 52, County staff will again notice the Pechanga Tribe, as well as any other requesting Tribe, at the time an implementing project is submitted.

This is a programmatic level CEQA analysis. At this stage, the project does not provide the opportunity for physical disturbance of the site, as there is no associated development project. This project will result in amending the site's General Plan Foundation Component and its General Plan Land Use Designation, which could eventually lead to development on the property. Should a

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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development proposal or land use application for subdividing, grading, or construction of the site be submitted to the County, a subsequent Environmental Analysis shall be prepared, to assess the potential impacts. As a result, impacts associated with this project are considered less than significant.

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) Pursuant to the Riverside County General Plan, Figure OS-8, the project site is located within an area of "High" Sensitivity. Prior to site disturbance and during the time of an implementing project, analysis through the preparation of a Biological Study and Cultural Resource Study may be required.

This is a programmatic level CEQA analysis. At this stage, the project does not provide the opportunity for physical disturbance of the site, as there is no associated development project. This project will result in amending the site's General Plan Foundation Component and its General Plan Land Use Designation, which could eventually lead to development on the property. Should a development proposal or land use application for subdividing, grading, or construction of the site be submitted to the County, a subsequent Environmental Analysis shall be prepared, to assess the potential impacts. As a result, impacts associated with this project are considered less than significant.

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?

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

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

a-b) Pursuant to the Riverside County General Plan Figure S-2 "Earthquake Fault Study Zones" map, there is a fault zone located approximately 3,500-feet to the southwest and a fault zone located approximately 2,600-feet to the southwest, identified as "unnamed Elsinore Fault Zone" and "County Fault Zone", respectively. At this time, this project includes a General Plan Amendment only. As a result, no people or structures will be exposed to adverse effects associated with the fault zones. Additionally, any future development will be required to comply with the California Building Code, as it relates to development within proximity of a fault zone.

This is a programmatic level CEQA analysis. At this stage, the project does not provide the opportunity for physical disturbance of the site, as there is no associated development project. This project will result in amending the site's General Plan foundation component, which could eventually lead to development on the property. Should a development proposal or land use application for subdividing, grading, or construction of the site be submitted, a subsequent Environmental Analysis shall be prepared, to assess the potential impacts. As a result, impacts associated with this project are considered less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

12. Liquefaction Potential Zone

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

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

Findings of Fact:

a) Pursuant to the Riverside County General Plan Figure S-3 "Generalized Liquefaction", the project site is mapped as an area of "Low" liquefaction potential.

This is a programmatic level CEQA analysis. At this stage, the project does not provide the opportunity for physical disturbance of the site, as there is no associated development project. This project will result in amending the site's General Plan Foundation Component and its General Plan Land Use Designation, which could eventually lead to development on the property. Should a development proposal or land use application for subdividing, grading, or construction of the site be submitted to the County, a subsequent Environmental Analysis shall be prepared, to assess the potential impacts. As a result, there will be no impacts.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

13. Ground-shaking Zone

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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a) Be subject to strong seismic ground shaking?

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

Findings of Fact:

a) Every project in California has some degree of potential exposure to significant ground shaking. This is a programmatic level CEQA analysis. At this stage, the project does not provide the opportunity for physical disturbance of the site, as there is no associated development project. This project will result in amending the site's General Plan Foundation Component and General Plan land Use Designation, which could eventually lead to development on the property. Should a development proposal or land use application for subdividing, grading, or construction of the site be submitted, a subsequent Environmental Analysis shall be prepared, to assess the 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. As a result, there will be no 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?

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 upon the Riverside County General Plan Figure S-5 "Regions Underlain by Steep Slope" exhibit, there are no steep slopes that could potentially result in landslides. There will be no impacts.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

15. Ground Subsidence

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

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

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

a) Pursuant to the Riverside County General Plan Figure S-7 "Documented Subsidence Areas Map" exhibit, the project site is partially located within an area susceptible to subsidence.

This is a programmatic level CEQA analysis. At this stage, the project does not provide the opportunity for physical disturbance of the site, as there is no associated development project. This project will result in amending the site's General Plan Foundation Component and its General Plan Land Use Designation, which could eventually lead to development on the property. Should a development proposal or land use application for subdividing, grading, or construction of the site be submitted to the County, a subsequent Environmental Analysis shall be prepared, to assess the potential impacts. As a result, impacts associated with this project are considered less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

16. Other Geologic Hazards

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

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

Findings of Fact:

a) The project site is not located within any other known significant geologic hazards. As a result, there will be no impacts.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

17. Slopes

a) Change topography or ground surface relief features?

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

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

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 site is generally flat and based upon the Riverside County General Plan Figure S-5 "Regions Underlain by Steep Slope" exhibit, there are no steep slopes that could potentially result in landslides. As a result, there will be no impacts.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

18. Soils

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

Source: Project Application Materials, On-site Inspection

Findings of Fact:

a-c) This is a programmatic level CEQA analysis. At this stage, the project does not provide the opportunity for physical disturbance of the site, as there is no associated development project. This project will result in amending the site's General Plan Foundation Component and its General Plan Land Use Designation, which could eventually lead to development on the property. Should a development proposal or land use application for subdividing, grading, or construction of the site be submitted to the County, a subsequent Environmental Analysis shall be prepared, to assess the potential impacts. As a result, there will be no 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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Result in any increase in water erosion either on or off site?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Project Application Materials, On-site Inspection

Findings of Fact:

a-b) This is a programmatic level CEQA analysis. At this stage, the project does not provide the opportunity for physical disturbance of the site, as there is no associated development project. This

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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project will result in amending the site's General Plan Foundation Component and its General Plan Land Use Designation, which could eventually lead to development on the property. Should a development proposal or land use application for subdividing, grading, or construction of the site be submitted to the County, a subsequent Environmental Analysis shall be prepared, to assess the potential impacts. As a result, there will be no 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) Pursuant to the Riverside County General Plan Figure S-8 "Wind Erosion Susceptibility Map" exhibit, the project site is located within an area of "Moderate" wind erosion.

This is a programmatic level CEQA analysis. At this stage, the project does not provide the opportunity for physical disturbance of the site, as there is no associated development project. This project will result in amending the site's General Plan Foundation Component and its General Plan Land Use Designation, which could eventually lead to development on the property. Should a development proposal or land use application for subdividing, grading, or construction of the site be submitted to the County, a subsequent Environmental Analysis shall be prepared, to assess the potential impacts. There will be no 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: Riverside County General Plan

Findings of Fact:

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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a-b) This project will result in a land use change from residential to commercial. This could result in the generation of additional vehicle trips to and from the project site. Trip generation and any subsequent mitigation measures will be analyzed in conjunction with a future implementing project.

This is a programmatic level CEQA analysis. At this stage, the project does not provide the opportunity for physical disturbance of the site, as there is no associated development project. This project will result in amending the site's General Plan Foundation Component and its General Plan Land Use Designation, which could eventually lead to development on the property. Should a development proposal or land use application for subdividing, grading, or construction of the site be submitted, a subsequent Environmental Analysis shall be prepared, to assess the potential impacts. Additionally, any future implementing project on this site will be required to comply with California's AB-32 greenhouse gas reduction requirements. Many of the identified potential mitigation measures as a result of GHG impacts are implemented during the construction phase of the project. As a result, impacts associated with this project are considered less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

HAZARDS AND HAZARDOUS MATERIALS Would the project

22. Hazards and Hazardous Materials

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

Source: Project Application Materials

Findings of Fact:

a-b, d-e) This is a programmatic level CEQA analysis. At this stage, the project does not provide the opportunity for physical disturbance of the site, as there is no associated development project. This project will result in amending the site's General Plan Foundation Component and its General Plan

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Land Use Designation, which could eventually lead to development on the property. Should a development proposal or land use application for subdividing, grading, or construction of the site be submitted to the County, a subsequent Environmental Analysis shall be prepared, to assess the potential impacts. As a result, there will be no 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 development proposals on the site, to add mitigation to those projects to ensure the streets will accommodate adequate emergency provisions. As a result, impacts associated with this project are considered less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

23. Airports

a) Result in an inconsistency with an Airport Master Plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Require review by the Airport Land Use Commission?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) For a project within the vicinity of a private airstrip, or heliport, would the project result in a safety hazard for people residing or working in the project area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

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

Findings of Fact:

a-d) Pursuant to the Riverside County General Plan Figure S-19 "Airport Locations" exhibit, the project site is not located within an Airport Influence Area or Compatibility Zone and therefore, does not require review by the Airport Land Use Commission ("ALUC"). There will be no impacts.

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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Source: Riverside County General Plan Figure S-11 "Wildfire Susceptibility," GIS database

Findings of Fact:

a) Pursuant to the Riverside County General Plan Figure S-11 "Wildfire Susceptibility: exhibit, the project is not located within a Wildfire Susceptibility Area. There will be no impacts.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

HYDROLOGY AND WATER QUALITY Would the project

25. Water Quality Impacts

a) Substantially alter the existing drainage pattern of the site or area, including the alteration of the course of a stream or river, in a manner that would result in substantial erosion or siltation on- or off-site?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Violate any water quality standards or waste discharge requirements?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Create or contribute runoff water that would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Place housing within a 100-year flood hazard area, as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Place within a 100-year flood hazard area structures which would impede or redirect flood flows?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g) Otherwise substantially degrade water quality?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
h) Include new or retrofitted stormwater Treatment Control Best Management Practices (BMPs) (e.g. water quality treatment basins, constructed treatment wetlands), the operation of which could result in significant environmental effects (e.g. increased vectors or odors)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Riverside County Flood Control District Review.

Findings of Fact:

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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a-h) This project is not located within a flood zone. The project proposes no grading or construction at this time; therefore, there are no potential impacts to or from flood hazards. There is no land alteration proposed at this time that would alter any flows, violate any standards, impact ground water resources, create any runoff, or require any BMP's. No additional studies of the current conditions were conducted because there is no accompanying development project.

This is a programmatic level CEQA analysis. At this stage, the project does not provide the opportunity for physical disturbance of the site, as there is no associated development project. This project will result in amending the site's General Plan Foundation Component and its General Plan Land Use Designation, which could eventually lead to development on the property. Should a development proposal or land use application for subdividing, grading, or construction of the site be submitted to the County, a subsequent Environmental Analysis shall be prepared, to assess the potential impacts. As a result, there will be no impacts.

