



RIVERSIDE COUNTY PLANNING DEPARTMENT

Steve Weiss, AICP
Planning Director

DATE: June 10, 2015

TO: Clerk of the Board of Supervisors

FROM: Planning Department - Riverside Office

SUBJECT: 1st Land Use/2nd Circulation GPA Cycle of 2015 (GPAs 945D1, 856, 1125, 954 and 1137.)
(Charge your time to these case numbers)

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

- | | |
|---|---|
| <input type="checkbox"/> Place on Administrative Action (Receive & File; EOT) | <input type="checkbox"/> Set for Hearing (Legislative Action Required; CZ, GPA, SP, SPA) |
| <input type="checkbox"/> Labels provided If Set For Hearing | <input type="checkbox"/> Publish in Newspaper: |
| <input type="checkbox"/> 10 Day <input type="checkbox"/> 20 Day <input type="checkbox"/> 30 day | **SELECT Advertisement** |
| <input type="checkbox"/> Place on Consent Calendar | <input type="checkbox"/> **SELECT CEQA Determination** |
| <input checked="" type="checkbox"/> Place on Policy Calendar (Resolutions; Ordinances; PNC) | <input type="checkbox"/> 10 Day <input type="checkbox"/> 20 Day <input type="checkbox"/> 30 day |
| <input type="checkbox"/> Place on Section Initiation Proceeding (GPIP) | <input type="checkbox"/> Notify Property Owners (app/agencies/property owner labels provided) |

Staff is requesting June 30, 2015 BOS date.

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"Planning Our Future... Preserving Our Past"

2
3 **RESOLUTION NO. 2015-113**
4 **AMENDING THE RIVERSIDE COUNTY**
5 **GENERAL PLAN**
6 **(First Land Use Cycle and Second Circulation Cycle General Plan Amendments for 2015)**

7 **WHEREAS**, pursuant to the provisions of Government Code Section 65350 et seq., notice was
8 given and public hearings were held before the Riverside County Board of Supervisors and the Riverside
9 County Planning Commission in Riverside, California to consider proposed amendments to the Southwest
10 Area Plan, Pass Area Plan and the Eastern Coachella Valley Area Plan of the Riverside County General
11 Plan; and,

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

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

16 **WHEREAS**, the proposed general plan amendments are hereby declared to be severable and if
17 any proposed amendment is adjudged unconstitutional or otherwise invalid, the remaining proposed
18 amendments shall not be affected thereby; now, therefore,

19 **BE IT RESOLVED, FOUND, DETERMINED AND ORDERED** by the Board of Supervisors
20 of the County of Riverside in regular session assembled on June 30, 2015 that:

- 21 A. **General Plan Amendment No. 945D1 (GPA No. 945D1)** is a proposal to amend the
22 Land Use Element by amending the Foundation Component and Land Use Designation in
23 the Southwest Area Plan from Rural: Rural Residential (R:RR) (5 acre minimum) to
24 Community Development: Commercial Retail (CD:CR) on an approximately 4.5 acre site
25 located on the southeast corner of Auld Road and Dickson Path, westerly of Maddalena
26 Road, northerly of Mazoe Street in the Rancho California Zoning Area of the Third
27 Supervisorial District, as shown on the exhibit titled "CZ07822 GPA00945D1 Proposed
28 General Plan, Exhibit 6" a copy of which is attached hereto and incorporated herein by
reference. General Plan Amendment No. 945D1 is associated with Change of Zone No.

BY: MICHELLE CLACK
DATE: 6/30/15

1 7822 and Environmental Assessment No. 42679, which were considered concurrently with
2 this amendment at the public hearings before the Planning Commission and the Board of
3 Supervisors. Change of Zone No. 7822 proposes to change the zoning classification from
4 Light Agriculture 5 Acre Minimum (A-1-5) to General Commercial (C-1/C-P), in
5 accordance with "CZ07822 GPA00945D1 Proposed Zoning, Exhibit 3" a copy of which is
6 attached hereto and incorporated herein by reference, on the approximately 4.5 acre site.
7 The Planning Commission recommended approval of GPA No. 945D1 on July 16, 2014
8 and the Board of Supervisors tentatively approved GPA No. 945D1 on November 25,
9 2014.

10 **BE IT FURTHER RESOLVED** by the Board of Supervisors, based on the evidence presented on
11 this matter, both written and oral, including Environmental Assessment No. 42679, that:

- 12 1. The site is located in the Southwest Area Plan.
 - 13 2. The Southwest Area Plan Land Use Map determines the extent, intensity, and
14 location of land uses within the Southwest Area.
 - 15 3. The site is currently designated Rural: Rural Residential (R:RR) (5 acre minimum).
 - 16 4. General Plan Amendment No. 945D1 is a Foundation Component amendment and
17 was timely filed for the 2008 Eight-Year General Plan Review Cycle. The
18 amendment changes the land use designation on approximately 4.5 acres by
19 amending the General Plan Foundation Component from Rural: Residential (R:RR)
20 (5 acre minimum lot size) to Community Development: Commercial Retail
21 (CD:CR) as shown on the exhibit titled "CZ07822 GPA00945D1 Proposed General
22 Plan, Exhibit 6", which is attached hereto and incorporated herein by reference.
 - 23 5. Surrounding land use designations include Community Development Specific Plan
24 to the north, Rural: Rural Residential (R:RR) to the east and south, Community
25 Development: Commercial Retail (CD:CR) to west.
 - 26 6. The project site's current zoning is Light Agriculture 5 Acre Minimum (A-1-5).
- 27
28

- 1 7. The site is surrounded by properties zoned Specific Plan (SP) to the north, General
2 Commercial (C-1/C-P) to the west, and Light Agriculture 5 Acre Minimum (A-1-5)
3 to the south and east.
- 4 8. Surrounding land uses include vacant lots to the west and south, tract homes to the
5 north and large lot single family to the east.
- 6 9. New conditions or circumstances disclosed during the review process justify
7 modifying the General Plan, the modifications proposed by GPA No. 945D1 do not
8 conflict with the Riverside County Vision and would not create an internal
9 inconsistency among the elements of the General Plan. Specifically, the Riverside
10 County Vision calls for density appropriate to the surroundings. The General Plan
11 envisioned the area adjoining the project site as commercial. With the proposed
12 realignment of Butterfield Stage Road the total commercial acres will be reduced,
13 the project will replace that acreage and thus causing no net change in the amount
14 of commercially designated property in the area since the General Plan was
15 approved in 2003.
- 16 10. The Riverside County Vision includes concepts related to housing, population
17 growth, community and transportation. Specifically, the Livable Centers portion of
18 the Riverside County Vision states that there be a mix of uses in an area. The
19 amendment is consistent with this Vision because its commercial designation
20 breaks up the homogeneity of medium density residential to the north and west, and
21 the lower density residential to the east and south; and, thereby, provides a mix of
22 uses.
- 23 11. Additionally, the Riverside County Vision provides that gainful employment is one
24 of the most basic individual needs. The amendment is consistent with this Vision
25 because the commercially designated property provides for a potential wide variety
26 of employment opportunities for the future.
- 27 12. Based on the above, GPA No. 945D1 does not conflict with the Riverside County
28 Vision and the proposed realignment of Butterfield Stage Road constitutes new

1 conditions and circumstances since 2003 that warrant a change in the General Plan
2 foundation. Additionally, the amendment does not create an internal inconsistency
3 within the General Plan.

4 13. General Plan No. 945D1 is also considered a Policy/Entitlement because it is
5 changing the property's land use designation from Rural Residential to Commercial
6 Development. In accordance with Article II, Section 2.4 of Riverside County
7 Ordinance No. 348, General Plan Amendment No. 945D1 does not change or
8 conflict with any General Planning Principle set forth in General Plan Appendix B.
9 Specifically, Principal I.C. acknowledges every community within the County
10 matures at its own pace. Principal IV.A. encourages a balance of jobs, housing
11 and services within a community. GPA 945D1 provides for a viable commercial
12 development, in an appropriate location, that remains consistent with the
13 surrounding community and adjacent residential densities.

14 14. For the reasons specified above, General Plan Amendment No. 945D1 does not
15 involve a change in or conflict with any General Plan Principal, is consistent with
16 the goals and policies of the Southwest Area Plan and all policies of the Riverside
17 County General Plan, contributes to achieving the purposes of the General Plan and
18 new conditions or circumstances justify modifying the General Plan.

19 15. The proposed General Plan amendment will not be detrimental to public health,
20 safety, and welfare.

21 16. The findings of the initial study performed pursuant to Environmental Assessment
22 No. 42679 (EA No. 42679), a copy of which is attached hereto, are incorporated
23 herein by reference. EA No. 42679 determined that GPA No. 945D1 and
24 associated change of zone (the "project") would not have any potentially significant
25 impacts and concluded that the project would not have a significant effect on the
26 environment.

27 **BE IT FURTHER RESOLVED** by the Board of Supervisors that it **ADOPTS** the Negative
28 Declaration for Environmental Assessment No. 42679, and **ADOPTS** General Plan Amendment No.

1 945D1 as described herein and shown on the exhibit titled "CZ07822 GPA00945D1 Proposed General
2 Plan, Exhibit 6".

3 **B. General Plan Amendment No. 856 (GPA No. 856)** is a proposal to amend the Land Use
4 Element by establishing a general plan land use designation for APN 519-170-009, which
5 is currently undesignated, to Light Industrial (LI) and to modify Figure C-9, Scenic
6 Highway, of the Riverside County General Plan Circulation Element. These revisions
7 reflect recent changes to Section 263.3 of the California Streets and Highway Code, which
8 removed from the state scenic highway system the portion of State Highway Route 10
9 between Route 38 near Redlands and Route 62 near Whitewater in the Counties of San
10 Bernardino and Riverside. The property is located northwesterly of Apache Trail and
11 southeasterly of the Interstate 10 freeway in the Pass and Desert Zoning District of the
12 Fifth Supervisorial District, as shown on the exhibit entitled "GPA 856 Proposed General
13 Plan, Exhibit 6" a copy of which is attached hereto and incorporated herein by reference.
14 General Plan Amendment No. 856 is associated with Environmental Assessment No.
15 41355, which was considered concurrently with this amendment at the public hearings
16 before the Planning Commission and the Board of Supervisors. The Planning Commission
17 recommended approval of GPA No. 856 on December 3, 2014 and the Board of
18 Supervisors tentatively approved GPA No. 856 on March 10, 2015.

19 **BE IT FURTHER RESOLVED** by the Board of Supervisors, based upon the evidence presented
20 on this matter, both written and oral, including Environmental Assessment No. 41355, that:

- 21 1. The site is located in the Riverside County Pass Area Plan.
- 22 2. The Riverside County Pass Area Plan Land Use Map determines the extent,
23 intensity, and location of land uses within the Riverside County Pass Area Plan.
- 24 3. Due to a mapping error, the site lacks a General Plan Land Use Designation or a
25 General Plan Foundation Component.
- 26 4. General Plan Amendment No. 856 amends the Riverside County General Plan
27 Land Use Element to establish a Community Development: Light Industrial
28 (CD:LI) land use designation for the site as shown on the exhibit titled "GPA00856

1 Proposed General Plan, Exhibit 6", which is attached hereto and incorporated by
2 reference herein.

- 3 5. General Plan Amendment No. 856 also amends Figure C-9 of the Riverside County
4 General Plan Circulation Element and Figure 9 of the Riverside County Pass Area
5 Plan.
- 6 6. Surrounding land use designations include Rural Residential (R-R) to the West and
7 South; Commercial Retail (CR) to the North; and Light Industrial (LI) to the West.
- 8 7. The project site's current zoning is Manufacturing – Service Commercial (M-SC).
- 9 8. The site is surrounded by properties zoned Controlled Development (W-2-10) to
10 the South, East, West; Manufacturing – Service Commercial (M-SC) to the West,
11 and Scenic Highway Commercial (C-P-S) to the North.
- 12 9. Surrounding land uses include commercial retail and Tribal Lands uses to the north,
13 a surface mining operations to the south and the Interstate 10 freeway to the east
14 and west.
- 15 10. General Plan No. 856 is considered a Policy/Entitlement and Technical
16 Amendment. A Technical Amendment involves changes in the General Plan of a
17 technical nature. A Technical Amendment shall include a finding that the
18 amendment would not change policy direction or the intent of the General Plan.
19 GPA No. 945D1 is consistent with policy direction and the General Plan's intent
20 because the Community Development: Light Industrial land use designation
21 implements the jobs and economy, transportation and financial realities of the Pass
22 Area Plan. This land use designation also promotes the highest and best use that
23 can be associated with a railroad right-of-way property.
- 24 11. General Plan No. 856 corrects an error or omission in the General Plan by
25 establishing the light industrial land use designation for the subject property. The
26 land use designation provides a well-defined transitional buffer between the
27 existing commercial retail north of Interstate 10 to surface mining operations to the
28 south of the project site.

1 12. In accordance with Article II, Section 2.4 of Riverside County Ordinance No. 348,
2 General Plan Amendment No. 856 does not involve a change in or conflict with the
3 Riverside County Vision. Establishing a light industrial land use designation on the
4 subject property will not change or conflict with the Riverside County Vision to
5 protect open space and Scenic Resources because the subject site is within an area
6 along Interstate 10 that was eliminated from California's Scenic Highway list in
7 2013 pursuant to Senate Bill No. 169. Additionally, the subject site is surrounded
8 by existing retail services and outdoor advertising displays. Therefore, impact to
9 the Vision statements set forth in the County's Multi-Purpose Open Space Element
10 will not occur.

11 13. This amendment will not change or conflict with any General Planning Principle
12 set forth in General Plan Appendix B. The amendment is consistent with the
13 Economic Development Principles, the Land and Development Activity Principles
14 and the Community Design Principles of Appendix B which acknowledge that
15 every community is maturing in its own way. Additionally, Transportation
16 Corridor Principles encourage the need for new transportation corridors and their
17 optimal modal mix. GPA No. 856 provides for comprehensive transportation
18 system to operate at a regional, countywide, community and neighborhood scale.
19 As part of this transportation system, corridors will serve as unifying connectors
20 between communities, providing high capacity linkages between jobs, residences,
21 recreational opportunities, and offering multiple modes of travel.

