

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



**FROM:** TLMA – Planning Department

**SUBMITTAL DATE:**  
November 24, 2015

**SUBJECT:** GENERAL PLAN AMENDMENT NO. 950, CHANGE OF ZONE NO. 7830 – EA41779, Intent to Adopt a Negative Declaration - Applicant: MDMG, Inc. – Engineer/Representative: MDMG, Inc. – First Supervisorial District – North Perris Zoning Area – Mead Valley Area Plan – Rural Community: Very Low Density Residential (RC:VLDR) (1 Acre Minimum Lot Size) – Location: Southerly of Water Street, northerly of Orange Avenue, easterly of Tobacco Road, and westerly of Harvill Avenue – 4.54 Gross Acres – Zoning: Light Agricultural – 1 Acre Minimum Lot Size (A-1-1) – Request: to amend the General Plan Foundation Component of the subject site from Rural to Community Development and to amend the land use designation of the subject site from Very Low Density Residential (RC:VLDR) (1 Acre Minimum Lot Size) to Business Park (CD:BP). The Change of Zone proposes to amend the zoning designation of the subject site from Light Agriculture One Acre Minimum (A-1-1) to Industrial Park (IP). Deposit Based Funds 100%.

**RECOMMENDED MOTION:** That the Board of Supervisors:

- ADOPT** a **NEGATIVE DECLARATION** for **ENVIRONMENTAL ASSESSMENT NO. 41779**, based on the findings incorporated in the initial study and the conclusion that the project will not have a significant effect on the environment; and,

*Steve Weiss*

Steve Weiss, AICP  
Planning Director  
SW:lr

(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)
<b>COST</b>	\$ N/A	\$ N/A	\$ N/A	\$ N/A	Consent <input type="checkbox"/> Policy <input checked="" type="checkbox"/>
<b>NET COUNTY COST</b>	\$ N/A	\$ N/A	\$ N/A	\$ N/A	

**SOURCE OF FUNDS:** Deposit based funds

**Budget Adjustment:** N/A

**For Fiscal Year:** N/A

**C.E.O. RECOMMENDATION:**

APPROVE

BY:

*Tina Grande*  
Tina Grande

**County Executive Office Signature**

**MINUTES OF THE BOARD OF SUPERVISORS**

Departmental Concurrence

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

**Prev. Agn. Ref.:**

**District: 1**

**Agenda Number:**

**16-1**

**SUBMITTAL TO THE BOARD OF SUPERVISORS, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA  
FORM 11: GENERAL PLAN AMENDMENT NO. 950, CHANGE OF ZONE NO. 7830**

**DATE:** November 24, 2015

**PAGE:** Page 2 of 3

**RECOMMENDED MOTION (continued):**

2. **TENTATIVELY APPROVE GENERAL PLAN AMENDMENT NO. 950**, amending the Land Use Designation for the subject property from Rural Community-Very Low Density Residential (RC:VLDR) to Community Development-Business Park (CD:BP) in accordance with the General Plan Land Use Exhibit; based on the findings and conclusions incorporated in the staff report, pending final adoption of the Resolution by the Board of Supervisors; and,
3. **TENTATIVELY APPROVE CHANGE OF ZONE NO. 7830**, amending the zoning classification for the subject property from Light Agriculture – 1 Acre Minimum (A-1-1) to Industrial Park (IP) in accordance with the Zoning Exhibit, based upon the findings and conclusions incorporated in the staff report, pending final adoption of the Zoning Ordinance by the Board of Supervisors.

**BACKGROUND:**

**Summary**

The project is requesting a Foundation level change and amendment of the Land Use designation from Rural Community: Very Low Density Residential (RC:VLDR) (1 acre minimum lot size) to Community Development: Business Park (CD:BP) on approximately 4.54 acres. The application for the Foundation level change was submitted February 13, 2008, during the permitted window and is therefore consistent with the Certainty System as outlined in the General Plan.

The proposed changes to both the zoning and the general plan land use designations are consistent with adjacent Industrial Park zoning and the Business Park Designations in the area. Subsequent specific projects that may be proposed on the subject parcel will be subject to further land use permits and hearings.

