

FORM APPROVED COUNTY COUNSEL 2/17/15
 BY: GREGORY P. PRIAMOS DATE

Departmental Concurrence

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




FROM: TLMA - Planning Department


SUBMITTAL DATE:
 January 26, 2015

SUBJECT: GENERAL PLAN AMENDMENT NO. 856 – Intent to Adopt Negative Declaration (Environmental Assessment No. 41355) – Applicant: General Outdoor Advertising, Inc. – Fifth Supervisorial District – Location: Southwesterly of Interstate 10, westerly of Apache Trail, and easterly of Fields Road – **REQUEST: General Plan Amendment No. 856 (Entitlement/Policy Amendment and Technical Amendment)** proposes to (i) establish a General Plan Land Use Designation (GP-LUD) of “Light Industrial (0.25 - 0.60 Floor Area Ratio)” to a 10.23 acre property adjacent to Interstate 10 which currently has no County General Plan land use designation and is identified as “Not Designated”, (ii) modify Figure C-9, Scenic Highways, of the Riverside County General Plan Circulation Element, and (iii) modify Figure 9, Scenic Highways, of the Riverside County Pass Area Plan, to reflect recent changes to Section 263.3 of the California Streets and Highway Code which removed the portion of State Highway Route 10 between Route 38 near Redlands and Route 62 near Whitewater in the Counties of San Bernardino and Riverside from the state scenic highway system.

RECOMMENDED MOTION: That the Board of Supervisors:


 Steve Weiss, AICP
 Planning Director
 JCP:SW:jo

(Continued on next page)


 Juan C. Perez, TLMA Director

FINANCIAL DATA	Current Fiscal Year:	Next Fiscal Year:	Total Cost:	Ongoing Cost:	POLICY/CONSENT (per Exec. Office)
COST	\$ N/A	\$ N/A	\$ N/A	\$ N/A	Consent <input type="checkbox"/> Policy <input type="checkbox"/>
NET COUNTY COST	\$ N/A	\$ N/A	\$ N/A	\$ N/A	
SOURCE OF FUNDS: N/A				Budget Adjustment: N/A	
				For Fiscal Year: N/A	

C.E.O. RECOMMENDATION:

APPROVE

BY: 
 Steven C. Horn

County Executive Office Signature

MINUTES OF THE BOARD OF SUPERVISORS

- A-30
- Positions Added
- 4/5 Vote
- Change Order

Prev. Agn. Ref.:

District: 5th

Agenda Number:

16-4

**SUBMITTAL TO THE BOARD OF SUPERVISORS, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA
FORM 11: General Plan Amendment No. 856**

DATE: January 26, 2015

PAGE: 2 of 3

1. **ADOPT** a **NEGATIVE DECLARATION** for **ENVIRONMENTAL ASSESSMENT NO. 41355** based on the findings incorporated in the attached initial study, the attached staff report, and the conclusion that the project will not have a significant effect on the environment; and,
2. **TENTATIVELY APPROVE GENERAL PLAN AMENDMENT NO. 856** for the subject property to establish a General Plan Land Use Designation (GP-LUD) for a 10.23 acre property (APN 519-170-009) which is currently "Not Designated" to "Light Industrial (LI) (0.25 - 0.60 Floor Area Ratio)", in accordance with Exhibit #6, modify Figure C-9 Scenic Highways and modify Figure 9 Scenic Highways, in accordance with attached exhibits dated November 10, 2014, of the Riverside County General Plan Circulation Element and Riverside County Pass Area Plan, based on the findings and conclusions incorporated in the attached staff report, subject to final adoption of the General Plan Amendment resolution by the Board of Supervisors.

BACKGROUND:

General Plan Amendment No. 856 (GPA No. 856) was heard before the Planning Commission on December 3, 2014 and was recommended for approval by the Board of Supervisors. GPA No. 856 corrects a mapping error since the subject property (APN 519-170-009) lacks a General Plan Land Use Designation (GP-LUD). After several meetings between County staff and the applicant, it was ultimately determined that the property warrants a GP-LUD of Light Industrial (0.25 - 0.60 Floor Area Ratio) to be established through a Technical Correction General Plan Amendment (GPA) to fix the mapping error.

In addition, GPA No. 856 also reflects changes in California State Law that were established through the passage of Senate Bill No. 169 (2013). This legislation deleted a portion of Interstate 10 from the Caltrans Scenic Highway list. The specific location of this deletion is along Interstate 10 (I-10) between State Route (SR) 38 and SR 62. The subject property is located between the two routes identified above.

As such, GPA No. 856 also proposes an entitlement/policy amendment to modify Figure C-9, located within the Circulation Element of the County's General Plan, and Figure 9 located within the Pass Area Plan of the County's General Plan, to update the delineation of the *State Scenic Highway System* due to the change in state law.

The applicant currently proposes to place two outdoor advertising displays (Plot Plan Nos. 25549 and 25550) on the subject property which are being administratively processed by the Planning Director under Section 19.3 of Ordinance No. 348 and are evaluated in Environmental Assessment No. 41355.

GPA No. 856 is subject to Senate Bill 18 (SB 18) which required a 90-day consultation period for Native American Tribes based on list provided by the California Native American Heritage Commission (NAHC). Staff received a list of tribes from the NAHC on October 15, 2014 and mailed out letters seeking comment within the 90-day period ending January 15, 2015.

As of the writing, staff has received four (4) SB 18 related letters. The first letter, received from Gabrieleno Band of Mission Indians dated November 3, 2014, indicated potential for traditional territories and villages overlapping. The second letter, dated November 18, 2014 from Pala Tribal Historic Preservation Office, indicated no objection with the GPA 856. The third letter, dated November 17, 2014 from Agua Caliente Band of Cahuilla Indians, indicated no concern and deferred to the Morongo Band of Mission Indians. The fourth letter, dated January 15, 2015 from Soboba Band of Luiseno Indians, indicated no concern and wishes to defer to any comments, if any, to the Morongo Band of Mission Indians.

Staff completed a telephone conference with the Morongo Band of Mission Indians on November 6, 2014 since GPA 856 is in the most immediate vicinity of the Morongo Reservation. The result of the telephone conference indicated no objection.

**SUBMITTAL TO THE BOARD OF SUPERVISORS, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA
FORM 11: General Plan Amendment No. 856**

DATE: January 26, 2015

PAGE: 3 of 3

Project issues have been resolved based on findings/conclusions in the attached staff report. No public comments were made at the Planning Commission hearing on December 3, 2014. Therefore, staff recommends approval.

Impact on Citizens and Businesses

The impact on the local citizens and businesses is not anticipated to change since the proposed general plan amendment corrects mapping error and updates Circulation Figure C-9 and Figure 9 to reflect recent changes to the California Streets and Highway Code. Environmental Assessment No. 41355 studied the project and its impacts, as described in the attached staff report and initial study. Staff labor and expenses to process GPA 856 have been paid direct through the applicant's deposit based fees.

SUPPLEMENTAL:

Additional Fiscal Information

N/A

Contract History and Price Reasonableness

N/A

FORM APPROVED COUNTY COUNSEL 2/17/15
 BY: GREGORY P. PRIAMOS DATE

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



FROM: TLMA - Planning Department

SUBMITTAL DATE:
 January 26, 2015

SUBJECT: GENERAL PLAN AMENDMENT NO. 856 – Intent to Adopt Negative Declaration (Environmental Assessment No. 41355) – Applicant: General Outdoor Advertising, Inc. – Fifth Supervisorial District – Location: Southwesterly of Interstate 10, westerly of Apache Trail, and easterly of Fields Road – **REQUEST: General Plan Amendment No. 856 (Entitlement/Policy Amendment and Technical Amendment)** proposes to (i) establish a General Plan Land Use Designation (GP-LUD) of “Light Industrial (0.25 - 0.60 Floor Area Ratio)” to a 10.23 acre property adjacent to Interstate 10 which currently has no County General Plan land use designation and is identified as “Not Designated”, (ii) modify Figure C-9, Scenic Highways, of the Riverside County General Plan Circulation Element, and (iii) modify Figure 9, Scenic Highways, of the Riverside County Pass Area Plan, to reflect recent changes to Section 263.3 of the California Streets and Highway Code which removed the portion of State Highway Route 10 between Route 38 near Redlands and Route 62 near Whitewater in the Counties of San Bernardino and Riverside from the state scenic highway system.

RECOMMENDED MOTION: That the Board of Supervisors:

Steve Weiss

Steve Weiss, AICP
 Planning Director
 JCP SW.jp

(Continued on next page)

Juan C. Perez

Juan C. Perez, TLMA Director

FINANCIAL DATA	Current Fiscal Year:	Next Fiscal Year:	Total Cost:	Ongoing Cost:	POLICY/CONSENT (per Exec. Office)
COST	\$ N/A	\$ N/A	\$ N/A	\$ N/A	Consent <input type="checkbox"/> Policy <input type="checkbox"/>
NET COUNTY COST	\$ N/A	\$ N/A	\$ N/A	\$ N/A	
SOURCE OF FUNDS: N/A				Budget Adjustment: N/A	
				For Fiscal Year: N/A	

C.E.O. RECOMMENDATION:

County Executive Office Signature

MINUTES OF THE BOARD OF SUPERVISORS

- A-30
- 4/5 Vote
- Positions Added
- Change Order

Prev. Agn. Ref.:

District: 5th

Agenda Number:

Departmental Concurrence

**SUBMITTAL TO THE BOARD OF SUPERVISORS, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA
FORM 11: General Plan Amendment No. 856**

DATE: January 26, 2015

PAGE: 2 of 3

1. **ADOPT** a **NEGATIVE DECLARATION** for **ENVIRONMENTAL ASSESSMENT NO. 41355** based on the findings incorporated in the attached initial study, the attached staff report, and the conclusion that the project will not have a significant effect on the environment; and,
2. **TENTATIVELY APPROVE** **GENERAL PLAN AMENDMENT NO. 856** for the subject property to establish a General Plan Land Use Designation (GP-LUD) for a 10.23 acre property (APN 519-170-009) which is currently "Not Designated" to "Light Industrial (LI) (0.25 - 0.60 Floor Area Ratio)", in accordance with Exhibit #6, modify Figure C-9 Scenic Highways and modify Figure 9 Scenic Highways, in accordance with attached exhibits dated November 10, 2014, of the Riverside County General Plan Circulation Element and Riverside County Pass Area Plan, based on the findings and conclusions incorporated in the attached staff report, subject to final adoption of the General Plan Amendment resolution by the Board of Supervisors.

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In addition, GPA No. 856 also reflects changes in California State Law that were established through the passage of Senate Bill No. 169 (2013). This legislation deleted a portion of Interstate 10 from the Caltrans Scenic Highway list. The specific location of this deletion is along Interstate 10 (I-10) between State Route (SR) 38 and SR 62. The subject property is located between the two routes identified above.

As such, GPA No. 856 also proposes an entitlement/policy amendment to modify Figure C-9, located within the Circulation Element of the County's General Plan, and Figure 9 located within the Pass Area Plan of the County's General Plan, to update the delineation of the *State Scenic Highway System* due to the change in state law.

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RIVERSIDE COUNTY PLANNING DEPARTMENT

Steven Weiss
Planning Director

DATE: January 26, 2015

TO: Clerk of the Board of Supervisors

FROM: Planning Department - Desert Office

SUBJECT: GENERAL PLAN AMENDMENT NO. 856 (10 DAY NOTICE) (NEGATIVE DECLARATION)
(Charge your time to these case numbers)

RECEIVED

JAN 27 2015

COUNTY COUNSEL
TO
MRC

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 checked="" type="checkbox"/> Set for Hearing (Legislative Action Required: CZ, GPA, SP, SPA) |
| <input type="checkbox"/> Labels provided If Set For Hearing | <input checked="" type="checkbox"/> Publish in Newspaper: |
| <input type="checkbox"/> 10 Day <input type="checkbox"/> 20 Day <input type="checkbox"/> 30 day | (5th Dist) Press Enterprise |
| <input type="checkbox"/> Place on Consent Calendar | <input checked="" type="checkbox"/> Negative Declaration |
| <input type="checkbox"/> Place on Policy Calendar (Resolutions; Ordinances; PNC) | <input checked="" type="checkbox"/> 10 Day <input type="checkbox"/> 20 Day <input type="checkbox"/> 30 day |
| <input 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:
(5th Dist) Press Enterprise

Documents to be sent to County Clerk's Office for Posting within five days:

Notice of Determination and Neg Dec Forms
California Department of Fish & Wildlife Receipt (CFG04720)

Do not send these documents to the County Clerk for posting until the Board has taken final action on the subject cases.

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

Desert Office · 77-588 Duna Court, Suite H
Palm Desert, California 92211
(760) 863-8277 · Fax (760) 863-7040

"Planning Our Future... Preserving Our Past"

**SUBMITTAL TO THE BOARD OF SUPERVISORS, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA
FORM 11: General Plan Amendment No. 856**

DATE: January 26, 2015

PAGE: 3 of 3

Project issues have been resolved based on findings/conclusions in the attached staff report. No public comments were made at the Planning Commission hearing on December 3, 2014. Therefore, staff recommends approval.

Impact on Citizens and Businesses

The impact on the local citizens and businesses is not anticipated to change since the proposed general plan amendment corrects mapping error and updates Circulation Figure C-9 and Figure 9 to reflect recent changes to the California Streets and Highway Code. Environmental Assessment No. 41355 studied the project and its impacts, as described in the attached staff report and initial study. Staff labor and expenses to process GPA 856 have been paid direct through the applicant's deposit based fees.

SUPPLEMENTAL:

Additional Fiscal Information

N/A

Contract History and Price Reasonableness

N/A

Agenda Item No.: 4.3
Area Plan: The Pass
Zoning District: Pass & Desert
Supervisorial District: Fifth
Project Planner: Jay Olivas
Planning Commission: December 3, 2014

GENERAL PLAN AMENDMENT NO. 856
E.A. Number: 41355
Applicant: General Outdoor Advertising, Inc.
Eng/Rep: AEI CASC Engineering

COUNTY OF RIVERSIDE PLANNING DEPARTMENT STAFF REPORT

PROJECT DESCRIPTION AND LOCATION:

GENERAL PLAN AMENDMENT NO. 856 (Entitlement/Policy Amendment and Technical Amendment) proposes to establish a General Plan Land Use Designation (GP-LUD) of "Light Industrial (0.25 - 0.60 Floor Area Ratio)" to a 10.23 acre property adjacent to Interstate 10 which currently has no County General Plan land use designation and is identified as "Not Designated" in the General Plan. General Plan Amendment No. 856 (GPA No. 856) also proposes to modify Figure C-9, Scenic Highways, of the Riverside County General Plan Circulation Element, and Figure 9, Scenic Highways, of the Riverside County Pass Area Plan, to reflect recent changes to Section 263.3 of the California Streets and Highway Code which removed from the state scenic highway system the portion of State Highway Route 10 between Route 38 near Redlands and Route 62 near Whitewater in the Counties of San Bernardino and Riverside.

The project site is located southwesterly of Interstate 10, and westerly of Apache Trail in Cabazon and is currently designated as Assessor's Parcel Number 519-170-009.

BACKGROUND:

Due to a mapping error, the subject property lacks a General Plan Land Use Designation (GP-LUD). After several meetings between County staff and the applicant, it was ultimately determined that the property warrants a GP-LUD of Light Industrial (0.25 - 0.60 Floor Area Ratio) to be established through a Technical Correction General Plan Amendment (GPA) to fix the mapping error.

In addition, GPA No. 856 also reflects changes in California State Law that were established through the passage of Senate Bill No. 169 (2013). This legislation deleted a portion of Interstate 10 from the Caltrans Scenic Highway list. The specific location of this deletion is along Interstate 10 (I-10) between State Route (SR) 38 and SR 62. The subject property is located between the two routes identified above.

As such, GPA No. 856 also proposes an entitlement/policy amendment to modify Figure C-9, located within the Circulation Element of the County's General Plan and Figure 9 located within the Pass Area Plan of the County's General Plan to update the delineation of the *State Scenic Highway System* due to the change in state law.

The applicant currently proposes to place two outdoor advertising displays (Plot Plan Nos. 25549 and 25550) on the subject property which are being administratively processed by the Planning Director under Section 19.3 of Ordinance No. 348 and are evaluated in Environmental Assessment No. 41355.

GENERAL PLAN FINDINGS:

In order to support the proposed General Plan Amendment it must be established that the proposal satisfies certain required findings. The Administration Element of the General Plan explains that there are four categories of amendments, Technical, Entitlement/Policy, Foundation, and Agriculture. Each

category has distinct required findings that must be made by the Board of Supervisors at a noticed public hearing.

General Plan Amendment No. 856 falls into the Technical Amendment and Entitlement/Policy categories, because of mapping correction and removal of scenic corridor designation to conform with recent changes to state law.

The Administration Element of the General Plan and Article 2 of Ordinance No. 348 provide that two findings must be made to justify a Technical Amendment. Further, the Administration Element of the General Plan and Article 2 of Ordinance No. 348 provides that an Entitlement/Policy Amendment requires that three findings must be made to justify an Entitlement/Policy Amendment. The possible findings for each are listed below.