22 14. GPA No. 856 is also consistent with the County General Plan Circulation Element
23 by optimizing existing transportation systems, transportation corridors, mass
24 transit, street standards, pedestrian, bicycle and equestrian friendly communities
25 and air transportation.

26 15. GPA No. 856 does not involve a change or conflict with any Foundation
27 Component designation in the General Plan. Establishing the light industrial land
28 use designation and updating Figure C-9 of the Circulation Element and Figure 9 of

1 the County's Pass Area Plan does not include a Foundation Component. Therefore,
2 GPA No. 856 will not impact a Foundation Component.

3 16. This amendment also contributes to the achievement of the General Plan's purposes
4 or, at a minimum, would not be detrimental to them. The amendment creates and
5 achieves an integrated mix of industrial and commercial development for the
6 surrounding community. Specifically, GPA No. 856 contributes to the Efficient
7 Use of Land Concept which provides that new growth patterns no longer reflect a
8 pattern of urban sprawl. Rather, they follow a framework of transportation and
9 open space corridors, with concentrations of development that fit into that
10 framework. GPA No. 856 implements this concept by establishing the light
11 industrial land use designation for the subject site.

12 17. GPA No.856 also makes changes to the General Plan to conform to Senate Bill No.
13 169 that was signed into law in 2013. This legislation was not anticipated or
14 contemplated at the time the RCIP General Plan was developed and constitutes
15 special circumstances not anticipated during the development and adoption of the
16 RCIP General Plan. For the reasons set forth above, GPA No. 856 is consistent
17 with the goals and policies of the Pass Area Plan and with all policies of the
18 Riverside County General Plan.

19 18. For the reasons set forth above, GPA No. 856 does not involve a change in or
20 conflict with the Riverside County Vision and conforms to the fundamental values
21 stated in the Riverside County Vision.

22 19. GPA No. 856 will not be detrimental to public health, safety, or welfare.

23 20. The findings of the initial study performed pursuant to Environmental Assessment
24 No. 41355, a copy which is attached hereto, are incorporated herein by reference.
25 The Environmental Assessment determined that the proposed general plan
26 amendment would not have any potentially significant impacts and concluded that
27 the project would not have a significant effect on the environment.
28

1 **BE IT FURTHER RESOLVED** by the Board of Supervisors that it **ADOPTS** the Negative
2 Declaration for Environmental Assessment No. 41355, and **ADOPTS** General Plan Amendment No. 856
3 as described herein and shown on the exhibit titled "GPA00856 Proposed General Plan, Exhibit 6",
4 "Figure C-9 Proposed Scenic Highways" and "Figure 9 The Pass Area Plan Proposed Scenic Highways."

5 **C. General Plan Amendment No 1125 (GPA No. 1125)** is a proposal to amend the Land
6 Use Element by amending the land use designation from Agriculture: Agriculture
7 (AG:AG 10 acre minimum) to Community Development: Medium Density Residential
8 (CD:MDR) (2-5 Dwelling Units Per Acre), and Community Development: Commercial
9 Retail (CD:CR) as shown on Exhibit 6 titled " CZ07814 GPA01125 TR36590 SP00385
10 PROPOSED GENERAL PLAN", a copy of which is attached hereto and incorporated
11 herein. GPA No. 1125 also updates Table 3 "Adopted Specific Plans in Eastern Coachella
12 Valley Area Plan" of the Eastern Coachella Valley Area Plan to include Specific Plan No.
13 385. General Plan Amendment No. 1125 is associated with Change of Zone No. 7814 and
14 Environmental Assessment No. 42633, which were considered concurrently with this
15 amendment at public hearings before the Planning Commission and the Board of
16 Supervisors. Change of Zone No. 7814 changes the zoning classification from Light
17 Agriculture 10 acre minimum to Specific Plan in accordance with exhibit 3 titled
18 "CZ07814 GPA01125 TR36590 SP00385 PROPOSED ZONING" a copy of which is
19 attached hereto and incorporated by reference. The Planning Commission recommended
20 approval of GPA No. 1125 on December 3, 2014 and the Board of Supervisors tentatively
21 approved GPA No. 1125 on March 10, 2015.

22 **BE IT FURTHER RESOLVED** by the Board of Supervisors, based on the evidence presented
23 on this matter, both written and oral, including Environmental Assessment No. 42633, that:

- 24 1. The site is located in the Eastern Coachella Valley Area Plan.
- 25 2. The site is located within a Community Development overlay.
- 26 3. The Eastern Coachella Valley Area Plan Land Use Map determines the extent,
27 intensity, and location of land uses within the Eastern Coachella Valley.

- 1 4. The project site is currently designated Agriculture (AG:AG 10 acre minimum), in
2 the Eastern Coachella Valley Area Plan
- 3 5. The Land Use Designations on surrounding parcels are Agriculture (AG:AG 10
4 acre minimum) to the north, east and south and City of La Quinta to the west.
- 5 6. General GPA No. 1125 involves an Agricultural Foundation Component
6 Amendment. The General Plan establishes Agricultural Foundation Amendment
7 cycles in 2 ½ year increments. The first cycle began on January 1, 2004 and ended
8 on June 30, 2006. GPA No. 1125 falls within the fifth cycle which began on
9 January 1, 2014 and ends on June 30, 2016. Within each cycle, up to seven percent
10 (7%) of all land designated as Agriculture may be changed to another foundation
11 and land use designation without additional review by the Agricultural Task Force.
- 12 7. General Plan No. 1125 involves land within the Eastern Coachella Valley Area
13 Plan and the Western Coachella Valley Area Plan. GPA No. 1125 converts 80.90
14 acres of property located within the Agriculture Foundation Component to the
15 Community Development: Medium Density Residential (CD:MDR) (2-5 Dwelling
16 Units Per Acre), and Community Development: Commercial Retail (CD:CR).
17 Based on County records no conversions have occurred in the Eastern Coachella
18 Valley Area Plan and the Western Coachella Valley Area Plan category since
19 January 1, 2014, therefore, GPA No. 1125 will not trigger the 7% threshold.
- 20 8. GPA No. 1125 is consistent with the Vision for Riverside County. In particular,
21 the Vision for Riverside County states that housing and providing shelter is one of
22 the most basic community needs and for leaders to accept the necessity to provide
23 housing for the County's growing population. The proposed Amendment is
24 consistent with the Vision as it is providing housing and shelter to meet the needs
25 of the County's growing population.
- 26 9. The Land Use Element of the General Plan also encourages a "balanced mixtures
27 of land uses, including commercial, office, industrial, agriculture, and open space,
28 as well as a variety of residential product types, densities, and intensities in

1 appropriate locations that respond to a multitude of market segments". The
2 proposed Amendment would positively contribute towards the purposes of the
3 General Plan and County Vision by providing housing opportunities for a growing
4 population. Therefore, the proposed Amendment contributes to the County's Vision
5 and does not change or conflict with it.

6 10. In accordance with Article II, Section 2.4 of Ordinance No. 348, GPA No. 1125
7 contributes to the purposes of the General Plan and is not detrimental to them. The
8 project is also consistent with a number of principles and policies in the General
9 Plan and Eastern Coachella Valley Area Plan including the following:

- 10 a. LU 8.3. "Incorporate open space community green-belt separators, and
11 recreational amenities into Community Development areas to enhance
12 recreational opportunities and community aesthetics, and improve the
13 quality of life". The project provides a variety of public and private
14 recreational facilities including a 100-foot wide community separator green-
15 belt buffer separating agriculture uses with denser units, open space parks
16 and recreational amenities.
- 17 b. LU 17.2. "Require that adequate and available circulation facilities, water
18 resources, sewer facilities, and/or septic capacity exist to meet the demands
19 of the proposed land use". The project has adequate facilities to provide the
20 needs and services of its residents as outlined in the project's environmental
21 assessment. A master plan of circulation, sewer and water have been
22 prepared and included in Specific Plan No. 385.
- 23 c. LU 22.10. "Require that residential units/projects be designed to consider
24 their surroundings and to visually enhance, not degrade, the character of the
25 immediate area". The proposed project has been designed to act as a
26 transitional buffer in densities between the higher density areas in the City
27 of La Quinta to the west of the project site, and the more rural agricultural
28 uses to the east of the project. Specific Plan No. 385 also incorporates

1 design guidelines that will ensure that the project is visually attractive and
2 consistent with intended character of the area. The design guidelines
3 addresses building architecture, landscaping, and community elements such
4 as trails, walls, fencing, and parks.

5 d. LU 22.4. "Accommodate the development of a variety of housing types,
6 styles and densities that are accessible to and meet the needs of a range of
7 lifestyles, physical abilities, and income levels". The proposed project will
8 provide a variety of housing opportunities in a rural style that is compatible
9 with its rural surrounding properties. The project proposes lots sizes
10 between 4,000 sq.ft. to 3/4 acres. The differing lot sizes and housing
11 products will appeal to different sectors in the markets from large rural
12 estate living with equestrian opportunities to smaller lots with villa types
13 homes.

14 e. ECVAP 1.1. "Prepare a detailed land use plan, with community
15 development policies, for the Vista Santa Rosa Community that will:
16 provide for a harmonious blend of country club, residential, commercial,
17 rural, agricultural, and equestrian uses and community facilities in this area,
18 and promote unifying community themes through signs, landscaping, scale
19 of development, and trail and road facilities for the community". Since this
20 policy was approved in 2003, a Vista Santa Rosa Conceptual Land Use Plan
21 (VSRCLUP) and Community Design Guidelines have been prepared. The
22 VSRCLUP was approved by the County Board of Supervisors to guide
23 community development in the Vista Santa Rosa area. The VSRCLUP is
24 consistent with this policy of preparing a detailed land use plan for the Vista
25 Santa Rosa area. The project is consistent with VSRCLUP and this policy.

26 f. ECVAP 4.1. "Require the inclusion of outdoor lighting features that would
27 minimize the effects of the nighttime sky and wildlife habitat areas". The
28 project includes the use of outdoor bollard lighting at the entrances and

1 along the roundabouts and internal streets which will help reduce the
2 lighting impacts and preserve the character of the night skies.

3 g. OS 19.3. "Review proposed development for the possibility of cultural
4 resources and for compliance with the cultural resource program". A Phase
5 I and Phase II Cultural Resource studies have been prepared for the project
6 consistent with County and State protocols. The Native American Torres
7 Martinez Tribe was contacted, consulted, and involved in the cultural
8 review process. The studies concluded that no significant cultural resources
9 were present on the property.

- 10 11. GPA No. 1125 will also create jobs as part of the construction and operations of the
11 master plan community. The project's housing will also bring more people to the
12 local area, therefore, contributing to the area's employment and economic base.
- 13 12. GPA No. 1125 includes a change to the property's Foundation Component and
14 Land Use Designation, which once approved will all be consistent.
- 15 13. GPA No. 1125 will not be detrimental to public health, safety or welfare.
- 16 14. For the reasons set forth above, GPA No. 1125 is consistent with the goals and
17 policies of the Eastern Coachella Valley Area Plan and will all policies of the
18 Riverside County General Plan.
- 19 15. For the reasons set forth above, GPA No. 1125 does not involve a change in or
20 conflict with the Riverside County Vision and conforms to the fundamental values
21 stated in the Riverside County Vision.
- 22 16. The findings of the initial study performed pursuant to Environmental Assessment
23 No. 42633, a copy which is attached hereto, are incorporated herein by reference.
24 The Environmental Assessment determined that the proposed general plan
25 amendment could have impacts on, or be impacted by Biological Resources,
26 Cultural Resources, Geology / Soils, Hazards & Hazardous Materials and Noise.
27 However, it was determined that these impacts were less than significant or would
28 be mitigated to a level of non-significance through the application of adopted

1 County Ordinances and through the measures indicated in the initial study. The
2 initial study concluded that the project, as mitigated, would not have a significant
3 effect on the environment.

4 **BE IT FURTHER RESOLVED** by the Board of Supervisors that it **ADOPTS** the Mitigated
5 Negative Declaration for Environmental Assessment No. 42633, and **ADOPTS** General Plan Amendment
6 No. 1125 as described herein and as shown on Exhibit 6 titled "CZ07814 GPA01125 TR36590 SP00385
7 PROPOSED GENERAL PLAN".

8 D. **General Plan Amendment No. 954 (GPA No. 954)** is a proposal to amend the Land Use
9 Element by amending the Foundation Component and Land Use designations in the
10 Southwest Area Plan from Rural Community to Community Development and to amend
11 the General Plan Land Use designation from Estate Density Residential (EDR) (2 acre
12 minimum lot size) to Medium Density Residential (MDR) (2-5 D.U./Ac.) and Medium
13 High Density Residential (MHDR) (5-8 D.U./Ac.) on approximately 53.94 acres located
14 Northerly of Benton Road, easterly of Washington Street, southerly of Yates Road,
15 westerly of Lake Skinner Recreational Area in the Rancho California Zoning Area of the
16 Third Supervisorial District, as shown on Exhibit 7 titled "GPA00954 Staff Recommended
17 General Plan" a copy of which is attached hereto and incorporated herein by reference.
18 General Plan Amendment No. 954 is associated with Change of Zone No. 7739 and
19 Environmental Assessment No. 41782, which were considered concurrently with this
20 amendment at the public hearings before the Planning Commission and the Board of
21 Supervisors. Change of Zone No. 7739 proposes to change the zoning classification from
22 Light Agriculture 5-Acre Minimum (A-1-5) to Planned Residential (R-4), as shown on the
23 exhibit titled "GPA00954 CZ7739 Proposed Zoning Exhibit 3" a copy of which is attached
24 hereto and incorporated herein by reference. The Planning Commission recommended
25 approval of GPA No. 954 on September 17, 2014 and the Board of Supervisors tentatively
26 approved GPA No. 954 on November 4, 2014.