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

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

Findings of Fact:

a-d) Pursuant to the Riverside County General Plan Figure S-9 "100- and 500-Year Flood Hazard Zones" exhibit, the project site is not located within a flood zone. Additionally, pursuant to the Riverside County General Plan Figure S-10 "Dam Failure Inundation Zone" exhibit, the project site is not located within close proximity to any "Dam Failure Inundation Zones". 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.

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?

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) This project will result in changes to the General Plan Land Use pattern for the project site. The project site is currently designated for lower density residential use, 2-acre minimum lot sizes and will change to commercial, which could have different impacts. As there is no accompanying implementing project, potential impacts will analyzed in conjunction with a future project.

The proposed change is a reasonable for this location as it complements the development pattern and commercial nature of the area along I-15 corridor. The site is directly adjacent to the I-15 Weirick Road/Dos Lagos exit with the City of Corona's Dos Lagos development on the east side of I-15. The underlying zone is currently Residential Agricultural – 2 ½ Acre Minimum (R-A-2 ½), however, the applicant will be required to submit for a Change of Zone to be consistent with this proposed General Plan Amendment, at the time of an implementing project. As a result, impacts associated with this project are considered less than significant.

b) The project site is located within the City of Corona's established sphere of influence area. At this stage, the project does not provide the opportunity for physical disturbance of the site, as there is no associated development project. This project will result in amending the site's General Plan Foundation Component and its General Plan Land Use Designation which could eventually lead to development on the property. Should a development proposal or land use application for subdividing, grading, or construction of the site be submitted, a subsequent Environmental Analysis shall be prepared, to assess the potential impacts. As a result, impacts associated with this project 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?

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

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

Findings of Fact:

a-e) The project site is currently zoned Residential Agricultural – 2 ½ Acre Minimum (R-A-2 ½), and it is anticipated that the applicant will submit a Change of Zone request in the future, to be consistent with this proposed General Plan Land Use Amendment. The proposed Land Use change is consistent with all policies of the General Plan.

This is a programmatic level CEQA analysis. At this stage, the project does not provide the opportunity for physical disturbance of the site, as there is no associated development project. This project will result in amending the site's General Plan Foundation Component and its General Plan Land Use Designation, which could eventually lead to development on the property. Should a development proposal or land use application for subdividing, grading, or construction of the site be submitted to the County, a subsequent Environmental Analysis shall be prepared, to assess the potential impacts. As a result, impacts associated with this project are considered less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

MINERAL RESOURCES Would the project

29. Mineral Resources

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

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

Findings of Fact:

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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a-d) Pursuant to the Riverside County General Plan Figure OS-5 "Mineral Resources Area", exhibit, the project site is not located within an area likely to have mineral resources. Additionally, at 2.95-Acres in area, the project site is too small to feasibly establish a mining operation.

This is a programmatic level CEQA analysis. At this stage, the project does not provide the opportunity for physical disturbance of the site, as there is no associated development project. This project will result in amending the site's General Plan Foundation Component and its General Plan Land Use Designation, which could eventually lead to development on the property. Should a development proposal or land use application for subdividing, grading, or construction of the site be submitted to the County, a subsequent Environmental Analysis shall be prepared, to assess the potential impacts. There will be no impacts.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

NOISE Would the project result in

Definitions for Noise Acceptability Ratings

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

NA - Not Applicable A - Generally Acceptable B - Conditionally Acceptable
 C - Generally Unacceptable D - Land Use Discouraged

30. Airport Noise

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

NA A B C D

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

NA A B C D

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

Findings of Fact:

a-b) Pursuant to the Riverside County General Plan Figure S-19 "Airport Locations" exhibit, the project site is not located within an airport influence area. As a result, there will be no impacts.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

31. Railroad Noise

NA A B C D

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Source: Riverside County General Plan Figure C-1 "Circulation Plan", GIS database, On-site Inspection

Findings of Fact:

Pursuant to the Riverside County General Plan Figure C-1 "Circulation Plan" exhibit, the project site is not located within close proximity of a railroad line. As a result, there will be no 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

Findings of Fact:

The project site is located adjacent to the I-15 on the east and is subject to highway noise. However, at this stage, the project does not provide the opportunity for physical disturbance of the site, as there is no associated development project. This project will result in amending the site's General Plan Foundation Component and its General Plan Land Use Designation, which could eventually lead to development on the property. Should a development proposal or land use application for subdividing, grading, or construction of the site be submitted, a subsequent Environmental Analysis shall be prepared, to assess the potential impacts. There will be no impacts.

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 site is not located near any other source of significant potential noise; therefore, there will be no impacts.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Exposure of persons to or generation of excessive ground-borne vibration or ground-borne noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

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

Findings of Fact:

a-d) A General Plan land use change from residential to commercial could result in the creation of higher noise impacts at build-out. However, all future onsite uses will be required to adhere to the Riverside County's allowable noise standards for Commercial designations and will be analyzed at the time of an implementing project.

This is a programmatic level CEQA analysis. At this stage, the project does not provide the opportunity for physical disturbance of the site, as there is no associated development project. This project will result in amending the site's General Plan Foundation Component and its General Plan Land Use Designation, which could eventually lead to development on the property. Should a development proposal or land use application for subdividing, grading, or construction of the site be submitted to the County, a subsequent Environmental Analysis shall be prepared, to assess the potential impacts. As a result, impacts associated with this project are considered less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

POPULATION AND HOUSING Would the project

35. Housing				
a) Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Create a demand for additional housing, particularly housing affordable to households earning 80% or less of the County's median income?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Displace substantial numbers of people, necessitating the construction of replacement housing else-	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
where?				
d) Affect a County Redevelopment Project Area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Cumulatively exceed official regional or local population projections?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f) Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

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

Findings of Fact:

a-f) This General Plan Amendment will result in a land use change from residential to commercial. As a result, no new additional homes will be constructed, as the land use and underlying zoning will not provide for residential. There are no residential dwelling units on the site and as a result, no residential displacement. Population growth resulting from a change to commercial land use will be negligible.

This is a programmatic level CEQA analysis. At this stage, the project does not provide the opportunity for physical disturbance of the site, as there is no associated development project. This project will result in amending the site's General Plan Foundation Component and its General Plan Land Use Designation, which could eventually lead to development on the property. Should a development proposal or land use application for subdividing, grading, or construction of the site be submitted to the County, a subsequent Environmental Analysis shall be prepared, to assess the potential impacts. As a result, impacts associated with this project are considered less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

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

36. Fire Services

Source: Riverside County General Plan Safety Element

Findings of Fact:

A land use change from residential to commercial will generate different public service needs. These needs will be analyzed at the time of an implementing project. Additionally, all development projects, once implemented, create an increased need for at least some public services. At time of future

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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construction, resulting from an implementing project, costs associated with the increased need will be addressed through the County's Development Impact Fee schedule.

This is a programmatic level CEQA analysis. At this stage, the project does not provide the opportunity for physical disturbance of the site, as there is no associated development project. This project will result in amending the site's General Plan Foundation Component and its General Plan Land Use Designation, which could eventually lead to development on the property. Should a development proposal or land use application for subdividing, grading, or construction of the site be submitted to the County, a subsequent Environmental Analysis shall be prepared, to assess the potential impacts. As a result, impacts associated with this project are considered less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

37. Sheriff Services

Source: Riverside County General Plan

Findings of Fact:

A land use change from residential to commercial will generate different public service needs. These needs will be analyzed at the time of an implementing project. Additionally, all development projects, once implemented, create an increased need for at least some public services. At time of future construction, resulting from an implementing project, costs associated with the increased need will be addressed through the County's Development Impact Fee schedule.

This is a programmatic level CEQA analysis. At this stage, the project does not provide the opportunity for physical disturbance of the site, as there is no associated development project. This project will result in amending the site's General Plan Foundation Component and its General Plan Land Use Designation, which could eventually lead to development on the property. Should a development proposal or land use application for subdividing, grading, or construction of the site be submitted to the County, a subsequent Environmental Analysis shall be prepared, to assess the potential impacts. As a result, impacts associated with this project are considered less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

38. Schools

Source: School District, GIS Database

Findings of Fact:

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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A land use change from residential to commercial will generate different public service needs. These needs will be analyzed at the time of an implementing project. Additionally, all development projects, once implemented, create an increased need for at least some public services. At time of future construction, resulting from an implementing project, costs associated with the increased need will be addressed through the County's Development Impact Fee schedule.

This is a programmatic level CEQA analysis. At this stage, the project does not provide the opportunity for physical disturbance of the site, as there is no associated development project. This project will result in amending the site's General Plan Foundation Component and its General Plan Land Use Designation, which could eventually lead to development on the property. Should a development proposal or land use application for subdividing, grading, or construction of the site be submitted to the County, a subsequent Environmental Analysis shall be prepared, to assess the potential impacts. As a result, impacts associated with this project are considered less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

39. Libraries

Source: Riverside County General Plan

Findings of Fact:

A land use change from residential to commercial will generate different public service needs. These needs will be analyzed at the time of an implementing project. Additionally, all development projects, once implemented, create an increased need for at least some public services. At time of future construction, resulting from an implementing project, costs associated with the increased need will be addressed through the County's Development Impact Fee schedule.

This is a programmatic level CEQA analysis. At this stage, the project does not provide the opportunity for physical disturbance of the site, as there is no associated development project. This project will result in amending the site's General Plan Foundation Component and its General Plan Land Use Designation, which could eventually lead to development on the property. Should a development proposal or land use application for subdividing, grading, or construction of the site be submitted to the County, a subsequent Environmental Analysis shall be prepared, to assess the potential impacts. As a result, impacts associated with this project are considered less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

40. Health Services

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:

A land use change from residential to commercial will generate different public service needs. These needs will be analyzed at the time of an implementing project. Additionally, all development projects, once implemented, create an increased need for at least some public services. At time of future construction, resulting from an implementing project, costs associated with the increased need will be addressed through the County's Development Impact Fee schedule.

