

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

701B



FROM: TLMA – Planning Department

SUBMITTAL DATE:
October 29, 2015

SUBJECT: GENERAL PLAN AMENDMENT No. 960, CLIMATE ACTION PLAN – Intent to Certify an Environmental Impact Report No. 521 – Applicant: County of Riverside – Engineer/Representative: N/A – All Supervisorial Districts – All Zoning Districts/Areas – All Area Plans – All Land Use Designations – Location: Countywide – N/A Gross Acres – Zoning: N/A Zones – REQUEST: This County-Initiated General Plan Amendment proposes a comprehensive update to the Riverside County General Plan in accordance with the eight year Certainty System described in the General Plan Administration Element and Ordinance No. 348, Article II, Section 2.5. This update includes modifications to the Vision Statement, seven of the nine General Plan Elements, 19 Area Plans and updates to 12 Appendices. The Riverside County Climate Action Plan is being proposed concurrently with GPA No. 960 to ensure County Compliance with AB 32.

RECOMMENDED MOTION:

1. The Planning Commission recommends that the Board of Supervisors:

TENTATIVELY CERTIFY ENVIRONMENTAL IMPACT REPORT NO. 521, which has been completed in compliance with the State CEQA Guidelines and the Riverside County CEQA implementation procedures; pending adoption of a Resolution by the Board of Supervisors;

Steve Weiss
Steve Weiss, AICP
Planning Director

(Continued on next page)

Juan C. Perez
Juan C. Perez
TLMA Director

FINANCIAL DATA	Current Fiscal Year:	Next Fiscal Year:	Total Cost:	Ongoing Cost:	POLICY/CONSENT (per Exec. Office)
COST	\$ N/A	\$ N/A	\$ N/A	\$ 0	Consent <input type="checkbox"/> Policy <input checked="" type="checkbox"/>
NET COUNTY COST	\$ N/A	\$ N/A	\$ N/A	\$ 0	

SOURCE OF FUNDS:

Budget Adjustment:

For Fiscal Year:

C.E.O. RECOMMENDATION:

APPROVE

BY:

Tina Grande
Tina Grande

County Executive Office Signature

MINUTES OF THE BOARD OF SUPERVISORS

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

Prev. Agn. Ref.: 15.1, 10/21/2008

District: ALL

Agenda Number:

16-1

**SUBMITTAL TO THE BOARD OF SUPERVISORS, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA
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RECOMMENDED MOTION (Continued):

TENTATIVELY APPROVE GENERAL PLAN AMENDMENT NO. 960, with the addition of Post Production Change Requests B-2 through B-9 as set forth in Attachment B(6) and the Planning Commission's modifications recommended on September 16, 2015 as set forth in Attachment C, based upon the findings and conclusions incorporated in the staff report, and pending Resolution adoption by the Board of Supervisors; and

TENTATIVELY APPROVE THE RIVERSIDE COUNTY CLIMATE ACTION PLAN, pending Resolution adoption by the Board of Supervisors.

BACKGROUND:

The Riverside County General Plan is intended to be a blueprint for Riverside County's future. It describes the future growth and development within the unincorporated areas of Riverside County over the long-term. The General Plan's Administration Element requires a General Plan Review Cycle every eight years to assess the Plan's progress, the County Vision, policies, planning principles and issues related to the Plan's implementation. General Plan Amendment No. 960 (GPA No. 960) is implementing this eight year periodic review.

GPA No. 960 was initiated by the Board of Supervisors on October 21, 2008. It represents the first comprehensive General Plan update since the adoption of the 2003 General Plan—a primary component of the 2003 Riverside County Integrated Project. GPA No. 960 incorporates a new Climate Action Plan (CAP) pursuant to state law and fully analyzed by Environmental Impact Report No. 521 (EIR No. 521). To achieve the updated objectives established in the Administration Element, the General Plan was evaluated and proposals were developed by staff so that:

- The General Plan provides a clear and consistent set of directions for implementing the Riverside County Vision throughout the county over the next five to ten years and into the future (2035 and beyond). Where clarification or additional direction is needed, policies were added or modified. Where no longer relevant or appropriate, policies were deleted or revised.
- The General Plan's Elements, Area Plans and policies continue to provide clear, consistent direction for implementing Riverside County's Vision. A thorough evaluation was conducted to determine that the land use direction and planned intensities in these areas remain appropriate for their given locations. Mapping items found to be inconsistent or inappropriate were corrected.
- Policy Areas, Study Areas and Overlays throughout Riverside County continue to ensure that coordinated development occurs at appropriate intensities in the manner envisioned in the General Plan. All such policy areas throughout Riverside County were evaluated towards this end to ensure their continued utility.
- Resource maps and other data-based information in the General Plan accurately reflect current data. Toward this end, these maps and other data-based information in the General Plan were examined and updated, as needed. Similarly, the General Plan policies and directives related to these resource maps were also revised where warranted by the updates.
- References and discussions in the General Plan reflect and address the current statutes, regulations and policies of the County of Riverside and applicable outside agencies. Updates were made as needed to ensure this.

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The proposed General Plan Amendment reflects less intensive and more balanced land uses than the existing General Plan, with development moving away from remote rural areas toward community development areas that can better provide needed services.

Over the course of this project, the Planning Department has engaged in extensive public participation culminating with a series of six public outreach meetings in July of 2015 and three Planning Commission hearings in August and September of 2015. The following is a summary of outreach measures implemented by the Department throughout the development of GPA No. 960. In addition to the measures listed below, the Planning Department fielded numerous calls and participated in numerous informal meetings to ensure that members of the public had the information they need to understand how the proposed GPA No. 960 affected them.

- Public Hearings/Workshops/Updates:
 - Board of Supervisors: 1 prior meeting
 - Planning Commission: 9 meetings
- Tribal Consultation: 80+ written communications and meetings
- General Plan Advisory Committee Meetings: 13
- California Environmental Quality Act Meetings/Notices:
 - CEQA Scoping Meetings: 2
 - Notice of EIR Preparation: 1
 - Notice of Draft EIR No. 521 Availability: 1
 - Notice of Availability of Recirculated Draft EIR No 521: 1
 - Newspaper Notices: 17
 - Notices mailed to 600+ individuals/entities and sent via e-mail blasts
- Municipal Advisory Committees/Community Advisory Councils: 7+ meetings
- Public Outreach Meetings: 6
- GPA No. 960 Subject Matter Meetings: Numerous
- GPA No. 960 Web Page: <http://planning.rctlma.org/>
- Planning Hotlines: 951-955-6892 or 951-955-6573
- Twitter

As indicated above, the Draft GPA No. 960, Draft EIR No. 521 and CAP documents were circulated first in May 1, 2014 and recirculated in February 21, 2015 for public comment. With the 2014 circulation, the County received 78 comment letters that resulted in a number of changes to the documents to ensure clarity. Following the February 2015 recirculation effort, the County received 114 comment letters.

A full summary of the key project components and major milestones is captured in the August 19, 2015 staff report to the Planning Commission (Attachment A). Included as Attachment B is a DVD with the following project documents:

1. Final Supplemental Response to Comments and Complete Errata
2. Recirculated Draft EIR No. 521 (February 2015)
3. Draft General Plan Amendment (February 2015)
4. Draft Climate Action Plan (February 2015)
5. Final Environmental Impact Report No. 521
6. Updated Post Production Change Requests

The documents contained on this DVD are available for public inspection at 23 public libraries throughout Riverside County, on the 12th Floor of the County Administrative Center, in the County Planning

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Department's office located at 77588 El Duna Ct. in Palm Desert, and on the Planning Department's web site located at <http://planning.rctlma.org/>.

Summary:

Over the course of three public hearings, the Planning Commission considered verbal and written testimony from the public regarding GPA No. 960, the CAP and EIR No. 521. These included 31 correspondences and 20 individuals providing verbal testimony. Of the 31 comment letters, 18 were negative, 12 were neutral and one was in favor. Of the 20 speakers providing testimony, eight spoke in favor of GPA No. 960, two were opposed, nine were neutral and one was undeclared. The *Final Supplemental Response to Comments Received During Planning Commission Hearings and Complete Errata for GPA960, EIR521 and CAP through October 5, 2015*, contained in Attachment B(1) includes comments made by the public and the Planning Commissioners during the course of the Planning Commission hearings, responses to the aforementioned comments, and the resultant changes in a complete and updated Errata. Attachment C documents the changes recommended by the Planning Commission during their final September 16, 2015 meeting. Attachment D includes the Planning Commission minutes from each of the three meetings concerning GPA No. 960, EIR No. 521 and the CAP.

Following the development of GPA No. 960 and EIR No. 521, members of the public and various entities requested 31 Land Use Designation changes, a roadway reclassification and correction to a Policy Area boundary. To maintain the integrity of the extensive GPA No. 960 and Draft EIR No. 521 analyses, many of the change requests could not be acted upon by staff at the time they were proposed. However, these *Post Production Change Requests* are captured in Attachment B(6) of this staff report and the information included therein incorporates requests made through the September 16, 2015, Planning Commission meeting.

Section A of Attachment B(6) identifies those requests that represent changes from the underlying General Plan foundation component to one of greater land use intensity. The General Plan Administration Element and Ordinance No. 348 require that these requests be considered during an 8-year General Plan review cycle. The period for the GPA No. 960 review cycle closed on February 15, 2008. Therefore, staff recommends that these be submitted during the 2016 Foundation Amendment Cycle. Change requests identified in Section B of Attachment B(6) would not be considered significant because they will not cause any additional impacts nor alter the impact determinations within EIR No. 521. Change requests identified in Section C of Attachment B(6) may impact the conclusions reached in EIR No. 521 therefore, staff does not recommend that these be considered at this time. During their September 16, 2015, the Planning Commission recommended inclusion of the Post Production Change Requests identified in Section B with the exception of request B-1.

Changes made to GPA No. 960, EIR No. 521 and the CAP after the close of the February 2015 recirculation of Draft EIR No. 521 and throughout the public hearing process are noted in the Errata included as Attachment B(1) of this staff report. The changes to the documents do not affect the overall policies and conclusions of the GPA No. 960 or the Draft EIR 521, and instead represent changes to provide clarification, amplification and/or insignificant modifications as needed as a result of public comments on the documents or due to additional information received during the public review period. None of the Errata reflect a new significant environmental impact, a substantial increase in the severity of an environmental impact for which mitigation is not proposed, or a new feasible alternative or mitigation measure that would clearly lessen significant environmental impacts but is not adopted, nor do the Errata reflect a fundamentally flawed or conclusory Draft EIR.

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Impact on Citizens and Businesses

Periodic updates to the Riverside County General Plan provides clarity concerning the long term build out of the County, creates transparency for land use planning within the County, and enables people affected by the General Plan to participate in the General Plan development process. The impacts of this project have been evaluated through the environmental review and public hearing process by Planning staff, the Planning Commission and most importantly, through extensive public input.

ATTACHMENTS:

- A. August 19, 2015 Staff Report to the Planning Commission**
- B. DVD With the Following Documents (See also <http://planning.rctlma.org/>)**
 - 1. Final Supplemental Response to Comments Received During Planning Commission Hearings and Complete Errata for GPA960, EIR521 and CAP through October 5, 2015**
 - 2. Recirculated Draft EIR No. 521 (February 2015)**
 - 3. Draft GPA No. 960 (February 2015)**
 - 4. Draft CAP (February 2015)**
 - 5. Final EIR No. 521**
 - 6. Updated Post Production Change Requests**
- C. Recommended Changes Proposed by Planning Commission on September 16, 2015**
- D. Planning Commission Minutes**



RIVERSIDE COUNTY PLANNING DEPARTMENT

Steve Weiss, AICP
Planning Director

DATE: October 22, 2015

TO: Clerk of the Board of Supervisors

FROM: Planning Department - Riverside Office

SUBJECT: General Plan Amendment No. 960, Climate Action Plan, and Environmental Impact Report No. 521

(Charge your time to these case numbers)

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

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

Designate Newspaper used by Planning Department for Notice of Hearing:

COUNTY WIDE - Press Enterprise and Desert Sun and Spanish version of Notice to be sent to Unidos

Draft Notice provided by Planning Department for Clerk of the Board

Please publish as an 1/8 page advertisement and e-mail proofs from each newspaper to
klovelad@rctlma.org

Please schedule for hearing November 10, 2015

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


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

"Planning Our Future... Preserving Our Past"

ATTACHMENT A

Agenda Item No.: 4.1
Area Plan: All
Zoning Area: N/A
Supervisory Districts: 1-5
Project Planner: Kristi Lovelady
Planning Commission: August 19, 2015

GENERAL PLAN AMENDMENT NO. 960
CLIMATE ACTION PLAN
ENVIRONMENTAL IMPACT REPORT NO. 521
Project Proponent: County of Riverside


Steve Weiss, AICP, Planning Director

**COUNTY OF RIVERSIDE PLANNING DEPARTMENT
STAFF REPORT
GENERAL PLAN AMENDMENT (GPA) No. 960
ENVIRONMENTAL IMPACT REPORT (EIR) No. 251
CLIMATE ACTION PLAN (CAP)**

I. INTRODUCTION:

The General Plan Update Project, General Plan Amendment No. 960 ("Project" or GPA No. 960), is a comprehensive review of, and necessary updates to, the Riverside County General Plan's policies, figures and implementing directions. The result of this effort is an amended County General Plan that continues to provide a clear and consistent set of directions for implementing the County Vision, Elements and Area Plans over the next eight years and into the future.

Included in this staff report as Attachment A are the following items for the Planning Commission's consideration:

- February 21, 2015 Recirculated Draft Environmental Impact Report No. 521 (EIR No. 521), the proposed General Plan Amendment No. 960 (GPA No. 960 or "Project") and the proposed Climate Action Plan (CAP)
- Draft Final EIR No. 521 including Responses to Comments and Errata
- GPA No. 960 Errata
- CAP Errata

A description of the proposed updates, revisions and changes encompassed by this project is provided below. Associated project-level information may also be found on the Planning Department's website at <http://planning.rctlma.org/>.

II. PROJECT DESCRIPTION:

The Riverside County General Plan is intended to be a blueprint for Riverside County's future. It describes the future growth and development within Riverside County over the long-term. As stated above, GPA No. 960 was designed to provide an update to the existing General Plan's policies, maps and implementing directions. Pursuant to the "Certainty System" established in the Administration Element of the General Plan, the following objectives are to be achieved by this periodic review and update. The General Plan was reviewed and the proposed changes in GPA No. 960 are designed to:

- Assess General Plan progress and issues related to its implementation.
- Perform necessary changes amongst Foundation Components within the General Plan.
- Develop policy, entitlement and technical amendments, as warranted.
- Extend planning projections another five to ten years into the future and adjust the General Plan to accommodate previously unanticipated needs.
- Enable the County of Riverside to reassess the Vision and Planning Principles of the General Plan and recommit to them.

Accordingly, GPA No. 960 also involved cataloging the amendments that have occurred since 2003 and examining the planned land use intensities and policies of the General Plan to determine if any revisions are needed. Within EIR No. 521, Figure 3.2 (Key Regions of Interest for GPA No. 960 (Western County)) and Figure 3.3 (Key Regions of Interest for GPA No. 960 (Eastern County)) show the general locations of land use-related proposals with spatial components under consideration as part of this project.

To achieve the update objectives established in the General Plan Administration Element, the General Plan was evaluated and proposals were developed by staff so that:

- The General Plan provides a clear and consistent set of directions for implementing the Riverside County Vision throughout the county over the next five to ten years and into the future (2035 and beyond). Where clarification or additional direction is needed, policies were added or modified. Where no longer relevant or appropriate, policies were deleted or revised.
- The General Plan's Elements, Area Plans and policies continue to provide clear, consistent direction for implementing Riverside County's Vision. A thorough evaluation was conducted to determine that the land use direction and planned intensities in these areas remain appropriate for their given locations. Mapping items found to be inconsistent or inappropriate were corrected.
- Policy Areas, Study Areas and Overlays throughout Riverside County continue to ensure coordinated development occurs at appropriate intensities in the manner envisioned in the General Plan. All such policy areas throughout Riverside County were evaluated towards this end to ensure their continued utility.
- Resource maps and other data-based information in the General Plan accurately reflect current data. Towards this end, these maps and other data-based information in the

GENERAL PLAN AMENDMENT NO. 960

CLIMATE ACTION PLAN

ENVIRONMENTAL IMPACT REPORT NO. 521

Planning Commission Staff Report: August 19, 2015

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General Plan were examined and updated, as needed. Similarly, the General Plan policies and directives related to these resource maps were also revised where warranted by the updates.

- The references and discussions in the General Plan reflect and address the current statutes, regulations and policies of the County of Riverside and applicable outside agencies. Updates were made as needed to ensure this.

III. PROJECT LOCATION AND SETTING:

Riverside County is large, encompassing 7,295 square miles that stretch across 200 miles of California - from the eastern edge of the Los Angeles metropolitan basin to the Colorado River. Bounded by Orange County on the west, San Bernardino County to the north, the State of Arizona to the east and San Diego and Imperial Counties to the south, Riverside County is the fourth largest county in California.

Riverside is one of the most diverse counties in California. It includes well-established urban, suburban and rural communities. It has an extensive array of agricultural lands and lands devoted to mineral extraction and recreational areas. There are rugged mountains, flat valley areas, open desert and expansive natural open spaces. The western portion of the county contains most of the county's non-desert areas, as well as most of its urbanized areas. To the east is the urbanizing hub of the Coachella Valley. Beyond Coachella is the northern half of the massive Salton Sea. Eastern Riverside County, which lies east of the crest of the San Jacinto Mountains, contains almost all the county's desert regions. Elevations in eastern Riverside County range from about 230 feet below mean sea level at the Salton Sea to 10,800 feet at the peak of Mount San Jacinto.

IV. KEY PROJECT COMPONENTS:

GPA No. 960 encompasses the proposals listed below. These proposals serve to address areas of the General Plan where changes are needed for a variety of reasons including but not limited to the following: to adjust to current County of Riverside conditions; to adhere to new laws passed or changed since the last update; to provide additional guidance for the planned level of intensity; to better coordinate where, and under what circumstances, intensity shall be accommodated; and, to ensure that any growth occurring in Riverside County is balanced and coordinated with appropriate public services, infrastructure and other basic necessities for a healthy and livable community.

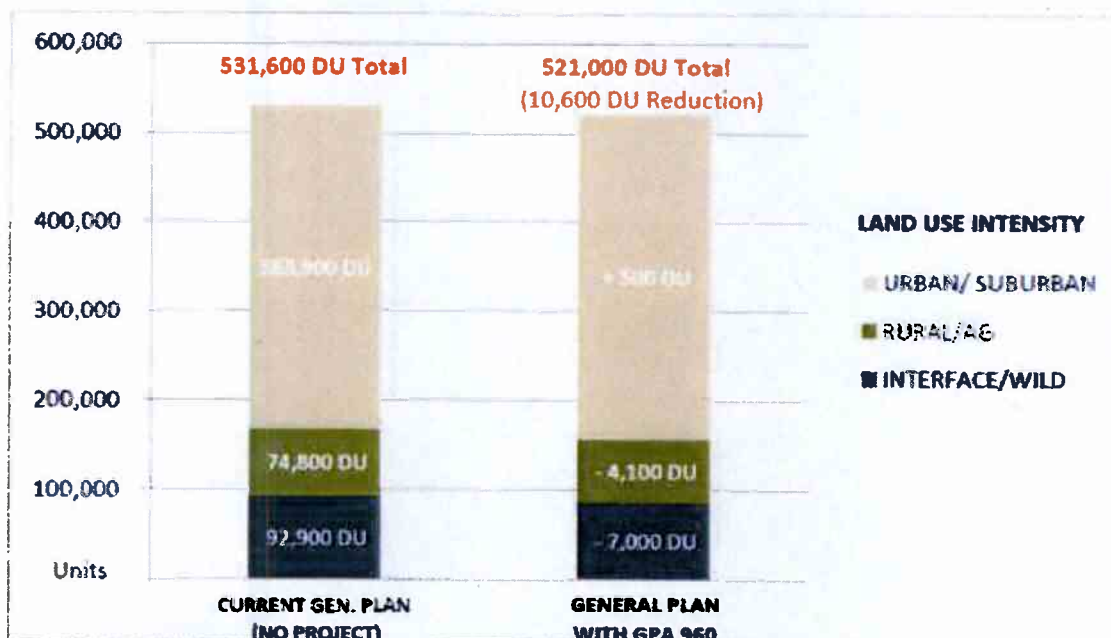
As a result of the review process under GPA No. 960, a coordinated examination was made of all of the Elements and Area Plans of the General Plan to ensure their overall usefulness as the blueprint for Riverside County's growth is maintained. The minor technical changes include revisions to reflect newly incorporated cities and correcting general format issues to ensure flow and consistency.

As depicted in Figure 1 below, GPA No. 960 proposes a reduction of intensity in the overall project buildout from the existing General Plan. Generally, this change is attributed to the following: 1) making changes to figures and maps corresponding to policy changes previously

approved through GPA No. 1075 which deleted the Rural Village Overlay Study Areas within El Carlso, Anza and Aguanga; and 2) lands once identified for community development have transitioned into permanent conservation pursuant to the implementation of two regional multiple species habitat conservation plans.

Despite the overall reduction in total dwelling units (DU) proposed by GPA No. 960 vs. the current General Plan, Figure 1 depicts a corollary GPA No. 960 trend that is noteworthy. Namely, slightly more dwelling units are planned for Urban/Suburban Land Use Designations (LUDs) while there is net acres moving into Open Space LUDs which is growing due to the Implementation of the Western Riverside County Multiple Species Plan and the Coachella Valley Multiple Species Plan.

Figure 1: Housing Buildout Projections 2060 – With and Without GPA No. 960



LAND USE INTENSITIES Included Land Use Designations (LUDs):

- Urban / Suburban** Community Development Foundation: Low Density Residential, Medium Density Residential, Medium-High Density Residential, High Density Residential, Very High Density Residential, Highest Density Residential and Mixed Use Planning Area
- Rural / Agriculture** Community Development & Rural Community Foundations: Estate-Density Residential and Very Low Density Residential; Agricultural Foundation: Agriculture; and Rural Community Foundation: Low-Density Residential
- Interface / Wildland** Rural Foundation: Rural-Residential, Rural-Mountainous and Rural-Desert; and Open Space Foundation: OS-Rural (Residential)
- Open Space** Open Space Foundation: OS-Conservation, OS-Conservation Habitat and OS-Water

(Note: Open Space category is gaining 10,400 acres, but no DUs under any of these LUDs.)

Finally, it is important to note that the City of Eastvale officially incorporated on October 1, 2010 and now comprises the majority of the Eastvale Area Plan west of Interstate 15 to the San Bernardino County line and south to the City of Norco. Similarly, the City of Jurupa Valley incorporated on July 1, 2011 and spans that portion of the Jurupa Area Plan east of Interstate 15. Since both incorporations occurred well after the baseline established for GPA No. 960, the information presented in the Eastvale and Jurupa Area Plans remains unaltered in the GPA No. 960 text however, it has extremely limited application. *The County does not have jurisdiction over lands governed by the cities.* Finally, the incorporation of these two cities resulted in 16 acres remaining within the unincorporated area of the Eastvale Area Plan and 903 acres remaining within the unincorporated area of the Jurupa Area Plan. These 919 acres are still under the County's jurisdiction.

The discussion below identifies the key changes proposed by GPA No. 960.

A. Land Use Element Changes

GPA No. 960 proposes changes within the Land Use Element which include policies and programs that apply countywide. Additionally, GPA No. 960 proposes changes to policies and maps for specific Area Plans. For each of these cases, a generalized discussion is provided below:

1. Incidental Rural Commercial Policies

The existing General Plan only allows commercial activities to occur within the Community Development Foundation. While designed to prevent urban development in rural areas, it was found that such a limitation also prevented the development of neighborhood-serving incidental commercial uses and basic services in remote rural areas of Riverside County. Thus, policies are proposed in GPA No. 960 to allow small-scale commercial uses within the Rural and Rural Community Foundation Components. Proposed Policies LU 21.7 and 22.7 outline the manner in which rural-commercial land uses shall be permitted within these two Foundation Components and the specific conditions which apply to ensure that such uses are developed appropriately.

2. Sphere of Influence Policy

The General Plan Certainty System provides a great level of confidence in the future development patterns as Riverside County grows. However, because of the eight-year review cycle associated with the Foundation Components, it was discovered that such restrictions were limiting Riverside County's ability to appropriately plan and develop necessary infrastructure within the city sphere of influence areas. Thus, policies are proposed in GPA No. 960 that would allow amendments to be considered outside the 8-year General Plan review cycle if such amendments met specific criteria enunciated in Proposed Policy LU 22.8. Optional Finding 3.i was added to the Administration Element's *Required and Optional Findings* section to ensure General Plan consistency and provide the flexibility necessary to allow coordinated development and infrastructure provision within the city sphere of influence areas.

3. Rural Village Overlays and Study Areas

An examination was made of Riverside County's existing policies for rural areas that are designated for potential urbanization over time. Such areas were addressed in the existing General Plan via individual "Rural Village" overlays or study areas applied at the Area Plan level. As part of this project, both countywide and area-specific Rural Village policies and plans were evaluated to determine if they remain appropriate for future intensification and if they provide the necessary implementation guidance. The General Plan policy changes in GPA No. 960 that apply to all of Riverside County's Rural Village Overlays and Study Areas are described in proposed Policies LU 34.1 through 34.5. Changes proposed for specific Rural Villages are described under the applicable Area Plans identified below.

4. Airport Land Use Compatibility Plan Consistency Changes

Since the adoption of the RCIP General Plan in 2003, the Riverside County Airport Land Use Commission (ALUC) has adopted revised Airport Land Use Compatibility Plans for various airports that affect Riverside County to address noise and safety-related concerns with airport operations. As such, the existing General Plan policies and land use designations within these Airport Influence Areas were examined to ensure they are consistent with, and appropriate for, the areas' air operations. As a result, various map, policy and parcel-specific land use changes were identified to establish consistency with some of these newly adopted plans. Table 3.0-B of Draft Environmental Impact Report No. 521 (EIR No. 521) captures the GPA No. 960 Airport Land Use Consistency changes. Corresponding changes under "mobile noise" in the General Plan Noise Element and under "aviation systems" in the Circulation Element were also revised to reflect these same airport-related changes.

GPA No. 960 and Draft EIR No. 521 were provided to the ALUC on April 28, 2014 for review. In their letter dated July 21, 2014, ALUC found GPA No. 960 consistent with all applicable Airport Land Use Compatibility Plans provided that certain modifications were incorporated into the document. The requested ALUC changes are reflected with in the February 2015 edition of the GPA No. 960 document that was released with the February 2015 recirculated Draft EIR No. 521.

5. Day Care Facilities

GPA No. 883, adopted in June 2009, amended the Vision and Land Use Element of the General Plan to include policies to encourage provision of child care facilities. GPA No. 960 includes changes to expand these policies to address care for all community members needing day care services (seniors, disabled adults, etc.). Furthermore, it was determined that a number of the specific policies for assessing the need for and location of child care facilities was more appropriate in the Riverside County Planning Department Standard Operating Procedures (SOP) for use during project review. To reduce redundancies, GPA No. 960 also proposes to condense and eliminate certain day care policies in the General Plan and instead include various new implementation action items in proposed General Plan Appendix K-1 to further develop the day care SOP.

6. *Open-Space Land Use Designations*

For the purpose of preserving open space dedicated as a result of development, GPA No. 960 proposes Policy LU 23.1 to allow changes of land into Open Space Foundation Component as an entitlement/policy amendment, to be processed as defined in Section 2.4 of Ordinance No. 348. Thus, the policy would allow lands dedicated for Open Space by private land use entitlement or acquired by conservation agencies or other agencies to amend these lands' LUDs to conserved open space (OS-CH) outside the 8-year general plan review cycle for the purpose of retaining lands as open space.

7. *Chocolate Mountain Aerial Gunnery Range*

A portion of the Chocolate Mountain Aerial Gunnery Range (CMAGR) is located in Riverside County. The CMAGR provides support training that is essential to the readiness of the nation's Marine Corps and Naval Air Forces. GPA No. 960 proposes Land Use Element Policy LU 36.2, as well as Eastern Coachella Valley Area Plan Policy ECVAP 11.1 and Noise Element Policy N 8.1, to address land use compatibility.

B. *Area Plan Land Use Changes*

A number of regional issues were examined at the local (Area Plan) level of the General Plan to determine if any revisions were needed. As a result, GPA No. 960 includes the following proposed changes:

1. *Eastern Coachella Valley Area Plan*

Chiriaco Summit: The existing Chiriaco Summit Rural Village Overlay (RVO) covers a small community of about 70 residents located along Interstate 10 about 30 miles east of Indio. The RVO spans roughly 660 acres. During review of this RVO, it was determined that discussion of this community's land uses was already provided in the existing Planned Communities Policy Area. Therefore, GPA No. 960 proposes to correct this redundancy by leaving the policy area's land use discussion, while removing the Chiriaco Summit Rural Village Overlay from the map.

2. *Elsinore Area Plan*

El Cariso Village: As part of GPA No. 960, several changes are proposed for the Elsinore Area Plan (ELAP). The ELAP's existing El Cariso Village RVO Study Area encompasses approximately 210 acres along Ortega Highway (State Highway 74) and is surrounded by the rugged Santa Ana Mountains. Following the adoption of the 2003 RCIP General Plan, the intent of this study area was to initiate a focused analysis (i.e., review of the existing land uses, lot sizes, topography and existing infrastructure) to determine appropriateness of this Study Area for possible land use intensities higher than the underlying existing LUDs. As part of the General Plan update and review process, such focused analysis was conducted and it was determined that due to limited access and infrastructure capacity, a Rural Village Overlay was inappropriate for El Cariso Village. Therefore, GPA No. 960 proposes to eliminate the Study Area and allow this community to continue to grow per its underlying LUDs.

Meadowbrook: A Rural Village Overlay Study Area is also identified for the Meadowbrook community, which encompasses approximately 766 acres along Highway 74 and includes

existing commercial and light industrial uses. The intent of this study area was to initiate a focused analysis to determine appropriateness of this study area and possible land use intensities above those of the underlying LUDs. As part of the General Plan update process, this focused analysis was conducted and it was determined that this community is surrounded by incorporated cities and has the infrastructure capacity to accommodate additional growth. As a result, GPA No. 960 proposes to revise the Meadowbrook Rural Village Study Area and map to create a full Land Use Overlay covering roughly 626 acres. Proposed Land Use Overlay Policies ELAP 5.1 and 5.2, new Figure ELAP-5 (Meadowbrook Rural Village Land Use Overlay) and updated Figure ELAP-3 (Land Use Plan) and Figure ELAP-4 (Overlays and Policy Areas) would provide an alternative land use development scenario for this area which would allow higher intensity uses than the underlying LUDs. These revisions would allow for better coordination and implementation of appropriate land use intensities in the Meadowbrook area.

The Meadowbrook Overlay identified in GPA No. 960 reflects the efforts of the Planning Department and the General Plan Advisory Committee in 2008 and 2009. Due to recent input from the community, the Planning Department is taking another look at prospective land use patterns in this area. Preliminary meetings were held with members of the community in the past year and these are expected to continue. Any proposal that results from additional community involvement and further planning will be the subject of a separate public review process.

Lakeland Village: The existing 234-acre Lake Elsinore Environs Policy Area was reviewed and revised to establish updated land use intensities to reflect revised flood mapping for Lake Elsinore. The land use changes proposed in GPA No. 960 apply to the unincorporated Riverside County territory along the southern edge of Lake Elsinore and bordered by the City of Lake Elsinore on both the east and west and City of Wildomar on the south. The proposed changes encompass roughly 303 acres over 612 parcels within the Lakeland Village area. Because of the 100-year flood hazard zone, these properties have split designations; that is, two LUDs mapped on a single parcel. Proposed changes to these parcels modify their LUDs, identify parcels appropriate for commercial-retail, residential or open space designations and minimize the confusion caused by split designations.

The Lakeland Village land use changes contained in GPA No. 960 reflect the efforts of the Planning Department and the General Plan Advisory Committee in 2008 and 2009. Due to recent input from the community, the Planning Department is taking another, more refined look at this area with additional input from the Transportation and County Parks. A number of meetings were held with the community in the past year and a draft Lakeland Village Alternative Land Use Plan was prepared in May 2015. The Alternative Land Use plan requires additional review and will be the subject of a separate public review process in 2016.

3. Lakeview / Nuevo Area Plan

Northeast Business Park: Development patterns affecting agricultural and dairy lands north of the Ramona Expressway were examined to determine what level of intensification over time, if any, should be accommodated in the General Plan for landowners wishing to transition from the current predominantly agricultural uses to more urban uses. As a result, the nearly 260-acre

Northeast Business Park Overlay is proposed in GPA No. 960 to ensure that adequate employment opportunities are available for the future residents of this area. The proposed overlay policies LNAP 5.1 through 5.3, as well as updates to Figure LNAP-3 (Land Use Plan) and Figure ELAP-4 (Overlays and Policy Areas), would provide an alternative land use development scenario for this area.