The Project was presented to the Planning Commission for recommendation to the Board on September 16, 2015. The Planning Commission recommended approval of the project by a vote of 4-0.

The project was recommended for initiation at the Planning Commission on January 7, 2009, at that meeting Planning staff recommended that three parcels to the south of the project be added to the project to make the whole block Business Park and continue the logical transition of Business Park in the Area. At the Board of Supervisors meeting on March 3, 2009, the Board agreed with staff to include the three parcels to the south and initiated the project, for a total of four parcels and directed staff to reach out the owners of the adjacent parcels to inquire as to their interest in joining this application.

Since only one out of the three parcels (it is the one the furthest from the application parcel) wants to be part of the project, staff is recommending that the three additional parcels that were initiated be removed from the project description. Staff is recommending action only on the parcel for which we have an application.

Change of Zone No. 7830 proposes to change the zoning on the site from Light Agriculture – 1 Acre Minimum (A-1-1) to Industrial Park (IP) to be consistent with the proposed General Plan Amendment change.

**Impact on Citizens and Businesses**

The impacts of this project have been evaluated through the environmental review and public hearing process by Planning staff and the Planning Commission.

**SUBMITTAL TO THE BOARD OF SUPERVISORS, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA  
FORM 11: GENERAL PLAN AMENDMENT NO. 950, CHANGE OF ZONE NO. 7830**

