

1 welfare.

2 20. The findings of the initial study performed pursuant to Environmental Assessment No.  
3 41355, a copy which is attached hereto, are incorporated herein by reference. The  
4 Environmental Assessment determined that the proposed general plan amendment would  
5 not have any potentially significant impacts and concluded that the project would not have  
6 a significant effect on the environment.

7 **BE IT FURTHER RESOLVED** by the Board of Supervisors that it **ADOPTS** the Negative  
8 Declaration for Environmental Assessment No. 41355, and **ADOPTS** General Plan Amendment No. 856  
9 as described herein and shown on the exhibit titled "GPA00856 Proposed General Plan, Exhibit 6".

10 C. **General Plan Amendment No. 928D1 (GPA No. 928D1)** is a proposal to amend the  
11 General Plan Land Use Element by amending the Foundation Component and Land Use  
12 designations from Rural: Rural Residential (R:RR) to Community Development:  
13 Commercial Tourist (CD:CT) (2-5 D.U./Acre) on approximately 9.09 acres located in the  
14 French Valley area, more specifically, northerly of Raven Court Road, southerly of  
15 Monteleone Meadows Drive, easterly of I-215, and westerly of Briggs Road in the Rancho  
16 California Zoning Area of the Third Supervisorial District, as shown on Exhibit 6 titled  
17 "CZ07863 GPA00928D1 CUP03681 Recommended General Plan Amendment" a copy of  
18 which is attached hereto and incorporated herein by reference. General Plan Amendment  
19 No. 928D1 is associated with Change of Zone No. 7863 and Environmental Assessment  
20 No. 42499, which were considered concurrently with this amendment at the public  
21 hearings before the Planning Commission and the Board of Supervisors. Change of Zone  
22 No. 7863 proposes to change the zoning classification from Rural Residential (RR) to  
23 Scenic Highway Commercial (CPS), as shown on the exhibit titled "CZ07863  
24 GPA0928D1 CUP03681 Proposed Zoning Exhibit 3" a copy of which is attached hereto  
25 and incorporated herein by reference. The Planning Commission recommended approval  
26 of GPA No. 928D1 on April 15, 2015 and the Board of Supervisors tentatively approved  
27 GPA No. 954 on June 30, 2015.  
28

1           **BE IT FURTHER RESOLVED** by the Board of Supervisors, based on the evidence presented  
2 on this matter, both written and oral, including Environmental Assessment No. 42499, that:

- 3           1.     The site is located in the Southwest Area Plan.
- 4           2.     The Southwest Area Plan Land Use Map determines the extent, intensity, and location of  
5           land uses within the Southwest Area.
- 6           3.     The site is currently designated Rural: Rural Residential (R:RR) allowing 5 acre minimum  
7           lots within the Rural Foundation Component.
- 8           4.     General Plan Amendment No. 928D1 is a foundation amendment timely filed for the  
9           Eight-Year General Plan Review Cycle. It changes the Southwest Area Plan land use  
10          designation on approximately 9.09 acres by amending the General Plan Foundation  
11          Component from Rural: Rural Residential (R:RR) to Community Development:  
12          Commercial Tourist (CD:CT) (2-5 D.U./Acre) as shown on Exhibit No. 6 titled "CZ07863  
13          GPA00928D1 CUP03681 Recommended General Plan Amendment".
- 14          5.     The project site is surrounded by properties which are designated Rural: Rural Residential  
15          (R:RR) (5 Acre Minimum) to the north, south, and west, Community Development:  
16          Medium Density Residential (CD:MDR) to the east of the project location.
- 17          6.     The project site's current zoning is Rural Residential (RR)
- 18          7.     The project site is surrounded by properties which are zoned Rural Residential (RR) to the  
19          north, south, east and west.
- 20          8.     The proposed amendment does not conflict with the Riverside County Vision, or create an  
21          inconsistency. Specifically, GPA No. 928D1 is consistent with the following:
  - 22               a.     Community- the proposed project will act as a location for community gatherings  
23               such as weddings, which strengthens the self-sufficiency of the community.
  - 24               b.     Inter-relatedness- The land use change will help the community achieve mutually  
25               beneficial results in as much as the community members will be able to host events  
26               closer to their homes.
  - 27               c.     Balance- the Land Use designation will work in harmony with the surrounding  
28               rural uses, as this is proposed to be a rural event facility, capitalizing on the rural

1 nature of the area.

2 d. Creativity and Innovation- The proposed Land Use designation and the events  
3 center will fit harmoniously in the rural area and work with the elementary/middle  
4 school next door in a way that will be unique, offering tours to the school and events  
5 in a location that will capitalize on the character of the surrounding uses. Events  
6 facilities are not always a good fit in a rural area, this facility, because of the unique  
7 nature of the surrounding uses, will work well.

8 e. Distinctiveness- This Land Use and proposed use are unique. The attributes of the  
9 facility will strengthen the character of the area.

10 9. GPA No. 928D1 is consistent with the principles of the General Plan contained in  
11 Appendix B of the General Plan. Specifically, GPA No. 928D1 is consistent with the  
12 following principles:

13 a. Principle I.C. Maturing Communities, discusses the different maturity rates of  
14 different communities. This community is ready for this increase in intensity as  
15 provided in the Planning Department's staff report.

16 b. Principle I.G. Efficient Land Use, discusses the efficient use of the land. The  
17 intensity proposed by GPA No. 928D1 is appropriate at this time. The school site  
18 next door operates during normal operating hours. The events facility project will  
19 be a good neighbor because it will function largely when the school is not operating  
20 and will not conflict with the neighboring use. The site is bordered to the west by  
21 an open space conservation area, to the east the noise from the use is buffered  
22 through the design, namely stables that are located between the use and the nearest  
23 home to the east, which is also owned by the application (family resides there).  
24 The neighbors to the south are still residential; however the design of the facility is  
25 well away from sensitive receptors.

26 c. Principle VI.3, Rural Development Principles, explains that in areas where rural  
27 character is clearly established, its nature is such that intensification is impractical,  
28 and its current residents/property owners strongly prefer a continued rural lifestyle.

1 The proposed event facility that is associated with GPA No. 928D1 capitalizes on  
2 the rural nature of the surrounding community to provide ambiance for the facility.

3 The design maintains a rural feel, so the character of the rural area will be retained.

- 4 10. New conditions or circumstances disclosed during the review process justify modifying the  
5 General Plan. Since 2003, the State of California elected to build a dual (elementary and  
6 middle) school on the property to the north of the project site. The event center associated  
7 with GPA No. 928D1 contains stables, and capitalizes on the rural nature of the area to  
8 promote an ambiance for the guests of the facility. So while the new school is acting as the  
9 change agent for the General Plan Amendment, the project will still work within the rural  
10 nature of the surrounding area. Additionally, the property to the west of the site has been  
11 designated to place over 300 acres of previously developable land into permanent  
12 conservation. This is important because it will prevent this foundation change from  
13 starting a ripple effect that would continue to erode the rural nature of the area. The new  
14 300 acres of conservation land will act as a hard line to prevent any other urbanizing land  
15 use changes that may be triggered from the applicants proposed change. The area to the  
16 west will continue to be in open space into perpetuity and will ultimately be under  
17 ownership of the Western Riverside County Regional Conservation Authority.
- 18 11. For the reasons set forth above, GPA No. 928D1 is consistent with the policies and  
19 purposes of the General Plan and would not create an internal inconsistency.
- 20 12. For the reasons set forth above, General Plan Amendment No. 928D1 is consistent with the  
21 goals and policies of the Southwest Area Plan and will all policies of the Riverside County  
22 General Plan.
- 23 13. For the reasons set forth above, General Plan Amendment No. 928D1 does not involve a  
24 change in or conflict with the Riverside County Vision and conforms to the fundamental  
25 values stated in the Riverside County Vision.
- 26 14. General Plan Amendment No. 928D1 will not be detrimental to public health, safety or  
27 welfare.
- 28 15. The findings of the initial study performed pursuant to Environmental Assessment No.

1 42499, a copy of which is attached hereto, are incorporated herein by reference. The  
2 Environmental Assessment determined that the proposed general plan amendment and  
3 associated change of zone (the “project”) would not have any potentially significant  
4 impacts and concluded that the project would not have a significant effect on the  
5 environment.

6 **BE IT FURTHER RESOLVED** by the Board of Supervisors that it **ADOPTS** the Negative  
7 Declaration for Environmental Assessment No. 42499, and **ADOPTS** General Plan Amendment No.  
8 928D1 as described herein and as shown on the revised General Plan Land Use Exhibit No. 6 titled  
9 “CZ07863 GPA00928D1 CUP03681 Recommended General Plan Amendment”

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

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

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

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

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

15 10. General Plan Amendment No. 954 is also considered a Policy/Entitlement Amendment. In  
16 accordance with Article II, Section 2.4 of Riverside County Ordinance No. 348, General  
17 Plan Amendment No. 954 does not change or conflict with any General Planning Principle  
18 set forth in General Plan Appendix B and as explained below:

19 a. Principal 1.C. discusses the different maturity rates of different communities. This  
20 community is ready for this increase in density due to the addition of the school  
21 campus. Additionally, the ultimate roadway width of Washington Street has begun  
22 construction, utilities not present in 2003 are now available at the site, additional  
23 development has been approved in the area and new Specific Plans are proposed in  
24 the vicinity that are also proposing to increase density. Therefore, the project is  
25 consistent with Principle I.G. which encourages efficient land use by encouraging  
26 compact and transit-adaptive development on regional and community scales.

27 b. Principle II.A. encourages environmentally sensitive community design and  
28 Principle II.B. includes habitat preservation. This project is located within Criteria

1 Cell 5567 of the Western Riverside County Multiple Species Habitat Conservation  
2 Plan. On June 6, 2011 a letter submitted by the Environmental Planning Division  
3 for the County of Riverside identified that the MSHCP conservation required was  
4 not outlined for this particular property. The project is consistent with all provisions  
5 of the multi-species habitat conservation plan (MSHCP).

6 c. Principle IV.A.1 discusses the need for a variety of housing options and densities.  
7 General Plan Amendment No. 954 will promote a greater diversity on lot sizes in  
8 this area and housing options near the new set of schools.

9 d. Principle IV.A.3 and 4 discusses the need to distribute density in a rational way and  
10 that density should transition from urban centers to small cities to rural county  
11 villages. This community is ready for this increase in density for the reasons set  
12 forth above. Additionally, General Plan Amendment No. 954 places high density  
13 housing close to the schools helping facilitate pedestrian activity, medium density  
14 residential adjacent to the open space areas and medium density closer to existing  
15 estate homes to provide for a gradual density transition among the homes.

16 11. As outlined in the consistency with the principals above, the project is consistent with the  
17 policies and purposes of the General Plan and would not create an internal inconsistency.

18 12. For the reasons set forth above, General Plan Amendment No. 954 is consistent with the  
19 goals and policies of the Southwest Area Plan and will all policies of the Riverside County  
20 General Plan.

21 13. For the reasons set forth above, General Plan Amendment No. 954 does not involve a  
22 change in or conflict with the Riverside County Vision and conforms to the fundamental  
23 values stated in the Riverside County Vision.

24 14. General Plan Amendment No. 954 will not be detrimental to public health, safety or  
25 welfare.

26 15. The findings of the initial study performed pursuant to Environmental Assessment No.  
27 41782, a copy of which is attached hereto, are incorporated herein by reference. The  
28 Environmental Assessment determined that the proposed general plan amendment could



1 have impacts on, or be impacted by Traffic. However, it was determined that these  
2 impacts were less than significant or would be mitigated to a level of non-significance  
3 through the application of adopted County Ordinances and through the measures indicated  
4 in the initial study. The initial study concluded that the project, as mitigated, would not  
5 have a significant effect on the environment.

6 **BE IT FURTHER RESOLVED** by the Board of Supervisors that it **ADOPTS** the Mitigated  
7 Negative Declaration for Environmental Assessment No. 41782, and **ADOPTS** General Plan Amendment  
8 No. 954 as described herein and as shown on Exhibit 6 titled "GPA00954 Staff Recommended General  
9 Plan"

10 **E. General Plan Amendment No. 1123 (GPA No. 1123)** is a proposal to amend the Land  
11 Use Element by amending the Land Use Designation for Parcel 957-320-007, a Rancho  
12 California Water District water tank site, from Restricted Light Industrial and Open Space  
13 to Community Development: Public Facilities (CD:PF) and on Parcels 957-320-018, and  
14 957-320-014 from Industrial Park and Restricted Light Industrial to Community  
15 Development: Public Facilities (CD:PF) on an approximately 161.84 acres of the 716.9  
16 acre Specific Plan, located easterly of Highway 79, westerly of Promontory Parkway, and  
17 northerly of Calistoga Drive in the Rancho California Zoning Area of the Third  
18 Supervisorial District as shown on the exhibit titled "CZ07806 GPA001123 SP00265A  
19 Proposed General Plan, Exhibit 6" a copy of which is attached hereto and incorporated  
20 herein by reference. General Plan Amendment No. 1123 is associated with Change of  
21 Zone No. 7806, Tentative Tract Map No. 36546, Agricultural Case No. 1029 and  
22 Environmental Impact Report No. 540, which were considered concurrently with this  
23 amendment at the public hearing before the Board of Supervisors. Change of Zone No.  
24 7806 proposes to revise the Specific Plan Zoning Ordinance as it pertains to the  
25 renumbering of all Planning Area, the addition of new Planning Areas 14, 15, 16, 17, 19,  
26 21 and 22, revise the entire Specific Plan boundary to eliminate three properties from the  
27 Specific Plan, change the zoning on the three properties from Specific Plan (SP) to  
28 Manufacturing Service- Commercial (MS-C), remove a portion of the Specific Plan that is

1 now in the City of Murrieta, and formalize the Planning Area boundaries in accordance  
2 with “CZ07806 GPA01123 SP00265A1 Proposed Zoning, Exhibit 3” a copy of which is  
3 attached hereto and incorporated herein by reference, on the approximately 716.4 acre site.  
4 The Tentative Tract Map No. 36546 proposes a Schedule “A” subdivision of 161.84 acres  
5 into 269 numbered residential lots and 37 lettered lots for public improvements, water  
6 quality basins, Home Owner Association lots, and open space. Agricultural Case No. 1029  
7 proposes to disestablish Murrieta Hot Springs Agricultural Preserve No. 14. The Board of  
8 Supervisors tentatively approved GPA No. 1123, which was Fast Tracked, on July 21,  
9 2015.

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 Impact Report No. 540, 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 location of  
14 land uses within the Southwest Area.
- 15 3. The site is currently designated Commercial Retail (CR), Commercial Office (CO), Light  
16 Industrial (LI), Public Facilities (PF) within the Community Development Foundation  
17 Component and Conservation (OS-C) within the Open Space Foundation Component.
- 18 4. The project site is surrounded by properties which are designated Business Park (BP),  
19 Public Facilities (PF), Commercial Retail (CR) to the north, Open Space Conservation  
20 (OS-C), Business Park (BP), Medium Density Residential (MDR) to the south, Business  
21 Park (BP), Medium Density Residential (MDR), Medium High Density Residential  
22 (MHDR), Open Space Conservation Habitat (OS-CH) to the east, and Light Industrial (LI),  
23 Business Park (BP) and City of Murrieta to the west of the project location.
- 24 5. The project site’s current zoning is Specific Plan (SP).
- 25 6. The surrounding area includes the following: City of Murrieta to the west, Manufacturing  
26 Service Commercial (M-SC), Industrial Park (I-P), Residential Agriculture-2 ½ acre  
27 minimum (R-A-2 1/2), and Light Agriculture-10 acre minimum (A-1-10) to the north,  
28 Light Agriculture-10 acre minimum (A-1-10), Specific Plan (SP), and Light Agriculture-5

1 acre minimum (A-1-5) to the east, and Specific Plan to the south of the project area.