27 **BE IT FURTHER RESOLVED** by the Board of Supervisors, based on the evidence presented on
28 this matter, both written and oral, including Environmental Assessment No. 41782, that:

1. The site is located in the Southwest Area Plan.
2. The Southwest Area Plan Land Use Map determines the extent, intensity, and location of land uses within the Southwest Area.
3. The site is currently designated Rural Community: Estate Density Residential (RC:EDR) allowing 2 acre minimum lots within the Rural Community Foundation Component.
4. General Plan Amendment No. 954 is a foundation amendment timely filed for the Eight-Year General Plan Review Cycle. It changes the Southwest Area Plan land use designation on approximately 53.94 acres by amending the General Plan Foundation Component from Rural Community to Community Development, and the Land Use Designation from Estate Density Residential (RC:EDR) to Medium Density Residential (MDR) (2-5 D.U./Ac.) and Medium High Density Residential (MHDR) (5-8 D.U./Ac.) as shown on Exhibit No. 7 titled "GPA00954 Staff Recommended General Plan".
5. The project site is surrounded by properties which are designated Medium Density Residential (MDR) to the north, Public Facility (PF) and Open Space Conservation Habitat(OS-CH) to the east, Estate Density Residential (EDR) to the south, and Commercial Retail(CR), Open Space Conservation (OS-C) and Rural Community Estate Density Residential to the west of the project location.
6. The project site's current zoning is Light Agriculture- 5 Acre Minimum (A-1-5).
7. The project site is surrounded by properties which are zoned Rural Residential (RR) to the east, One Family Dwelling (R-1) to the north, Specific Plan (SP) and Mobile Home Subdivisions-2 ½ Acre Minimum (R-T-R-2 ½) to the west, and Residential Agricultural-2 ½ Acre Minimum (R-T-R-2 ½) to the south of the project area.
8. The Riverside County Vision discusses many concepts including housing, population growth, community, and transportation. The proposed change does not conflict with the Riverside County Vision, or create an inconsistency because the

1 General Plan envisioned the project's area as a mix of rural and urban densities.
2 More specifically, the project offers a full range of housing which increases the mix
3 of densities in the area, respects the need for appropriate density transitions, and
4 builds communities near schools, which are new to this area since 2003.
5 Additionally, the infrastructure required to support this proposed density is existing
6 in the area and the project respects the biological corridors through the appropriate
7 transition to the conservation area east of the site.

8 9. New conditions or circumstances disclosed during the review process justify
9 modifying the General Plan. Since 2003, the State has located a new school campus
10 across the street from the project site. This school campus is intended to
11 accommodate the existing population and growth in the area. Higher density is
12 best suited near a school site. This helps create the shortest distance for school
13 children to get to the school that serves them. In 2003 when the project area was
14 designated Estate Density, there was no school in the area. With the new school
15 site existing two charter schools have been constructed and a high school is
16 planned. The Estate Density Designation currently featured on the site is no longer
17 in the best interest of the community as urban density near schools help foster
18 walkability.

19 10. General Plan No. 954 is also considered a Policy/Entitlement Amendment. In
20 accordance with Article II, Section 2.4 of Riverside County Ordinance No. 348,
21 General Plan Amendment No. 954 does not change or conflict with any General
22 Planning Principle set forth in General Plan Appendix B. Specifically, Principal
23 1.C. discusses the different maturity rates of different communities. This
24 community is ready for this increase in density due to the addition of the school
25 campus. Additionally, the ultimate roadway width of Washington Street has begun
26 construction, utilities not present in 2003 are now available at the site, additional
27 development has been approved in the area and new Specific Plans are proposed in
28 the vicinity that are also proposing to increase density. Therefore, the project is

1 consistent with Principle I.G. which encourages efficient land use by encouraging
2 compact and transit-adaptive development on regional and community scales.

- 3 11. Principle II.A. encourages environmentally sensitive community design and
4 Principle II.B. includes habitat preservation. This project is located within Criteria
5 Cell 5567 of the Western Riverside County Multiple Species Habitat Conservation
6 Plan. On June 6, 2011 a letter submitted by the Environmental Planning Division
7 for the County of Riverside identified that the MSHCP conservation required was
8 not outlined for this particular property. The project is consistent with all provisions
9 of the mulit-species habitat conservation plan (MSHCP).
- 10 12. Principle IV.A.1 discusses the need for a variety of housing options and densities.
11 GPA NO. 954 will promote a greater diversity on lot sizes in this area and housing
12 options near the new set of schools.
- 13 13. Principle IV.A.3 and 4 discusses the need to distribute density in a rational way and
14 that density should transition from urban centers to small cities to rural county
15 villages. This community is ready for this increase in density for the reasons set
16 forth above. Additionally, GPA No. 954 places high density housing close to the
17 schools helping facilitate pedestrian activity, medium density residential adjacent to
18 the open space areas and medium density closer to existing estate homes to provide
19 for a gradual density transition among the homes.
- 20 14. As outlined in the consistency with the principals above, the project is consistent
21 with the policies and purposes of the General Plan and would not create an internal
22 inconsistency.
- 23 15. For the reasons set forth above, GPA No. 954 is consistent with the goals and
24 policies of the Southwest Area Plan and will all policies of the Riverside County
25 General Plan.
- 26 16. For the reasons set forth above, GPA No. 954 does not involve a change in or
27 conflict with the Riverside County Vision and conforms to the fundamental values
28 stated in the Riverside County Vision.

1 17. GPA No. 954 will not be detrimental to public health, safety or welfare.

2 18. The findings of the initial study performed pursuant to Environmental Assessment
3 No. 41782, a copy of which is attached hereto, are incorporated herein by
4 reference. The Environmental Assessment determined that the proposed general
5 plan amendment could have impacts on, or be impacted by Traffic. However, it
6 was determined that these impacts were less than significant or would be mitigated
7 to a level of non-significance through the application of adopted County
8 Ordinances and through the measures indicated in the initial study. The initial
9 study concluded that the project, as mitigated, would not have a significant effect
10 on the environment.

11 **BE IT FURTHER RESOLVED** by the Board of Supervisors that it **ADOPTS** the Mitigated
12 Negative Declaration for Environmental Assessment No. 41782, and **ADOPTS** General Plan Amendment
13 No. 954 as described herein and as shown on the revised General Plan Land Use Exhibit No. 7 titled
14 "GPA00954 Staff Recommended General Plan"

15 E. **General Plan Amendment General Plan Amendment No. 1137 (GPA No. 1137)**
16 proposes to amend the Land Use Element by changing the land use designations from
17 Community Development: Light Industrial (CD:LI) and Rural: Rural Residential (R:RR)
18 to Community Development: Medium Density Residential (MDR) (2-5 D.U./Ac.) and
19 Open Space: Recreation (OS:REC) on approximately 12.3 acres northerly of Gentle Wind
20 Drive, easterly of Retreat Parkway, southerly of Knabe Road, and westerly of Forest
21 Boundary Parkway in the Glen Ivy Zoning Area of the First Supervisorial District, as
22 shown on Exhibit 6 titled "CZ07821 GPA01137 TR35249 PROPOSED GENERAL
23 PLAN" a copy of which is attached hereto and incorporated herein by reference. General
24 Plan Amendment No. 1137 is associated with Change of Zone No. 7821, Tentative Tract
25 Map No. 35249, Variance No. 1895 and Environmental Assessment No. 42676, which
26 were considered concurrently with this amendment at the public hearings before the
27 Planning Commission and the Board of Supervisors. Change of Zone No. 7821 proposes
28 to change the zoning classification from Manufacturing-Service Commercial (M-SC) and

1 Residential Agricultural-2 1/2 acre minimum (R-A 2 1/2) to Planned Residential (R-4) and
2 Open Area Combining Zone Residential Developments (R-5), in accordance with Exhibit
3 3 titled "CZ07821 GPA01137 TR35249 PROPOSED ZONING" a copy of which is
4 attached hereto and incorporated herein by reference. The Planning Commission
5 recommended approval of GPA No. 1137 on February 18, 2015 and the Board of
6 Supervisors tentatively approved GPA No. 1137 on April 27, 2015.

7 **BE IT FURTHER RESOLVED** by the Board of Supervisors, based on the evidence presented on
8 this matter, both written and oral, including Environmental Assessment No. 42676, that:

- 9 1. The site is located in the Temescal Canyon Area Plan.
- 10 2. The Temescal Canyon Area Plan Land Use Map determines the extent, intensity,
11 and location of land uses within the Temescal Canyon Area.
- 12 3. The site is currently designated Rural: Rural Residential (R:RR) allowing 5 acre
13 minimum lots within the Rural Foundation Component and Community
14 Development: Light Industrial (CD:LI).
- 15 4. The project site is surrounded by properties which are designated Community
16 Development: Light Industrial to the north, Community Development: Medium
17 Density Residential to the south, Community Development: Medium High Density
18 to the east, and Rural: Rural Residential and Open Space Conservation to the west
19 of the project location.
- 20 5. The project site's current zoning is Manufacturing Service Commercial (M-SC)
21 and Residential Agriculture 2 1/2 acre minimum (R-A- 2 1/2).
- 22 6. The project site is surrounded by properties which are zoned Manufacturing-
23 Service Commercial to the north, Residential Agricultural-2 1/2 acre minimum and
24 Specific Plan No. 317 (The Retreat) to the south, Specific Plan No. 176 (Wild
25 Rose) to the east and Residential Agricultural-2 1/2 acre minimum and Specific
26 Plan No. 317 (The Retreat) to the west of the project area.
- 27 7. General Plan No. 1137 is considered a Policy/Entitlement because it changes the
28 land use designation of land located entirely within a General Plan Foundation

1 Component and does not change the boundaries of that Foundation Component.
2 Additionally, as provided in the General Plan, an amendment changing land to the
3 Open Space Foundation Component is deemed an Entitlement/Policy Amendment.
4 In accordance with Article II, Section 2.4 of Riverside County Ordinance No. 348,
5 General Plan Amendment No. 1137 does not involve a change or conflict with the
6 Riverside County Vision and contributes to the purposes of the General Plan or, at
7 a minimum, is not detrimental to them and does not involve a change or conflict
8 with any General Planning Principle in General Plan Appendix B. In particular, the
9 Vision for Riverside County states that housing and providing shelter is one of the
10 most basic community needs and for leaders to accept the necessity to provide
11 housing for the County's growing population. The proposed Amendment is
12 consistent with the Vision and General Plan purposes as it is providing housing and
13 shelter to meet the needs of the County's growing population.

14 8. Additionally, the Land Use Element and General Planning Principles in Appendix
15 B encourage a balanced mixtures of land uses, a variety of residential product types
16 and densities and public spaces and parks. Specifically, the project will provide a
17 1.3 acre private park with park amenities to accommodate residents within the
18 project development. Proposed open space lots and the water quality /infiltration
19 basin all bordering the project development's frontage along Forest Boundary Road
20 will be landscaped and planted to match with existing planted landscaping along
21 the opposite side of Forest Boundary Road. The project proposes lots sizes between
22 4,000 sq. ft. to 7,706 sq.ft. and will provide a variety of housing opportunities with
23 three theme designs including Spanish, Country, and Craftsman that range from
24 2,004, 2,113 and 2,405 sq. ft.

25 9. The project is also consistent with a number of policies in the General Plan and the
26 Temescal Canyon Area Plan including the following:
27
28

1 a. LU 17.2. "Require that adequate and available circulation facilities, water
2 resources, sewer facilities, and/or septic capacity exist to meet the demands
3 of the proposed land use".

4 The project has adequate facilities to provide the needs and services of its
5 residents as outlined in the project's environmental assessment.

6 b. LU 22.10. "Require that residential units/projects be designed to consider
7 their surroundings and to visually enhance, not degrade, the character of the
8 immediate area".

9 The proposed project contains hillside relief that will remain undeveloped
10 and will be protected from development with its land use designation to
11 Open Space: Recreation.

12 c. LU 22.4. "Accommodate the development of a variety of housing types,
13 styles and densities that are accessible to and meet the needs of a range of
14 lifestyles, physical abilities, and income levels".

15 The project proposes lots sizes between 4,000 sq. ft. to 7,706 sq.ft. and will
16 provide a variety of housing opportunities with three theme designs
17 including Spanish, Country, and Craftsman that range from 2,004, 2,113
18 and 2,405 sq. ft.

19 10. In accordance with Article II, Section 2.4 of Riverside County Ordinance No. 348,
20 new conditions or circumstances disclosed during the review process justify
21 modifying the General Plan. Since the time of preparation of the General Plan, the
22 economy as a whole, and more specifically the local development market, has
23 undergone drastic changes that could not have been foreseen at the time of
24 preparation of the General Plan. During the Great Recession the housing market
25 was devastated, resulting in the stoppage of construction of new housing units for
26 several years. Consequently, the supply of new housing is substantially behind
27 demand from standard growth rates based on long-term demographic projections.
28 With the economy in recovery, and coupled with a decrease in unemployment rates

1 and low interest rates, the demand for new housing far exceeds the demand for new
2 light industrial uses. These market conditions could not have been foreseen at the
3 time of preparation of the General Plan in 2003, and are special circumstances that
4 warrant a change in land use designation for the property. Additionally, the
5 property is surrounded on three sides by existing residential uses, which can deter
6 future industrial users because of potential complaints from surrounding residents.