This is a programmatic level CEQA analysis. At this stage, the project does not provide the opportunity for physical disturbance of the site, as there is no associated development project. This project will result in amending the site's General Plan Foundation Component and its General Plan Land Use Designation, which could eventually lead to development on the property. Should a development proposal or land use application for subdividing, grading, or construction of the site be submitted to the County, a subsequent Environmental Analysis shall be prepared, to assess the potential impacts. As a result, impacts associated with this project are considered 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?

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) There are no designated trails or parks proposed or required near the project site. Any required park fees will be assessed in the future when an implementing project is submitted. Furthermore, the project site will have a commercial land use designation and Quimby fees do not apply. The project site is not located within an established CSA. There will be no impacts.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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42. Recreational Trails

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Source: Open Space and Conservation Map for Western County trail alignments

Findings of Fact:

There are no designated trails or parks proposed or required near the project site. Any required park fees will be assessed in the future when an implementing project is submitted. There will be no impacts.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

TRANSPORTATION/TRAFFIC Would the project

43. Circulation

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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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?

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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b) Conflict with an applicable congestion management program, including, but not limited to level of service standards and travel demand measures, or other standards established by the county congestion management agency for designated roads or highways?

c) Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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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)?

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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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?

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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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?

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Source: Riverside County General Plan, Temescal Canyon Policy

Findings of Fact:

a) The project will not 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. There will be no impacts.

b) The future implementing project will address any congestion management programs through standard fees and mitigation. As previously discussed, this is a programmatic level CEQA analysis. At this stage, the project does not provide the opportunity for physical disturbance of the site, as there is no associated development project. This project will result in amending the site's General Plan Foundation Component and its General Plan land Use Designation, which could eventually lead to development on the property. Should a development proposal or land use application for subdividing, grading, or construction of the site be submitted, a subsequent Environmental Analysis shall be prepared, to assess the potential impacts. The impacts are less than significant.

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

e-i) A General Plan land use change from residential to commercial could result in different transportation and circulation mitigation. However, there is no accompanying development associated with this proposed General Plan Amendment, therefore there are no design changes to the streets or roads that may increase hazards due to road design at this time. The proposed change does not conflict with any adopted policies regarding public transit, bikeways, or pedestrian access, as the project site is currently vacant land. The surrounding circulation system will not change and therefore, will not impact any policies regarding transit or other alternative means of travel. Once a development proposal or land use application to subdivide, grade, or build on the property is submitted, a subsequent review and EA shall be prepared assessing potential impacts. As a result, the impacts are less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

44. Bike Trails

Source: Riverside County General Plan

Findings of Fact:

Any demand or requirement for bike trails shall be reviewed and imposed upon a future implementing project. This is a programmatic level CEQA analysis. At this stage, the project does not provide the opportunity for physical disturbance of the site, as there is no associated development project. This project will result in amending the site's General Plan Foundation Component and its General Plan Land Use Designation, which could eventually lead to development on the property. Should a

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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development proposal or land use application for subdividing, grading, or construction of the site be submitted, a subsequent Environmental Analysis shall be prepared, to assess the potential impacts. As a result, there will be no impacts.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

UTILITY AND SERVICE SYSTEMS Would the project

45. Water

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

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

Source: Department of Environmental Health Review

Findings of Fact:

a-b) A General Plan land use change from residential to commercial could generate a need for additional water usage, at time of build-out. 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). However, at this stage, the specific size and need of water infrastructure to the area would be too speculative to analyze.

This is a programmatic level CEQA analysis. At this stage, the project does not provide the opportunity for physical disturbance of the site, as there is no associated development project. This project will result in amending the site's General Plan Foundation Component and its General Plan Land Use Designation, which could eventually lead to development on the property. Should a development proposal or land use application for subdividing, grading, or construction of the site be submitted to the County, a subsequent Environmental Analysis shall be prepared, to assess the potential impacts. As a result, there will be no 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?

b) Result in a determination by the wastewater

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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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?

Source: Department of Environmental Health Review

Findings of Fact:

a-b) A General Plan land use change from residential to commercial could generate a need for additional sewer capacity, at time of build-out. The future implementing project may 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 project site is too speculative to analyze.

This is a programmatic level CEQA analysis. At this stage, the project does not provide the opportunity for physical disturbance of the site, as there is no associated development project. This project will result in amending the site's General Plan Foundation Component and its General Plan Land Use Designation, which could eventually lead to development on the property. Should a development proposal or land use application for subdividing, grading, or construction of the site be submitted to the County, a subsequent Environmental Analysis shall be prepared, to assess the potential impacts. As a result, there will be no 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) A General Plan land use change from residential to commercial could generate a need for additional solid waste servicing and disposal, at time of build-out. The type and scale of the future implementing project will determine the solid waste needs of the site's development. At this stage, the specific solid waste needs are too speculative to analyze.

This is a programmatic level CEQA analysis. At this stage, the project does not provide the opportunity for physical disturbance of the site, as there is no associated development project. This project will result in amending the site's General Plan Foundation Component and its General Plan

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Land Use Designation, which could eventually lead to development on the property. Should a development proposal or land use application for subdividing, grading, or construction of the site be submitted to the County, a subsequent Environmental Analysis shall be prepared, to assess the potential impacts. As a result, there will be no impacts.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

48. Utilities

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

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

Source: Application Materials

Findings of Fact:

a-g) A General Plan land use change from residential to commercial could generate a need for additional utility upgrades, at time of build-out. The type and scale of the future implementing project will determine the specific size, quantity, and design of additional utility services needed at the project site. At this stage, the utility requirements are too speculative to analyze.

This is a programmatic level CEQA analysis. At this stage, the project does not provide the opportunity for physical disturbance of the site, as there is no associated development project. This project will result in amending the site's General Plan Foundation Component and its General Plan Land Use Designation, which could eventually lead to development on the property. Should a development proposal or land use application for subdividing, grading, or construction of the site be submitted to the County, a subsequent Environmental Analysis shall be prepared, to assess the potential impacts. As a result, there will be no 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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Source:

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Findings of Fact: Riverside County General Plan

a) Any future implementing project, regardless of use, will be required to comply with California’s AB 32 greenhouse gas reduction requirements as well as Riverside County’s Climate action Plan. Many of the potential mitigation measures are reviewed and subsequently implemented during the construction phase of the project.

This is a programmatic level CEQA analysis. At this stage, the project does not provide the opportunity for physical disturbance of the site, as there is no associated development project. This project will result in amending the site’s General Plan Foundation Component and its General Plan Land Use Designation, which could eventually lead to development on the property. Should a development proposal or land use application for subdividing, grading, or construction of the site be submitted to the County, a subsequent Environmental Analysis shall be prepared, to assess the potential impacts. As a result, there will be no impacts.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

MANDATORY FINDINGS OF SIGNIFICANCE

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

Findings of Fact:

Approval of this General Plan Land Use Amendment 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. As a result, there will be no impacts.

<p>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)?</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Source: Staff review, Project Application Materials

Findings of Fact:

The project does not have impacts which are individually limited, but cumulatively considerable. This is a programmatic level CEQA analysis. At this stage, the project does not provide the opportunity for physical disturbance of the site, as there is no associated development project. This project will result in amending the site's General Plan Foundation Component and its General Plan Land Use Designation, which could eventually lead to development on the property. Should a development proposal or land use application for subdividing, grading, or construction of the site be submitted to the County, a subsequent Environmental Analysis shall be prepared, to assess the potential impacts. As a result, impacts associated with this project are considered less than significant.

52. Does the project have environmental effects that will cause substantial adverse effects on human beings, either directly or indirectly?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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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. This is a programmatic level CEQA analysis. At this stage, the project does not provide the opportunity for physical disturbance of the site, as there is no associated development project. This project will result in amending the site's General Plan Foundation Component and its General Plan Land Use Designation, which could eventually lead to development on the property. Should a development proposal or land use application for subdividing, grading, or construction of the site be submitted to the County, a subsequent Environmental Analysis shall be prepared, to assess the potential impacts. As a result, there will be no impacts.

VI. EARLIER ANALYSES

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

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

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

VII. AUTHORITIES CITED

Authorities cited: Public Resources Code Sections 21083 and 21083.05; References: California Government Code Section 65088.4; Public Resources Code Sections 21080(c), 21080.1, 21080.3, 21082.1, 21083, 21083.05, 21083.3, 21093, 21094, 21095 and 21151; *Sundstrom v. County of Mendocino* (1988) 202 Cal.App.3d 296; *Leonoff v. Monterey Board of Supervisors* (1990) 222 Cal.App.3d 1337; *Eureka Citizens for Responsible Govt. v. City of Eureka* (2007) 147 Cal.App.4th

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

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

307 B



FROM: TLMA - Planning Department

SUBMITTAL DATE:
November 1, 2008

SUBJECT: GENERAL PLAN AMENDMENT NO. 1035 (Foundation - Regular) -- Applicant: Orange Ltd. Partnership -- Engineer / Representative: Sake Engineers Inc. - Second Supervisorial District -- El Cerrito Zoning District -- Temescal Canyon Area Plan: Rural Community: Estate Density Residential (EDR-RC) (2 Acre Minimum) -- Location: Northerly of Weirick Road, easterly of Tulip Court, southerly of Nob Hill Road, and westerly of the I-15 Freeway -- 2.95 Gross Acres - Zoning: Residential Agriculture - 2½ Acre Minimum (R-A-2½) - **REQUEST:** Propose to amend General Plan foundation component for the subject property from RURAL COMMUNITY (RC) to COMMUNITY DEVELOPMENT (CD) and to amend General Plan land use designation from Estate Density Residential (EDR) (2 Acre Minimum) to Commercial Retail (CR) (0.20 - 0.35 Floor Area Ratio)

RECOMMENDED MOTION:

The Planning Director recommends that the Board of Supervisors adopt an order initiating the above referenced general plan amendment based on the attached report. The initiation of proceedings by the Board of Supervisors for the amendment of the General Plan, or any element thereof, shall not imply any such amendment will be approved.