- 2 7. General Plan Amendment No. 1123 is considered a Policy/Entitlement amendment.
- 3 8. General Plan Amendment No. 1123 is consistent with the General Plan Vision because  
4 modifying the land use designations ensures consistency and integrates the Specific Plan  
5 with the General Plan provisions. The Vision's Plan Integration provides that flexible  
6 planning tools such as mixed use zoning, incentives for creative use of land, overlay  
7 zoning and multiple, flexible use of open space are in common use as the County's  
8 communities mature and new communities take shape.
- 9 9. General Plan Amendment No. 1123 does not conflict with the General Plan Principles in  
10 Appendix B of the General Plan. Specifically, GPA No. 1123 is consistent with the  
11 following:
- 12 a. Principle IV.A.1 fosters a variety in land use choices. The proposed amendment  
13 change will add to the diversity of the land use choices in the area.
- 14 b. Principle III.B.1 provides for the need to foster multi modal transit. The proposed  
15 amendment helps foster multi modal transit by helping to foster airplane use in the  
16 Temecula Valley.
- 17 c. Principle III.F.1 explains that careful coordination is needed for the relationship  
18 between airports and surrounding land uses and that air transportation facilities  
19 need to be integrated into the County. GPA No. 1123 coordinates the surrounding  
20 land uses with the existing French Valley airport.
- 21 10. General Plan Amendment No. 1123 does not conflict with any Foundation component as  
22 the Foundation Component of Community Development remains the same.
- 23 11. One of the General Plan's purposes is to establish a comprehensive and sound database for  
24 further implementation, project evaluation, administration and monitoring. General Plan  
25 Amendment No. 1123 contributes to the achievement of this purpose by changing the  
26 Planning Area designations to be in conformance with comparable designations that are  
27 used in the General Plan, thus creating a one to one relationship between the Specific Plan  
28 and the General Plan. With no deviation in designations between the General Plan and the

1 Specific Plan designations, it allows for ease in evaluation and administration of the  
2 General Plan as a whole since the proposal eliminates inconsistency.

3 12. Special circumstance or conditions have also emerged since 2003 that were unanticipated  
4 in preparing the General Plan. After 2003, ownership of the French Valley Airport runway  
5 extension property changed to the County. Additionally, portions of the existing SP No.  
6 265 were incorporated into the City of Murrieta. With these changes, it is appropriate to  
7 change the Project site's land use designation to be consistent with the airport use, and the  
8 reduction of size and scope of the Specific Plan since portions were annexed into the City  
9 of Murrieta. In addition, it is an opportunity to change the designation of the Water  
10 District Facility to make it consistent with the existing use.

11 13. In accordance with Article II, Section 2.4 of Riverside County Ordinance No. 348 and the  
12 Administration Element of the General Plan, for the reasons set forth above, GPA No.  
13 1123 is consistent with the policies and purposes of the General Plan, would not create an  
14 internal inconsistency, is consistent with the goals and policies of the Southwest Area Plan  
15 and will all policies of the Riverside County General Plan.

16 14. General Plan Amendment No. 1123 will not be detrimental to public health, safety, or  
17 welfare.

18 **BE IT FURTHER RESOLVED** by the Board of Supervisors that it **CERTIFIES** the  
19 Environmental Impact Report No. 540 ("EIR") and finds that the EIR had been completed in  
20 compliance with CEQA and that the EIR was presented to, reviewed and considered by the Board of  
21 Supervisors prior to rendering its decision and that the EIR reflects the independent judgment and analysis  
22 of the Board of Supervisors.

23 **BE IT FURTHER RESOLVED** by the Board of Supervisors that it **ADOPTS** the findings  
24 required by Public Resources Code Section 21081 with respect to each of the significant environmental  
25 impacts of the project identified in the EIR, including the Statement of Overriding Considerations which  
26 are set forth in Resolution No. 2015-205 and incorporated herein by reference.

1           **BE IT FURTHER RESOLVED** by the Board of Supervisors, based on the evidence presented  
2 on this matter, including EIR No. 540 that it **ADOPTS** General Plan Amendments No. 1123 as described  
3 herein and shown on Exhibit 6 titled “CZ07806 GPA001123 SP00265A Proposed General Plan, Exhibit  
4 6” attached hereto.

5           **F.       General Plan Amendment General Plan Amendment No. 1058 (GPA No. 1058)**

6           proposes to amend the Land Use Element by changing the land use designations from  
7 Community Development: Light Industrial (CD:LI) (0.25 – 0.60 floor area ratio) to  
8 Community Development: Commercial Office (CD: CP) (0.35 – 1.0 floor area ratio) on  
9 approximately 3.1 acres located northerly of northeasterly of Harvill Road, southeasterly of  
10 Dree Circle, and westerly of 215 freeway in the North Perris Zoning Area of the First  
11 Supervisorial District, as shown on Exhibit 6 titled “CZ07672 GPA01058 CUP03599  
12 PROPOSED GENERAL PLAN” a copy of which is attached hereto and incorporated  
13 herein by reference. General Plan Amendment No. 1058 is associated with Change of  
14 Zone No. 7672, Conditional Use Permit No. 3599 and Environmental Assessment No.  
15 41981, which were considered concurrently with this amendment at the public hearings  
16 before the Planning Commission and the Board of Supervisors. Change of Zone No. 7672  
17 proposes to change the zoning classification from Manufacturing-Service Commercial (M-  
18 SC) to Commercial Office (C-O), in accordance with Exhibit 3 titled “CZ07672  
19 GPA01058 CUP03599 PROPOSED ZONING” a copy of which is attached hereto and  
20 incorporated herein by reference, on the approximately 3.1 acre site. Conditional Use  
21 Permit No. 3599 proposes to permit the construction of a three-story 52,798 square foot  
22 hotel with 103 room and a detached ancillary one-story 8,937 square foot banquet hall on  
23 the approximately 3.1 acre site. The Planning Commission recommended tentative  
24 approval of General Plan Amendment No. 1058 on April 15, 2015 and the Board of  
25 Supervisors tentatively approved General Plan Amendment No. 1137 on June 2, 2015.

26           **BE IT FURTHER RESOLVED** by the Board of Supervisors, based on the evidence presented on  
27 this matter, both written and oral, including Environmental Assessment No. 41981, that:

- 28           1.       The site is located in the Mead Valley Area Plan.

- 1           2.     The Mead Valley Area Plan Land Use Map determines the extent, intensity, and location  
2           of land uses within the Mead Valley Area.
- 3           3.     The site is currently designated Community Development: Light Industrial (CD: LI) (0.25  
4           – 0.60 floor area ratio).
- 5           4.     The project site is surrounded by properties which are designated Community  
6           Development: Light Industrial and Community Development: Commercial Retail to the  
7           north, Community Development: Light Industrial and Community Development:  
8           Commercial Retail to the south, Community Development: Light Industrial to the east, and  
9           Community Development: Light Industrial and Community Development: Commercial  
10          Retail to the west of the project location.
- 11          5.     The project site’s current zoning is Manufacturing Service Commercial (M-SC).
- 12          6.     The project site is surrounded by properties which are zoned Manufacturing-Service  
13          Commercial to the north, south, east and to the west of the project area.
- 14          7.     General Plan No. 1058 is considered a Policy/Entitlement.
- 15          8.     General Plan Amendment No. 1058 does not conflict with the Vision for Riverside  
16          County. The Vision for Riverside County states that employment is one of the most basic  
17          individual needs and values a growing and diversified job base within Riverside County  
18          residents may find a wide range of income opportunities in the agricultural, commercial,  
19          industrial, office, tourism, and institutional sectors of the economy. GPA No. 10588 is  
20          consistent with the Vision as it is providing job opportunities in the commercial, office,  
21          and tourism sectors that will contribute to growing the economy in the County.
- 22          9.     The Land Use Element of the General Plan also encourages a “balanced mixtures of land  
23          uses, including commercial, office, industrial, agriculture, and open space, as well as a  
24          variety of residential product types, densities, and intensities in appropriate locations that  
25          respond to a multitude of market segments”. The proposed Amendment would positively  
26          contribute towards the purposes of the General Plan and County Vision by providing  
27          housing opportunities for a growing population.
- 28

1           10.    General Plan Amendment No. 1058 would contribute to the achievement of the general  
2           plan principles and policies and would not be detrimental to them. Specifically, GPA No.  
3           1058 is consistent with the following General Plan Principles in Appendix B:

- 4           a.     Principle I.G.1 - Encouraging increased densities and intensities for transit-adaptive  
5           development because the project is proposing an intensive 103 bedrooms located  
6           adjacent to the 215 freeway which is a major freeway corridor.
- 7           b.     Principle III.A.1 - Optimize existing circulation systems because the project is  
8           located adjacent 215 freeway which is a major freeway corridor.
- 9           c.     Principle III.E - Bicycle friendly communities because the project proposes bike  
10          racks to promote alternative modes of transportation.
- 11          d.     Principle IV.A.3.c - Balanced growth by ensuring a balance of jobs, housing and  
12          services within communities because the project will add 28 employees which  
13          contribute to the economy of the Mead Valley area.
- 14          e.     Principle IV.A.6 - Use of infill sites within existing urbanized area because the  
15          vacant project site is located in a regionally urbanized area along the 215 freeway.
- 16          f.     Principle VII.B.1 - Provide employment-generating uses because the project will  
17          create approximately 28 direct jobs related to the hotel facility.
- 18          g.     Principle VII.A.3 - Stimulate growth of businesses focused on national and  
19          international markets because the project is a part of the Marriott hotel company  
20          which has world-wide recognition.
- 21          h.     Principle VII.C.2 - Provide for a range of uses in major transportation/employment  
22          centers because the project is located adjacent to the 215 freeway which is a major  
23          freeway corridor.
- 24          i.     Principle VII.D.1 - Focus on availability of vacant, developable land that can  
25          accommodate a variety of economic enterprises because the project is located on  
26          vacant, desirable land for development which can cater to a variety of economic  
27          enterprise.
- 28

- 1 11. General Plan Amendment No. 1058 does not conflict with any Foundation Component as  
2 GPA No. 1058 does not propose to change the site's Community Development Foundation  
3 Component.
- 4 12. GPA No. 1058 would also improve the ratio of jobs-to-workers in Riverside County by  
5 creating temporary construction jobs as well as permanent jobs in the commercial, office  
6 and tourism sector as GPA No. 1058 is associated with Conditional Use Permit No. 3599  
7 which permits a hotel and banquet hall.
- 8 13. In accordance with Article II, Section 2.4 of Riverside County Ordinance No. 348 and the  
9 Administration Element of the General Plan , for the reasons state above, the project would  
10 not create an internal inconsistency within the General Plan and is consistent with the  
11 General Plan's policies and purposes.
- 12 14. The proposed General Plan Amendment will not be detrimental to public health, safety,  
13 and welfare.
- 14 15. The findings of the initial study performed pursuant to Environmental Assessment No.  
15 41981, a copy which is attached hereto, are incorporated herein by reference. The  
16 Environmental Assessment determined that the proposed general plan amendment would  
17 not have any potentially significant impacts and concluded that the project would not have  
18 a significant effect on the environment.

19 **BE IT FURTHER RESOLVED** by the Board of Supervisors that it **ADOPTS** the Mitigated  
20 Negative Declaration for Environmental Assessment No. 41981, and **ADOPTS** General Plan Amendment  
21 No. 1058 as described herein and as shown on Exhibit 6 titled "CZ07672 GPA01058 CUP03599  
22 PROPOSED GENERAL PLAN".

23 **G. General Plan Amendment General Plan Amendment No. 1126 (GPA No. 1126)**  
24 proposes to amend the Land Use Element by changing the land use designations from  
25 Community Development: Light Industrial (CD:LI) (0.25 – 0.60 floor area ratio) to  
26 Community Development: Medium Density Residential (CD:MDR) (2-5 Dwelling Units  
27 per Acre) on approximately 65.2 acres located southerly of Center Street and easterly of  
28 California Avenue in the University Zoning Area of the Second Supervisorial District, as



1 shown on Exhibit 6 titled "CZ07811 GPA01126 TR36668 PROPOSED GENERAL  
2 PLAN" a copy of which is attached hereto and incorporated herein by reference. General  
3 Plan Amendment No. 1126 is associated with Change of Zone No. 7811, Tentative Tract  
4 No. 36668 No. 3599 and Environmental Assessment No. 42636, which were considered  
5 concurrently with this amendment at the public hearings before the Planning Commission  
6 and the Board of Supervisors. Change of Zone No. 7811 proposes to change the zoning  
7 classification from Manufacturing-Service Commercial (M-SC) and Industrial Park (I-P)  
8 to One Family Dwellings (R-1), in accordance with Exhibit 3 titled "CZ07811 GPA01126  
9 TR36668 PROPOSED ZONING" a copy of which is attached hereto and incorporated  
10 herein by reference, on the approximately 65.2 acre site. Tentative Tract Map No. 36668  
11 proposes a schedule "A" subdivision of 65.2 acres into 200 residential lots on 37.82 acres.  
12 The Planning Commission recommended tentative approval of General Plan Amendment  
13 No. 1126 on July 29, 2015 and the Board of Supervisors tentatively approved General Plan  
14 Amendment No. 1126 on September 1, 2015.

15 **BE IT FURTHER RESOLVED** by the Board of Supervisors, based on the evidence presented on  
16 this matter, both written and oral, including Environmental Assessment No. 42636, that:

- 17 1. The site is located in the Highgrove Area Plan.
- 18 2. The Highgrove Area Plan Land Use Map determines the extent, intensity, and location of  
19 land uses within the Highgrove Area.
- 20 3. The site is currently designated Community Development: Light Industrial (CD: LI) (0.25  
21 – 0.60 floor area ratio).
- 22 4. The project site is surrounded by properties which are designated Community  
23 Development: Medium Density Residential (CD: MDR) and Community Development:  
24 Commercial Retail (CD: CR) to the west, Community Development: Light Industrial (CD:  
25 LI) and Community Development: High Density Residential (CD:HDR) to the north, Open  
26 Space-Conservation (OS-C) and Community Development: Light Industrial (CD:LI) to the  
27 south, Community Development: Medium Density Residential (CD: MDR) and  
28

1 Community Development: Low Density Residential (LDR) to east the of the project  
2 location.

3 5. The project site's current zoning is Manufacturing Service Commercial (M-SC) and  
4 Industrial Park (I-P).

5 6. The project site is surrounded by properties which are zoned Light Agriculture-2 ½ Acre  
6 Minimum (A-1-2 ½), One Family Dwelling (R-1) and One-Family Dwelling-20,000  
7 square feet minimum lot size (R-1-20000) to the east, One-Family Dwelling (R-1) and  
8 General Commercial (C-1/C-P) to the west, and Manufacturing-Service Commercial (M-  
9 SC) and Industrial Park (I-P) to the north, and Manufacturing-Service Commercial (M-  
10 SC) and the City of Riverside to the south of the project area.

11 7. General Plan No. 1126 is considered a Policy/Entitlement.

12 8. General Plan Amendment No. 1126 does not conflict with the Vision for Riverside  
13 County. The County General Plan discusses many concepts which are broken into  
14 categories including housing, population growth, community, transportation, etc. Project  
15 attributes supporting the Vision include the following:

16 a. The Housing Portion of the Riverside County Vision states "Mixed-use  
17 development occurs at numerous urban concentrations in city spheres and  
18 unincorporated communities, many of which include residential uses." The  
19 proposed project site is located within the City Sphere of Riverside and located  
20 within a predominantly developed area. Existing land uses adjacent to the project  
21 site consist of single family dwellings to the east and west, an existing elementary  
22 school to the east, commercial businesses to the west, and industrial facilities to the  
23 north and south. By utilizing the existing vacant site for the continuation of single  
24 family residential development, it will assist in creating a mixed-use environment  
25 of varying uses and residential density(rural residential, medium density residential,  
26 and high density residential).

27 b. The Transportation Element of the Riverside County Vision outlines that the  
28 "Land use/transportation connection is a key part of the development process and

1 has served to reduce the number of vehicle trips compared to earlier patterns of  
2 development". Located along Center Street (north of project boundary) is an  
3 existing Riverside Transit Agency (RTA) bus line (Route No. 14) and the proposed  
4 Hunter Park Metrolink station located approximately 1 mile to the south of the  
5 project site. The proposed project would contribute to reducing vehicular trips and  
6 improving the land use/transportation connection through being located within  
7 close vicinity of public transit.

8 9. GPA No. 1126 would contribute to the achievement of the general plan principles and  
9 policies and would not be detrimental to them. Specifically, the project is consistent with  
10 the following General Plan Principles in Appendix B:

11 a. Existing communities should be revitalized through the redevelopment of under-  
12 used, vacant, redevelopment and/or infill sites within existing urbanized areas. To  
13 the extent possible, attention should be focused on brownfields and other urban  
14 sites whose rehabilitation provides not only economic benefits but also  
15 environmental improvements. The proposed General Plan Amendment encourages  
16 development of under-used land and creates a compatible use within close vicinity  
17 of surrounding residential land uses that are located to the east and west of the  
18 project site.