- 7 11. The project will also create jobs for the County as part of the construction and
8 operations of the residential community.
- 9 12. For the reasons set forth above, GPA No. 1137 is consistent with the goals and
10 policies of the Temescal Canyon Area Plan and will all policies of the Riverside
11 County General Plan.
- 12 13. For the reasons set forth above, GPA No. 1137 does not involve a change in or
13 conflict with the Riverside County Vision and conforms to the fundamental values
14 stated in the Riverside County Vision.
- 15 14. GPA No. 1137 will not be detrimental to public health, safety or welfare.
- 16 15. The findings of the initial study performed pursuant to Environmental Assessment
17 No. 42676, a copy of which is attached hereto, are incorporated by reference. The
18 Environmental Assessment determined that the proposed general plan amendment
19 could have impacts on, or be impacted by Biological Resources, Cultural
20 Resources, Geology / Soils, Hazards & Hazardous materials and Transportation.
21 However, it was determined that these impacts were less than significant or would
22 be mitigated to a level of non-significance through the application of adopted
23 County Ordinances and through the measures indicated in the initial study. The
24 initial study concluded that the project, as mitigated, would not have a significant
25 effect on the environment.

26 **BE IT FURTHER RESOLVED** by the Board of Supervisors that it **ADOPTS** the Mitigated
27 Negative Declaration for Environmental Assessment No. 42676, and **ADOPTS** General Plan Amendment
28

1 No. 1137 as described herein and as shown on Exhibit 6 titled "CZ07821 GPA01137 TR35249
2 PROPOSED GENERAL PLAN".

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

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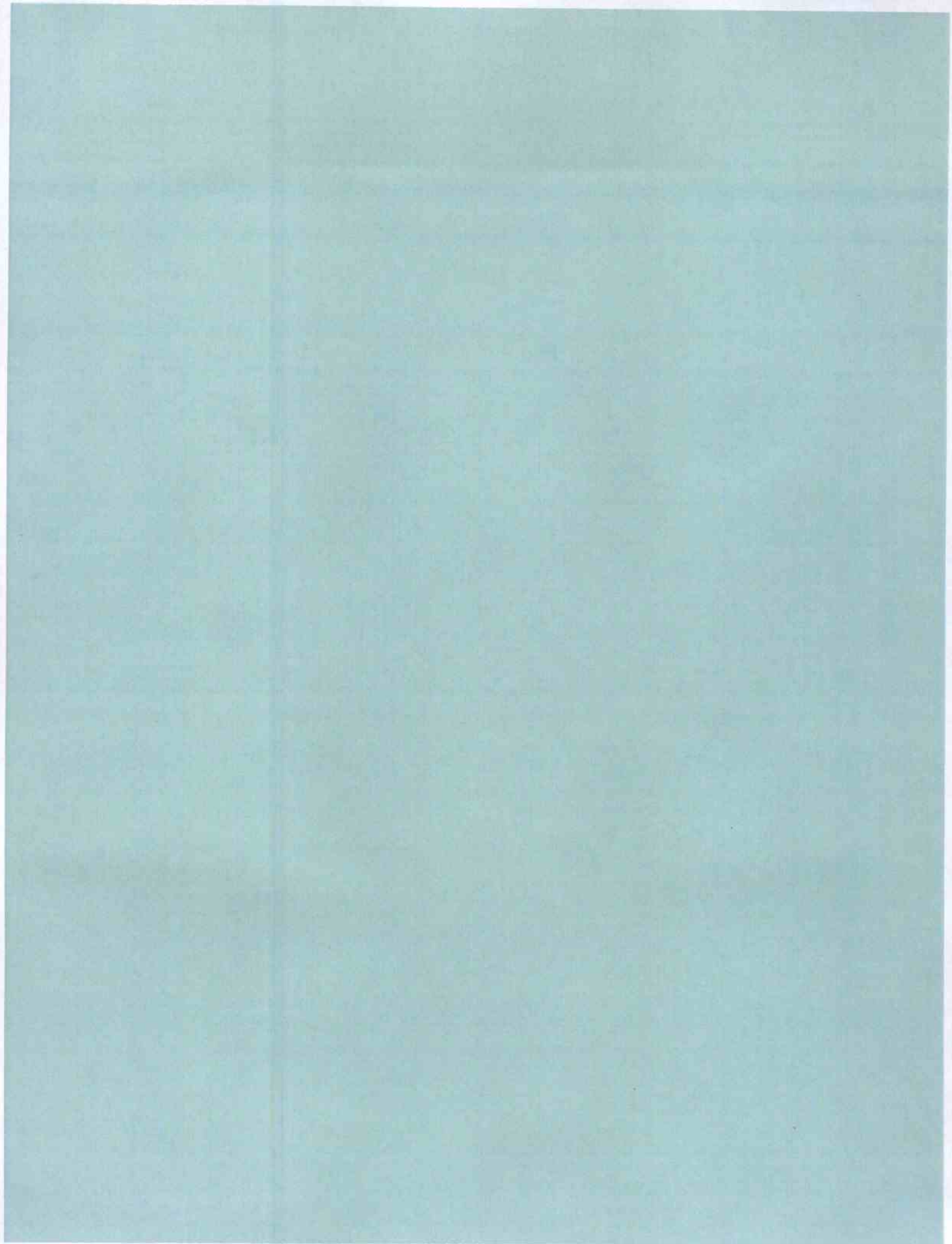
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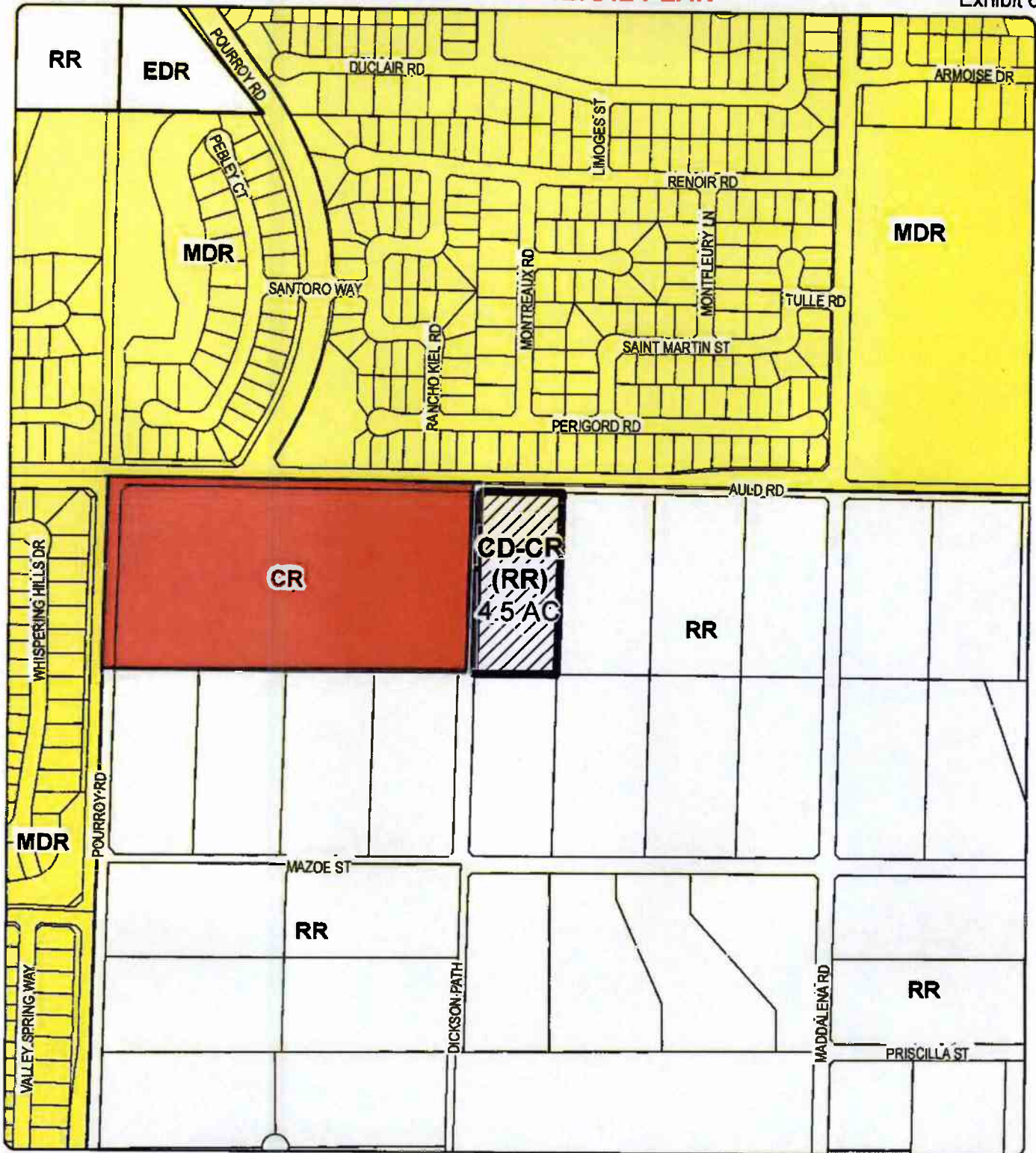
RIVERSIDE COUNTY PLANNING DEPARTMENT

CZ07822 GPA00945D1

PROPOSED GENERAL PLAN

Supervisor Stone
District: 3

Date Drawn: 05/30/2014
Exhibit 6



Zoning Area: Rancho California
Township/Range: T7SR2W
Section: 9

Assessors Bk. Pg. 964-05-05
Thomas Bros. Pg. 929 E2
Edition 2014

DISCLAIMER: On October 7, 2003, the County of Riverside adopted a new General Plan providing new land use designations for unincorporated Riverside County parcels. The new General Plan may contain different types of land use than is provided for under existing zoning. For further information, please contact the Riverside County Planning Department offices in Riverside at (951) 965-3200 (Western County), or in Indio at (760) 863-8277 (Eastern County) or website at <http://www.ltrm.ca.riverside.ca.us/index.html>



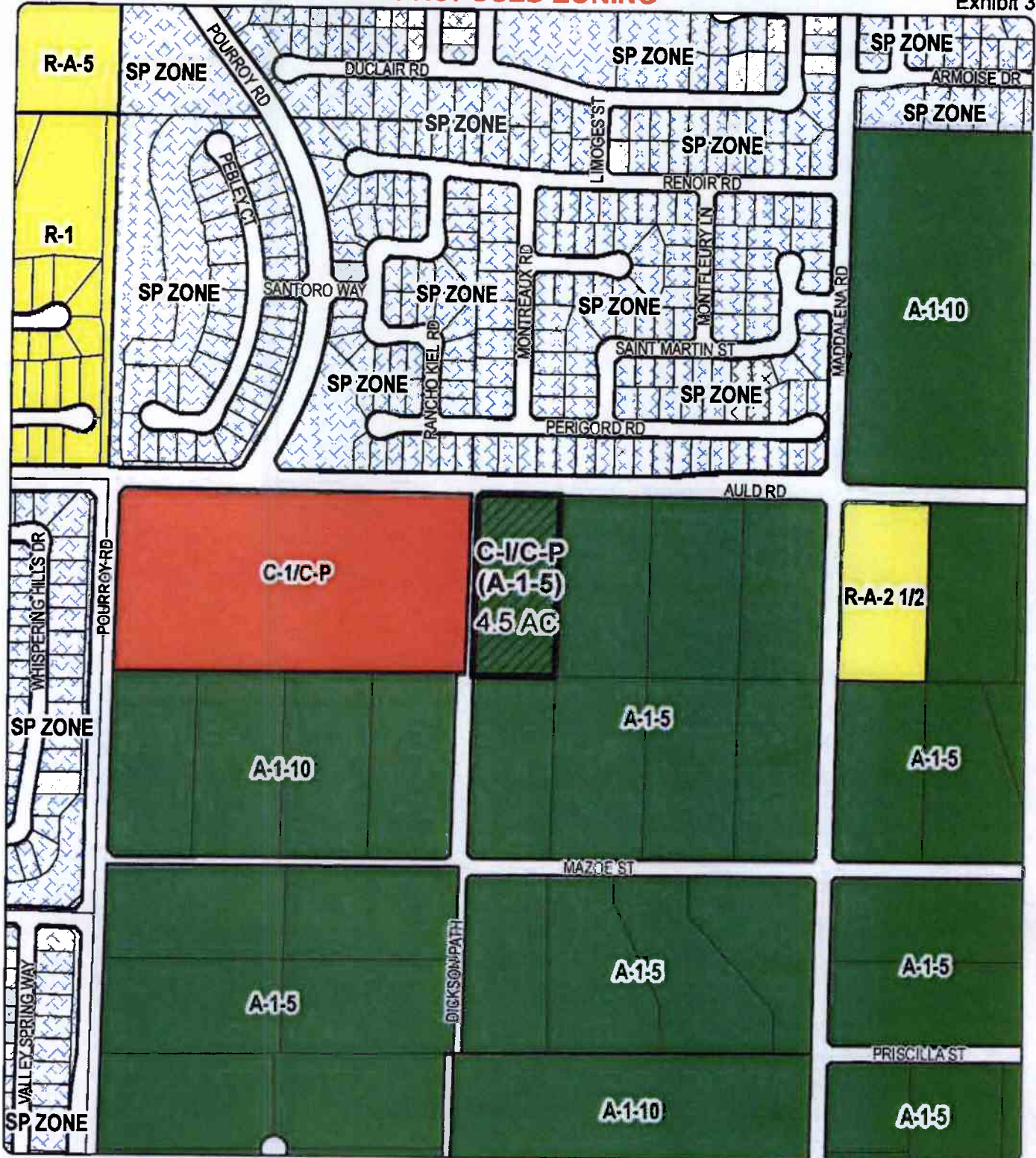
RIVERSIDE COUNTY PLANNING DEPARTMENT

CZ07822 GPA00945D1

PROPOSED ZONING

Supervisor Stone
District 3

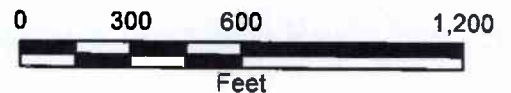
Date Drawn: 05/30/2014
Exhibit 3



Zoning Area: Rancho California
Township/Range: T7SR2W
Section: 9



Assessors Bk. Pg. 964-05-05
Thomas Bros. Pg. 929 E2
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DISCLAIMER: On October 7, 2003, the County of Riverside adopted a new General Plan providing new land use designations for unincorporated Riverside County parcels. The new General Plan may contain different types of land use than is provided for under existing zoning. For further information, please contact the Riverside County Planning Department offices in Riverside at (951) 955-3200 (Western County), or in Indio at (760) 863-8277 (Eastern County) or website at <http://www.rima.co.riverside.ca.us/index.html>

COUNTY OF RIVERSIDE

ENVIRONMENTAL ASSESSMENT FORM: INITIAL STUDY

Environmental Assessment (E.A.) Number: 42679

Project Case Type (s) and Number(s): General Plan Amendment No. 945D1 and Change of Zone No. 7822

Lead Agency Name: County of Riverside Planning Department

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

Contact Person: Larry Ross

Telephone Number: 951-955-9294

Applicant's Name: Mathew Fagan Consulting Services

Applicant's/ Eng Address: 42011 Avenida Vista Lane, Temecula, CA 92591

I. PROJECT INFORMATION

A. Project Description: The General Plan Amendment proposes to amend the General Plan Foundation Component of the subject site from Rural (R) to Community Development (CD) and to amend the General Plan Land Use designation of the subject site from Rural Residential (R:RR) (5 Acre Minimum Lot Size) within the Highway 79 Policy Area to Commercial Retail (CD-CR) (0.20-0.35 Floor Area Ratio). The Change of Zone proposes to change the zoning on the 4.5 acre site from Light Agriculture 5 Acre Minimum (A-1-5) to General Commercial (C-1/C-P).