BACKGROUND:

The initiation of proceedings for any General Plan Amendment (GPA) requires the adoption of an order by the Board of Supervisors. The Planning Director is required to prepare a report and recommendation on every GPA application and submit it to the Board of Supervisors. Prior to the submittal to the Board, comments on the application are requested from the Planning Commission, and the Planning Commission comments are included in the report to the Board. The Board will either approve or disapprove the initiation of proceedings for the GPA requested in the application. The consideration of the initiation of proceedings by the Planning

Ron Goldman
Planning Director

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REVIEWED BY EXECUTIVE OFFICE

DATE: 11/19/08

Jina Grange
Departmental Concurrence

Policy

Consent

Dep't Recomm.:
Per Exec. Ofc.:

Prev. Agn. Ref.

District: Second | Agenda Number:

15.4

The Honorable Board of Supervisors

RE: **GENERAL PLAN AMENDMENT NO. 1035** (Foundation - Regular)

November 1, 2008

Page 2 of 2

Commission and the Board of Supervisors pursuant to this application does not require a noticed public hearing. However, the applicant was notified by mail of the time, date and place when the Planning Commission and the Board of Supervisors would consider this GPA initiation request.

If the Board of Supervisors adopts an order initiating proceedings pursuant to this application, the proposed amendment will thereafter be processed, heard and decided in accordance with all the procedures applicable to GPA applications, including noticed public hearings before the Planning Commission and Board of Supervisors. The adoption of an order initiating proceedings does not imply that any amendment will be approved. If the Board of Supervisors declines to adopt an order initiating proceedings, no further proceedings on this application will occur.

The Board of Supervisors established the procedures for initiation of GPA applications with the adoption of Ordinance No. 348.4573 (effective May 8, 2008), which amended Article II of that ordinance.

Agenda Item No.: 5.29
Area Plan: Temescal Canyon
Zoning District: El Cerrito
Supervisorial District: Second
Project Planner: Amy Aldana
Planning Commission: August 12, 2008

General Plan Amendment No. 1035
(Foundation – Regular)
E.A. Number: 41867
Applicant: Orange Ltd. Partnership
Engineer/Rep.: Sake Engineers Inc.

COUNTY OF RIVERSIDE PLANNING DIRECTOR'S REPORT AND RECOMMENDATIONS

RECOMMENDATIONS:

The Planning Director recommended an order initiating proceedings for General Plan Amendment No. 1035 to change the foundation component from Rural Community (RC) to Community Development (CD) and the General Plan land use designation from Estate Density Residential (RC-EDR) to Commercial Retail (CR) for an approximately 2.95-acre property located westerly of the I-15 Freeway and northerly of Weirick Road. The Planning Commission made the comments below. The Planning Director continues to recommend initiating General Plan Amendment No. 1035 to change the foundation component from Rural Community (RC) to Community Development (CD) and the General Plan land use designation from Estate Density Residential (RC-EDR) to Commercial Retail (CR). For additional information regarding this case, see the attached Planning Department Staff Report.

PLANNING COMMISSION COMMENTS TO THE PLANNING DIRECTOR:

The following comment(s) were provided by the Planning Commission to the Planning Director:

- Commissioner John Roth:** No comment
- Commissioner John Snell:** Concurred with the Planning Director's recommendation to change the land use designation from Estate Density Residential (RC-EDR) to Commercial Retail (CR).
- Commissioner John Petty:** No comment
- Commissioner Jim Porras:** No comment
- Commissioner Jan Zuppardo:** No comment

Agenda Item No.: 5.29
Area Plan: Temescal Canyon
Zoning District: El Cerrito
Supervisorial District: Third
Project Planner: Amy Aldana
Planning Commission: August 12, 2008

General Plan Amendment No. 1035
(Foundation – Regular)
E.A. Number: 41867
Applicant: Orange Ltd. Partnership
Engineer/Rep.: Sake Engineers Inc.

COUNTY OF RIVERSIDE PLANNING DEPARTMENT
STAFF REPORT

PROJECT DESCRIPTION AND LOCATION:

The applicant proposes to amend the General Plan Foundation and land use designation from “Rural Community: Estate Density Residential” (RC:EDR) (2 Ac. Min.) to “Community Development: Commercial Retail” (CD:CR) (0.20 – 0.35 Floor Area Ratio) for an approximately 2.95-acre property. The project is located northerly of Weirick Road, easterly of Tulip Court, southerly of Nob Hill Road, and westerly of the I-15 Freeway.

ISSUES:

A main corridor between the Corona/Riverside area and San Diego, the I-15 Freeway provides opportunities for potential urban development. The proposed site is adjacent (westerly) to the I-15 Freeway and is accessible by a major off-ramp – Dos Lago Drive / Weirick Road.

The proposed site warrants the expansion of commercial uses and offers compatibility to similar uses in the immediate area. Compatibility is characterized by existing commercial uses in the area, particularly along Temescal Canyon Road which is distinguished as the areas central business district. Temescal Canyon Road is located easterly of the I-15 Freeway and also accessed via Dos Lago Drive / Weirick Road. To continue commercial development on the proposed site would be consistent with the pattern of development and vision for the area.

RECOMMENDATIONS:

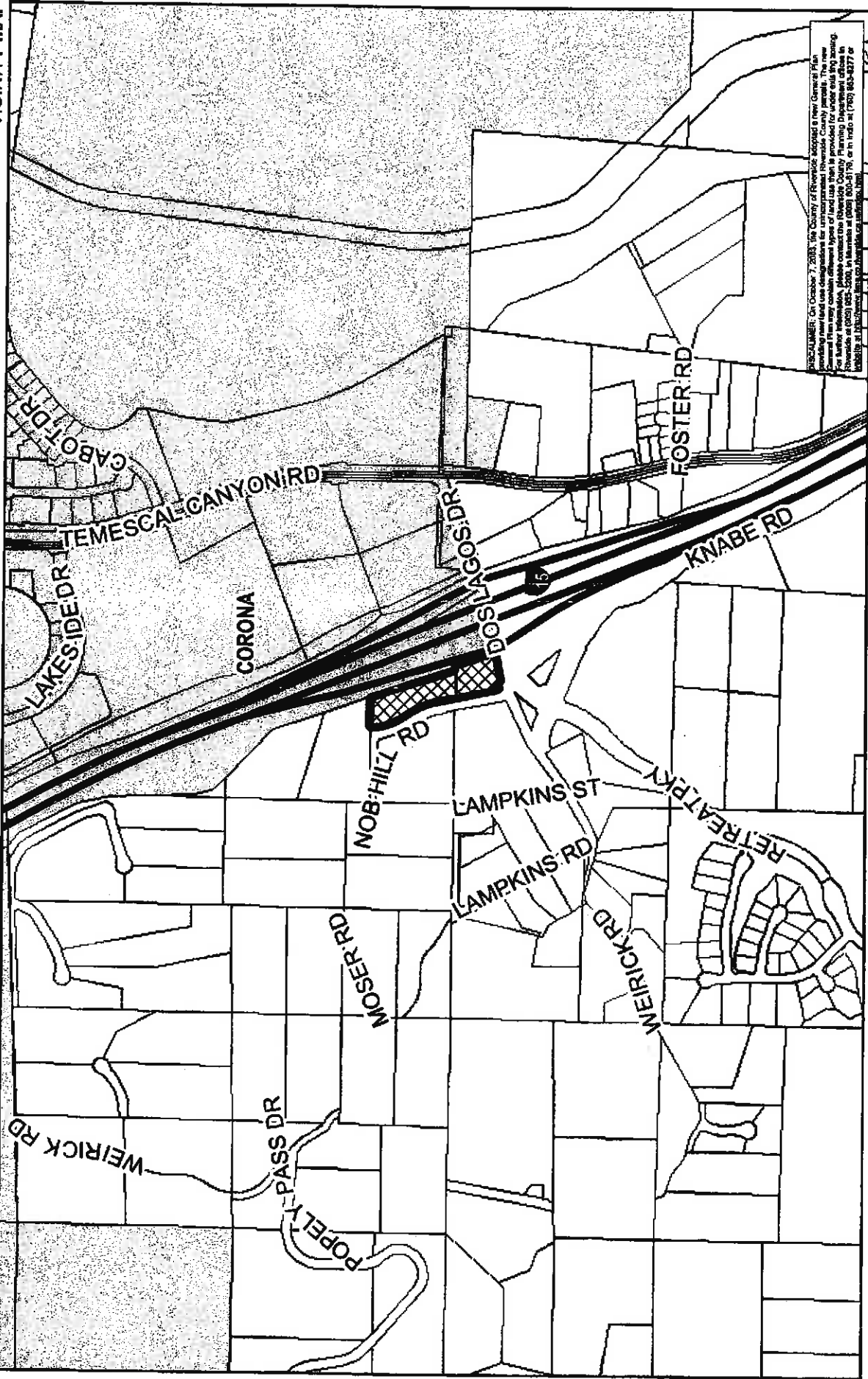
Comment that adoption of an order initiating proceedings for General Plan Amendment No. 1035 from Rural Community: Estate Density Residential to Community Development: Commercial Retail **would be appropriate**. The adoption of such an order does not imply that the proposed GPA will be approved.

The project site is currently designated as Assessor’s Parcel Number 282-080-012 and 282-100-002.