19 b. General Plan Amendment No. 1126 contributes to the Pedestrian, Bicycle, and  
20 Equestrian Friendly Communities Principle. Compact development patterns and  
21 location of higher density uses near community centers should allow services to be  
22 safely accessed by walking, bicycling, or other non-motorized means. Typically,  
23 walking is a feasible option within a one-quarter to one-half mile distance. Streets,  
24 pedestrian paths and bicycle paths should contribute to a system of fully connected  
25 and intersecting routes. Their design should encourage safe pedestrian and bicycle  
26 use. Bicycle and pedestrian paths should be conveniently located and linked to  
27 commercial, public, educational, and institutional uses.  
28

- 1           10.    General Plan Amendment No. 1126 does not conflict with any Foundation component as  
2           the foundation would not change.
- 3           11.    New conditions or circumstances disclosed during the review process justify modifying the  
4           General Plan. The proposed Project site is in unincorporated Riverside County, but within  
5           the City of Riverside's Sphere of Influence and potential Highgrove Annexation area. At  
6           the time the County of Riverside General Plan was adopted in October 2003 the City of  
7           Riverside's General Plan designated the Project site that is within the City's potential  
8           annexation area as Industrial. The Riverside County General Plan designated the site  
9           Industrial in order to be consistent with the City of Riverside's General Plan which was in  
10          effect at the time. In November of 2007, the City of Riverside adopted its General Plan  
11          2025. The City's General Plan 2025 amended the land use designation of the project site  
12          that is within the City's potential annexation area from Industrial to Medium Density  
13          Residential. This change in land use designation by the City of Riverside in 2007 from  
14          Industrial to Medium Density Residential was unanticipated at the time of the County of  
15          Riverside's General Plan was prepared in 2003. Thus, GPA No. 1126 is intended to reflect  
16          this special circumstance by changing the site's land use designation to provide  
17          consistency with the City of Riverside General Plan.
- 18          12.    In accordance with Article II, Section 2.4 of Riverside County Ordinance No. 348, General  
19          Plan Amendment No. 1058, for the reasons above, GPA No. 1126 would not create an  
20          internal inconsistency within the General Plan and in consistent with the purposes and  
21          policies of the General Plan.
- 22          13.    The proposed project is located within the City of Riverside sphere of influence.
- 23          14.    The proposed General Plan Amendment will not be detrimental to public health, safety,  
24          and welfare.
- 25          15.    The findings of the initial study performed pursuant to Environmental Assessment No.  
26          42626, a copy which is attached hereto, are incorporated herein by reference. The  
27          Environmental Assessment determined that the proposed general plan amendment would  
28

1 not have any potentially significant impacts and concluded that the project would not have  
2 a significant effect on the environment.

3 **BE IT FURTHER RESOLVED** by the Board of Supervisors that it **ADOPTS** the Mitigated  
4 Negative Declaration for Environmental Assessment No. 42626, and **ADOPTS** General Plan Amendment  
5 No. 1126 as described herein and as shown on Exhibit 6 titled “CZ07811 GPA01126 TR36668  
6 PROPOSED GENERAL PLAN”.

7 **H. General Plan Amendment General Plan Amendment No. 1128 (GPA No. 1128)**

8 proposes to amend the Land Use Element by changing the land use designations from  
9 Community Development: Medium Density Residential (CD:MDR) (2.5 Dwelling Units  
10 per Acre.) and Rural: Rural Mountainous (R:RM) to Community Development: High  
11 Density Residential (CD:HDR) (8-14 Dwelling Units per Acre), Open Space: Conservation  
12 (OS:C), and Rural: Rural Mountainous (R:RM) on approximately 25.7 acres located  
13 northerly of Stetson Avenue, southerly of Lyn Avenue, easterly of California Avenue, and  
14 westerly of Cordoba Drive within the Hemet-San Jacinto Zoning Area of the Third  
15 Supervisorial District, as shown on Exhibit 6 titled “CZ07847 GPA01128 PROPOSED  
16 GENERAL PLAN” a copy of which is attached hereto and incorporated herein by  
17 reference. General Plan Amendment No. 1128 is associated with Change of Zone No.  
18 7847, and Environmental Assessment No. 42642, which were considered concurrently  
19 with this amendment at the public hearings before the Planning Commission and the Board  
20 of Supervisors. Change of Zone No. 7847 proposes to change the zoning classification  
21 from Mobile Home Subdivision and Mobile Home Parks (R-T-20000) to Planned  
22 Residential (R-4) and Open Area Combining Zone-Residential Developments (R-5), in  
23 accordance with Exhibit 3 titled “CZ07847 GPA01128 PROPOSED ZONING” a copy of  
24 which is attached hereto and incorporated herein by reference, on the approximately 25.7  
25 acre site. The Planning Commission recommended tentative approval of General Plan  
26 Amendment No. 1128 on March 18, 2015 and the Board of Supervisors tentatively  
27 approved General Plan Amendment No. 1128 on June 7, 2015.

1           **BE IT FURTHER RESOLVED** by the Board of Supervisors, based on the evidence presented on  
2 this matter, both written and oral, including Environmental Assessment No. 42642, that:

- 3           1.     The site is located in the Harvest Valley/Winchester Area Plan.
- 4           2.     The Harvest Valley/Winchester Area Plan Land Use Map determines the extent, intensity,  
5           and location of land uses within the Harvest Valley/Winchester Area.
- 6           3.     The site is currently designated Community Development: Medium Density Residential  
7           (CD:MDR) (2-5 D.U./Ac.) and Rural: Rural Mountainous (R:RM).
- 8           4.     The project site is surrounded by properties which are designated Community  
9           Development: Medium Density Residential (CD: MDR) and Community Development:  
10           High Density Residential (CD: HDR) to the north, Rural: Rural Mountainous (R:RM) and  
11           Rural Community: Estate Density Residential (RC: EDR) to the south, Community  
12           Development: Medium Density Residential (CD:MDR) to the east, and Community  
13           Development: Medium Density Residential (CD:MDR) and Rural: Rural Mountainous  
14           (R:RM) to the west of the project location.
- 15          5.     The project site's current zoning is Mobile Home Subdivision & Mobile Home Parks (R-  
16           T-20000).
- 17          6.     The project site is surrounded by properties which are zoned Mobile Home Subdivision &  
18           Mobile Home Parks (R-T-20000) and Residential Agricultural (R-A) to the north, Light  
19           Agriculture – 15 Acre Minimum (A-1-15), Light Agriculture – 2 and ½ Acre Minimum  
20           (A-1-2½), and Heavy Agriculture – 10 Acre Minimum (A-2-10) to the south, Mobile  
21           Home Subdivision & Mobile Home Parks (R-T-20000) to the east and Light Agriculture –  
22           10 Acre Minimum (A-1-10) to the west of the project area.
- 23          7.     General Plan Amendment No. 1128 does not conflict with the Vision for Riverside  
24           County. The County General Plan Vision discusses concepts such as housing, population  
25           growth, community, transportation, etc. The project has been reviewed against these  
26           visions and is consistent with them. More specifically, the Livable Centers portion of the  
27           Riverside County Vision states that there be a mix of uses in an area. The proposed High  
28           Density Residential designation will help provide a mix of uses. The Housing portion of

1 the Riverside County Vision states that shelter is one of the most basic community needs,  
2 the high density residential designated property provides for a wide variety of housing  
3 opportunities.

- 4 8. GPA No. 1128 contributes to the achievement of the General Plan principles and policies  
5 and would not be detrimental to them. The proposed amendment is consistent with the  
6 principles of the General Plan contained in Appendix B including, but not limited to  
7 Principles I.G, II.A and IV.A because the project will bring varied densities to the area,  
8 accommodate a range of life styles, emphasizing compact and higher density choices and  
9 will help balanced growth by distributing growth in a rational way between urban,  
10 suburban and rural spheres.
- 11 9. GPA No. 1128 does not change or conflict with a Foundation Component designation and  
12 is considered a General Plan Policy/Entitlement Amendment.
- 13 10. GPA No. 1128 also contributes to the purposes of the General Plan because the amended  
14 project site will be located adjacent to the proposed realignment of Highway 79 and policy  
15 LU 22.2 of the General Plan encourages higher density residential development near  
16 community centers, transportation centers, employment and services areas.
- 17 11. Additionally, the proposed realignment of Highway 79 which has been included in the  
18 draft environmental impact report prepared by the Riverside County Transportation  
19 Commission is a special circumstance that has emerged since 2003. This proposed  
20 realignment will create a transportation corridor near the project site. Therefore,  
21 designating the site high density residential is compatible with the transportation corridor.
- 22 12. In accordance with Article II, Section 2.4 of Riverside County Ordinance No. 348 and the  
23 Administration Element of the General Plan , for the reasons stated above, the project  
24 would not create an internal inconsistency within the General Plan and is consistent with  
25 the policies of the General Plan.
- 26 13. The proposed General Plan Amendment will not be detrimental to public health, safety,  
27 and welfare.
- 28

1 14. The findings of the initial study performed pursuant to Environmental Assessment No.  
2 42642, a copy which is attached hereto, are incorporated herein by reference. The  
3 Environmental Assessment determined that the proposed general plan amendment would  
4 not have any potentially significant impacts and concluded that the project would not have  
5 a significant effect on the environment.

6 **BE IT FURTHER RESOLVED** by the Board of Supervisors that it **ADOPTS** the Mitigated  
7 Negative Declaration for Environmental Assessment No. 42642, and **ADOPTS** General Plan Amendment  
8 No. 1128 as described herein and as shown on Exhibit 6 titled "CZ07847 GPA01128 PROPOSED  
9 GENERAL PLAN".

10 **I. General Plan Amendment General Plan Amendment No. 1132 (GPA No. 1132)**  
11 proposes to amend the Land Use Element by changing the land use designations from  
12 Rural Community – Very Low Density Residential (RC-VLDR) and Rural Community –  
13 Estate Density Residential (RC-EDR) land uses to Rural Community – Low Density  
14 Residential (RC-LDR) on approximately 168.33 acres located northerly of Lake Mathews,  
15 southerly of the Street A in the Citrus Heights Specific Plan (SP325A1), and westerly of  
16 Blackburn Road in the Lake Mathews Zoning Area of the First Supervisorial District, as  
17 shown on Exhibit 6 titled "CZ07816 GPA01132 TR36475 PROPOSED GENERAL  
18 PLAN" a copy of which is attached hereto and incorporated herein by reference. General  
19 Plan Amendment No. 1132 is associated with Change of Zone No. 7816, Tentative Tract  
20 Map No. 36475 and Environmental Assessment No. 42652, which were considered  
21 concurrently with this amendment at the public hearing before the Board of Supervisors.  
22 Change of Zone No. 7816 proposes to change the zoning classification from Light  
23 Agriculture 10 - Acre Minimum (A-1-10) to One-Family Dwellings (R-1), in accordance  
24 with Exhibit 3 titled "CZ07816 GPA01132 TR36475 PROPOSED ZONING" a copy of  
25 which is attached hereto and incorporated herein by reference, on the approximately  
26 168.33 acre site. Tentative Tract Map No. 36475 is a Schedule "A" subdivision of 168.33  
27 acres into 171 residential lots on 79.83 acres, two water quality/detention basins on 5.26  
28 acres, four park sites on 3.78 acres, and 21 open space lots encompassing 50.56 acres. The



1 Board of Supervisors tentatively approved General Plan Amendment No. 1132, which was  
2 Fast Tracked, on June 30, 2015.

3 **BE IT FURTHER RESOLVED** by the Board of Supervisors, based on the evidence presented on  
4 this matter, both written and oral, including Environmental Assessment No. 42652, that:

- 5 1. The site is located in the Lake Mathews/Woodcrest Area Plan.
- 6 2. The Lake Mathews/Woodcrest Area Plan Land Use Map determines the extent, intensity,  
7 and location of land uses within the Lake Mathews/Woodcrest Area.
- 8 3. The site is currently designated Rural Community – Very Low Density Residential (RC-  
9 VLDR) and Rural Community – Estate Density Residential (RC-EDR).
- 10 4. The project site is surrounded by properties which are designated to the north, Rural  
11 Community: Estate Density Residential (RC:EDR) and Rural Community: Very Low  
12 Density Residential (RC:VLDR) to the east, Rural Community: Very Low Density  
13 Residential (RC:VLDR), and Rural Community: Estate Density Residential (EC:EDR) to  
14 the south, Rural Community: Very Low Density Residential (RC-VLDR), Rural  
15 Community: Low Density Residential (RC:LDR), and Open Space-Conservation (OS-C)  
16 to the west of the project location.
- 17 5. The project site's current zoning is Light Agriculture 10 - Acre Minimum (A-1-10).
- 18 6. The project site is surrounded by properties which are zoned Specific Plan (SP No. 325) to  
19 the north, Light Agriculture – 10 Acre Minimum (A-1-10) to the south, east and west of  
20 the project area.
- 21 7. General Plan Amendment No. 1132 is considered a Policy/Entitlement.
- 22 8. General Plan Amendment No. 1132 does not conflict with the Riverside County's Vision  
23 to create special communities in a remarkable environmental setting because this  
24 amendment encourages variety, balanced growth and community identity in the following  
25 ways:
  - 26 a. The proposed project site will remain rural in nature under an RC-LDR land use  
27 designation because the designation allows for a maximum of 2 dwelling units per  
28

1 acre, consistent with the Rural Community Foundation Designation and the Lake  
2 Mathews/Woodcrest Area Plan vision.

3 b. The site is currently designated as "Estate Density Residential" and "Very Low  
4 Density Residential" within the Rural Community Foundation Component. The  
5 proposed amendment would designate the site as "Low Density Residential" within  
6 the Rural Community Foundation Component.

7 c. Amending the land use designation of the Proposed Project from RC-EDR and  
8 RCVLDR to RC-LDR would allow for a gradual transition of land uses from  
9 Medium Density Residential (MDR) to the rural residential uses on larger lots  
10 found to the south and east of the site.

11 9. General Plan Amendment No. 1132 would contribute to the achievement of the general  
12 plan principles and policies and would not be detrimental to them. The project is consistent  
13 with the General Plan Principles in Appendix B such as:

14 a. General Plan Principle IV.A.1 which provides for a variety in land use choices.  
15 The proposed General Plan change will add to the diversity of the land use choices  
16 in the area.

17 b. General Plan Principle IV.A.3 and 4 which encourages balanced growth between  
18 rural and urban areas, this project satisfies this because it will help transition  
19 between the more rural areas to the south, with a slight increase in density  
20 (decrease in lot size), and smaller lot sizes found in the Specific Plan to the north of  
21 the project site.

22 c. General Plan Principle IV.B.1 and 2 which discusses unique community identity.  
23 The project is consistent with this requirement because the edges are defines by  
24 both topography and open spaces.

25 d. General Plan Principle IV. F.1 which explains that a mix of housing should be  
26 used. The project is consistent with this requirement because the RC-LDR land use  
27 will allow for the development of broader range of housing opportunities for  
28 residents in a wider range of economic circumstances.

- 1 e. General Plan Principle V.1 through 4 which explains that incentives should be used  
2 to maintain agricultural areas. The project is consistent with this requirement  
3 because agricultural uses on the site are no longer viable. The increasing demand  
4 on the water supply and the topography of the site has made the site no longer  
5 viable for farming. The previous farming activity ceased long ago and the  
6 Agricultural Williamson Act contract was canceled, as a result of the lack of the  
7 lands suitability for farming.
- 8 f. General Plan Principle V.6 which explains that buffers should be used adjacent to  
9 agricultural areas. The project is consistent with this requirement because it will  
10 provide a transitional and buffering land use (RC-LDR) between the Community  
11 Development MDR designation within Citrus Heights Specific Plan to the north  
12 and the RC-EDR and RC-VLDR south of this site.
- 13 10. General Plan Amendment No. 1132 does not conflict with any Foundation Component  
14 designation as the Foundation Component designation will not be changed.
- 15 11. GPA No. 1132 also contributes or is not detrimental to the purposes of the General Plan  
16 because the amendment would maintain the rural atmosphere of the community.
- 17 12. Additionally, since 2003, Specific Plan No. 325, a Community Development Specific Plan,  
18 was approved by the County which designated land adjacent to the project site medium  
19 density residential. This land use approval demonstrates the maturing of the community  
20 and is a new special circumstance that was not present in 2003. Changing the site's land  
21 use designation to low density residential is consistent with the logical urban development  
22 of the community.
- 23 13. In accordance with Article II, Section 2.4 of Riverside County Ordinance No. 348 and the  
24 Administration Element of the General Plan, General Plan Amendment No. 1132 does not  
25 change or conflict with any General Planning Principle set forth in General Plan Appendix  
26 B, would not create an internal inconsistency within the General Plan and is consistent  
27 with the policies of the General Plan.
- 28 14. The proposed project is located within the City of Riverside sphere of influence.