4. Mead Valley Area Plan

Good Hope: The existing Mead Valley Area Plan (MVAP) includes a Rural Village Overlay Study Area for the Good Hope Community. This study area encompasses approximately 265 acres located along State Highway 74 and includes existing commercial and light industrial uses. The "study area" designation indicated that following the 2003 adoption of the RCIP General Plan, a focused analysis would be needed to determine the area's appropriateness for possible land use intensities higher than the underlying land use designations. As part of the General Plan update, such a focused analysis was conducted. It was determined that, since this community is surrounded by incorporated cities and has infrastructure capacity to accommodate additional growth, additional urbanization of the area would be appropriate in the future. Thus, GPA No. 960 proposes to revise the existing Good Hope Rural Village Study Area and map to provide a 217-acre Land Use Overlay. The proposed Land Use Overlay adds Policies MVAP 3.1 through 3.4 and Figure MVAP-6 (Good Hope Rural Village Land Use Overlay), as well as updates to Figure MVAP-3 (Land Use Plan) and Figure MVAP-4 (Overlays and Policy Areas) to provide an alternative land use development scenario for this area that would allow higher intensity uses than those of the underlying LUDs. This revision would allow for better coordination and implementation of an appropriate level of future land use intensities in the Good Hope community.

The Good Hope Overlay identified in GPA No. 960 reflects the efforts of the Planning Department and the General Plan Advisory Committee in 2008 and 2009. Due to recent input from the community, the Planning Department is taking another look at prospective land use patterns in this area. Preliminary meetings were held with members of the community in the past year and these are expected to continue. Any proposal that results from additional community involvement and further planning will be the subject of a separate public review process.

5. San Jacinto Valley Area Plan

Agriculture/Potential Development Special Study Area: The existing San Jacinto Valley Area Plan (SJVAP) includes an Agriculture/Potential Development Special Study Area to accommodate the conflicting visions of local residents and landowners for the future of this historically agricultural area. Following the 2003 adoption of the RCIP General Plan, the study area was to be subject to focused analysis to determine appropriate future land uses for the area. As part of the General Plan update, this focused study was conducted and it was determined that the study area's 7,664 acres should remain under the Agriculture Foundation Component and land use designation. Thus, GPA No. 960 proposes to eliminate the Agriculture/Potential Development Special Study Area and leave this region to remain agricultural. The proposed deletion of existing Policy SJVAP 6.1 and update of Figure SJVAP-4 (Overlays and Policy Areas) would eliminate this study area from the General Plan.

6. *Riverside Extended Mountain Area Plan (RMEAP)*

Aguanga: As part of GPA No. 960, several changes are proposed for the Riverside Extended Mountain Area Plan (REMAP). The Aguanga Rural Village Overlay Study Area occurs in REMAP and encompasses approximately 6,370 acres around the intersection of State Highways 79 and 371. Again, as part of the General Plan update, a focused analysis of the study area was conducted and it was determined that due to limited access and infrastructure capacity, intensification of the area via Rural Village Overlay was inappropriate for the Aguanga community. Thus, GPA No. 960 proposes to eliminate this study area. It would instead continue to grow according to the underlying LUDs depicted on the REMAP Area Plan map (Figure REMAP-3). The deletion of existing Policy REMAP 2.1 pursuant to adopted GPA No. 1075 and subsequent updates to Figure REMAP-3 (Land Use) and Figure REMAP-4 (Overlays and Policy Areas) proposed by GPA No. 960 would eliminate the overlay from the General Plan.

Anza Valley: Also in the southwestern portion of unincorporated Riverside County, the existing Anza Rural Village Overlay Study Area, encompassing roughly 1,470 acres along State Highway 371, was similarly examined to determine if it continues to remain appropriate for potential intensification. The Anza Valley Municipal Advisory Committee (MAC) had also developed a "Goals and Vision" statement outlining the desired future for this community. As part of the General Plan update, a focused analysis was conducted of the Anza Rural Village and the MAC's Goals and Vision. It was determined that due to limited infrastructure capacity, particularly lack of assured water supplies, a Rural Village Land Use Overlay was inappropriate for the Anza community. Instead, a policy area was proposed over the entire 74,500-acre region to promote and preserve the rural character of this community. Accordingly, GPA No. 960 proposes to eliminate the Anza Rural Village Overlay Study Area and instead includes a new Policy Area to dictate the community design and character of this region. Deletion of existing Policy REMAP 2.1 pursuant to adopted GPA No. 1075 along with the proposed addition of new Policies REMAP 1.1 through 1.3 and updates to Figure REMAP-3 and Figure REMAP-4 would serve to convert the previously adopted Anza Rural Village Overlay Study Area into the proposed Anza Valley Policy Area.

7. *Western Coachella Valley Area Plan*

Sky Valley: Within this Area Plan, the existing roughly 100-acre Sky Valley Rural Village Overlay was examined to determine if it continues to plan for appropriate intensification for this community. Due to the very limited allowance of additional land use densities provided under this particular Rural Village Overlay, it was determined that no change was necessary for this Rural Village. Thus, although originally scheduled for updating, GPA No. 960 does not include any changes to the Sky Valley Rural Village Overlay.

C. *Parcel-Specific Land Use Changes*

The following GPA No. 960 items address revisions to General Plan land use designations (LUDs) necessary for specific locations in the categories outlined below. For a summary of all of the LUDs encompassed by the Riverside County General Plan and their relationship to the General Plan's Foundation Components (which serve to limit the pace at which urbanization can occur via the "Certainty System"), see Table 3-C (General Plan Land Use Designations and Foundation Components) within EIR No. 521.

1. Conserved Land Mapping Changes

Since the adoption of the RCIP General Plan in 2003, lands have been acquired for permanent conservation of habitat under the implementation of two MSHCPs. As such, the General Plan land use designations for these acquired lands need to be updated to reflect current conditions. Although expected to have a net beneficial effect on environmental impacts throughout Riverside County, these land use changes are included within GPA No. 960 and EIR No. 521 because they do represent specific land use entitlement changes. In total, approximately 14,800 acres are being designated as Open Space – Conservation Habitat (OS-CH) as part of GPA No. 960.

2. Criteria-Based Parcel-Specific Land Use Changes

Since the 2003 adoption of the RCIP General Plan, a number of systematic mapping errors and inconsistencies were identified in how land use designations were applied. Such changes totaling approximately 6,700 acres have been categorized according to eight basic criteria, as outlined below. The specific changes to land use designation occurring within a given local area are reflected in greater detail in Table 3.0-E of Draft EIR No. 521.

Criteria 1 - Technical Mapping Errors, Including Rural-Mountainous Designation Changes: This category addresses parcels that were incorrectly designated as Rural Mountainous (RM), but do not meet the steep slope requirements. It also includes mechanical mapping errors, such as mapped land use designation colors not following parcel lines. This category affects a total of 78 acres of Riverside County.

Criteria 2 - Open Space-Conservation Habitat Designation Changes: This category addresses privately owned lands that were incorrectly designated as "Open Space – Conservation Habitat," (OS-CH), which is normally used to designate publicly held lands being conserved for their habitat value. This category affects a total of 3,261 acres of Riverside County.

Criteria 3 - Public Facilities Designation Changes: This category addresses privately owned lands that were incorrectly designated as "Public Facilities" (PF), which normally designates lands slated for public benefit uses, such as airports, sewage plants and other such infrastructure. This category affects a total of 192 acres of Riverside County.

Criteria 4 - Open Space-Conservation Designation Changes: This category addresses lands that were originally designated as "Open Space-Conservation" (OS-C), but have been determined to be unsuitable for such due to existing development, location or other constraints. This category affects a total of 28 acres of Riverside County.

Criteria 5 - Open Space-Recreation Designation Changes: This category addresses lands that were originally designated as "Open Space-Recreation" (OS-R), but have been determined to be inappropriate for such use. This category affects a total of 38 acres of Riverside County.

Criteria 6 - Appropriate Designation for Public Use Lands: This category addresses parcels in which public lands are designated for private development uses. Examples of this category include: correctly designating lands planned for public facilities (particularly around landfills) and open space uses. This category affects a total of 777 acres of Riverside County.

Criteria 7 - Designations Appropriate for Existing Lot Sizes: This category applies land use designations that are more suitable to the existing lot sizes in certain areas of Riverside County. This category affects a total of 11 acres of Riverside County.

Criteria 8 - Other Land Use Changes, Including Those by Executive Direction: This category addresses land use designation changes that the Planning Director has identified over the last few years through the development review process and that do not fit into any of the other categories above. This includes preserving 782 acres of fish farming, aquaculture and related activities under the "Agriculture" (AG) land use designation. This category affects a total of 2,350 acres of Riverside County.

D. Circulation Element Changes

The existing Circulation Element (as well as the individual Area Plans) was examined to determine where changes were needed to ensure effective and efficient regional and local transportation systems to meet the traffic demands of both existing conditions and planned future intensities throughout Riverside County. As a result of this effort, the following changes are proposed to the Circulation Element as part of GPA No. 960:

1. Circulation Policy Changes

Several changes are proposed to the current General Plan Policies as regards transportation and circulation. Many of the changes are purely editorial in nature, reworded to better reflect the intent and purpose of the policy. Some has been revised to reflect changes in terminology as proposed to other elements of the General Plan. Others have been revised due to changes in State or Federal rules and regulations. In total, 104 changes and/or additions to the transportation and circulation policies of Riverside County are proposed. Most of these changes are not substantive in nature. There are, however, seven policy changes that are significant and warrant further explanation.

Policy C 2.1: This revision in policy clarifies the target level of service. While the current policy appears to state a Countywide target of LOS C, in fact, LOS D is currently allowed, in Community Development areas, and in community centers promoting Transit Oriented Development and walkable communities LOS E may be allowed. These areas represent the more urbanized areas of the unincorporated County. This change in policy would expand where LOS D is deemed to be acceptable. This change in policy is being proposed to bring the County in line with other surrounding jurisdictions and the incorporated cities within Riverside County, and is in keeping with generally accepted engineering practices within the transportation profession for predominantly urban and suburban areas. While the policy proposal does expand, somewhat, the area with a target LOS of D, the vast majority of the unincorporated County area will continue to have a target LOS of C, including most the unincorporated desert and mountain communities and any areas not included in an Area Plan.

Policy C 2.8: This is a new policy which states an existing practice of the Riverside County Transportation Department, which is to maintain a LOS threshold table and to periodically update that table. This table is used to determine LOS at a macro level based on forecast link traffic volumes. The methodology used to develop these figures is constantly evolving as new

data and research comes to light. Thus, it is important that the Department have the ability to update these figures based upon the latest facts, without need for a General Plan Amendment or other legislative action. The result will be to verify that the most up to date information is available to aid in the decision making process relative to traffic and circulation issues

Policy C 3.3: This policy revision is proposed to clarify how to transition from one roadway classification standard to another, and how the lane geometrics and right of way required to make those transitions are to be handled. The result may be minor additional improvement width and right of way in order to accommodate these transition standards.

Policy C 7.6 and C 7.7: These policies have been substantially rewritten as shown in the GPA No. 960 Errata to reflect the current status of the CETAP Corridors addressed by these policies. The CETAP Corridor projects fall under the authority of the Riverside County Transportation Commission (RCTC). The General Plan, as proposed, reflects the ongoing coordination efforts between Riverside County and the RCTC to plan and implement the CETAP Corridor projects. The Circulation Map, Figure C-1, has also been updated to reflect the current status of RCTC planning for each of the CETAP Corridors.

Policy C 9.2: This is a revision to an existing policy generally supporting the efforts of transit operators to increase transit usage. The revised policy specifically mentions support for efforts to expand and enhance Metrolink services, as well as the implementation of Bus Rapid Transit (BRT) services, and to make other express and local bus service improvements.

Policy C 11.6: This policy to encourage transit only lanes on freeways and to consider the development of preferential/priority treatment measures to expedite bus movements is deleted in its entirety. Instead, Policy C 9.2, as discussed above, specifically promotes the implementation of BRT services and other transit improvements which accomplishes the same objective.

Policy C 21.8: This policy which advocates the installation of one way streets and reversible lanes is deleted in its entirety. This is not an option which the Transportation Department wishes to endorse on a countywide level; however, such strategies could still be considered on a case by case basis.

2. Circulation Network Changes

The existing Countywide Planned Circulation System, as mapped in Figure C-1 of the General Plan (as well as detailed in the individual Area Plans) was examined to determine if regional and local transportation systems would be able to accommodate the traffic demands of the planned future intensities resulting upon General Plan build out, as well as those associated with proposed GPA No. 960 changes. As a result, GPA No. 960 includes a number of updates to proposed roadway alignments and intersection locations, as well as functional classifications (widths, number of lanes, level of service targets, etc.), where needed throughout unincorporated Riverside County. Updates were triggered by a number of factors: development occurring since the 2003 General Plan update, changes in local plans (such as city General Plans), changes in employment patterns and job centers, and others. Also, the network and existing traffic patterns were studied and modeled extensively in the development

of the new Countywide Transportation Model, RIVTAM, which was generally used to determine when and where roadway and intersection improvements are warranted on a case-by-case basis.

Deletions to the existing Circulation Element are proposed due to factors such as: changes in incorporated areas, approved specific plans, findings of studies addressing specific areas that demonstrate that the roadway segment would not be needed, unavailability of right-of-way (ROW) and/or expectation of extreme difficulty in acquiring ROW, and other constraints such as environmentally sensitive areas. Roadway re-alignments are proposed for purposes of avoiding steep grades, avoiding disruptions to adjacent communities, or taking advantage of available ROW. Changes in classification to either downgrade or upgrade roadways are proposed as a result of changes in incorporated areas, in response to the findings of studies addressing specific areas and unavailability of ROW and/or expectation of extreme difficulty in acquiring additional ROW.

As a result of the traffic modeling conducted for this GPA, it was also determined that revisions to a number of land use policies and/or designations were necessary to ensure the network's capacity and anticipated levels of service remain adequate. These land use-related changes are described either within the Land Use Element (where programmatic) or within the applicable Area Plan (where local).

2. Non-Motorized Transportation Plan Changes

Also for this project, the Countywide Non-Motorized Transportation Plan, as mapped in Figure C-7 of the General Plan was examined for its adequacy in providing planning and coordination guidance for the provision of trails and other non-motorized transport needs within Riverside County. Where necessary, changes are proposed in GPA No. 960 to update standards for trail alignments, types, usage and functional classifications, as well as implementation policies for the development of trails.

GPA No. 960 also proposes the following: update the mapped locations of General Plan trails for all of Riverside County's Area Plans; eliminate or reclassify mapped trails that are no longer possible or practical to build due to environmental constraints; and identify opportunities for grade-separated trail crossings at over/underpasses, drainage culverts and along rivers for existing and planned freeways and other major roads, as well as floodways. In addition, Policies C 15.1 through C 18.3 were developed to provide the flexibility necessary to allow coordinated development and maintenance of non-motorized transportation system in Riverside County. The Countywide Non-Motorized Trail Network was mapped at the Area Plan level to allow customized solutions for local non-motorized networks.

As of January 2011, pursuant to the California Complete Streets Act (AB 1358), Riverside County's update of the Circulation Element is required to plan for the development of multimodal transportation networks. In this regard, the existing General Plan already provides numerous policies to meet the needs of all "users of streets, roads and highways." Riverside County recognizes the benefits of a multimodal transportation network and encourages its establishment via the General Plan. As the Circulation Element provisions for the circulation system are implemented, the multimodal transportation network as characterized and intended

by the Complete Streets Act will be realized. The changes proposed by GPA No. 960 would further enhance this effort.

E. Multipurpose Open Space Element Changes

The Multipurpose Open Space Element (MOSE) was examined to ensure that countywide policies addressing natural resources – their regulation, use and conservation – remain appropriate and adequate for current conditions and the planned future of Riverside County. Where appropriate, GPA No. 960 has proposed or revised policies to strengthen resource protection, energy conservation and infrastructure coordination. Twelve resource maps within the Element were updated as necessary to reflect current information and former Figure OS-6 was deleted pursuant to adopted GPA No. 1083.

The following additional changes are proposed to the MOSE as part of GPA No. 960:

1. Water Conservation Policies

Riverside County's water supply is limited due to decreased state water supply as well as depletion of groundwater. Thus, policies regarding water supply, conveyance and conservation are revised and proposed in the Multipurpose Open Space Element as well as Land Use Element to reduce landscape water demand and to encourage the use of reclaimed water in the future developments. Updates to policies for water supply and conservation (Policies OS 1.3 through OS 1.4 and OS 2.1 through 2.5) and policies for water conservation and water-efficient landscaping resources (Policies LU 18.1 through 18.6) were developed for GPA No. 960 to encourage water-efficient practices as a proactive approach to addressing water-supply shortages in Riverside County.

2. Watershed and Watercourse Management Policies

In 2004, the Riverside County Board of Supervisors and the Riverside City Council appointed a joint County-City Arroyo-Watershed Advisory Committee to study the impacts of development and other human activities on the arroyos and watersheds that overlap the County of Riverside and the City of Riverside, and make recommendations for policies, technical tools such as mapping, and other measures that would be effective in reducing such impacts. The Advisory Committee presented its recommendations to the City Council and the Board of Supervisors on December 5, 2006. On June 5, 2007, the Board of Supervisors endorsed the recommendations, with some revisions, and directed that they be incorporated, as policies, into the General Plan.

Policies reflecting the Advisory Committee's recommendations are included in the Multipurpose Open Space, Land Use, Safety and Circulation Elements. Policies for project design (LU 4.1 u and v), land use compatibility (LU 7.6 through 7.9), open space preservation (LU 9.1 and 9.4), agricultural area plan designation (LU 18.8), water quality (OS 3.4 through 3.7), groundwater recharge (OS 4.5 through 4.7), floodplain and riparian area management (OS 5.3, 5.5 and 5.7), environmentally sensitive land (OS 18.3 and 18.4), code conformance and development regulations (S 1.3) and environmental consideration (C 20.4 and 20.5) are proposed in GPA No. 960 to provide efficient management of stormwater and urban runoff. A wide variety of site

design policies are being proposed to improve permeability, water quality, water use efficiency and aesthetics according to the needs of a site or project vision.

F. Safety Element Changes

The Safety Element was examined to ensure that countywide policies addressing safety hazards, risks and preparedness remain appropriate and adequate for current conditions and the planned future of Riverside County. As a result, GPA No. 960 proposes new and revised policies to reduce hazard risks and improve safety, such as for updated geological, seismic and fire-hazard planning. The accompanying maps were similarly updated to reflect current information. Specific revisions include fire-hazard mapping and protection, 100-year flood zones and other hazard maps updated by the State of California and other agencies, as listed below. Safety Element policies for grading (S 1.3), fire hazards (S 5.1 through 5.8), long-range safety hazards (S 5.14 through 5.21) and updates to 22 Safety Element figures are also proposed as part of GPA No. 960. Through the February 2015 recirculation effort, Policy S 1.4 was added to ensure implementation of the County's Multi-Jurisdictional Hazard Mitigation Plan.

G. Air Quality Element Changes

The Air Quality Element was examined to determine if revisions or additions were needed to ensure adequate regulatory compliance and address emerging air quality issues. Where necessary, policies or programs were developed to address relevant air quality issues. Additionally, new information and policies related to California laws and policies related to greenhouse gas (GHG) emission reduction would also be incorporated into the chapter under GPA No. 960.

The revised Air Quality Element includes a new GHG emissions reduction strategy including GHG reduction targets based on a countywide carbon inventory prepared as part of GPA No. 960. From it, goals and policies were developed to achieve the reduction targets in coordination with the Climate Action Plan (CAP) that has also been developed for Riverside County (see Section J below).

The proposed revisions to the Air Quality Element include updates to the air quality standards in General Plan Table AQ-1, the addition of greenhouse gas reduction targets (Policies AQ 18.1 through 18.5), the establishment of greenhouse gas reduction objectives (AQ 19.1 through 29.4) and also policies establishing various CAP milestones (AQ 27.1 through 29.4). Additionally, GHG-related text was also added in other locations in the General Plan, in particular Chapter 2 (Vision), to reinforce Riverside County's position and commitment to improving air quality and combating greenhouse gases.

H. Administration Element Changes

The Administration Element of the General Plan was examined and updates are included in GPA No. 960 where needed to ensure its policies and programs continue to reflect current planning practices and provide a clear and concise set of directions for the implementation of the General Plan. In particular, it would permit amendment to an Open Space-Conservation land use designation as a technical amendment if flood maps are revised either by the Federal Emergency Management Agency (FEMA) or the Riverside County Flood Control and Water

Conservation District. Additionally, a provision is included that requires land use conversions from the Rural Community to Community Development Foundation Component within the city sphere of influence area be consistent with the policies outlined in the policies related to Rural Community Foundation Components as described in the Land Use Element of Chapter 3.

I. Updates to General Plan Appendices

Several of the technical appendices to the General Plan were updated and revised as necessary to ensure that the General Plan continues to reflect current conditions and growth forecasts for Riverside County. These appendices were developed as part of GPA No. 960 to ensure up-to-date data is provided to support the policy and program directives in the General Plan and to update planning, land use, socioeconomic, potential environmental constraints (such as ambient noise or air quality levels) and other projections and analyses. A total of seven General Plan appendices were updated as part of the Project.

J. Climate Action Plan

In conjunction with GPA No. 960, Riverside County prepared a Climate Action Plan (CAP) to ensure that Riverside County is consistent with the State of California's overall GHG reduction plans developed to implement AB 32, California's Global Warming Solutions Act of 2006. The CAP includes a program for enacting Implementation Measures to be used to ensure that future development within unincorporated Riverside County achieves Riverside County's greenhouse gas (GHG) reduction goals.

The CAP incorporates an emissions inventory of community-wide and municipal sources which including transportation, electricity and natural gas use, landscaping, water and wastewater pumping and treatment, and treatment and decomposition of solid waste. Following the state's adopted AB 32 GHG reduction target, Riverside County's CAP goal is to reduce emissions back to 1990 levels by the year 2020. Recent state laws and standards that reduce GHG emissions have been accounted for in the CAP. The CAP employs certain local reduction measures across a broad spectrum of GHG contributing sources that, in conjunction with the state measures, will achieve the target 1990 levels.

The CAP provides for the greatest reduction in GHG emissions and benefits to the community at the least cost. To that end, it establishes a quantified reduction plan from which future development within Riverside County can tier and thereby streamline their respective environmental analyses necessary under CEQA.

A key feature of CAP compliance for future development is the screening tables. The screening tables are setup similar to a checklist with points allocated to certain elements that quantifiably reduce greenhouse gas emissions. If the project garners 100 points by including enough GHG-reducing elements within the proposed project then it is deemed consistent with Riverside County's plan for reducing emissions. This streamlined process relieves development projects from lengthy studies or uncertainties, particularly for small development proposals. The screening tables are set up in such a way that a new development project can earn points by reducing emissions from an existing source (by making an existing building more energy efficient, for example).

V. MAJOR PROJECT MILESTONES:

- July 8, 2008: Land Development Committee Workshop
- July 9, 2008: Planning Commission Workshop
- October 1, 2008: Planning Commission Workshop
- October 21, 2008: GPA No. 960 initiated by Board of Supervisors
- October 2008 – December 2010: County prepared key components of GPA No. 960
- October 2008 – October 2009: Core GPAC Meetings
- April 13, 2009: Notice of Preparation circulated, Draft EIR No. 521 baseline established
- June 24, 2009: Planning Commission Workshop
- April 27 and May 4, 2009: Draft EIR No. 521 Scoping Meetings
- May 2009 – March 2014: County prepared Draft EIR
- August 19, 2009: Planning Commission Workshop
- November 18, 2009: Planning Commission Workshop
- June 2013 – August 2013: Final GPAC meetings
- February 26, 2014: Planning Commission Workshop
- May 1, 2014: Draft EIR No. 521 released, 60-day public comment period, received 78 comment letters
- February 21, 2015: Recirculated Draft EIR No. 521 released, 45-day public comment period, received 114 comment letters
- June 17, 2015: Planning Commission Workshop
- July 2-30, 2015: Public Outreach meetings
- August 19 and 26: Planning Commission Public Hearings

VI. OUTREACH:

A. Overview

The following is a summary of outreach measures utilized by the Planning Department throughout the development of GPA No. 960.

- Public Hearings/Workshops/Updates
 - Board of Supervisors: 1 meeting
 - Planning Commission: 9 meetings
 - Land Development Committee: 1
- Tribal Consultation: Written communication and meetings (see VII below)
- General Plan Advisory Committee Meetings: 13
- California Environmental Quality Act Meetings/Notices:
 - CEQA Scoping Meetings: 2
 - Notice of EIR Preparation: 1
 - Notice of Draft EIR No. 521 Availability: 1
 - Notice of Availability of Recirculated Draft EIR No 521: 1
 - Newspaper Notices: 12

- Municipal Advisory Committees/Community Advisory Councils: 7+ meetings
- Public Outreach Meetings: 6 (see below for more details)
- GPA No. 960 Subject Matter Meetings: Numerous
- GPA No. 960 Web Page: <http://planning.rctlma.org/>
- Planning Hotlines: 951-955-6892 or 951-955-6573

B. July 2015 Public Outreach Meetings

During the month of August the Planning Department embarked upon a series of six evening Public Outreach meetings throughout the County. The intent of these meetings was to familiarize members of the public with the proposed changes within GPA No. 960, what resources were available to them to understand more about the project to assist them in formulating comment for the upcoming Public Hearings concerning the project. Staff were available to answer a multitude of questions and, where necessary, staff provided follow up responses after the meeting via e-mail or telephone.

Members within each community expressed concerns. Their concerns are captured below and enumerated more extensively in Attachment B of this staff report:

1. Coachella Outreach Meeting (7/2/15):

- a) Residents of the region noted that they were unaware of GPA No. 960 and requested clarification about the hearing process and how to participate.
- b) One resident was concerned about the elimination of the Chiriaco Summit Rural Village Overlay (CS RVO). In a follow up e-mail, it was explained that the CS RVO was found to be redundant to the existing Planned Communities Policy Area and was therefore integrated into that Policy Area which represents the Community's desire to eventually develop with more intense uses than the underlying land use designation.
- c) A member of the community requested more information about how the CAP affected agriculture.

2. Temescal Valley Outreach Meeting (7/8/2015)

- a) Participants would like increased access to public transportation, bike lanes, and would like infrastructure for vehicles to be increased.
- b) Participants were concerned about the new I-15 fast lane project, and feel it will increase traffic on the Cajalco/Indian Truck Trail freeway off ramps.
- c) Participants were concerned about funding for schools, and feel that their tax funds are not being used to expand Corona school facilities. Many expressed a desire to

have schools located within Temescal Valley instead of requiring residents to commute to Corona.

- d) Participants were confused about implementation of the CAP, and its impact on new development.
- e) Participants were concerned about the reduced LOS targets, and feel that it will create increased traffic and gridlock in their communities, particularly along the 15.

3. Mead Valley Outreach Meeting (7/9/2015)

- a) Participants were concerned about the construction of warehouses, and potential air quality impacts that may occur as a result of truck traffic.
- b) Participants were concerned about new development, and would like the area to continue to be rural and unincorporated.
- c) Participants fear that development of new uses will attract annexation into Perris
- d) Participants were confused about the implementation of the CAP, and how points would be integrated into new development.
- e) Participants asked for improved public service availability (notably police/fire) prior to any new construction.

4. Winchester Outreach Meeting (7/16/15)

- a) Participants were interested and concerned about how the Downtown Winchester Plan would be incorporated into the General Plan.
- b) Participants noted concern about the installation of new infrastructure and development, and the potential impacts these impervious surfaces would have on water runoff.
- c) Participants inquired about the changes to Reinhardt Canyon and generally supported the large lot LUDs proposed in GPA No. 960
- d) Participants were confused about the relationship between the Housing Element and the General Plan.
- e) Participants expressed opposition to high density residential being added to the Nuevo area.
- f) Participants were concerned about the implementation of the CETAP corridors, and wanted further details on how the final engineering would be completed to ensure a corridor wouldn't terminate on an underbuilt road.
- g) Participants were concerned about the proposed changes to the County LOS policies for unincorporated areas.
- h) Participants were interested in whether the General Plan and EIR account for recent drought issues.

5. Nuevo Outreach Meeting (7/23/15)

- a) Participants were concerned about the Villages of Lakeview Project and increased development within the LNAP.

- b) Participants were concerned about the Highway 74/Mid-County Parkway project and felt that it would cause a number of circulation and environmental impacts within the Area Plan.
- c) Participants were concerned about how developers will be able to change the Land Use of a project site, and want to ensure that there are safeguards in place to protect against dense development within the Nuevo Area Plan.
- d) Participants wanted to confirm that the changes that were made to the documents are visible so that they would not need to reread the documents in whole.
- e) Participants expressed a number of concerns about noticing, and how project information will be communicated going forward so that they can attend meetings and provide their input throughout the process.
- f) Participants expressed concern about noticing for the RCTC Mid County Parkway project and wanted information on the current state of the project.
- g) Participants were concerned about how water would be supplied for any new development projects.
- h) Participants were interested in the best methods to communicate concerns about the project to the County if they cannot attend the outreach meetings.
- i) Participants were interested in the impacts that overlays have on the underlying land use of an area.
- j) Participants were concerned about the potential for incorporation into the City of Perris, and subsequent development that may result from incorporation.
- k) Participants expressed concerns about the composition of the General Plan Advisory Committee and the lack of local residents on that committee.
- l) Participants expressed concern that they were not previously consulted regarding the desired land uses for the Nuevo community.
- m) Participants were interested in potential follow-up meetings to the Public Outreach meetings.
- n) Participants were interested in the public review process and what it will entail before new residential projects are developed—specifically The Villages of Lakeview.
- o) Participants asked for increased coordination with the County through the Municipal Advisory Committees and other community groups to ensure that notices are sent or posted in places where community members visit regularly.

6. Riverside Outreach Meeting (7/30/15)

- a) Participants did not ask any questions.

VII. TRIBAL CONSULTATION:

The Tribes within the Riverside County region provide a rich cultural heritage. Following the precepts of SB18 – *Traditional Tribal Cultural Places* process and utilizing other communication opportunities, the County and the Tribes have engaged in meaningful consultation that has

greatly enriched how the County addresses Tribal interests, traditional territories and culturally significant resources.

SB 18 provides for the County and Tribes to establish a meaningful government-to-government consultation at the earliest possible point in the planning process prior to adopting or amending a General Plan for the purpose of preserving specified places, features, and objects that are located within the County's jurisdiction. In September 2009, the Planning Department received a Native American Tribal Consultation List from the Native American Heritage Commission (NAHC) and embarked on an extensive consultation process with the interested Tribes. This process is captured in Table 1 below.

In January 2010, the Planning Department effectively froze production on the majority of the GPA No. 960 document to allow staff to proceed with the Draft EIR No. 521 analysis of the project for purposes of CEQA. Nonetheless, Tribal consultation continued through August of 2010 and additional modifications to GPA No. 960 were considered. The County also considered the Tribal comments received during the May/June 2014 and February/March 2015 public comment periods concerning the Draft EIR No. 521 document which included the GPA No. 960 document.

Of the five tribes that originally requested SB 18 consultation with the County, one is requesting specific changes to 14 existing General Plan policies and the creation of 22 new General Plan policies that would significantly expand the scope of government-to-government consultation beyond SB18 (Pechanga Letter regarding GPA No. 960, Draft EIR No. 521 and CAP; April 6, 2015). While the County appreciates both the Tribe's interest in the General Plan and the proposed modifications and additions, such changes require thoughtful consideration with regard to their scope and application to the subject General Plan policies.

Staff recommends expanding the scope of OS 19.2 to reflect the County's intent to engage the Tribes in developing a cultural resources program that would also address the recent passage of AB 52 – *Native Americans: California Environmental Quality Act*. The following recommended changes to Policy OS 19.2 incorporate modifications recommended by the Pechanga Tribe. The modifications below are contained in the Errata to GPA No. 960.

OS 19.2 The County of Riverside shall establish a **c**Cultural **r**Resources **p**Program in consultation with Tribes and the professional cultural resources consulting community that ~~Such a program shall~~, at a minimum, would address each of the following: **application of the Cultural Resources Program to projects subject to environmental review, government-to-government consultation; application processing requirements; information database(s); confidentiality of site locations; content and review of technical studies; professional consultant qualifications and requirements; site monitoring; examples of preservation and mitigation techniques and methods; curation** and the descendant community consultation requirements of local, state and federal law. (AI 144)

VIII. CHANGES POST GPA NO. 960 PRODUCTION:

During the 2014 and 2015 public review periods for Draft EIR No. 521, the Planning Department received numerous requests from individuals and entities to change Land Use Designations (LUD), adjust or eliminate circulation features, revise policies, etc. Where such request were deemed necessary and did not increase the intensity of the land uses analyzed by EIR No. 521, such changes were accommodated and included as part of the recirculated documents in February 2015. However, to maintain the integrity of the extensive GPA No. 960 and Draft EIR No. 521 analyses, many of the Post GPA No. 960 change requests could not be acted upon by staff at the time they were proposed by the proponent. The Planning Department captured these requests in the table contained within Attachment C of this staff report and are further described below.

Section A of the table identifies those requests that represent changes to the underlying General Plan foundation component. The General Plan Administration Element and Ordinance No. 348 require that these requests be considered during an 8-year General Plan review cycle. The period for the GPA No. 960 review cycle closed on February 15, 2008. The next 8-year General Plan review cycle will be in 2016. Therefore, individuals or organizations requesting a foundation change are encouraged to apply during the upcoming 2016 General Plan Foundation Amendment Cycle.

Section B of the table identifies those requests that were analyzed by staff and found to be minor. Such changes raise no substantive new CEQA issues and would effectively reduce the overall land use intensity effects of the Project. Therefore, staff recommends that the Planning Commission support the LUD changes identified in Section B.