Supervisor Tavaglione
District 2
Date Drawn: 4/01/08

GPA01035
VICINITY MAP

Planner: Amy Aldana
Date: 3/14/08
VICINITY MAP



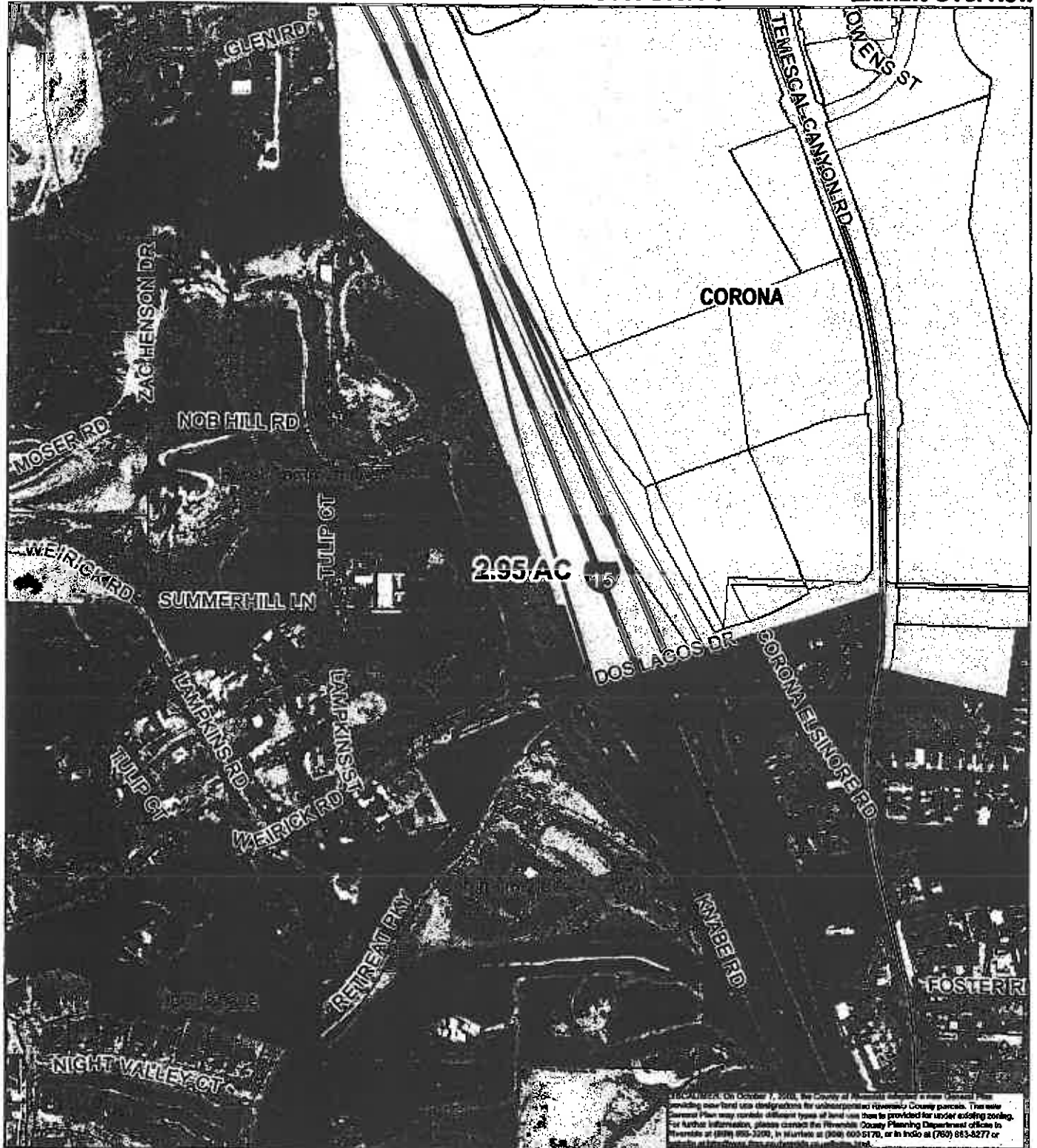
DISCLAIMER: On October 7, 2003, the County of Riverside adopted a New General Plan and a new set of zoning ordinances for Riverside County parcels. The new General Plan may contain different types of land use than the existing zoning. For further information, please contact the Riverside County Planning Department office in Riverside at (951) 955-5000, in Inland at (951) 800-8176, or in Indio at (760) 943-8377 or visit us at <http://www.riversideplanning.com>.

RIVERSIDE COUNTY PLANNING DEPARTMENT

Zone
District: El Cerrito
Township/Range: T4SR6W
Section : 21

Assessors
Bk. Pg. 282-08 & 10
Thomas
Bros. Pg. 774 B7





DISCLAIMER: On October 1, 2008, the County of Riverside adopted a new General Plan providing new land use designations for unincorporated Riverside County parcels. The new General Plan may provide different types of land uses than those provided for under existing zoning. For further information, please contact the Riverside County Planning Department office in Riverside at (951) 955-3200, in Murrieta at (951) 600-0170, or in Indio at (760) 653-8277 or visit us at <http://www.riverside.ca.gov/planning>.

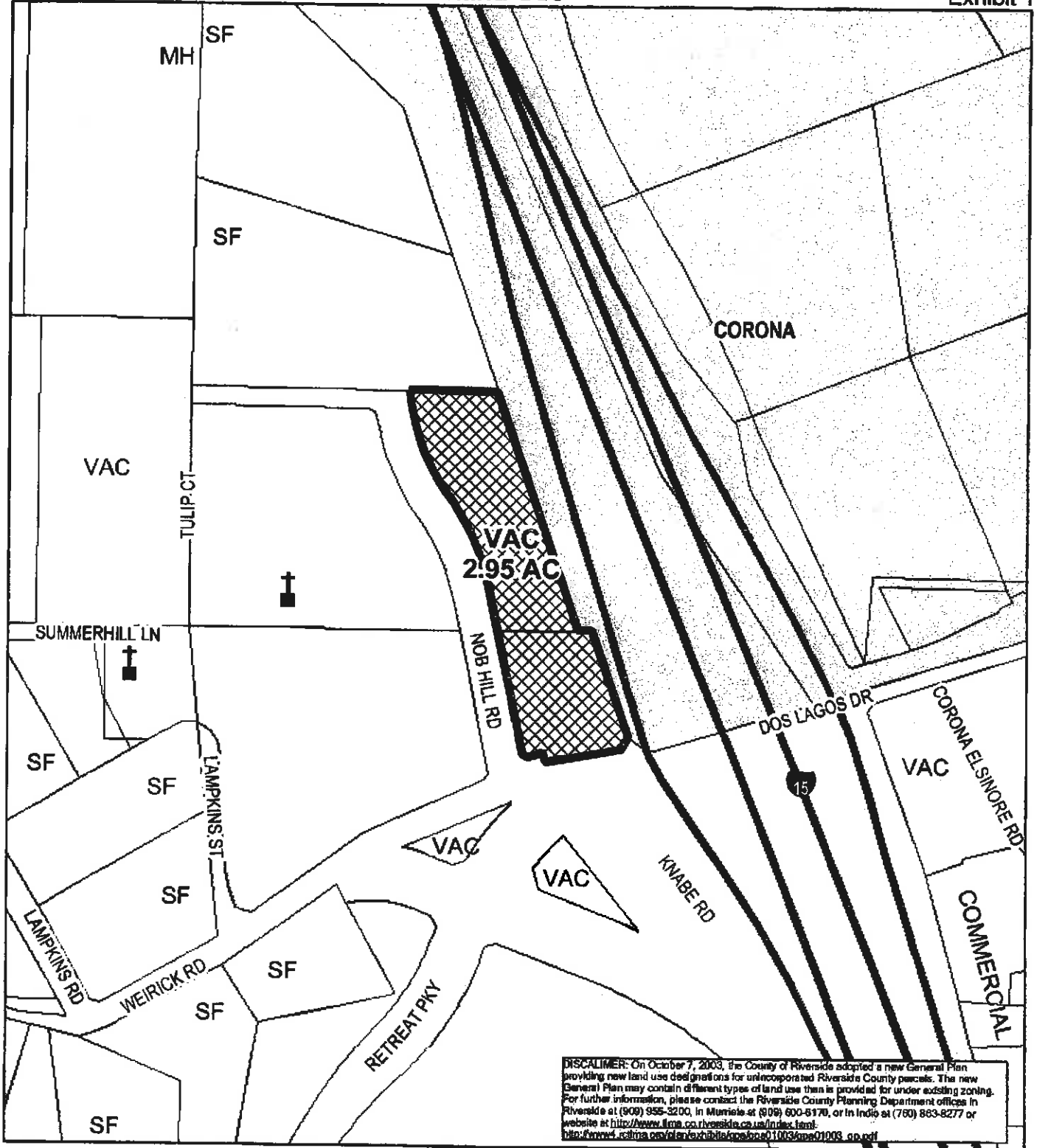
District
Plan: El Cerrito
Township/Range: T4SR6W
Section: 21