1 15. The proposed General Plan Amendment will not be detrimental to public health, safety,  
2 and welfare.

3 16. The findings of the initial study performed pursuant to Environmental Assessment No.  
4 42652, a copy which is attached hereto, are incorporated herein by reference. The  
5 Environmental Assessment determined that the proposed general plan amendment would  
6 not have any potentially significant impacts and concluded that the project would not have  
7 a significant effect on the environment.

8 **BE IT FURTHER RESOLVED** by the Board of Supervisors that it **ADOPTS** the Mitigated  
9 Negative Declaration for Environmental Assessment No. 42652, and **ADOPTS** General Plan Amendment  
10 No. 1132 as described herein and as shown on Exhibit 6 titled "CZ07816 GPA01132 TR36475  
11 PROPOSED GENERAL PLAN".

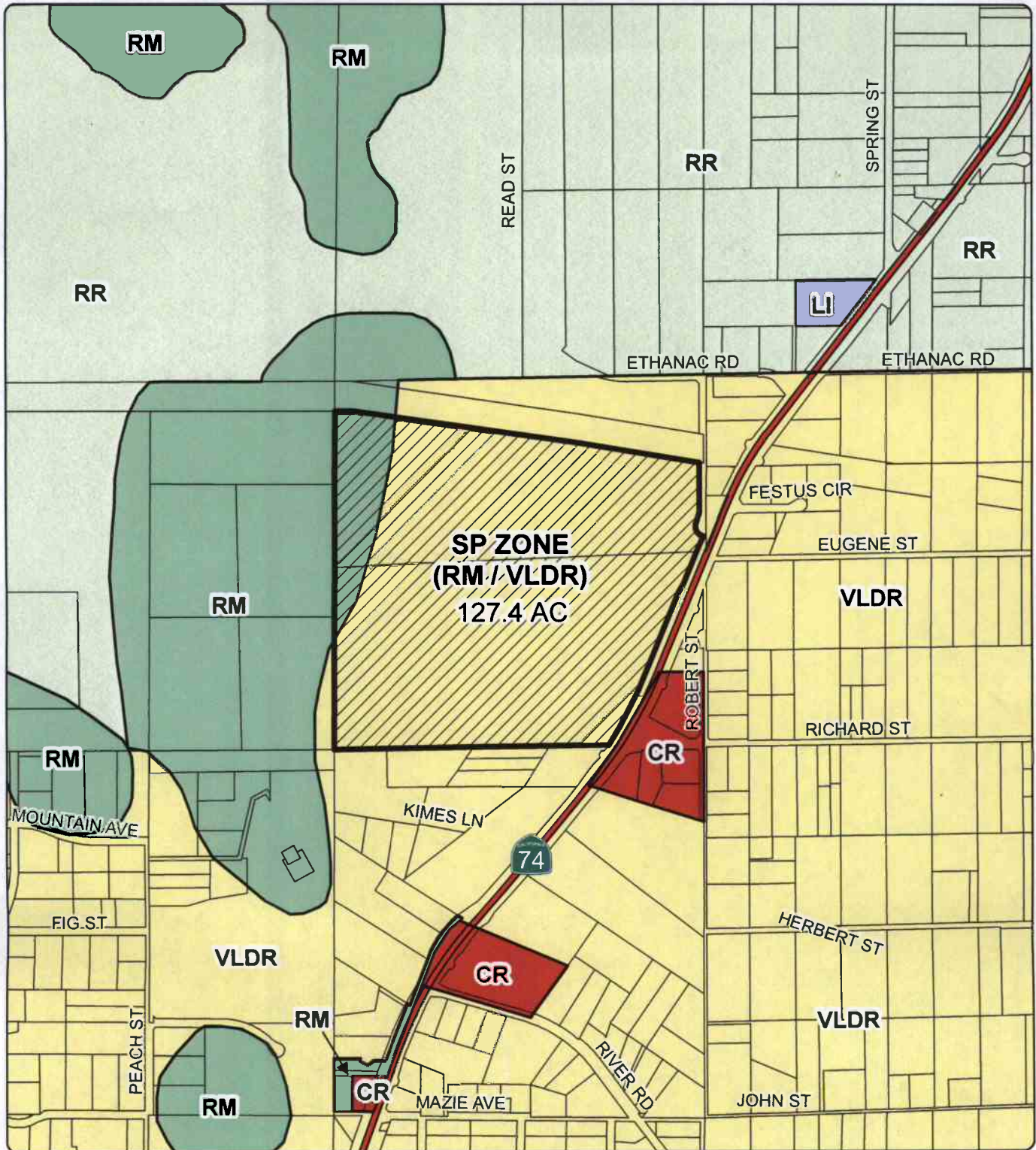
RIVERSIDE COUNTY PLANNING DEPARTMENT

CZ07143 GPA00743 SP00364

PROPOSED GENERAL PLAN

Supervisor Jeffries  
District 1

Date Drawn: 01/21/2015  
Exhibit 6



Zoning Area: Meadowbrook

Author: Vinnie Nguyen



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

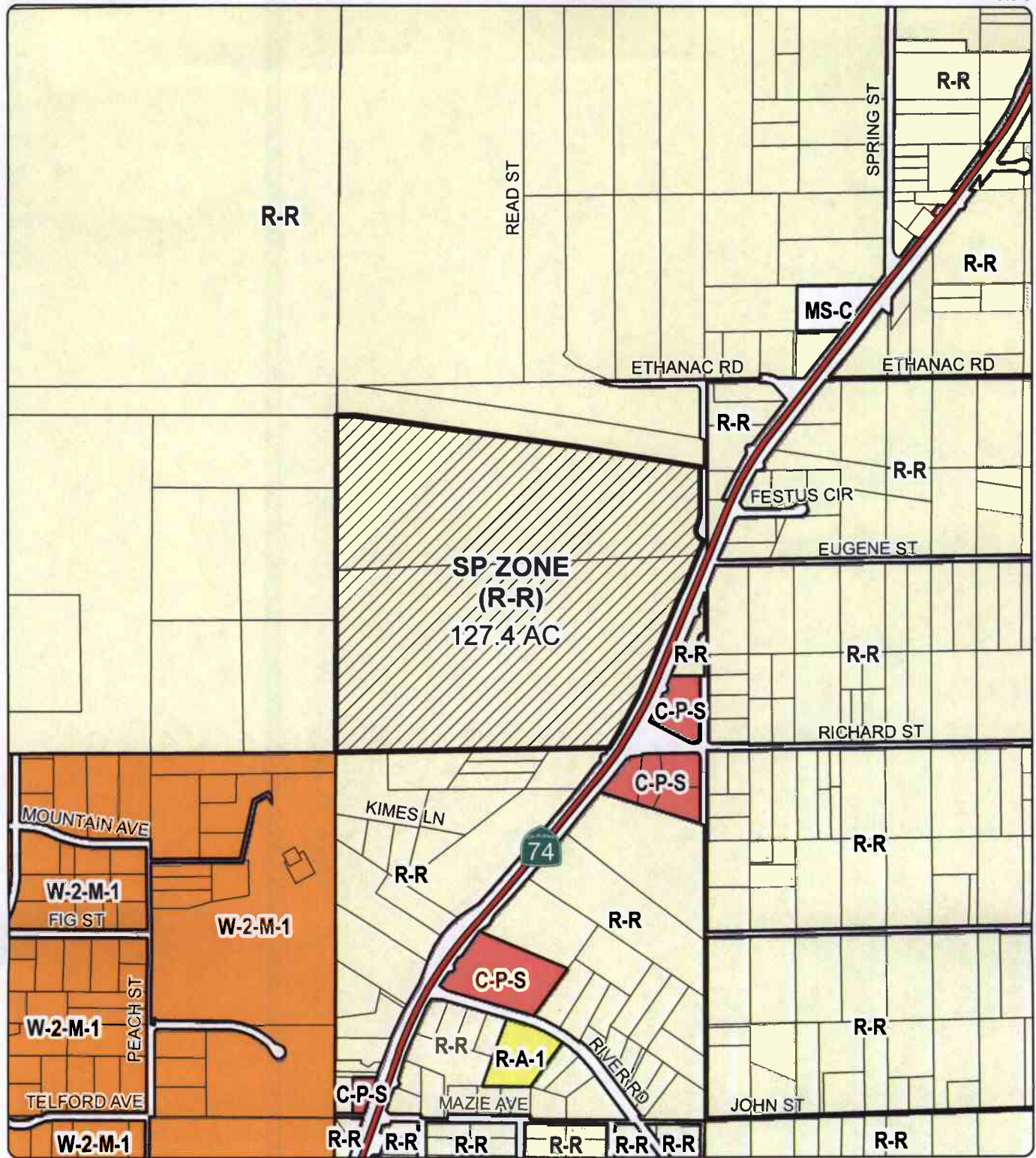
RIVERSIDE COUNTY PLANNING DEPARTMENT

CZ07143 GPA00743 SP00364

PROPOSED ZONING

Supervisor Jeffries  
District 1

Date Drawn: 01/21/2015  
Exhibit 3

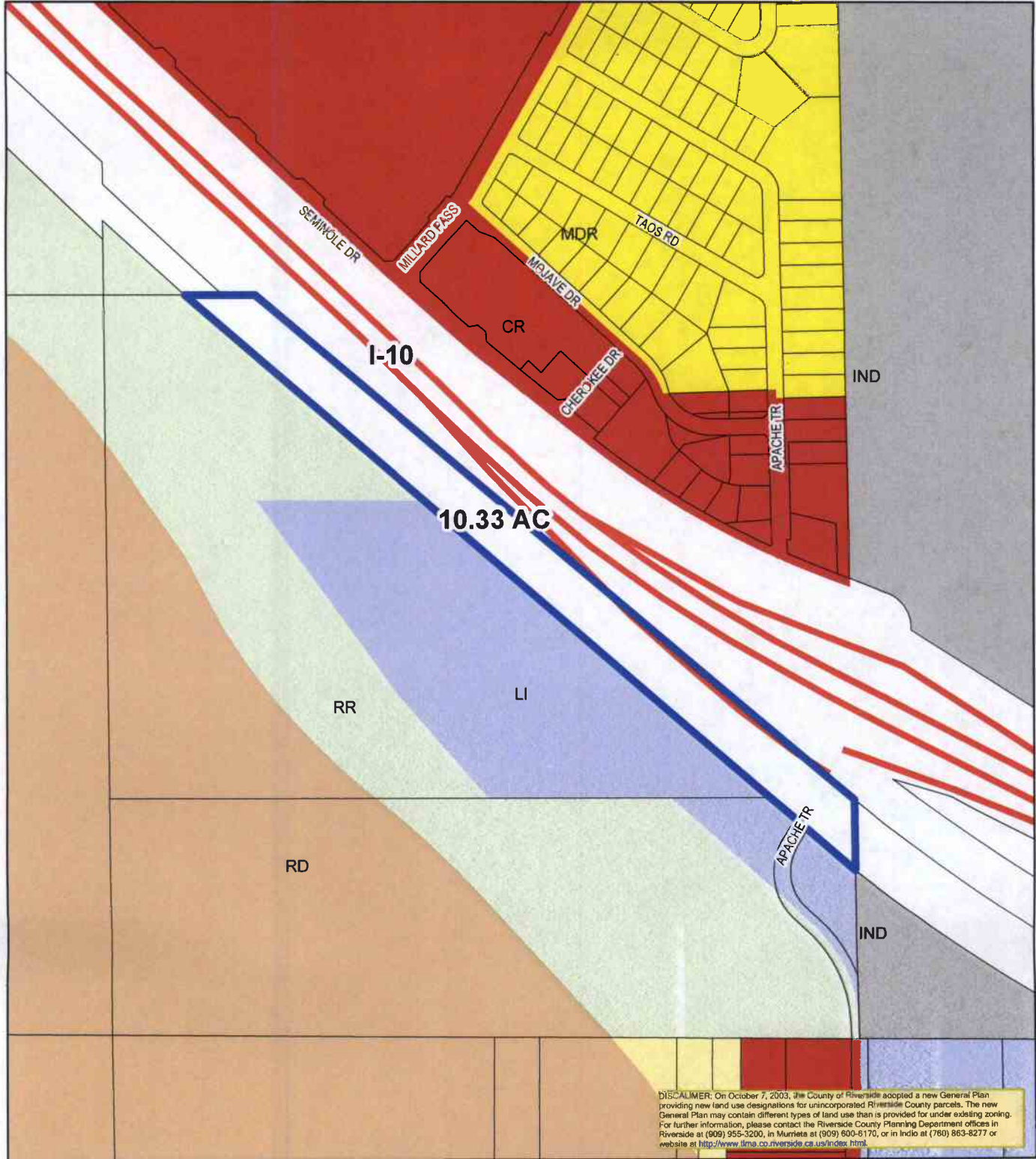


Zoning Area: Meadowbrook

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**RIVERSIDE COUNTY PLANNING DEPARTMENT**

Zone  
District: **Pass & Desert**  
Township/Range: T3SR2E  
Section : 7



ASSESSORS  
BK. PG. 519-17  
THOMAS  
BROS.PG 723 A3



# 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

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

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

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

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

**G. Brief description of the existing environmental setting of the project site and its surroundings:** The 10.23 acre project site is mostly vacant but contains an existing Outdoor Advertising Display (billboard) measuring approximately 5'x36' (180 square feet) at a maximum height of 25 feet. Surrounding land uses consist of commercial retail outlets to the north, commercial asphalt plants and surface mine to the south, hotel/casino to the east, and vacant land to the west. The project's environmental setting is not within a conservation area of the Coachella Valley Multiple Species Habitat Conservation Plan (CVMSHCP).



## II. APPLICABLE GENERAL PLAN AND ZONING REGULATIONS

### A. General Plan Elements/Policies:

1. **Land Use:** The proposed general plan amendment is consistent with the proposed land use designation of Light Industrial (CD: LI) (.25 - .60 Floor Area Ratio) since future development would be intended for commercial or industrial type development such as outdoor advertising displays.
2. **Circulation:** The project has adequate circulation to the site and is therefore consistent with the Circulation Element of the General Plan. The proposed project meets all other applicable circulation policies of the General Plan.
3. **Multipurpose Open Space:** The proposed project meets all applicable Multipurpose Open Space element policies.
4. **Safety:** The proposed general plan amendment would be consistent with safety element policies measures.
5. **Noise:** The project will not generate noise levels in excess of standards established in the General Plan or noise ordinance. The project meets all other applicable Noise Element Policies.
6. **Housing:** The proposed project is not subject Housing Element Policies.
7. **Air Quality:** The proposed project would not conflict with SCQAMD standards due to nature of project with as a general plan amendment. The proposed project meets all other applicable Air Quality element policies.

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

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

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

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

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

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

### H. Adopted Specific Plan Information

1. **Name and Number of Specific Plan, if any:** Not Applicable
  2. **Specific Plan Planning Area, and Policies, if any:** Not Applicable
- I. **Existing Zoning:** Manufacturing Service Commercial (M-SC) and Controlled Development Areas (W-2-10)

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

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

III. **ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED**

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

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

IV. **DETERMINATION**

On the basis of this initial evaluation:

**A PREVIOUS ENVIRONMENTAL IMPACT REPORT/NEGATIVE DECLARATION WAS NOT PREPARED**

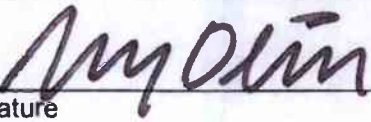
- I find that the proposed project **COULD NOT** have a significant effect on the environment, and a **NEGATIVE DECLARATION** will be prepared.
- I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the project, described in this document, have been made or agreed to by the project proponent. **A MITIGATED NEGATIVE DECLARATION** will be prepared.
- I find that the proposed project **MAY** have a significant effect on the environment, and an **ENVIRONMENTAL IMPACT REPORT** is required.

**A PREVIOUS ENVIRONMENTAL IMPACT REPORT/NEGATIVE DECLARATION WAS PREPARED**

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

I find that at least one of the conditions described in California Code of Regulations, Section 15162 exist, but I further find that only minor additions or changes are necessary to make the previous EIR adequately apply to the project in the changed situation; therefore a **SUPPLEMENT TO THE ENVIRONMENTAL IMPACT REPORT** is required that need only contain the information necessary to make the previous EIR adequate for the project as revised.