Included in Section C of the table are other changes that are more substantive and may impact the conclusions in Draft EIR No. 521. Therefore, staff does not recommend incorporating such LUD change requests into GPA No. 960. All of the change requests listed in Section C are not foundation changes, therefore the property owner may apply for these changes at any time throughout the year or the Planning Department may take these under advisement during the 2016 General Plan Review Cycle.

IX. ENVIRONMENTAL ASSESSMENT PROCESS:

The County of Riverside is the Lead Agency for the Project. Section 21001.1 of the California Environmental Quality Act (CEQA) Guidelines finds that projects, to be carried out by public agencies, must be subject to the same level of review and consideration as that of private projects required to be approved by public entities. Therefore, the County of Riverside prepared an Initial Study (IS) in the winter of 2009 for GPA No. 960, which determined that the Project has the potential to have a significant effect on the environment. The County subsequently prepared a Notice of Preparation (NOP) for Draft EIR No. 521 and a 30-day review period commenced on April 13, 2009 in accordance with CEQA Guidelines, Section 15082.

Due to the nature of the proposed General Plan Amendment, it was determined that the Project met the criteria under CEQA Guidelines Section 15206, *Projects of Statewide, Regional or Area-wide Significance*. To comply with this section, County staff conducted two public scoping

meetings on April 27, 2009 and May 4, 2009. The purpose of these meetings was to inform involved agencies and the public of the nature and extent of GPA No. 960, and provide an opportunity to identify issues to be addressed in the EIR document. Issues raised during these meetings and through the responses to the NOP were considered during the development of Draft EIR No. 521.

A. Draft Environmental Impact Report No. 521:

Based upon the Initial Study prepared for the Project as well as comments received during the NOP process and the public scoping meetings, the Draft EIR No. 521 analyzed the direct, indirect and cumulative impacts for the following resource areas:

- Land Use
- Population and Housing
- Aesthetics and Visual Resources
- Agricultural and Forestry Resources
- Air Quality
- Greenhouse Gases
- Biological Resources
- Cultural and Paleontological Resources
- Energy Resources
- Flood and Dam Inundation Hazards
- Geology and Soils
- Hazardous Materials and Safety
- Mineral Resources
- Noise
- Parks and Recreation
- Public Facilities
- Transportation and Circulation
- Water Resources

Draft EIR No. 521 was released for a 60-day public review period commencing May 1, 2014. The County received 78 comment letters. Due to the nature of the comments received, it was determined that clarifications would be made to Draft EIR No. 521 and correlative changes would be made to GPA No. 960 and the CAP. These clarifications resulted in a recirculated DEIR No. 521 document that was released for a 45-day public review on February 21, 2015. During the recirculation period, the County received a total of 114 comment letters.

B. Significant and Unavoidable Project Impacts:

The recirculated Draft EIR No. 521 identifies the following issues as having one or more significant effects on the environment, despite the incorporation of all feasible mitigation. As a result, adoption of a Statement of Overriding Considerations will be required pursuant to CEQA in order for the project to be approved.

- Cumulative and Project Specific: Agricultural and Forestry Resources
- Cumulative and Project Specific: Air Quality
- Cumulative and Project Specific: Greenhouse Gases
- Cumulative and Project Specific: Noise
- Cumulative and Project Specific: Transportation and Circulation
- Cumulative and Project Specific: Water Resources
- Cumulative: Aesthetic and Visual Resources
- Cumulative: Cultural and Paleontological
- Cumulative: Energy

- Cumulative: Geology and Soils
- Cumulative: Hazards - Wildland Fire
- Cumulative: Population Growth
- Cumulative: Public Facilities
- Cumulative: Recreational Facilities
- Cumulative: Growth-Inducement
- Cumulative: Irreversible Commitments

C. Environmental Impact Report No. 521 Errata

The Recirculated Draft EIR No. 521 incorporates changes to provide clarification and/or "insignificant modifications" as needed as a result of public comments on the Draft EIR, or due to additional information received during the public review or clarifying modifications deemed important by the County. These clarifications and corrections do not warrant an additional recirculation pursuant to CEQA Guidelines §15088.5. As set forth further below and elaborated upon in the respective Response to Comments, none of the Errata (see Attachment A) reflect a new significant environmental impact, a "substantial increase" in the severity of an environmental impact for which mitigation is not proposed, or a new feasible alternative or mitigation measure that would clearly lessen significant environmental impacts but is not adopted. If necessary, final changes to the Draft EIR No. 521 Errata will be made prior to Board hearings to reflect the Planning Commission's recommendations.

D. Public Opposition and Comments Received Prior to the Planning Commission Hearings

Of the approximately 869 individual comments from a total of 115 comment letters submitted on the Recirculated Draft EIR No. 521, 54 letters were positive in nature, 26 expressed negative remarks concerning the Project while the remaining 35 letters were neutral. Additionally, members of the community expressed concerns during the July 2015 Public Meetings as described above and in Attachment B of this staff report.

At the time of this writing, the Planning Department has received additional comments from members of the public prior to the Planning Commission meeting. These letters are included in this staff report as Attachment D. Additional correspondence may be received by staff up to and during the Public Hearings before the Planning Commission. Staff will compile these and provided them to the Planning Commission during the hearing on August 19, 2015.

X. RECOMMENDED ACTION:

STAFF RECOMMENDS THAT THE PLANNING COMMISSION:

ADOPT PLANNING COMMISSION RESOLUTION NO. 2015-011 recommending adoption of General Plan Amendment No. 960 as shown on Attachment E; and,

STAFF RECOMMENDS THAT THE PLANNING COMMISSION make the following recommendations to the Board of Supervisors:

TENTATIVELY CERTIFY ENVIRONMENTAL IMPACT REPORT NO. 521, based on the findings set forth in EIR No. 521 which has been completed in compliance with the State CEQA Guidelines and the Riverside County CEQA implementing procedures; pending resolution adoption by the Board of Supervisors; and,

TENTATIVELY APPROVE GENERAL PLAN AMENDMENT NO. 960, a comprehensive update to the Riverside County General Plan amending the Vision Statement, seven of the nine General Plan Elements, 19 Area Plans and updates to 12 appendices based upon the findings and conclusions incorporated in the staff report; pending resolution adoption by the Board of Supervisors; and,

APPROVE THE RIVERSIDE COUNTY CLIMATE ACTION PLAN, the County's plan to reduce Greenhouse Gas emissions in compliance with AB 32 – The Global Warming Solutions Act of 2006.

XI. FINDINGS: GPA No. 960 is being proposed by the County in accordance with County Ordinance No. 348, Article II, Sections 2.4 and 2.5 and the General Plan's Administration Element. Therefore, the following findings are in addition to those in EIR No. 521 which are incorporated herein by reference:

1. The General Plan Administration Element requires a General Plan Review Cycle every eight years to assess the General Plan progress, the County Vision, policies of the General Plan, Planning Principles and issues related to the General Plan's implementation. Additionally, one objective of the General Plan's Certainty System is to monitor progress in implementing the General Plan and correct its direction where necessary. GPA No. 960 is implementing this eight year periodic review.
2. GPA No. 960 is a comprehensive review of the County's General Plan that updates existing General Plan's policies, maps and implementing directions. It makes changes to the Vision Statement, modifications to seven of the nine General Plan Elements and all 19 Area Plans, numerous mapping and statistical updates, more than 21,000 acres of parcel specific land use changes, modifications to seven appendices and the addition of five new appendices. As such, GPA No. 960 includes Foundation Component Amendments, Entitlement/Policy Amendments and Technical Amendments.
3. The policies set forth in the General Plan Administration Element and Sections 2.4 and 2.5 of Ordinance No. 348 were considered during the comprehensive review of the General Plan. The modifications proposed by GPA No. 960 are needed to adjust to new and special conditions existing in Riverside County such as changing growth patterns, implementation of the Riverside County Multiple Species Habitat Conservation Plan (MSHCP) and the Coachella Valley MSHCP and water management; to comply with new laws including Senate Bill No. 32, Assembly Bill No. 1881 and Assembly Bill No. 1358, to plan and coordinate for more intense development, and to ensure that growth is balanced with appropriate public services, infrastructure and basic necessities for healthy and livable communities.

4. GPA No. 960 does not conflict with the Riverside County Vision rather, it provides a clear and consistent set of directions for implementing the Vision including but not limited to the following:
 - a. Adding policies to the General Plan that further implement the Vision including but not limited to: adding Incidental Rural Commercial Policies, allowing quarterly updates to Spheres of Influence and Flood Hazard information;
 - b. Evaluating and changing policies, maps and land use information where found redundant or inconsistent with the Vision such as establishing the Meadowbrook and Good Hope Rural Village Overlays and removal of the El Cariso Village, Anza Valley and Aguanga Rural Village Overlay Study Areas;
 - c. Enhancing the Vision Statement by adding a Sustainability and Global Environmental Stewardship component and expands the Vision to include all ethnic communities;
 - d. Enhancing policies related to water conservation, management, water quality, ground water recharge, and energy conservation; and
 - e. Improving non-motorized transportation components and policies.
5. With the modifications made throughout the General Plan, GPA No. 960 ensures consistency amongst the nine General Plan Elements.
6. For the reasons set forth above, GPA No. 960 is consistent with the Administration Element of the General Plan and Sections 2.4 and 2.5 of Ordinance No. 348.
7. GPA No. 960 improves consistency with the adopted Western Riverside County Multiple Species Habitat Conservation Plan and the Coachella Valley Multiple Species Habitat Conservation Plan.
8. GPA No. 960 was found by the Airport Land Use Commission to be consistent with all the applicable Airport Land Use Compatibility Plans.

XII. CONCLUSIONS:

1. The Project is consistent with the Administration Element of the Riverside County General Plan and serves as a guide for orderly growth and development, preservation and conservation of open-space land and natural resources within Riverside County.
2. The Project will not preclude reserve design for either the Western Riverside County MSHCP or the Coachella Valley MSHCP or any other habitat conservation plan within Riverside County.
3. The Project has the potential to have a significant effect on the environment.
4. The public's health, safety and general welfare are protected through project design.

ATTACHMENT A

DVD

- February 21, 2015 Recirculated Draft Environmental Impact Report No. 521 (EIR No. 521), the proposed General Plan Amendment No. 960 (GPA No. 960 or "Project") and the proposed Climate Action Plan (CAP)
- Draft Final EIR No. 521 including Responses to Comments and Errata
- GPA No. 960 Errata
- CAP Errata

Note: The aforementioned documents are available on-line at the following website:

<http://planning.rctlma.org>

ATTACHMENT B

Public Outreach Meeting Notes

ATTACHMENT B:

GPA No. 960/ DEIR No. 521/ CAP Public Outreach Meeting Notes

Meeting # 1: Coachella Meeting (7/2/2015)

- Participants were concerned about the removal of the Chirico Rural Village Overlay
- Participants were concerned about the impact of the CAP on agricultural operations
- Participants wanted clarification about the hearing process and how Participants/interest groups should participate

Meeting # 2: Temescal Valley Meeting (7/8/2015)

- Participants expressed an interest in increased access to public transportation, bike lanes, and the wanted infrastructure for vehicles to be increased
- Participants were concerned about the new I-15 fast lane project, and felt it would increase traffic on the Cajalco/Indian Truck Trail freeway off ramps
- Participants were concerned about funding for schools, and felt that their tax funds were not being used to expand Corona school facilities. Many expressed a desire to have schools located within Temescal Valley instead of requiring Participants to commute to Corona
- Participants were confused about implementation of the CAP, and its impact on new development
- Participants were concerned about the reduced LOS targets, and feel that it will create increased traffic and gridlock in their communities, particularly along the 15

Meeting # 3: Mead Valley Meeting (7/9/2015)

- Participants were concerned about the construction of warehouses, and potential air quality impacts that may occur as a result of truck traffic
- Participants were concerned about new development, and would like the area to continue to be rural, and unincorporated from the County
- Participants feared that development of new uses will attract annexation into Perris
- Participants were confused about the implementation of the CAP, and how points would be integrated into new development
- Participants felt that there should be improved public service availability (notably police/fire) prior to any new construction

Meeting # 4: Winchester Meeting (7/16/2015)

- Participants were interested and concerned about how the Downtown Winchester Plan would be incorporated into the General Plan
- Participants noted concern about the installation of new infrastructure and development and the potential impacts these impervious surfaces would have on water run off
- Participants inquired about the changes to Reinhardt Canyon and generally supported large lot LUDs as proposed by GPA No. 960
- Participants were confused about the relationship between the Housing Element and the General Plan

- Participants expressed a distaste for high density residential
- Participants were concerned about the implementation of the CETAP corridors, and wanted further details on how the final engineering would be completed to ensure a corridor wouldn't terminate on an underbuilt road
- Participants were concerned about the proposed changes to the County LOS policies for unincorporated areas
- Participants were interested in whether the General Plan and EIR account for recent drought issues

Meeting # 5: Lakeview/Nuevo Meeting (7/23/2015)

- Participants were concerned about the Villages of Lakeview Project and increased development within the LNAP
- Participants were concerned about the Highway 74/Mid-County Parkway project, and felt that it would cause a number of circulation and environmental impacts within the Area Plan
- Participants were concerned about how developers will be able to change the Land Use of a Project site, and want to ensure that there are safeguards in place to protect against dense development within the Nuevo
- Participants wanted to confirm that the changes that were made to the documents are visible so that they would not need to reread the documents in whole
- Participants expressed a number of concerns about noticing, and how project information will be communicated so that they can attend meetings and provide their input throughout the process
- Participants also expressed concern about noticing for the RCTC Mid County Parkway, and wanted information on the current state of the project
- Participants were concerned about how water would be supplied for any new development projects within the Area Plan
- Participants were interested in the best methods to communicate concerns about the project to the County if they cannot attend the outreach meetings
- Participants were interested in the impacts that overlays have on the underlying land use of an area
- Participants were concerned about the potential for incorporation into the City of Perris and subsequent development that may result from incorporation
- Participants expressed concerns about the composition of GPAC and the lack of local participants on the committee
- Participants expressed concern that there was not previous consultation with them regarding the desired land uses for the Nuevo community
- Participants were interested in potential follow-up meetings to the initial public outreach meetings
- Participants were interested in the review process and what it would entail before the development of new residential projects

- Participants would like increased coordination with the County through the MAC's and other community groups to ensure that notices are sent to places where community members visit regularly (Post Office, included in community newsletters, etc...)

Meeting # 6: Riverside Meeting (7/30/2015)

The participants had no questions for staff.

ATTACHMENT C

Post GPA No. 960 Production Change Requests

ATTACHMENT C

GPA No. 960 Post-Production Change Requests

APN(s)	Figure	Requested Post-Production Changes to GPA No. 960	General Plan/EIR No. 521 Consistency
SECTION A: FOUNDATION COMPONENT LAND USE CHANGES			
274120026	A-1	Martin Caputo requests that his property located in LMWAP is included in GPA No. 960. He requests that his current LUD of RC: VLDR is included in GPA No. 960 as CD:CR in order to serve the community as a commercial establishment. His justification for the LUD change includes: 1) property is located along Van Buren Blvd, a high-transit corridor; Connection rights to sanitary sewer facilities located within the City of Riverside, which was not available in when RCIP 2003 was approved; 2) his property will enhance the overall County Vision for the subject property; cost to develop, improve ROW, and underground utilities will not offset profits from developing one to three SFR; noise impact to a SFR will rise to a level of significance; and that CD:CR will provide service to a growing community and tax revenue to the County. This request was received during the June 2014 Draft EIR Public Review period.	Mr. Caputo's LUD request would represent a foundation component land use change outside of the 8-year Foundation Amendment Cycle which closed February 15, 2008. As such, County staff recommends that his request be submitted during the 2016 Foundation Amendment Cycle.
349330005	A-2	Nora Donston requests that her property located in the ELAP be redesignated to a LUD of RC: EDR. The property currently has an LUD of OS: CH and GPA No. 960 proposes that the property is split R:RR and R:RM. This parcel was included in GPA No. 960 to correct OS: CH on private property parcels. Ms. Donston prefers the same land use designation on her property as the neighboring parcel to the south, which is RC: EDR. Staff recommends R:RR to keep density low for this area.	Ms. Donston's LUD request would represent a foundation component land use change outside of the 8-year Foundation Amendment Cycle which closed February 15, 2008. As such, County staff recommends that her request be submitted during the 2016 Foundation Amendment Cycle.
391160013, 391160018,	A-3	Rick Warner requests that his properties located in the ELAP are	Given the information provided, Mr. Warner's LUD change

ATTACHMENT C

GPA No. 960 Post-Production Change Requests

APN(s)	Figure	Requested Post-Production Changes to GPA No. 960	General Plan/EIR No. 521 Consistency
391170016, 391180031, 391180033		included in GPA No. 960. He believes the current LUD was made in error in 2003. The properties currently have an LUD of R:RR and were not included in GPA No. 960. Mr. Warner proposes land use designation amendment to CD:LI for his property to be consistent with the existing zoning designation. This request was received during the June 2014 Draft EIR Public Review period.	request could potentially represent a foundation component land use change outside of the 8-year Foundation Amendment Cycle which closed February 15, 2008. If that were the case, County staff recommends that his request be submitted during the 2016 Foundation Amendment Cycle. However, if Mr. Warner's request is found to be a Technical Amendment then he may submit an application at any time to be processed by the County. Staff recommends that the request not be part of GPA960 as it may impact the conclusions in the DEIR No. 521.
278210022	A-4	Sam Chebeir requests that his property is included in GPA No. 960 as R:RR. The property is located in the LMWAP. Mr. Chebeir flagged parcel as being erroneously labeled OS: CH and requests correction as part of GPA No. 960. Staff has not received a formal request from the property owners.	Mr. Chebeir's request would represent a foundation component land use change outside of the 8-year Foundation Amendment Cycle which closed February 15, 2008. As such, County staff recommends that his request be submitted during the 2016 Foundation Amendment Cycle .
289080005, 289080009	A-5	Robert and Barbara Paul request that their properties be included in GPA No. 960 as CD: EDR. The properties are located in the LMWAP and have a current LUD of OS:RUR. They request the CD: EDR LUD for both parcels in order to be consistent with Toscana development that is immediately adjacent and west of the parcels, without Multispecies complications.	Robert and Barbara Paul's request would represent a foundation component land use change outside of the 8-year Foundation Amendment Cycle which closed February 15, 2008. As such, County staff recommends that this request be submitted during the 2016 Foundation Amendment Cycle.

ATTACHMENT C

GPA No. 960 Post-Production Change Requests

APN(s)	Figure	Requested Post-Production Changes to GPA No. 960	General Plan/EIR No. 521 Consistency
		In 2008, the property owner applied for a Foundation Component General Plan Amendment (GPA No. 972). The BOS declined to initiate the property owner initiated GPA No. 972 on 4/21/2009, final action 11/04/2010.	
282122006	A-6	Cheri Thompson requests that her property is included in GPA No. 960 as CD:LI or High Industrial. Her property is located within the TCAP and has a current LUD of R:RR. No formal request has been received by staff.	Ms. Thompson's request would represent a foundation component land use change outside of the 8-year Foundation Amendment Cycle which closed February 15, 2008. As such, County staff recommends that this request be submitted during the 2016 Foundation Amendment Cycle.
102050005, 102050006, 102050008, 102050003, 102112008, 102050004, 102160003, 102192017, 102203007	A-7	Min Ling Lee (Mountain View Golf Course) requests that her properties located in the TCAP are included in GPA No. 960. Ms. Lee is requesting land use designation amendment from OS: R to CD:MDR or CD:HDR for her property. The property owner would like to convert the golf course use into residential units. Her representatives were advised by staff to submit a Foundation Component General Plan Amendment in 2016.	Ms. Lee's request would represent a foundation component land use outside of the 8-year Foundation Amendment Cycle which closed February 15, 2008. As such, County staff recommends that his request be submitted during the 2016 Foundation Amendment Cycle.
964180015, 964150005	A-8	Barton Lansbury (Staff Counsel Regents of UC) and Allen Meacham (Assistant Director of Real Estate Services for Regents of UC) request inclusion into GPA No. 960 as a technical amendment. The property is located within the SWAP. UC asserts that property was never granted for conservation purposes; thus, the property's land use designated of OS: CH is a technical error. UC is requesting RC: EDR, the same land use designation as the adjacent parcels to the south. This request was received during the June 2014 Draft EIR Public Review period.	The Regents of UC request would represent a foundation component land use change outside of the 8-year Foundation Amendment Cycle which closed February 15, 2008. County Council has not seen the evidence that would support a technical amendment, as requested. As such, County staff recommends that this request be submitted during 2016 Foundation Amendment Cycle.

ATTACHMENT C

GPA No. 960 Post-Production Change Requests

APN(s)	Figure	Requested Post-Production Changes to GPA No. 960	General Plan/EIR No. 521 Consistency
422050027, 413140011, 413140022, 413140009	A-9	Waste Management requests inclusion in GPA No. 960. The subject properties are located within the RCBAP. Waste Management requests that the properties change from a LUD of OS: CH to CD:PF and notes that Waste has updated their Badlands Landfill Master Plan. The Badlands Landfill will expand onto approx. 630 acres of the parcels listed. General Plan Policy LU 7.2 allows public facilities in any other land use designation except for the OS: C and OS: CH land use designations.	Waste Management's request would represent a foundation component land use change outside of the 8-year Foundation Amendment Cycle which closed February 15, 2008. As such, County staff recommends that the Waste Management request be addressed in the 2016 General Plan Update.
421190011, 421190012, 421190004, 421190002, 421190003, 421190005, 421190006, 421080001, 421190001, 421190007, 422220018, 422240003	A-10	Waste Management requests inclusion into GPA No. 960. The properties are located within the RCBAP. Waste Management requests a land use amendment from the existing designation of RM and OS:RUR to an LUD of CD:PF for properties that are a part of the proposed Lambs Canyon Landfill expansion. Per LU 7.2, public facilities may establish in any other land use designation except for OS:C and OS:CH land use designations; therefore, the land use designation amendment into PF is not needed at this time.	Waste Management's request would represent a foundation component land use change and therefor is not consistent with EIR No. 521. As such, County staff recommends that the request be addressed in the 2016 General Plan Update.
309060001, 309060004	A-11	Beau Cooper (representing Richard Marcus) requests inclusion in GPA No. 960. His properties are located in the LNAP. Mr. Marcus requests a land use designation amendment from a current LUD of RC:LDR to CD:MDR for his properties. Surrounding land use designations are predominately CD:MDR and his properties are bordered by the largest CD:CR designated area in LNAP. Argues that traffic generated by the circulation pattern is not compatible	Mr. Cooper's request would represent a foundation component land use change outside of the 8-year Foundation Amendment Cycle which closed February 15, 2008. As such, County staff recommends that his request is addressed in the 2016 Foundation Amendment Cycle.

ATTACHMENT C

GPA No. 960 Post-Production Change Requests

APN(s)	Figure	Requested Post-Production Changes to GPA No. 960	General Plan/EIR No. 521 Consistency
996380028, 996380029, 996380030, 996380031, 996380032	A-12	<p>with that of a "rural community."</p> <p>Michelle A Staples representing Redhawk Investments requests that GPA No. 960 be revised to change the LUDs R:RR and R:RM to CD:MDR to allow for the development of up to two to five dwelling units per acre. The properties are located within the SWAP. This request was received during the 2014 and February 2015 Draft EIR Public Review Response to Comments period.</p> <p>In 2008, the property owner applied for a Foundation Component General Plan Amendment (GPA No. 920). The application for GPA initiation was recommended by the Planning Commission on 2/4/09 and the Planning Director later recommended that the Board tentatively decline the GPA; GPA No. 920 was continued off calendar. The proposed land use amendment is from R:RR and R:RM to CD:MDR.</p>	Ms. Staples' request deals with property that is the subject of ongoing litigation. Therefore, staff recommends not including it within GPA No. 960.
654170004	A-13	<p>Cindy Nance requests a modification to GPA No. 960 for her property located within the WCVAP. Her property is currently designated CD:LI. Ms. Nance initially requested a R:RR designation which was reflected in GPA No. 960. She is now requesting CD:LDR for the property. Ms. Nance was concerned she would not be able to rebuild the structure on RR designated land. Originally she requested R:RR to be consistent with the underlying zone W-2 so that her home can remain at this location.</p> <p>Ms. Nance's most recent CD:LDR request was made to ensure that the current use (a bed and breakfast) can</p>	Ms. Nance's latest request for CD:LDR would represent a new foundation component land use change request outside of the 8-year Foundation Amendment Cycle that closed February 15, 2008. As such, County staff recommends that Ms. Nance submit her new request during the 2016 Foundation Amendment Cycle.

ATTACHMENT C

GPA No. 960 Post-Production Change Requests

APN(s)	Figure	Requested Post-Production Changes to GPA No. 960	General Plan/EIR No. 521 Consistency
		continue. This request was received during the June 2014 Draft EIR Public Review period.	
342210005	A-14	Patrick Hsu requests inclusion into GPA No. 960. His parcel is located within the MVAP and is currently designated RC:VLDR. Mr. Hsu requests that his parcel be redesignated to CD:LI in order to enlarge the CD:LI footprint within the area and for consistency with neighboring land uses. This request was received during the February 2015 Draft EIR Response to Comments period.	This request would represent a foundation component land use change outside of the 8-year Foundation Amendment Cycle which closed February 15, 2008. As such, County staff recommends that Mr. Hsu submit his request during the 2016 Foundation Amendment Cycle.
SECTION B: LAND USE DESIGNATION CHANGES THAT WOULD NOT TRIGGER A RECIRCULATION			
381200021	B-1	<p>Albert Avelar requests exclusion from GPA No. 960. His property is located within the ELAP. Mr. Avelar opposes the proposed GPA No. 960 land use amendment to his property and requests for the land use designations for his property to remain as is. His property has a current LUD of OS:C, CD:MDR, and CD:CR. GPA No. 960 proposes to amend his LUD to CD:MDR).</p> <p>Under the 2003 General Plan, many small, narrow lots along Grand Ave. were assigned three different LUDs making them difficult to develop. GPA No. 960 corrects this and reduces the unsustainable amount of CR along Grand Avenue. Mr. Avelar's existing lot width is approx. 63 ft., existing CD:CR designated portion is approximately 0.26 acres, existing CD:MDR designated portion is approx. 0.17 acres. This comment was received during the 2014 and 2015 Draft EIR Public Review Response to Comments period.</p>	Mr. Avelar's request would not trigger a recirculation of Draft EIR No. 521, as the applicant suggests keeping his existing land uses. Keeping the property's LUD as is will not cause any additional impacts or alter any impact determinations due to the small size of the subject property and its proposed return its existing Land Use Designations.

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GPA No. 960 Post-Production Change Requests

APN(s)	Figure	Requested Post-Production Changes to GPA No. 960	General Plan/EIR No. 521 Consistency
391090006, 391090007, 391090016, 391090045, 391090046	B-2	Joel Morse requests a correction in the GPA No. 960 maps and an RCLIS layer and does not request a LUD change. His properties are designated OS:CH, CD:VHDR, OS:R, and CD:MDR and retain their designation with GPA No. 960. The properties are located within the ELAP. However, according to SAM Horsethief LLC, the request is correct. GPA No. 960 maps and Map My County (previously RCLIS) layer for Glen Eden Policy Area boundary as approved by GPA No. 658 for SP 152A3. Maps will be updated accordingly.	Mr. Morse's request does not alter the intensity of existing land uses nor the land uses proposed by GPA No. 960. It merely corrects a technical error to ensure consistency with a previously approved GPA. Making this correction will not cause any additional impacts or alter any impact determinations as this request does not represent a change in LUD or a change in Draft EIR No. 521's analysis of GPA No. 960.
285160041	B-3	Russell Crha requests inclusion in GPA No. 960. His property is currently designated as RC:EDR and are located in the LMWAP. Mr. Crha maintains that his family has owned the parcel for 20+ years and it was originally part of the parcel to the west (APN 285-160-019) until Harley John Road was extended and cut the original parcel in two. He now has one legal parcel but two APNs. The parcel in question now does not meet the minimum size requirement for development. For this reason, Mr. Crha asks that County allow RC:VLDR so that this parcel may be developed or sold.	Making this correction will not cause any additional impacts or alter any impact determinations because the request represents a change to a less intensive land use (RC:VLDR) from the existing LUD (RC:EDR) that was analyzed in EIR No. 521.
257180018, 257180020	B-4	The Riverside Conservation Authority requests exclusion from GPA No. 960. The properties are located in the RCBAP and are currently designated as OS:CH, CD:PF, and R:RM. GPA No. 960 amends the land uses to R:RM. RCA indicates that properties were recently acquired in fee by RCA and the land uses should remain OS:CH. This request was received during the June 2014 Draft EIR Public	Making this correction will not cause any additional impacts or alter any impact determinations because the RCA requests to retain the less intense LUD of OS:CH rather than be designated R:RM which was evaluated by EIR No. 521.