RIVERSIDE COUNTY PLANNING DEPARTMENT



Assessors
Bk. Pg. 282-08 & 10
Thomas
Bros. Pg. 774 B7





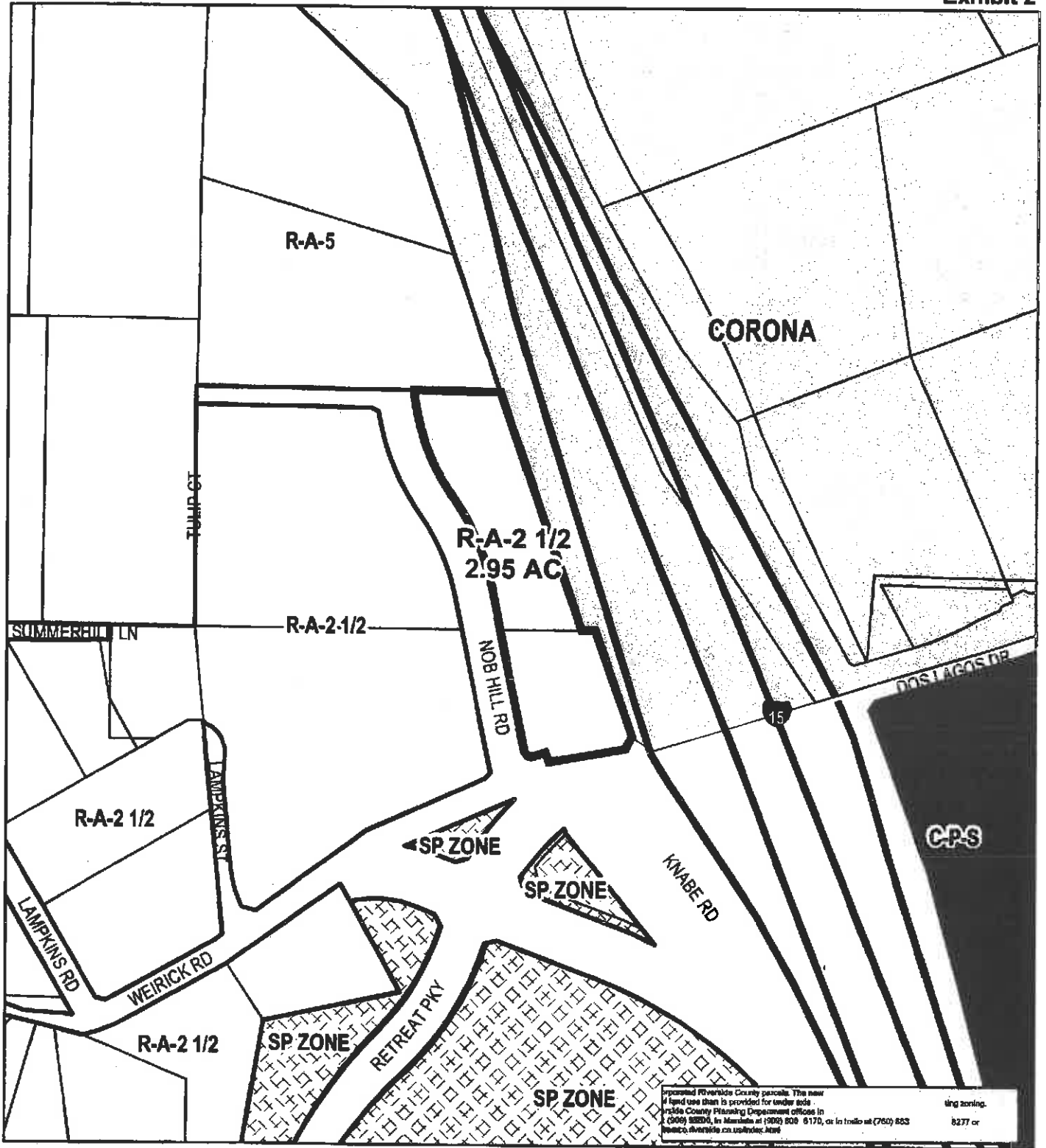
RIVERSIDE COUNTY PLANNING DEPARTMENT

Zone
District: El Cerrito
Township/Range: T4SR6W
Section : 21



Assessors
Bk. Pg. 282-08 & 10
Thomas
Bros. Pg. 774 B7





prepared Riverside County parcels. The new
land use plan is provided for tender to
Riverside County Planning Department offices in
(909) 922-6170, in Murietta at (909) 850-6170, or in Inland at (760) 853-
Riverside.ca.us/ndoc.html b277 or

Zone
District: El Cerrito
Township/Range: T4SR6W
Section: 21

RIVERSIDE COUNTY PLANNING DEPARTMENT

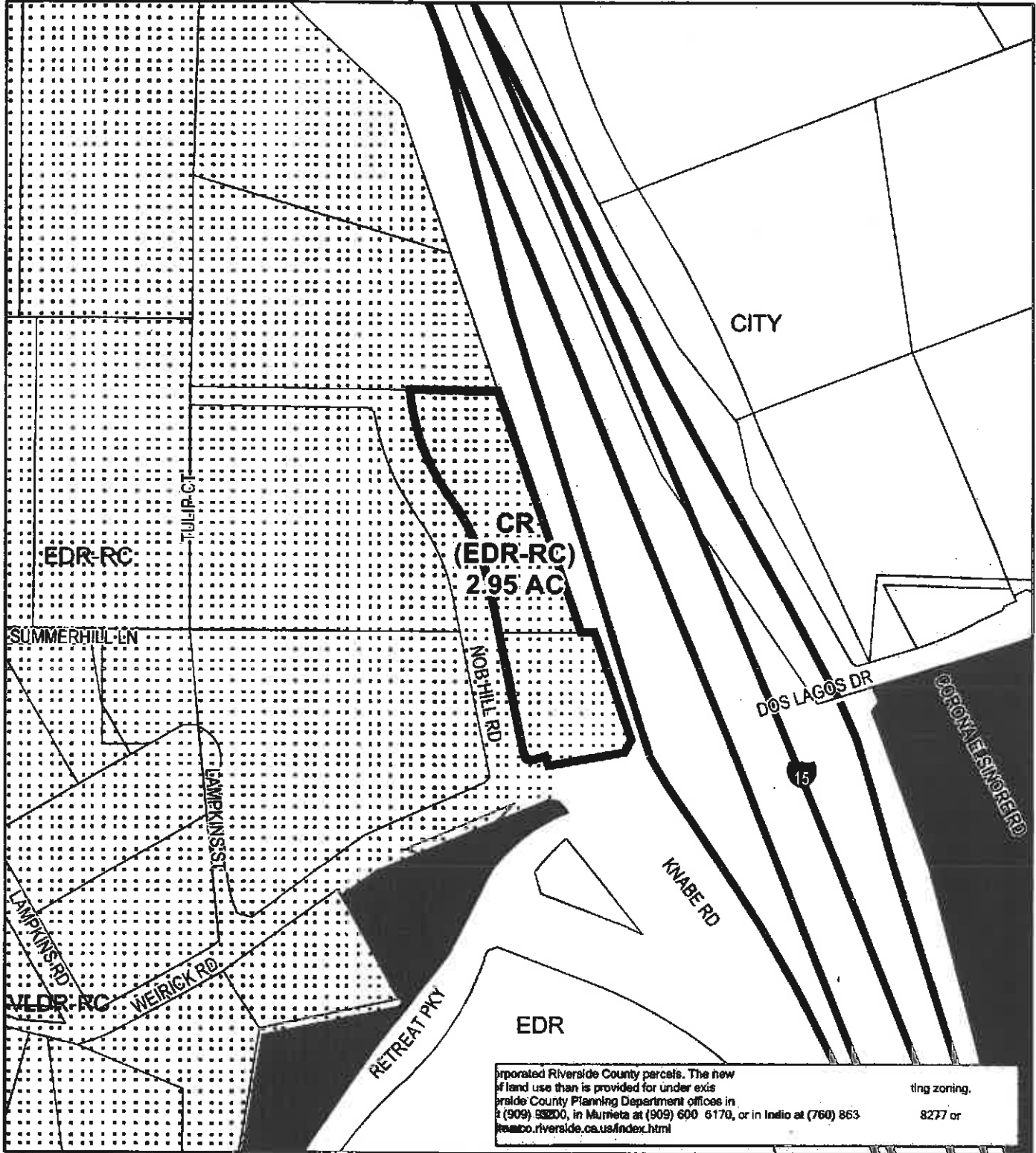


Assessors
Bk. Pg. 282-08 & 10
Thomas
Bros. Pg. 774 B7



GPA01035

Proposed General Plan



RIVERSIDE COUNTY PLANNING DEPARTMENT

Zone
District: El Cerrito
Township/Range: T4SR6W
Section: 21



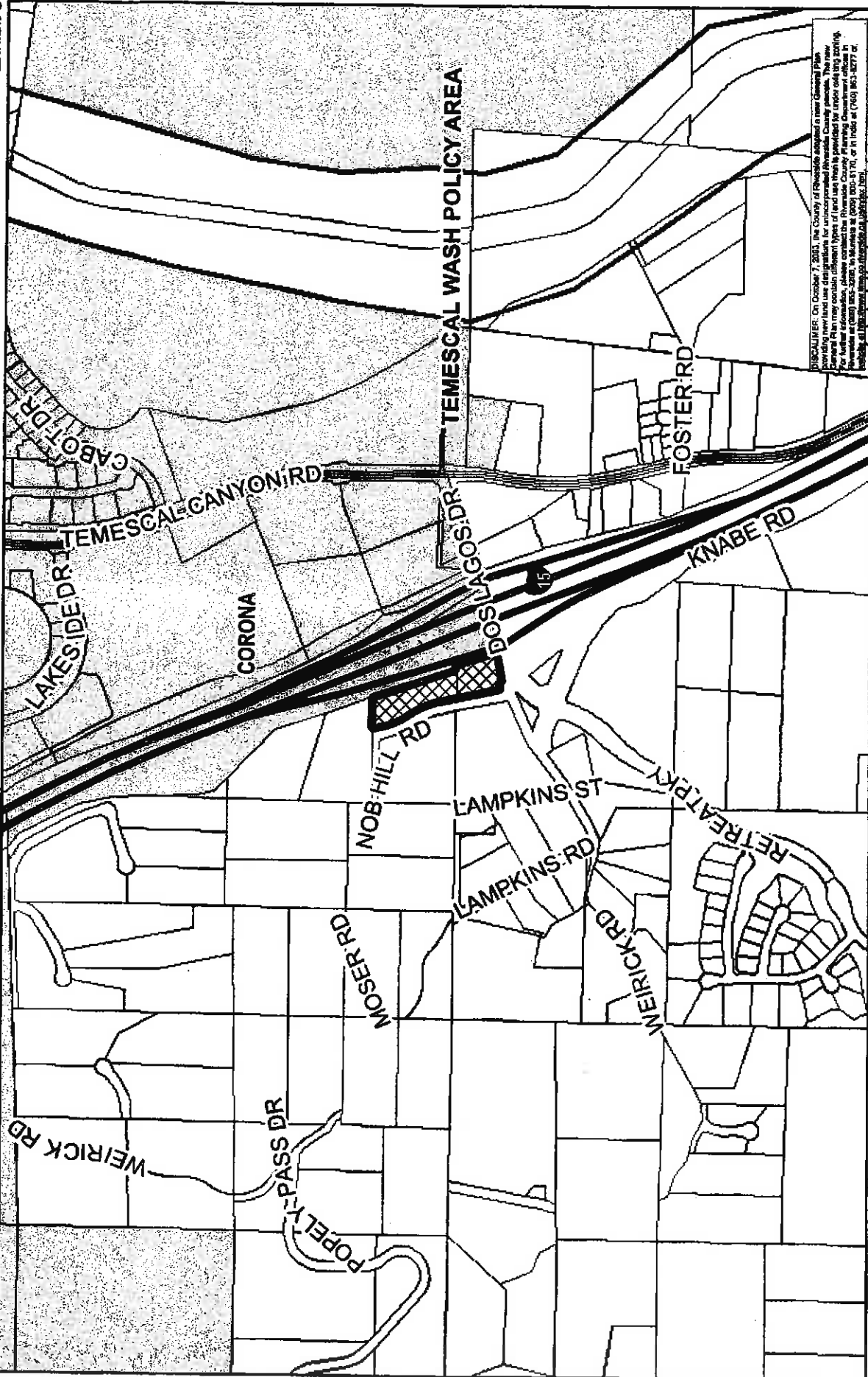
Assessors
Bk.Pg. 282-08 & 10
Thomas
Bros. Pg. 774 B7



Supervisor Tavaglione
District 2
Date Drawn: 4/01/08

GPA01035
POLICY AREAS

Planner: Amy Aldana
Date: 3/14/08
Exhibit 8



DISCLAIMER: On October 7, 2003, the County of Riverside adopted a new General Plan. The new General Plan may contain different types of land use designations than the previous General Plan. For further information, please contact the Riverside County Planning Department Office in Riverside at (951) 955-1170, or in Inland at (951) 853-3277 or by e-mail at planning@rivco.net.