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

C. Total Project Area: 4.5

Residential Acres: n/a	Lots: n/a	Units: n/a	Projected No. of Residents: n/a
Commercial Acres: 4.5	Lots: 1	Sq. Ft. of Bldg. Area: n/a	Est. No. of Employees: n/a
Industrial Acres: n/a	Lots: n/a	Sq. Ft. of Bldg. Area: n/a	Est. No. of Employees: n/a

D. Assessor's Parcel No(s): 964-050-006

E. Street References: Southeast corner Auld Road and Dickson Path, westerly of Maddalena Road, North of Mazoe Street.

F. Section, Township & Range Description or reference/attach a Legal Description:
Section 9, Township 7 South, Range 2 West

G. Brief description of the existing environmental setting of the project site and its surroundings: Vacant farmland, not under current cultivation.

II. APPLICABLE GENERAL PLAN AND ZONING REGULATIONS

A. General Plan Elements/Policies:

- 1. Land Use:** Once the project is approved, the project is consistent with the provisions of the Land Use Element.
- 2. Circulation:** The project is consistent with the Highway 79 policy area provisions, and all other policies of the Circulation Element.

3. **Multipurpose Open Space:** The project is consistent with the policies of the Open Space Element.
4. **Safety:** The project is consistent with the policies of the Safety Element.
5. **Noise:** The project is consistent with the policies of the Noise Element.
6. **Housing:** The project is consistent with the policies of the Housing Element.
7. **Air Quality:** The project is consistent with the policies of the Air Quality Element.

B. General Plan Area Plan(s): Southwest

C. Foundation Component(s): Rural

D. Land Use Designation(s): Rural: Rural Residential (R:RR)

E. Overlay(s), if any: N/A

F. Policy Area(s), if any: Highway 79 Policy Area

G. Adjacent and Surrounding:

1. **Area Plan(s):** Southwest to the north, south, east and west
2. **Foundation Component(s):** Community Development to the north (SP286) and west, and Rural to the east and south.
3. **Land Use Designation(s):** Community Development Specific Plan to the north, Rural: Rural Residential (R:RR) to the east and south, Community Development: Commercial Retail (CD:CR) to west.
4. **Overlay(s), if any:** None
5. **Policy Area(s), if any:** Highway 79 Policy Area to the north, south, east, and west.

H. Adopted Specific Plan Information

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

I. Existing Zoning: Light Agriculture 5 Acre Minimum (A-1-5)

J. Proposed Zoning, if any: General Commercial (C-1/C-P).

K. Adjacent and Surrounding Zoning: Specific Plan (SP) to the north, General Commercial (C-1/C-P) to the west, and Light Agriculture 5 Acre Minimum (A-1-5) to the south and east.

III. ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED

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

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

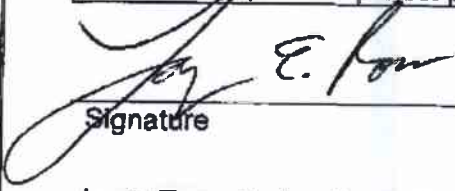
IV. DETERMINATION

On the basis of this initial evaluation:

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

A PREVIOUS ENVIRONMENTAL IMPACT REPORT/NEGATIVE DECLARATION WAS PREPARED
<input type="checkbox"/> I find that although the proposed project could have a significant effect on the environment, NO NEW ENVIRONMENTAL DOCUMENTATION IS REQUIRED because (a) all potentially significant effects of the proposed project have been adequately analyzed in an earlier EIR or Negative Declaration pursuant to applicable legal standards, (b) all potentially significant effects of the proposed project have been avoided or mitigated pursuant to that earlier EIR or Negative Declaration, (c) the proposed project will not result in any new significant environmental effects not identified in the earlier EIR or Negative Declaration, (d) the proposed project will not substantially increase the severity of the environmental effects identified in the earlier EIR or Negative Declaration, (e) no considerably different mitigation measures have been identified and (f) no mitigation measures found infeasible have become feasible.
<input type="checkbox"/> I find that although all potentially significant effects have been adequately analyzed in an earlier EIR or Negative Declaration pursuant to applicable legal standards, some changes or additions are necessary but none of the conditions described in California Code of Regulations, Section 15162 exist. An ADDENDUM to a previously-certified EIR or Negative Declaration has been prepared and will be considered by the approving body or bodies.
<input type="checkbox"/> 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.
<input type="checkbox"/> 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

May 23, 2014

Date

Larry Ross, 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 type="checkbox"/>	<input checked="" type="checkbox"/>

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

Findings of Fact:

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

The proposed project does not provide the opportunity for physical disturbance of the property; therefore, there is no potential for any impacts to scenic resources. The proposed project will change the General Plan designation for the site, which could eventually lead to a higher level of development on the property. Once a development proposal or land use application to subsequently subdivide, grade, or build on the property associated with General Plan Amendment No. 945D1 and Change of Zone No. 7822 is submitted, a subsequent review and Environmental Assessment shall be prepared assessing potential impacts.

Mitigation: No mitigation is required

Monitoring: No monitoring is required

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

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Source: GIS database, Ord. No. 655 (Regulating Light Pollution), Southwest Area Plan Figure 6

Findings of Fact:

a) The proposed project is located within Zone b of the Palomar Nighttime Lighting Policy Area according to figure 6 in the Southwest Area Plan section of the General Plan. However, the project does not provide the opportunity for physical disturbance of the property; therefore, there is no potential for any impacts. The proposed project does not provide the opportunity for physical disturbance of the property; therefore, there is no potential for any impacts to scenic resources. The proposed project will change the General Plan designation for the site, which could eventually lead to a higher level of development on the property. Once a development proposal or land use application to subsequently subdivide, grade, or build on the property associated with General Plan Amendment No. 945D1 and Change of Zone No. 7822 is submitted, a subsequent review and Environmental Assessment shall be prepared assessing potential impacts.

Mitigation: No mitigation is required

Monitoring: No monitoring is required

3. Other Lighting Issues

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

b) Expose residential property to unacceptable light levels?

Source: On-site Inspection, Project Application Description

Findings of Fact:

a-b) The proposed project does not provide the opportunity for physical disturbance of the property; therefore, there is no potential for any impacts to scenic resources. The proposed project will change the General Plan designation for the site, which could eventually lead to a higher level of development on the property. Once a development proposal or land use application to subsequently subdivide, grade, or build on the property associated with General Plan Amendment No. 945D1 and Change of Zone No. 7822 is submitted, a subsequent review and Environmental Assessment shall be prepared assessing potential impacts.

Mitigation: No mitigation is required

Monitoring: No monitoring is required

AGRICULTURE & FOREST RESOURCES Would the project

4. Agriculture

a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland) as shown on the maps prepared pursuant to the Farmland Mapping and

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

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

Findings of Fact:

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

b) There are no Williamson Act contracts on the site. The zoning on the property is zoned Light Agricultural 5 Acre Minimum which is intended for the least intense agricultural uses and the General Plan has a Rural Residential 5 Acre Minimum designation which is intended primarily for large lot single family residential with possible limited agriculture and animal keeping. As a result, the current zoning is consistent with the General Plan. However, the proposed general plan designation and proposed zoning will also be consistent with each other. Therefore, with the change to the general plan and zoning there will be no conflicts with agricultural zoning. There are no substantial impacts.

c-d) The proposed project will change the General Plan designation for the site, which could eventually lead to a higher level of development on the property. Once a development proposal or land use application to subsequently subdivide, grade, or build on the property associated with General Plan Amendment No. 945D1 and Change of Zone No. 7822 is submitted, a subsequent review and Environmental Assessment shall be prepared assessing potential impacts to neighboring agriculturally zoned properties. There are no substantial impacts.

Mitigation: No mitigation is required

Monitoring: No monitoring is required

5. Forest	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
a) Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland				

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

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

Findings of Fact:

a-c) The County has no forest land zoning, nor is the property forested. There will be no impacts.

Mitigation: No mitigation is required

Monitoring: No monitoring is required

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

Source: SCAQMD CEQA Air Quality Handbook

Findings of Fact:

a-f) The proposed land use change would result in an intensification of the use on the site, in terms of building and traffic trips. However, the amount of the increase is too speculative to provide a detailed analysis at this stage. This is a programmatic level CEQA analysis. The General Plan includes assumptions that could be used to estimate floor to area ratio, but the new water quality requirements for the State's mandated Low Impact Development (LID) standards will result in a lower density yield on development of all designations. The proposed change will eliminate residential and create retail,

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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thus decreasing the population for the area, thus not impacting the local Air Quality Management Plans. There are no point source emitters within 1 mile of the proposed site. Once a development proposal or land use application to subsequently subdivide, grade, or build on the property associated with General Plan Amendment No. 945D1 and Change of Zone No. 7822 is submitted, a subsequent review and Environmental Assessment shall be prepared assessing potential impacts to air quality. At this stage, the impacts are considered less than significant.

Mitigation: No mitigation is required

Monitoring: No monitoring is required

BIOLOGICAL RESOURCES Would the project

7. Wildlife & Vegetation

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

Source: GIS database, WRCMSHCP, Nest Season Survey Burrowing Owl Report Change of Zone 07822 General Plan Amendment prepared by Principe and Associates dated April 1, 2014, Western Riverside County Multiple Species Habitat Conservation Plan Consistency Analysis Change of Zone

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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07822 General Plan Amendment prepared by Principe and Associates dated April 1, 2014, review by County Biologist

Findings of Fact:

- a) The report done by Principe and Associates dated April 1, 2014 found that the project does not conflict with the provisions of an adopted Habitat Conservation Plan, Natural Conservation Community Plan, or other approved local, regional, or state conservation plan. No impact.
- b) The project site is fully disturbed by agricultural practices and does not contain native habitats and therefore the project will not impact any habitats. No threatened or endangered species were present on the site, and no habitat is present for any threatened or endangered species. No Impact.
- c) The project site is fully disturbed by agricultural practices and does not contain native habitats and therefore the project will not impact any habitats. No 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 were present on the site, and no habitat is present for any 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. No Impact.
- d) The project will not interfere 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. Possible burrow sites were present on the site for Burrowing Owl, but none were occupied. The habitat present on the site is possible for a Burrowing Owl food source, but it is not ideal and many other sites in the County are far more suited for the Burrowing Owl food sources. Therefore the project's impacts are less than significant.
- e) The project will not 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. No riparian habit or sensitive natural community was identified on the site. No impact.
- f) There are no steams or water bodies present on the site, therefore the project will not 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. No impact.
- g) There are no trees or identified natural resources on the site therefore the project will not conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance. No impact.

Mitigation: No mitigation is required

Monitoring: No monitoring is required

CULTURAL RESOURCES Would the project

8. Historic Resources	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Alter or destroy an historic site?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Cause a substantial adverse change in the significance of a historical resource as defined in California Code of Regulations, Section 15064.5?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source: Project Application Materials, PHASE I ARCHAEOLOGICAL ASSESSMENT ASSESSOR'S PARCEL NO. 964-050-006 French Valley Area Riverside County, California prepared by CRM TECH dated February 27, 2014

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

a-b) Based on aerial maps, there are no historic sites on the property. Additionally, the cultural report did not identify any structures or historic sites. The proposed project does not provide the opportunity for physical disturbance of the property; therefore, there is no potential for any impacts. The proposed project will change the General Plan designation for the site, which could eventually lead to a higher level of development on the property. Once a development proposal or land use application to subsequently subdivide, grade, or build on the property associated with General Plan Amendment No. 945D1 and Change of Zone No. 7822 is submitted, a subsequent review and EA shall be prepared assessing potential ground disturbing cultural impacts.

Mitigation: No mitigation is required

Monitoring: No monitoring is required

9. Archaeological Resources

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

Source: Project Application Materials, PHASE I ARCHAEOLOGICAL ASSESSMENT ASSESSOR'S PARCEL NO. 964-050-006 French Valley Area Riverside County, California prepared by CRM TECH dated February 27, 2014

Findings of Fact:

a-d) A cultural report for the project site was submitted that analyzed the project site for cultural significance. The study determined that there were no recorded archeological sites on the property and the site was determined to be less than significant due to the lack of cultural deposits. The proposed project does not provide the opportunity for physical disturbance of the property; therefore, there is no potential for any impacts. Once a development proposal or land use application to subsequently subdivide, grade, or build on the property associated with General Plan Amendment No. 945D1 and Change of Zone No. 7822 is submitted, a subsequent review and EA shall be prepared assessing potential impacts. Therefore the impact is less than significant.