I find that at least one of the following conditions described in California Code of Regulations, Section 15162, exist and a **SUBSEQUENT ENVIRONMENTAL IMPACT REPORT** is required: (1) Substantial changes are proposed in the project which will require major revisions of the previous EIR or negative declaration due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects; (2) Substantial changes have occurred with respect to the circumstances under which the project is undertaken which will require major revisions of the previous EIR or negative declaration due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects; or (3) New information of substantial importance, which was not known and could not have been known with the exercise of reasonable diligence at the time the previous EIR was certified as complete or the negative declaration was adopted, shows any the following:(A) The project will have one or more significant effects not discussed in the previous EIR or negative declaration;(B) Significant effects previously examined will be substantially more severe than shown in the previous EIR or negative declaration;(C) Mitigation measures or alternatives previously found not to be feasible would in fact be feasible, and would substantially reduce one or more significant effects of the project, but the project proponents decline to adopt the mitigation measures or alternatives; or,(D) Mitigation measures or alternatives which are considerably different from those analyzed in the previous EIR or negative declaration would substantially reduce one or more significant effects of the project on the environment, but the project proponents decline to adopt the mitigation measures or alternatives.

  
Signature

November 5, 2014  
Date

Jay Olivas, Project Planner

For Juan C. Perez, Interim Planning  
Director

Printed Name

**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
<b>AESTHETICS</b> Would the project				
<b>1. Scenic Resources</b>				
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.

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**2. Mt. Palomar Observatory**

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

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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.

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**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?

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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"/>

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Source: Riverside County General Plan Figure OS-3 "Parks, Forests and Recreation Areas," and Project Application Materials.

**Findings of Fact:**

a) The project is not located within the boundaries of a forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Govt. Code section 51104(g)). Therefore, the proposed project will not impact land designated as forest land, timberland, or timberland zoned Timberland Production. Therefore, there is no impact.

b) According to General Plan, the project is not located within forest land and will not result in the loss of forest land or conversion of forest land to non-forest use; therefore, no impact will occur as a result of the proposed project.

c) The project will not involve other changes in the existing environment which, due to their location or nature, could result in conversion of forest land to non-forest use. Therefore, there is no impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**AIR QUALITY** Would the project

**6. Air Quality Impacts**

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

Source: SCAQMD

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

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

**Mitigation:** No mitigation measures are required.

**Monitoring:** No monitoring measures are required.

**BIOLOGICAL RESOURCES** Would the project

**7. Wildlife & Vegetation**

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

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

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

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

e) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in



	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
local or regional plans, policies, regulations or by the California Department of Fish and Game or U. S. Fish and Wildlife Service?				
f) Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: GIS database, CV-MSHCP, Environmental Programs Department review

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

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

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

Mitigation: No mitigation measures required.

Monitoring: No monitoring measures required.

**CULTURAL RESOURCES** Would the project

**8. Historic Resources**

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

Source: Project Application Materials

Findings of Fact:

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

Mitigation: No mitigation measures required.

Monitoring: No monitoring measures required.

**9. Archaeological Resources**

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

Source: Project Application Materials

Findings of Fact:

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

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

Monitoring: No monitoring measures required.

**10. Paleontological Resources**

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

Source: GIS database

Findings of Fact:

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

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required

**GEOLOGY AND SOILS** Would the project

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

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

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

Source: GIS Database

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

- a) Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death.
- b) Be subject to rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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**12. Liquefaction Potential Zone**

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

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

Findings of Fact:

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

Mitigation: No mitigation measures required.

Monitoring: No monitoring measures are required.

**13. Ground-shaking Zone**

Be subject to strong seismic ground shaking?

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

Findings of Fact:

There are no known active or potentially active faults that traverse the site and the site is not located within an Alquist-Priolo Earthquake Fault Zone. The principal seismic hazard that could affect the site is ground shaking resulting from an earthquake occurring along several major active or potentially active faults in southern California. The proposed general plan amendment involves mapping changes to the County's General Plan with no construction, therefore no impacts expected. Any future construction would be reviewed in accordance with California Building Code.

Mitigation: No mitigation measures are required.

Monitoring: No mitigation measures are required.

**14. Landslide Risk**

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

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

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

a) According to the GIS Database, landslides are not a potential hazard to the site. The project will have no impact.

**Mitigation:** No mitigation measures are required.

**Monitoring:** No monitoring measures are required.

**15. Ground Subsidence**

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

**Source:** GIS database

**Findings of Fact:**

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

**Mitigation:** No mitigation measures are required.

**Monitoring:** No monitoring measures are required.

**16. Other Geologic Hazards**

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

**Source:** Project Application Materials

a) According to the GIS Database, tsunamis and seiching are not potential hazards to the site. The project will have no impact.

**Mitigation:** No mitigation measures are required.

**Monitoring:** No monitoring measures are required.

**17. Slopes**

a) Change topography or ground surface relief features?

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

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

**Source:** Riv. Co. 800 Scale Slope Maps

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

- a) Change topography or ground surface relief features.
- b) Create cut or fill slopes greater than 2:1 or higher than 10 feet.
- c) Result in grading that affects or negates subsurface sewage disposal systems.

**Mitigation:** No mitigation measures are required.

**Monitoring:** No monitoring measures are required.

**18. Soils**

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

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

**Findings of Fact:**

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

**Mitigation:** No mitigation measures are required.

**Monitoring:** No monitoring measures are required.

**19. Erosion**

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

**Source:** Flood Control District review, Project Application Materials

**Findings of Fact:**

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

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

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

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

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

Source: Riverside County General Plan Figure S-8 "Wind Erosion Susceptibility Map," Ord. 460, Sec. 14.2 & Ord. 484

Findings of Fact:

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

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**GREENHOUSE GAS EMISSIONS** Would the project

**21. Greenhouse Gas Emissions**

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

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

Source: Project application materials

Findings of Fact:

- a) Due to the nature of the project as a general plan amendment intended for future static billboards by separate plot plan (Plot Plan Nos. 25549 and 25550), no greenhouse gas emissions are expected.
- b) The project will not conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases. Therefore, there is no impact.

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

Monitoring: No monitoring measures are required.

**HAZARDS AND HAZARDOUS MATERIALS** Would the project

**22. Hazards and Hazardous Materials**

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

Source: Project Application Materials

Findings of Fact: The project will not:

- a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials due to the nature of the project as a general plan amendment to correct mapping within the County's General Plan, and for future development of potential static billboards (Plot Plan Nos. 25549 and 25550). Therefore, there is no impact.
- b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment.
- c) Impair implementation of or physically interfere with an adopted emergency response plan or an emergency evacuation plan.
- d) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school.
- e) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment.



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

Monitoring: No monitoring measures are required.

**23. Airports**

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

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

- a) The project site is not located within an Airport Influence Area, the project will not result in an inconsistency with the Airport Master Plan. Therefore, there is no impact.
- b) The project site is located within the vicinity of the Banning airport; but will not require review by the Airport Land Use Commission.
- c) The project is not located within an airport land use plan and would not result in a safety hazard for people residing or working in the project area.
- d) The project is not within the vicinity of a private airstrip, or heliport and would not result in a safety hazard for people residing or working in the project area.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**24. Hazardous Fire Area**

a) Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Source: Riverside County General Plan Figure S-11 "Wildfire Susceptibility," GIS database

Findings of Fact:

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

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

**Monitoring:** No monitoring measures are required.

**HYDROLOGY AND WATER QUALITY** Would the project

**25. Water Quality Impacts**

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

**Source:** GIS Database

**Findings of Fact:**

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

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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- c) The proposed project will not substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted).
- d) The proposed project will not create or contribute runoff water that would exceed the capacity of existing or planned storm water drainage systems or provide substantial additional sources of polluted runoff due to potential future development as result of the proposed general plan amendment or future billboards.
- e) The proposed project does not contain housing related structures within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map. Therefore, there would be no impact.
- f) The proposed project will not place structures within a 100 year flood zone or redirect flows since proposed general plan amendment involves no immediate construction and is to change mapping within the County's General Plan.
- g) The proposed project will not substantially degrade water quality since no immediate construction and is to change mapping within the County's General Plan.
- h) The proposed project will not include new or retrofitted Stormwater Treatment Control Best Management Practices (BMPs) (e.g. water quality treatment basins, constructed treatment wetlands), the operation of which could result in significant environmental effects (e.g. increased vectors and odors).

**Mitigation:** No mitigation measures are required.

**Monitoring:** No monitoring measures are required.

**26. Floodplains**

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

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

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Source: Riverside County General Plan Figure S-9 "100- and 500-Year Flood Hazard Zones," Figure S-10 "Dam Failure Inundation Zone,"

**Findings of Fact:**

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

**Mitigation:** No mitigation measures are required.

**Monitoring:** No monitoring measures are required.

**LAND USE/PLANNING** Would the project

**27. Land Use**

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

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

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

**Findings of Fact:**

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

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

**Monitoring:** No monitoring measures are required.

**28. Planning**

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

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

**Findings of Fact:**

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

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

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

e)The project does not Disrupt or divide the physical arrangement of an established community (including a low-income or minority community) and there would be no impact.

**Mitigation:** No mitigation measures are required.

**Monitoring:** No monitoring measures are required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>MINERAL RESOURCES</b> Would the project				
<b>29. Mineral Resources</b>				
a) Result in the loss of availability of a known mineral resource that would be of value to the region or the residents of the State?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Be an incompatible land use located adjacent to a State classified or designated area or existing surface mine?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Expose people or property to hazards from proposed, existing or abandoned quarries or mines?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

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

Findings of Fact: The proposed project will not:

- a) Result in the loss of availability of a known mineral resource in an area classified or designated by the State that would be of value to the region or the residents of the State. Therefore, there is no impact.
- b) Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan.
- c) Be an incompatible land use located adjacent to a State classified or designated area or existing surface mine.
- d) Expose people or property to hazards from proposed, existing or abandoned quarries or mines.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**NOISE** Would the project result in

**Definitions for Noise Acceptability Ratings**

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

NA - Not Applicable

A - Generally Acceptable

B - Conditionally Acceptable

C - Generally Unacceptable

D - Land Use Discouraged

**30. Airport Noise**

a) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport would the project expose people residing or working in the project area to excessive noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
NA <input checked="" type="checkbox"/> A <input type="checkbox"/> B <input type="checkbox"/> C <input type="checkbox"/> D <input type="checkbox"/>				
b) For a project within the vicinity of a private airstrip, would the project expose people residing or working in the	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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project area to excessive noise levels?

NA  A  B  C  D

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

**Findings of Fact:**

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

**Mitigation:** No mitigation measures are required.

**Monitoring:** No monitoring measures are required.

**31. Railroad Noise**

NA  A  B  C  D

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

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

**Mitigation:** No further mitigation required.

**Monitoring:** No further monitoring is required.

**32. Highway Noise**

NA  A  B  C  D

**Source:** On-site Inspection, Project Application Materials

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

**Mitigation:** No mitigation measures are required.

**Monitoring:** No monitoring measures are required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>33. Other Noise</b>				
NA <input checked="" type="checkbox"/> A <input type="checkbox"/> B <input type="checkbox"/> C <input type="checkbox"/> D <input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Project Application Materials, GIS database

Findings of Fact: The proposed project will not be impacted by other noise impacts.

Mitigation: No additional mitigation is required.

Monitoring: No additional monitoring is required.

<b>34. Noise Effects on or by the Project</b>				
a) A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Exposure of persons to or generation of excessive ground-borne vibration or ground-borne noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

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

Findings of Fact:

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



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

**Monitoring:** No mitigation measures are required.

**POPULATION AND HOUSING** Would the project

**35. Housing**

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

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

**Findings of Fact:**

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

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

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

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

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

**Mitigation:** No mitigation measures are required.

**Monitoring:** No monitoring measures are required.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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**PUBLIC SERVICES** Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered government facilities or the need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:

**36. Fire Services**

Source: Riverside County General Plan Safety Element

Findings of Fact:

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

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**37. Sheriff Services**

Source: Riverside County General Plan

Findings of Fact:

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

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**38. Schools**

Source: Palm Springs Unified School District correspondence, GIS database

Findings of Fact: The proposed project is located within the Banning Unified School District. Future impacts such as school fees as result of any future commercial construction would be less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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**39. Libraries**

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

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

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**40. Health Services**

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

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

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**RECREATION**

**41. Parks and Recreation**

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

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

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

Findings of Fact:

a) The project would not include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment. Therefore, there is no impact.

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

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

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**42. Recreational Trails**

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

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

Mitigation: No Mitigation measures are required.

Monitoring: No Monitoring measures are required.

**TRANSPORTATION/TRAFFIC** Would the project

**43. Circulation**

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

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

c) Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?

d) Alter waterborne, rail or air traffic?

e) Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g. farm equipment)?

f) Cause an effect upon, or a need for new or altered maintenance of roads?

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

Source: Riverside County General Plan

Findings of Fact:

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

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**44. Bike Trails**

Source: Riverside County General Plan

Findings of Fact: No connection is available for a Class I Bikeway adjacent to Interstate 10. Therefore, there would be no impact.

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

Monitoring: No monitoring measures are required.

**UTILITY AND SERVICE SYSTEMS** Would the project

**45. Water**

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

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

Source: Department of Environmental Health Review

Findings of Fact:

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

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**46. Sewer**

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

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

Source: Department of Environmental Health Review

Findings of Fact:

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

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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- b) The project will not result in a determination by the wastewater treatment provider that serves or may service the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments. No impacts are anticipated.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**47. Solid Waste**

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

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

Source: General Plan

Findings of Fact:

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

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**48. Utilities**

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

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

Source: General Plan

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

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

**Mitigation:** No mitigation measures are required.

**Monitoring:** No monitoring measures are required.

**49. Energy Conservation**

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

**Source:** General Plan

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

**Mitigation:** No mitigation measures are required.

**Monitoring:** No monitoring measures are required.

**MANDATORY FINDINGS OF SIGNIFICANCE**

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

**Source:** Staff review, Project Application Materials

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

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



Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Source: Staff review, Project Application Materials

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

52. Does the project have environmental effects that will cause substantial adverse effects on human beings, either directly or indirectly?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Source: Staff review, project application

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

**VI. EARLIER ANALYSES**

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

Earlier Analyses Used, if any:

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

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

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

**VII. AUTHORITIES CITED**

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

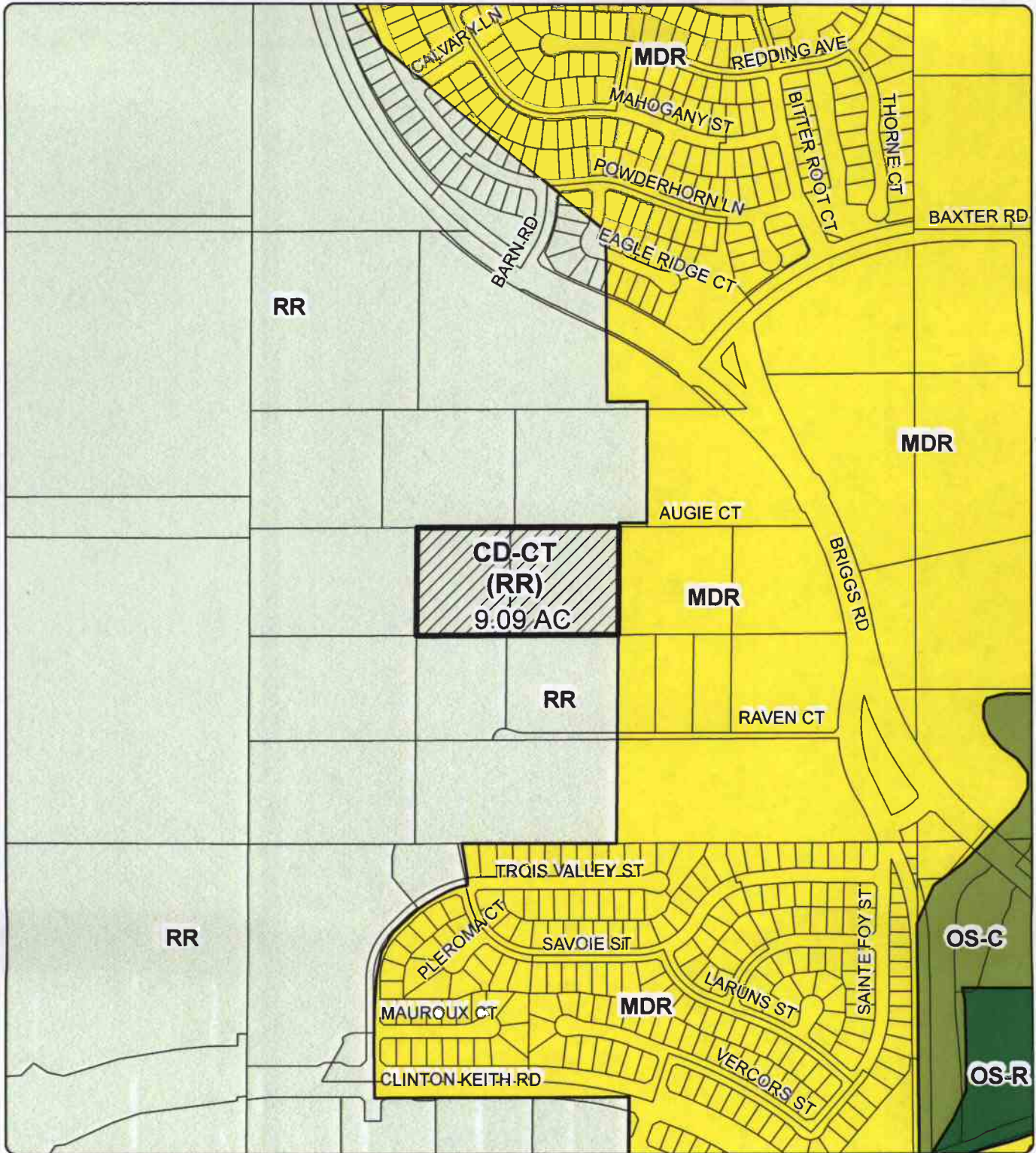
RIVERSIDE COUNTY PLANNING DEPARTMENT

CZ07863 GPA0928D1 CUP03681

Supervisor Washington  
District 3

Date Drawn: 03/18/2015  
Exhibit 6

**RECOMMENDED GENERAL PLAN AMENDMENT**



Zoning Area: Rancho California

Author: Vinnie Nguyen



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

RIVERSIDE COUNTY PLANNING DEPARTMENT

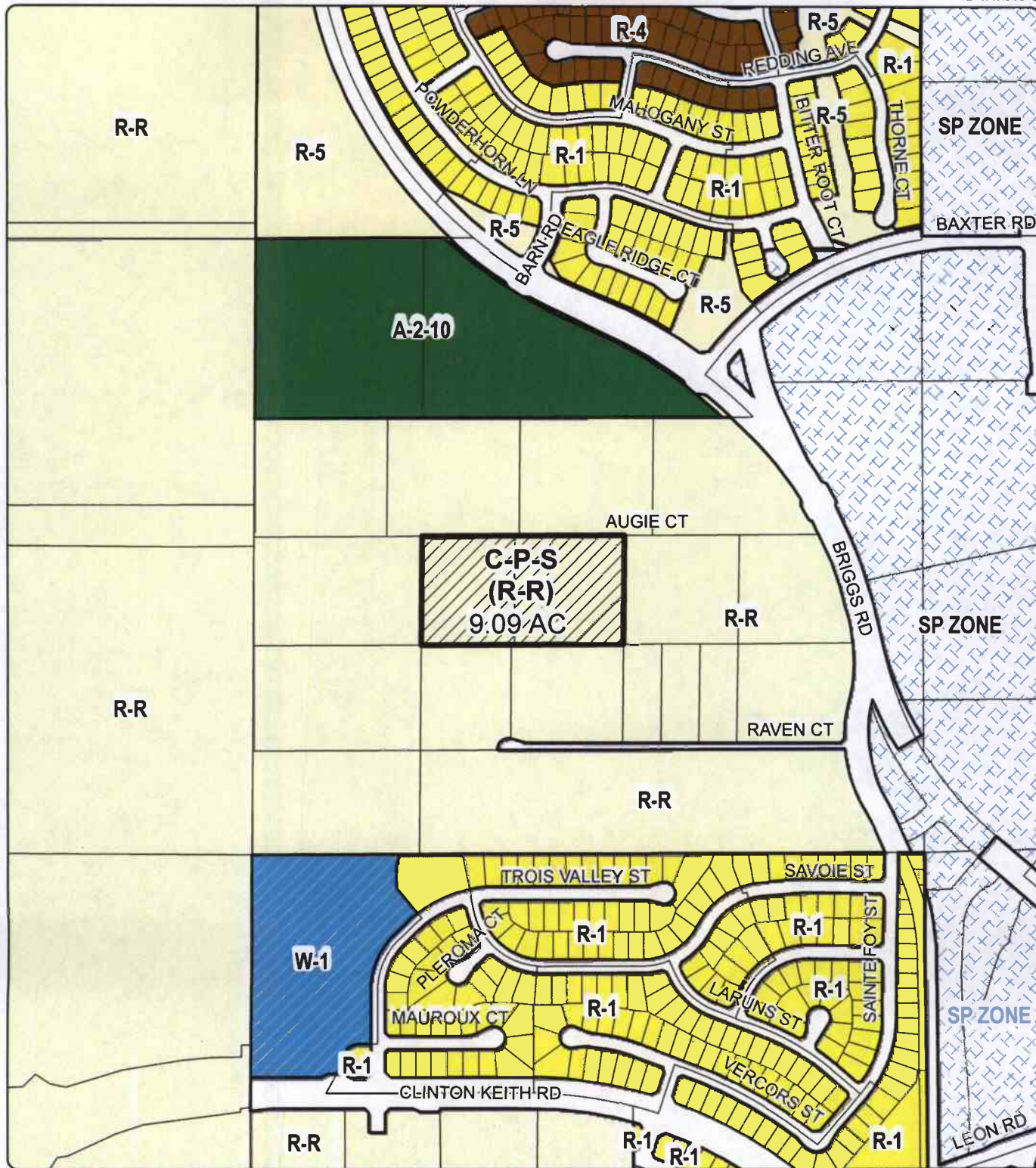
CZ07863 GPA0928D1 CUP03681

Supervisor Washington  
District 3

Date Drawn: 03/18/2015

**PROPOSED ZONING**

Exhibit 3



Zoning Area: Rancho California

Author: Vinnie Nguyen



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

**COUNTY OF RIVERSIDE**  
**ENVIRONMENTAL ASSESSMENT FORM: INITIAL STUDY**

**Environmental Assessment (E.A.) Number:** 42499

**Project Case Type (s) and Number(s):** Conditional Use Permit (CUP) 3681, General Plan Amendment (GPA) 928D1, Zone Change (ZC) 07863

**Lead Agency Name:** County of Riverside Planning Department

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

**Contact Person:** Matt Straite, Project Planner

**Telephone Number:** (951) 955-3200

**Applicant's Name:** Michael and Hendrika (Hennie) Monteleone

**Applicant's Address:** 35245 Briggs Road, Murrieta, California 92563

**I. PROJECT INFORMATION**

**A. Project Description:**

The project is the conditional permitting of existing special events facilities on Monteleone Meadows the grounds located at 35245 Briggs Road, Murrieta, north of Raven Court Road, south of Monteleone Meadows Drive, east of Interstate 215, and west of Briggs Road within the French Valley community of the Southwest Area Plan, Rancho California Zoning District. The existing facilities consist of 17,245 square-foot pond, a 3,600 square-foot caretaker's quarters, a 340 square-foot gazebo, two outdoor barbeque (BBQ) structures, an outdoor bar, a 4,100 square-foot reception center with attached storage and kitchen, a 1,376 square-foot restroom and changing facility, a 600 square-foot restroom, a 280 square-foot trailer, four corrals, and 104 parking spaces on 9.09 gross acres.

Monteleone Meadows is a private venue specializing in weddings, receptions, anniversaries birthday parties, banquets, and other special events. Services include food and alcohol vending, horse and carriage rides, and an on-site florist. Services from off-site vendors include music, photography, and bartending. Typical hours of operation are from 4:00 PM to 10:00 PM Friday, Saturday, and Sunday although occasionally events are held during the week between 6:00 PM and 9:00 PM. Tours are conducted during the week by appointment only. The facilities can accommodate a maximum of 200 attendees per event. One employee is currently staffed at the facility and approximately 10 staff host events that includes bartenders, caterers, and other support staff.

The project includes a General Plan Amendment (GPA) to change the project site land use designation from Rural: Rural Residential (R:RR) to Community Development: Commercial Tourist (CD:CT). The purpose of the GPA is to support the existing on-site use as special event facility. A concurrent Change of Zone (CZ) is included to update the project site zoning district to Scenic Highway Commercial (CPS) to reflect the change in land use. No construction or change in existing operations is proposed as part of this project.

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

**C. Total Project Area:** 9.09 gross acres

<b>Residential Acres:</b>	N/A	<b>Lots:</b>	<b>Units:</b>	<b>Projected No. of Residents:</b>
<b>Commercial Acres:</b>	N/A	<b>Lots:</b>	<b>Sq. Ft. of Bldg Area:</b>	<b>Est. No. of Employees:</b>
<b>Industrial Acres:</b>	N/A	<b>Lots:</b>	<b>Sq. Ft. of Bldg Area:</b>	<b>Est. No. of Employees:</b>
<b>Other Acres:</b>	9.09	<b>Lots: 2</b>	<b>Sq. Ft. of Bldg Area: 10,296</b>	<b>Est. No. of Employees: 1</b>

**D. Assessor's Parcel No(s):** 480-090-009 & -010

- E. Street References:** North of Raven Court Road, south of Monteleone Meadows Drive, east of Interstate 215, and west of Briggs Road
- F. Section, Township & Range Description or reference/attach a Legal Description:** Township 7 South, Range 3 West, Section 31, San Bernardino Base Meridian
- G. Brief description of the existing environmental setting of the project site and its surroundings:** The project site is currently developed with the above described wedding facilities in addition to a 3,600 square-foot single-family residence with attached garage on the westerly portion of the property. The event area is characterized by turf and pepper trees. Gravel is located in the parking area and the remainder of the property is characterized as ruderal/barren. Portions of the property are lined with eucalyptus trees. The project site was historically underlain primarily with Escondido fine sandy loam and the remaining portions of the site with Friant fine sandy loam and Honcut loam. Lisa J. Mails Elementary School and sports fields are located north of the project site. A primarily vacant residential parcel is located west of the project site and is developed with accessories buildings. Single-family residential development is located east and south of the project site.

## II. APPLICABLE GENERAL PLAN AND ZONING REGULATIONS

### A. General Plan Elements/Policies:

1. **Land Use:** The project site is currently designated R:RR (Rural: Rural Residential 5 Acre Minimum). The project includes a General Plan Amendment to change the project site's land use designation to CD:CT (Community Development: Commercial Tourist). The existing use is consistent with the proposed land use designation.
2. **Circulation:** Adequate access to the project site is provided via driveways on Monteleone Meadows Drive, with local access provided via Briggs Road to the east and regional access via State Route 79 (Winchester Road) consistent with the General Plan Circulation Element. The project does not include any modifications to any roadways that could conflict with the General Plan Circulation Element.
3. **Multipurpose Open Space:** The project does not include any physical changes to the environmental that could result in conflicts with the preservation and protection of natural, agricultural, and open space resources as supported by the policies of the General Plan Multipurpose Open Space Element.
4. **Safety:** The project includes no new construction or uses that could expose persons or structures to natural or manmade hazards in conflict with the policies of the General Plan Safety Element. Adequate emergency access is provided via Monteleone Meadows Drive and no changes to this roadway are proposed as part of the project.
5. **Noise:** The project will generate no new temporary, periodic, or permanent noise sources that could expose persons to noise levels in excess of County standards enumerated in the General Plan Noise Element.
6. **Housing:** The project does not include the removal of any housing units that could conflict with the policies of the General Plan housing Element.
7. **Air Quality:** The proposed project includes no construction and no new operational component that could generate criteria pollutants, toxics air contaminants, or odors that

could conflict with the General Plan Air Quality Element or the regional Air Quality Management Plan.

**B. General Plan Area Plan(s):** Southwest Area Plan

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

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

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

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

**G. Adjacent and Surrounding:**

1. **Area Plan(s):** Southwest Area Plan

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

3. **Land Use Designation(s):** Rural: Rural Residential (RR) to the west, Rural: Rural Residential (RR) to the south, Rural: Rural Residential (RR) to the east, and Community Development: Public Facilities (PF) to the north.

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

**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:** RR (Rural Residential)

**J. Proposed Zoning, if any:** Scenic Highway Commercial (CPS)

**K. Adjacent and Surrounding Zoning:** RR (Rural Residential) to the north, east, south, and west

### III. ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED

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

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

#### IV. DETERMINATION

On the basis of this initial evaluation:

##### **A PREVIOUS ENVIRONMENTAL IMPACT REPORT/NEGATIVE DECLARATION WAS NOT PREPARED**

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

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

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

##### **A PREVIOUS ENVIRONMENTAL IMPACT REPORT/NEGATIVE DECLARATION WAS PREPARED**

I find that although the proposed project could have a significant effect on the environment, **NO NEW ENVIRONMENTAL DOCUMENTATION IS REQUIRED** because (a) all potentially significant effects of the proposed project have been adequately analyzed in an earlier EIR or Negative Declaration pursuant to applicable legal standards, (b) all potentially significant effects of the proposed project have been avoided or mitigated pursuant to that earlier EIR or Negative Declaration, (c) the proposed project will not result in any new significant environmental effects not identified in the earlier EIR or Negative Declaration, (d) the proposed project will not substantially increase the severity of the environmental effects identified in the earlier EIR or Negative Declaration, (e) no considerably different mitigation measures have been identified and (f) no mitigation measures found infeasible have become feasible.

I find that although all potentially significant effects have been adequately analyzed in an earlier EIR or Negative Declaration pursuant to applicable legal standards, some changes or additions are necessary but none of the conditions described in California Code of Regulations, Section 15162 exist. An **ADDENDUM** to a previously-certified EIR or Negative Declaration has been prepared and will be considered by the approving body or bodies.

I find that at least one of the conditions described in California Code of Regulations, Section 15162 exist, but I further find that only minor additions or changes are necessary to make the previous EIR adequately apply to the project in the changed situation; therefore a **SUPPLEMENT TO THE ENVIRONMENTAL IMPACT REPORT** is required that need only contain the information necessary to make the previous EIR adequate for the project as revised.

I find that at least one of the following conditions described in California Code of Regulations, Section 15162, exist and a **SUBSEQUENT ENVIRONMENTAL IMPACT REPORT** is required: (1) Substantial changes are proposed in the project which will require major revisions of the previous EIR or negative declaration due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects; (2) Substantial changes have occurred with respect to the circumstances under which the project is undertaken which will require major revisions of the previous EIR or negative declaration due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects; or (3) New information of substantial importance, which was not known and could not have been known with the exercise of reasonable diligence at the time the previous EIR was certified as complete or the negative declaration was adopted, shows any the following:(A) The project will have one or more significant effects not discussed in the previous EIR or negative declaration;(B) Significant effects previously examined will be substantially more severe than shown in the previous EIR or negative declaration;(C) Mitigation measures or alternatives previously found not to be feasible would in fact be feasible, and would substantially reduce one or more significant effects of the project, but the project proponents decline to adopt the mitigation measures or alternatives; or,(D) Mitigation

measures or alternatives which are considerably different from those analyzed in the previous EIR or negative declaration would substantially reduce one or more significant effects of the project on the environment, but the project proponents decline to adopt the mitigation measures or alternatives.



Signature

3/18/15

Date

Matt Straite, Project Planner

Printed Name

For Steve Weiss AICP Planning Director



**V. ENVIRONMENTAL ISSUES ASSESSMENT**

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

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>AESTHETICS</b> Would the project				
<b>1. Scenic Resources</b>				
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, Southwest Area Plan, Figure 9 "Scenic Highways". Caltrans, Scenic Highway Mapping System, Riverside County.

Findings of Fact:

- a) The project is not located on any or within the viewshed of any County eligible, State eligible, or State designated scenic highway. No impact will occur.
- b) The project includes no construction activities or physical modification to the project site that could damage any scenic resource. No impact will occur.

Mitigation: No mitigation measures are required.

Monitoring: No mitigation measures are required.