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GPA No. 960 Post-Production Change Requests

APN(s)	Figure	Requested Post-Production Changes to GPA No. 960	General Plan/EIR No. 521 Consistency
		Review period.	
917240011	B-5	The Riverside Conservation Authority (RCA) requests exclusion from GPA No. 960. The property is located within the SWAP and is currently designated as OS:CH. GPA No. 960 proposes that the property be designated OS:RUR; however, RCA argues that the property remains OS:CH was recently acquired in fee by the RCA. This request was received during the June 2014 Draft EIR Public Review period.	Making this correction will not cause any additional impacts or alter any impact determinations because the RCA request retain the less intense LUD of OS:CH rather than be designated OS:RUR which was evaluated by EIR No. 521.
904040087	B-6	GPA No. 960 proposes to correct a mapping error by changing OS:CH to RC:EDR and OS:RUR. However, the Riverside Conservation Authority (RCA) requests exclusion from GPA No. 960 and to retain the LUD of OS:CH because the parcel was recently purchased by the RCA. The property is located in the SWAP. This request was received during the June 2014 Draft EIR Public Review period.	Making this correction will not cause any additional impacts or alter any impact determinations because the RCA requests to retain the less intense LUD of OS:CH land use rather than be designated RC:EDR and OS:RUR.
565020029, 567020033	B-7	The San Jacinto Ranger District, San Bernardino National Forest requests inclusion into GPA No. 960 by designating the parcels OS:C or OS:R rather than the current designation of OS:RUR and AG:AG. The properties are located within the REMAP and were recently purchased by USDA-Forest Services for conservation/ limited recreational purposes.	Staff recommends designating these parcels OS:R. Making this correction will not cause any additional impacts or alter any impact determinations because the LUD designation evaluated by EIR No. 521 was the more intense LUD of OS:RUR and AG.
636010001	B-8	The San Jacinto Ranger District, San Bernardino National Forest requests inclusion into GPA No. 960. by designating the parcels OS:C or OS:R rather than the current designation of OS:RUR. The properties are located within the REMAP and were recently purchased	Staff recommends designating these parcels OS:R. Making this correction will not cause any additional impacts or alter any impact determinations because the LUD designation evaluated by EIR No. 521 was the more intense LUD of

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GPA No. 960 Post-Production Change Requests

APN(s)	Figure	Requested Post-Production Changes to GPA No. 960	General Plan/EIR No. 521 Consistency
		by USDA-Forest Services for conservation/ limited recreational purposes.	OS:RUR.
568060026, 568060051, 568060054, 568060056, 568060053, 568060049, 568060030, 568060040, 568060044, 568060047, 568060046, 568060031, 568060038	B-9	The San Jacinto Ranger District, San Bernardino National Forest requests inclusion into GPA No. 960 by designating the parcels OS:C or OS:R rather than the current designation of AG:AG. The properties are located within the REMAP and were recently purchased by USDA-Forest Services for conservation/ limited recreational purposes.	Staff recommends designating these parcels OS:R. Making this correction will not cause any additional impacts or alter any impact determinations because the LUD designation evaluated by EIR No. 521 was the more intense LUD of AG:AG.
SECTION C: LAND USE DESIGNATION CHANGES THAT MAY AFFECT PROJECT IMPACTS			
342200068	C-1	<p>Craig Ramshaw requests a modification to the land use designation proposed by GPA No. 960. His property is located within the MVAP and is currently designated RC:VLDR (within the Rural Village Study Area Overlay). GPA No. 960 proposes that his property be designated MDR-Goodhope RVLO consistent with the adjacent Goodhope RVLO:LI to the west and Goodhope RVLO-MDR to the east both of which are proposed as part of GPA No. 960.</p> <p>Mr. Ramshaw currently operates an internet based home business at this location and request LI land use designation for the alternative land use designation provided through the Rural Village Overlay. They recycle and sell Motorcycle parts through the internet and their property is not open to the public.</p>	Mr. Ramshaw's request may impact the conclusions in Draft EIR No. 521, as Goodhope RVLO:LI would increase impacts associated with the parcel's LUD. Therefore, staff does not recommend making this change at this juncture.
282140028	C-2	Greg Lansing requests inclusion into GPA No. 960. His parcel is located	Mr. Lansing's request may impact the conclusions in Draft

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GPA No. 960 Post-Production Change Requests

APN(s)	Figure	Requested Post-Production Changes to GPA No. 960	General Plan/EIR No. 521 Consistency
		within the TCAP and is currently designated CD:BP. Mr. Lansing would like the parcel to be redesignated to CD:HHDR to accommodate the development of a proposed apartment complex. He notes that both LUDs are considered a Community Development Foundation Component and therefore it would not be a significant change. This request was received during the February 2015 Draft EIR Response to Comments period.	EIR No. 521, as he requests changing his current land use from CD:BP to CD:HHDR. Therefore, staff does not recommend making this change at this juncture. The landowner may submit a General Plan Amendment in conjunction with his land use application for the proposed apartment complex.
755190006, 755190007	C-3	James Carlberg (representing Kent Bioenergy Fee Land) requests a change to GPA No. 960. The properties are located within the ECVAP and are currently designated IND. Mr. Carlberg requests the same LUD as the adjacent parcel to the east. Staff discussed the request with the Torres Martinez Tribal Government to determine if the proposed land use designation is consistent with Tribal Land Use Plan. The Tribe does not have a Comprehensive General Plan but notes that Tribal zoning is not consistent with the requested CD:BP designation. Any proposed land use designation will need to be formally presented to Tribal Council for comments.	Mr. Carlberg's request may impact the conclusions in Draft EIR No. 521, as the land use he proposes (CD:BP) is more intensive than his current IND designation. Therefore, staff does not recommend making this change at this juncture Staff has encouraged the landowner to provide a development application and General Plan Amendment to change IND to a General Plan LUD.
749280009, 749290007, 737020022, 737020023	C-4	James Carlberg (representing Kent Bioenergy Fee Land) requests that the parcels be excluded from GPA No. 960 and the properties remain CD:LI and CD:BP rather than convert to AG:AG as GPA No. 960 proposes. The parcels are located in the ECVAP. The parcels were acquired by Kent Bioenergy because of their existing zoning and land use designations. Mr. Carlberg argues	Mr. Carlberg's request may impact the conclusions in Draft EIR No. 521 as the LUDs he wishes to retain are more intense than the AG:AG LUD that was analyzed by EIR No. 521. Therefore, staff does not recommend making this change at this juncture An LUD change to CD:LI or

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GPA No. 960 Post-Production Change Requests

APN(s)	Figure	Requested Post-Production Changes to GPA No. 960	General Plan/EIR No. 521 Consistency
		<p>that it would be an economic hardship to Kent Bioenergy and to the developing communities of the Lower Coachella Valley to change these to AG:AG.</p> <p>Per the request District 4 Supervisor Wilson, Planning Dept. proposed for properties identified as fish farms land use amendments from LI and BO to AG to preserve fish farms activities.</p>	<p>CD:BP may be handled either through the 2016 General Plan Update Cycle or as a separate Agriculture Foundation Amendment submitted by the property owner in conjunction with a proposed land use application and occur in accordance with the 2 ½ year Agricultural Foundation Amendment Cycle.</p>
749130018	C-5	<p>Nick Mosich requests inclusion into GPA No. 960. His lot is located within the ECVAP and is currently designated IND. Mr. Mosich requests his lot have an LUD of AG:AG. The County does not distinguish which parcels are Tribal Reservation and which are allotted in the General Plan.</p> <p>Staff has discussed the request with the Torres Martinez Tribe Mr. Carlberg's request may trigger a recirculation of Draft EIR No. 521al Government to ensure proposed land use designation is consistent with Tribal Land Use Plan. The AG:AG designation is consistent with the Tribal Land Use Plan. However, any proposed land use designation will need to be formally presented to Tribal Council for comments. This request was received during the June 2014 Draft EIR Public Review period.</p>	<p>Mr. Mosich's request may impact the conclusions in Draft EIR No. 521 as he proposes a more Intensive LUD from the existing IND designation. Therefore, staff does not recommend making this change at this juncture.</p> <p>Staff would encourage the landowner to change the IND designation to a General Plan LUD either by separate General Plan Amendment or with a future development application.</p>
285180003	C-6	<p>David Valenzuela requests that his property located in LMWAP be included in GPA No. 960. He plans to subdivide his parcel into three parcels and is requesting that GPA No. 960 change the LUD for this parcel from RC:VLDR and R:RR to RC:VLDR. This request was made in November 2013 during a meeting between staff</p>	<p>Mr. Valenzuela's request may impact the conclusions in Draft EIR No. 521 because the RC:VLDR LUD he is requesting is more intense than the R:RR that was analyzed by EIR No. 521. Therefore, staff does not recommend making this change at this juncture</p>

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GPA No. 960 Post-Production Change Requests

APN(s)	Figure	Requested Post-Production Changes to GPA No. 960	General Plan/EIR No. 521 Consistency
		and the representative of the parcel in. Staff concurs that the current land use designation appears to be a technical error based on an old contour line.	Alternatively, a separate technical amendment to the General Plan may be processed in conjunction with Mr. Valenzuela's future proposal for subdividing the parcel, or the County may pursue this change along with changes to adjacent properties during the 2016 General Plan Update.
659020026, 659020002, 659020003, 659020005	C-7	Paul DePalatis (AICP) does not propose a land use change for his properties. However, he requests that the County remove or downgrade the Road Classification for Long Canyon Road south of 18th Avenue from Major Highway (118' ROW) to Collector (74' ROW) due to flooding constraints and a lack of identified demand. His properties are located within the WCVAP. Mr. DePalatis presented this request during the 2014 Draft EIR Public Review Comment Period.	Mr. DePalatis' request may impact the conclusions in Draft EIR No. 521. The requested change to the circulation network may cause an increase in traffic on surrounding roads beyond those analyzed in EIR No. 521. Therefore, staff does not recommend making this change at this juncture. County Transportation staff are in ongoing discussions with Mr. DePalatis concerning this roadway and a land use application currently under review by the County.
290160011	C-8	Gary Laughlin, P.E. requests the redesignation of a 5.6-acre portion of the subject parcel within the TCAP from the CD:VLDR proposed in GPA No. 960 to CD:MDR on behalf of the Kiley family that owns the property. The entire 34.14 acre property is currently designated RC: RR and the property owners submitted a request in 2008 for a County Initiated Foundation Amendment to change (C8-5) the LUDs from R:RR to OS:CH and CD:VLDR that the County. This was incorporated into GPA No. 960.	Mr. Laughlin's request may impact the conclusions in Draft EIR No. 521 because the CD:MDR LUD he is requesting is more intense than the CD:VLDR that was analyzed by EIR No. 521. Therefore, staff does not recommend making this change at this juncture. Provided that GPA No. 960 is approved, the landowner may submit a General Plan amendment with his/her land use application to change the

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GPA No. 960 Post-Production Change Requests

APN(s)	Figure	Requested Post-Production Changes to GPA No. 960	General Plan/EIR No. 521 Consistency
		<p>The subject property is adjacent to CD:MDR, and also contains OS:CH and RC:RR which the owner feels would be complimentary to the requested new CD:MDR designation.</p> <p>Mr. Laughlin presented this new request during the 2015 Draft EIR Public Review Comment Period.</p>	LUD on the 5.6-acre piece of the parcel to CD:MDR.

Summary of Land Use Designations

Foundation Component	Area Plan Land Use Designation	Building Intensity Range (du/ac or Floor Area Ratio)
Agriculture	Agriculture (AG)	10 ac min.
Rural	Rural Residential (RR)	5 ac min.
	Rural Mountainous (RM)	10 ac min.
	Rural Desert (RD)	10 ac min.
Rural Community	Estate Density Residential (RC-EDR)	2 ac min.
	Very Low Density Residential (RC-VLDR)	1 ac min.
	Low Density Residential (RC-LDR)	0.5 ac min.
Open Space	Conservation (C)	N/A
	Conservation Habitat (CH)	N/A
	Water (W)	N/A
	Recreation (R)	N/A
	Rural (RUR)	20 ac min.
Community Development	Mineral Resources (Min)	N/A
	Estate Density Residential (EDR)	2 ac min.
	Very Low Density Residential (VLDR)	1 ac min.
	Low Density Residential (LDR)	0.5 ac min.
	Medium Density Residential (MDR)	2 - 5 du/ac
	Medium High Density Residential (MHDR)	5 - 8 du/ac
	High Density Residential (HDR)	8 - 14 du/ac
	Very High Density Residential (VHDR)	14 - 20 du/ac
	Highest Density Residential (HHDR)	20+ du/ac
	Commercial Retail (CR)	0.20 - 0.35 FAR
	Commercial Tourist (CT)	0.20 - 0.35 FAR
	Commercial Office (CO)	0.35 - 1.0 FAR
	Light Industrial (LI)	0.25 - 0.60 FAR
	Heavy Industrial (HI)	0.15 - 0.50 FAR
	Business Park (BP)	0.25 - 0.60 FAR
	Public Facilities (PF)	< 0.60 FAR
	Community Center (CC)	5 - 40 du/ac 0.10 - 0.3 FAR
	Mixed Use Planning Area	(Variable)

ATTACHMENT C

GPA No. 960 Post-Production Change Requests

Area Plan Acronyms

Acronym	Area Plan
DCAP	Desert Center Area Plan
EAP	Eastvale Area Plan
ECVAP	Eastern Coachella Valley Area Plan
ELAP	Elsinore Area Plan
HAP	Highgrove Area Plan
HVWAP	Harvest Valley Winchester Area Plan
JURAP	Jurupa Area Plan
LMWAP	Lake Matthews Woodcrest Area Plan
LNAP	Lakeview Nuevo Area Plan
MVAP	Mead Valley Area Plan
PAP	Pass Area Plan
PVVAP	Palo Verde Valley Area Plan
RCBAP	Reche Canyon/Badlands Area Plan
REMAP	Riverside Extended Mountain Area Plan
SCMVAP	Sun City/Menifee Valley Area Plan
SJVAP	San Jacinto Valley Area Plan
SWAP	Southwest Area Plan
TCAP	Temescal Canyon Area Plan
WCVAP	Western Coachella Valley Area Plan

Figure A-1

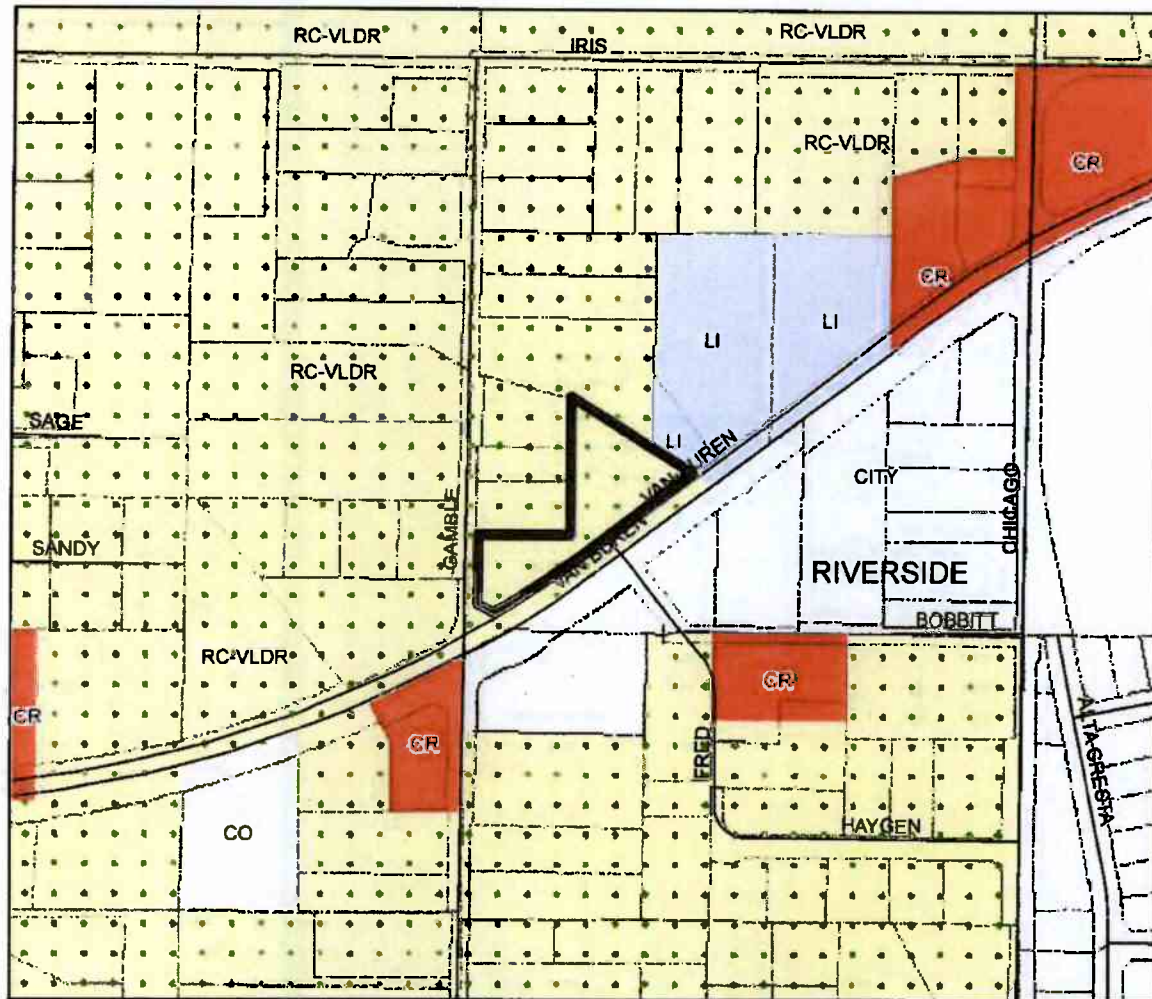
APN: 274120026 (parcel is outlined below in black)

Property Owner: Martin Caputo

Request: Inclusion into GPA No. 960

Proposed Land Use Designation Amendment: From RC: VLDR to RC:CR

Acres: 1.98 Gross



Mr. Caputo requests land use designation amendment to CR for his property in order to serve the community with a commercial establishment. Justification for the CR Land Use Designation:

- 1) property is located along Van Buren Blvd, a high-transit corridor; Connection rights to sanitary sewer facilities located within the City of Riverside, which was not available when RCIP 2003 was approved;
- 2) enhance the overall County Vision for the subject property; cost to develop, improve ROW, and underground utilities will not offset profits from developing one to three SFR; noise impact to a SFR will rise to a level of significance. CR will provide service to a growing community and tax revenue to the County.

Figure A-2

APN: 349330005

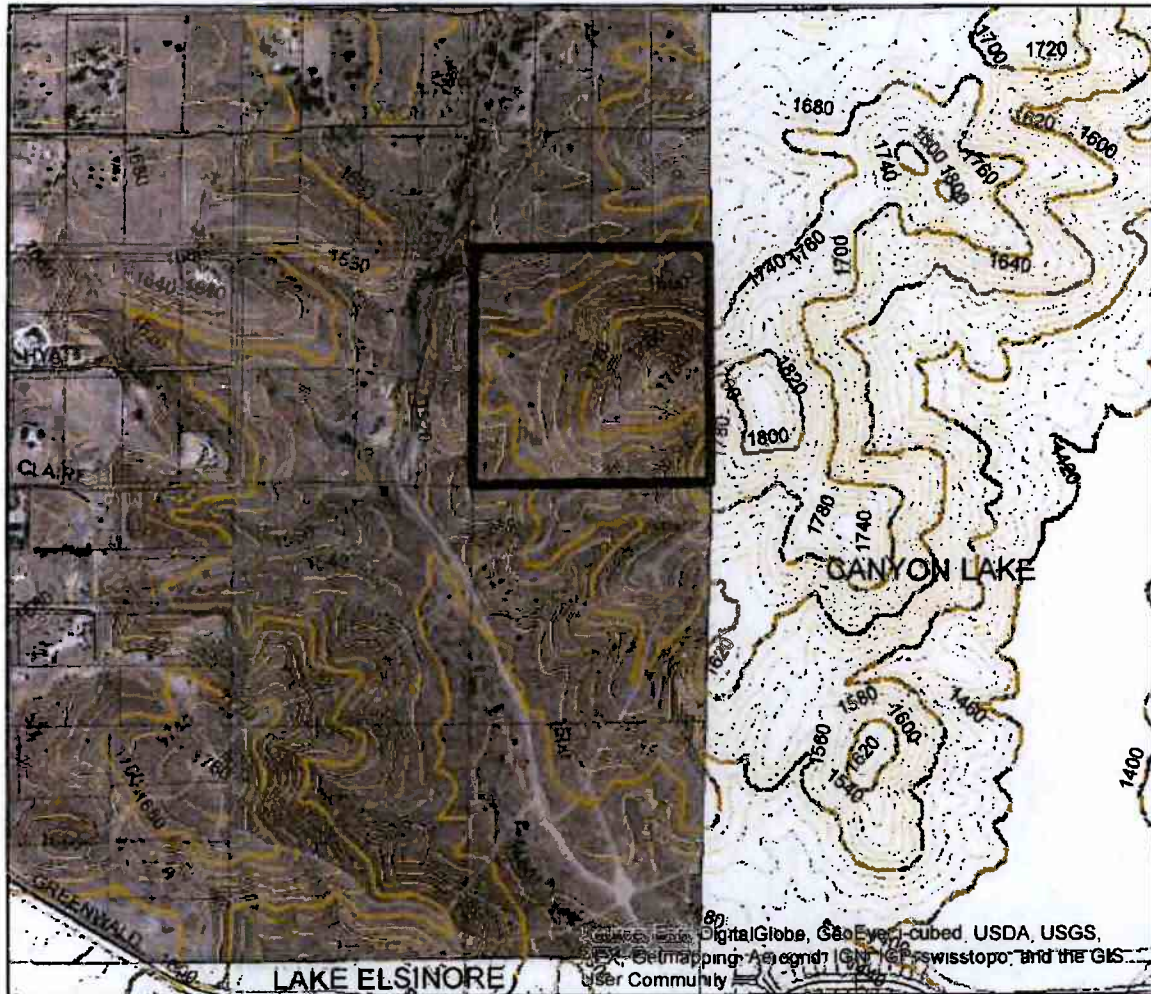
Property Owner: Nora Donston

Request: Modify GPA No. 960 land use amendment proposal to property

Proposed Land Use Designation Amendment: From OS:CH to RC:EDR

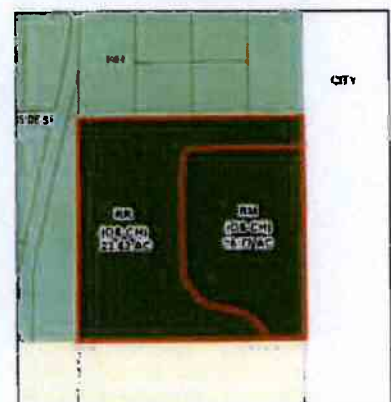
Proposed GPA No. 960 Land Use Designation Amendment: From OS:CH to RR and RM (Exhibit C2-9, see below)

Acres: 40



Contour Lines - 20 Feet

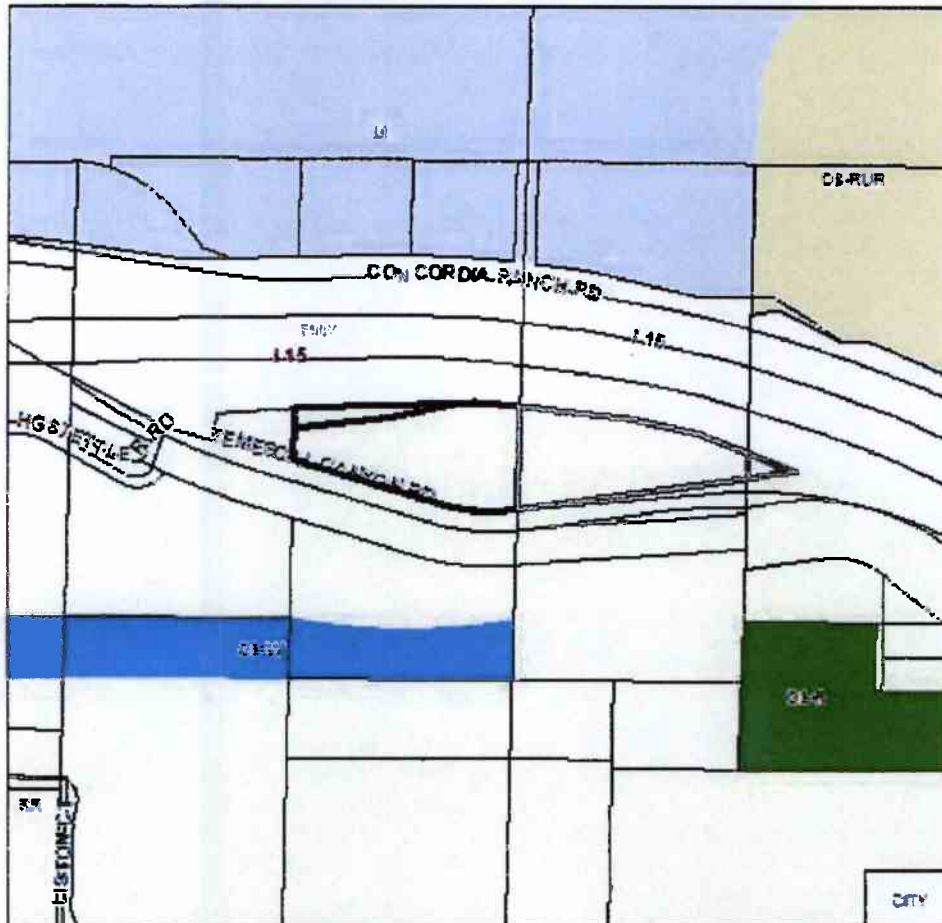
Nora Donston requests that her property located in the ELAP be redesignated to a LUD of RC: EDR. The property currently has an LUD of OS: CH and GPA No. 960 proposes that the property is split R:RR and R:RM. This parcel was included in GPA No. 960 to correct OS: CH on private property parcels. Ms. Donston prefers the same land use designation on her property as the neighboring parcel to the south, which is RC: EDR. Staff recommends R:RR to keep density low for this area.



GPA No. 960 Exhibit C2-9

Figure A-3

APNs: 391160013, 391160016, 391160018, 391180031, 391180033
Property Owner: Rick Warner
Request: Inclusion into GPA No. 960
Proposed Land Use Designation Amendment: From R:RR to CD:LI
Acres: 7.2



Rick Warner requests that his properties located in the ELAP are included in GPA No. 960. He believes the current LUD was made in error in 2003. The properties currently have an LUD of R:RR and were not included in GPA No. 960. Mr. Warner proposes land use designation amendment to CD:LI for his property to be consistent with the existing zoning designation. This request was received during the June 2014 Draft EIR Public Review period.

Figure A-4

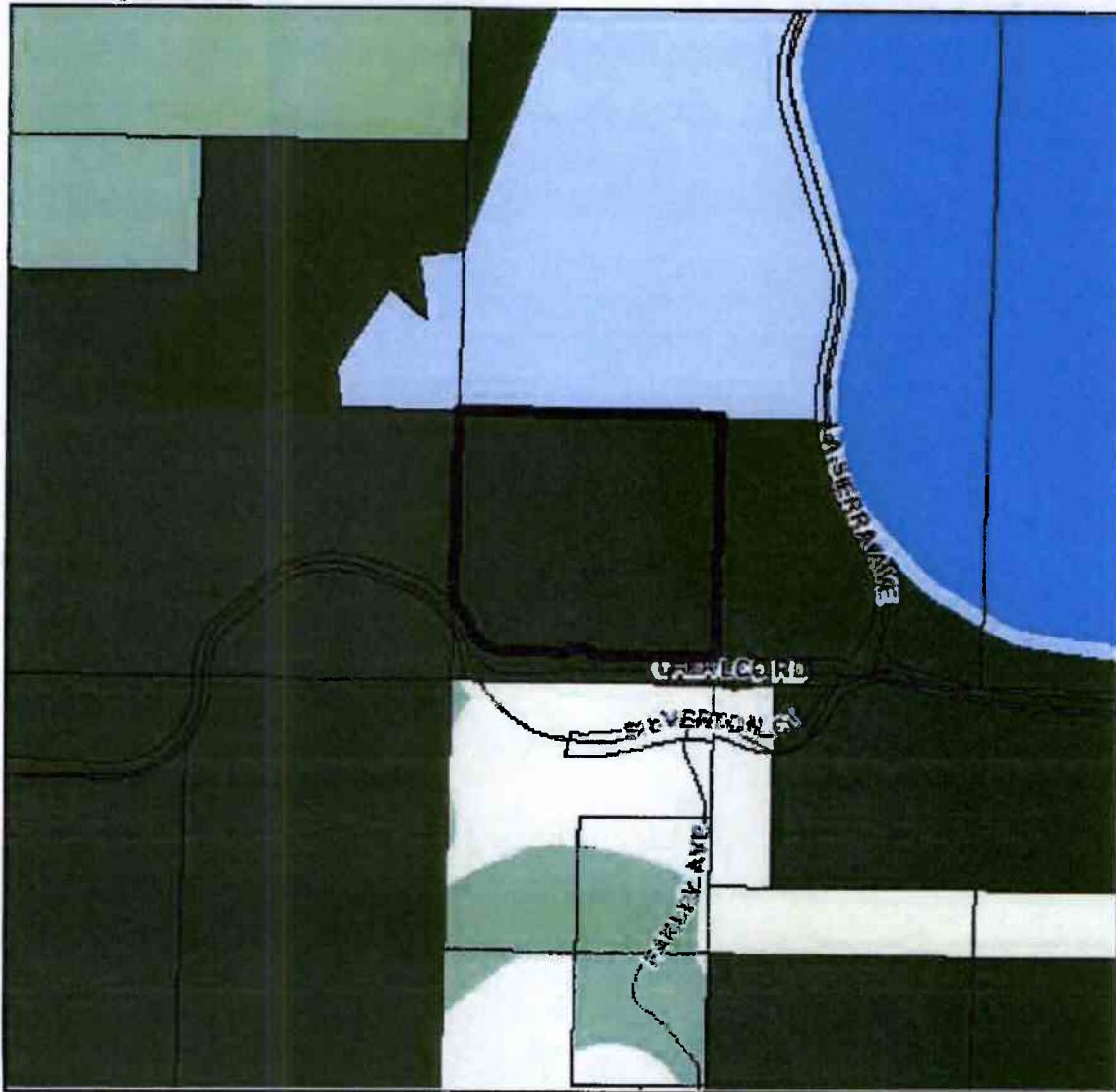
APNs: 278210022

Property Owner: Sam Chebeir

Request: Inclusion into GPA No. 960

Proposed Land Use Designation Amendment: From OS-CH to R:RR

Acres: 35.76



Sam Chebeir requests that his property is included in GPA No. 960 as R:RR. The property is located in the LMWAP. Mr. Chebeir flagged parcel as being erroneously labeled OS: CH and requests correction as part of GPA No. 960. Staff have not received a formal request from the property owners.

Figure A-5

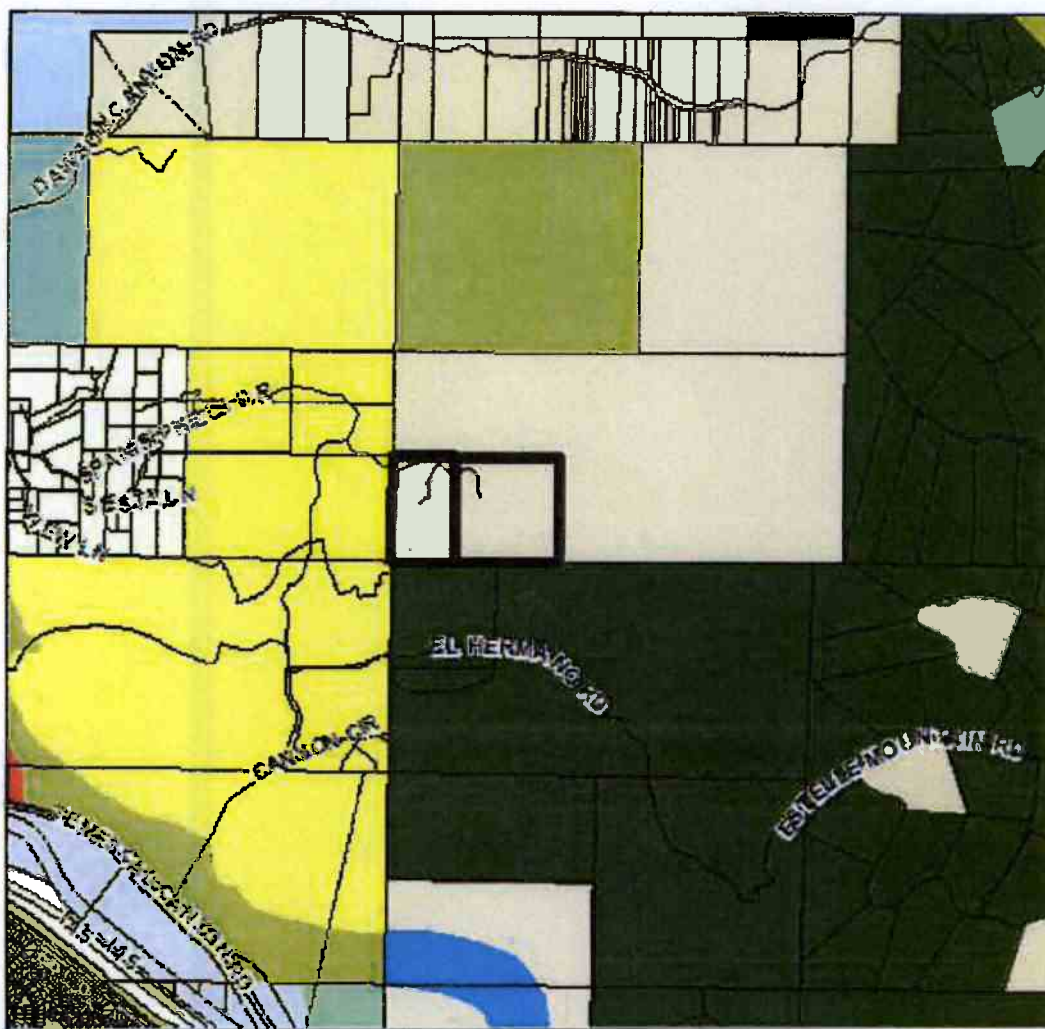
APNs: 289080005, 289080009

Property Owner: Robert and Barbara Paul

Request: Inclusion into GPA No. 960

Proposed Land Use Designation Amendment: From OS-RUR to CD:EDR

Acres: 64.3



Robert and Barbara Paul request that their properties are included in GPA No. 960 as CD: EDR. The properties are located in the LMWAP and have a current LUD of OS-RUR. They request the CD: EDR LUD for both parcels in order to be consistent with Toscana development that is immediately adjacent and west of the parcels, without Multispecies complications.

Figure A-6

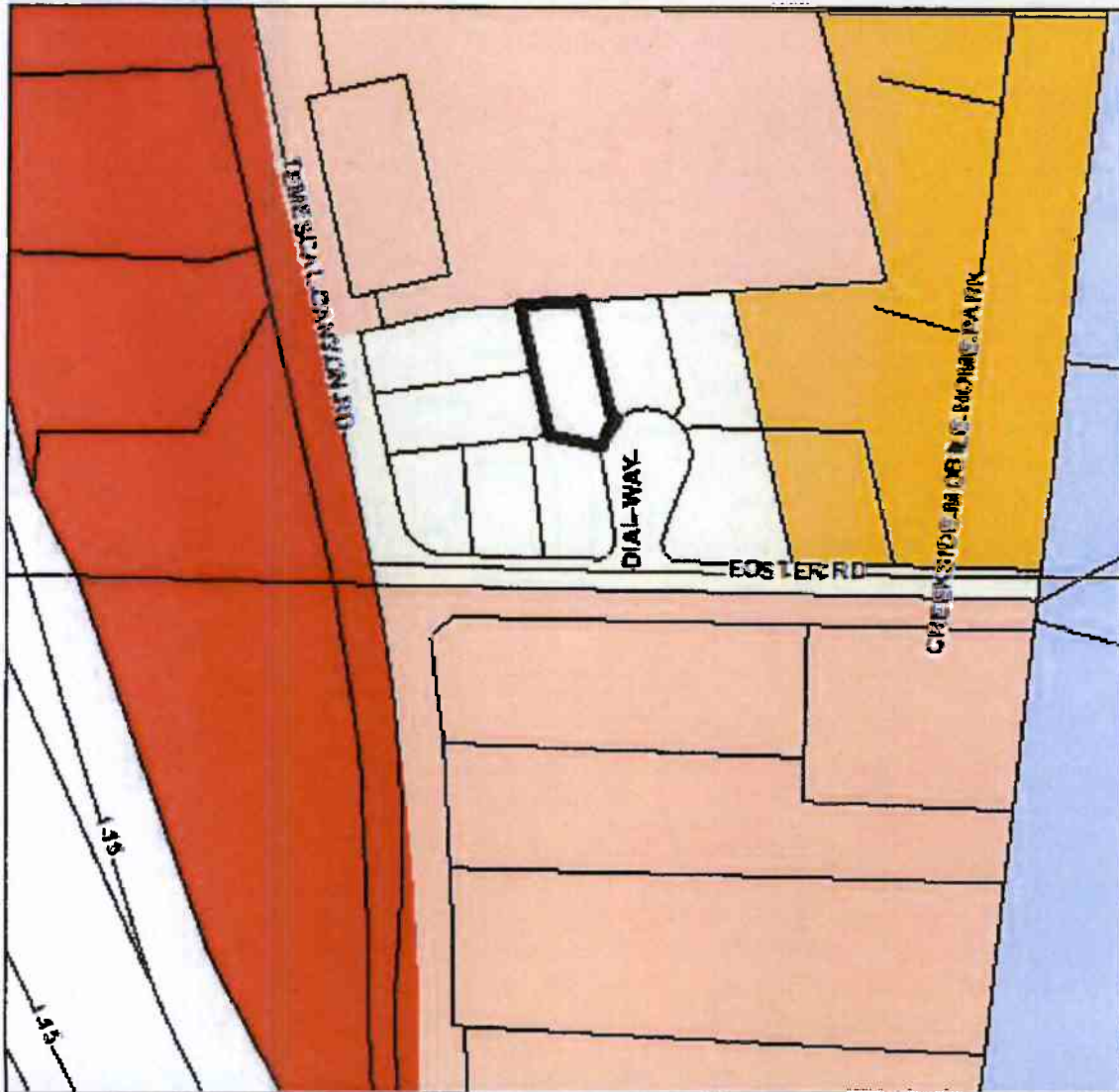
APNs: 282122006

Property Owner: Cheri Thompson

Request: Inclusion into GPA No. 960

Proposed Land Use Designation Amendment: From R:RR to CD:LI or CD:I.