Technical Amendment Findings and Consideration Analysis

As required by the County of Riverside General Plan Administrative Element (Chapter 11), a Technical Amendment involves changes in the General Plan of a technical nature, including technical corrections discovered in the process of implementing the General Plan. A Planning Commission resolution recommending approval of a Technical Amendment and a Board of Supervisors resolution approving a Technical Amendment shall include the first finding listed below and any one or more of the subsequent findings listed below:

- a. The proposed amendment would not change any policy direction or intent of the General Plan.
- b. An error or omission needs to be corrected.
- c. A land use designation was based on inaccurate or misleading information and should therefore be changed to properly reflect the policy intent of the General Plan.
- d. A point of clarification is needed to more accurately express the General Plan's meaning or eliminate a source of confusion.
- e. A minor change of boundary will more accurately reflect geological or topographic features, or legal or jurisdictional boundaries.

GPA No. 856 would not change any policy direction or intent of the General Plan. The Vision Statement and Intent of *The Pass Area Plan* including the following categories:

- i. Population Growth
- ii. Communities and Neighborhoods
- iii. Housing
- iv. Transportation
- v. Conservation and Open Space Resources
- vi. Air Quality
- vii. Jobs and Economy
- viii. Financial Realities
- ix. Intergovernmental Cooperation

The proposed amendment would not change the intent of any policy direction concerning The Pass Area Plan as indicated by the Project Description (included herein) and in conjunction with the Vision Categories listed above. In fact, several of the categories identified through the General Plan promote and implement the establishment of a Light Industrial (LI) GP-LUD. For example, an establishment of a LI GP-LUD will implement the Jobs and Economy, Transportation, and Financial Realities Vision. The

proposed amendments will establish the LI GP-LUD, which promotes the highest and best use that can be associated with a railroad right-of-way property.

Furthermore, the existence of Robertson's Redi-Mix (an existing Surface Mining Operation), which is located to the south of the subject property provides a highly industrialized land use that will benefit from the establishment of a Light Industrial GP-LUD on the adjacent subject property. The Light Industrial designation provides a well-defined transitional buffer between a highly industrialized land use and the I-10 freeway, especially by providing additional acreage in the County where tax-generating and job promoting uses can be orientated next to a high volume freeway corridor.

Additionally, GPA No. 856 corrects an error or omission in the General Plan. As described above, the subject property lacks a General Plan Land Use Designation based upon an omission during the establishment of the RCIP General Plan. A Technical Amendment is the appropriate mechanism to establish a General Plan Land Use Designation.

Entitlement/Policy Amendment Findings and Consideration Analysis

As required by the County of Riverside General Plan Administrative Element (Chapter 11), an Entitlement/Policy Amendment involves changes in land use designations or policies that involve land located entirely within a General Plan Foundation Component but that do not change the boundaries of that component. This type of amendment may also involve changes in General Plan policy as long as it does not change the Riverside County Vision, Foundation Component, or a General Plan Principle. A Planning Commission resolution recommending approval of an Entitlement/Policy Amendment and a Board of Supervisors resolution approving an Entitlement/Policy Amendment shall include the first two findings listed below and any one or more of the subsequent findings listed below:

- a. The proposed change does not involve a change in or conflict with: the Riverside County Vision; any General Planning Principle set forth in General Plan Appendix B; or any Foundation Component designation in the General Plan.
- b. The proposed amendment would either contribute to the purposes of the General Plan or, at a minimum, would not be detrimental to them.
- c. Special circumstances or conditions have emerged that were unanticipated in preparing the General Plan.
- d. A change in policy is required to conform to changes in state or federal law or applicable findings of a court of law.
- e. An amendment is required to comply with an update of the Housing Element or change in State Housing Element law.
- f. An amendment is required to expand basic employment job opportunities (jobs that contribute directly to the County's economic base) and that would improve the ratio of jobs-to-workers in the County.
- g. An amendment is required to address changes in ownership of land or land not under the land use authority of the Board of Supervisors.

GPA No. 856 does not involve a change in or conflict with the Riverside County Vision. The removal of a portion of Interstate 10 freeway (between SR32 and SR68) from Figure C-9 of the County of Riverside Circulation Element and from Figure 9 of the County of Riverside Pass Area Plan will not change or conflict with the County Vision. As stated in the County's Multi-Purpose Open Space Element, the protection of Open Space and Scenic resources is a paramount concern. That being said, Figure C-9 and Figure 9 identifies the applicable portion of Interstate Highway 10 as a *Scenic Eligible* Highway pursuant to Chapter 173, Section 263.3 of the Street and Highways Code. On August 27, 2013 the

Governor of California signed into law Senate Bill (SB) 169, which eliminated a section of Interstate 10 (between State Route 38 and State Route 62). Pursuant to this action by the state, and considering the proliferation of retail services and outdoor advertising displays surrounding the subject property, impact to the Vision statements set forth in the County's Multi-Purpose Open Space Element will not occur.

GPA No. 856 also does not involve a change in or conflict with any General Plan Principle. The following General Plan Principles apply to the County's Circulation Element:

1. Optimize Existing Systems
2. Transportation Corridors
3. Mass Transit
4. Street Standards
5. Pedestrian, Bicycle and Equestrian Friendly Communities
6. Air Transportation

The Entitlement/Policy Amendment will not impact, change and/or conflict with the Principles set forth within Appendix B. The removal of a segment of Interstate 10 freeway from Figure C-9 and Figure 9, pursuant to the approval of SB 169, which will not negatively impact the Principles set forth above. For example, Figure C-9 establishes, in part, eligibility for Scenic Highways throughout Riverside County. However, this eligibility is a codification of the provisions set forth in the State of California Streets and Highways Code. As stated above, SB 169 removed a portion of Interstate 10 (between State Route 38 and State Route 62) and effectively cancelled the eligibility of this portion of I-10 becoming a scenic highway. Notwithstanding the removal of scenic eligibility, the status of I-10 as a scenic highway has no impact upon the General Plan Principles set forth above. In addition, the environment immediately surrounding the project site is propagated with numerous uses, such as billboards, retail, and surface mining that negate any scenic value the area once had.

GPA No. 856 also does not involve a change in or conflict with any Foundation Component designation in the General Plan. Figure C-9 of the County's Circulation Element and Figure 9 of the County's Pass Area Plan does not include a foundation component and as such impacts or changes to a Foundation Component will not occur.

Additionally, GPA No. 856 would either contribute to the achievement of the purposes of the General Plan or, at a minimum, would not be detrimental to them. As stated in the Vision and the Land Use Element, the County is moving away from a growth pattern of random sprawl toward a pattern of concentrated growth and increased job creation. The establishment of the Light Industrial General Plan Land Use Designation and removal of the Scenic Highway Eligibility designation for this section of Interstate 10 freeway will not become detrimental to the purposes of the General Plan. Moreover, GPA No. 856 will enhance several policies of the General Plan, namely the Efficient Use of Land Concept established on page LU-19 of Chapter 8 (Land Use Element), which states as follows, "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." The establishment of a Light Industrial Land Use will implement the concepts and policies set forth by the Land Use Element.

Finally, a change in policy is required to conform to changes in state or federal law or applicable findings of a court of law. Senate Bill (SB) 169 was signed into law on August 27, 2013 by Governor Brown. SB 169 amended Section 263.3 of Chapter 173 to remove the scenic eligibility for the portion of Interstate 10 that is adjacent to the project site. This legislation was not anticipated or contemplated at the time the RCIP General Plan was under consideration and as such qualifies as a specific circumstance and a

special condition not anticipated during the timeframe considered for the development of and adoption of the RCIP General Plan (adopted October 7, 2003).

SUMMARY OF FINDINGS:

- | | |
|--|--|
| 1. Existing General Plan Land Use (Ex. #6): | Not Designated |
| 2. Surrounding General Plan Land Use (Ex. #6): | Light Industrial, Rural Residential, Commercial Retail |
| 3. Existing Zoning (Ex. #2): | Manufacturing Service Commercial (M-SC);
Controlled Development Areas (W-2-10) |
| 4. Surrounding Zoning (Ex. #2): | Manufacturing Service Commercial (M-SC);
Controlled Development Areas (W-2 and W-2-10);
Scenic Highway Commercial (C-P-S), and
General Commercial (C-1/C-P) |
| 5. Existing Land Use (Ex. #1): | Existing Outdoor Advertising Display (not a part);
Vacant Land |
| 6. Surrounding Land Use (Ex. #1): | Commercial Retail Outlets, Commercial Asphalt
Plants, Surface Mine, Hotel/Casino, Vacant,
Single Family Residential |
| 7. Project Data: | Total Acreage: 10.23 Gross / Net |
| 8. Environmental Concerns: | See attached environmental assessment |

RECOMMENDATIONS:

ADOPT PLANNING COMMISSION RESOLUTION NO. 2014-011, recommending adoption of General Plan Amendment No. 856 to the Board of Supervisors as shown in Exhibit #6 attached hereto and incorporated herein by reference; and,

STAFF RECOMMENDS THAT THE PLANNING COMMISSION MAKE THE FOLLOWING RECOMMENDATIONS TO THE BOARD OF SUPERVISORS:

ADOPT a NEGATIVE DECLARATION for ENVIRONMENTAL ASSESSMENT NO. 41355, 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. 856 for the subject property to establish a General Plan Land Use Designation (GP-LUD) for a 10.23 acre property (APN 519-170-009) which is currently "Not Designated" to "Light Industrial (LI) (0.25 - 0.60 Floor Area Ratio)", in accordance with Exhibit #6, modify Figure C-9 Scenic Highways and modify Figure 9 Scenic Highways, in accordance with attached exhibits dated November 10, 2014, of the Riverside County General Plan Circulation Element and Riverside County Pass Area Plan, based on the findings and conclusions incorporated in this staff report, subject to final adoption of the General Plan Amendment resolution by the Board of Supervisors.

GENERAL PLAN AMENDMENT NO. 856

Planning Commission Staff Report: December 3, 2014

Page 6 of 7

ADDITIONAL FINDINGS: The following findings are in addition to those articulated in the General Plan Amendment Findings and Analysis and Summary of Findings above, and in the attached environmental assessment, which are incorporated herein by reference.

1. The proposed project does not currently have a General Plan Land Use Designation, but would be consistent with the proposed Light Industrial (LI) land use designation since the site is immediately adjacent to Interstate 10 which could support future potential industrial related land uses.
2. The project site is surrounded by properties which are designated as Commercial Retail to the north, Indian Lands to the east, Light Industrial, Rural Residential, and Rural Desert to the south, along with Rural Residential, Rural Desert, and Commercial Retail to the west.
3. The proposed change does not conflict with the Riverside County Vision, or create an inconsistency since Figure C-9 of Circulation Element and Figure 9 of the Pass Area Plan removed this portion of Interstate 10 from scenic highway designation in conformance with recent changes to California Streets and Highway Code.
4. The zoning for the subject site is Manufacturing-Service Commercial (M-SC) and Controlled Development Areas (W-2-10) and would be consistent for future development such as billboards by separate plot plan.
5. The project site is surrounded by properties which are zoned Manufacturing Service Commercial (M-SC), Controlled Development Areas (W-2 and W-2-10), Scenic Highway Commercial (C-P-S) and General Commercial (C-1/C-P).
6. The subject land is mostly vacant except for one existing billboard to remain on-site. Currently, an application for two (2) future billboards is proposed by separate plot plans which are being processed by the Planning Director in accordance with Section 19.3 of Ordinance No. 348.
7. Surrounding land consists of commercial retail outlets to the north, commercial asphalt plants and surface mine to the south, hotel/casino to the east, and vacant land to the west.
8. The proposed project is not located within a City Sphere of Influence.
9. The project is within the Coachella Valley Multiple Species Habitat Conservation Plan, but is not specifically located within a Conservation Area.
10. Environmental Assessment No. 41355 identified that the proposed project, GPA 856, would not have a significant environmental impact and that a Negative Declaration was prepared.

CONCLUSIONS:

1. The proposed project is in conformance with the proposed Community Development: Light Industrial (LI) Land Use Designation, surrounding land use designations, and with all other elements of the Riverside County General Plan.
2. The proposed project is consistent with the existing Manufacturing Service Commercial (M-SC) and Controlled Development Areas (W-2-10) zoning classifications of Ordinance No. 348, and with all other applicable provisions of Ordinance No. 348.

GENERAL PLAN AMENDMENT NO. 856

PC Staff Report: December 3, 2014

Page 7 of 7

3. The public's health, safety, and general welfare are protected through project design.
4. The project is clearly compatible with the present and future logical development of the area.
5. The project will not have a significant effect on the environment.
6. The proposed project is not located within a Conservation Area of the Coachella Valley Multiple Species Habitat Conservation Plan (CVMSHCP).
7. The project is consistent with the vision and principals of the General Plan.
8. The proposed project will contribute to the achievement of the purposes of the General Plan and not create any inconsistencies.

INFORMATIONAL ITEMS:

1. As of this writing (11/10/14), no public letters, in support or opposition have been received.
2. The project site is not located within:
 - a. An Historic Preservation District;
 - b. Agriculture Preserve;
 - c. County Service Area;
 - d. An Airport Influence Area;
 - e. A Conservation Area.
3. The project site is located within:
 - a. Areas of Flooding Sensitivity;
 - b. An Area subject to the Mt. Palomar Lighting Ordinance No. 655 (Zone B);
 - c. An Area of Liquefaction Potential (Moderate);
 - d. An Area Susceptible to Subsidence;
 - e. A Low Paleontological Sensitivity Area; and,
 - f. The boundaries of the Banning Unified School District.
4. GPA No. 856 is subject to Senate Bill 18 which requires a 90-day consultation period for Native American Tribes based on list provided by the California Native American Heritage Commission (NAHC). Staff received a list of tribes from the NAHC on October 15, 2014 and mailed out letters seeking comment with 90 day period ending January 15, 2015. The Planning Commission may take action on the proposed GPA during the comment period prior to final decision by the Board of Supervisors after the 90 day comment period.

**RESOLUTION NO. 2014-011
RECOMMENDING ADOPTION OF
GENERAL PLAN AMENDMENT NO. 856**

WHEREAS, pursuant to the provisions of Government Code Section(s) 65350/65450 et. seq., a public hearing was held before the Riverside County Planning Commission in Riverside, California on December 3, 2014, to consider the above-referenced matter; and,

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

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

BE IT RESOLVED, FOUND, DETERMINED, AND ORDERED by the Planning Commission of the County of Riverside, in regular session assembled on December 3, 2014, that it has reviewed and considered the environmental document prepared or relied on and recommends the following based on the staff report and the findings and conclusions stated therein:

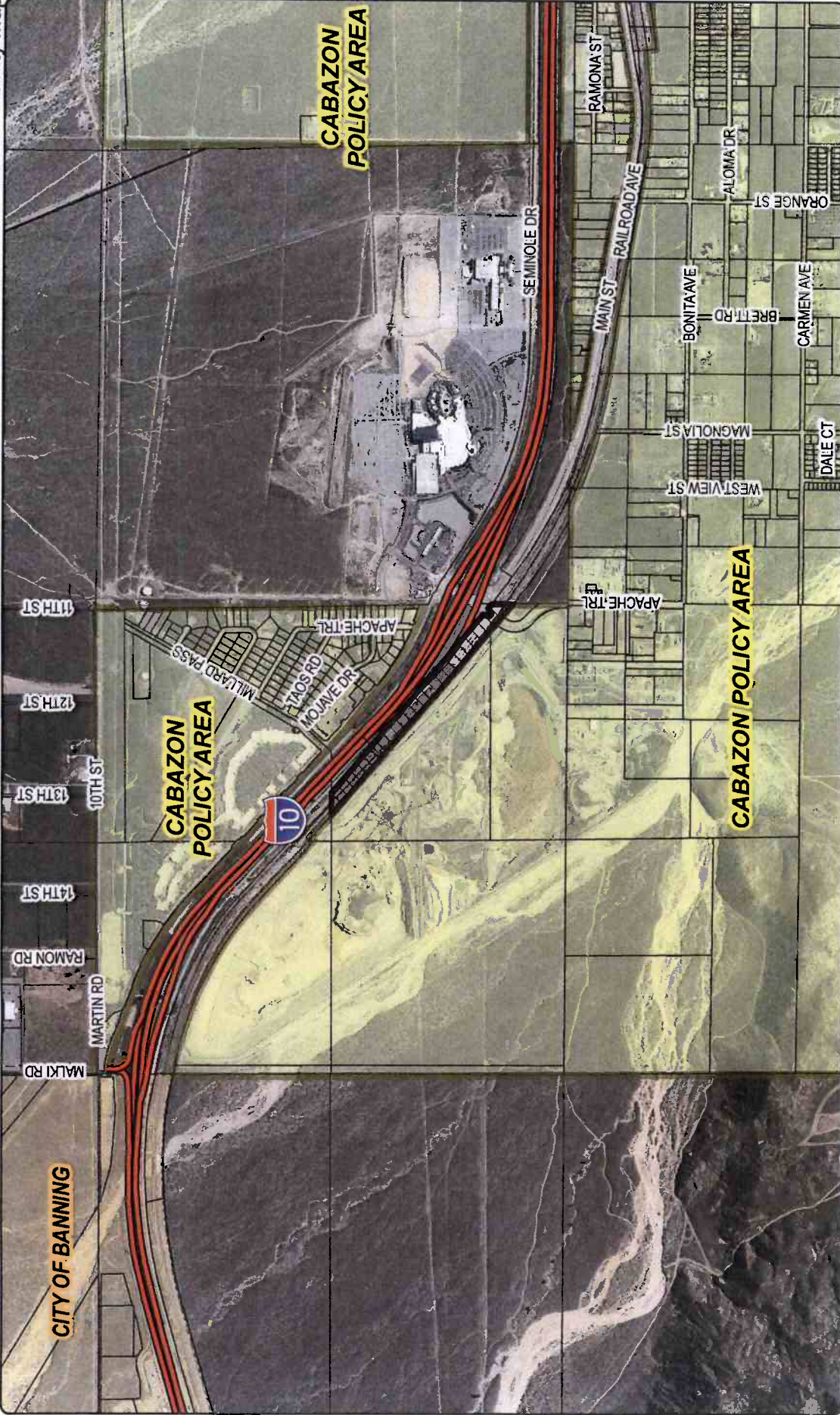
ADOPTION of the **Negative Declaration** for **Environmental Assessment No. 41355**, and **ADOPTION** of **General Plan Amendment No. 856** based on the findings and conclusions incorporated in the staff report, subject to final adoption of the General Plan Amendment resolution by the Board of Supervisors.