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

Mitigation: No mitigation is required

Monitoring: No monitoring is required

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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10. Paleontological Resources

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

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

Findings of Fact:

a) According to the General Plan the project is in an area of high sensitivity (high A). The proposed project does not provide the opportunity for physical disturbance of the property; therefore, there is no potential for any impacts at this stage. The proposed project will change the General Plan designation for the site, which could eventually lead to a higher level of development on the property. Once a development proposal or land use application to subsequently subdivide, grade, or build on the property associated with General Plan Amendment No. 945D1 and Change of Zone No. 7822 is submitted, a subsequent review and EA shall be prepared assessing potential impacts. Without ground disturbance the project's impacts are less than significant.

Mitigation: No mitigation is required

Monitoring: No monitoring is required

GEOLOGY AND SOILS Would the project

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

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

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

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Source: Riverside County General Plan Figure S-2 "Earthquake Fault Study Zones," GIS database, Geologist Comments, Update Geotechnical/Geologic Site Review in Support of General Plan Amendment, ±4.5-Acre Site, APN 964-050-006, Located Southeast of the Intersection of Auld Road and Dickson Path, Winchester Area, Riverside County, California prepared by GeoSoils, Inc. dated January 24, 2014.

Findings of Fact:

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

Mitigation: No mitigation is required

Monitoring: No monitoring is required

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) According to the General Plan, the project site is mapped as areas of low liquefaction potential. The proposed project does not provide the opportunity for physical disturbance of the property; therefore, there is no potential for any impacts at this stage. The proposed project will change the General Plan designation for the site, which could eventually lead to a higher level of development on the property. Once a development proposal or land use application to subsequently subdivide, grade, or build on the property associated with General Plan Amendment No. 945D1 and Change of Zone No. 7822 is submitted, a subsequent review and EA shall be prepared assessing potential impacts. Therefore the project's impacts are less than significant.

Mitigation: No mitigation is required

Monitoring: No monitoring is required

13. Ground-shaking Zone

a) Be subject to strong seismic ground shaking?

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

Findings of Fact:

a) Every project in California has some degree of potential exposure to significant ground shaking. The proposed project does not provide the opportunity for physical disturbance of the property; therefore, there is no potential for any impacts. The proposed project will change the General Plan designation for the site, which could eventually lead to a higher level of development on the property. Once a development proposal or land use application to subsequently subdivide, grade, or build on the property associated with General Plan Amendment No. 945D1 and Change of Zone No. 7822 is submitted, a subsequent review and EA shall be prepared assessing potential impacts. This will include adherence to the California Building code, Title 24, which will mitigate to some degree, the potential for ground shaking impacts.

Mitigation: No mitigation is required

Monitoring: No monitoring is required

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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14. Landslide Risk

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

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

Findings of Fact:

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

Mitigation: No mitigation is required

Monitoring: No monitoring is required

15. Ground Subsidence

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

Source: Riverside County General Plan Figure S-7 "Documented Subsidence Areas Map", GIS database, Geologist Comments, Update Geotechnical/Geologic Site Review in Support of General Plan Amendment, ±4.5-Acre Site, APN 964-050-006, Located Southeast of the Intersection of Auld Road and Dickson Path, Winchester Area, Riverside County, California prepared by GeoSoils, Inc. dated January 24, 2014.

Findings of Fact:

a) According to the General Plan, Figure S-7, the site is in an area potentially susceptible to subsidence. However, the geologic report submitted for the project has found that the likelihood of subsidence is very low. For the purposes of a stand-alone General Plan Amendment, the indicated level of subsidence does not preclude the potential development of the property at any level. Therefore, there are no substantial impacts based on the proposed project.

Mitigation: No mitigation is required

Monitoring: No monitoring is required

16. Other Geologic Hazards

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

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Source: Project Application Materials, Update Geotechnical/Geologic Site Review in Support of General Plan Amendment, ±4.5-Acre Site, APN 964-050-006, Located Southeast of the Intersection of Auld Road and Dickson Path, Winchester Area, Riverside County, California prepared by GeoSoils, Inc. dated January 24, 2014.

Findings of Fact:

a) Lake Skinner is located about 1.5 miles to the east of the project site. The project site is located within a Dam Inundation zone for Lake Skinner. According to the geological report "this potential for inundation should be further evaluated by the design civil engineer. Based on the above, the potential for seiche or inundation is considered low to perhaps moderate." The proposed project will change the General Plan designation for the site, which could eventually lead to a higher level of development on the property. Once a development proposal or land use application to subsequently subdivide, grade, or build on the property associated with General Plan Amendment No. 945D1 and Change of Zone No. 7822 is submitted, a subsequent review and EA shall be prepared assessing potential impacts. As that no human occupation or ground disturbance is proposed with this project the impact is less than significant.

Mitigation: No mitigation is required

Monitoring: No monitoring is required

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

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

Findings of Fact:

a-c) The project proposes no grading or construction of any kind, therefore there are no potential impacts to or from slopes. As was previously explained, the site is general flat. Once a development proposal or land use application to subsequently subdivide, grade, or build on the property associated with General Plan Amendment No. 945D1 and Change of Zone No. 7822 is submitted, a subsequent review and EA shall be prepared assessing potential impacts.

Mitigation: No mitigation is required

Monitoring: No monitoring is required

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

Source: Project Application Materials, On-site Inspection

Findings of Fact:

a-c) The project proposes no grading or construction of any kind, therefore there are no potential impacts to soils or septic tanks. The project proposes to increase the intensity of the property. Once a development proposal or land use application to subsequently subdivide, grade, or build on the property associated with General Plan Amendment No. 945D1 and Change of Zone No. 7822 is submitted, a subsequent review and EA shall be prepared assessing potential impacts. Therefore there is no impact.

Mitigation: No mitigation is required

Monitoring: No monitoring is required

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

Source: Project Application Materials, On-site Inspection

Findings of Fact:

a-b) The project proposes no grading or construction of any kind; therefore there are no potential impacts to or from erosion. However, the proposed project will change the General Plan designation for the site, which could eventually lead to a higher level of development on the property. Once a development proposal or land use application to subsequently subdivide, grade, or build on the property associated with General Plan Amendment No. 945D1 and Change of Zone No. 7822 is submitted, a subsequent review and EA shall be prepared assessing potential impacts. Therefore there is no impact.

Mitigation: No mitigation is required

Monitoring: No monitoring is required

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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20. Wind Erosion and Blowsand from project either on or off site.

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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a) Be impacted by or result in an increase in wind erosion and blowsand, either on or off site?

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

Findings of Fact:

a) According to General Plan figure S-8 the project is not located in an area of high wind erosion. Once a development proposal or land use application to subsequently subdivide, grade, or build on the property associated with General Plan Amendment No. 945D1 and Change of Zone No. 7822 is submitted, a subsequent review and EA shall be prepared assessing potential impacts. Therefore there is no impact.

Mitigation: No mitigation is required

Monitoring: No monitoring is required

GREENHOUSE GAS EMISSIONS Would the project

21. Greenhouse Gas Emissions

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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b) Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?

Source: Application Materials

Findings of Fact:

a.-b.) The proposed project is a General Plan Amendment only, there is no ground disturbance proposed. The proposed amendment will increase the potential intensity of the site, which would have an increase in potential impacts because there could be more traffic trips in the area (traffic trips are the largest generator of greenhouse gasses in this area). However, this CEQA analysis is intended to be a programmatic CEQA level review. Any future implementing project on this site will be required to comply with California's AB-32 greenhouse gas reduction requirement. At this stage, it is too speculative to review the specific potential impacts as the size of the proposed development (implementing project) is not known. Additionally, many of the identified potential mitigation for GHG impacts are implemented at the construction level of development. Once a development proposal or land use application to subsequently subdivide, grade, or build on the property associated with General Plan Amendment No. 945D1 and Change of Zone No. 7822 is submitted, a subsequent review and EA shall be prepared assessing potential impacts. Therefore the project's impacts are less than significant.

Mitigation: No mitigation is required

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

HAZARDS AND HAZARDOUS MATERIALS Would the project

22. Hazards and Hazardous Materials

a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?

b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?

c) Impair implementation of or physically interfere with an adopted emergency response plan or an emergency evacuation plan?

d) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?

e) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?

Source: Project Application Materials

Findings of Fact:

a-b, d-e) The project proposes no grading or construction of any kind; therefore there are no potential impacts that could result from the transportation of hazardous materials; nor will the proposed change in land use density result in an increased potential for generating anything hazardous. The site is not listed as a hazardous materials site. Once a development proposal or land use application to subsequently subdivide, grade, or build on the property associated with General Plan Amendment No. 945D1 and Change of Zone No. 7822 is submitted, a subsequent review and EA shall be prepared assessing potential impacts. Therefore, the project has no impact.

c) The project will result in higher development intensity of the site than was proposed in the General Plan in 2003. The increase in intensity may result in an overburden of streets previously identified as evacuation routes for other projects. However, the Transportation Department will require any future development proposals on the site to add mitigation to those projects to assure the streets will accommodate adequate emergency provisions. Therefore, the project has no significant impact.

Mitigation: No mitigation is required

Monitoring: No monitoring is required

23. Airports

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

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

Findings of Fact:

a-d) Based on the General Plan, figure S-19, the project is located within the French Valley Airport Influence area, and in compatibility zone E. The project was reviewed by the Airport Land Use Commission on March 8, 2012 and was found consistent with the plan. Therefore the project is consistent with Airport Master Plans. The project would not result in a safety for people working or residing in the area as that the project is consistent with the Airport Land Use Plan. Once a development proposal or land use application to subsequently subdivide, grade, or build on the property associated with General Plan Amendment No. 945D1 and Change of Zone No. 7822 is submitted, a subsequent review and EA shall be prepared assessing potential impacts. Therefore, the project has no impact.

Mitigation: No mitigation is required

Monitoring: No monitoring is required

24. Hazardous Fire Area

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

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

Findings of Fact:

a) According to General Plan Figure S-11 the project is not located within a Wildfire Susceptibility Area. The project is not within a high fire area, but the project is located within a state fire responsibility area. As that the project site is currently fallow agricultural land and that the project proposes no physical changes to the property, therefore it will not expose people or structures to any risk. Once a development proposal or land use application to subsequently subdivide, grade, or build on the property associated with General Plan Amendment No. 945D1 and Change of Zone No. 7822

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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is submitted, a subsequent review and EA shall be prepared assessing potential impacts. Therefore, the project has no impact.

Mitigation: No mitigation is required

Monitoring: No monitoring is required

HYDROLOGY AND WATER QUALITY Would the project

25. Water Quality Impacts

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

Source: Riverside County Flood Control District Review, GIS database .

Findings of Fact:

a-h) The northwest corner of project is located within a mapped flood zone. However, the project proposes no grading or construction of any kind; therefore there are no potential impacts to or from flood hazards with the exception of dam inundation (see topic in geology regarding seiche). There is no land alteration proposed at this time that would alter any flows, violate any standards, impact ground water resources, create any runoff, or require any BMP's. No additional study of the current conditions was performed at this time because the proposed General Plan Amendment is not

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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proposing any ground alteration at this time. However, the proposed project will change the General Plan designation for the site, which could eventually lead to a higher level of development on the property. Once a development proposal or land use application to subsequently subdivide, grade, or build on the property associated with General Plan Amendment No. 945D1 and Change of Zone No. 7822 is submitted, a subsequent review and EA shall be prepared assessing potential impacts which will include a hydrology analysis. Therefore the project has no impact.

Mitigation: No mitigation is required

Monitoring: No monitoring is required

26. Floodplains

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

NA - Not Applicable U - Generally Unsuitable R - Restricted

	NA	U	R	No Impact
a) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner that would result in flooding on- or off-site?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Changes in absorption rates or the rate and amount of surface runoff?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam (Dam Inundation Area)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Changes in the amount of surface water in any water body?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

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

Findings of Fact:

a, b, d) The northwest corner of the project is located within a flood zone. The project proposes no grading or construction of any kind; therefore there are no potential impacts to or from flood hazards with the exception of dam inundation (see topic in geology regarding seiche). There is no land alteration proposed at this time that would alter any flows, violate any standards, impact ground water resources, create any runoff, or require any BMP's. However, the proposed project will change the General Plan designation for the site, which could eventually lead to a higher level of development on the property. Once a development proposal or land use application to subsequently subdivide, grade, or build on the property associated with General Plan Amendment No. 945D1 and Change of Zone No. 7822 is submitted, a subsequent review and EA shall be prepared assessing potential impacts. Therefore the project has no impact.

c) The project is within a dam inundation area, however the project does not propose any structures and would not expose people injury or death involving flooding as a result of a failure of a levee or

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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dam. Once a development proposal or land use application to subsequently subdivide, grade, or build on the property associated with General Plan Amendment No. 945D1 and Change of Zone No. 7822 is submitted, a subsequent review and EA shall be prepared assessing potential impacts. Therefore, the project has a less than significant impact.

Mitigation: No mitigation is required

Monitoring: No monitoring is required

LAND USE/PLANNING Would the project

27. Land Use

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

b) Affect land use within a city sphere of influence and/or within adjacent city or county boundaries?

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

Findings of Fact:

a-b) The project will result in changes to the Land Use patterns in the area. The area is currently designated for residential uses with a 5 acre minimum lot size. The parcel is currently substandard for the minimum lot size. However, property near the site, specifically to the north has experienced some increases in density over what was adopted with the 2003 General Plan. Based on the widening on Highway 79, and the approval of the Specific Plan to the north, compounded with the fact that the lot was substandard in the first place, the subject site is no longer suitable for residential development. As previously stated, the potential impacts in this EA are being evaluated for the Land Use change only. For these reasons, the Land Use and zoning impacts are considered less than significant.