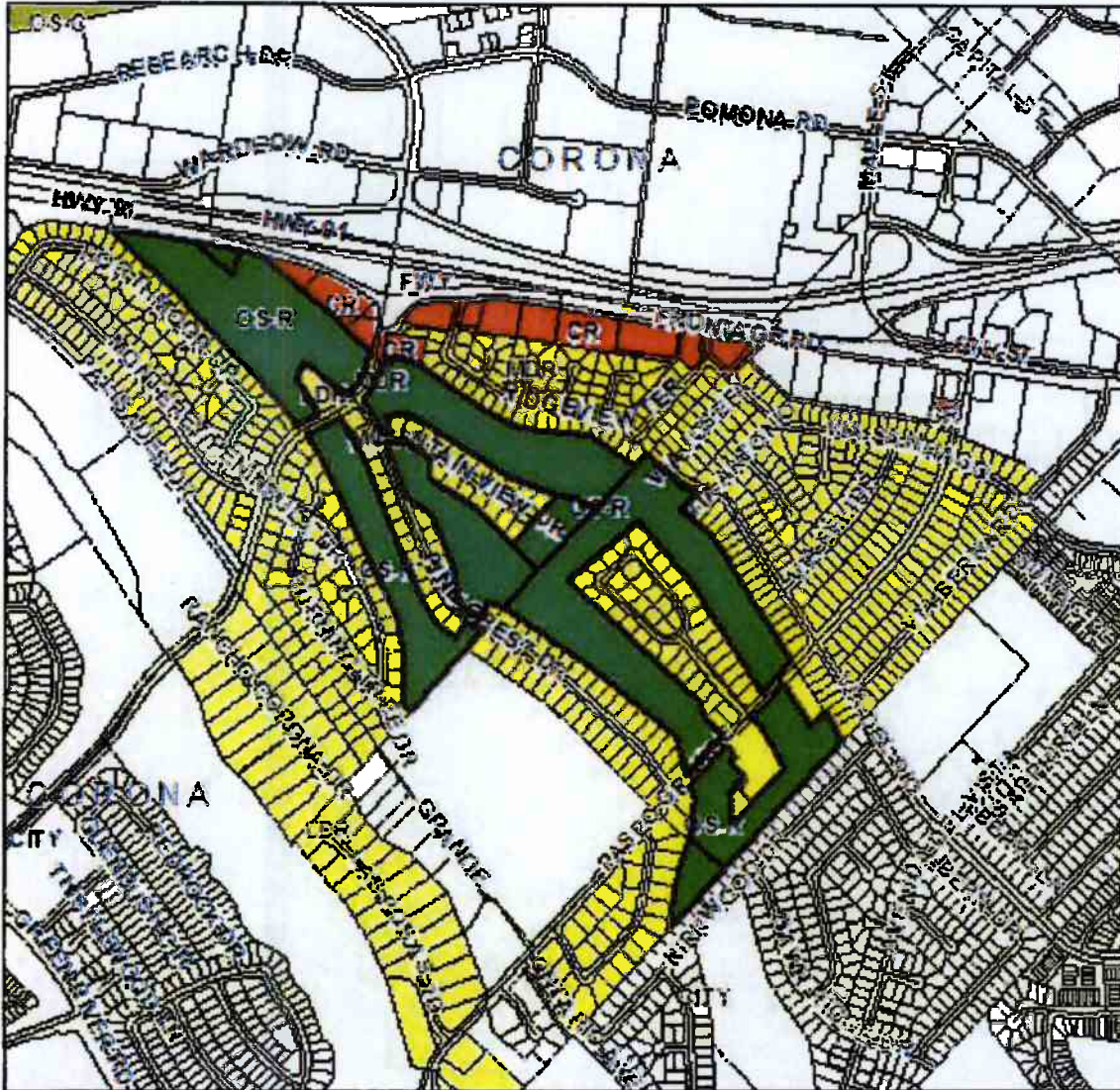
Acres: 0.21



Cheri Thompson requests that her property is included in GPA No. 960 as CD:LI or High Industrial. Her property is located within the TCAP and has a current LUD of R:RR.

Figure A-7

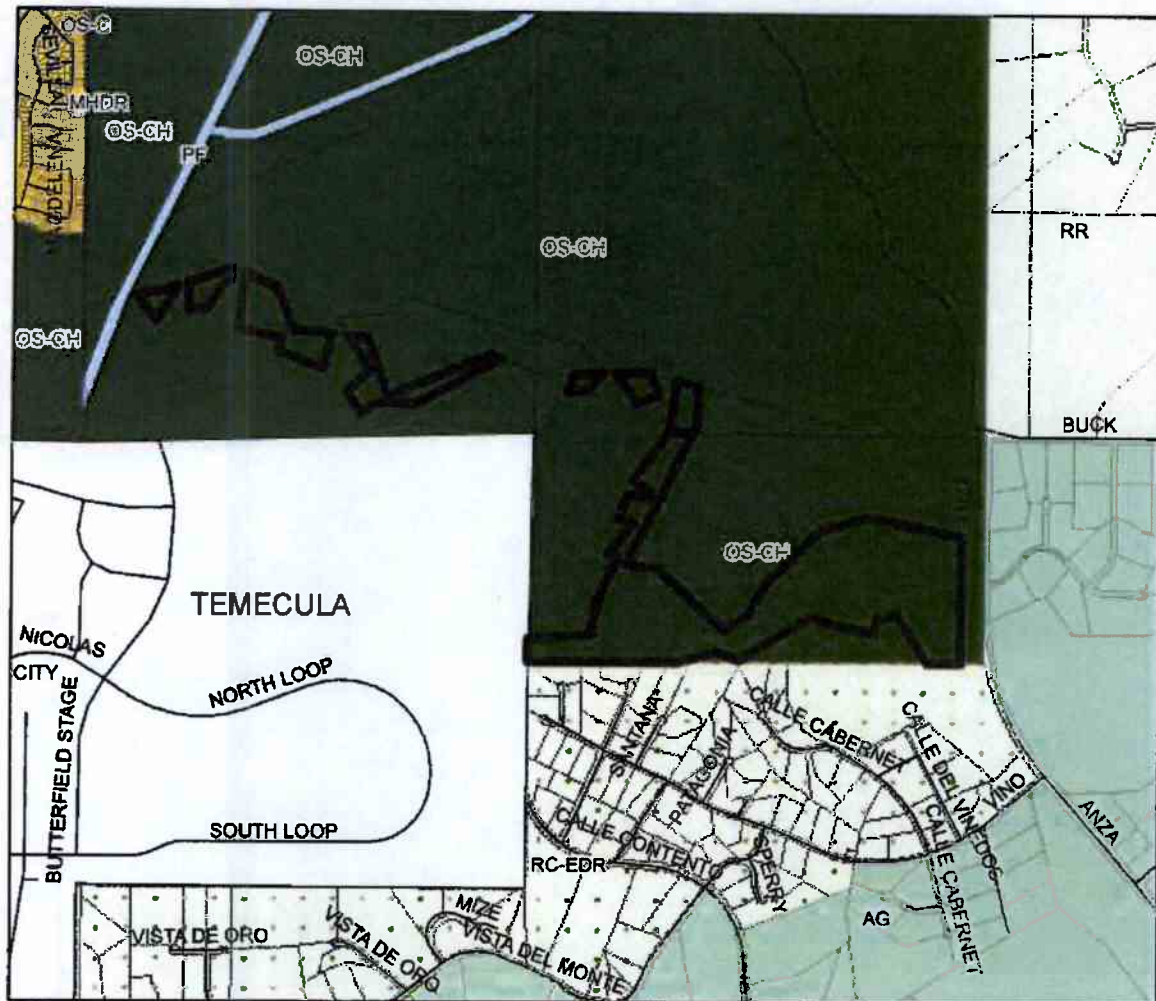
APNs: 102050005, 102050006, 102050008, 102050003, 102112008, 102050004, 102160003,
102192017, 102203007
Property Owner: Ming Lee (Mountain View Golf Course)
Request: Inclusion into GPA No. 960
Proposed Land Use Designation Amendment: From OS: R to MDR or HDR.
Acres: 82.25



Min Ling Lee (Mountain View Golf Course) requests that her properties located in the TCAP are included in GPA No. 960. Ms. Lee is requesting land use designation amendment from OS: R to CD:MDR or CD:HDR for her property. The property owner would like to convert the golf course use into residential units. Her representatives were advised by Frank Coyle and John Field to submit a Foundation Component General Plan Amendment in 2016. No formal letter to request inclusion into GPA No. 960 was submitted.

Figure A-8

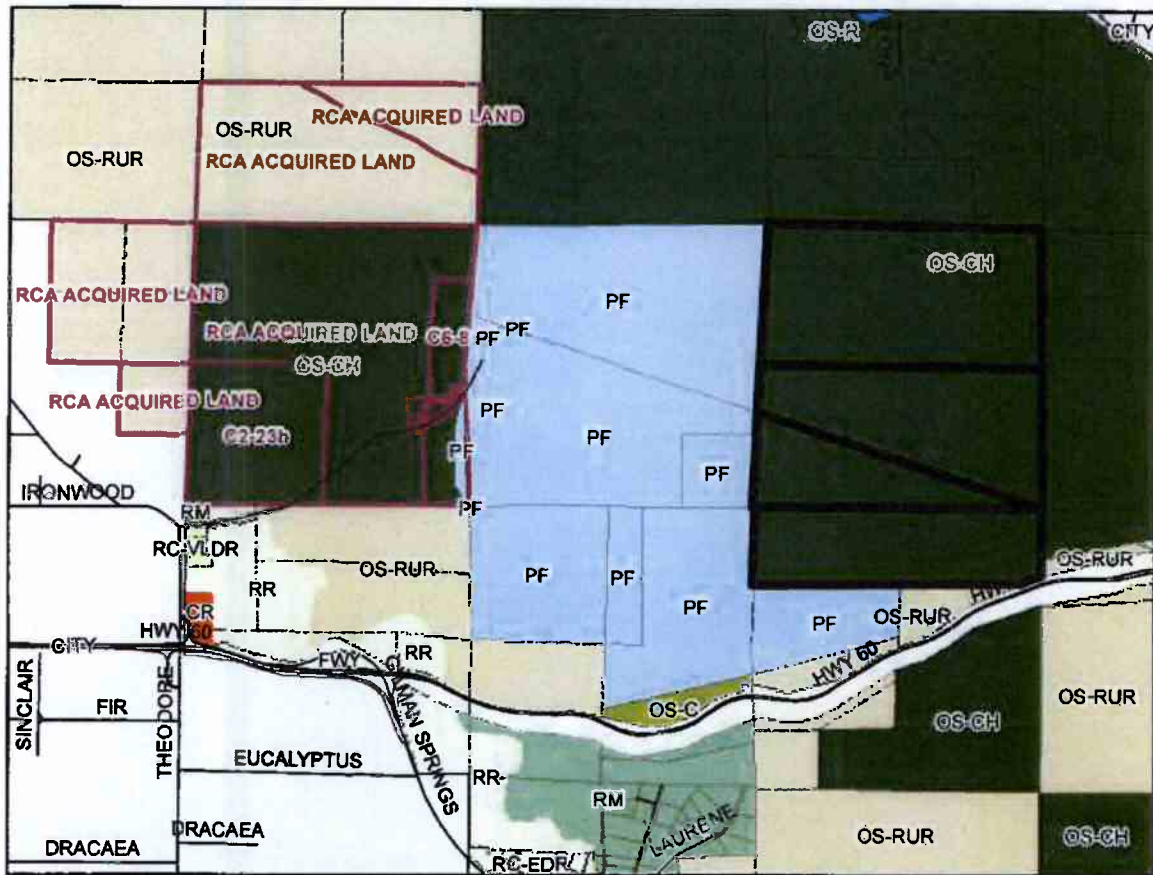
APNs: 964180015, 964150005, 964150004, 964150003, 964150009, 964150008, 964150007, 964150006
Property Owner: Regents of the University of California
Request: Inclusion into GPA No. 960
Proposed Land Use Designation Amendment: From OS: CH to RC: EDR for 964180015
Acres: 112.21



Properties were not granted for conservation purposes; thus, the properties' land use designated of OS: CH is an error. The representative of Regents of University of California is requesting RC: EDR for parcel 964-180-015 to be consistent with the land use designation as the parcels to the south. Parcel 964-180-015 is their primary concern.

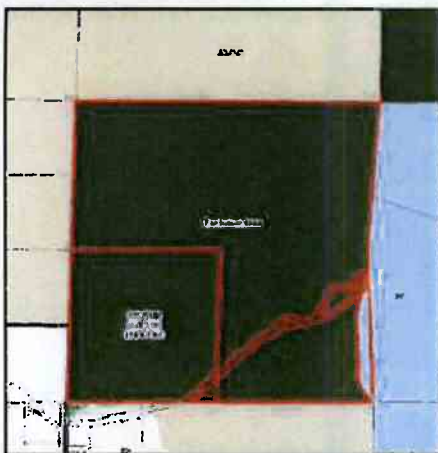
Figure A-9

APNs: 422050027, 413140011, 413140022, 413140009 (parcels are outlined below in black)
 Property Owner: Riverside County Waste Management
 Request: Inclusion into GPA No. 960
 Proposed Land Use Designation Amendment: OS: CH to PF
 Acres: 630



Waste Management requests inclusion into GPA No. 960 to amend the land use designation of approx. 630 acres of the parcels listed above for future expansion of the Badlands Landfill operations. General Plan policy LU 7.2 allows public facilities in any other land use designation except for the OS: C and OS: CH land use designations; thus, this amendment is needed for the landfill expansion. Staff proposes an alternative land use designation of OS: RUR; which permits public facility operations and keeps the land use designation within the Open Space Foundation Component.

The areas highlighted in purple above are other proposed GPA No. 960 amendments. The proposed land use designation for the RCA acquired properties is OS: CH. Exhibit C2-23b and C6-8 are shown below.



GPA No. 960 Exhibit C2-23b



GPA No. 960 Exhibit C6-8

Figure A-10

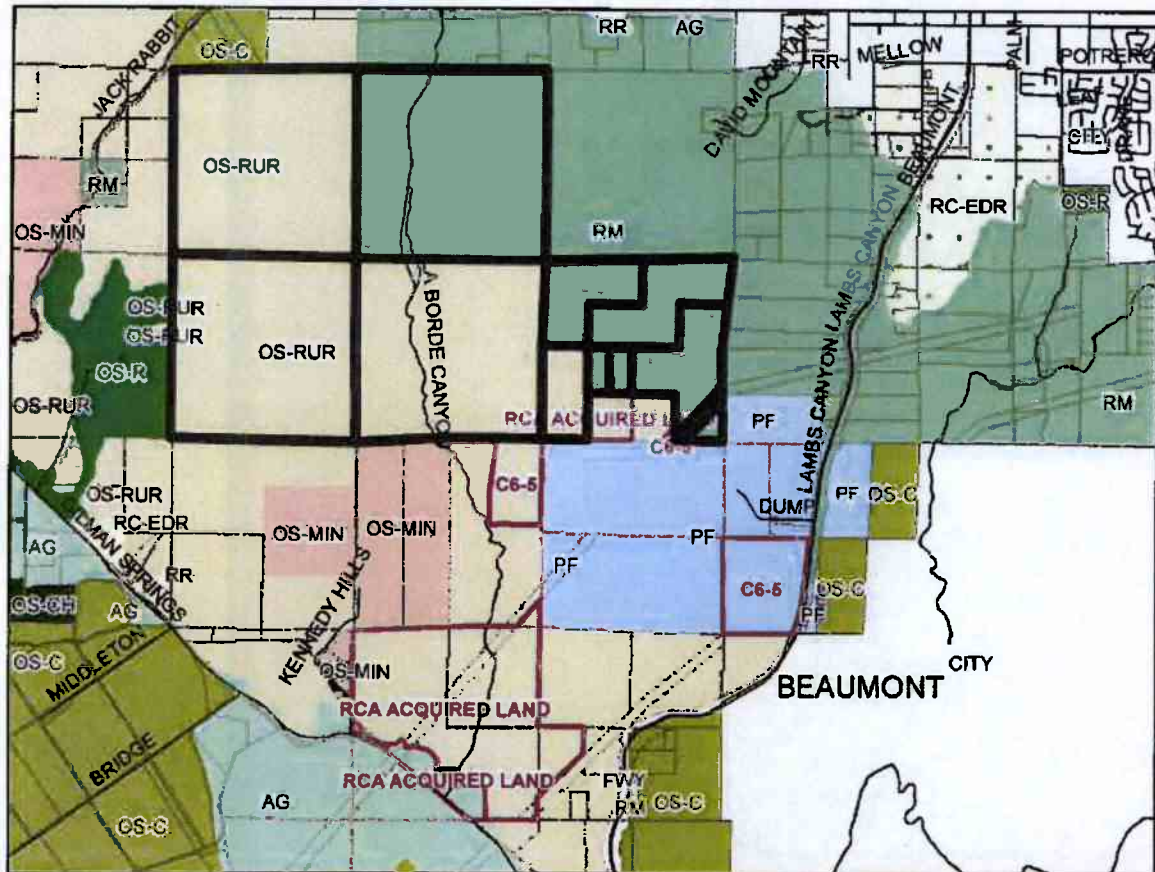
APNs: 421190011, 421190012, 421190004, 421190002, 421190003, 421190005, 421190006, 421080001, 421190001, 421190007, 422220018, 422240003 (parcels are outlined below in black)

Property Owner: Riverside County Waste Management

Request: Inclusion into GPA No. 960

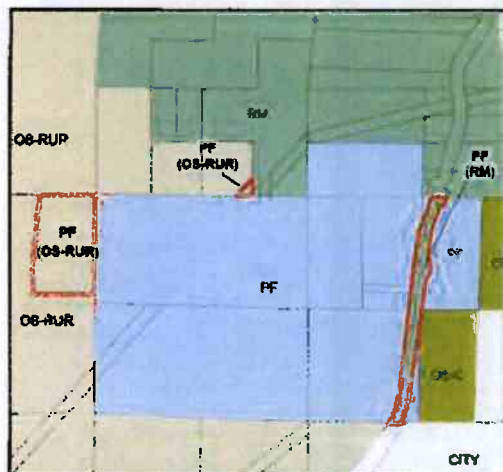
Proposed Land Use Designation Amendment: OS: CH to PF

Acres: 630



Waste Management requests inclusion into GPA No. 960 to amend the land use designation of approx. 3,029 acres of the parcels listed above for future expansion of the Lambs Canyon Landfill operations. General Plan policy LU 7.2 allows public facilities in any other land use designation except for the OS: C and OS: CH land use designations; thus, this amendment is not needed for the landfill expansion.

The areas highlighted in purple above are other parcel specific land use designation amendments proposed in GPA No. 960. The proposed land use designation for the RCA acquired properties is OS: CH. Exhibit C6-5 is shown below.



GPA No. 960 Exhibit C6-5

Figure A-11

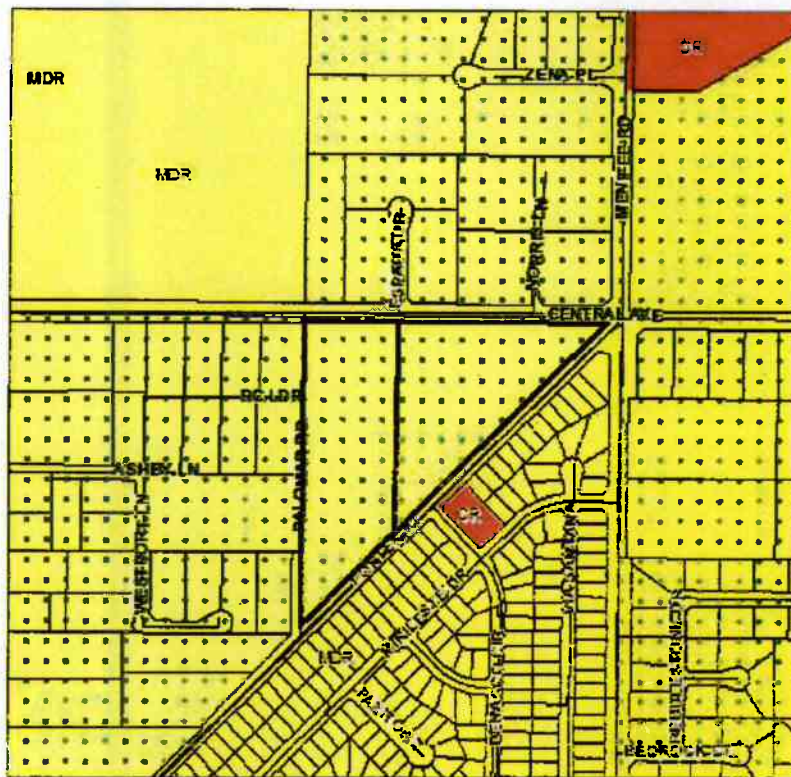
APNs: 309060001, 309060004

Property Owner: Richard Marcus (Represented by Beau Cooper)

Request: Inclusion into GPA No. 960

Proposed Land Use Designation Amendment: From RC-LDR to CD:MDR

Acres: 18.39



Beau Cooper (representing Richard Marcus) requests inclusion in GPA No. 960. His properties are located in the LNAP. Mr. Marcus requests a land use designation amendment from a current LUD of RC: LDR to CD:MDR for his properties. Surrounding land use designations are predominately CD:MDR and his properties are bordered by the largest CD:CR designated area in LNAP. Argues that traffic generated by the circulation pattern is not compatible with that of a "rural community."

Figure A-12

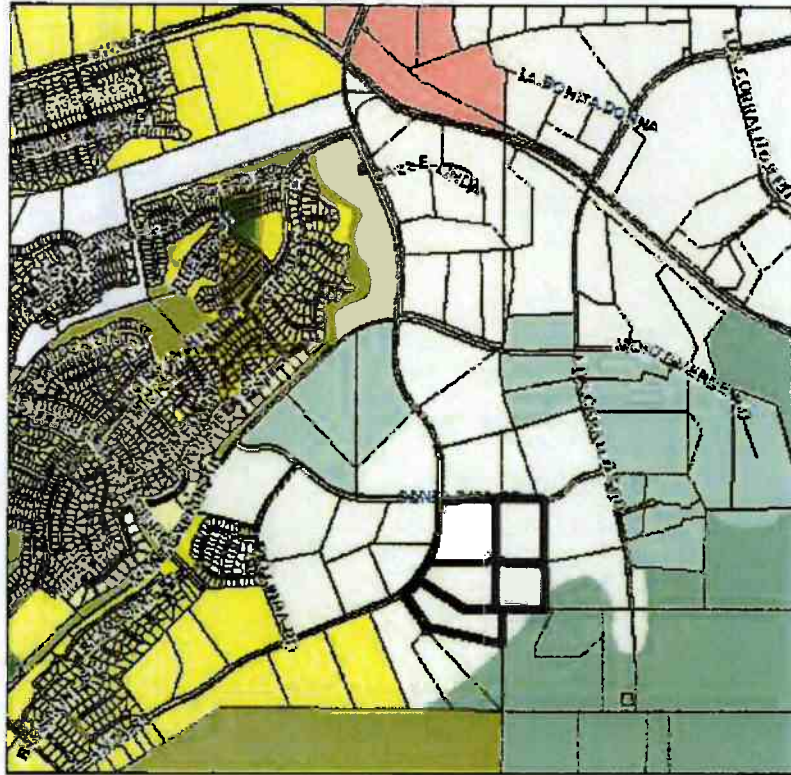
APNs: 996380028, 996380029, 996380030, 99638003, 996380032

Property Owner: Redhawk Investments

Request: Inclusion into GPA No. 960

Proposed Land Use Designation Amendment: From R:RR and R:RM to CD:MDR

Acres: 60



Michelle A Staples representing Redhawk Investments requests that GPA No. 960 be revised to change the LUDs R:RR and R:RM to CD:MDR to allow for the development of up to two to five dwelling units per acre. The properties are located within the SWAP. This request was received during the 2014 and February 2015 Draft EIR Public Review Response to Comments period.

In 2008, the property owner applied for a Foundation Component General Plan Amendment (GPA No. 920). The application for GPA initiation was recommended by the Planning Commission on 2/4/09 and the Planning Director later recommended that the Board tentatively decline the GPA; GPA No. 920 was continued off calendar. The proposed land use amendment is from R:RR and R:RM to CD:MDR.

Figure A-13

APN: 654170004 (parcel is outlined below in black)

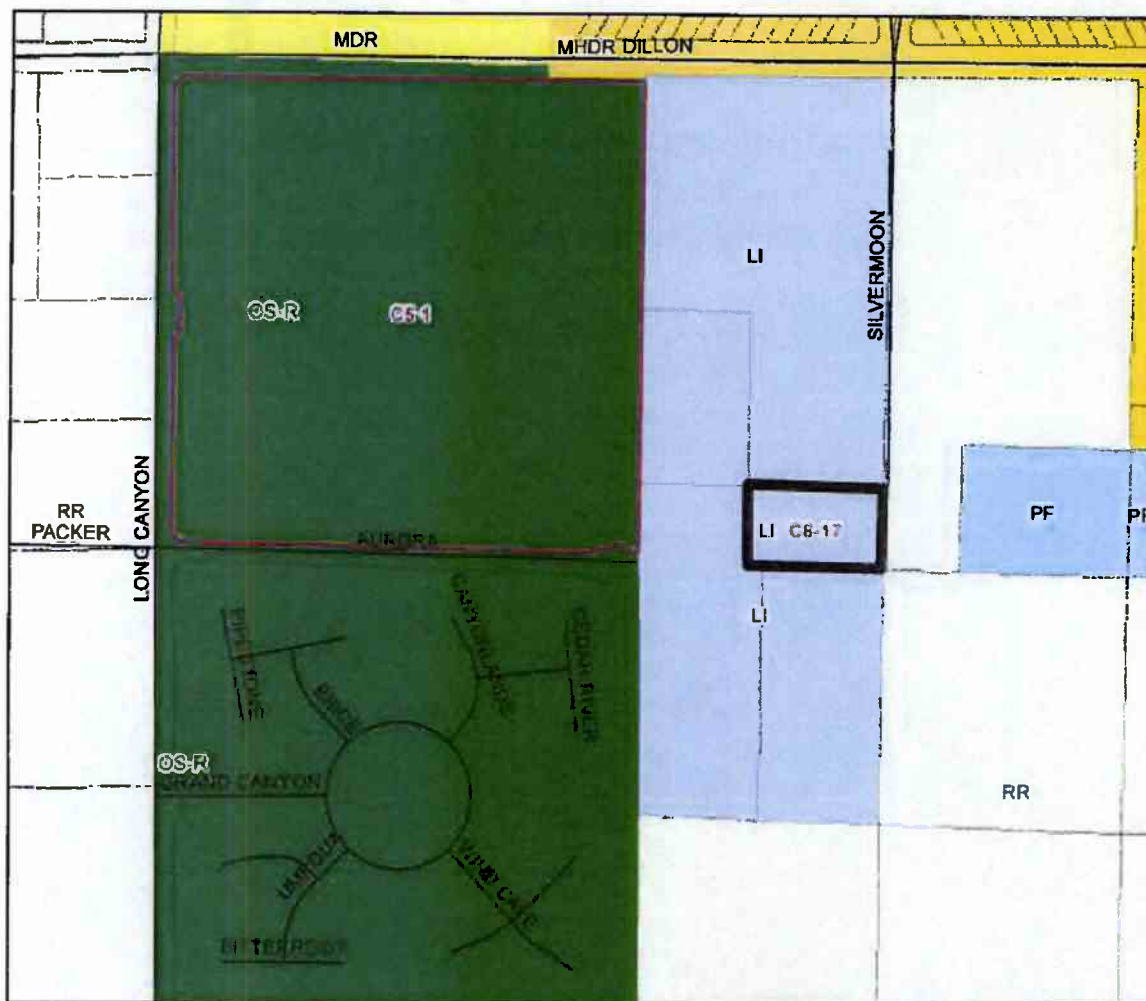
Property Owner: Cindy Nance

Request: Modification of GPA No. 960 proposed land use designation amendment

Proposed Land Use Designation Amendment: From CD:LI to CD:LDR

Proposed GPA No. 960 Land Use Designation Amendment: From CD:LI to CD:LDR (Exhibit C8-17)

Acres: 1.87



Cindy Nance requests a modification to GPA No. 960 for her property located within the WCVAP. Her property is currently designated CD:LI. Ms. Nance initially requested Rural Residential and now is requesting Low Density Residential for her property. She is concerned she would not be able to rebuild the structure on R:RR designated land. Originally she requested Rural Residential to be consistent with the underlying zone W-2 so that her home can remain at this location. Her request is now to CD:LDR so that the current use (a bed and breakfast that utilizes the hot springs) can continue. This request was received during the June 2014 Draft EIR Public Review period.

Figure A-14

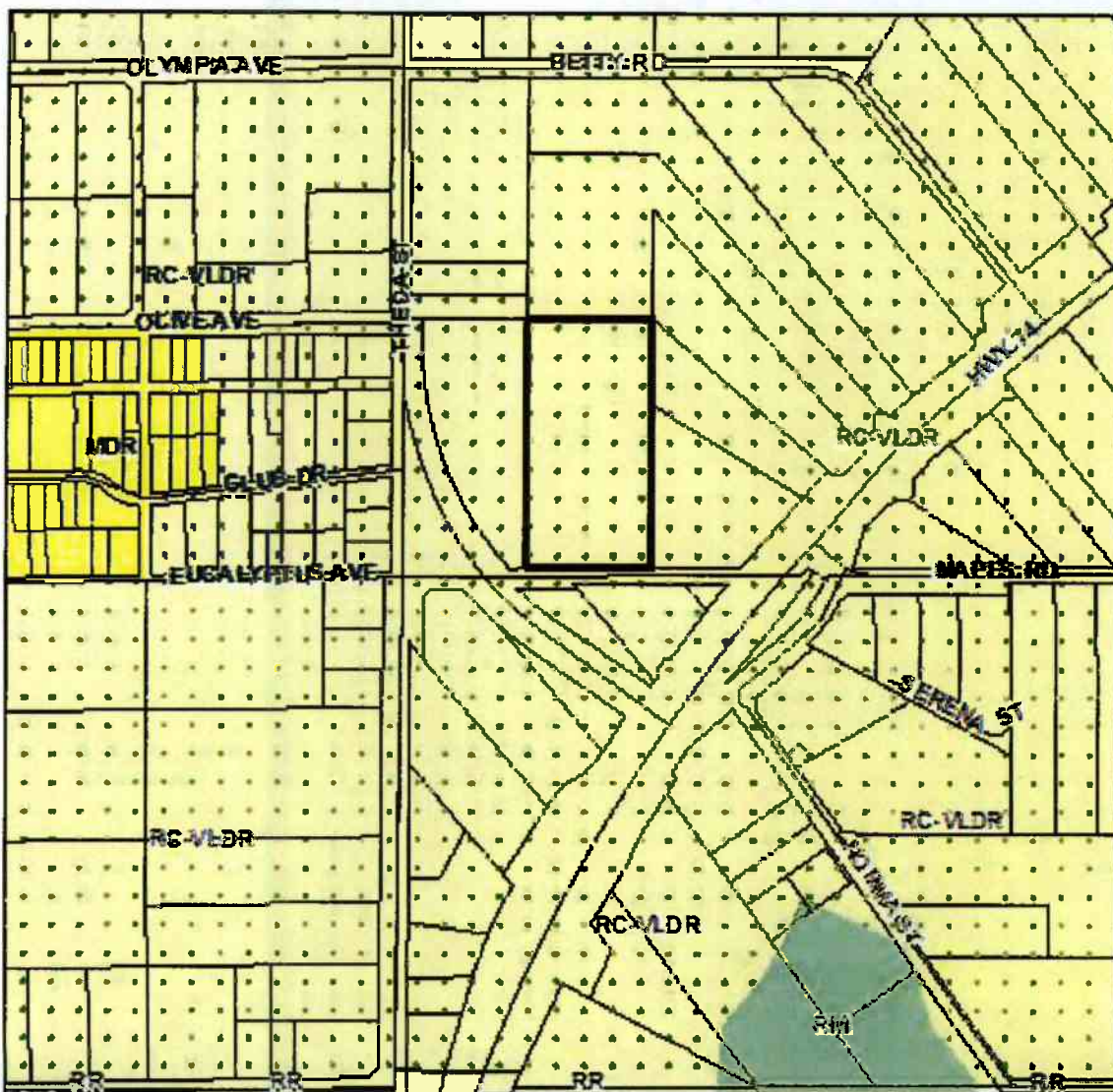
APNs: 342210005

Property Owner: Patrick Hsu

Request: Inclusion into GPA No. 960

Proposed Land Use Designation Amendment: From RC-VLDR to CD:LI

Acres: 4.76



Patrick Hsu requests inclusion into GPA No. 960. His parcel is located within the MVAP and is currently designated RC-VLDR. Mr. Hsu requests that his parcel is redesignated to Light Industrial in order to enlarge the CD:LI footprint within the area and for consistency with neighboring land uses. This request was received during the February 2015 Draft EIR Response to Comments period.