**RIVERSIDE COUNTY PLANNING DEPARTMENT
GPA00856**

Supervisor Ashley
District 5

Date Drawn: 09/04/2014
Vicinity Map

VICINITY/POLICY AREAS



Zoning District: Pass & Desert

Author: Vinnie Nguyen



MAPS ADDED: 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 at (951) 953-8277 (Eastern County) or (951) 953-8277 (Western County).

RIVERSIDE COUNTY PLANNING DEPARTMENT

GPA00856

LAND USE

Supervisor Ashley
District 5

Date Drawn: 09/04/2014

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.rcplma.org>

RIVERSIDE COUNTY PLANNING DEPARTMENT

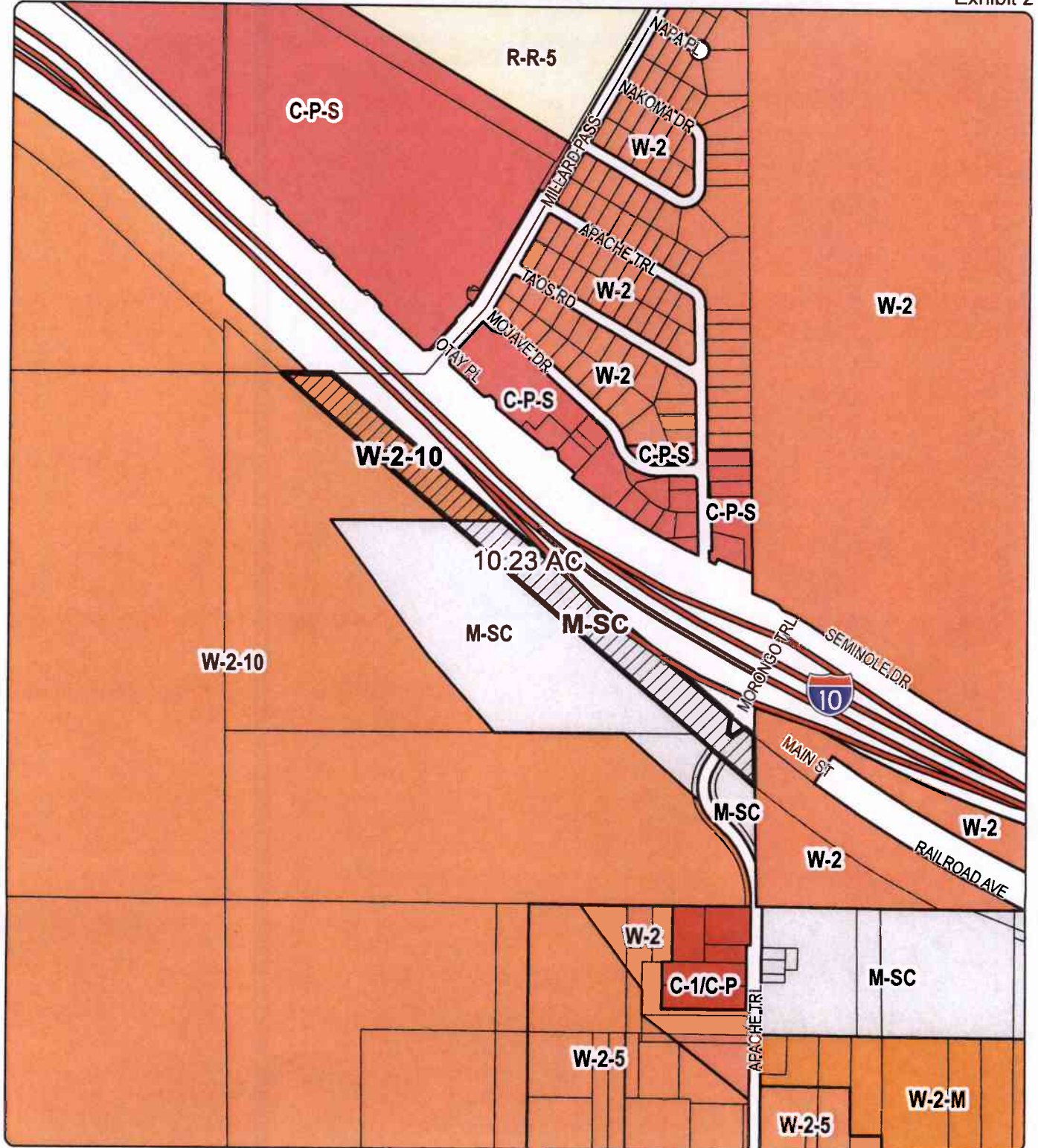
GPA00856

EXISTING ZONING

Supervisor Ashley
District 5

Date Drawn: 09/04/2014

Exhibit 2



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.rcplma.org>

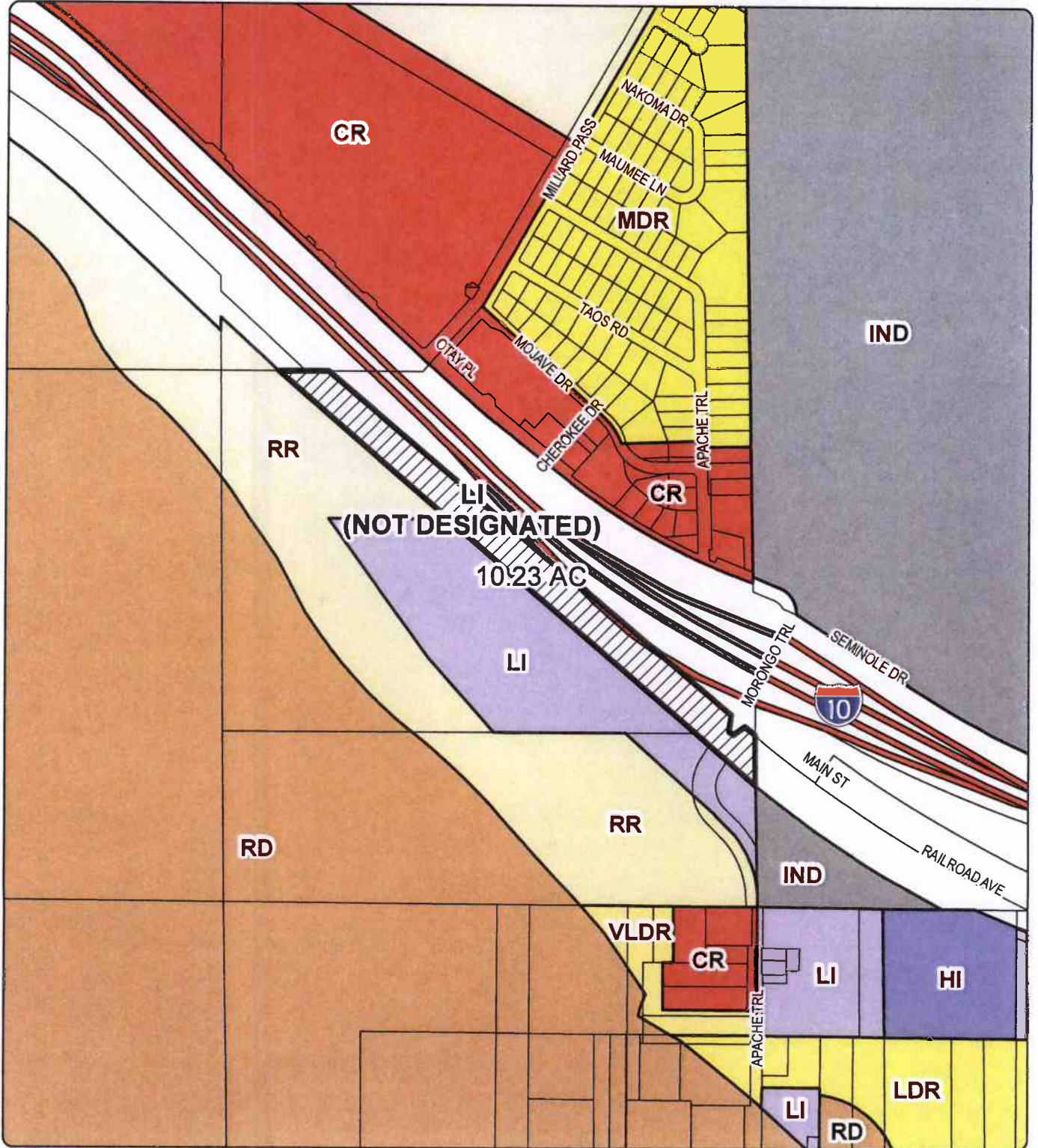
RIVERSIDE COUNTY PLANNING DEPARTMENT

GPA00856

PROPOSED GENERAL PLAN

Supervisor Ashley
District 5

Date Drawn: 09/04/2014
Exhibit 6



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.rcti.ca.gov>

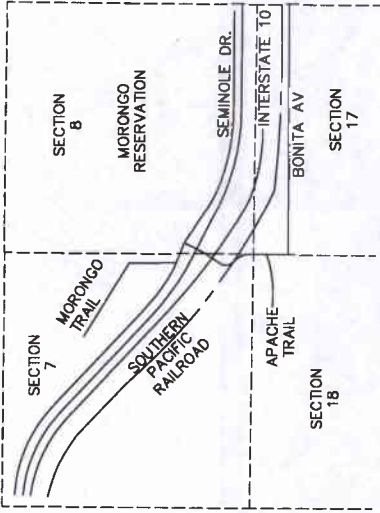
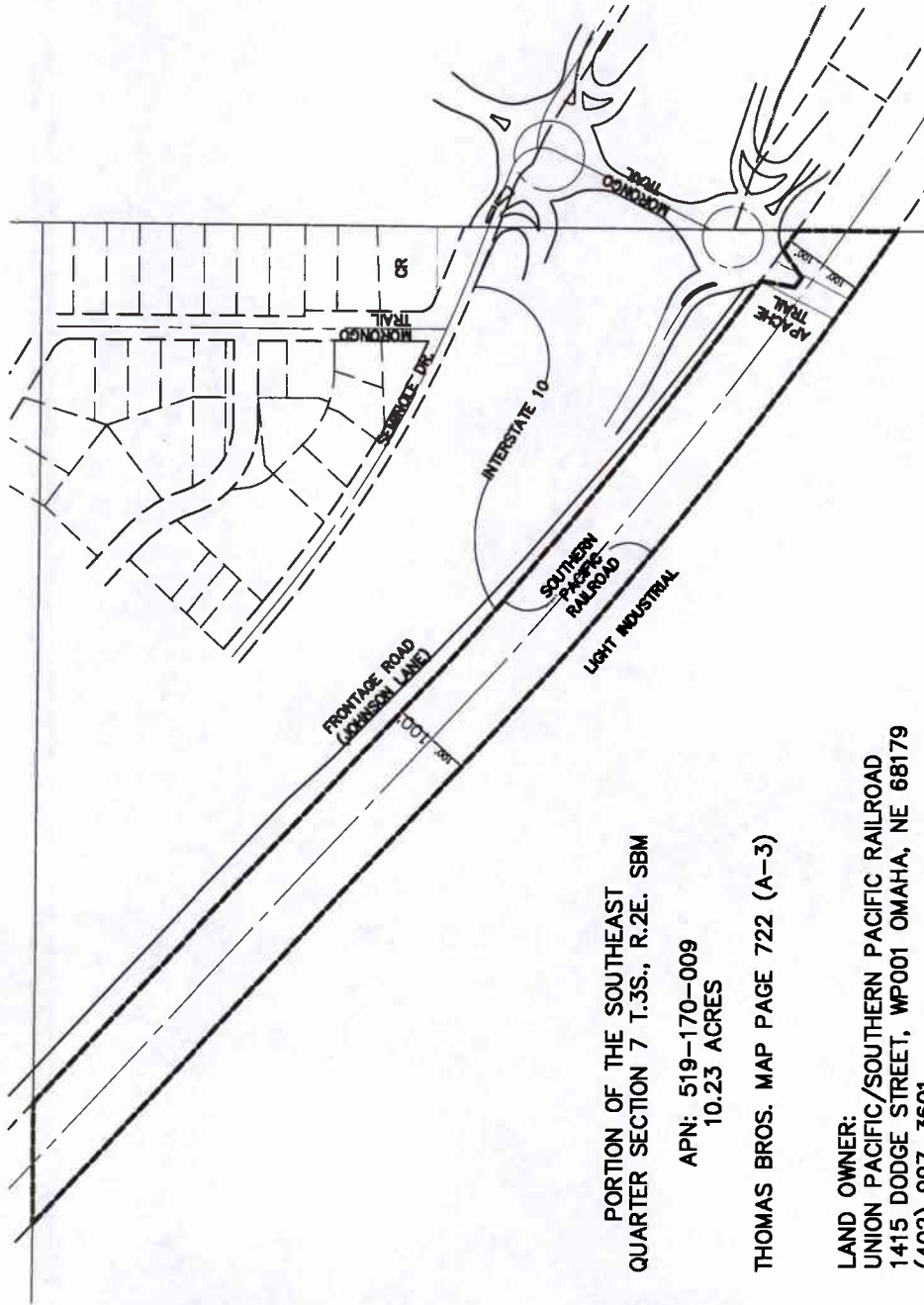
GENERAL PLAN AMENDMENT NO. 856

CABAZON CITY, RIVERSIDE COUNTY

EXHIBIT PREPARED: AUGUST 28, 2014



SCALE 1" = 300'



VICINITY MAP
N.T.S.

EXISTING GENERAL PLAN: N/A

PROPOSED GENERAL PLAN:
LIGHT INDUSTRIAL (LI)

APPLICANT

NAME:
GENERAL OUTDOOR ADVERTISING

ADDRESS:
632 SOUTH HOPE AVENUE
ONTARIO, CA 91761

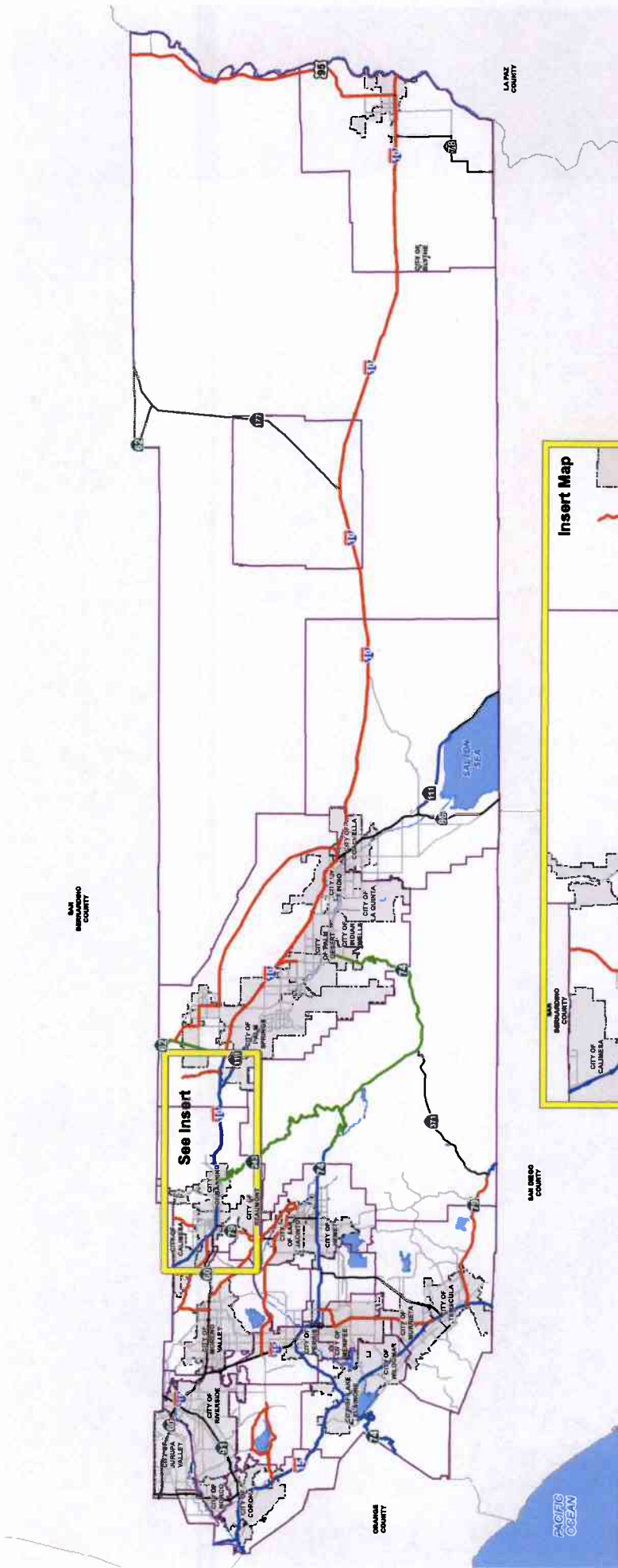
TELEPHONE:
(909) 983-4414

PORTION OF THE SOUTHEAST
QUARTER SECTION 7 T.3S., R.2E. SBM
APN: 519-170-009
10.23 ACRES

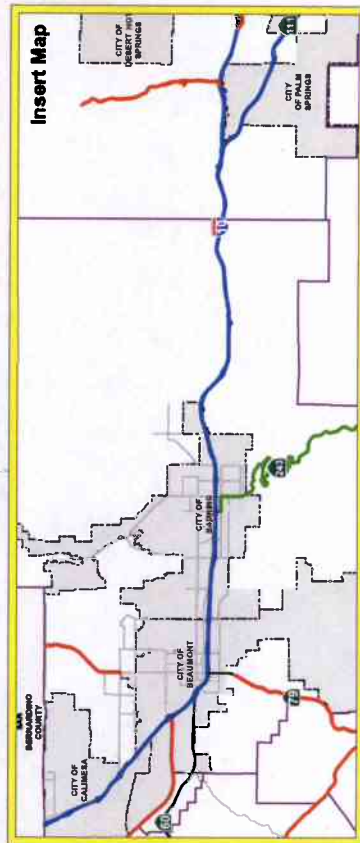
THOMAS BROS. MAP PAGE 722 (A-3)