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

Source: GIS Database; Riverside County Land Information System; Ord. No. 655 (Regulating Light Pollution)

Findings of Fact:

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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a) The project site is located in the Mt. Palomar Observatory 45-mile (ZONE B) Special Lighting Area that surrounds the Mt. Palomar Observatory. Ordinance 655 identifies requirements for installation of lighting within Zone B that includes restrictions on the use of lighting above 4050 lumens. The project does not include any changes to the existing lighting on the project site and will be subject to lighting regulations when lighting is replaced in the future. No impact will occur.

Mitigation: No mitigation measures are required.

Monitoring: No mitigation measures are required.

**3. Other Lighting Issues**

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

Source: Ordinance No. 655 (Regulating Light Pollution)

Findings of Fact:

a) The project includes no new sources of light or glare that could affect day or nighttime views. Future replacement of lighting will be subject to Ordinance 655 regulating the intensity, shielding, and direction of lighting. No impact will occur.

b) The project includes no new sources of light that could affect surrounding residential or other properties. Future replacement of lighting will be subject to Ordinance 655 regulating the intensity, shielding, and direction of lighting. No impact will occur.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**AGRICULTURE & FOREST RESOURCES** Would the project

**4. Agriculture**

a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland) as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Conflict with existing agricultural zoning, agricultural use or with land subject to a Williamson Act contract or land 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"/>

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

Source: Riverside County General Plan Figure OS-2 "Agricultural Resources"; GIS database; California Department of Conservation, Farmland Mapping and Monitoring Program "Riverside County"; California Department of Conservation, Riverside County Williamson Act FY 2008/2009

Findings of Fact:

a) According to the County General Plan GIS database, the project is not located within Prime Farmland, Unique Farmland, or Farmland of Statewide Importance. Therefore, no impact will occur as a result of the project.

b) According to the County GIS database and the 2008-2009 Williamson Act Program Map, 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 proposed project would not include any new construction or uses. Surrounding sites also do not support agricultural uses. Therefore, no impact will occur.

d) The project does not involve other changes in the existing environment that could result in conversion of Farmland, to non-agricultural uses. Therefore, there will be no impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

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

Source: Riverside County General Plan, Southwest Area Plan

Findings of Fact:

a) The County has no designation 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)). Therefore, the proposed project will not impact land designated as forest land, timberland, or timberland zoned Timberland Production.

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

c) The County has no designation of forest land, timberland, or timberland zoned areas. Therefore, the project will not involve other changes in the existing environment which, due to their location or nature, could result in conversion of forest land to non-forest use.

**Mitigation:** No mitigation measures are required.

**Monitoring:** No monitoring measures are required.

**AIR QUALITY** Would the project

**6. Air Quality Impacts**

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

**Source:** SCAQMD CEQA Air Quality Handbook.

**Findings of Fact:** CEQA Guidelines indicate that a project will significantly impact air quality if the project violates any ambient air quality standard, contributes substantially to an existing air quality violation, or exposes sensitive receptors to substantial pollutant concentrations.

a) Pursuant to the methodology provided in Chapter 12 of the 1993 SCAQMD CEQA Air Quality Handbook, consistency with the South Coast Air Basin 2012 Air Quality Management Plan (AQMP) is affirmed when a project (1) does not increase the frequency or severity of an air quality standards violation or cause a new violation and (2) is consistent with the growth assumptions in the AQMP.<sup>1</sup> Consistency review is presented below:

<sup>1</sup> South Coast Air Quality Management District. CEQA Air Quality Handbook. 1993

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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(1) The project will not result in short-term construction and long-term pollutant emissions that are in excess of CEQA significance emissions thresholds established by the SCAQMD, as the project does not propose any construction activities or changes in operations. Therefore, the project will not result in an increase in the frequency or severity of any air quality standards violation and will not cause a new air quality standard violation. No impact will occur.

(2) The CEQA Air Quality Handbook indicates that consistency with AQMP growth assumptions must be analyzed for new or amended General Plan Elements, Specific Plans, and *significant projects*. Significant projects include airports, electrical generating facilities, petroleum and gas refineries, designation of oil drilling districts, water ports, solid waste disposal sites, and off-shore drilling facilities. This project is not considered a *significant project*. Although this project includes a General Plan Amendment it required to reconcile the underlying land use designation with the existing on-site use. No expansion of the existing on-site use or potential for expansion could occur as a result of the proposed General Plan Amendment.

Based on the consistency analysis presented above, the proposed project will not conflict with the AQMP. No impact will occur.

b-c) A project may have a significant impact if project-related emissions exceed federal, state, or regional standards or thresholds, or if project-related emissions substantially contribute to existing or project air quality violations. The proposed project is located within the South Coast Air Basin, where efforts to attain state and federal air quality standards are governed by SCAQMD. The South Coast Air Basin (SCAB) is in a nonattainment status for federal and state ozone standards, state fine particulate matter standards, and federal and state particulate matter standards. Any development in the SCAB, including the proposed project, will cumulatively contribute to these pollutant violations.

The proposed project does not involve any earth moving activities, construction of new facilities, renovation of existing structures, or changes in existing operations. The project includes of a General Plan Amendment and Zone Change to reconcile land use and zoning requirements with the existing on-site use. As such, no project-related emissions modeling was conducted for the proposed project. Because the project does not include any physical changes to the environment and does not include a change in operations, new project-related emissions will not occur. No impact will occur.

d) A sensitive receptor is a person in the population who is particularly susceptible to health effects due to exposure to an air contaminant than is the population at large. Sensitive receptors (and the facilities that house them) in proximity to localized CO sources, toxic air contaminants, and/or odors are of particular concern. High levels of CO are associated with major traffic sources, such as freeways and major intersections, and toxic air contaminants are normally associated with manufacturing and industrial operations. Land uses considered to be sensitive receptors include long-term health care facilities, rehabilitation centers, convalescent centers, retirement homes, residences, schools, playgrounds, child care centers, and athletic facilities. Surrounding land uses include rural-residential to the south and east, and an elementary and middle school to the north that are considered to be sensitive receptors. The project does not include any construction activities or changes in existing operations that could expose sensitive receptors to substantial carbon monoxide concentrations, toxic air contaminants, or odors. No impacts will occur.

e) As indicated in Section 6 b-c, the project will not place sensitive receptors within one mile of an existing substantial point source emitter because the project includes no construction of any

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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development and no changes in operations that could include new sensitive receptors. No impact will occur.

f) According to the CEQA Air Quality Handbook, land uses associated with odor complaints include agricultural operations, wastewater treatment plants, landfills, and certain industrial operations (such as manufacturing uses that produce chemicals, paper, etc.). Odors are typically associated with industrial projects involving the use of chemicals, solvents, petroleum products, and other strong-smelling elements used in manufacturing processes, as well as sewage treatment facilities and landfills. The proposed project does not include any of the above uses or processes and includes no construction or operational changes. No impact will occur.

**Mitigation:** No mitigation measures are required.

**Monitoring:** No monitoring measures are required.

**BIOLOGICAL RESOURCES** Would the project

**7. Wildlife & Vegetation**

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

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Source: Riverside County General Plan, Multipurpose Open Space Element

Findings of Fact:

a) The project site is located within the Western Multiple Species Habitat Conservation Plan (WRMSHCP) Area designated Criteria Cell. This project is located within a Criteria Area of the Western Riverside County Multiple Species Habitat Conservation Plan and is identified as being a part of Cell Group "Z". The project site is located in Cell 5476. The two subject parcels identified in this project have undergone a Habitat Evaluation and Acquisition Negotiation Strategy (HANS) review process whereby said lots will be required to conform to additional plan wide requirements of the WMSHCP as identified and mitigated in EA 42499. It has been concluded in the HANS review that the project will fulfill those requirements. No conservation is required.

Additionally, because the project is located within the WRMSHCP Fee Area, a per-acre mitigation fee shall be paid to the County for potential impacts to sensitive species found elsewhere in the WRMSHCP area.

The project site 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 because there is no construction or operational changes that could result in such conflicts. No impact will occur.

b-c) A brief survey was conducted to determine the presence of sensitive wildlife species including insect species, amphibians, reptiles, birds, and mammals. According to the California Natural Diversity Database (CNDDDB), the following sensitive, special status species have been recorded within the project vicinity: Arroyo toad (*Anaxyrus californicus*); Swainson's hawk (*Buteo swainsoni*); coastal California gnatcatcher (*Polioptila californica californica*); least Bell's Vireo (*Vireo bellii pusillus*); vernal pool fairy shrimp (*Branchinecta lynchi*); Riverside fairy shrimp (*Streptocephalus woottoni*); quino checkerspot butterfly (*Euphydryas editha quino*); San Bernardino kangaroo rat (*Dipodomys merriami parvus*); Stephen's kangaroo rat (*Dipodomys stephensi*); San Diego button celery (*Eryngium aristulatum var. parishii*); California Orcutt grass (*Orcuttia californica*); and spreading navarretia (*Navarretia fossalis*). Although these species have been recorded in the vicinity of the project site, because the project includes no construction and no changes in operations, impacts to candidate, sensitive or special status species will not occur.

d) The project does not propose any new construction or changes in existing operations that could interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident migratory wildlife corridors, or impede the use of native wildlife nursery sites. No impact will occur.

e-f) The project site does not contain riverine/riparian areas or vernal pools. The project does not include any new construction or changes in existing operations that could impact these resources. Therefore, no impacts will occur.

g) The proposed project will not conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance, because it includes no construction of changes in existing operations that could conflict with such policies. No impact will occur.

Mitigation: No mitigation measures are required.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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**Monitoring:** No monitoring measures are required.

**CULTURAL RESOURCES** Would the project

**8. Historic Resources**

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

**Source:** N/A

**Findings of Fact:**

a-b) The proposed project is located on a completely developed site. The project does not include any demolition, construction, or renovation of existing facilities and does not includes any changes in existing operations that could impact any historic resource. No impact will occur.

**Mitigation:** No mitigation measures are required.

**Monitoring:** No monitoring measures are required.

**9. Archaeological Resources**

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

**Source:** N/A

**Findings of Fact:**

a-b) The proposed project is located on a completely developed site. The project does not include any grading or earth moving activities as no demolition, construction or renovation is proposed as part of the project. The project includes no changes to existing on-site operations. Due to the highly disturbed nature of the project site and lack of earth moving activities, the proposed project will not alter or destroy an archaeological site nor will it cause a substantial change in the significance of an archaeological resources pursuant to California Code of Regulations, Section 15064.5. No impact will occur.

c) The project site has not been previously used as a cemetery. The proposed project does not involve any ground disturbing or earth-moving activities that could potentially disturb human remains. Standard Conditions of Approval are included that address any instances where human remains are discovered. No impact will occur.



Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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d) The project will not restrict any religious or sacred uses within the area as it includes no construction of changes in existing operations. No impacts will occur.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**10. Paleontological Resources**

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

Source: N/A

Findings of Fact:

a) The proposed project is located on a completely developed site. The project does not include any grading or earth moving activities as no demolition, construction or renovation is proposed as part of the project. Due to the highly disturbed nature of the project site and lack of earth moving activities, the proposed project will not directly or indirectly destroy a unique paleontological resource or geologic feature. No impact will occur.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**GEOLOGY AND SOILS** Would the project

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

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

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

Source: Riverside County General Plan Figure S-2 "Earthquake Fault Study Zones," GIS database, California Department of Conservation, Alquist-Priolo Earthquake Fault Zoning Act.

Findings of Fact:

a-b) The project site is not located within an Alquist-Priolo Earthquake Fault Zone. The nearest active fault is the Elsinore Fault which is approximately 5.35 miles southwest of the project site. The proposed project does not include any earth moving activities, demolition of existing facilities, construction of new structures or changes in existing operations. As such, the proposed project will not expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death, due to faults or other earthquake-related hazards. No impact will occur.

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

**Monitoring:** No monitoring measures are required.

**12. Liquefaction Potential Zone**

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

**Source:** Riverside County General Plan Figure S-3 “Generalized Liquefaction”.

**Findings of Fact:**

a) Liquefaction is a phenomenon that occurs when soil undergoes transformation from a solid state to a liquefied condition due to the effects of increased pore-water pressure. This typically occurs where susceptible soils (particularly the medium sand to silt range) are located over a high groundwater table. Affected soils lose all strength during liquefaction and foundation failure can occur. The project site is not located in an area that is susceptible to liquefaction. The project does not include any construction that could expose people or structures to liquefaction. No impact will occur.

**Mitigation:** No mitigation measures are required.

**Monitoring:** No monitoring measures are required.

**13. Ground-shaking Zone**

Be subject to strong seismic ground shaking?

**Source:** Riverside County General Plan Figure S-4 “Earthquake-Induced Slope Instability Map” and Figures S-13 through S-21 (showing General Ground Shaking Risk); Riverside County TLMA GIS.

**Findings of Fact:**

The principal seismic hazard that could affect the project site is ground shaking resulting from an earthquake occurring along several major active or potentially active faults in Southern California, with the closest fault (Elsinore Fault) located 5.35 miles southwest at the base of the Santa Ana Mountains. The proposed project does not include any new construction or changes in existing operations. The existing facility will remain as-built. No physical changes to the project site or surrounding environment are proposed that could expose people or structures to strong seismic ground shaking. No impact will occur.

**Mitigation:** No mitigation measures are required.

**Monitoring:** No monitoring measures are required.

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

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

Source: Riverside County TLMA GIS.

Findings of Fact:

a) The project site is relatively flat and has been previously developed. The existing facilities consist of 17,245 square-foot pond, a 3,600 square-foot caretaker's quarters, a 340 square-foot gazebo, two outdoor barbeque (BBQ) structures, an outdoor bar, a 4,100 square-foot reception center with attached storage and kitchen, a 1,376 square-foot restroom and changing facility, a 600 square-foot restroom, a 280 square-foot trailer, four corrals, and 104 parking spaces on 9.09 gross acres. The proposed project does not include any physical changes to the project site or surrounding area that could expose people or structures to landslides. No impact will occur.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**15. Ground Subsidence**

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

Source: Riverside County TLMA GIS.

Findings of Fact:

a) The project is not located in an area of susceptibility for subsidence. The project site has been previously developed and is currently used as a special events venue. The proposed project does not include any physical changes to the project site or surrounding areas that could expose people or structures to ground subsidence. No impact will occur.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**16. Other Geologic Hazards**

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

Source: Riverside County General Plan, Figure 12 "Flood Hazards"; Riverside County General Plan Safety Element, Figure S-10, "Dam Failure Inundation Zones".

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

a) The project site is not located near any large bodies of water or in a known volcanic area; therefore, the project site is not subject to geologic hazards, such as seiche, mudflow, or volcanic hazard. The project does not include any construction or changes to existing operations that could expose people or structures to any geologic hazards. No impact will occur.

**Mitigation:** No mitigation measures are required.

**Monitoring:** No monitoring measures are required.

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

**Source:** N/A.

**Findings of Fact:**

a) The project site is relatively flat and has been previously developed. The proposed project does not include any earth-moving activities, renovation of existing facilities, construction of new buildings or changes in existing operations. As such, the proposed project will not change the topography or ground surface relief features of the project site or surrounding areas. No impact will occur.

b) The proposed project does not include any physical changes to the project site or the surrounding area. No cut and fill slopes are proposed as part of project development. No impact will occur.

c) The proposed project does not include any grading activities or physical changes that would require subsurface activities. No new construction or renovation is proposed as part of the project. No impact will occur.

**Mitigation:** No mitigation measures are required.

**Monitoring:** No monitoring measures are required.

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

Source: N/A.

Findings of Fact:

a) The proposed project will not result in the loss of topsoil from grading activities because no grading activities are proposed as part of the project. No earth moving activities, renovation of existing facilities, construction of new buildings or changes in existing operations are proposed that could result in substantial soil erosion or loss of topsoil. No impact will occur.

b) The proposed project site is currently developed with a 17,245 square-foot pond, a 3,600 square-foot caretaker's quarters, a 340 square-foot gazebo, two outdoor barbeque (BBQ) structures, an outdoor bar, a 4,100 square-foot reception center with attached storage and kitchen, a 1,376 square-foot restroom and changing facility, a 600 square-foot restroom, a 280 square-foot trailer, four corrals, and 104 parking spaces on 9.09 gross acres. No physical changes to the project site or surrounding areas are proposed as part of the project. As such, the project will not create a substantial risk to life or property as a result of being located on expansive soil. No impact will occur.

c) The project includes no construction or changes in existing operations that could result in th need for septic systems. No impact will occur.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**19. Erosion**

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

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

Source: N/A.