Figure B-1

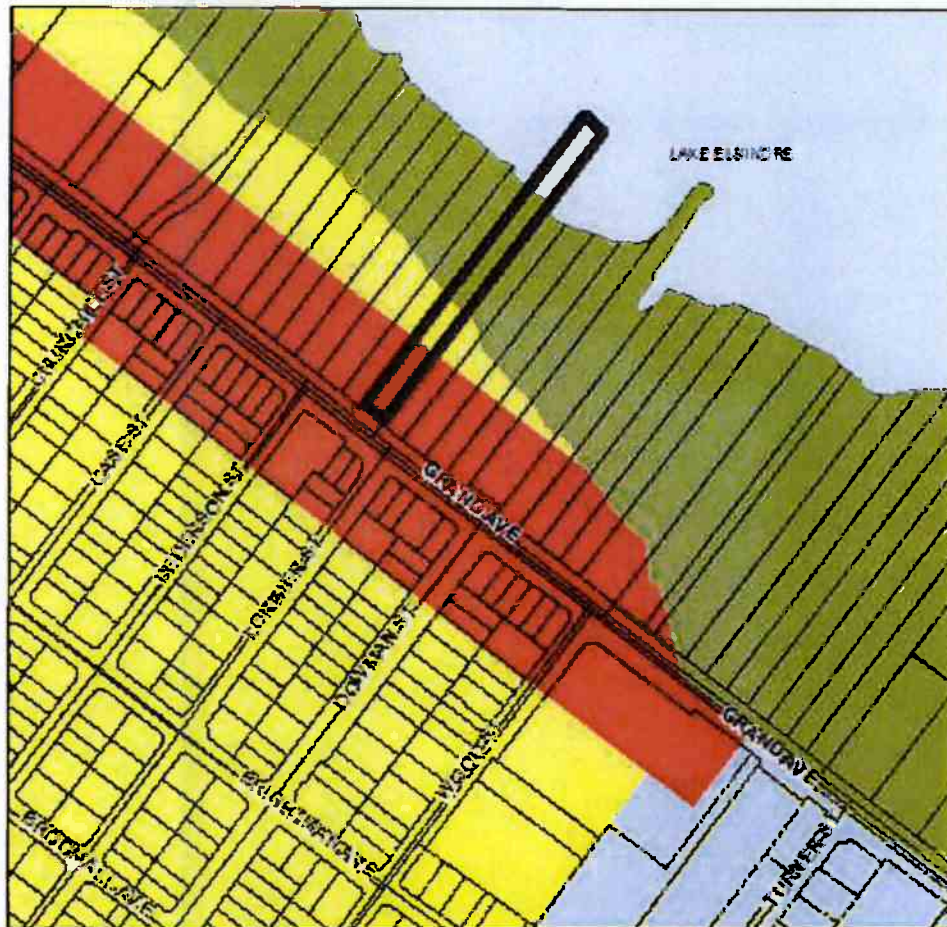
APNs: 381200021

Property Owner: Albert Avelar

Request: Exclusion from GPA No. 960

Proposed Land Use Designation Amendment: CD:MDR to OS:C, CD:MDR and CD:CR.

Acres: 1.28



Albert Avelar requests exclusion from GPA No. 960. His property is located within the ELAP. Mr. Avelar opposes the proposed GPA No. 960 land use amendment to his property and requests for the land use designations for his property remain as is. His property has a current LUD of OS: C, CD:MDR, and CD:CR. GPA No. 960 proposes to amend his LUD to MDR (as part of Lakeland Village). His existing lot width is approx. 63 ft., existing CR designated portion is approximately 0.26 acres, existing CD:MDR designated portion is approx. 0.17 acres. This comment was received during the 2014 and 2015 Draft EIR Public Review Response to Comments period.

Figure B-2

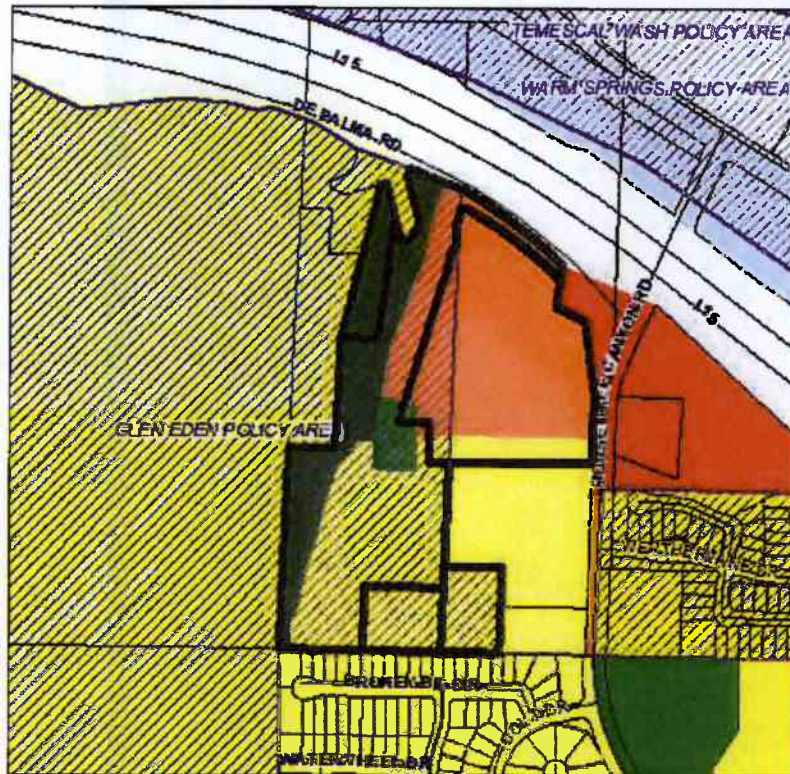
APNs: 391090006, 391090007, 391090016, 391090045, 391090046

Property Owner: Joel Morse

Request: Correction in GPA No. 960

Proposed Land Use Designation Amendment: Removal of parcels from the Glen Eden Policy Area.

Acres: Approx. 27



Joel Morse requests a correction in GPA No. 960 maps and RCLIS layer and does not request a LUD change. His properties are designated OS: CH, CD:VHDR, OS: R, and CD:MDR and retain their designation with GPA No. 960. The properties are located within the ELAP. However, according to SAM Horsethief LLC, the request is correct. GPA No. 960 maps and Map My County (previously RCLIS) layer for Glen Eden Policy Area boundary as approved by GPA No. 658 for SP 152A3. It is recommended that the County remove the parcels from the Glen Eden Policy Area.

Figure B-3

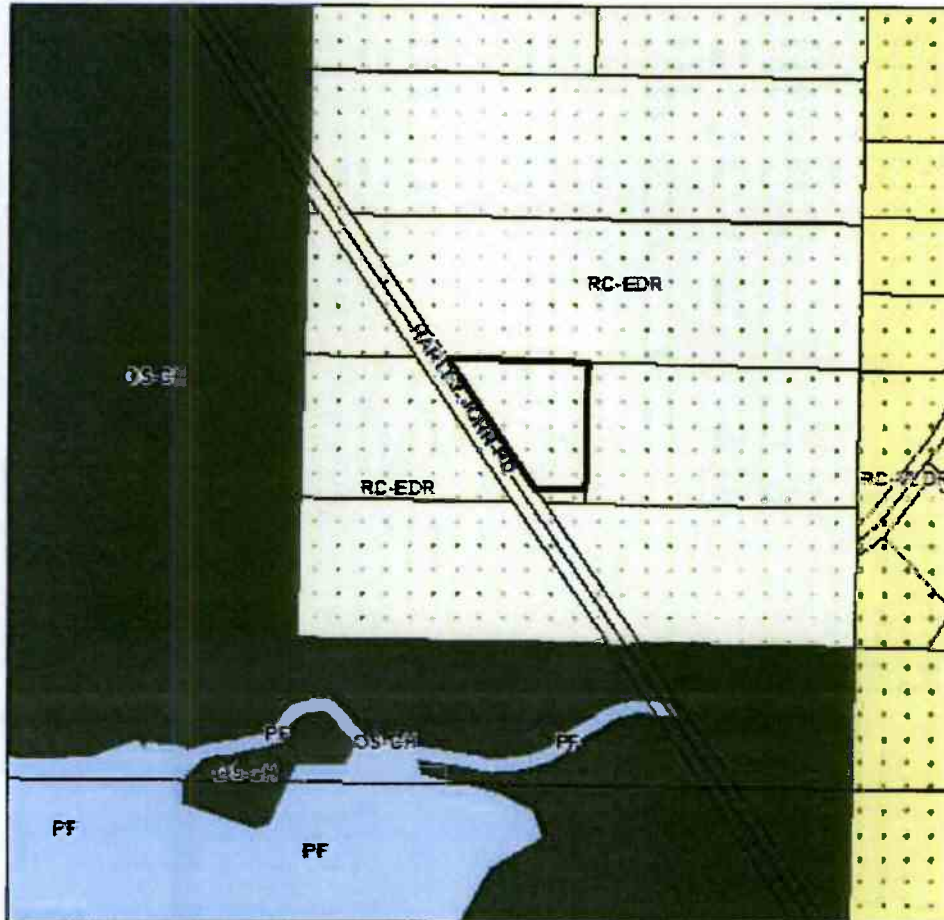
APNs: 285160041

Property Owner: Russell Chra

Request: Inclusion into GPA No. 960

Proposed Land Use Designation Amendment: From RC-EDR to RC-VLDR

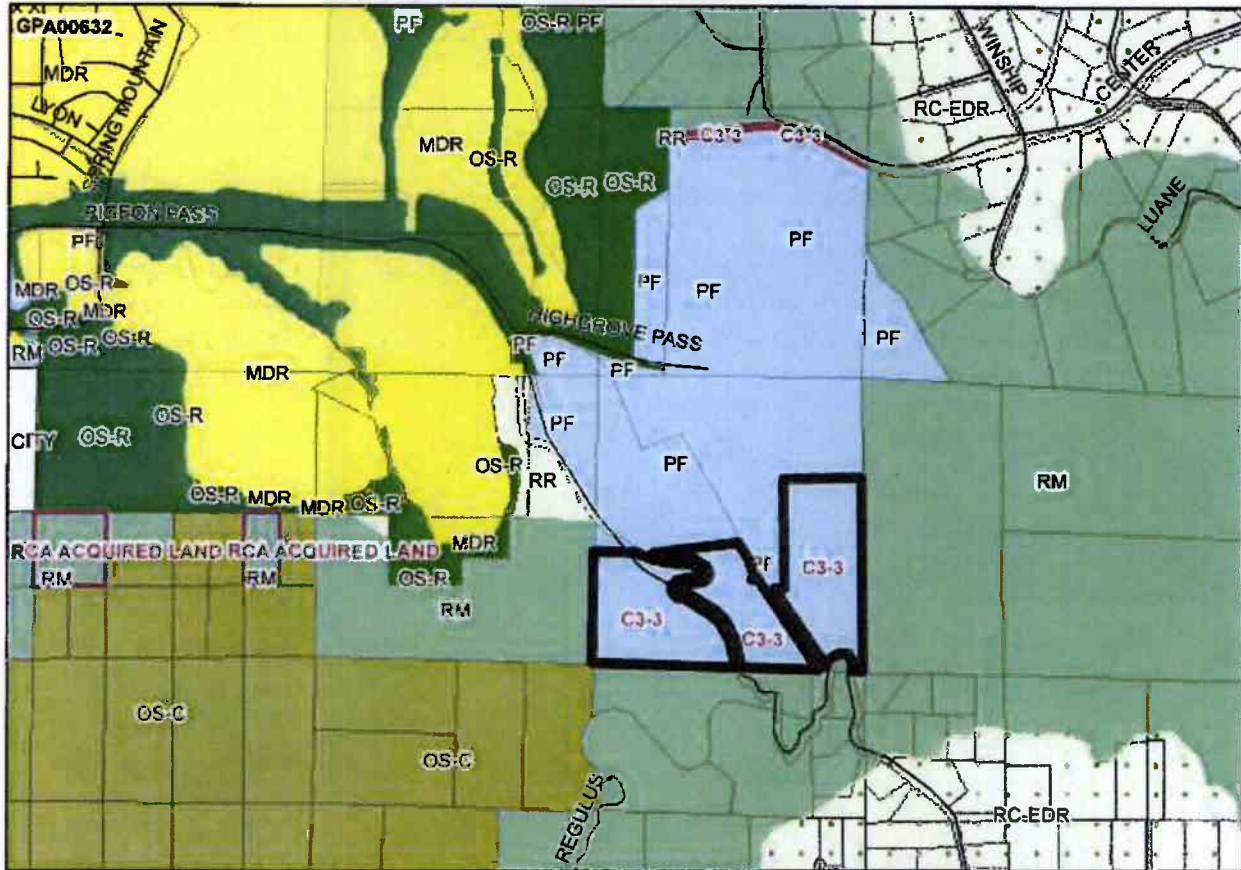
Acres: 1.41



Russell Chra requests inclusion in GPA No. 960. His property is currently designated as RC:EDR and are located in the LMWAP. Mr. Chra maintains that his family has owned the parcel for 20+ years and it was originally part of the parcel to the west (APN 285-160-019) until Harley John Road was extended and cut the original parcel in two. He now has one legal parcel but two APNs. The parcel in question now does not meet the minimum size requirement for development. For this reason, Mr. Chra asks that County allow RC:VLDR so that this parcel may be developed or sold.

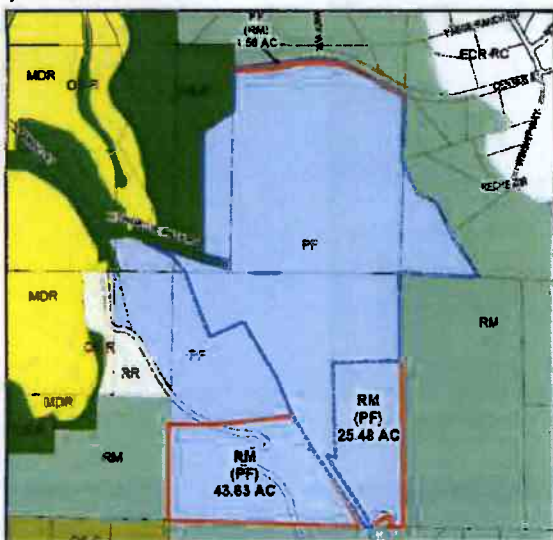
Figure B-4

APNs: 257180018, 257180020 (parcels outlined in black below)
 Property Owner: RCA owns property in fee
 Request: Modification of GPA No. 960 proposed land use designation amendment
 Proposed Land Use Designation Amendment: PF to OC:CH
 Proposed GPA No. 960 Land Use Designation Amendment: PF to RM
 Acres: 69.11



This property is owned in fee by RCA; therefore, the land use designation should remain OS: CH.

GPA No. 960 proposed land use designation amendment is shown below on Exhibit C3-3. The other land use designation amendments proposed by GPA No. 960 is highlighted in purple. The proposed land use designation for the RCA acquired parcels is OS: CH.



GPA No. 960 Exhibit C3-3

Figure B-5

APN: 917240011

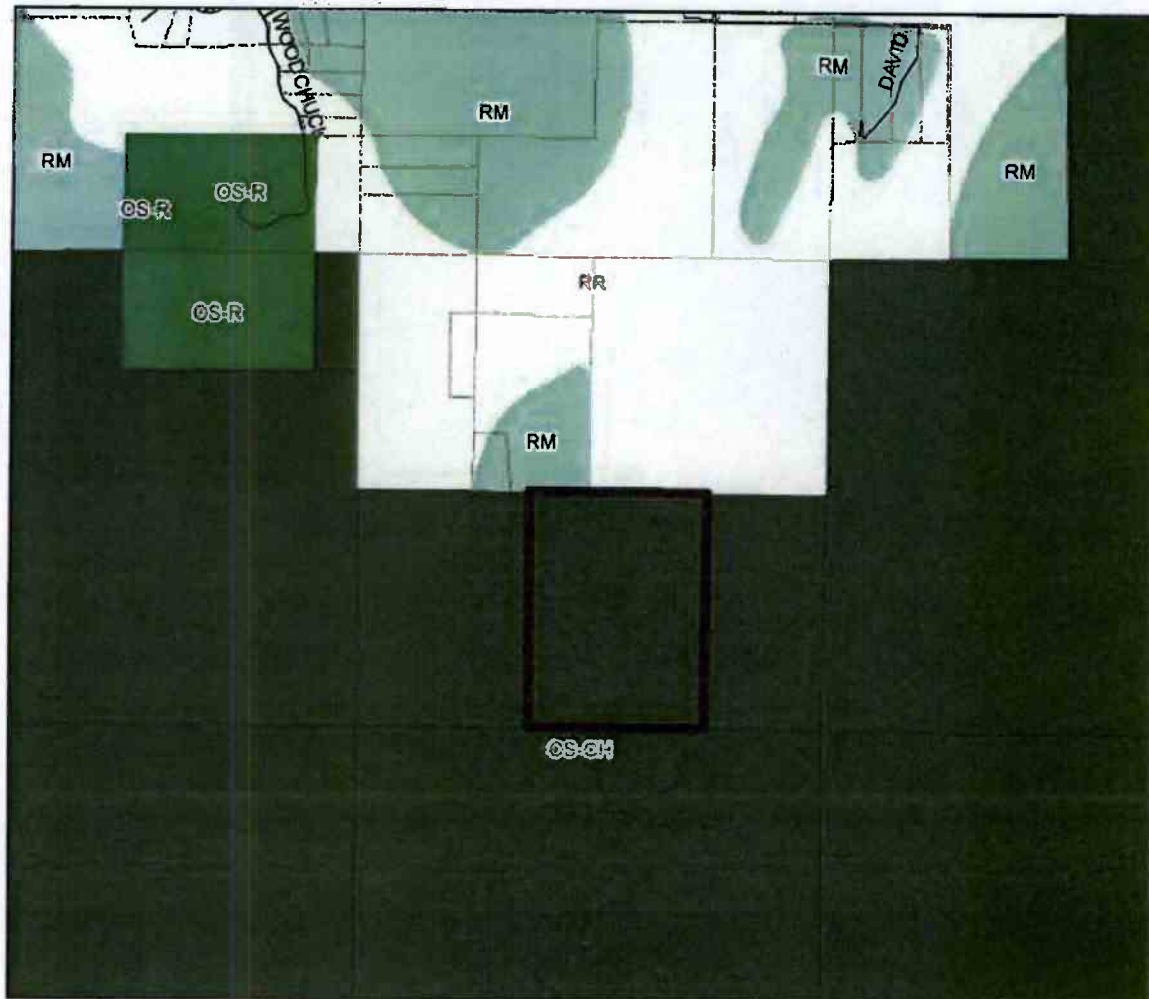
Property Owner: Ownership is currently being transferred to RCA

Request: Exclusion from GPA No. 960 Exhibit 2-13b

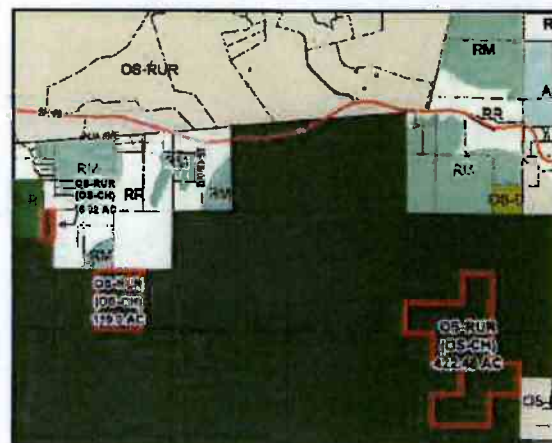
Proposed Land Use Designation Amendment: remain as is, OS: CH

Proposed GPA No. 960 Land Use Designation: From OS: CH to OS: RUR (see below GPA No. 960 Exhibit 2-13b)

Acres: 119



The property ownership is being transferred to RCA; therefore, RCA requests OS:CH land use designation instead of OS: RUR that is proposed as part of GPA No. 960.



GPA No. 960 Exhibit C2-13b

Figure B-6

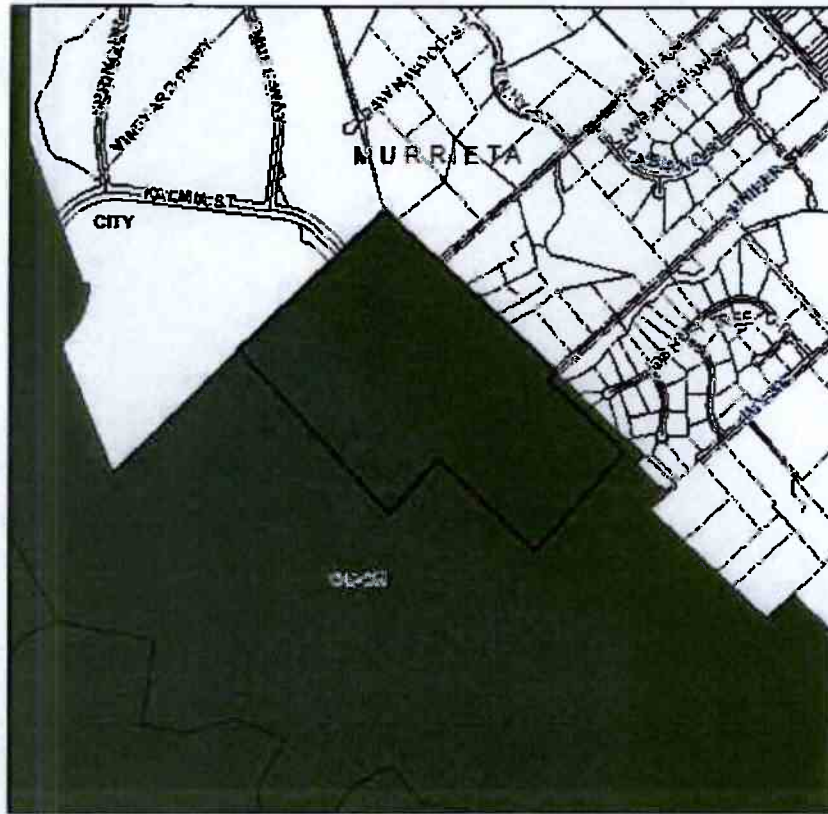
APNs: 904040087

Property Owner: RCA (Sent via Charles Landry)

Request: Exclusion GPA No. 960

Proposed Land Use Designation Amendment: Retain OS:CH

Acres: 99.29



Charles V. Landry requests exclusion from GPA No. 960 and to retain his LUD of OS: CH. His property is located in the SWAP. He argues that the property is owned in fee by RCA; therefore, the land use designation should remain OS: CH. The proposed amendment was a part of GPA No. 716. This request was received during the June 2014 Draft EIR Public Review period.



Figure B-7

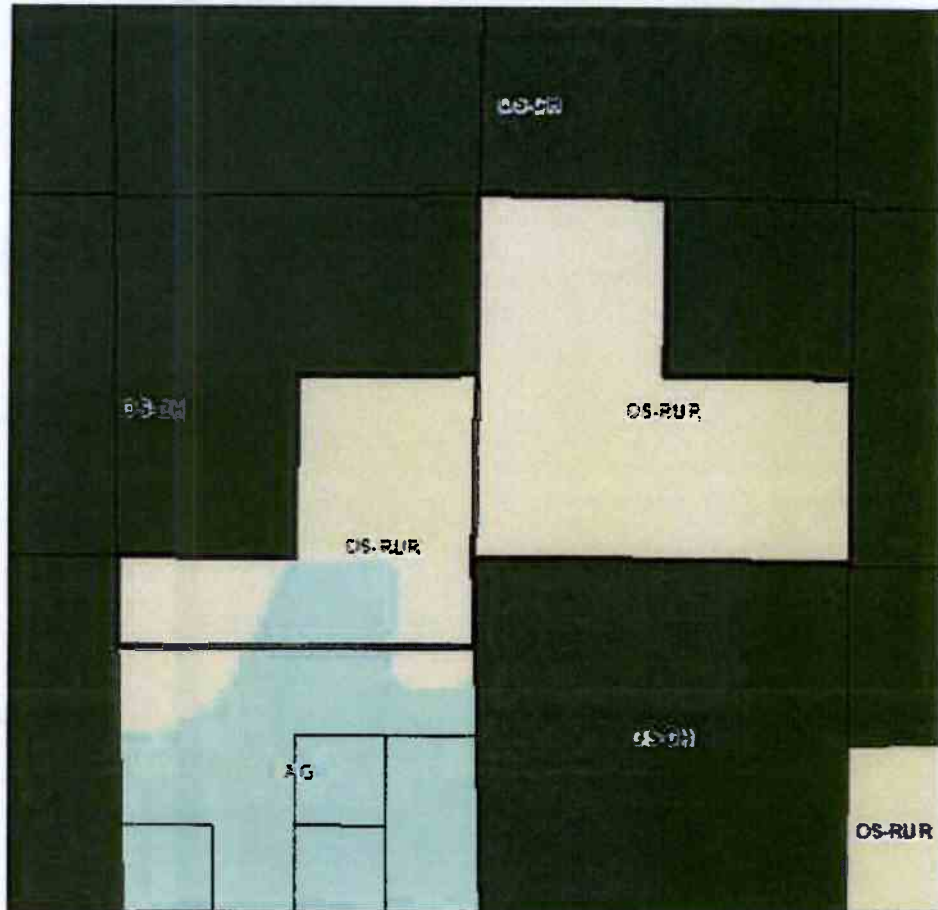
APNs: 565020029, 567020033

Property Owner: San Bernardino National Forest (Via Heidi Lake Hogan)

Request: Inclusion into GPA No. 960

Proposed Land Use Designation Amendment: From AG to OS:R or OS:C

Acres: 738.63



The San Jacinto Ranger District, San Bernardino National Forest requests inclusion into GPA No. 960 or consideration for the next update cycle. The properties are located within the REMAP and are currently designated OS: RUR and AG. The District requests an LUD of OS: C or OS:R for the properties, which were recently purchased by USDA-Forest Services for conservation/ limited recreational purposes. Staff recommends an LUD of OS:R

Figure B-8

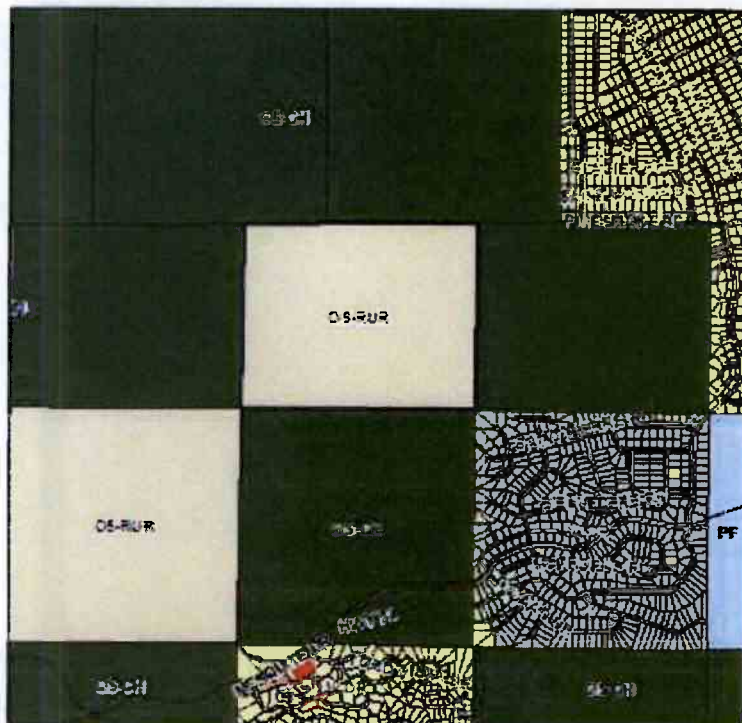
APNs: 636010001

Property Owner: San Bernardino National Forest (Via Heidi Lake Hogan)

Request: Inclusion into GPA No. 960

Proposed Land Use Designation Amendment: From OS:RUR to OS:R or OS:C

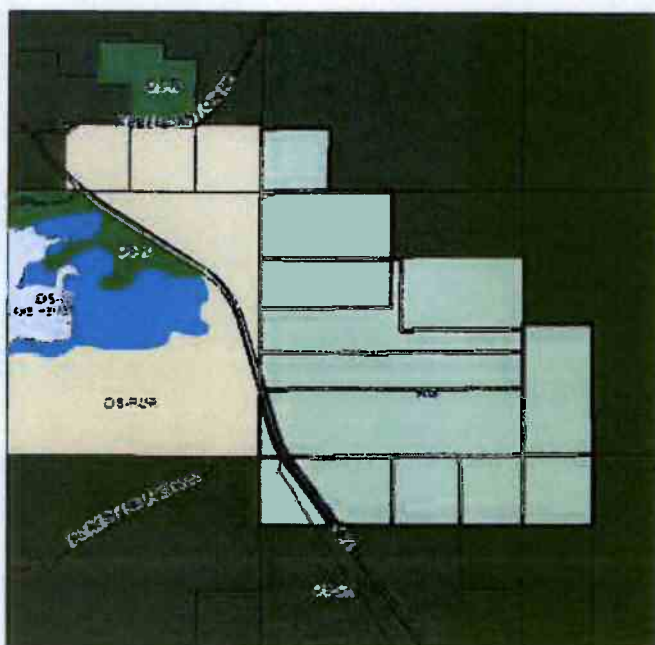
Acres: 504.8



The San Jacinto Ranger District, San Bernardino National Forest requests inclusion into GPA No. 960 or consideration for the next update cycle. The property is located within the REMAP and are currently designated OS: RUR. The National Forest requests an LUD of OS: C or OS-R for the properties, which were recently purchased by USDA-Forest Services for conservation/ limited recreational purposes. Staff recommends an LUD of OS:R.

Figure B-9

APNs: 568060026, 568060051, 568060054, 568060056, 568060053, 568060049, 568060030,
568060040, 568060044, 568060047, 568060046, 568060031, 568060038
Property Owner: San Bernardino National Forest (Via Heidi Lake Hogan)
Request: Inclusion into GPA No. 960
Proposed Land Use Designation Amendment: From AG to OS:R or OS:C
Acres: 804.75



The San Jacinto Ranger District, San Bernardino National Forest requests inclusion into GPA No. 960 or consideration for the next update cycle. The properties are located within the REMAP and are currently designated OS: RUR and AG. The National Forest requests an LUD of OS: C or OS-RUR for the properties, which were recently purchased by USDA-Forest Services for conservation/ limited recreational purposes.

Figure C-1

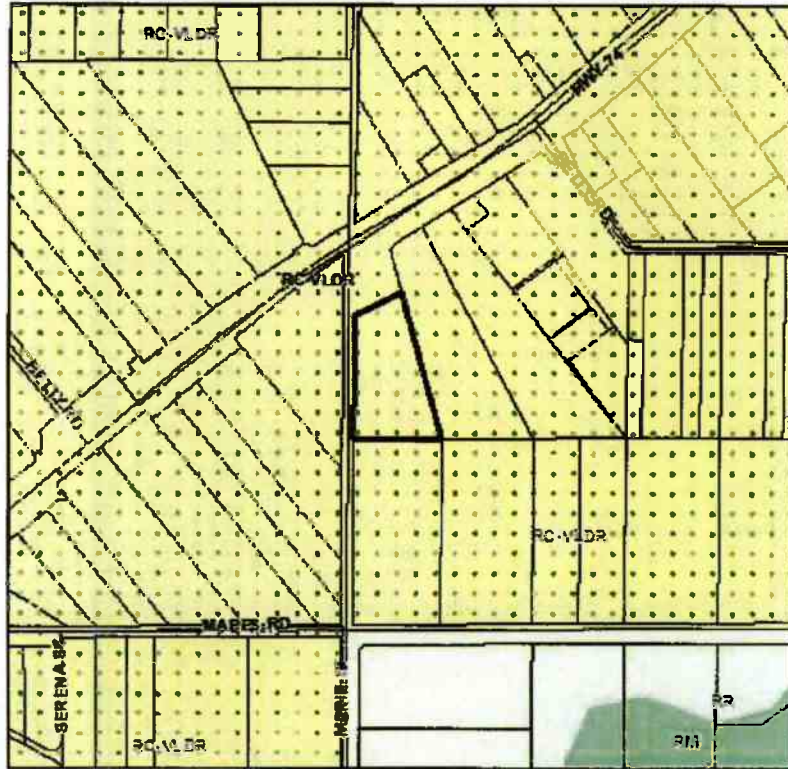
APNs: 342200068

Property Owner: Craig Ramshaw

Request: Inclusion to GPA No. 960

Proposed Land Use Designation Amendment: From CD:MDR to CD:LI

Acres: 3.21 (gross), 2.5 (net)



Note: Property owner opposes proposed GPA No. 960 Rural Village Overlay alternative land use designation of CD: MDR and requests CD:LI instead. His goal is to continue to operate an internet based business that sales/trade/recycle motorcycle parts on this property.