LAND OWNER:
UNION PACIFIC/SOUTHERN PACIFIC RAILROAD
1415 DODGE STREET, WP001 OMAHA, NE 68179
(402) 997-3601





Data Source: Riverside County (2013)/Cal Trans (2013)



- State Designated
- State Eligible
- County Eligible
- Not Designated
- Area Plan Boundary
- City Boundary
- Waterbodies



November 10, 2014



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Figure C-9

EXISTING SCENIC HIGHWAYS

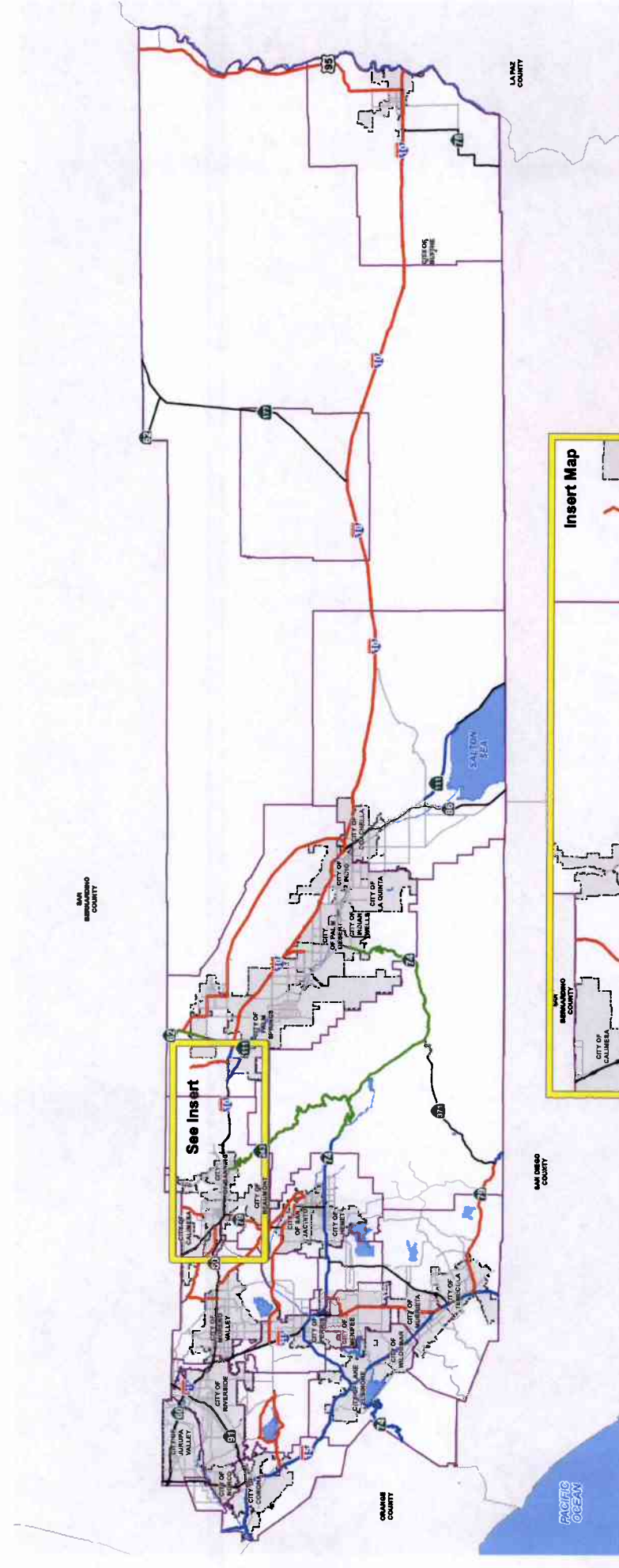


Figure C-9
**PROPOSED SCENIC
 HIGHWAYS**

Data Source: Riverside County (2013)ocal Trans (2013)

See Insert

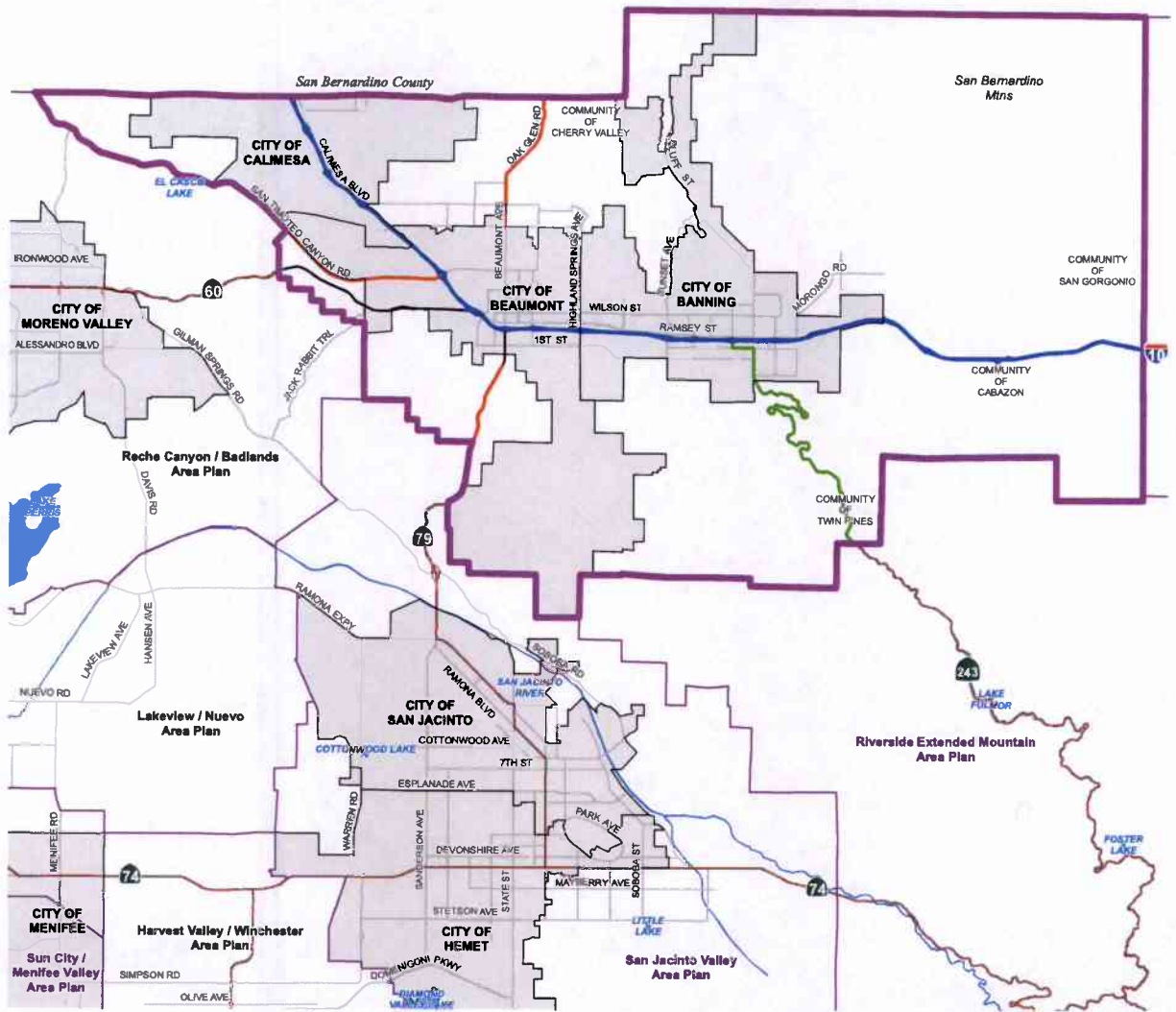
Insert Map

- State Designated
- State Eligible
- County Eligible
- Not Designated
- Area Plan Boundary
- City Boundary
- Waterbodies

November 6, 2014
 0 10 20 Miles



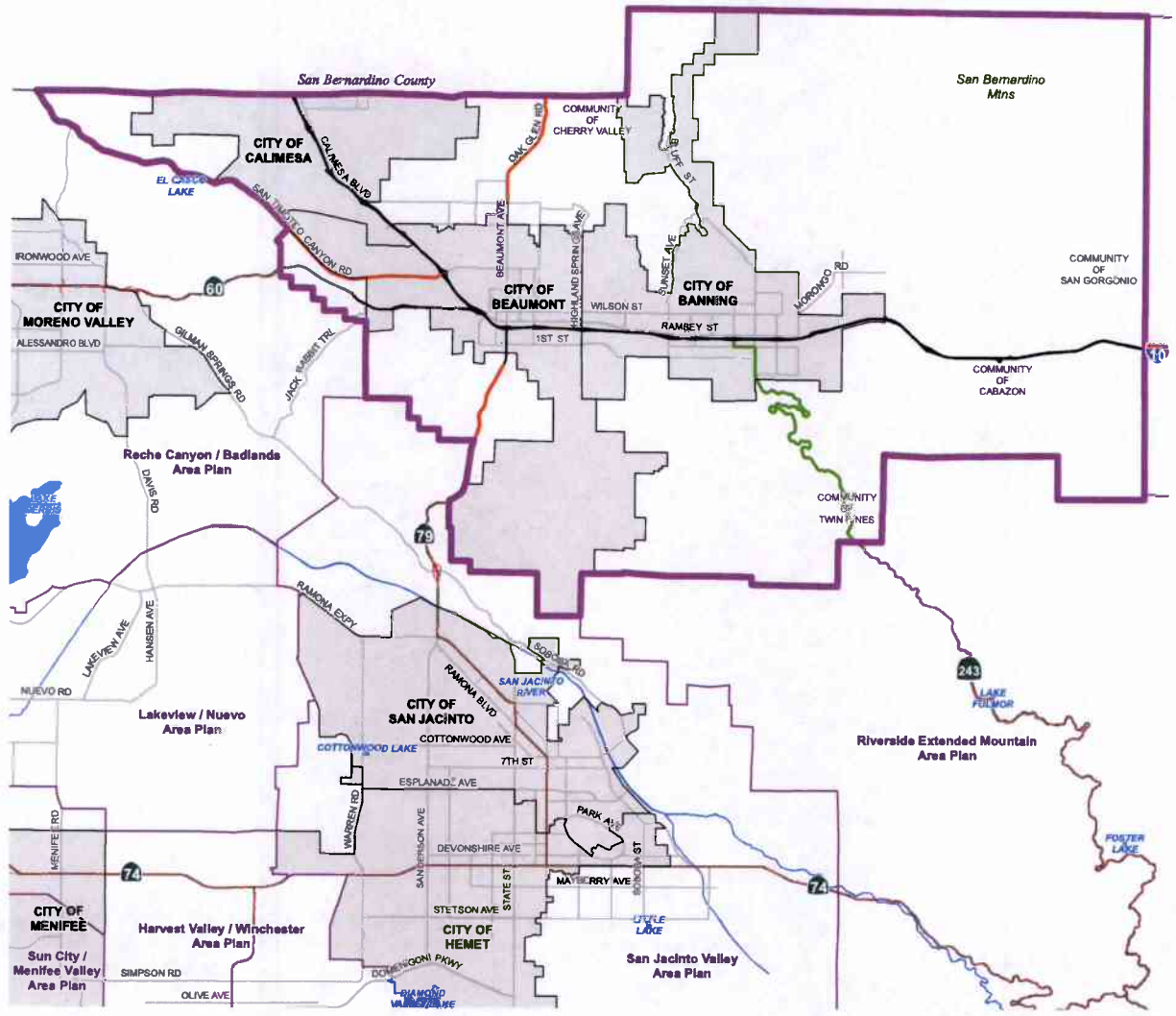
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Data Source: Riverside County (2013)

- County Eligible
- State Designated
- State Eligible
- Not Designated
- Highways
- Area Plan Boundary
- City Boundary
- Waterbodies

Figure 9



Data Source: Riverside County (2013)

- County Eligible
- State Designated
- State Eligible
- Not Designated
- Highways
- Area Plan Boundary
- City Boundary
- Waterbodies

Figure 9

November 10, 2014

0 2 4 Miles

Disclaimer: Maps and data are to be used for reference purposes only. Map features are approximations 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.



**THE PASS AREA PLAN
PROPOSED
SCENIC HIGHWAYS**

COUNTY OF RIVERSIDE

ENVIRONMENTAL ASSESSMENT FORM: INITIAL STUDY

Environmental Assessment (E.A.) Number: 41355
Project Case Type (s) and Number(s): General Plan Amendment No. 856
Lead Agency Name: County of Riverside Planning Department
Address: 77588 El Duna Court Palm Desert, CA 92211
Contact Person: Jay Olivas, Project Planner
Telephone Number: (760) 863-7050
Applicant's Name: General Outdoor Advertising, Inc.
Applicant's Address: 632 South Hope Avenue, Ontario CA 91761
Engineer's Name: CASC Engineering and Consulting
Engineer's Address: 1470 East Cooley Drive Colton, CA 92324

I. PROJECT INFORMATION

A. Project Description: General Plan Amendment No. 856 (Entitlement/Policy Amendment and Technical Amendment) proposes to establish a General Plan Land Use Designation (GP-LUD) of "Light Industrial (0.25 - 0.60 Floor Area Ratio)" to a 10.23 acre property adjacent to Interstate 10 which currently has no County General Plan land use designation and is identified as "Not Designated", proposes to modify Figure C-9, Scenic Highways, of the Riverside County General Plan Circulation Element, and proposes to modify Figure 9, Scenic Highways, of the Riverside County Pass Area Plan, to reflect recent changes to Section 263.3 of the California Streets and Highway Code which removed the portion of State Highway Route 10 between Route 38 near Redlands and Route 62 near Whitewater in the Counties of San Bernardino and Riverside from the state scenic highway system.

Additionally, the project proposes to place two (2) outdoor advertising displays (Plot Plan Nos. 25549 and 25550) on the subject property which are approximately 7'x40' in area.

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

C. Total Project Area: 10.23 Acres

Residential Acres: n/a	Lots: n/a	Units: n/a	Projected No. of Residents: n/a
Commercial Acres:	Lots:	Sq. Ft. of Bldg. Area:	Est. No. of Employees: n/a
Industrial Acres: 10.23	Lots: 1	Sq. Ft. of Bldg. Area: n/a	Est. No. of Employees: n/a
Other: n/a			

D. Assessor's Parcel No(s): 519-170-009

E. Street References: The site is located southwesterly of Interstate 10, and westerly of Apache Trail in Cabazon.

F. Section, Township & Range Description or reference/attach a Legal Description:
Township 3 South, Range 2 East, Section 7

G. Brief description of the existing environmental setting of the project site and its surroundings: The 10.23 acre project site is mostly vacant but contains an existing Outdoor Advertising Display (billboard) measuring approximately 5'x36' (180 square feet) at a maximum height of 25 feet. Surrounding land uses consist of commercial retail outlets to the north, commercial asphalt plants and surface mine to the south, hotel/casino to the east, and vacant land to the west. The project's environmental setting is not 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 general plan amendment is consistent with the proposed land use designation of Light Industrial (CD: LI) (.25 - .60 Floor Area Ratio) since future development would be intended for commercial or industrial type development such as outdoor advertising displays.
2. **Circulation:** The project has adequate circulation to the site and is therefore consistent with the Circulation Element of the General Plan. The proposed project meets all other applicable circulation policies of the General Plan.
3. **Multipurpose Open Space:** The proposed project meets all applicable Multipurpose Open Space element policies.
4. **Safety:** The proposed general plan amendment would be consistent with safety element policies measures.
5. **Noise:** 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 proposed project is not subject Housing Element Policies.
7. **Air Quality:** The proposed project would not conflict with SCQAMD standards due to nature of project with as a general plan amendment. The proposed project meets all other applicable Air Quality element policies.