Findings of Fact:

a) Implementation of the proposed project will not involve earth moving or grading activities. Moreover, no physical changes to the project site or the surrounding area are proposed as part of the project. As such, no changes in deposition, siltation, or erosion that may modify the channel of a river or stream will occur. No impact will occur.

b) The potential for on- or off-site erosion will not increase because no grading or earth-moving activities are proposed as part of the project and the project will not include any physical changes to the project site or surrounding areas. No impact will occur.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

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

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

Source: Riverside County General Plan Figure S-8 "Wind Erosion Susceptibility Map"

Findings of Fact:

a) The site is not located in an area of susceptibility for wind erosion. The proposed project does not include any grading or earth-moving activities that would create wind erosion. No changes in land use are proposed for the project site that would increase wind erosion or blowsand either on- or off-site. No impact will occur.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**GREENHOUSE GAS EMISSIONS** Would the project

**21. Greenhouse Gas Emissions**

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

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

Source: N/A

Findings of Fact:

a) The project is not proposing any changes or new construction of any kind. So there will be no impacts from any construction. The operations of the facility will not create a new impacts as the facility has been operating for some time and no new impacts are proposed. The current operation occurs only a few days a week and the number of cars are below any threshold that would require an analysis. No impact will occur.

b) Because the project will not include any physical changes to the project site or surrounding areas and no increase in existing operation, the project will not increases greenhouse gas emissions and therefore could not conflict with any state and regional plans reduce GHG emissions. No impact will occur.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>HAZARDS AND HAZARDOUS MATERIALS</b> Would the project				
<b>22. Hazards and Hazardous Materials</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Impair implementation of or physically interfere with an adopted emergency response plan or an emergency evacuation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Riverside County General Plan, Southwest Area Plan, Hazards Section.

Findings of Fact:

- a) The proposed project will not create a substantial hazard to the public or the environment transport, use, or disposal of hazardous materials because no construction or changes in existing operations are proposed. No impact will occur.
- b) The project will not 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 because no construction or changes in existing operations are proposed. No impact will occur.
- c) Access to the existing development is provided via a driveway on Monteleone Meadows Drive. The proposed project does not include any earth-moving activities, renovation of existing facilities, construction of new buildings or changes in existing operations; therefore, the project will not impair the implementation of, or physically interfere with an emergency response plan and/or emergency evacuation plan. No impact will occur.
- d) The proposed project is located directly adjacent to Mails Elementary School and Dorothy McElhinney Middle School. However, the project does not include any earth moving activities, renovation of existing facilities, construction of new buildings or changes in existing operations that could impacts these schools. No impact will occur.
- e) The project is not located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5. No impact will occur.

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

**Monitoring:** No monitoring measures are required.

**23. Airports**

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

b) Require review by the Airport Land Use Commission?

c) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area?

d) For a project within the vicinity of a private airstrip, or heliport, would the project result in a safety hazard for people residing or working in the project area?

**Source:** Riverside County General Plan Figure S-19 "Airport Locations"; Riverside County General Plan, Southwest Area Plan Land Use Map; GIS database.

a - c) The project site is located within the vicinity of a public / private airport. The closest airport to the project site is the French Valley Airport, approximately 2.25 miles to the south. According to the Area Plan, the proposed project is located within an airport influence policy area and will require review by the ALUC. At the time this CEQA document was created the project was scheduled for hearing with eth ALUC and was proposed consistent by the staff. Therefore, the project could not result in an inconsistency with an Airport Master Plan. No impact will occur.

d) The project is not within the vicinity of a private airstrip or heliport. No impact will occur.

**Mitigation:** No mitigation measures are required.

**Monitoring:** No monitoring measures are required.

**24. Hazardous Fire Area**

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

**Source:** Riverside County General Plan, Southwest Area Plan, "Wildland Fire Hazard"; GIS database.

**Findings of Fact:**

a) According to the Southwest Area Plan, much of the planning area is subject to a high risk of fire hazards. These risks are greatest in rural areas and along urban edges. The proposed project does not include construction of new buildings or changes in existing operations, nor would the current or proposed operation create any risk of wildfire that could expose people or structures to a significant



Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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risk of loss, injury or death involving wildland fires. Fireworks are not permitted and the BBQ grill have been built to standards. The hood in the kitchen will include sprinklers. No impact will occur.

**Mitigation:** No mitigation measures are required.

**Monitoring:** No monitoring measures are required.

**HYDROLOGY AND WATER QUALITY** Would the project

**25. Water Quality Impacts**

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

**Source:** Riverside County General Plan, Southwest Area Plan.

**Findings of Fact:**

a) The project site is generally flat and is currently developed with facilities intended for special events such as weddings. The proposed project does not include any earth-moving activities, renovation of existing facilities, construction of new buildings or changes existing operations that could substantially alter the existing drainage pattern of the project site or surrounding area in a manner that would result in substantial erosion or siltation on- or off-site. No impact will occur.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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b) The proposed project does not include any earth-moving activities, renovation of existing facilities, construction of new buildings or changes in existing operations that could violate any water quality standards or waste discharge requirements. No impact will occur.

c) The proposed project does not include any earth-moving activities, renovation of existing facilities, construction of new buildings or changes in existing operations that could 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. No impact will occur.

d) The proposed project does not include any earth-moving activities, renovation of existing facilities, construction of new buildings or changes in existing operations that could contribute runoff water that would exceed the capacity of existing or planned storm water drainage systems or provide substantial additional sources of polluted runoff. No impact will occur.

e) The project is not located within a 100-year flood hazard area. No impact will occur.

f) The project is not located within a 100-year flood hazard area. The project site is fully developed and currently utilized as a special events venue. The project consists of a General Plan amendment and zone change intended to bring the existing development into compliance with General Plan land use designations. No physical changes to the site or surrounding areas are proposed. No impact will occur.

g) The project does not propose any uses that will have the potential to otherwise degrade water quality beyond those issues discussed in Section 25 herein. No impacts will occur.

h) The project does not include any physical changes to the site or the surrounding area. As such, the project does not include any new or retrofitted stormwater treatment control BMPs, the operation of which could result in significant environmental effects. No impact will occur.

Mitigation: No mitigation measures required.

Monitoring: No monitoring measures required.

**26. Floodplains**

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

NA - Not Applicable  U - Generally Unsuitable  R - Restricted

a) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner that would result in flooding on- or off-site?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Changes in absorption rates or the rate and amount of surface runoff?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam (Dam Inundation	<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
Area)?				
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, Southwest Area Plan, Figure 10 "Flood Hazards".

Findings of Fact:

a) The project site is generally flat and is currently developed with facilities intended for special events such as weddings. The proposed project does not include any earth-moving activities, renovation of existing facilities, construction of new buildings or changes in existing operations. No physical changes to the site or surrounding areas are proposed; therefore, the project will not substantially alter the existing drainage pattern of the site or area in a manner that would result in substantial erosion or siltation on- or off-site. No impact will occur.

b) The proposed project does not include any earth-moving activities, renovation of existing facilities, construction of new structures or changes in existing operations. No physical changes to the site or surrounding area are proposed; therefore, the project will not change absorption rates or the rate and amount of surface runoff. No impact will occur.

c) The project site is located in an area of the City that is designated for rural-residential uses. According to the General Plan, the closest dam to the project site is the Lake Skinner Facility, located approximately 3.7 miles east of the project site. The project site is fully developed and currently used as a private special events venue. The project does not involve any earth-moving activities, renovation of existing facilities, construction of new buildings, or changes in existing operations that could expose and new structures or persons to significant risk of loss, injury, or death involving flooding as a result of the failure of a levee or dam. No impact will occur.

d) The project will not cause changes in the amount of surface water in any water body.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

LAND USE/PLANNING	Would the project			
<b>27. Land Use</b>				
a) Result in a substantial alteration of the present or planned land use of an area?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Affect land use within a city sphere of influence and/or within adjacent city or county boundaries?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source: Riverside County General Plan, Southwest Area Plan; Riverside County Land Information System.

Findings of Fact:

a) The project includes a General Plan amendment and zoning change from Rural Residential (R-R) to Scenic Highway Commercial (CPS) that is intended to bring the project site land use designation into consistency with the existing, on-site use as a special events venue. No physical changes to the

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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site or the surrounding area are proposed and the proposed land use change is not considered substantial because it is consistent with the existing, on-site use. Impacts will be less than significant.

b) The project site is located within the unincorporated sphere of influence of the City of Menifee. The proposed change in land use designation is proposed to bring the project site land use designation into consistency with the existing, on-site use as a special events venue. The project will not result in any physical changes to the environment and will not affect any other properties within the sphere of influence of the City of Menifee. Impacts will be less than significant.

**Mitigation:** No mitigation measures are required.

**Monitoring:** No monitoring measures are required.

28. Planning	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Be consistent with the site's existing or proposed zoning?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Be compatible with existing surrounding zoning?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Be compatible with existing and planned surrounding land uses?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Be consistent with the land use designations and policies of the Comprehensive General Plan (including those of any applicable Specific Plan)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Disrupt or divide the physical arrangement of an established community (including a low-income or minority community)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**Source:** Riverside County General Plan Land Use Element; Riverside County General Plan, Southwest Area Plan.

**Findings of Fact:**

a-c) The proposed project includes a change in zone from Rural Residential (RR) to Scenic Highway Commercial (CPS) to bring the site's zoning into consistency with existing, on-site uses. The existing and continued operation a special events venue is consistent with the proposed CPS zoning. The existing single-family residence supporting special events on a 9.09-acre lot is consistent with the low-density residential character of the project vicinity requiring minimum five-acre lots. Impacts will be less than significant.

d) The project is consistent with the Riverside County General Plan as an existing special events venue to be designated with the CT (Commercial Tourist) land use designation. Impacts will be less than significant.

e) The proposed project does not include any physical changes to the project site or surrounding are; therefore, the project could not disrupt or divide any community. No impact will occur.

**Mitigation:** No mitigation measures are required.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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**Monitoring:** No monitoring measures are required.

**MINERAL RESOURCES** Would the project

**29. Mineral Resources**

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

b) Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?

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

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

**Source:** Riverside County General Plan, Southwest Area Plan, Table 1 "Land Use Designation Summary."

**Findings of Fact:**

a-d) The project site is currently developed and does not include any construction that could result in the loss of mineral resources. There are no mining operations within vicinity of the project site. The project includes no component that would result in mining operations or use of any existing or abandoned mines. No impact will occur.

**Mitigation:** No mitigation measures are required.

**Monitoring:** No monitoring measures are required.

**NOISE** Would the project result in

**Definitions for Noise Acceptability Ratings**

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

NA - Not Applicable                      A - Generally Acceptable                      B - Conditionally Acceptable  
 C - Generally Unacceptable              D - Land Use Discouraged

**30. Airport Noise**

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

NA     A     B     C     D

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

NA     A     B     C     D

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Source: Riverside County General Plan, Southwest Area Plan, Figure 5 "French Valley Airport Influence Policy Area"

Findings of Fact:

a) The project site is located within an airport land use plan or within two miles of a public airport, however the project is located in a zone that will have minimal impacts from noise. Additionally there are only a few people working on the site, and the special events hosted on site generally create noise that would mask any airport noise. No impact will occur.

b) The project is not located within the vicinity of a private airstrip that will expose people residing on the project site to excessive noise levels. No impact will occur.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**31. Railroad Noise**

NA  A  B  C  D

Source: N/A

Findings of Fact:

The project includes no construction of new facilities or expansion of existing operations that could expose persons to railroad-generated noise. No impact will occur.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**32. Highway Noise**

NA  A  B  C  D

Source: N/A

Findings of Fact:

The project includes no construction of new facilities or expansion of existing operations that could expose persons to highway noise. No impact will occur.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**33. Other Noise**

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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NA     A     B     C     D

Source: Project Application Materials

Findings of Fact:

The project includes no construction of new facilities or expansion of existing operations that could expose persons to any other sources of noise. No impact will occur.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**34. Noise Effects on or by the Project**

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

Source: N/A

Findings of Fact:

a-d) The project includes no construction or expansion of existing operations that could expose persons to temporary, periodic, or permanent noise or vibration levels in excess of applicable standards. No impact will occur.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**POPULATION AND HOUSING** Would the project

**35. Housing**

a) Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Create a demand for additional housing, particularly housing affordable to households earning 80% or less of the County's median income?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
c) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Affect a County Redevelopment Project Area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Cumulatively exceed official regional or local population projections?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: N/A

Findings of Fact:

a) The project site is currently used as a special events venue. The proposed project does not include any physical changes to the project site or surrounding areas that would displace any housing. No impact will occur.

b) The project does not include any physical changes to the project site or surrounding areas that could create any additional demand for housing in the area. No impact will occur.

c) The project consists of a General Plan amendment and zoning change. The project does not include any physical changes to the project site or surrounding areas that would not displace any people. No impact will occur.

d) The project is not located within a County Redevelopment Project Area. No impact will occur.

e-f) The proposed project will not result in any physical changes to the project site of existing operations that could result in substantial population growth. No impact will occur.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

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

<b>36. Fire Services</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Source: Riverside County Fire Department

Findings of Fact:



Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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The Riverside County Fire Department Fire Department provides fire protection services to the project site. No physical changes to the project site or existing operations is proposed that would require the need for construction or alteration of any Fire Department facility. No impact will occur.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

<b>37. Sheriff Services</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Source: Riverside County Fire Sheriff Department .

Findings of Fact:

The Riverside County Fire Sheriff Department provides police protection services to the project site. No physical changes to the project site or existing operations is proposed that would require the need for construction or alteration of any Police Department facility. No impact will occur.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

<b>38. Schools</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Source: Murrieta Valley Unified School District

Findings of Fact:

The project site is located within the Murrieta Valley Unified School District (MVUSD). Lisa J. Mails Elementary School and Dorothy McElhinney Middle School are located immediately adjacent to the north of the project site. No physical changes to the project site or existing operations is proposed that would require the need for construction or alteration of any school facility. No impact will occur.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

<b>39. Libraries</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Source: Riverside County General Plan

Findings of Fact:

No physical changes to the project site or existing operations is proposed that would require the need for construction or alteration of any library. No impact will occur.

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

Monitoring: No monitoring measures are required.

**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:

No physical changes to the project site or existing operations is proposed that would require the need for construction or alteration of any health services facility. No impact will occur.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**RECREATION**

**41. Parks and Recreation**

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

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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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 type="checkbox"/>	<input checked="" 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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Source: N/A

Findings of Fact:

a) The project does not include the construction of any new buildings or facilities that would include recreational facilities or require the construction or expansion of recreational facilities. No impact will occur.

b) The existing development will continue to operate in its current capacity as a special events venue and would not increase the use of any recreational facility. No impact will occur.

c) The project is located within the Valley Wide Parks and Recreation Plan District. They will not be required to pay any Quimby charges as there is no subdivision to trigger any fees. No impact will occur.

Mitigation: No mitigation measures are required.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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**Monitoring:** No monitoring measures are required.

**42. Recreational Trails**

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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**Source:** N/A

**Findings of Fact:**

The project does not include the construction of any new buildings or changes in existing operations that could result in the need for additional recreational trails. No impact will occur.

**Mitigation:** No mitigation measures are required.

**Monitoring:** No mitigation measures are required.

**TRANSPORTATION/TRAFFIC** Would the project

**43. Circulation**

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

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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b) Conflict with an applicable congestion management program, including, but not limited to level of service standards and travel demand measures, or other standards established by the county congestion management agency for designated roads or highways?

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

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

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

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

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

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

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

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Source: Riverside County General Plan, Southwest Area Plan.

Findings of Fact:

a-b) The project includes no construction or changes in existing operations that could generate temporary or permanent increases in vehicles trips that could impacts any local or regional transportation facility. No impact will occur.

c-d) The project does not include design features that could cause a alter waterborne, or rail and air traffic. No impact will occur.

e-f) The project includes no construction or changes in existing operations that could result in hazardous transportation design features, incompatible uses, or need for additional road maintenance. No impact will occur.

g) The project does not include any construction activities that would interfere with traffic on the local circulation system. No impact will occur

h) The project does not include any construction or changes in existing operations that could result in inadequate emergency access. No impact will occur.

i) The project does not include any construction or changes in existing operations that could conflict with any policies, plans, or programs related to alternative transportation. No impact will occur.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**44. Bike Trails**

Source: N/A

Findings of Fact:

The project includes no construction or changes in existing operations that could conflict with use of any bike trail or require expansion of any bike trail. No impact will occur.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**UTILITY AND SERVICE SYSTEMS** Would the project

**45. Water**

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