Craig Ramshaw requests a modification to the land use designation proposed by GPA No. 960. His property is located within the MVAP and is currently designated RC: VLDR (RVSA Overlay). GPA No. 960 proposes that his property be designated MDR-Goodhope RVLO, adjacent to RVLO-LI to the west and RVLO-MDR to the east. Mr. Ramshaw currently operates an internet based home business at this location and request LI land use designation for the alternative land use designation provided through the Rural Village Overlay. They recycle and sell motorcycle parts through the internet and their property is not open to the public.

Figure C-2

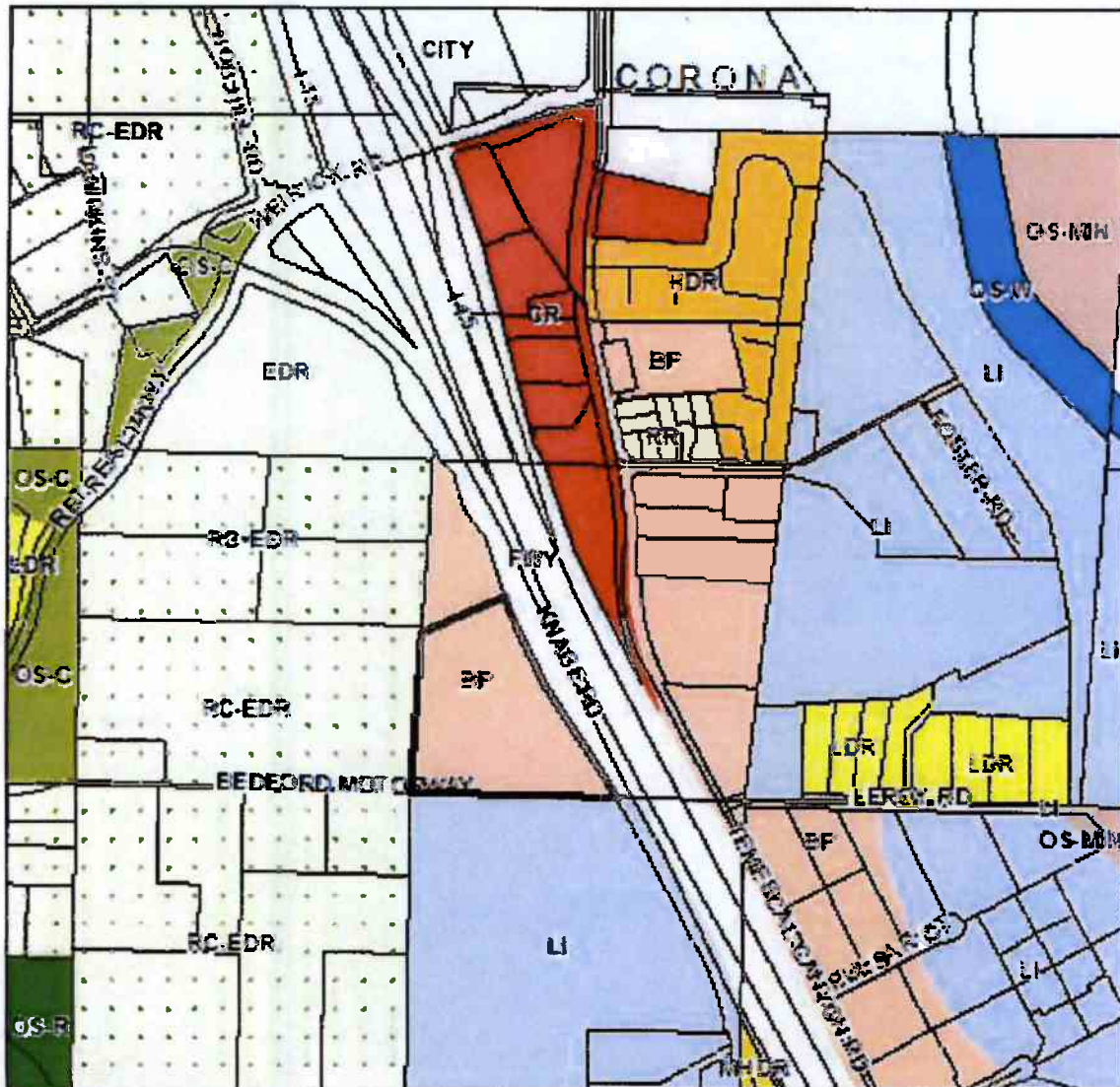
APNs: 282140028

Property Owner: Greg Lansing

Request: Inclusion into GPA No. 960

Proposed Land Use Designation Amendment: From CD:BP to CD:HHDR

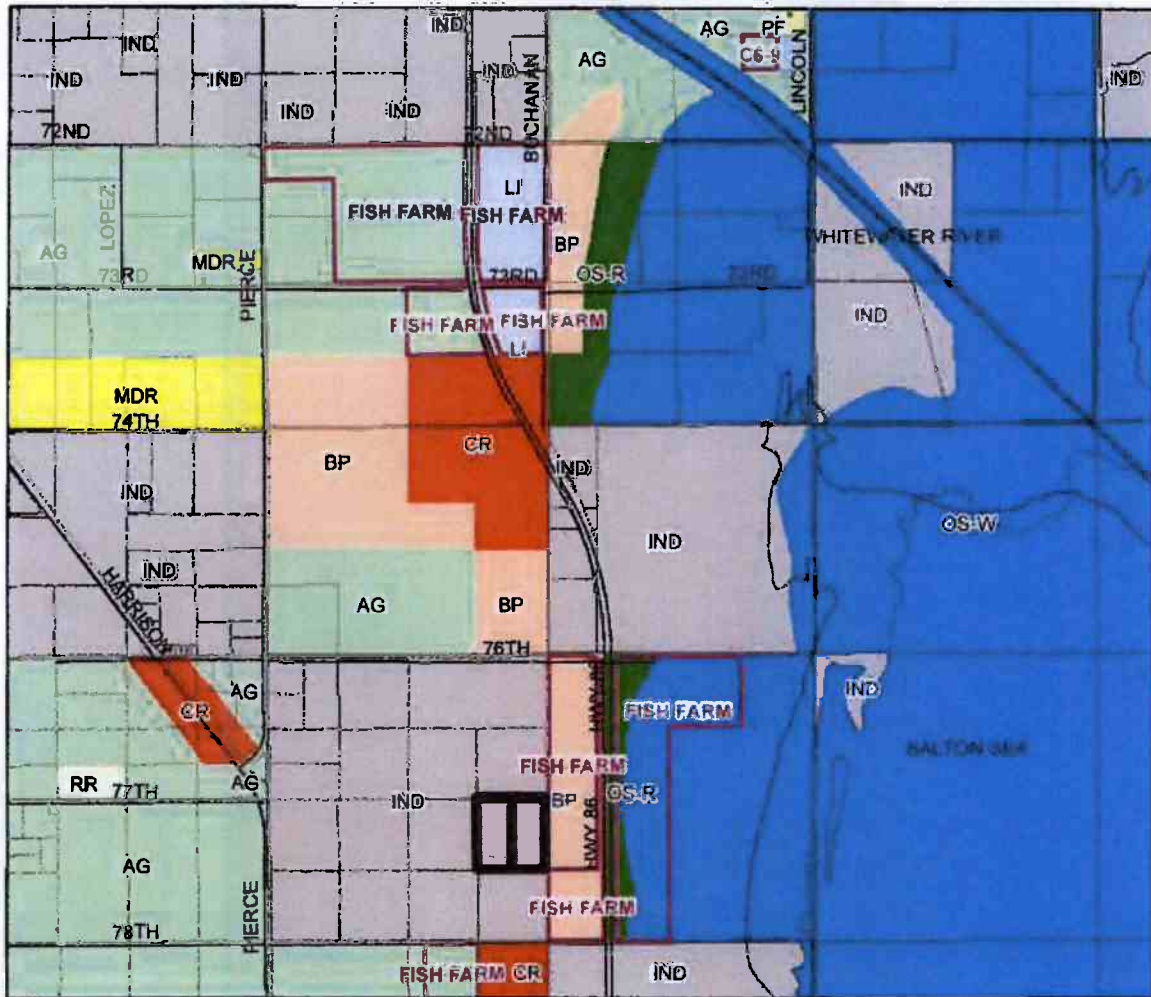
Acres: 9.21



Greg Lansing requests inclusion into GPA No. 960. His parcel is located within the TCAP and is currently designated CD:BP. Mr. Lansing would like the parcel to be redesignated to CD:HHDR to accommodate the development of a proposed apartment complex. He notes that both LUDs are considered a Community Development Foundation Component and therefore it would not be a significant change. This request was received during the February 2015 Draft EIR Response to Comments period.

Figure C-3

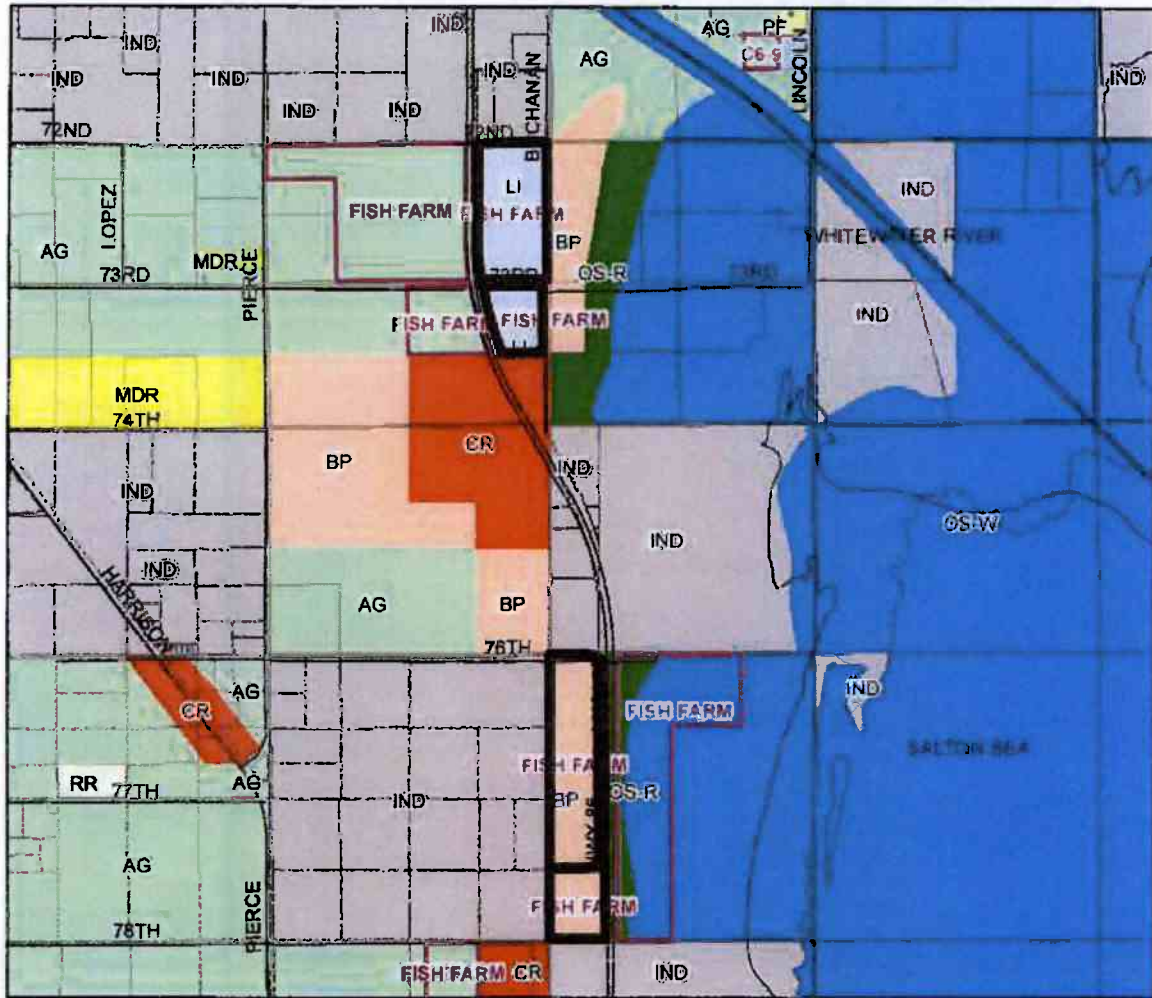
APNs: 755190006, 75519007 (parcels are outlined below in black)
Property Owner: James Carlberg, Kent Bioenergy
Request: Inclusion into GPA No. 960
Proposed Land Use Designation Amendment: Assignment of BP
Acres: 40.2



Kent BioEnergy requests inclusion into GPA No. 960 to assign BP land use designation to these parcels.

Figure C-4

APNs: 749280009, 749290007, 737020022, 737020023 (parcels are outlined below in black)
Property Owner: James Carlberg, Kent Bioenergy
Request: Exclusion from GPA No. 960
Proposed Land Use Designation Amendment: Remain as is, LI and BP
Proposed GPA No. 960 Land Use Designation Amendment: LI and BP to AG
Acres: 229.1



Kent BioEnergy requests exclusion from GPA No. 960. Several parcels were acquired by Kent BioEnergy because of the existing zoning and land use designations. It would be an economic hardship to Kent BioEnergy and to the developing communities of the Lower Coachella Valley to change the land use designation to Agriculture.

Per the request District 4 Supervisor Wilson, Planning Dept. as part of GPA No. 960 proposed AG land use designation for the properties identified as fish farms to preserve fish farms activities.

Figure C-5

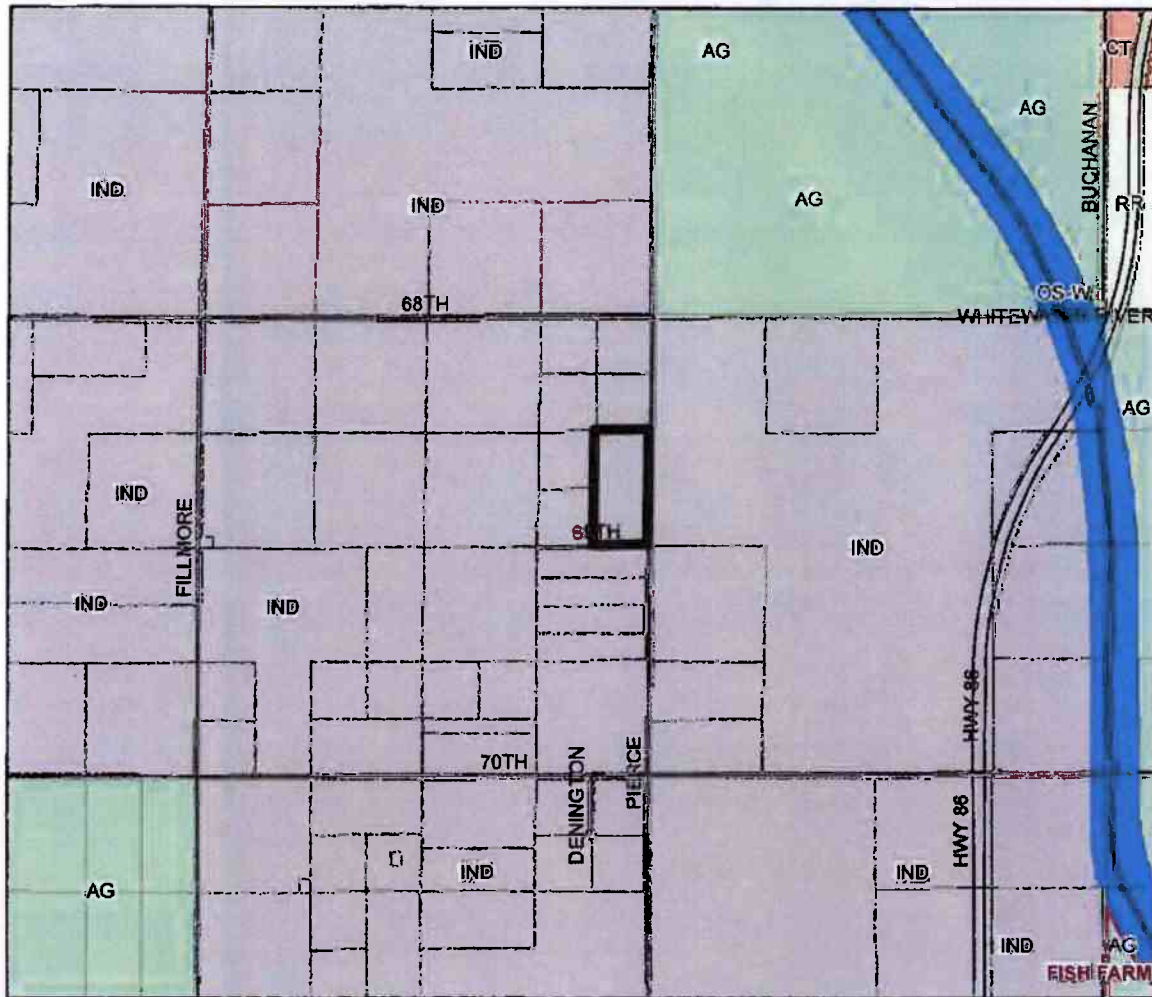
APN: 749130018 (parcel is outlined below in black)

Property Owner: Nick Mosich

Request: Inclusion into GPA No. 960

Proposed Land Use Designation Amendment: From IND to AG

Acres: 20



Nick Mosich requests inclusion into GPA No. 960. His lot is located within the ECVAP and is currently designated IND. Mr. Mosich requests his lot have an LUD of AG. The County does not distinguish which parcels are Tribal Reservation and which are allotted in the General Plan. However, the proposed AG land use designation is consistent with surrounding and current land use.

Staff has discussed the request with the Torres Martinez Tribal Government to ensure proposed land use designation is consistent with Tribal Land Use Plan. AG designation is consistent with the Tribal Land Use Plan. Any proposed land use designation will need to be formally presented to Tribal Council for comments. This request was received the June 2014 Draft EIR Public Review period.

Figure C-6

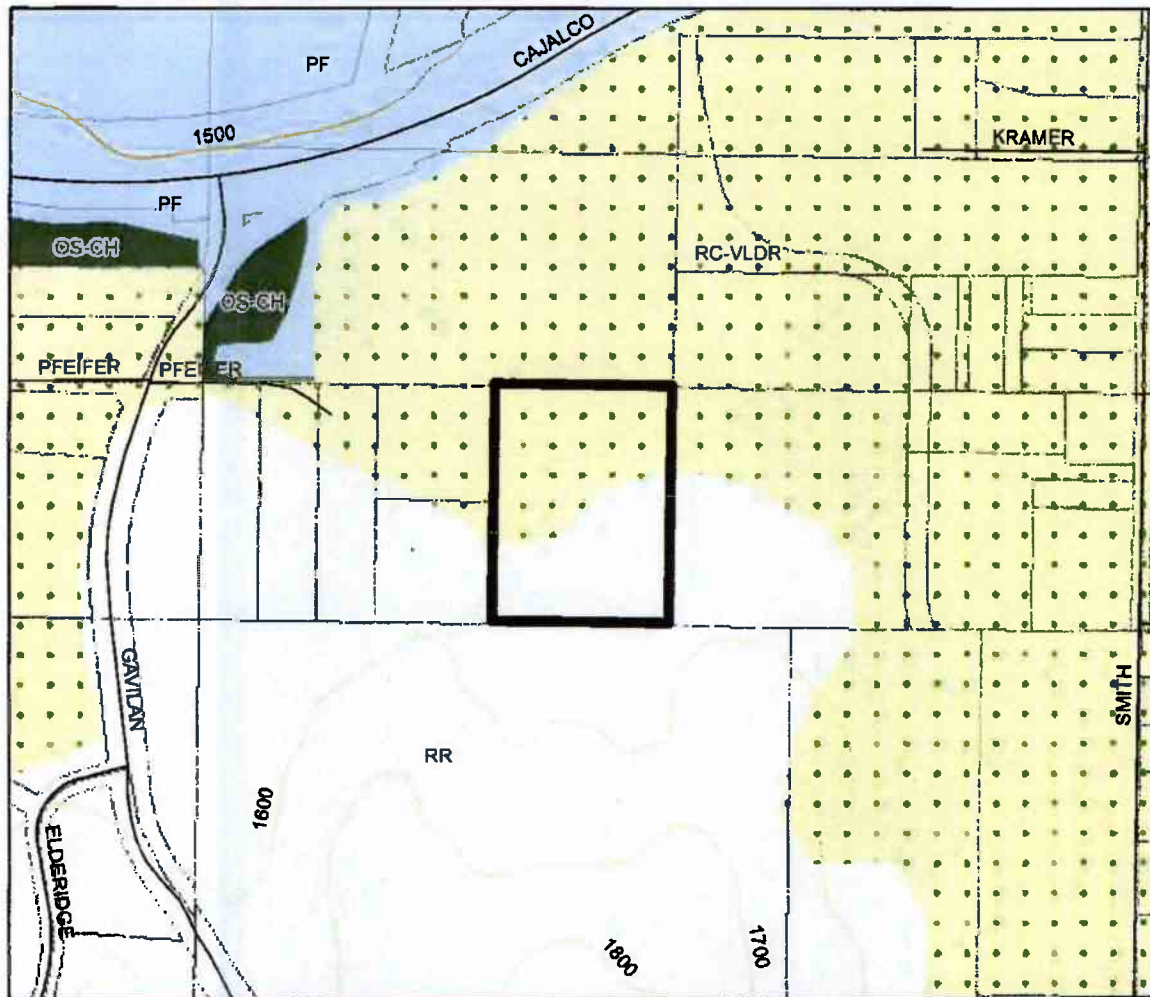
APN: 285180003 (parcel is outlined below in black)

Property Owner: David Valenzuela

Request: Inclusion into GPA No. 960

Proposed Land Use Designation Amendment: From RR to RC:VLDR (southern portion of property)

Acres: 7.54



Mr. Valenzuela plans on subdividing his parcel in three and proposes land use designation amendment to RC: VLDR. The land use designation for this region appears to be a technical error based on an old contour line.

Figure C-7

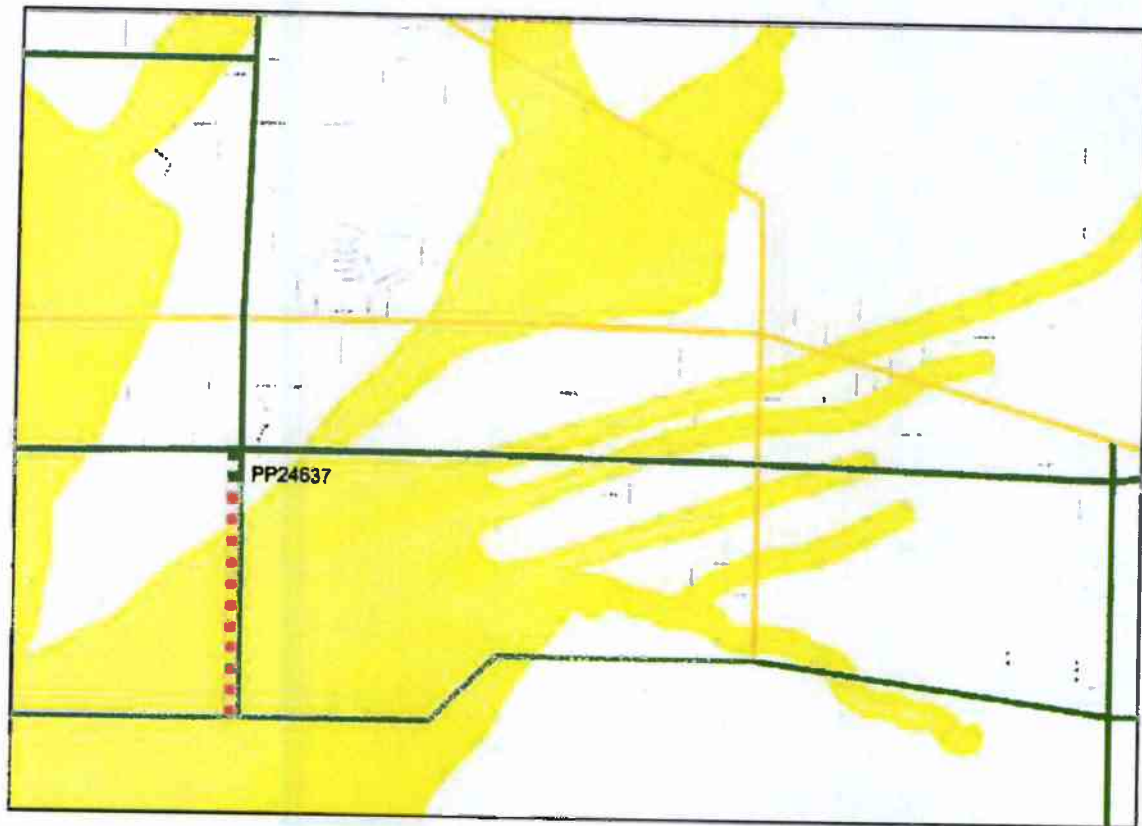
APNs: 659020026, 659020002, 659020003, 659020005

Property Owner: Paul DePalatis

Request: Inclusion into GPA No. 960

Proposed Transportation Amendment: Long Canyon Road south of 18th Avenue from Major Highway (118' ROW) to Collector (74' ROW)

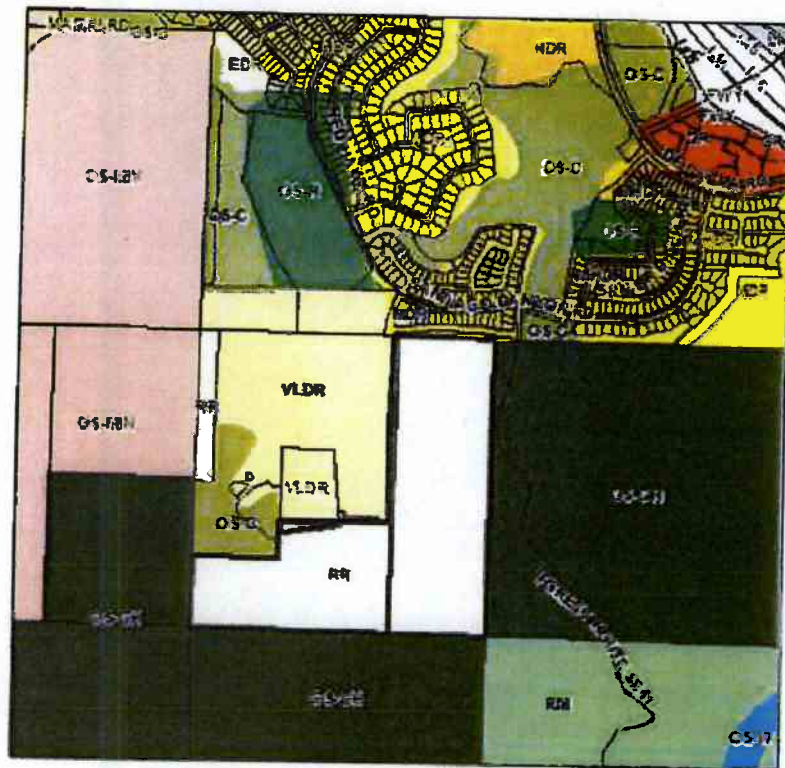
Acres: N/A



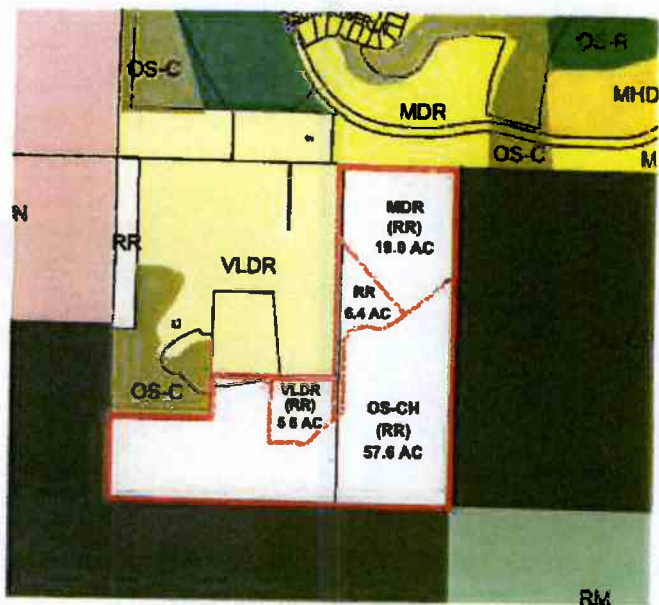
Paul DePalatis (AICP) does not propose a land use change for his properties. However, he requests that the County remove or downgrade the Road Classification for Long Canyon Road south of 18th Avenue from Major Highway (118' ROW) to Collector (74' ROW) due to flooding constraints and a lack of identified demand. His properties are located within the WCVAP. Mr. DePalatis presented this request during the 2014 Draft EIR Public Review Comment Period.

Figure C-8

APNs: 290150004, 290160011, and 290160014
 Property Owner: Wayne Kiley (Via Laughlin and Associates)
 Request: Inclusion into GPA No. 960
 Proposed LUD Amendment: Redesignation from CD:VLDR to CD:MDR
 Acres: 5.6



Gary Laughlin, P.E. requests the redesignation of a 5.6-acre parcel within the Temescal Canyon Area Plan from CD:VLDR to CD:MDR. The property is currently designated RC: RR. The subject property is adjacent to CD:MDR, and also contains OS:CH and RC:RR which the owner feels would be complimentary to the CD:MDR designation.



Proposed GPA No. 960 LUD.

ATTACHMENT D

Public Correspondence Received Prior to the Planning Commission Meeting

ATTACHMENT D

**Public Correspondence Received Prior to the Planning
Commission Meeting**

Public Comment General Plan No. 960 and Climate Change Action Plan; General
Plan Update (EIR No. 521 / SCH 2009041065)



Opening thoughts

Many studies and reports such as EIS, EIA, EIR, etc, are required by law for most large scale developments, however; for the most part these reports are a fallacy as the real impacts of a project on people and the environment are always understated. An example of this was the court's findings in 2012 the last time the **county-certified study of the Village's of Lakeview** was challenged. The county allowed a plan to be certified that was **lawfully unqualified** to move forward. Simply put, the county planners just don't get it, so they are back at it to amend a development plan that is incompatible with Multispecies habitat, CEQA, Green House Gas Emissions, Renewable Energy, Sustainability, Biodiversity, Natural Resource Protection, Water Conservation, and most importantly, the wishes of most people in the communities of Lakeview and Nuevo.

It is well known outside of the Bureaucracy, that it is in the interest of developers to always understate the impact of any certain project. With a wink and a nod, outside contractors will massage a report in a manner that will understate impacts that jeopardize a plan moving forward. A developer has a network, relationship, and a history with the many firms it and city / county planners use. It is also known that the County Planning Commission, city planners, and Supervisors haven't a clue that developer / contractor relationships engage in certain "silent" practices as none of them have worked in the industry. Unfortunately, these practices are somewhat unknown and the various reports that are generated are the courts only information when adjudicating controversy and many times errors are made. This is no fault of the court, when it's the responsibility of Supervisors to independently audit the findings.

It is also well known the planners would be pretty much out of a job if it were not for development, so a bias to criticize aspects of any given project is subconsciously suppressed. Subjective language is born, such as 'less than significant' or 'less than significant with mitigation', to lessen project impacts and allow the project to move forward. What may be a significant impact to others, or myself, is minimized by those not subjected to the impact.

A direct Impact to things that don't have a voice in matters such as natural resources or multispecies habitat are always considered "less than significant with mitigation." The county wide incidental "Take" permit is to blame for this. Then you have a conservation authority that should be representing species and habitat interests, who is silent on issues.

When laws change, funds run short, visionary planning proves to be incompatible with changes; the county is forced to readdress its plans and directions. Many times this occurs as planners do not comprehend system environments, human behavior, nor are they forward looking at Sacramento or Washington D.C. for policy or planning guidance.

Ordinary people have to give their opinions in writing and submit it to the bureaucrats in hopes a nerve is touched and a re-evaluation of any given project or plan is more harshly scrutinized. This is demoralizing when you consider that professional planners somehow manage to ignore laws, analysis, environmental assessments, and studies and still manage to get a **county certification** for developments. One wonders what has to be in a report to not get it certified. It is these certified studies that are understated that put the county in the position to have to amend many plans.

In essence, these reports are the blunder of ignoring or not understanding the effects of the environment of a system. Examples of this fallacy are all around us. Anti-drug legislation fails to see long-term, societal implications because they're preoccupied by the immediate, localized problems. Efforts to improve a standardized public education are precisely and meticulously solving the wrong problem. Silicon Valley startups spend our brightest intellectual resources on photo sharing and social whatever, while industries that affect the quality of living for millions are left with bureaucrats.

Fortunately for me, I am in a position to take the time to write a public comment, research the issues, take action if necessary, and talk with other members of our community to get a better understanding of how many of them feel toward the Lakeview/Nuevo development plan. My son is grown and on his own and I am retired. I no longer have the responsibilities and time consuming day to day struggles that many families have to do to make ends meet and raise a family. These community citizens may not be able to find the time to write a public comment, but I do.

Many in the community don't have a clue about the proposals. Most of them don't know they can comment on it. Most haven't a clue that Rural Village Overlays are designed to destroy rural community living and most of them have no idea of what General Plan No. 960 is or how it will impact their lives moving into the future.