B. **General Plan Area Plan(s):** The Pass Area Plan

C. **Foundation Component(s):** Not Designated

D. **Land Use Designation(s):** Not Designated (Proposed: Light Industrial)

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

F. **Policy Area(s), if any:** Not Applicable

G. **Adjacent and Surrounding Area Plan(s), Foundation Component(s), Land Use Designation(s), and Overlay(s) and Policy Area(s), if any:** The project site is surrounded by properties which are designated Commercial Retail, Indian Lands, Light Industrial, Rural Residential, and Rural Desert.

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:** Manufacturing Service Commercial (M-SC) and Controlled Development Areas (W-2-10)

J. **Proposed Zoning, if any:** Not Applicable

K. **Adjacent and Surrounding Zoning:** Manufacturing Service Commercial (M-SC), Controlled Development Areas (W-2 and W-2-10), Scenic Highway Commercial (C-P-S) and General Commercial (C-1/C-P).

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

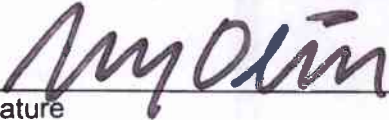
- I find that the proposed project **COULD NOT** have a significant effect on the environment, and a **NEGATIVE DECLARATION** will be prepared.
- I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions 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

November 5, 2014

Date

Jay Olivas, Project Planner

Printed Name

For Juan C. Perez, Interim Planning
Director

V. ENVIRONMENTAL ISSUES ASSESSMENT

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

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
AESTHETICS Would the project				
1. Scenic Resources				
a) Have a substantial effect upon a scenic highway corridor within which it is located?	<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” and Figure 9 “Pass Area Plan Scenic Highways”

Findings of Fact:

- a) The project is currently adjacent to scenic highway corridor as reflected with current Riverside County General Plan Figures C-9 (Circulation Element) and Figure 9 (Pass Area Plan). However, this general plan amendment proposes to remove the scenic highway designations from the above County General Plan Figures to be consistent with recent changes to Section 263.3 of the California Streets and Highway Code Law which removed the scenic corridor designation along this portion of Interstate 10. Therefore, there would be no impact.
- b) The proposed project will not 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 since any future construction such as outdoor advertising displays (OAD’s) or billboards by separate plot plan (Plot Plan Nos. 25549 and 25550) along this portion of Interstate 10 in the San Gorgonio Pass shall be required to comply with the development standards of Section 19.3 of Zoning Ordinance No. 348 (Outdoor Advertising Displays).

The County’s zoning standards for OAD’s such as maximum area of 300 square feet each, maximum heights of 25 feet, and spacing distance between billboards of 500 feet, shall be required under Plot Plan Nos. 25549 and 25550 which proposes two (2) billboards approximately 7’x40’ in area. Therefore, scenic resource impacts from any future billboards 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?

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

Findings of Fact:

- a) According to GIS database, the project site is located approximately 38.98 miles away from Mt. Palomar Observatory. The project shall comply with requirements for lighting in accordance with Ord. No. 655 with any future construction such as potential OAD's or billboards (Plot Plan Nos. 25549 and 25550). Impacts would be 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: Site Visit, Project Description

Findings of Fact:

- a) The proposed project with any future construction such as OAD's or billboards by separate plot plan (Plot Plan Nos. 25549 and 25550) related to this general plan amendment would be required to maintain lighting that is hooded and directed no further than the property boundaries. Impacts would be less than significant.
- b) The proposed project will not expose residential property to unacceptable light levels. No impacts are expected.

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
--	--------------------------------	--	------------------------------	-----------

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 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: GIS database, and Project Application Materials.

Findings of Fact:

- a) The proposed project will not impact land designated as Prime, Unique, or Farmland of Statewide Importance to a non-agricultural use. Therefore, there is no impact.
- b) According to GIS database, the project is not located within an Agriculture Preserve or under a Williamson Act contract; therefore, no impact will occur as a result of the proposed project.
- c) The project site is not surrounded by agriculturally zoned land. Therefore, the project will not cause development of a non-agricultural use within 300 feet of agriculturally zoned property.
- 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 is 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"/>

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-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. Therefore, there is no impact.

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. Therefore, there is no impact.

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 type="checkbox"/>	<input checked="" type="checkbox"/>
b) Violate any air quality standard or contribute substantially to an existing or projected air quality violation?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input checked="" 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

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 as a general plan amendment would not conflict with or obstruct implementation of the applicable air quality plan due to nature of project with likely future static billboards by separate plot plan (Plot Plan Nos. 25549 and 25550) to be in compliance with California Building Code.
- b) The proposed project will not violate any air quality standard or contribute substantially to an existing or projected air quality violation.
- c) The proposed project will not result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors).
- d) The project will not expose sensitive receptors which are located within 1 mile of the project site to project substantial point source emissions.
- e) The project will not involve the construction of a sensitive receptor located within one mile of an existing substantial point source emitter.
- f) The project will not create objectionable odors affecting a substantial number of people.

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?	<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	<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
local or regional plans, policies, 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?	<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, CV-MSHCP, Environmental Programs Department review

Findings of Fact: The site is not within a Conservation Area of the Coachella Valley Multiple Species Habitat Conservation Plan (CV-MSHCP). Based upon habitat and geographic ranges, no listed species or special status species meeting CEQA guidelines for a mandatory finding of significance is likely to occur; therefore, the project will not:

- 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 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, 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.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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g) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance.

Mitigation: No mitigation measures required.

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

Source: Project Application Materials

Findings of Fact:

a-b) The project is not affected by historic resources since the proposed general plan amendment is for Entitlement/Policy Amendment and Technical Amendment to establish general plan land use designation and correct map figures. Any potential impacts as result of future construction may be addressed by conditions such as cultural resource monitoring under Plot Plan Nos. 25549 and 25550 for two (2) new billboards. Therefore, impacts would be less than significant.

Mitigation: No mitigation measures required.

Monitoring: No monitoring measures 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 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"/>

Source: Project Application Materials

Findings of Fact:

a-e) The project is not affected by archaeological resources since the proposed general plan amendment is for Entitlement/Policy Amendment and Technical Amendment to establish general plan land use designation which involves mapping changes to the County's General Plan. Any potential impacts as result of future construction may be addressed by conditions such as cultural resource monitoring under Plot Plan Nos. 25549 and 25550 for two (2) new billboards. Therefore, impacts would be 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 required.

Monitoring: No monitoring measures required.

10. Paleontological Resources

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

Source: GIS database

Findings of Fact:

a) According to GIS database, this site has been mapped as having a low potential for paleontological resources. No impacts are anticipated.

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 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: GIS Database

Findings of Fact: There are no known active or potentially active faults that traverse the site. The potential for active fault rupture at this site is considered very low. The site is likely to be subjected to moderate ground shaking during the expected life span of the project. The nearest active fault is the local segment of the San Andreas Fault Zone, referred to as the San Bernardino strand. Therefore, the proposed project will not:

- 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.

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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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) Liquefaction potential is considered to be moderate at this site. Liquefaction potential from strong ground shaking is considered to be very low. Since the site contains existing billboard with no human occupancy structures and any future construction would comply with California Building Code, no impacts are expected.

Mitigation: No mitigation measures required.

Monitoring: No monitoring measures are required.

13. Ground-shaking Zone

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:

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. The proposed general plan amendment involves mapping changes to the County's General Plan with no construction, therefore no impacts expected. Any future construction would be reviewed in accordance with California Building Code.

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: Riverside County General Plan Figure S-5 "Regions Underlain by Steep Slope"

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

a) According to the GIS Database, landslides are not a potential hazard to the site. 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: GIS database

Findings of Fact:

a) According to GIS database, the site is susceptible to ground subsidence. However, subsidence will not cause any differential settlement or cracking subject to building codes for any future development such as OAD's or billboards, and will therefore have a minimal impact. No impacts are expected.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

16. Other Geologic Hazards

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

Source: Project Application Materials

a) According to the GIS Database, tsunamis and seiching are not potential hazards to the site. 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?

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

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Findings of Fact: The proposed project site will not:

- 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.

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 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: General Plan figure S-6 "Engineering Geologic Materials Map", Project Application Materials

Findings of Fact:

- a) The project site will not result in substantial soil erosion or the loss of topsoil. Therefore, there is no impact.
- b) The project site will not be located on expansive soil creating substantial risks to life or property since any future development are subject to California building codes.

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

Source: Flood Control District review, Project Application Materials

Findings of Fact:

- a) This project will not change deposition, siltation, or erosion that may modify the channel of a river or stream or the bed of a lake. Therefore, there is no impact.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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- b) The proposed project will not result in an increase in water erosion either on or off since the site is developed with existing billboard and any future development such as future billboards (Plot Plan Nos. 25549 and 25550) relating to this general plan amendment would have minimal exposed foundation and negligible impervious surface. Therefore, there is no impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are 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. 460, Sec. 14.2 & Ord. 484

Findings of Fact:

- a) This project will not be impacted by or result in a substantial increase in wind erosion and blow sand, either on or off-site, since any future development as result of the mapping change with the GPA would require PM10 dust control measures during any future construction (Plot Plan Nos. 25549 and 25550). 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?

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

Source: Project application materials

Findings of Fact:

- a) Due to the nature of the project as a general plan amendment intended for future static billboards by separate plot plan (Plot Plan Nos. 25549 and 25550), no greenhouse gas emissions are expected.

- b) The project will not conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases. 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.

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 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: The project will not:

- a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials due to the nature of the project as a general plan amendment to correct mapping within the County's General Plan, and for future development of potential static billboards (Plot Plan Nos. 25549 and 25550). Therefore, there is 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.
- c) Impair implementation of or physically interfere with an adopted emergency response plan or an emergency evacuation plan.
- d) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school.
- e) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment.

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.

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, the project will not result in an inconsistency with the Airport Master Plan. Therefore, there is no impact.
- b) The project site is located within the vicinity of the Banning airport; but will not require review by the Airport Land Use Commission.
- 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.
- 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.

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 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:

- a) The project site is located in a high fire area, but no impact is anticipated as result of the general plan amendment to change mapping with the County's General Plan and for potential future unmanned billboards (Plot Plan Nos. 25549 and 25540).

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.

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: GIS Database

Findings of Fact:

- a) The site is within the Whitewater Rivershed but would not substantially alter the existing drainage pattern of the area due to proposed general plan amendment to change mapping within the County's General Plan and potential future unmanned billboards (Plot Plan Nos. 25549 & 25540). No impacts are expected.
- b) The proposed project will not violate any water quality standards or waste discharge requirements.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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- c) 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).
- d) The proposed project will not create or contribute runoff water that would exceed the capacity of existing or planned storm water drainage systems or provide substantial additional sources of polluted runoff due to potential future development as result of the proposed general plan amendment or future billboards.
- e) The proposed project does not contain housing related structures 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 would be no impact.
- f) The proposed project will not place structures within a 100 year flood zone or redirect flows since proposed general plan amendment involves no immediate construction and is to change mapping within the County's General Plan.
- g) The proposed project will not substantially degrade water quality since no immediate construction and is to change mapping within the County's General Plan.
- h) The proposed project will not 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 and odors).

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

26. Floodplains

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

NA - Not Applicable U - Generally Unsuitable R - Restricted

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

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-9 "100- and 500-Year Flood Hazard Zones," Figure S-10 "Dam Failure Inundation Zone,"

Findings of Fact:

- a) The project will not substantially alter the existing drainage pattern of the area since general plan amendment is to change mapping and create land use designation with future potential unmanned billboards by separate plot plan (Plot Plan Nos. 25549 and 25550).
- b) The project will not cause a change in absorption rates and the rate and amount of surface runoff.
- c) The project will not expose people or structures to a significant risk, loss, injury or death involving flooding.
- d) The proposed project will not change in the amount of surface water in any water body.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are 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) The proposed project would not result in a substantial land use alteration of the present land use of the land. The present land use of the subject property is currently "Not Designated" and is proposed to be changed to "Light Industrial (LI) (0.25 - 0.60 Floor Area Ratio)" by General Plan Amendment (Entitlement/Policy and Technical Amendment). The subject property is 10.23 acres consisting of narrow strip of land owned by Southern Pacific Railroad adjoining Interstate 10 intended for potential future commercial and industrial related development such as OAD's or billboards that would be reviewed by separate development applications (Plot Plan Nos. 25549 and 25550). The present land use of the area includes vacant land and existing billboard on the subject site. Impacts would be less than significant.
- b) The project is not located within a city sphere of influence, therefore there would be 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.

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 Comprehensive 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-b) The proposed project is compatible with existing and surrounding zoning consisting of Manufacturing Service Commercial (M-SC) and Controlled Development Areas (W-2-10) since any future development related to this general plan amendment would be reviewed for compliance with development standards of subject zoning designations. Therefore, impacts would be less than significant.

c) The subject 10.23 acre property is mostly vacant except for existing billboard. Any future development such as potential OAD's or billboards (Plot Plan Nos. 25549 and 25550) on the subject narrow strip of land would be subject to applicable zoning standards and would be compatible with existing and planned surrounding land uses based on compliance with those zoning standards. Therefore, impacts would be less than significant.

d)The proposed project is consistent with the proposed "Light Industrial (LI) (0.25 - 0.60 Floor Area Ratio)" land use designation in that the proposed designation allows commercial and industrial type uses which would be reviewed by separate development application. Therefore, impacts would be less than significant.

e)The project does not Disrupt or divide the physical arrangement of an established community (including a low-income or minority community) and there would be 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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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: The proposed project will not:

- a) 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) 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.

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 <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"/>
b) For a project within the vicinity of a private airstrip, would the project expose people residing or working in the	<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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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) The proposed project is not located within an airport land use plan. While within approximately two miles of a public airport or public use airport to the west (Banning Municipal Airport) it will not expose people residing or working in the project area to excessive noise levels since it is very likely to be an unmanned commercial or industrial type project on narrow strip of land adjacent to Interstate 10. Therefore, there is no impact.
- b) The proposed project is not within the vicinity of a private airstrip; therefore, will not expose people residing or working in the project area to excessive noise levels. Therefore, there is no impact.

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: While the project is located on land owned by Southern Pacific Railroad with existing railroad tracks, it will not be impacted by railroad noise due to likely unmanned industrial nature of any future project such as for billboards. Therefore, there is no impact.

Mitigation: No further mitigation required.

Monitoring: No further monitoring is required.

32. Highway Noise

NA A B C D

Source: On-site Inspection, Project Application Materials

Findings of Fact: The proposed project will not be impacted by highway noise due to industrial nature of the project.

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
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 proposed project will not be impacted by other noise impacts.

Mitigation: No additional mitigation is required.

Monitoring: No additional 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 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 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) The proposed project will not cause a substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project. Therefore, there is no impact.
- b) The proposed project will not cause a substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project. Therefore, there is no impact.
- c) The proposed project would not cause exposure of persons to or generation of significant noise levels as result of the general plan amendment in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies. Impacts would be less than significant with any future construction as result of any future implementing project as a result of the general plan amendment.
- d) The proposed project will not cause exposure of persons to or generation of excessive ground-borne vibration or ground-borne noise levels. 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 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 checked="" type="checkbox"/>	<input 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:

a) The scope of the development will not displace existing housing since it consists of proposed industrial land with no existing housing units and will not necessitate the construction of replacement housing elsewhere. Therefore, there would be no impact.

b) The project will not create a demand for additional housing particularly housing affordable to households earning 80% or less of the County's median income since project involves no new housing. Therefore, there would be no impact.

c) The project will not displace substantial numbers of people, necessitating the construction of replacement housing elsewhere.

d) The project is located within the Cabazon Redevelopment Area.

e) The project will not cumulatively exceed official regional or local population projections.

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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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 area is serviced by the Riverside County Fire Department. The project area shall maintain current fire codes, comply with required standards and inspections, with any future construction as result of general plan amendment and future zoning permits such as a plot plan for future OAD's or billboards (Plot Plan Nos. 25549 and 25550). Impacts would be less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

37. Sheriff Services

Source: Riverside County General Plan

Findings of Fact:

The proposed area is serviced by the Riverside County Sheriff's Department. The proposed project would have an incremental effect on the level of sheriff services provided in the vicinity of the project area as result of future construction as result of the general plan amendment. There is no Crime Prevention Through Environmental Design (CPTED) issues for the proposed project. Impacts would be less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

38. Schools

Source: Palm Springs Unified School District correspondence, GIS database

Findings of Fact: The proposed project is located within the Banning Unified School District. Future impacts such as school fees as result of any future commercial construction 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
39. Libraries	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Riverside County General Plan

Findings of Fact: The proposed project will not create an incremental demand for library services. No impacts are anticipated.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are 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 use of the proposed area would not cause an incremental impact on health services. The site is located within the service parameters of County health centers. No impacts are anticipated.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

RECREATION

41. Parks and Recreation	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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 project would not include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment. Therefore, there is no impact.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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b) The project would not include the use of existing neighborhood or regional parks or other recreation facilities such that substantial physical deterioration of the facility would occur or be accelerated. Therefore, there is no impact.

c) The project is not located within a county service area, but is located within the Riverside County Open Space and Recreation District. However, no new park impacts are anticipated due to nature of the project as a general plan amendment for future non-residential type development.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

42. Recreational Trails

Source: Riv. Co. 800 Scale Equestrian Trail Maps, Open Space and Conservation Map

Findings of Fact: No impacts are anticipated as the site is located within existing land owned by the Southern Pacific Railroad adjacent to Interstate 10. Therefore, there is no impact.