Mitigation: No mitigation is required

Monitoring: No monitoring is required

28. Planning

a) Be consistent with the site's existing or proposed zoning?

b) Be compatible with existing surrounding zoning?

c) Be compatible with existing and planned surrounding land uses?

d) Be consistent with the land use designations and policies of the General Plan (including those of any applicable Specific Plan)?

e) Disrupt or divide the physical arrangement of an established community (including a low-income or minority community)?

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Source: Riverside County General Plan Land Use Element, Staff review, GIS database

Findings of Fact:

a-e) The project includes a Change of Zone to assure the General Plan and zoning are consistent. The project is consistent with the suburban designations to the north and west. The proposed Land Use change is consistent with all policies of the General Plan and will not be dividing the physical arrangement of any communities. As previously stated, the potential impacts in this EA are being evaluated for the Land Use only. Once a development proposal or land use application to subsequently subdivide, grade, or build on the property associated with General Plan Amendment No. 945D1 and Change of Zone No. 7822 is submitted, a subsequent review and EA shall be prepared assessing potential impacts. For these reasons, the Land Use and zoning impacts are considered less than significant.

Mitigation: No mitigation is required

Monitoring: No monitoring is required

MINERAL RESOURCES Would the project

29. Mineral Resources

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

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

Findings of Fact:

a-d) According to the General Plan figure OS-5 the project is not located in an area known to have mineral resources that would preclude the development of the ultimate density requested in the project. Further, the project proposes no grading or construction of any kind; therefore there are no potential impacts to or from mineral resources. There are no known mines on or near the site. However, the proposed project will change the General Plan designation for the site, which could eventually lead to a higher level of development on the property. Once a development proposal or land use application to subsequently subdivide, grade, or build on the property associated with General Plan Amendment No. 945D1 and Change of Zone No. 7822 is submitted, a subsequent review and EA shall be prepared assessing potential impacts.

Mitigation: No mitigation is required

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

NOISE Would the project result in

Definitions for Noise Acceptability Ratings

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

NA - Not Applicable

A - Generally Acceptable

B - Conditionally Acceptable

C - Generally Unacceptable

D - Land Use Discouraged

30. Airport Noise

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

NA A B C D

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

NA A B C D

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

Findings of Fact:

a-b) According to the General Plan, Figure S-19, the project is located within an airport influence area. As that the project site is currently fallow agricultural land and that the project proposes no physical changes to the property, therefore it will not expose people to excessive noise levels. Once a development proposal or land use application to subsequently subdivide, grade, or build on the property associated with General Plan Amendment No. 945D1 and Change of Zone No. 7822 is submitted, a subsequent review and EA shall be prepared assessing potential impacts. Therefore, the project has no impact.

Mitigation: No mitigation is required

Monitoring: No monitoring is required

31. Railroad Noise

NA A B C D

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

Findings of Fact:

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

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

Monitoring: No monitoring is required

32. Highway Noise

NA A B C D

Source: On-site Inspection, Project Application Materials

Findings of Fact:

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

Mitigation: No mitigation is required

Monitoring: No monitoring is required

33. Other Noise

NA A B C D

Source: Project Application Materials, GIS database

Findings of Fact:

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

Mitigation: No mitigation is required

Monitoring: No monitoring is required

34. Noise Effects on or by the Project

a) A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Exposure of persons to or generation of excessive ground-borne vibration or ground-borne noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Source: Riverside County General Plan, Table N-1 ("Land Use Compatibility for Community Noise Exposure"); Project Application Materials

Findings of Fact:

a-d) The project proposes no grading or construction of any kind. With no structures proposed on the site, and no expressed use permitted, no additional noise analysis is required at this time. The proposed project will change the General Plan designation for the site, which could eventually lead to a higher level of development on the property. Once a development proposal or land use application to subsequently subdivide, grade, or build on the property associated with General Plan Amendment No. 945D1 and Change of Zone No. 7822 is submitted, a subsequent review and EA shall be prepared assessing potential impacts. Therefore, the project will not cause significant impacts.

Mitigation: No mitigation is required

Monitoring: No monitoring is required

POPULATION AND HOUSING Would the project

35. Housing

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

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

Findings of Fact:

a-f) There are currently no residential structures on the subject site, so no displacement will occur. The proposed project will change the Land Use to commercial, thus potentially adding a demand for additional housing through the creation of jobs; however, the project site is small for a commercial property and is not capable of creating a large enough number of jobs to be significant. The impacts are less than significant.

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

Monitoring: No monitoring is required

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

36. Fire Services

Source: Riverside County General Plan Safety Element

Findings of Fact:

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

Mitigation: No mitigation is required

Monitoring: No monitoring is required

37. Sheriff Services

Source: Riverside County General Plan

Findings of Fact:

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

Mitigation: No mitigation is required

Monitoring: No monitoring is required

38. Schools

Source: GIS database

Findings of Fact:

The project would not result in an increased need for schools. As such, the 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 is required

Monitoring: No monitoring is required

39. Libraries

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

Findings of Fact:

The project would not result in an increased need for books and materials for libraries. As such, the impacts would be less than significant.

Mitigation: No mitigation is required

Monitoring: No monitoring is required

40. Health Services

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

Findings of Fact:

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

Mitigation: No mitigation is required

Monitoring: No monitoring is required

RECREATION

41. Parks and Recreation

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

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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b) Would the project include the use of existing neighborhood or regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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c) Is the project located within a Community Service Area (CSA) or recreation and park district with a Community Parks and Recreation Plan (Quimby fees)?

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Source: GIS database, Ord. No. 460, Section 10.35 (Regulating the Division of Land – Park and Recreation Fees and Dedications), Ord. No. 659 (Establishing Development Impact Fees), Parks & Open Space Department Review

Findings of Fact:

a-c) There are no trails or parks proposed or required near the site. Quimby fees are not required on commercial development. There is no CSA for this area and there will be no impacts.

Mitigation: No mitigation is required

Monitoring: No monitoring is required

42. Recreational Trails

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Source: Open Space and Conservation Map for Western County trail alignments

Findings of Fact:

See 41.

Mitigation: No mitigation is required

Monitoring: No monitoring is required

TRANSPORTATION/TRAFFIC Would the project

43. Circulation

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

b) Conflict with an applicable congestion management program, including, but not limited to level of service standards and travel demand measures, or other standards established by the county congestion management agency for designated roads or highways?

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

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

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

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
f) Cause an effect upon, or a need for new or altered maintenance of roads?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
g) Cause an effect upon circulation during the project's construction?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
h) Result in inadequate emergency access or access to nearby uses?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
i) Conflict with adopted policies, plans or programs regarding public transit, bikeways or pedestrian facilities, or otherwise substantially decrease the performance or safety of such facilities?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source: Riverside County General Plan, Highway 79 Policy

Findings of Fact:

a) The project is located within the Highway 79 Policy Area of the General Plan. The current proposal is consistent with the General Plan's Highway 79 Policy Area. The policy area requires that residential development be proposed at 9% below the mid-point of the existing designation due to transportation infrastructure and capacity deficiencies. The proposed project is changing away from residential to Commercial Retail, thus the policy does not apply. The details of the implementing will drive the consistency with any other circulation plans, the Land Use change, by itself, is consistent with the circulation plans.

b) The proposed project will not 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. As previously explained, the proposed project will change the General Plan designation for the site, which could eventually lead to a higher level of development on the property. Once a development proposal or land use application to subsequently subdivide, grade, or build on the property associated with General Plan Amendment No. 945D1 and Change of Zone No. 7822 is submitted, a subsequent review and EA shall be prepared assessing potential impacts.

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

e-i) The project is not proposing any development at the time, therefore there are no design changes to the streets or roads that may increase hazard due to road design. The increase in density will create a need to evaluate the impacts to the existing street design; however, the potential impacts would be too speculative at this stage, because the actual level of impact from the implementing development is not known at this time. The proposed change does not conflict with any adopted policies regarding public transit, bikeways or pedestrian access because the site is rural today, and the proposed change will maintain the rural nature of the area. The efficiency of transit will not change, and therefore not impact any policies regarding transit or other alternative means of travel. Once a development proposal or land use application to subsequently subdivide, grade, or build on the property associated with General Plan Amendment No. 945D1 and Change of Zone No. 7822 is submitted, a subsequent review and EA shall be prepared assessing potential impacts.

Mitigation: No mitigation is required

Monitoring: No monitoring is required

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

See 41.

Mitigation: No mitigation is required

Monitoring: No monitoring is required

UTILITY AND SERVICE SYSTEMS Would the project

45. Water				
a) Require or result in the construction of new water treatment facilities or expansion of existing facilities, the construction of which would cause significant environmental effects?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source: Department of Environmental Health Review

Findings of Fact:

a-b) The project is not proposing any construction at this time. However, the proposed project will change the General Plan designation for the site, which could eventually lead to a higher level of development on the property. An assessment of the availability of water to service the area will be required prior to the approval of an implementing project. This will include a commitment from the water purveyor in that area to provide water to the site (beyond that which already exists). Many of the homes in the area currently use well water. The increase in density will likely require connection to a public water system, the construction of which will have potential impacts. However, at this stage, the specific size and need of water infrastructure to the area would be too speculative to analyze. Once a development proposal or land use application to subsequently subdivide, grade, or build on the property associated with General Plan Amendment No. 945D1 and Change of Zone No. 7822 is submitted, a subsequent review and EA shall be prepared assessing potential impacts. Therefore, the project's impacts are less than significant.

Mitigation: No mitigation is required

Monitoring: No monitoring is required

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

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

Source: Department of Environmental Health Review

Findings of Fact:

a-b) The project is not proposing any construction at this time. However, the proposed project will change the General Plan designation for the site, which could eventually lead to a higher level of development on the property. The homes near project site are currently using septic systems, although the Specific Plan approved to the north of the subject site did bring sewer to the area. Specific permitting is required prior to the use of any septic system. At this stage, the specific size and need of sewer infrastructure to the area would be too speculative to analyze. Once a development proposal or land use application to subsequently subdivide, grade, or build on the property associated with General Plan Amendment No. 945D1 and Change of Zone No. 7822 is submitted, a subsequent review and EA shall be prepared assessing potential impacts.

Mitigation: No mitigation is required

Monitoring: No monitoring is required

47. Solid Waste

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

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

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

Findings of Fact:

a-b) The project is not proposing any construction at this time. However, the proposed project will change the General Plan designation for the site, which could eventually lead to a higher level of development on the property. Once a development proposal or land use application to subsequently subdivide, grade, or build on the property associated with General Plan Amendment No. 945D1 and Change of Zone No. 7822 is submitted, a subsequent review and EA shall be prepared assessing potential impacts. Therefore, the proposed project will have no impact.

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

Monitoring: No monitoring is required

48. Utilities

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

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

Source: Application Materials

Findings of Fact:

a-g) The project is not proposing any construction at this time. At this stage, the specific size and need of infrastructure to the area would be too speculative to analyze. However, the proposed project will change the General Plan designation for the site, which could eventually lead to a higher level of development on the property. Once a development proposal or land use application to subsequently subdivide, grade, or build on the property associated with General Plan Amendment No. 945D1 and Change of Zone No. 7822 is submitted, a subsequent review and EA shall be prepared assessing potential impacts. Therefore, the proposed project will have no impact.

Mitigation: No mitigation is required

Monitoring: No monitoring is required

49. Energy Conservation

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

Findings of Fact:

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

Mitigation: No mitigation is required

Monitoring: No monitoring is required

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

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

Source: Staff review, Project Application Materials

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

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

Source: Staff review, Project Application Materials

Findings of Fact: The project does not have impacts which are individually limited, but cumulatively considerable. The proposal will increase the density of the area, which could potentially impact CEQA study areas cumulatively. At this stage, the specific level of changes is not known, as there is no construction proposed with this project. Once a development proposal or land use application to subsequently subdivide, grade, or build on the property associated with General Plan Amendment No. 945D1 and Change of Zone No. 7822 is submitted, a subsequent review and EA shall be prepared assessing potential impacts.

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

Source: Staff review, project application

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

VI. EARLIER ANALYSES

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Earlier analyses may be used where, pursuant to the tiering, program EIR, or other CEQA process, an effect has been adequately analyzed in an earlier EIR or negative declaration as per California Code of Regulations, Section 15063 (c) (3) (D).