I can only speak for myself, but I assure you many in this community (when informed) share a great dislike for many of these issues; including the Village's of Lakeview development. One can only wish this dislike will turn into a loss for the politicians that are supporting it.

Moving forward with this public comment, I pull no punches and I am not necessarily politically correct. I may drift from the scope at times but I call it as I see it. I don't mean to be rude or insulting but it is in my nature to express myself in this manner when you look at things that make no sense. These are my own opinions and thoughts. I am not affiliated, as of this writing with any special interest group but that may change in the near future as I am starting to feel a need to support a few groups after spending many hours of my time reading what is occurring with planning.

I will be addressing Multispecies Habitat, California Drought, energy, Green House Gas Emissions, schools, The Village's of Lakeview, actions the County Supervisor should address immediately, actions the community should take, and what I consider the purposeful sequestration this process has on public comments and participation in the process.

One has to find some humor in the General Plan No. 960 and Climate Change Action Plan; General Plan Update (EIR No. 521 / SCH 2009041065) as it demonstrates no one on the planning commission has a clue of the effects of an environment on a system. That being said, **I support the No Build/No Growth Alternative** for a number of reasons. I certainly do not support the Lakeview/Nuevo plan and if the county planning commission wants to move forward with it, local democracy may be born and a ballot initiative will be in the making. In California, the initiative process is alive and well.

The Draft EIR did an amazing job at convoluting the issues the county faces. The sales pitch for the current plan is impeccable, regardless of how illogical it is, however; all the issues created were created by the current plan and the planning commission. The commission is "precisely and meticulously solving the wrong problems." I understand this is a county wide draft EIR, however, I feel only qualified to

address the issues facing the communities of Lakeview and Nuevo as I am a Nuevo resident. This, by no means suggests that some of my thoughts and ideas wouldn't benefit the county as a whole.

Planning a community around a central point is just plain ignorant when addressing the many obstacles current State, Federal, and Local law poses. Instead of reducing population density, you are encouraging it. Population is driving the problem. Each person over their life time produces 9000 tons of carbon dioxide. Considering rural communities already exist, adding tens of thousands of more people to an area will just increase the effects you are trying to mitigate. It will increase environmental problems along with social ones. It was planning such as this that caused the problem for the cities. People established in rural communities are going to continue to commute to work, as their life is built around it. So carbon emissions and other environmental impacts will not be reduced. However, building 8,725 homes with a business park in a rural community will increase greenhouse emissions dramatically as most of the new residents will have to commute as well. The impact to the environment will be enormous when you consider the San Jacinto Wildlife Area.

Increased traffic congestion will cause thousands of more vehicles to sit idle on freeways and streets. The 215 freeway, with all of the recent improvements, is still a traffic nightmare near the 215/60 and the 215/15 interchanges at rush hour. The 15/91 interchange, along with the 215/60/91 interchange, has been a traffic disaster and parking lot for a decade. Again, the problem is population. Population increased with the 60,000+ acres (2011 report) the cities and county allowed to be developed. Developing more land isn't going to solve the counties problem, it is going to compound it. Air quality, water resources, traffic congestion, energy use, waste treatment, etc, increases with population growth and because the visionaries that are planning for this growth are ignorant of these facts, the cities and counties are in a position that compliance with state, federal, and local laws is increasingly difficult.

General Plan 960 needs to be scrapped. The current county planners and visionaries need to be terminated and responsible land managers need to be hired to fix the many errors the cities and counties have allowed. County planners will never solve Green House Gas Emissions. The reason is because the current visionaries do not comprehend the system environment.

General Plan No. 960 is an obsolete plan that has become a disaster. It doesn't address issues that many unincorporated communities face. It is outdated and fails to mandate technologies that can mitigate many issues. Moving forward with this public comment I will point out a few issues of special concern. I will even suggest a few things that have been overlooked or purposely ignored or avoided. I bold titled each issue.

Multiple Species Habitat

I have looked into this subject extensively. I have read many reports and news articles, along with much of the Western Riverside County Multispecies Habitat Conservation Plan. My combined research is reflected in my comments.

Conflicts over protection of biodiversity and other environmental amenities seem to be at their strongest when housing development is at issue. Housing affordability has emerged as a major national policy issue and is seemingly in conflict with other mandates to protect and enhance environmental quality.

Private property is very important in the management and conservation of threatened and endangered species, because 75 percent of them occur on private land. Of more than 100,000 federally funded or authorized projects with endangered species issues in the last fifteen years, only thirty-four projects were stopped because of major impacts to the species.

Protecting an ecosystem with several threatened or endangered species, like the Western Riverside County Multiple Species Habitat Conservation Plan is supposed to do, can prevent the decline of other species in that community as well. Protected open spaces encourage wildlife and biodiversity.

In one sense, the conflict between environmental protection and housing development is not surprising, since neither the Clean Water Act nor the Endangered Species Act were designed with economic efficiency in mind. In both cases, Congress acted as if the nation's water quality and species conservation problems could be solved without federal land use controls. Both laws were originally shaped to avoid direct conflict with the autonomy interests of local governments and private landowners. Consequently, Federal Environmental Agencies lack the authority to mandate ambitious levels of land conservation, if that would stop most or all development in affected areas. Rather, federal regulation tends to impose the same moderate requirements everywhere regardless of biological effectiveness.

The Endangered Species Act (ESA) can have a profound effect on housing development, particularly in the western United States. The ESA explicitly prohibits "take" of a listed species, and can even limit development when "take" does not occur if the government deems the project to be on essential, if unoccupied, habitat.

Economic analysis has a role in the endangered species regulatory process in the designation of critical habitat. Section 4(b)2 of the Endangered Species Act authorizes the Secretary of the Interior to exclude land from critical habitat if he or she determines that the benefits of exclusion outweigh the costs. This exercise has created much controversy, mostly around the method used to assess benefits and costs.

Many people have been affected by the ESA, some more dramatically than others. For example, in 1992 in Riverside County, California, the Fish and Wildlife Service told homeowners that they could not create firebreaks around their homes by discing the land (that is, plowing the land, although they were allowed to mow the grass). Why? Because the area had been designated as habitat of the Stephens' kangaroo rat which we have locally in Nuevo and Lakeview. The Fish and Wildlife Service told them that discing could lead to criminal and civil penalties, including going to federal prison or being fined up to \$100,000.

Yshmael Garcia had a house in Riverside County. He followed the instructions of the Fish and Wildlife Service and mowed, rather than disced, his property. Unfortunately, when serious fires developed in Riverside in October 1993, his home was one of 29 that were destroyed. One of those who violated the Fish and Wildlife Service's instructions was Michael Rowe. When he saw the fire approaching about 1 a.m. on October 27, he got into his tractor and made a firebreak. He disced and saved his house.

Ike Sugg wrote about Michael Rowe in *The Wall Street Journal*, and his story was subsequently featured in an ABC television show "20/20." And in March 1995, a CBS program, "Eye to Eye with Connie Chung," also highlighted the connection between the ESA rules against firebreaks and the California fires. Sugg pointed out that the Riverside fires were not the only fires affected by such strictures. The fire chief of Orange County, California, said that if residents had been able to clear brush around Laguna Beach,

that fire could have been stopped. But at that time, the brush was protected habitat for a bird called the California gnatcatcher.

Experiences like Michael Rowe's (regardless if it was factually correct) **encourage landowners around the country to prevent their land from harboring listed species**. Some landowners are managing their land now in a way that almost assures that it will not be suitable for listed species. Others may even be going to the extreme of "shoot, shovel, and shut up," a term that has become popular to describe the attitude of some. No one knows for sure that "shooting, shoveling, and shutting up" has happened, but the takeover of land for the sake of protected species is having a perverse effect. An official of the Texas Parks and Wildlife Department wrote in 1993 that more habitat for the black-capped vireo and the golden-checked warbler has been lost in Texas since they were listed under the Endangered Species Act than would have been lost if the ESA had not applied at all to them.

WRCMSHCP & WRCCA

Again, private property is very important in the management and conservation of threatened and endangered species because 75 percent of them occur on private land. So when we look at the Western Riverside County Multiple Species Habitat Conservation Plan we have to view it in the light that private land owners are likely making their micro environment unsuitable for threatened and endangered species and the original idea of the MSHCP had merit. It is important to consider what the MSHCP was born from and the need to protect the set-aside land from being affected directly, or indirectly, by human influences caused by development. General Plan No. 960 encourages high and medium density housing which is prohibitive to wildlife. The MSHCP was needed so development could continue at a pace as to not be burden by Endangered Species Act "take" prohibitions. It is supposed to include open spaces for species habitat.

The purpose for the Western Riverside County Multiple Species Habitat Conservation Plan was to assure threatened and endangered species have adequate habitat that is undisturbed or minimally disturbed by human influence. The MSHCP was developed with a promise to set aside land so that the planning commission[s] could still approve development projects even though the development may encroach on threatened, rare, or endangered species habitat.

The proposal of the Western Riverside County Multiple Species Habitat Conservation Plan led to the approval by the Fish and Wildlife service to issue an incidental "takings" permit for most Municipalities in Riverside County and the County itself. This multiyear general permit allows developers, with city and county planner's approval, to develop land that could include habitat for threatened, rare, and endangered species. However, MSHCP has basically become another bureaucrat's dog and pony show and the Fish and Wildlife Service was misled into approving this plan.

This is demonstrated in the underperformance of the agreement between the U.S. Fish and Wildlife Service and the Western Riverside County Conservation Authority (WRCCA). This is also demonstrated in the Counties planning Commission re-zoning approval which ignores "relevant facts" such as "edge effects," "wildlife movement corridors" and "Linkage."

Understanding that actions speak louder than words, city and county planners have failed. For example, for the County Planning Commission to allow, or even consider allowing, a 2900 acre development including thousands of homes in a short walking distance from the core habitat of the San Jacinto

Wildlife Area, the County of Riverside has demonstrated they have abandoned or are purposely ignoring the agreement it has with the Fish and Wildlife Service. The WRCCA appears to be silent or complacent on development and zoning issues.

It now seems the direction of county development is to assure every acre of land is developed up to the boundary line of existing preserves. This assures natural ingress and egress of wildlife is contained by edge effects and outlying forage habitat is destroyed. The County appears to have turned in a direction to increase population expansion, green house gas emission, traffic congestion, and revenue generation which is not only incompatible with various State and Federal law, but is incompatible in the preservation of Natural Resources and Biodiversity; and still the WRCCA is silent on the issues.

This breach of public trust must be challenged in Federal and State courts and the redress sought should be that the Western Riverside County Multiple Species Habitat Conservation Plan permit for incidental "takings" be revoked or suspended. This issue goes well beyond the Lewis Group who appears to be a leader in development of rural areas and open spaces which in turn encourages multiple species habitat destruction. **General Plan No. 960 promotes rural overlays which not only destroys rural living, it destroys useful habitat for multiple species as well.**

This project has the potential to substantially degrade the quality of the environment, substantially reduce the habitat of a wildlife species, cause wildlife population to drop below self-sustaining levels, threaten to eliminate a plant such as the **San Jacinto Valley Crownscale**, reduce the number and **restrict the range** of a number of endangered, rare, and threatened species along with non-threatened species.

The public and the U.S. Wildlife Service need to seek an injunction to stop further development in Riverside County until such time that the MSHCP is brought in **compliance with the plan it submitted** to the Fish and Wildlife Service. Left unsupervised by federal and state agencies, there will be no natural habitat left in western Riverside County, for multiple species survival, as "cumulative" development is out pacing "new" habitat preservation by an unprecedented margin.

The MSHCP agreed to acquire 153,000 acres for habitat preservation. From 2004 to date only 31% (according to WRCCA website) or 47,430 acres (my math) have been acquired. The WRCCA needs to acquire and set aside 105,570 acres by 2025 (less than 10 years now). Before any major development takes place, the WRCCA needs to demonstrate **"good faith."** With The WRCCA acquiring only 47,430 +/- acres of land in the last 11 years demonstrates that the parties to the Western Riverside County Multiple Species Habitat Conservation Plan used deceptive practices to acquire the incidental "taking" permit so that housing development such as the Village's of Lakeview, along with many others, could still go on unabated.

My estimate based on the 31% the WRCCA speaks of on their website comes to an annual average of protecting 4743 acres a year (Note: the Village's of Lakeview Development is 2900 acres over half the annual average of set aside protected habitat). If this pace continues, by 2025 the WRCCA will fall well short of the agreed upon habitat it promised to set aside for habitat protection by almost half.

One can understand the difficulties in acquiring land. However the Fish and Wildlife Service should have never issued the "take" permit until such time as the MSHCP land was acquired. But hind sight is 20\20 and the Fish and Wildlife Service had no foreknowledge that WRCCA would drag their feet and not demonstrate good faith with this agreement. There is absolutely no excuse why over an 11 year period the WRCCA shouldn't have acquired at least half of the 153,000 (76,500 acres) acres WRCCMHCP agreed

to. This is clearly an underperformance of a legal obligation that is being ignored not only by the number of municipalities that signed the agreement, but by the County as a whole.

To make matter worse, I stumbled across this while reading the **"Western Riverside County Multiple Species Habitat Conservation Planning Agreement approved by the RCHCA Board of Directors on June 19, 1997."** It incorporated into the MSHCP an already existing 13,158 acres from the Stephen's Kangaroo Rat Habitat Conservation Plan from Metropolitan Water District (Which likely included Perris Lake and the San Jacinto Wildlife Area). Additionally, (and if I am reading it correctly) 11,243 MWD existing acres surrounding Lake Mathews was incorporated into the plan. Accordingly, half of the 31% of the agreed upon acres the MSHCP was established prior to the signing of the 2004 agreement on Public, Quasi Public land. This may have been interpreted as a good start, but since then it demonstrates the underperformance of setting aside land for Habitat conservation as the Public, Quasi Public land already had in place land use restrictions.

According to the WRCCA website the listed acquisition are as follows;

Khov Donation 4.74 acres on February 27, 2013

Toby Carr 4.76 acres on October 31, 2012

Reden 155.34 acres on October 13, 2011

Greenwald 13.81 acres on October 13, 2011

Anza Knolls 513.03 acres on July 27, 2011

Kalmia 99.28 acres on July 27, 2011

Murrieta 180 11.31 acres on July 25, 2011

Temecula Mountain 88.67 acres on July 21, 2011

Reynolds: Acquired in Three Phases

123.16 acres on December 18, 2008, 519.12 acres on July 2, 2009, and 606.18 acres on November 29, 2010.

Francis - Temecula 63.97 acres on November 4, 2008 and 49.62 acres on June 28, 2010

San Jacinto River Ranchos - Meadows at Lone Cone 73.29 acres on June 24, 2009

Winchester 700 - Murrieta: 454.43 acres, September 15, 2008

Winchester 700 - Wilson Valley: 1,191.143 acres, September 15, 2008

Winchester 700 - Tule Creek - Anza Valley: 395.61 acres, September 15, 2008

Rullo Property: 80.67 acres, March 4, 2008

Geller Property: 235.65 acres, December 4, 2007

Warm Springs 1,005.53 acres

Oak Valley/San Timoteo Canyon Acquisition 4,601.8 acres

Goodhart Acquisition 2,334.26 acres

If one were to set aside the Public, Quasi Public land that had land use restriction existing prior to the MSHCP 2004 agreement, the total "new" (since 2004) land the WRCCA has actually acquired only totals 12575.753 acres or an annual average of land acquisition of 1143.25 acres per year over the last 11 years (or since 2004). By any reasonable standards, or interpretation, this is a substandard performance. According to another memo I read, as of 2011, 60,000 acres were developed. So the habitat set aside excluding the Public Quasi Public land is being out paced by over a 5:1 ratio.

The core of San Jacinto Wildlife Area is currently surrounded by undeveloped private open land managed to encourage wildlife, rural housing, and agricultural and dairy land. The population of Nuevo according to the 2010 census was 6,447 persons. The population of Lakeview was 2,104 persons according to the 2010 census. The combined population of the two communities is 8551 people. So it

made sense that designated MSHCP habitat such as the San Jacinto Wildlife area was located nearby these two communities.

It will be a difficult task for any person (Public official or developer) to explain how an increase of an estimated 26,000+ people along with thousands of homes, business center, etc. added to this rural community (which is directly adjacent to the San Jacinto Wildlife Area) won't have a destructive impact.

It is reasonable to imagine that air quality, noise and light pollution, increased trash pollution, increased vehicle traffic congestion, pets (such as cats and dogs) getting loose in this area and entering the wildlife preserve, will have a profound impact on the core habitat. There is a reasonable chance of vandalism and environmental damage to the core with the increases of population density. The boundary of the San Jacinto Wildlife area is less than a mile from Ramona Express Way at the intersection of Davis Rd. and Hansen Ave. The Boundary is next to Ramona Expressway as you near Perris Lake from the Davis Rd/Hansen Ave. intersection.

The San Jacinto Wildlife area is not a zoo. The boundary is protected by a two wire, non-barbed fence and a \$2.50 fee for day use on an honor system. Wildlife along with humans can egress and ingress this area without any real physical restrictions and without injury as there are no barbs. The boundary signage is near non-existent which compounds the problem. How is one to know they are in a wildlife area if signage is at a minimum at best? Further, wildlife movement corridors and linkages between the San Jacinto Wildlife Area and the Lakeview Mountains will be affected by new development.

Currently, the San Jacinto Wildlife Area core is protected by undeveloped open private land managed for duck hunting and agriculture lands that were used by Amway Nutralite (who sold the property to which is to be developed by the Lewis Group), along with the rural community's low density population. In essence, it has been a historic layer of habitat protection that is essential for the San Jacinto Wildlife Area preservation. No one can argue that building thousands of homes, schools, recreational centers, Business Parks, and encouraging dense population growth at or near any habitat boundary line would be ideal for habitat preservation or protection. The WRCCA is silent.

The WRCCA is silent on 3 of the RVO's that block and destroy habitat. Why is that? The Lake View Mountain Overlay destroys habitat. The Lakeview/Nuevo overlay, along with the Northeast Business Park overlay, blocks habitat corridor and linkage. If the five overlays get completed, planning documents estimated a population of 82,095 people and 22,277 homes would be added to this area. You don't think this is going to have an effect on San Jacinto Wildlife area in the future?

The Lakeview/Nuevo Rural Overlay contains 1 of the 4 remaining habitats of the "San Jacinto Valley Crownscale", which was listed as an endangered species under the Act on Oct. 13, 1998, based on factors 1, 4, and 5. Primary threats to the plant include loss, fragmentation, and alteration of habitat as a result of dry-land farming, **urban development, alteration of hydrology (e.g., flood control projects)**, and the introduction of non-native, competitive plants. "

"San Jacinto Valley crownscale has a narrow range of distribution and is only known to occur in western Riverside County, California. Within western Riverside County, there are four general population centers of the plant – in the floodplain of the San Jacinto River at the San Jacinto Wildlife Area/Mystic Lake; in **the San Jacinto River floodplain between the Ramona Expressway and Railroad Canyon Reservoir**; in the Upper Salt Creek Vernal Pool Complex in the west Hemet area; and in the floodplain of Alberhill Creek north of Lake Elsinore. "

Is the WRCCA going to require no alteration of Ramona Express way as it will alter the hydrology? Is the WRCCA going to stop channeling of the San Jacinto River? What about the population density? How is that going to affect the proposed critical habitat of the San Jacinto Crownscale?

This suggests that the County Supervisors and Planning Commission, along with the many municipalities in Riverside County, are either incompetent, never intended for the MSHCP to be functionally effective or they are just plain ignorant to the needs of habitat protection. **Certainly, something ran afoul with zoning consideration** which in itself should be investigated. I find it hard to believe such incompetence exists at the county level, which leads me to believe some deals have been made. Why would anyone thinking about development purchase land zoned for other uses, unless some guarantees were discussed prior to zoning changes? Or was it the County of Riverside's General Plan No. 960 fallacy that helped guide the purchase? Politicians and corporations do not have a trustworthy track record of being honest and forthcoming. History and current events reinforce my view (i.e. the Village of Lakeview County-Certified Study that was lawfully unqualified in 2012 to move forward.)

On its face, it appears the purpose of the MSHCP and the creation of the WRCCA was to mislead the Department of Fish and Wildlife service to acquire the incidental "take" permits so large scale developments can continue unabated. I can make this statement based on the underperformance of the WRCCA and after I read the "Visionary Summary" for Lakeview and Nuevo planning.

The "Visionary Summary" for Lakeview and Nuevo planning doesn't consider the effect it has on rural life. It promotes rural village overlays that encourage high density housing that destroy habitat and outlying forage. Many in this community love rural living. However, rural living gets in the way of tax revenue and corporate profits. Over priced housing crammed together on small lots inconsistent with habitat preservation generates more tax revenue than rural housing of 1 acre and more does. Small lots and population density discourage wildlife co-habitation and existence. You don't see a Bobcat in the urban sprawl of downtown Riverside like you can see in rural communities. None of the RVO's speaks of equestrian needs which are a large part of these communities. Overlooked or just left out to get rid of the horse community?

The planners are looking not at the impact developments may have on rural life, endangered or threatened species, rare plants, or multiple species habitats. They are looking to create tax revenue generating projects. No one on the planning commission has surveyed rural residence on their "visionary" goals and plans. They try and sell it using euphoric utopian language. In essence, people in rural communities along with threatened or endangered species habitat have no say in the matter. The only "vision" that matters is that of the bureaucrats and the large for profit corporations.

Fortunately, California has a ballot initiative process and I think it is time for local democracy to have a say in the county planning. I will be embarking on an exploratory investigation of the ballot initiative process that will allow the affected communities of Lakeview and Nuevo to give an up or down vote on the county's visionary plan. Along with this, I will explore the option to permanently keep zoning in Lakeview and Nuevo rural/agriculture by ballot initiative as well.

Large developers with millions of dollars that influence planners like the Lewis Group do not care about surrounding communities. They don't care about species protection, biological diversity or habitat protection. For political and public relation reasons, the Lewis Group may state they care but to them, all they care about is making a dollar. This is compounded by the so-called visionary planners who are

influenced by corporate developer planning. Again, action speaks louder than words. If the Lewis Group really cared about biodiversity and natural resources, why would they want to develop in Lakeview? One only needs to go to the Lewis Group website where you will find this statement right next to a picture of a golf course;

*"Striving to be stewards of the land and visionaries, **Lewis Community Developers** guides the creation of enduring environments that promote a natural balance, preserve biological diversity, and protect valued natural resources"*

Now, I have nothing against golf courses, but to consider them as part of biodiversity and natural resources as their web page implies is disingenuous. Let's see what the real definitions of biodiversity and natural resources are from Wikipedia;

"Biodiversity is the variety of different types of life found on earth.^[1] It is a measure of the variety of organisms present in different ecosystems. This can refer to genetic variation, ecosystem variation, or species variation (number of species)^[1] within an area, biome, or planet. Terrestrial biodiversity tends to be highest near the equator,^[2] which seems to be the result of the warm climate and high primary productivity.^[3]"

"Natural resources occur naturally within environments that exist *relatively undisturbed by humanity, in a natural form*. A natural resource is often characterized by amounts of biodiversity and geodiversity existent in various ecosystems."

The Lewis Group statement goes on;

"As new priorities for sustainability emerge, Lewis continues to define better strategies, designs, and technologies that demonstrate respect for the natural world and its resources. As we see it, real solutions are those that benefit the land and communities... now and for generations yet to come."

I would like the Lewis Group to explain these statements. These statements are misleading (designed as a public relations campaign) when you consider the project of building a 2900 acre massive housing development directly adjacent to the San Jacinto Wildlife Area and destroying the wildlife corridor.

Our county supervisors, along with the planning commission, have an enormous amount of explaining to do as well. I will ask several media outlets to investigate both the Lewis Group and the County to make sense of a project that is encouraging the encroachment on a promise of a protected preserve. The illogical nonsense in General Plan No. 960 certainly doesn't make sense of this issue.

I would like the Lewis Group to explain *"real solutions are those that benefit the land and communities"*

Is the Lewis Group development of the Village of Lakeview really taking advantage of new technologies and sustainability that they discuss on their website? Does this housing development incorporate gray water systems and plumbing for use in the flushing of toilets or landscape irrigation? This technology is a real solution that would benefit the entire state of California along with Eastern Metropolitan Water District customers.

Is this development going to use solar technologies on all constructed properties enabling the properties to be completely independent or feeding the electrical grid while reducing green house gas

emissions? This again is a real solution. County planning illogical thinking believes high density housing along with bike paths and trails is the solution for reducing green house gases.

Is the Lewis group building a waste water treatment facility that can turn black water into drinking water and resupply it to the Village of Lakeview lessening the impact on drought ridden California and EMWD customers? This again would be a real solution.

The answer to the above is likely not, as it would make their development cost prohibited and set precedent for other developing projects in Riverside County to do the same.

All of the above technologies I listed are available along with many more and if new developments throughout Riverside County are not using these technologies, they shouldn't be allowed to build. Its one thing to make statements about sustainability, biodiversity, natural resources, and technologies as the Lewis Group does so eloquently; it's another thing to actually put these misleading statements into practice.

This has to stop. County supervisors need to stop being puppets of corporate masters listening to visionary planners that haven't got a clue about how environment systems work, and manage the county in a manner that is consistent with the wishes of the community, consistent with the laws of the state and federal government, and consistent with the protection of the Western Riverside County Multiple Species Habitat Plan. Trying to get lawyers and planner to get around issues such as above is dishonest.

The Planning Commission needs to protect the zones around the multiple species habitat by zoning them in such a manner that core habitat is minimally impacted. You do this by keeping areas around designated habitat rural with a low density population and you increase from there, moving out.

County Supervisors need to consider the real impact on habitat and communities and cast aside understated assessment and propaganda that Riverside County visionaries are stating. These visionaries created the problem. They continue to promote high density urban development centers when they should be trying to figure out how to fix the mess they created. Let the cities build out if they want. It is their problem if their planning is as incompetent as the counties. No Build /No Growth for all unincorporated areas is needed for the next few years and maybe thereafter.

Western Riverside County doesn't have to become Los Angeles, Orange County, or San Diego. The Supervisors act like they are in some sort of competition. Guess what, you're not. If I wanted to live in some massive over-urbanized, polluted city, I would move to one. County supervisors have no voter mandate to grow or develop and they have no possible way of predicting what the population growth will be in the future.

How many people were financially devastated by the last housing and economic collapse? The Banks, the developers, and the irresponsible buyer all contributed to it, and by default, the cities and counties did as well. Listening to hedge fund experts and watching market analysis minus hedonic adjustments along with housing starts, consumer confidence, and overvalued markets in a bubble, suggests that the next economic recession is in the works. 1 and 2 percent revised GDP growth should give everyone pause. The county needs to move cautious or they can easily contribute to another boom and bust cycle financially hurting thousands of people.

California drought

Headline "President Obama arrived in the heart of California's parched farmland on Friday afternoon to offer tens of millions of dollars in federal assistance to the state, where the lack of rain and snow this winter has led to the severest drought in its modern history."

Adding 8725 new homes with an estimated 26,000+ new inhabitants to Lakeview will have an impact on California's critical water resources. The Eastern Metropolitan Water District did approve this development, but it did so when the reservoirs were full and California wasn't in a water crisis. Obviously, or I would think it would be obvious, both the county and the Eastern Metropolitan Water District need to reassess large scale projects such as the Village's of Lakeview and other development projects as state law requires mandatory water reductions.

I understand developer landscape restrictions on new developments are in place. However, this requirement isn't nearly enough and it definitely has to be addressed in the draft EIR and general Plan 960. Suggesting that there is very little the county can do is ridiculous. Language used such as "**Significant and unavoidable**" is real encouraging and indicates your visionaries are ignorant of new technologies and water saving systems. The problem is, developers do not want to put these systems in, so the county planners and County Supervisor bow down to the developer's wishes.

First and best mitigation strategy is don't continue to develop and put pressure on the already depleted critical level water supply (**No Build /No Growth**). Many scientists have looked into California's history of drought and some have lasted decades. Lake Mead cannot sustain current population growth and development.

Second, there is water saving technologies that should be mandated in all new construction if development is to continue. Mandated meaning required by law before any proposed development is submitted or before any ground breaking begins in the year 2015. **No grandfather clause if the ground hasn't been broke as of July 1, 2015.**

Adding thousands of new homes, businesses, a park, recreation center, and schools will put an unnecessary strain on California's water resources and add to the current crisis. When you add it up, 26,000+ people using water is a substantial increase in water use for this area. Water prices will go up and impact surrounding communities as well.

Wholesale water prices are based on the amount of water purchased. These price increases are passed on to customers and this will affect all of the Eastern Metropolitan Water District customers not just the Village of Lakeview inhabitants.

During the construction phase of the project how many gallons of water will be wasted to keep the dust down or achieve proper compaction? Keeping dust down on a couple of thousand acre project will require substantial amounts of water; all of which is wasted. Even if reclaimed water is used, it is water that could be used more productively like in agricultural fields which are high volume users of water. The practice of dumping water on the ground is not a "sustainable" practice during a water shortage when the State and the Eastern Metropolitan Water District have mandatory water rationing in place, it should be criminal.

From the EMD website:

"May 8, 2015: In response to the Governor's Order, the State Water Resources Control Board (SWRCB) regulations, and the exceptional drought conditions, EMWD's Board of Directors voted to move into Stage 4 of the Water Shortage Contingency Plan (WSCP), effective immediately.

1. We are asking all customers to cut outdoor watering 50 percent to help us meet the SWRCB requirement.
2. The **Tier 3 (Excessive) water use category is eliminated as of June 1, 2015.**
*That means all water used above the amount provided for indoor and outdoor water use will be charged at the highest, **Tier 4 (Wasteful) water use rate.***
3. All outdoor water budgets are reduced by 10 percent as of June 1, 2015.

May 5-6, 2015: The SWRCB adopted the enforcement regulations requiring EMWD to reduce overall water use by 28 percent compared to 2013.

April 7, 2015: The SWRCB issued its draft enforcement regulations based solely on each agency's reported gallons per day per person estimate from September 2014 and categorized EMWD as needing to reduce water use by 25 percent by February 2016. Failure to meet that target could result in fines of up to \$10,000 per day."

For any development to move forward, technologies such as grey water use for flushing toilets must be required by law (see: <http://www.recoverwater.com/about.html>). Cisterns for laundry grey water and rain catchment need to be incorporated into every house and commercial building for irrigation and required by law. Smart irrigation timers with weather sensors need to be installed with drip irrigation for landscapes in new development and required by law. The use of solar water heaters should be mandated. This could be done by county ordinance. The State of California has been promoting these systems and technologies for some time. They are offering rebates.

Planners and Supervisors avoid having to require these systems for new housing. Common sense would dictate this as law, but bureaucrats seem to be lacking common sense. Water saving technologies must be addressed in General Plan No. 960 and the draft EIR needs to require water saving technologies on all new development regardless of the costs to developers. This should happen now. **The county supervisors need to act.**

Further, even if we have a winter that will fill the reservoirs to capacity, California went through the majority of its reservoir capacity in just three short years. The state has a water capacity and supply problem that needs to be resolved before large scale projects are approved. If County Supervisors cannot take the lead on this issue, no one can. Ignoring the problem won't solve it.

No Build No Growth will have a "less than significant" impact on water use. It may save Lake Mead from a federal shortage declaration that would destroy property values and the economy in two years.

Energy

No Build / No Growth equals reduce power demand and less need to build electrical power generation plants or lessen the need for utilities to buy power from non renewable power sources when peak energy demands require it.

From Cal.gov: California has **"two programs to support onsite solar projects: the Energy Commission's New Solar Homes Partnership and the California Public Utilities Commission's California Solar Initiative. In addition, there would be a variety of solar programs offered through the publicly owned utilities. This statewide effort is known collectively as Go Solar California and has a statewide campaign goal of 3,000 MW of solar generating capacity."**

Even if California didn't have incentives to install renewable clean solar and wind technologies, the simple fact that these clean technologies exist is reason enough to require them. Solar and wind technologies need to be installed on every building in new developments. There is absolutely no excuse for cities and the county to continue to ignore renewable energy technologies. There is certainly no excuse as to why developments are not required to install solar panels or wind turbines (where effective) on all new construction.

Overall, it will keep energy costs down going forward as utilities won't need to buy out of state energy or build new power plants. It will reduce GHG emissions as well.

Regardless of costs, this requirement needs to be added to the draft EIR and General Plan No. 960. Instead of the visionaries dreaming about rural overlay that destroys rural living and multiple species habitat, you might encourage them to keep up on technologies that can benefit Riverside County, it's residents, and the State of California as a whole. County ordinances need to require all new residential and commercial construction to incorporate solar and wind technologies. Further, LED indoor and outdoor lighting should be mandated for all new residential development as well. Renewable energy reduces green house gas emissions. This is something that should have taken place years ago and the **County Supervisors need to act now.**

Green House Gas emissions

No Build /No Growth equals "less than significant" increase in Green House Gas emissions.

Greenhouse gas reduction is nothing more than improving energy efficiency and increasing use of non-carbon energy sources. Biking and hiking trails don't hurt, but it is not going to solve emission issues as energy use is the "system" that drives the economic "environment".

It's a fallacy to believe a development in a rural area designed properly will have any significant affect or reduction of GHG. It is a fallacy to think that public transportation will have a significant affect in a rural area. This fallacy is the lack of understanding of the "system environment" and its proposed strange solution is meticulously solving the wrong problem. If the population growth estimates are near correct, all developmental design GHG emissions reductions will be offset by consumption in the population