Mitigation: No Mitigation measures are required.

Monitoring: No Monitoring measures are 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?

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
g) Cause an effect upon circulation during the project's construction?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
h) Result in inadequate emergency access or access to nearby uses?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Riverside County General Plan

Findings of Fact:

- a) The proposed project will not exceed, either individually or cumulatively, a level of service standard established by the county congestion management agency for designated road or highways. The existing adjacent right of way for the project is partially improved and allows access to site including for future project such as for billboards (Plot Plan Nos. 25549 and 25550). Impacts would be less than significant.
- b) The proposed project will not 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. Therefore, there would be no impact.
- c) The proposed project will not alter waterborne, rail or air traffic. Therefore, there would be no impact.
- d) 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 would be no impact.
- e) The proposed project will not result in inadequate emergency access or access to nearby uses. Therefore, there would be no impact.
- f) The proposed project will not conflict with adopted policies supporting alternative transportation (e.g. bus turnouts, bicycle racks). Therefore, there would be no impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

44. Bike Trails	<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: No connection is available for a Class I Bikeway adjacent to Interstate 10. Therefore, there would be 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.

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) The proposed project is unlikely to require or result in the construction of new water treatment facilities or expansion of existing facilities as result of the general plan amendment or related implementing project such as for billboards (Plot Plan Nos. 25549 and 25550). No impacts are expected.
- b) The proposed project is unlikely to require future water supplies as result of future entitlements. No impacts are anticipated.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are 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) The proposed project will not require the construction of new wastewater treatment facilities that would cause significant environmental effects. No impacts are anticipated.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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- b) The project will not 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. No impacts are anticipated.

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: General Plan

Findings of Fact:

- a) The project will be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs including any future construction wastes. Impacts are less than significant.
- b) The project will comply with federal, state, and local statutes and regulations related to solid wastes (including the CIWMP (County Integrated Waste Management Plan)).

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

Source: 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-g) No letters have been received eliciting responses that the proposed project would require substantial new facilities. Any impacts from future construction as result of land use designation from this general plan amendment would less than significant.

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?

Source: General Plan

a-b) The proposed project will not conflict with any adopted energy conservation plans.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are 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.

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)?

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.

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.

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:

- Riverside County General Plan
- Riverside County Zoning Ordinance No. 348

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

Location: County of Riverside Planning Department
77588 El Duna Court
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.

January 15, 2015

Attn: Jay Olivias, Project Planner
County of Riverside, Planning Department
P.O. Box 1409
Riverside, CA 92502-1409



Re: Native American Consultation request for General Plan Amendment No. 856

The Soboba Band of Luiseño Indians appreciates your observance of Tribal Cultural Resources and their preservation in your project. The information provided to us on said project(s) has been assessed through our Cultural Resource Department, where it was concluded that although it is outside the existing reservation. The Soboba Band wishes to defer to the Morongo Band of Mission Indians.

Sincerely,

A handwritten signature in black ink, appearing to read "JOE", with a long horizontal line extending to the right.

Joseph Ontiveros
Cultural Resource Director
Soboba Band of Luiseño Indians
P.O. Box 487
San Jacinto, CA 92581
Phone (951) 654-5544 ext. 4137
Cell (951) 663-5279
jontiveros@soboba-nsn.gov

Olivas, Jay

From: Gabrieleno Band of Mission Indians <gabrielenoindians@yahoo.com>
Sent: Monday, November 03, 2014 9:06 PM
To: Olivas, Jay; Christina Swindall; Tim Miguel; Matt Teutimez.Kizh Gabrieleno; Nadine Salas; Henrypedregon; Gary Stickle; Martha Gonzalez. Kizh Gabrieleno; Albert Perez.Kizh Gabrieleno
Subject: Native American Consultation Request for General Plan Amendment No. 856 (the Project)
Attachments: IMG_2089.jpg

Dear Jay Olivas

This is regards to the above project

"The project locale lies in an area where the traditional territories of the Kizh(Kitc) Gabrieleño, villages adjoined and overlapped with each other, at least during the Late Prehistoric and Protohistoric Periods. The homeland of the Kizh (Kitc) Gabrieleños , probably the most influential Native American group in aboriginal southern California (Bean and Smith 1978a:538), was centered in the Los Angeles Basin, and reached as far east as the San Bernardino-Riverside area. The homeland of the Serranos was primarily the San Bernardino Mountains, including the slopes and lowlands on the north and south flanks. Whatever the linguistic affiliation, Native Americans in and around the project area exhibited similar organization and resource procurement strategies. Villages were based on clan or lineage groups. Their home/ base sites are marked by midden deposits, often with bedrock mortars. During their seasonal rounds to exploit plant resources, small groups would migrate within their traditional territory in search of specific plants and animals. Their gathering strategies often left behind signs of special use sites, usually grinding slicks on bedrock boulders, at the locations of the resources. Therefore in order to protect our resources we would like to request one of our experienced & certified Native American monitors to be on site during any and all ground disturbances.

In all cases, when the NAHC (Native American Heritage Commission) states there are " NO" records of sacred sites" in the subject area; they always refer the contractors back to the Native American Tribes whose tribal territory is within the project area. This is due to the fact, that the NAHC is only aware of general information on each California NA Tribe they are NOT the "experts" on our Tribe. Our Elder Committee & Tribal Historians are the experts and is the reason why the NAHC will always refer contractors to the local tribes.

Please contact our office regarding this project to coordinate a NA monitor to be present. Thank You

Andrew Salas, Chairman
Gabrieleno Band of Mission Indians - Kizh(Kit'c) Nation
PO Box 393
Covina, CA 91723
cell (626)926-4131
email: gabrielenoindians@yahoo.com
website: www.gabrielenoindians@yahoo.com

Gabrielino

LOWELL JOHN BEAN AND CHARLES R. SMITH

The Gabrielino (gábríel'énó) are, in many ways, one of the most interesting—yet least known—of native California peoples. At the time of Spanish contact in 1769 they occupied the "most richly endowed coastal section in southern California" (Blackburn 1962:1963:6), which is most of present-day Los Angeles and Orange counties, plus several offshore islands (San Clemente, Santa Catalina, San Nicolas). With the possible exception of the Chumash, the Gabrielino were the wealthiest, most populous, and most powerful ethnic nationality in aboriginal southern California, their influence spreading as far north as the San Joaquin valley Yokuts, as far east as the Colorado River, and south into Baja California.

Language, Territory, and Environment

Gabrielino was one of the Cupan languages in the Takic family, which is part of the Uto-Aztecan linguistic stock (Bright 1975).^{*} Internal linguistic differences existed, Harrington (1962:via) suggesting four dialects and Kroeber (1925), six. Harrington's four-part division includes: Gabrielino proper, spoken mainly in the Los Angeles basin area; *Fernandéño*, spoken by people north of the Los Angeles basin, mainly in the San Fernando valley region; Santa Catalina Island dialect; and San Nicolas Island dialect—although according to Bright (1975) insufficient data exist to be sure of the Cupan affiliation of the San Nicolas speech. There were probably dialectical differences also between many mainland villages, a result not only of geographical separation but also of social, cultural, and linguistic mixing with neighboring non-Gabrielino speakers.

The names Gabrielino and *Fernandéño* (fernán'dá-nyó) refer to the two major Spanish missions established in Gabrielino territory—San Gabriel and San Fernando.

^{*} Modern Gabrielino words have been written in a phonetic alphabet by Kenneth C. Hill, on the basis of John Peabody Harrington's unpublished field notes. The consonants are: (stops and affricate) p, t, k, k', ʔ (fricatives) s, ʃ, h, ʎ (nasals) m, n, ŋ (approximants) w, ɹ, j, w. Stressed vowels are e [e], a [a], o [o], u, which may occur long or short. In unstressed syllables the vowels are only i [i], a, and u [u].

It was to these two missions that the majority of the Indians living on the coastal plains and valleys of southern California were removed.

Although the major outlines of Gabrielino territorial occupation are known, the fixing of definitive boundaries is difficult. Generally, Gabrielino territory included the watersheds of the Los Angeles, San Gabriel, and Santa Ana rivers, several smaller intermittent streams in the Santa Monica and Santa Ana mountains, all of the Los Angeles basin, the coast from Aliso Creek in the south to Topanga Creek in the north, and the islands of San Clemente, San Nicolas, and Santa Catalina (Fig. 1). The area thus bounded encompassed several biotic zones (such as Coast-Marsh, Coastal Strand, Prairie, Chaparral, Oak Woodland, Pine) and, following Hudson's (1971) studies, can be divided into four macro-environmental zones (excluding the islands): Interior Mountains/Adjacent Foothills, Prairie, Exposed Coast, and Sheltered Coast. Each area is characterized by a particular floral-faunal-geographical relationship that allows delineation of subsistence-settlement patterns "according to the macro-environmental setting." The interior mountains and foothills, according to Hudson, comprise an area of numerous resources including "many small animals, deer, acorns, sage, piñon nuts, and a variety of other plants and animal foods." Settlement-pattern studies

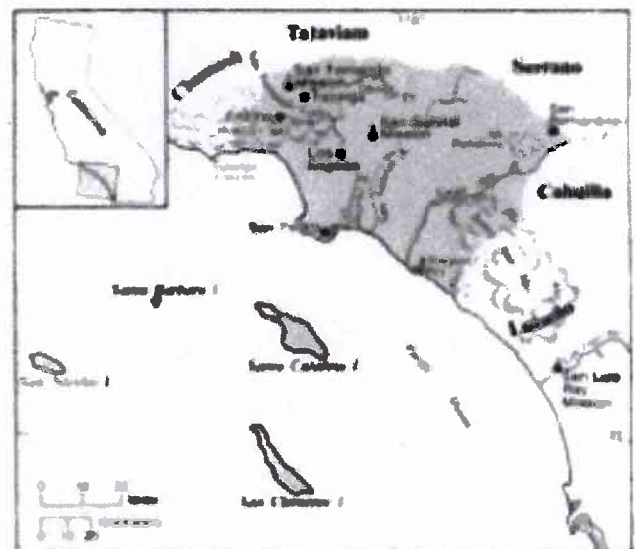


Fig. 1. Tribal territory.

**PALA TRIBAL HISTORIC
PRESERVATION OFFICE**



PMB 50, 35008 Pala Temecula Road
Pala, CA 92059
760-891-3510 Office | 760-742-3189 Fax

PALA THPO

November 18, 2014

Jay Olivas
Riverside County Planning Dept.
4080 Lemon Street 12th Floor
P.O. Box 1409 Riverside, CA 92502

Re: SPA No. 250 A1

Dear Mr. Olivas,

The Pala Band of Mission Indians Tribal Historic Preservation Office has received your notification of the project referenced above. This letter constitutes our response on behalf of Robert Smith, Tribal Chairman.

We have consulted our maps and determined that the project as described is not within the boundaries of the recognized Pala Indian Reservation. The project is also beyond the boundaries of the territory that the tribe considers its Traditional Use Area (TUA). Therefore, we have no objection to the continuation of project activities as currently planned and we defer to the wishes of Tribes in closer proximity to the project area.

We appreciate involvement with your initiative and look forward to working with you on future efforts. If you have questions or need additional information, please do not hesitate to contact me by telephone at 760-891-3515 or by e-mail at sgaughen@palatribe.com.

Sincerely,

Shasta C. Gaughen, PhD
Tribal Historic Preservation Officer
Pala Band of Mission Indians

ATTENTION: THE PALA TRIBAL HISTORIC PRESERVATION OFFICE IS RESPONSIBLE FOR ALL REQUESTS FOR CONSULTATION. PLEASE ADDRESS CORRESPONDENCE TO SHASTA C. GAUGHEN AT THE ABOVE ADDRESS. IT IS NOT NECESSARY TO ALSO SEND NOTICES TO PALA TRIBAL CHAIRMAN ROBERT SMITH.

AGUA CALIENTE BAND OF CAHUILLA INDIANS

TRIBAL HISTORIC PRESERVATION



03-006-2014-011

November 17, 2014

[VIA EMAIL TO: jolivas@rctlma.org]
Riverside County
Mr. Jay Olivas
4080 Lemon Street, 12th Floor, P.O. Box 1409
Riverside, CA 92502

Re: GPA 856

Dear Mr. Jay Olivas,

The Agua Caliente Band of Cahuilla Indians (ACBCI) appreciates your efforts to include the Tribal Historic Preservation Office (THPO) in the GPA 856 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). For this reason, the ACBCI THPO requests the following:

*At this time ACBCI has no concerns and defers to the Morongo Band of Mission Indians. 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

Olivas, Jay

From: Denisa Torres <DTorres@morongo-nsn.gov>
Sent: Friday, December 19, 2014 12:07 PM
To: Olivas, Jay
Subject: RE: GPA 856 Letter?

Yes I'll follow up with them today

From: Olivas, Jay [<mailto:JOLIVAS@rctlma.org>]
Sent: Thursday, December 18, 2014 3:51 PM
To: Denisa Torres
Subject: RE: GPA 856 Letter?

Denisa,

Can you please check to see if letter from your office was signed so it can be emailed to our office as a result of our telephone conference back on November 6, 2014?

Do not recall receiving , but any help appreciated as we request letter for our upcoming Board Hearing.

Regards and thanks again for your assistance,

Jay Olivas, Urban Regional Planner IV
Riverside County Planning Dept.
77588 El Duna Ct. Ste. H
Palm Desert, CA 92211
Ph: (760) 863-7050
jolivas@rctlma.org

From: Denisa Torres [<mailto:DTorres@morongo-nsn.gov>]
Sent: Monday, November 24, 2014 9:59 AM
To: Olivas, Jay
Subject: RE: GPA 856 Letter?

Good Morning Jay,
Haven't forgot about the letter it is written up and just waiting for signature. I'll send it over as soon as I receive it. I'll follow up with you as soon as I scan it and send it over.
Denisa

From: Olivas, Jay [<mailto:JOLIVAS@rctlma.org>]
Sent: Monday, November 24, 2014 9:35 AM
To: Denisa Torres
Subject: FW: GPA 856 Letter?

Denisa,

Please note wanted to double check to see if your office has completed letter we discussed for this project at 11/5/14 telephone conference.

If completed, would you be able to scan and email it to my attention as soon as possible? Or if not, is there estimated time?

Thanks again for your assistance,

Jay Olivas, Urban Regional Planner IV
Riverside County Planning Dept.
77588 El Duna Ct. Ste. H
Palm Desert, CA 92211
Ph: (760) 863-7050
jolivas@rctlma.org

From: Denisa Torres [<mailto:DTorres@morongo-nsn.gov>]
Sent: Wednesday, November 05, 2014 10:49 AM
To: Olivas, Jay
Subject: RE: GPA 856

Good Morning Jay,
Wanted to give the number to call into
It is 951-572-6041
Password : 6041
Talk to you soon
Denisa

-----Original Appointment-----

From: Olivas, Jay [<mailto:JOLIVAS@rctlma.org>]
Sent: Tuesday, November 04, 2014 5:08 PM
To: Denisa Torres; Baez, Ken
Subject: GPA 856
When: Wednesday, November 05, 2014 1:00 PM-1:30 PM (UTC-08:00) Pacific Time (US & Canada).
Where: Telephone Conference

Ms. Torres,

Thanks for speaking with us today regarding GPA 856.

We would like to have telephone conference tomorrow at 1:00 p.m. if possible. We will call your office.

Thanks again for your assistance and look forward to speaking with you.

Regards,

Jay Olivas, Urban Regional Planner IV
Riverside County Planning Dept.
77588 El Duna Ct. Ste. H
Palm Desert, CA 92211



RIVERSIDE COUNTY PLANNING DEPARTMENT

Carolyn Syms Luna
Director

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: GPA0856 DATE SUBMITTED: April 23, 2007

I. GENERAL INFORMATION

APPLICATION INFORMATION

Applicant's Name: General Outdoor Advertising E-Mail: timothylynch@live.com

Mailing Address: 632 South Hope Avenue
Street
Ontario CA 91761
City State ZIP

Daytime Phone No: (909) 983-4414 Fax No: () Not Applicable

Engineer/Representative's Name: CASC Engineering and Consulting E-Mail: arush@aei-casc.com

Mailing Address: 1470 East Cooley Drive
Street
Colton CA 92324
City State ZIP

Daytime Phone No: (909) 783-0101 ext. 5370 Fax No: (909) 783-0108

Property Owner's Name: Union Pacific Railroad Company E-Mail: Not Applicable

Mailing Address: 1416 Dodge Street WP001
Street
Omaha, Nebraska 68179
City State ZIP

Daytime Phone No: (602) 957-8116 Fax No: () Not Applicable

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

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

"Planning Our Future... Preserving Our Past"

APPLICATION FOR AMENDMENT TO THE RIVERSIDE COUNTY GENERAL PLAN

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.