Zone
District: El Cerrito
Township/Range: T4SR6W
Section : 21

RIVERSIDE COUNTY PLANNING DEPARTMENT

Assessors
Bk. Pg. 282-08 & 10
Thomas
Bros. Pg. 774 B7



NOTICE OF PUBLIC HEARING
and
INTENT TO ADOPT A NEGATIVE DECLARATION

A **PUBLIC HEARING** has been scheduled, pursuant to Riverside County Land Use Ordinance No. 348, before the **RIVERSIDE COUNTY PLANNING COMMISSION** to consider the project shown below:

GENERAL PLAN AMENDMENT NO. 1035 (Foundation and Entitlement/Policy) – Applicant: Orange LTD Partnership – Engineer/Representative: Sake Engineers, Inc. – First Supervisorial District – Area Plan: Temescal Canyon – Zone District: El Cerrito – Zone: Residential Agriculture (R-A-2.5) – Location: North of Weirick Road, east of Tulip Court, south of Nob Hill Road, and west of I-15 Freeway – Project Size: 2.95 acres – **REQUEST:** Proposal to amend the project site's Foundation Component from Rural Community (RC) to Community Development (CD) and amend its Land Use Designation two Estate Density Residential (EDR) (2-acre minimum) to Commercial Retail (CR) (0.20 – 0.35 FAR) on four parcels, totaling 2.95 acres. Project Planner: John Hildebrand at (951) 955-1888 or email jhildebr@rctlma.org.

TIME OF HEARING: **9:00 am** or as soon as possible thereafter
DECEMBER 2, 2015
RIVERSIDE COUNTY ADMINISTRATIVE CENTER
BOARD CHAMBERS, 1ST FLOOR
4080 LEMON STREET
RIVERSIDE, CA 92501

For further information regarding this project, please contact Project Planner, John Hildebrand, at 951-955-1888 or email jhildebr@rctlma.org or go to the County Planning Department's Planning Commission agenda web page at <http://planning.rctlma.org/PublicHearings.aspx>.

The Riverside County Planning Department has determined that the above project will not have a significant effect on the environment and has recommended adoption of a negative declaration. The Planning Commission will consider the proposed project and the proposed negative declaration, at the public hearing. The case file for the proposed project and the proposed negative declaration may be viewed Monday through Thursday, 8:30 a.m. to 5:00 p.m., at the County of Riverside Planning Department, 4080 Lemon Street, 12th Floor, Riverside, CA 92501. For further information or an appointment, contact the project planner.

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

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

Please send all written correspondence to:
RIVERSIDE COUNTY PLANNING DEPARTMENT
Attn: John Hildebrand
P.O. Box 1409, Riverside, CA 92502-1409

PROPERTY OWNERS CERTIFICATION FORM

I, VINNIE NGUYEN, certify that on 10/5/2015

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

APN (s) or case numbers GPA01035 For

Company or Individual's Name Planning Department,

Distance buffered 1200'

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

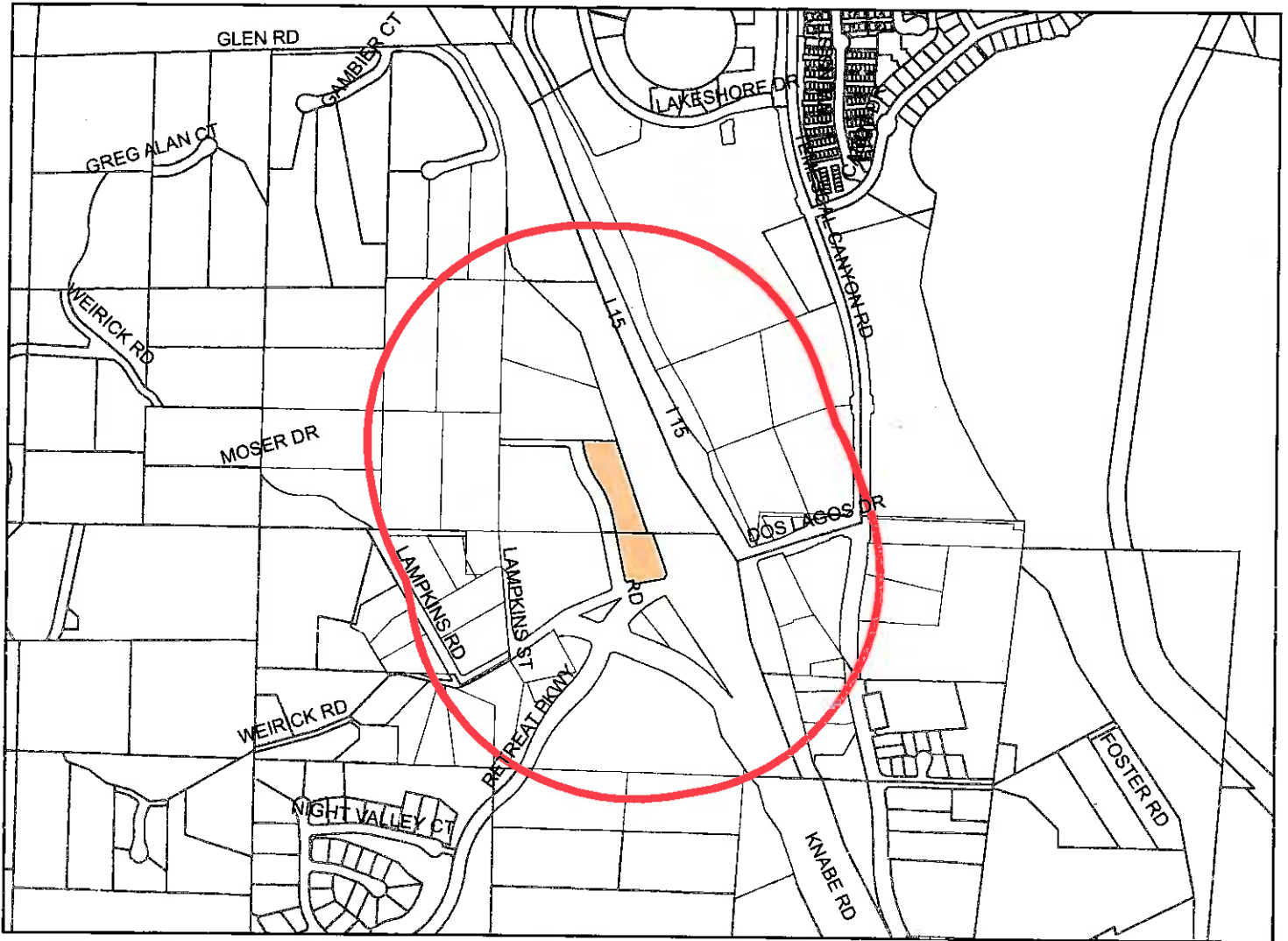
TITLE GIS Analyst

ADDRESS: 4080 Lemon Street 2nd Floor

Riverside, Ca. 92502

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

GPA01035 (1200 feet buffer)



Selected Parcels

282-090-033	282-100-011	282-070-007	282-090-046	282-090-050	282-112-001	282-112-010	282-070-016	282-090-022	279-450-020
279-450-028	282-090-023	282-050-015	282-111-005	279-470-028	282-112-008	282-112-002	279-450-015	279-450-016	279-450-017
279-450-018	279-450-019	279-450-021	279-450-022	279-450-023	279-450-024	282-121-002	282-090-043	282-070-021	282-080-013
282-070-006	282-112-007	282-140-002	282-090-021	282-121-008	282-121-009	282-121-007	282-100-019	282-100-021	282-100-020
282-050-014	282-100-012	282-090-053	282-090-016	282-100-013	282-070-014	282-100-002	282-111-003	282-140-025	282-111-002
282-140-029	282-050-011	282-070-015	282-080-014	282-070-022	282-090-031	282-080-019	282-090-054	282-100-015	282-090-051
282-090-052	282-090-044	282-080-012							



830 415 0 830 Feet

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.