**DATE:** November 24, 2015

**PAGE:** Page 3 of 3

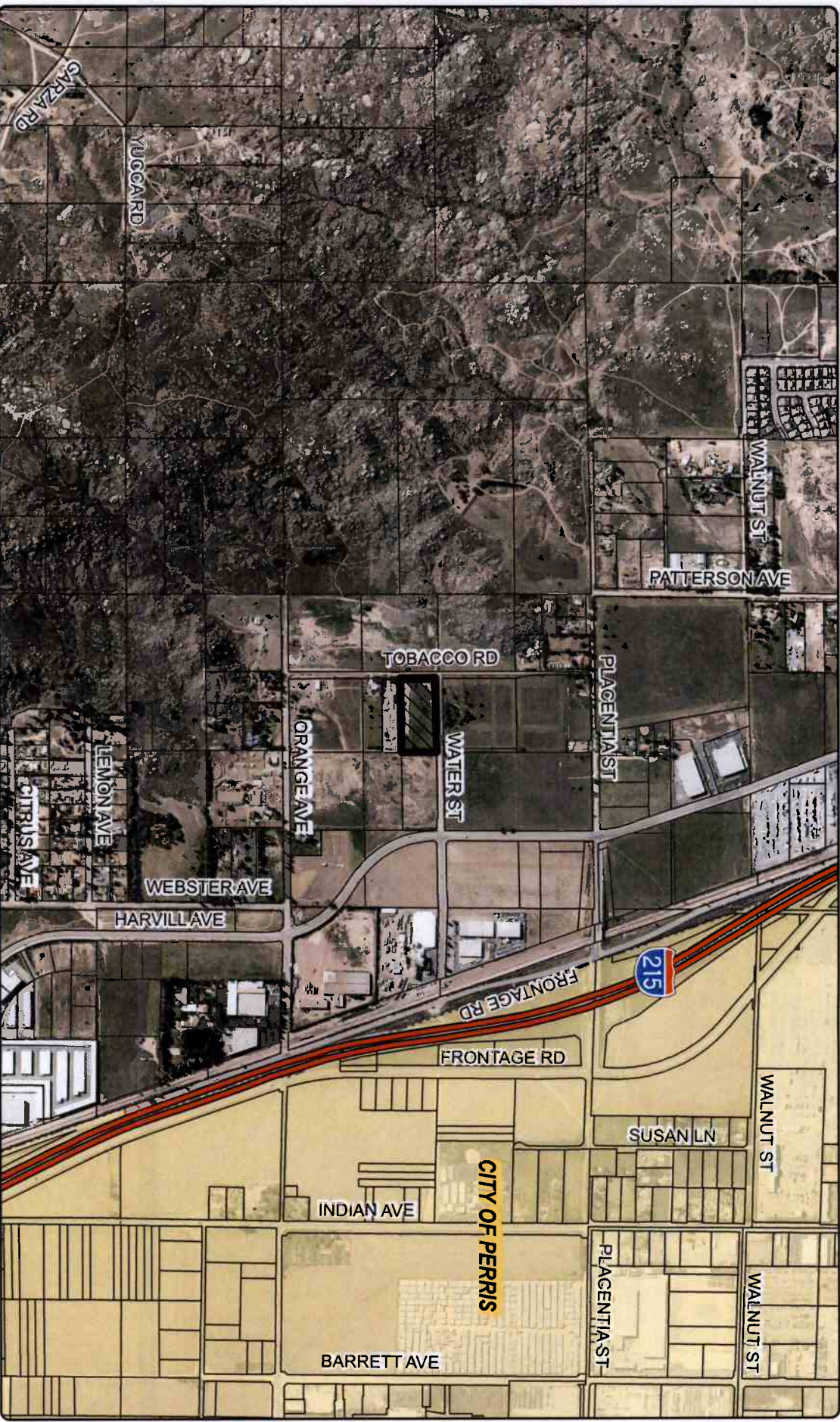
**ATTACHMENTS:**

- A. September 16, 2015 Planning Commission Agenda Item 4.1 Staff Report
- B. September 16, 2015 Memo to Planning Commission with attached letters

Supervisor Jeffries  
District 1

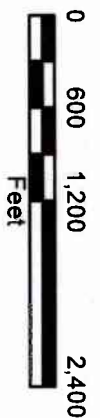
**RIVERSIDE COUNTY PLANNING DEPARTMENT**  
**CZ07830 GPA0950**  
**VICINITY/POLICY AREAS**

Date Drawn: 06/17/2015  
Vicinity Map



Zoning Area: North Perris

Author: Vinnie Nguyen



DISCLAIMER: On October 7, 2003, the County of Riverside adopted a new General Plan providing new land use designations for unincorporated Riverside County parcels. The new General Plan includes various different types of land use designations and zoning codes. The County Planning Department office in Riverside at (951)855-3200 (Western County) or in Palm Desert at (760)935-8277 (Eastern County) or Website: <http://www.riverside.ca.gov>