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.

TIMOTHY LYNCH *Timothy Lynch*
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.

PRINTED NAME OF PROPERTY OWNER(S) _____
SIGNATURE OF PROPERTY OWNER(S)

PRINTED NAME OF PROPERTY OWNER(S) _____
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): 519-170-009

Section: 7 Township: 3S Range: 2E

Approximate Gross Acreage: 10.23

APPLICATION FOR AMENDMENT TO THE RIVERSIDE COUNTY GENERAL PLAN

General location (nearby or cross streets): North of _____, South of **Frontage Road**, East of _____, West of **Apache Trail**.

Thomas Brothers map, edition year, page number, and coordinates: 38th Edition, Page 722 Grid J3, Page 723, Grid A3

Existing Zoning Classification(s): **Manufacturing Service-Commercial (MS-C)**

Existing Land Use Designation(s): **Not Applicable**

Proposal (describe the details of the proposed general plan amendment):

Establish a General Plan Land Use Designation (GP-LUD) for the subject property to Light Industrial (LI) (0.25 - 0.60).

In addition, the GPA will modify Figure C-9, Scenic Highways, of the County's General Plan Circulation Element to reflect recent changes to California State Law.

Related cases filed in conjunction with this request:

Plot Plan Nos. 25549 and 25550, BEL011093, and OAD01314

Has there been previous development applications (parcel maps, zone changes, plot plans, etc.) filed on the project site? Yes No

Case Nos. **PP25549, PP25550, OAD01314**

E.A. Nos. (if known) **Not Applicable** E.I.R. Nos. (if applicable): **Not 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	Southern California Edison (SCE)
Gas Company	Southern California Gas Company (So Cal Gas)	X	
Telephone Company	Verizon Wireless	X	
Water Company/District	San Gorgonio-Pass Water Agency	X	
Sewer District	San Gorgonio-Pass Water Agency		X

Is water service available at the project site: Yes No

If "No," how far away are the nearest available water line(s)? (No of feet/miles) _____

Is sewer service available at the site? Yes No

If "No," how far away are the nearest available sewer line(s)? (No. of feet/miles) _____



November 15, 2013

RE: Permit Authorization

Folder: (CCO562-GOA)

To Whom It May Concern:

Please be advised that Clear Channel Outdoor, Inc. fka Eller Media Company, having the exclusive rights to manage the signboard development program on Union Pacific/Southern Pacific Railroad right of way, grants permission to Tim Lynch or anyone acting on behalf of General Outdoor Advertising to apply for governmental permits and approvals for the construction and operation of an advertising sign to be located on the UP/SP Railroad property located approximately S/O I-10; 840' NW/O Apache Trail at or near Cabazon, CA.

A drawing of the approximate location of the proposed sign is attached.

The sign company and its employees do not represent the railroad in any capacity and are neither the Railroads agent nor representative. The Sign Company will need to obtain final site approval from both the Railroad and Clear Channel Outdoor, Inc.

If you have any questions regarding the above information, please contact me at (602) 381-5700.

Sincerely,

A handwritten signature in cursive script that reads "Mary Groves".

Mary Groves
Vice President, CCO – Landlease Division

Attachments

This Authorization letter can be revoked and deemed null and void at Clear Channel Outdoor, Inc.'s discretion. This letter automatically expires one (1) year from date of issue.



November 15, 2013

RE: Permit Authorization

Folder: (CCO561-GOA)

To Whom It May Concern:

Please be advised that Clear Channel Outdoor, Inc. fka Eller Media Company, having the exclusive rights to manage the signboard development program on Union Pacific/Southern Pacific Railroad right of way, grants permission to Tim Lynch or anyone acting on behalf of General Outdoor Advertising to apply for governmental permits and approvals for the construction and operation of an advertising sign to be located on the UP/SP Railroad property located approximately S/O I-10; 318' NW/O Apache Trail at or near Cabazon, CA.

A drawing of the approximate location of the proposed sign is attached.

The sign company and its employees do not represent the railroad in any capacity and are neither the Railroads agent nor representative. The Sign Company will need to obtain final site approval from both the Railroad and Clear Channel Outdoor, Inc.

If you have any questions regarding the above information, please contact me at (602) 381-5700.

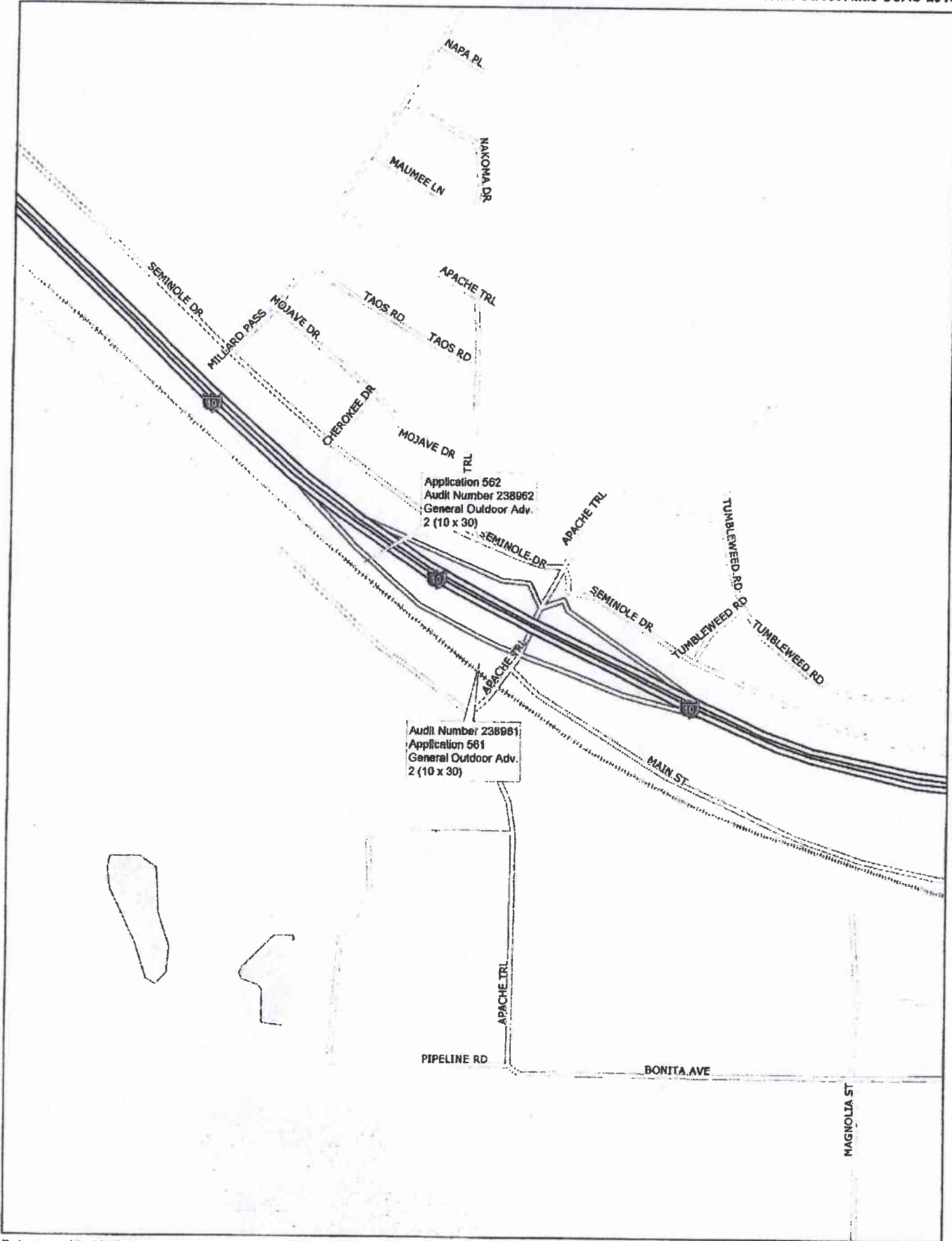
Sincerely,

A handwritten signature in cursive script that reads "Mary Groves".

Mary Groves
Vice President, CCO – Landlease Division

Attachments

This Authorization letter can be revoked and deemed null and void at Clear Channel Outdoor, Inc.'s discretion. This letter automatically expires one (1) year from date of issue.



UNION PACIFIC RAILROAD COMPANY

REAL ESTATE DEPARTMENT



1416 Dodge Street WP001
Omaha, Nebraska 68179
Fax (402) 997-3801

R. D. Uhrich
Assistant Vice President
J. A. Anthony
Director-Contracts
D. D. Brown
Director-Real Estate
M. W. Casey
General Director-Special Properties
J. P. Gade
Director-Facility Management

J. L. Hawkins
Director-Operations Support
M. E. Heenan
Director-Administration & Budgets
D. H. Lightwine
Director Real Estate
T. K. Love
Director-Real Estate

November 20, 1997

Ms. Mary Gutowski, Vice President
Landcase Division
Eller Media Company
2850 East Camelback Road, Suite 300
Phoenix, Arizona 85016

Re: Eller Master License and Assignment of Agreements

Dear Mary:

Many people and entities are contacting Eller Media Company and the Railroad requesting confirmation of a recent signboard transaction. I am writing this letter to help Eller answer these confirmation requests.

Effective October 1, 1997, Eller Media Company began managing, operating, and sublicensing existing signboard sites on a system wide basis pursuant to a 25 year master signboard site license granted to Eller by Union Pacific Railroad Company, Southern Pacific Transportation Company, St. Louis Southwestern Railway Company, Chicago Heights Terminal Transfer Railroad Company, and Chicago & Western Indiana Railroad Company.

As part of this master license, numerous existing signboard site licenses and leases were assigned by these Railroads to Eller. Eller is responsible for billing and collecting current, future, and past due signboard site license fees and rents. These fees and rents are to be paid directly to Eller.

Also, effective October 1, 1997, Eller undertook new signboard site development responsibility pursuant to a master signboard site development agreement with the above Railroads. All applications for new signboard sites should be submitted directly to Eller. Eller has designated Mary Gutowski to coordinate new sign site development. She is based in Phoenix at Eller's corporate headquarters and her phone is (602) 957-8116.

My phone number is (402) 997-3595, if you have any questions.

Sincerely,

Martin D. Johnson
Sr. Manager Signboards

P.S. As of the date of this letter, Missouri Pacific Railroad Company, Chicago and North Western Transportation Company, Denver and Rio Grande Western Railroad Company, St. Louis Southwestern Railway Company, and SPCSL Corp have all been merged into Union Pacific Railroad Company.



July 1, 2001

Official Name Change NOTIFICATION

To Whom It May Concern:

This letter serves as official notification that Eller Media Company will change its operating name to Clear Channel Outdoor, Inc. starting July 1, 2001.

Your business is very important to us and we want to assure everyone that only the name is changing. The same quality you have come to expect remains true. We've built an unprecedented inventory of specialized products uniquely tailored to meet the needs of the most aggressive advertising industry in the world. Clear Channel Outdoor provides outdoor advertising space through a variety of display products including: bulletins, poster panels (30-sheet and 8-sheet), wallscapes, mobile trucks (panels), Premiere Panels, Premiere Squares, street furniture displays, taxi displays, commuter rail displays, transit displays and fantastic Times Square displays. Your local representative will be happy to discuss the benefits and availability of each product.

We are excited about this change and the unity it reflects with our other Clear Channel Worldwide (NYSE:CCU) media divisions. Clear Channel Worldwide is the global leader in the out-of-home advertising industry with radio, television stations and outdoor displays in 45 countries around the world. Including announced transactions, Clear Channel Worldwide operates over 1170 radio and 17 television stations in the United States and has equity interests in over 240 radio stations internationally. Clear Channel Worldwide also operates more than 700,000 outdoor advertising displays, including billboards, street furniture and transit panels across the world.

Check out our web sites for more information: www.ellermmedia.com and www.clearchannel.com.

Please update all internal systems to reflect the new name.

If you have any questions, please contact:

Mary Groves
Vice President - Landlease

APPLICATION FOR AMENDMENT TO THE RIVERSIDE COUNTY GENERAL PLAN

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

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

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) _____ Date 08-28-14

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):

The Pass Area Plan

EXISTING DESIGNATION(S): Not Applicable

PROPOSED DESIGNATION(S): Light Industrial (LI) (0.25 - 0.60)

I. JUSTIFICATION FOR AMENDMENT

- A. The subject property lacks a General Plan Land Use Designation (GP-LUD). During the 2003 Riverside County Integrated Process (RCIP), the property in question was incorrectly determined to be Railroad Right-of-Way (R-O-W), in its entirety. While the underlying owner and operator (Union Pacific Railroad Company/UP) was contacted via mail during the 2003 RCIP process, UP Railroad is located in Omaha, Nebraska and coordinates logistical operations on a nationwide basis. As a result of this communication error, and the voluminous nature of the RCIP General Plan process, a General Plan Land Use Designation was never applied to the property in question.
- B. Pursuant to several meetings with the County of Riverside, it was ultimately determined by the County (c/o their legal counsel) that the property warrants a GP-LUD and through a Technical Correction General Plan Amendment (GPA) which will establish an appropriate Land Use Designation for the intended industrial/commercial uses on the property and will also coincide with the existing zoning classification of Manufacturing-Service Commercial (M-SC).
- C. In addition, the Entitlement/Policy GPA will reflect changes in California State Law that were established through the passage of Senate Bill No. 169, which amended Chapter 173, Section 263.3 of the California Streets and Highway Code. This legislation deleted a portion of Interstate 10 from the Caltrans Scenic Highway program. The specific location of this deletion is along Interstate 10 (I-10) between State Route (SR) 38 and SR 62. The subject property is located between the two points identified above. For your convenience, a copy of this legislation is incorporated herein.
- D. As such, GPA No. 856 is hereby redefined to perform two actions:
1. Modify Figure C-9, located within the Circulation Element of the County's General Plan to modify and update the delineation of the *State Scenic Highway System*, as reflected on the County's General Plan; and,
 2. Establish a GP-LUD, through a Technical Amendment described above, to Light Industrial (LI) (0.25 – 0.60)

Senate Bill No. 169

CHAPTER 173

An act to amend Section 263.3 of the Streets and Highways Code, relating to highways.

[Approved by Governor August 27, 2013. Filed with Secretary of State August 27, 2013.]

LEGISLATIVE COUNSEL'S DIGEST

SB 169, Emmerson. State highways: scenic highways.

Existing law authorizes the California Transportation Commission to adopt a location for a state highway alignment on routes authorized by law. Existing law provides that certain portions of authorized state highway routes are also within the state scenic highway system, subject to implementation through a corridor protection system designed to meet certain scenic highway standards. Existing law provides for the Department of Transportation to designate a particular state highway within the scenic highway system as an official state scenic highway upon determination by the department that a corridor protection program has been implemented, as specified. Existing law includes in the state scenic highway system the portion of State Highway Route 10 between Route 38 near Redlands and Route 62 near Whitewater in the Counties of San Bernardino and Riverside.

This bill would delete this portion of State Highway Route 10 from the state scenic highway system.

The people of the State of California do enact as follows:

SECTION 1. Section 263.3 of the Streets and Highways Code is amended to read:

263.3. The state scenic highway system shall also include:

Route 5 from:

(a) The international boundary near Tijuana to Route 75 near the south end of San Diego Bay.

(b) San Diego opposite Coronado to Route 74 near San Juan Capistrano.

(c) Route 210 near Tunnel Station to Route 126 near Castaic.

(d) Route 152 west of Los Banos to Route 580 near Vernalis.

(e) Route 44 near Redding to the Shasta Reservoir.

(f) Route 89 near Mt. Shasta to Route 97 near Weed.

(g) Route 3 near Yreka to the Oregon state line near Hilts.

Route 8 from Sunset Cliffs Boulevard in San Diego to Route 98 near Coyote Wells.

Route 9 from:

- (a) Route 1 near Santa Cruz to Route 236 near Boulder Creek.
 - (b) Route 236 near Boulder Creek to Route 236 near Waterman Gap.
 - (c) Route 236 near Waterman Gap to Route 35.
 - (d) Saratoga to Route 17 near Los Gatos.
 - (e) Blaney Plaza in Saratoga to Route 35.
- Route 12 from Route 101 near Santa Rosa to Route 121 near Sonoma.
 Route 13 from Route 24 to Route 580.
 Route 14 from Route 58 near Mojave to Route 395 near Little Lake.
 Route 15 from:
- (a) Route 76 near the San Luis Rey River to Route 91 near Corona.
 - (b) Route 58 near Barstow to Route 127 near Baker.
- Route 16 from Route 20 to Capay.
 Route 17 from Route 1 near Santa Cruz to Route 9 near Los Gatos.
 Route 18 from Route 138 near Mt. Anderson to Route 247 near Lucerne Valley.
- Route 20 from:
- (a) Route 1 near Fort Bragg to Route 101 near Willits.
 - (b) Route 101 near Calpella to Route 16.
 - (c) Route 49 near Grass Valley to Route 80 near Emigrant Gap.
- Route 24 from the Alameda-Contra Costa county line to Route 680 in Walnut Creek.
 Route 25 from Route 198 to Route 156 near Hollister.
 Route 27 from Route 1 to Mulholland Drive.
 Route 29 from:
- (a) Route 37 near Vallejo to Route 221 near Napa.
 - (b) The vicinity of Trancas Street in northwest Napa to Route 20 near Upper Lake.
- Route 33 from:
- (a) Route 101 near Ventura to Route 150.
 - (b) Route 150 to Route 166 in Cuyama Valley.
 - (c) Route 198 near Coalinga to Route 198 near Oilfields.
- Route 36 from:
- (a) Route 101 near Alton to Route 3 near Peanut.
 - (b) Route 89 near Morgan Summit to Route 89 near Deer Creek Pass.