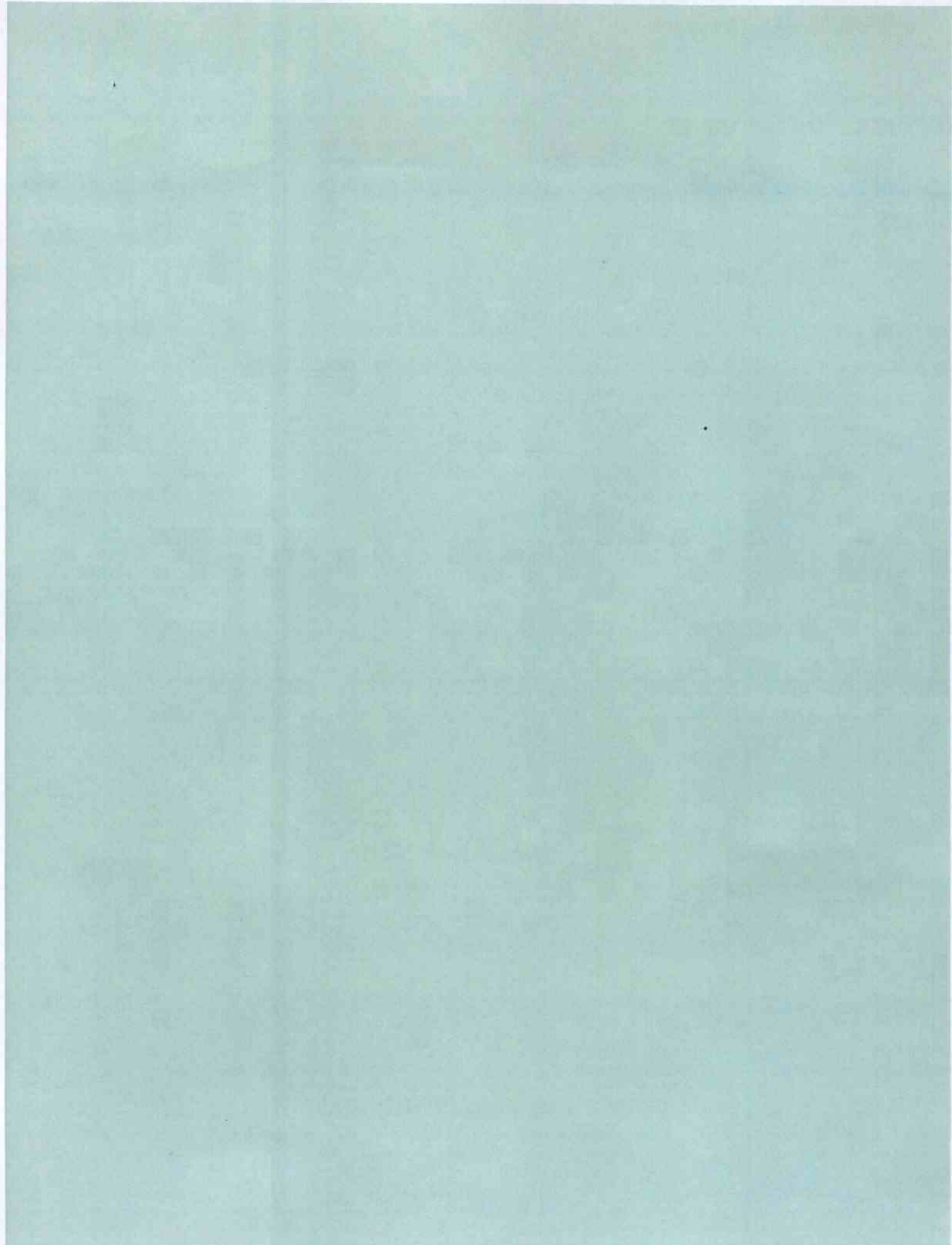
Location Where Earlier Analyses, if used, are available for review:

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

VII. AUTHORITIES CITED

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

Revised: 4/27/2015 10:58 AM
 EA for GPA00945D1



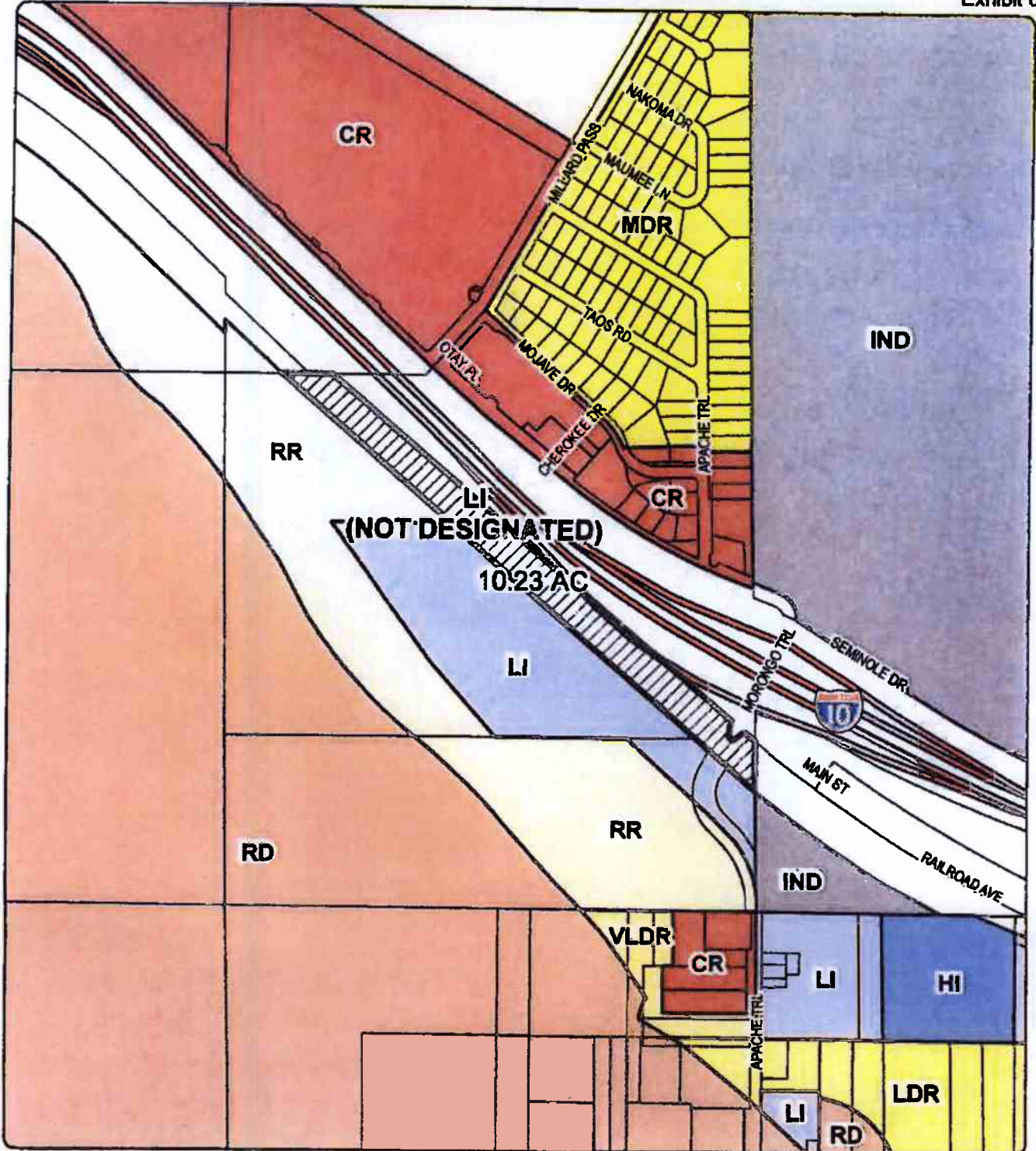
RIVERSIDE COUNTY PLANNING DEPARTMENT

GPA00856

Supervisor Ashley
District 5

PROPOSED GENERAL PLAN

Date Drawn: 09/04/2014
Exhibit 6

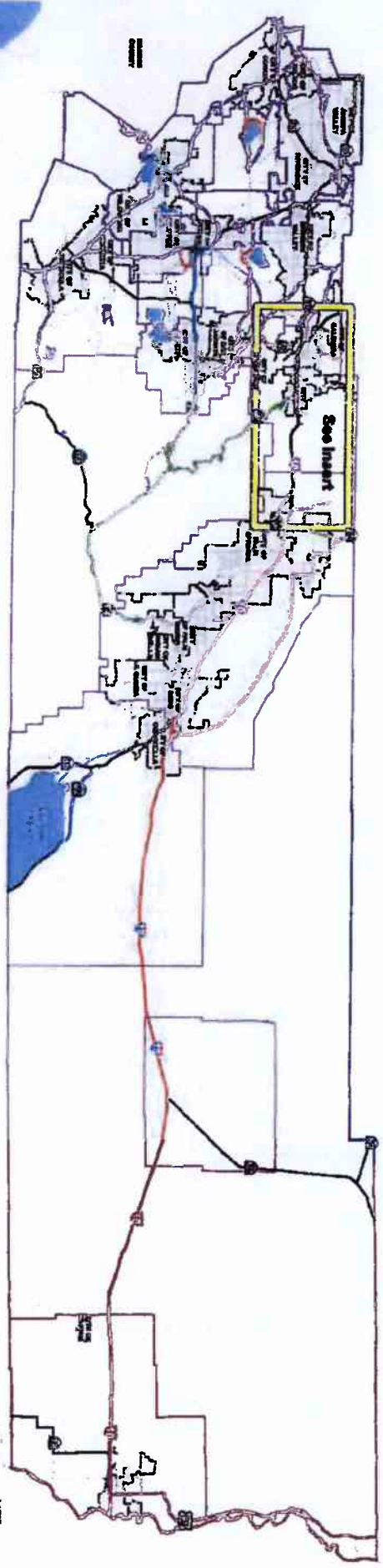


Zoning District: Pass & Desert

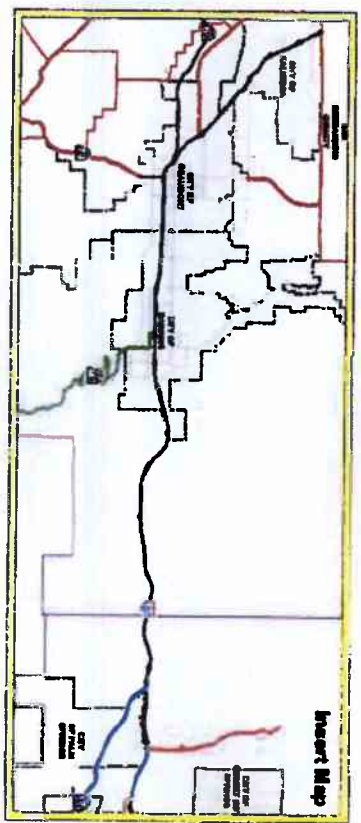
Author: Vinnie Nguyen



DISCLAIMER: On October 7, 2003, the County of Riverside adopted a new General Plan providing new local use designations for unincorporated Riverside County parcels. The new General Plan may contain different types of land use than is provided for under existing zoning. For further information, please contact the Riverside County Planning Department office in Riverside at (951) 955-5200 (Western County) or in Palm Desert at (760) 865-0277 (Eastern County) or Website <http://www.riverside.ca.gov>



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



Data Source: Nevada County (political) 2019

Figure C-9

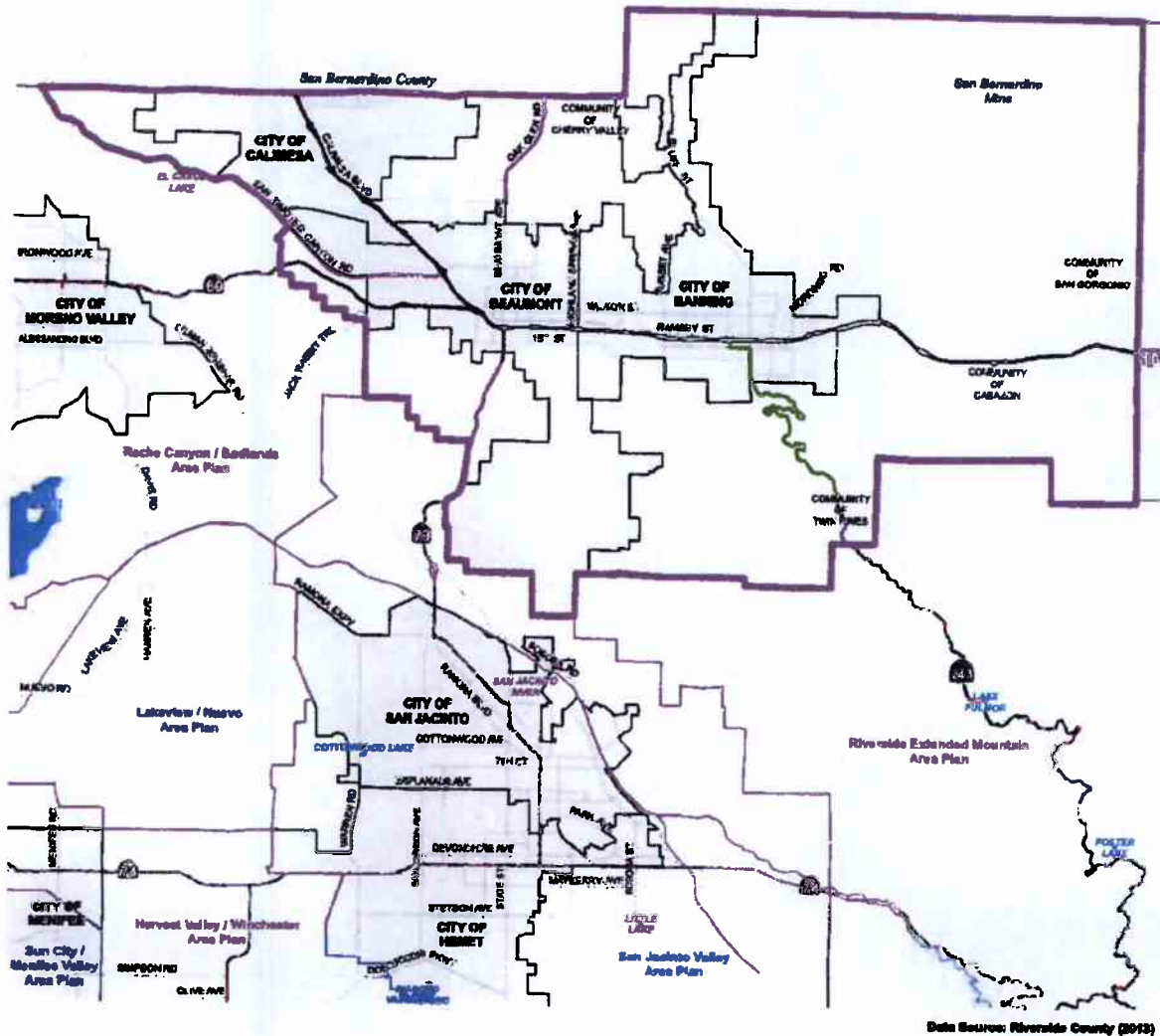
**PROPOSED SCENIC
HIGHWAYS**

November 6, 2014

10 20 Miles

Disclaimer: This map was prepared for the use of the client and is not intended to be used for any other purpose. The client is responsible for the accuracy and completeness of the data provided. The map is not a warranty, representation, or agreement of any kind. The map is provided as a service to the client and is not intended to be used for any other purpose.





Date Source: Riverside County (2012)

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

Figure 9

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

Jay Olivas, Project Planner

Printed Name

November 5, 2014

Date

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
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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

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"/>