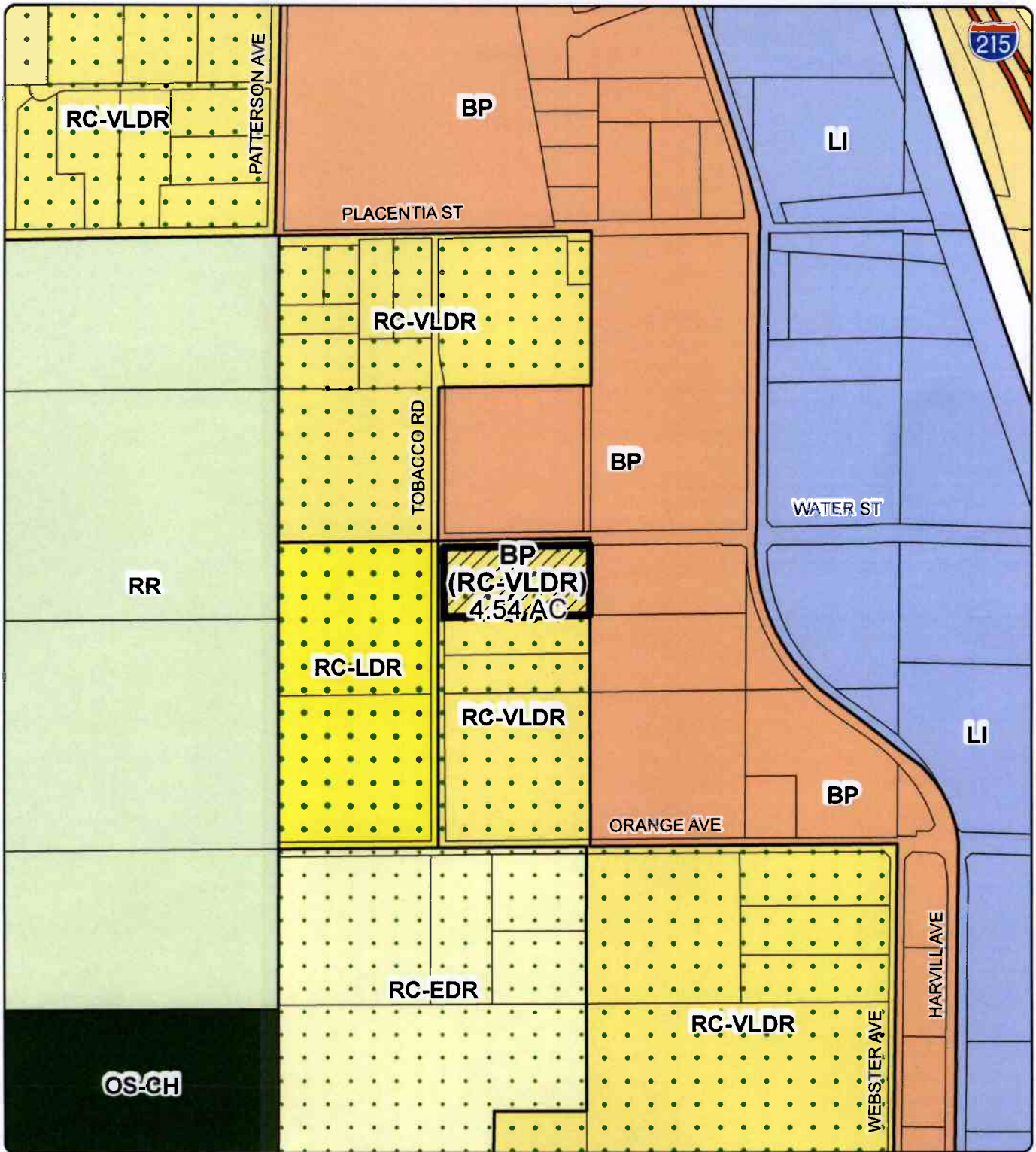
RIVERSIDE COUNTY PLANNING DEPARTMENT

CZ07830 GPA0950

PROPOSED GENERAL PLAN

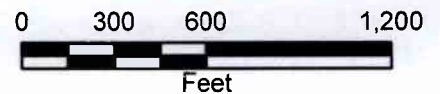
Supervisor Jeffries  
District 1

Date Drawn: 06/17/2015  
Exhibit 6



Zoning Area: North Perris

Author: Vinnie Nguyen



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



RIVERSIDE COUNTY  
PLANNING DEPARTMENT

**PLANNING COMMISSION HEARING  
REPORT OF ACTIONS  
SEPTEMBER 16, 2015**

**1.0 CONSENT CALENDAR**

**1.1 NONE**

**2.0 GENERAL PLAN AMENDMENT INITIATION PROCEEDINGS**

**2.1 NONE**

**3.0 PUBLIC HEARINGS – CONTINUED ITEMS:**

**3.1 GENERAL PLAN AMENDMENT NO. 960, CLIMATE ACTION PLAN** – Intent to Certify Environmental Impact Report No 521 – Applicant: County of Riverside – All Supervisorial Districts – All Zoning Districts/Areas – All Area Plans – All Land Use Designations – Location: Countywide – **REQUEST:** This County-Initiated General Plan Amendment proposes a comprehensive update to the Riverside County General Plan in accordance with the 8-year Certainty System described 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 Climate Action Plan is being proposed concurrently with GPA No. 960 to ensure County Compliance with AB 32 – The Global Warming Solutions Act of 2006. Continued from August 19, 2015 and August 26, 2015. Project Planner: Kristi Lovelady at (951) 955-0781 or email [klovelad@rctlma.org](mailto:klovelad@rctlma.org).