NOTICE OF PUBLIC HEARING
and
INTENT TO ADOPT A NEGATIVE DECLARATION

A PUBLIC HEARING has been scheduled, pursuant to Riverside County Land Use and Subdivision Ordinance Nos. 348 460, before the **RIVERSIDE COUNTY PLANNING COMMISSION** to consider the project shown below:

GENERAL PLAN AMENDMENT NO. 856 – Intent to Adopt Negative Declaration – Applicant: General Outdoor Advertising, Inc. – Fifth/Fifth Supervisorial District – Location: Southwesterly of Interstate 10, westerly of Apache Trail in Cabazon. **REQUEST:** General Plan Amendment No. 856 (Entitlement/Policy Amendment and Technical Amendment) proposes to establish a General Plan Land Use Designation (GP-LUD) of “Light Industrial (0.25 - 0.60 Floor Area Ratio)” to a 10.23 acre property adjacent to Interstate 10 which currently has no County General Plan land use designation and is identified as “Not Designated”, proposes to modify Figure C-9, Scenic Highways, of the Riverside County General Plan Circulation Element, and proposes to modify Figure 9, Scenic Highways, of the Riverside County Pass Area Plan, to reflect recent changes to Section 263.3 of the California Streets and Highway Code which removed the portion of State Highway Route 10 between Route 38 near Redlands and Route 62 near Whitewater in the Counties of San Bernardino and Riverside from the state scenic highway system. (Legislative)

TIME OF HEARING: **9:30 am** or as soon as possible thereafter
DECEMBER 3, 2014
COACHELLA VALLEY WATER DISTRICT
BOARD ROOM
75515 HOVLEY LANE EAST
PALM DESERT, CA 92211

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 9/4/2014

The attached property owners list was prepared by Riverside County GIS

APN (s) or case numbers GPA00856 For

Company or Individual's Name Planning Department

Distance buffered 1000'

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

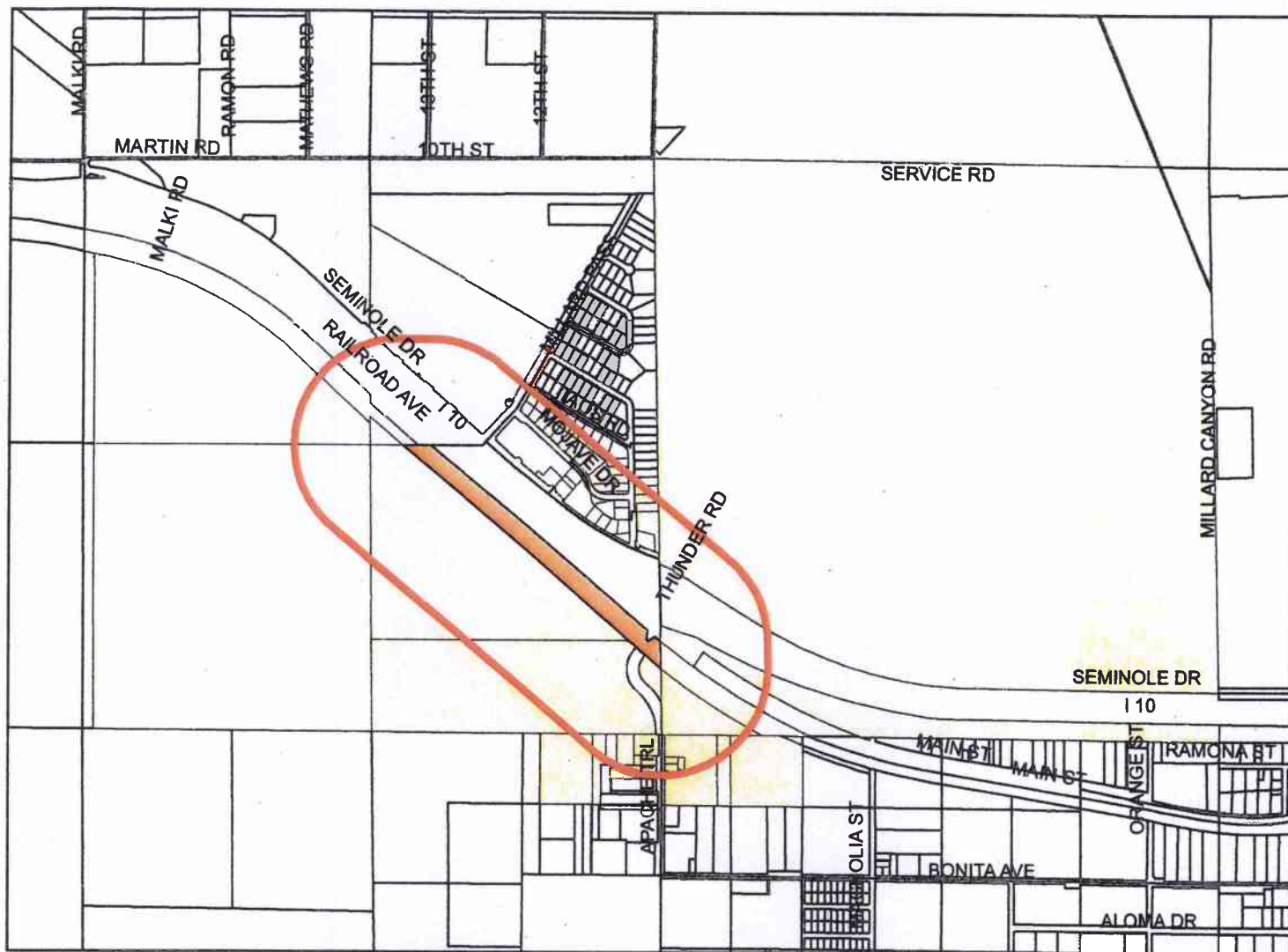
TITLE GIS Analyst

ADDRESS: 4080 Lemon Street 2nd Floor

Riverside, Ca. 92502

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

GPA00856 (1000 feet buffer)



Selected Parcels

519-210-003	519-142-001	519-142-002	519-240-001	519-210-018	519-210-020	519-210-021	519-210-023	519-240-009	519-142-014
519-141-034	519-141-035	519-161-028	519-110-042	519-110-043	519-110-045	519-152-005	519-142-011	519-110-044	519-151-002
519-151-010	519-151-011	519-151-012	519-151-013	519-151-017	519-151-018	519-151-020	519-151-021	519-151-022	519-151-023
519-151-024	519-161-011	519-161-016	519-161-017	519-161-018	519-161-019	519-161-024	519-161-025	519-152-010	519-152-011
519-162-006	519-162-007	519-151-014	519-210-004	519-142-005	519-142-010	519-142-003	519-151-001	519-152-004	519-142-007
519-142-008	519-142-009	519-151-015	519-151-016	519-110-011	519-110-015	519-170-005	519-170-007	519-170-010	519-170-011
519-210-002	519-142-013	519-142-004	519-110-017	519-170-009	519-180-011	519-240-004	519-240-005	519-142-012	519-151-003
519-240-002	519-240-003	519-240-010	519-142-006	519-180-007	519-180-024	519-180-025	519-161-015		



1,600 800 0 1,600 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: 519110044, APN: 519110044
CHELSEA GCA REALTY PARTNERSHIP
C/O CHRISTY LESNY
P O BOX 6120
INDIANAPOLIS IN 46206

ASMT: 519142009, APN: 519142009
NORMA ALVAREZ
8758 S DENKER AVE
LOS ANGELES CA 90047

ASMT: 519110045, APN: 519110045
CABAZON WATER DIST
P O BOX 297
CABAZON CA 92230

ASMT: 519142010, APN: 519142010
JEWEL SMITH
10891 MARIAN DR
GARDEN GROVE CA 92840

ASMT: 519142002, APN: 519142002
JOYCE COSENTINO, ETAL
48885 TAOS RD
CABAZON, CA. 92230

ASMT: 519142011, APN: 519142011
CHARLES FLOOD
48812 MOJAVE DR
CABAZON, CA. 92230

ASMT: 519142004, APN: 519142004
SMITH CHOI
1805 S 2ND ST # A
ALHAMBRA CA 91801

ASMT: 519142012, APN: 519142012
STEVEN CRAIG
1 OCEAN CREST
NEWPORT COAST CA 92657

ASMT: 519142006, APN: 519142006
THOMAS RITCHIE
32876 MARIE DR
LAKE ELSINORE CA 92530

ASMT: 519142013, APN: 519142013
SFR 2012 1 US WEST
C/O COLONY AMERICAN HOMES
9305 E VIA DE VENTURA 201
SCOTTSDALE AZ 85258

ASMT: 519142007, APN: 519142007
MARY BEEDON
C/O AMALIA CALDERONE
16646 MONTEGO WAY
TUSTIN CA 92780

ASMT: 519142014, APN: 519142014
AMSALE DEMISSIE, ETAL
726 WIMBLEDON DR
REDLANDS CA 92374

ASMT: 519142008, APN: 519142008
MICHAEL SHIRLEY
P O BOX 890626
TEMECULA CA 92589

ASMT: 519151001, APN: 519151001
EVA HANZELIK, ETAL
48850 MOJAVE DR
CABAZON, CA. 92230

ASMT: 519151003, APN: 519151003
STEVEN CRAIG
4100 MACARTHUR PL STE 200
NEWPORT BEACH CA 92660

ASMT: 519161015, APN: 519161015
WESLEY WITT, ETAL
P O BOX 12727
PALM DESERT CA 92255

ASMT: 519151014, APN: 519151014
JAMES DOERING
P O BOX 668
SAN GABRIEL CA 91778

ASMT: 519161025, APN: 519161025
HADLEY COMPANY STORES PHASE II
C/O SCOTT C HADLEY
31092 AVENIDA EVITA
SAN JUAN CAPO CA 92675

ASMT: 519151015, APN: 519151015
ROBERTO PEDROZA
10118 JERSEY AVE
SANTA FE SPRINGS CA 90670

ASMT: 519161028, APN: 519161028
CABAZON CO STORES
1500 QUAIL ST STE 100
NEWPORT BEACH CA 92660

ASMT: 519151016, APN: 519151016
ROBERTO PEDROZA
3930 PERRY ST
LOS ANGELES CA 90063

ASMT: 519180011, APN: 519180011
SOUTHERN PACIFIC TRANSPORTATION
SOUTHERN PACIFIC TRANSPORTATION CO
1700 FARNAM ST 10TH FL S
OMAHA NE 68102

ASMT: 519152004, APN: 519152004
MARIA CASILLAS
P O BOX 796
CABAZON CA 92230

ASMT: 519180024, APN: 519180024
USA 519
59750 SEMINOLE DR
CABAZON CA 92230

ASMT: 519152005, APN: 519152005
CARMEN ENRIQUEZ
13551 APACHE TR
CABAZON, CA. 92230

ASMT: 519180025, APN: 519180025
USA 519
49750 SEMINOLE DR
CABAZON CA 92230

ASMT: 519152011, APN: 519152011
HADLEY HOLDINGS
31902 AVENIDA EVITA
SAN JUAN CAPO CA 92675

ASMT: 519210002, APN: 519210002
RRM PROP LTD
P O BOX 3600
CORONA CA 92878

ASMT: 519210003, APN: 519210003
ALEJANDRO AGUIRRE
1015 WESLEY ST
BANNING CA 92220

ASMT: 519240009, APN: 519240009
BEAUMONT CONCRETE CO
C/O THOMAS DANIEL
P O BOX 216
BEAUMONT CA 92223

ASMT: 519210004, APN: 519210004
JERRI DOWNING
P O BOX 433
BANNING CA 92220

ASMT: 519240010, APN: 519240010
CAROL CROSSAN, ETAL
P O BOX 269
CABAZON CA 92230

ASMT: 519210023, APN: 519210023
APACHE TRAIL VENTURE
C/O GEORGE MOORADIAN
12912 AMBER LN
YUCAIPA CA 92399

ASMT: 519240001, APN: 519240001
ANTHONY ROSSETTI
2430 PIEDMONT DR
RIVERSIDE CA 92506

ASMT: 519240002, APN: 519240002
NAHLA HANNA, ETAL
13312 JASPERSON WAY
WESTMINSTER CA 92683

ASMT: 519240003, APN: 519240003
MARY TELLEZ, ETAL
HCR 1 BOX 1146
CABAZON CA 92230

ASMT: 519240005, APN: 519240005
STANLEY MATTOX
837 AVALON CT
SAN DIEGO CA 92109

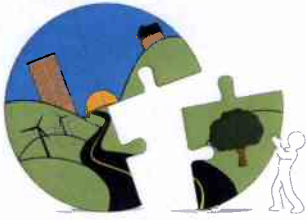
Union Pacific Railroad
1416 Dodge Street WP0001
Omaha, NE 68179

General Outdoor Advertising
632 S. Hope Avenue
Ontario, CA 91761-1823

CASC Engineering
1470 East Cooley Drive
Colton, CA 92324

CALTRANS
Dan Kopulsky
464 W 4th Street
San Bernardino, CA 92402

EXTRA LABELS
GPA 856



Steven Weiss
Planning Director

RIVERSIDE COUNTY PLANNING DEPARTMENT

NEGATIVE DECLARATION

Project/Case Number: GENERAL PLAN AMENDMENT NO. 856

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: November 6, 2014

Applicant/Project Sponsor: General Outdoor Advertising Date Submitted: April 25, 2007

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:

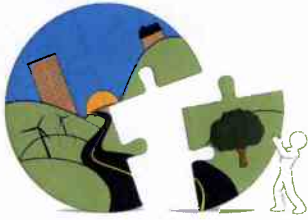
Riverside County Planning Department, 4080 Lemon Street, 12th Floor, Riverside, CA 92501

For additional information, please contact Jay Olivas, Project Planner at (760) 863-7050.

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

Please charge deposit fee case#: ZEA41355 ZCFG04720

FOR COUNTY CLERK'S USE ONLY



RIVERSIDE COUNTY PLANNING DEPARTMENT

Steven Weiss
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.

EA41355 / GENERAL PLAN AMENDMENT NO. 856

Project Title/Case Numbers

Jay Olivas, Project Planner
County Contact Person

760-863-7050
Phone Number

N/A
State Clearinghouse Number (if submitted to the State Clearinghouse)

General Outdoor Advertising, Inc.
Project Applicant

632 South Hope Avenue Ontario, CA 91761
Address

Southwesterly of Interstate 10, and westerly of Apache Trail in Cabazon.
Project Location

General Plan Amendment (Entitlement/Policy Amendment and Technical Amendment) proposes to establish General Plan Land Use Designation of Light Industrial (LI) to a 10.23 acre property adjacent to I-10 which currently has no County General Plan land use designation and is identified as "Not Designated", proposes to modify Figure C-9, Scenic Highways, of the Riverside County Circulation Element, and proposes to modify Figure 9, Scenic Highways, of the Riverside County Pass Area Plan, to reflect recent changes to Section 263.3 of the California Streets and Highway Code which removed the portion of State Highway Route 10 between Route 38 near Redlands and Route 62 near Whitewater in the Counties of San Bernardino and Riverside from the state scenic highway system.

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 (\$2,181.25 + \$50.00) and reflect 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, 4080 Lemon Street, 12th Floor, Riverside, CA 92501.

Signature

Title

Date

Date Received for Filing and Posting at OPR: _____

DM/dm Revised 11/06/2014
Y:\Planning Case Files-Riverside office\GPA00856\PC 2014\NOD Form.docx

Please charge deposit fee case#: ZEA41355

ZCFG04720

FOR COUNTY CLERK'S USE ONLY

COUNTY OF RIVERSIDE
SPECIALIZED DEPARTMENT RECEIPT
Permit Assistance Center

N* REPRINTED * R0706844

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: GENERAL OUTDOOR ADVERTISING \$1,864.00
paid by: CK 3724
FISH & GAME FOR EA41355 (GPA00856)
paid towards: CFG04720 CALIF FISH & GAME - NEG DECL
at parcel:
appl type: CFG1

By _____ Apr 25, 2007 14:51
MGARDNER posting date Apr 25, 2007

Account Code	Description	Amount
658353120100208100	CF&G TRUST	\$1,800.00
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

D* REPRINTED * I1402687

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: EMPIRE OUTDOOR ADVERTISING \$410.00
paid by: CK 11194
FISH & GAME FOR EA41355 (GPA00856)
paid towards: CFG04720 CALIF FISH & GAME - NEG DECL
at parcel:
appl type: CFG1

By _____ Nov 26, 2014 12:11
JCMITCHE posting date Nov 26, 2014

Account Code	Description	Amount
658353120100208100	CF&G TRUST	\$410.00

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