ASMT: 279450022, APN: 279450022
GRIFFCO LAND
2518 N SANTIAGO BLVD
ORANGE CA 92867

ASMT: 279450028, APN: 279450028
PACIFIC WHALE, ETAL
C/O BRYAN KANG
2222 E OLYMPIC BLV
LOS ANGELES CA 90021

ASMT: 282050014, APN: 282050014
CRINDILYNN SOUSA, ETAL
8580 GLEN RD
CORONA, CA. 92883

ASMT: 282050015, APN: 282050015
NELLIE VANDAM, ETAL
C/O NELLIE VANDAM
8600 GLEN RD
CORONA, CA. 92883

ASMT: 282070006, APN: 282070006
RODNEY FLORES, ETAL
21412 MOSER DR
CORONA, CA. 92883

ASMT: 282070007, APN: 282070007
ALBERT PROP INV, ETAL
190 E HARRISON ST NO B
CORONA CA 92879

ASMT: 282070014, APN: 282070014
MOHAMMAD RAMMAHA
220 RUGBY CT
CORONA CA 92882

ASMT: 282070016, APN: 282070016
CARMEN CHIRILOV, ETAL
8390 NOB HILL RD
CORONA, CA. 92883

ASMT: 282070021, APN: 282070021
JENNIFER CHAPPELL
8411 NOB HILL RD
CORONA, CA. 92883

ASMT: 282070022, APN: 282070022
RIVERA HOLDING CORP
8049 DINSDALE ST
DOWNEY CA 90240

ASMT: 282080012, APN: 282080012
YVONNE DSYLVA, ETAL
430 W ORANGE HEIGHTS LN
CORONA CA 92882

ASMT: 282080013, APN: 282080013
JESUS TORRES
360 BANBRIDGE AVE
LA PUENTE CA 91744

ASMT: 282080014, APN: 282080014
ROSINDA MATTHEWS, ETAL
531 MAGNOLIA AVE
CORONA CA 92879

ASMT: 282090016, APN: 282090016
KATHERYN WANSER, ETAL
8421 WEIRICK RD
CORONA, CA. 92883



ASMT: 282090021, APN: 282090021
SUNDAY GIFFIN, ETAL
8431 WEIRICK RD
CORONA, CA. 92883

ASMT: 282090052, APN: 282090052
JOANNA GALARNEAU, ETAL
439 TOWNSHIP ROAD 219 W
BELLEFONTAINE OH 43311

ASMT: 282090022, APN: 282090022
PATRICIA FORSGREN, ETAL
31321 VIA PARRA
SAN JUAN CAPISTRANO CA 92675

ASMT: 282090053, APN: 282090053
JAYME BASKIN, ETAL
21582 LAMPKINS RD
CORONA, CA. 92883

ASMT: 282090023, APN: 282090023
DOUGLAS BRAVO
8451 WEIRICK RD
CORONA, CA. 92883

ASMT: 282100002, APN: 282100002
ORANGE LTD PARTNERSHIP
C/O ZAFAR HUSAIN
430 W UPPER DR
CORONA CA 92881

ASMT: 282090033, APN: 282090033
BERYL MENDONSA
8395 SUMMERHILL LN
CORONA, CA. 92883

ASMT: 282100011, APN: 282100011
KATHY WALSH, ETAL
8435 WEIRICK RD
CORONA CA 92883

ASMT: 282090043, APN: 282090043
PATRICK ALDEA, ETAL
8383 WEIRICK RD
CORONA, CA. 92883

ASMT: 282100012, APN: 282100012
GABRIELLA SCOVILLE, ETAL
8455 WEIRICK RD
CORONA, CA. 92883

ASMT: 282090044, APN: 282090044
ROSENTHAL INSPECTIONS INC
19429 VIA DEL CABALLO
YORBA LINDA CA 92886

ASMT: 282100015, APN: 282100015
ROMAN CATHOLIC BISHOP OF SB
1201 E HIGHLAND AVE
SAN BERNARDINO CA 92404

ASMT: 282090050, APN: 282090050
BRYAN RIVERA
8433 SUMMERHILL LN
CORONA, CA. 92883

ASMT: 282100020, APN: 282100020
LEE LAKE WATER DIST
22646 TEMESCAL CANYON RD
CORONA CA 92883

ASMT: 282100021, APN: 282100021
KIENLE7979
C/O STEVE KIENLE
3213 ADAMS ST
RIVERSIDE CA 92504

ASMT: 282112010, APN: 282112010
CORONA BUSINESS CENTER
C/O SUN FAMILY LTD PARTNERSHIP
P O BOX 1267
ANAHEIM CA 92815

ASMT: 282111002, APN: 282111002
PETROLAND INC
C/O BEHROUZ S SAMGHABADI
8765 DOS LAGOS DR
CORONA CA 92883

ASMT: 282121002, APN: 282121002
HAROLD NOELL
21655 TEMESCAL CANYON RD
CORONA, CA. 92883

ASMT: 282111003, APN: 282111003
RITA CREAMER, ETAL
21657 TEMESCAL CANYON RD
CORONA, CA. 92883

ASMT: 282121007, APN: 282121007
STEVEN FERRARO, ETAL
P O BOX 77996
CORONA CA 92877

ASMT: 282111005, APN: 282111005
ELIZABETH LISTON
21501 TEMESCAL CANYON RD
CORONA CA 92883

ASMT: 282121008, APN: 282121008
JOHN SOLDAT
1902 FULLERTON AVE 2ND FL
CORONA CA 92881

ASMT: 282112002, APN: 282112002
CRAIG DELEO, ETAL
628 LANCER LN
CORONA CA 92879

ASMT: 282121009, APN: 282121009
JORGE MENDOZA
21705 TEMESCAL CANYON RD
CORONA, CA. 92883

ASMT: 282112007, APN: 282112007
J ADGER, ETAL
800 LAGUNA DR
FULLERTON CA 92835

ASMT: 282140002, APN: 282140002
JOEL ALVAREZ
22425 QUIET BAY
CORONA CA 92883

ASMT: 282112008, APN: 282112008
ENCANTO APARTMENT HOMES
2518 N SANTIAGO BLV
ORANGE CA 92867

ASMT: 282140025, APN: 282140025
PEGGY ZEMBOWER
21775 KNABE RD
CORONA CA 92883



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ASMT: 282140029, APN: 282140029
SANTOSH KUMAR, ETAL
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RIVERSIDE COUNTY PLANNING DEPARTMENT

Steven Weiss, AICP
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.

General Plan Amendment No. 1035

Project Title/Case Numbers

John Hildebrand – Project Planner

County Contact Person

(951) 955-1888

Phone Number

N/A

State Clearinghouse Number (if submitted to the State Clearinghouse)

Orange LTD Partnership c/o Zafar Husain

Project Applicant

P.O. Box 3007, Corona, CA 92878

Address

North of Weirick Road, east of Tulip Court, south of Nob Hill Road, and west of I-15 Freeway. APNs: 282-080-012 and 282-100-002

Project Location

Proposal to amend the project site's Foundation Component from Rural Community (RC) to Community Development (CD) and amend its Land Use Designation from Estate Density Residential (EDR) (2-Acre Minimum) to Commercial Retail (CR) (0.20 – 0.35 FAR) on two parcels, totaling 2.95 acres.

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. An NEGATIVE DECLARATION was prepared for the project pursuant to the provisions of the California Environmental Quality Act and reflects the independent judgment of the Lead Agency.
3. Mitigation measures WERE NOT made a condition of the approval of the project.
4. A Mitigation Monitoring and Reporting Plan/Program WAS NOT adopted.
5. A statement of Overriding Considerations WAS NOT adopted.
6. Findings WERE NOT made pursuant to the provisions of CEQA.

This is to certify that the earlier EA, 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.

John Hildebrand
Signature

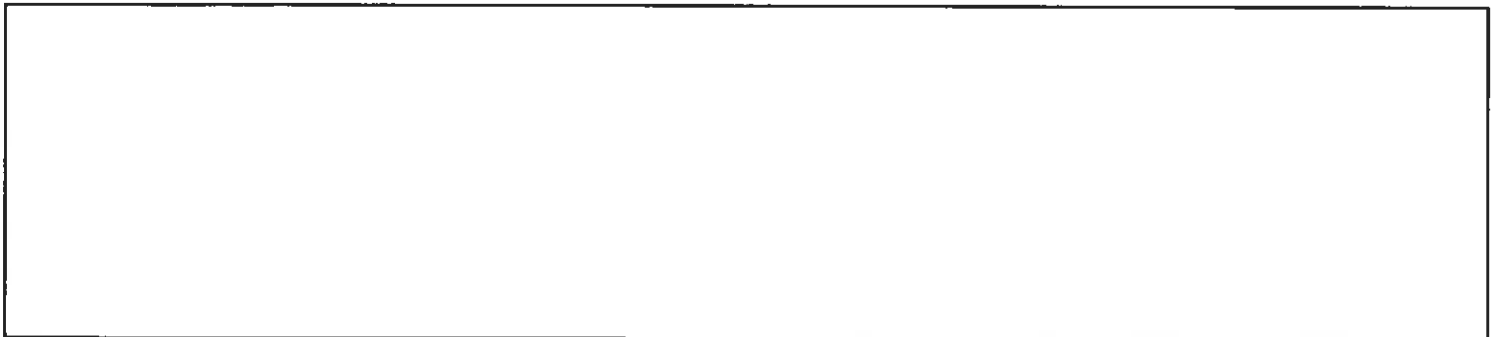
Project Planner

Title

11/05/2015

Date

Date Received for Filing and Posting at OPR: _____





RIVERSIDE COUNTY PLANNING DEPARTMENT

*Steven Weiss, AICP
Planning Director*

NEGATIVE DECLARATION

Project/Case Number: General Plan Amendment No. 1035

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

PROJECT DESCRIPTION, LOCATION (see Environmental Assessment).

COMPLETED/REVIEWED BY:

By: John Hildebrand Title: Project Planner Date: November 5, 2015

Applicant/Project Sponsor: Orange LTD Partnership Date Submitted: February 13, 2008

ADOPTED BY: Board of Supervisors

Person Verifying Adoption: _____ Date: _____

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

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

For additional information, please contact John Hildebrand at (951) 955-1888.

Revised: 10/16/07
Y:\Planning Master Forms\CEQA Forms\Negative Declaration.doc

Please charge deposit fee case#: ZEA41867 ZCFG05213

FOR COUNTY CLERK'S USE ONLY

COUNTY OF RIVERSIDE
SPECIALIZED DEPARTMENT RECEIPT
Permit Assistance Center

O* REPRINTED * R0801677

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

39493 Los Alamos Road
Suite A
Murrieta, CA 92563
(951) 694-5242

38686 El Cerrito Rd
Indio, CA 92211
(760) 863-8271

Received from: ORANGE LTD PARTNERSHIP \$64.00
paid by: CK 1234
CALIFORNIA FISH & GAME FOR GPA01035
paid towards: CFG05213 CALIF FISH & GAME: DOC FEE
at parcel:
appl type: CFG3

By _____ Feb 15, 2008 16:03
MBRASWEL posting date Feb 15, 2008

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

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

COUNTY OF RIVERSIDE
SPECIALIZED DEPARTMENT RECEIPT
Permit Assistance Center

O* REPRINTED * R1510358

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

39493 Los Alamos Road
Suite A
Murrieta, CA 92563
(951) 694-5242

38686 El Cerrito Rd
Indio, CA 92211
(760) 863-8271

Received from: ORANGE LTD PARTNERSHIP \$2,210.00
paid by: CK 3490
CALIFORNIA FISH & GAME FOR GPA01035
paid towards: CFG05213 CALIF FISH & GAME: DOC FEE
at parcel:
appl type: CFG3

By _____ Sep 14, 2015 14:27
MGARDNER posting date Sep 14, 2015

Account Code	Description	Amount
658353120100208100	CF&G TRUST	\$2,210.00

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