**Planning Commission Action:**  
Public Hearing: Closed

By A Vote Of 4-0 (Commissioner Taylor Berger absent)

**ADOPTED PLANNING COMMISSION RESOLUTION NO. 2015-011;** and,

**RECOMMEND** that THE BOARD OF SUPERVISORS TAKE THE FOLLOWING ACTIONS:

**TENTATIVELY CERTIFY ENVIRONMENTAL IMPACT REPORT NO. 521;** and,

**TENTATIVELY APPROVE GENERAL PLAN AMENDMENT NO. 960** as modified by the Planning Commission at this hearing, and with any necessary clean up revisions that need to be done to; and,

**APPROVE THE RIVERSIDE COUNTY CLIMATE ACTION PLAN.**

**4.0 PUBLIC HEARINGS – NEW ITEMS:**

**4.1 GENERAL PLAN AMENDMENT NO. 950, CHANGE OF ZONE NO. 7830** – Adopt Negative Declaration – Applicant: MDMG Inc. – Engineer/Representative: MDMG Inc. – First Supervisorial District – North Perris Area – Mead Valley Area Plan – Rural Community: Very Low Density Residential (RC:VLDR) (1 acre minimum lot size) – Location: south of Water Street, north of Orange Ave, east of

**Planning Commission Action:**  
Public Comments: Closed

By A Vote Of 4-0 (Commissioner Taylor Berger absent)

**APPROVED PLANNING COMMISSION RESOLUTION NO. 2015-010;**

**PLANNING COMMISSION HEARING  
REPORT OF ACTIONS  
SEPTEMBER 16, 2015**

Tobacco Road, and west of Harvill Avenue. – 4.54 acres – Zoning: Light Agriculture 1 Acre Minimum (A-1-1) – **REQUEST:** The applicant proposes to amend the General Plan Component and Land Use designations of the subject site from Rural Community: Very Low Density Residential (RC:VLDR) (1 acre minimum lot size) to Community Development: Business Park (CD:BP) on approximately 4.54 acres. The application was submitted during the permitted time period to request foundation changes in 2008. Change of Zone No. 7830 proposes to change the zoning on the 4.54 acre site from Light Agriculture 1 Acre Minimum (A-1-1) to Industrial Park (IP). Project Planner: Larry Ross at (951) 955-9294 or email [lross@rctlma.org](mailto:lross@rctlma.org).

**THE PLANNING COMMISSION RECOMMENDS THAT THE BOARD OF SUPERVISORS TAKE THE FOLLOWING ACTIONS:**

**ADOPT a NEGATIVE DECLARATION for ENVIRONMENTAL ASSESSMENT NO. 41779; and,**

**TENTATIVELY APPROVE GENERAL PLAN AMENDMENT NO. 950; and,**

**TENTATIVELY APPROVE CHANGE OF ZONE NO. 7830.**

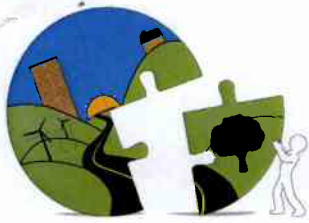
**5.0 WORKSHOP**

**5.1 NONE**

**6.0 ORAL COMMUNICATION ON ANY MATTER NOT ON THE AGENDA**

**7.0 DIRECTOR'S REPORT**

**8.0 COMMISSIONER'S COMMENTS**



*Steve Weiss, AICP*  
*Planning Director*

# RIVERSIDE COUNTY PLANNING DEPARTMENT

## Memorandum

**DATE:** September 16, 2015  
**TO:** Planning Commission  
**FROM:** Larry Ross, Project Planner  
**RE:** Letter of support from Paz Trevino (attached)

**Letter summary:**

4.1

- Positive changes to the County from income from higher property taxes
- Increased property values from an increase in the utility of the land
- Usable land to bring in hard working families and small businesses into area driving out criminal element.



## Ross, Larry

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**From:** Paz Trevino <trevinopaz@yahoo.com>  
**Sent:** Tuesday, September 15, 2015 9:52 AM  
**To:** Ross, Larry  
**Subject:** Re: change of zone 7830

RE: Change of Zone no. 7830

As a private citizen and business owner in Riverside county I would like to show my support for the above mentioned Change of Zone application. I believe that rezoning certain areas will lead to positive changes to the County in the form of income from higher property taxes collected as land increases in value. The benefits to the community will include the increase in property values resulting from an increase in the utility of the land. Useable land will bring in hard working families and small businesses and drive out the criminal element who will sell their properties to take advantage of the increasing property values. Crime rates will drop from the influx of hard working families or businesses to the area due to the availability of large tracts of useable land. Criminal elements and burdens to the county will sell out and be gradually replaced by hard working productive citizens who pay taxes, apply for permits and hire employees bringing money and prosperity to a county in need. Thanks for your consideration.

Paz Trevino

OM, "Ross, Larry" <[LROSS@rctlma.org](mailto:LROSS@rctlma.org)> wrote:

Paz,

You can comment by email or letter. Use the address below or you can send your comment to this email.

Thanks,

Larry Ross  
Principal Planner  
Riverside County Planning Department  
4080 Lemon Street, 12th Floor  
PO Box 1409  
Riverside, CA 92502  
951-955-9294

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**From:** Paz Trevino [<mailto:trevinopaz@yahoo.com>]  
**Sent:** Thursday, August 20, 2015 4:29 PM  
**To:** Ross, Larry  
**Subject:** change of zone 7830

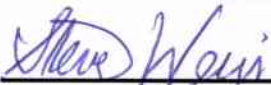
Hello Larry,

I would like to comment on the above listed Change of Zone no. 7830. Please send me the address to where I should send the letter. Thanks for your help

Paz Trevino

**Agenda Item No.: 4.1**  
**Area Plan: Mead Valley**  
**Zoning Area: North Perris**  
**Supervisory District: First**  
**Project Planner: Larry Ross**  
**Planning Commission: September 16, 2015**

**General Plan Amendment No. 950**  
**Change of Zone No. 7830**  
**Environmental Assessment No. 41779**  
**Applicant: MDMG Inc.**  
**Engineer/Representative: MDMG Inc.**

  
Steve Weiss, AICP  
Planning Director

## **COUNTY OF RIVERSIDE PLANNING DEPARTMENT STAFF REPORT**

### **PROJECT DESCRIPTION AND LOCATION:**

The applicant proposes to amend the General Plan Foundation Component and Land use designations of the subject site from Rural Community: Very Low Density Residential (RC:VLDR) (1 acre minimum lot size) to Community Development: Business Park (CD:BP) on approximately 4.54 acres. The application was submitted during the permitted time period to request foundation changes in 2008.

Change of Zone No. 7830 proposes to change the zoning on the 4.54 acre site from Light Agriculture 1 Acre Minimum (A-1-1) to Industrial Park (IP).

The project is located south of Water Street, north of Orange Ave, east of Tobacco Road, and west of Harvill Avenue.

### **BACKGROUND:**

The project is requesting a Foundation Level change. The application was submitted February 13, 2008. The application for the change was submitted during the permitted window in 2008 and is therefore consistent with the 'Certainty System' as outlined in the General Plan.

The proposed General Plan Amendment was before the Planning Commission on January 7, 2009 and before the Board of Supervisors on March 3, 2009 as part of the General Plan Initiation process (GPIP).

At the Planning Commission hearing Planning Staff recommended that 3 parcels to the south of the project be added to the project to make the whole block Business Park and continue the logical transition of Business Park in the Area. The Planning Commission did state their concern about adding parcels to the project without notifying the parcel owners.

At the Board of Supervisors, the Board agreed with staff to include the 3 parcels to the south and initiated the project, for a total of four parcels.

Staff attempted to contact the owners of the three parcels that were added to the project several times, but were unsuccessful. On December 15, 2014 staff sent out certified letters to the three parcel owners. The return receipt came back for the adjacent parcel to south owned by Mr. and Mrs. Park (apn 317-270-003), acknowledging receipt of the letter, but no response came back from the letter. The second parcel to the south owned by Mr. Malcolm Seton (apn 317-270-004), did come back with a response to the certified letter. Mr. Seton in a letter stated that he was not interested in being involved in this project. The third parcel down from the project site, owned by Mr. Dan Cederberg also came back with a

response to the certified letter. Mr. Cederburg stated in an email that he did want to be involved in this project, but as of the writing of this staff report an application was never submitted.

As the addition of the three parcels made sense as a block, but only one out of the three parcels, and it is the one the furthest from the application parcel, wants to be part of the project, staff is recommending that the three additional parcels that were initiated be removed from the project description. As of now, staff is recommending action only on the parcel that we have an application.

### **POTENTIAL ISSUES OF CONCERN:**

#### *Airport Compatibility*

The project was submitted to the Airport Land Use Commission (ALUC) and was heard on October 9, 2014. ALUC found the project consistent as proposed, but reserves their authority to review when an actual ground disturbing project is submitted. The reason behind the caveat for future review was that ALUC reviewed the project based upon likely or projected uses consistent with the proposed general plan designation and proposed zoning. Also, since both the general plan amendment and the change of zone are not conditioned, the ALUC wanted to be able to condition a ground disturbing project when it was submitted.

#### *SB-18 Tribal Consultation*

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

#### *General Plan Findings*

In order to support a proposed General Plan Amendment, it must be established that the proposal satisfies certain required findings. The Administration Element of the General Plan and Sections 2.4 and 2.5 of Ordinance No. 348 explain that there are four categories of amendments, Technical, Entitlement/Policy, Foundation, and Agriculture. Each category has distinct required findings that must be made by the Board of Supervisors at a noticed public hearing.

General Plan Amendment No. 950 falls into the Foundation Component- Regular category, because the request to change foundations was made during the permitted 5 year (now 8 year) General Plan Review Cycle as outlined the General Plan.

The Administration Element of the General Plan explains that two findings must be made to justify a Foundation Component- Regular amendment. Further, the Administrative Element of the General Plan explains that an Entitlement/Policy Amendment requires that four findings must be made to justify an Entitlement/Policy Amendment. As the proposed project is changing from one foundation to another, and from one designation to another, both sets of findings must be made. The six required findings are:

- a. The proposed change does not involve a change in or conflict with:
  - (1) The Riverside County Vision.
  - (2) Any General Plan Principal set forth in General Plan Appendix B.

- b. The proposed change does not involve a change in or conflict with any Foundation Component Designation in the General Plan.
- c. The proposed amendment would either contribute to the achievement of the purposes of the General Plan or, at a minimum would not be detrimental to them.
- d. The change would not create an internal inconsistency among the elements of the General Plan.
- e. That there are new conditions or special circumstances that were disclosed during the review process that were unanticipated in preparing the General Plan and subsequently justify modifying the General Plan.
- f. An amendment is required to expand basic employment job opportunities (jobs that contribute directly to the County's economic base) and that would improve the ratio of jobs-to-workers in the County.

Consideration Analysis:

**The first required finding per the General Plan Administrative Element** explains that proposed change does not involve a change in or conflict with either the Riverside County Vision or any General Plan principal as set forth in General Plan Appendix B.

The General Plan envisioned the parcel in question as Very Low Density Residential and the three parcels to the south as Very Low Density Residential. The General Plan also considered the two parcels to the west and southwest as Low Density Residential. It would have been a logical transition to have all of these six parcels including the property in question changed to Business Park, so there would not have been an island of residential between the mountain and the Business Park designations. The presumed reasoning behind the residential designation for the property in question and the three parcels to the south was that in 2003 when the General Plan was adopted, those three parcels were occupied by single family homes. Despite the fact that three parcels with homes present on them existed, staff presented to the Board of Supervisors the alternate proposal of changing these three parcels as well as the property in question to a Business Park Designation. The Board of Supervisors agreed with the logic of changing the designation on all four parcels and initiated this case with all four parcels with the Business Park Designation. The County General Plan Vision discusses many concepts; they are broken into categories including housing, population growth, community, transportation, etc. The project has been reviewed against these Visions and staff has determined that they are consistent with them. More specifically, to select a few key concepts, the Plan Integration portion of the Riverside County Vision states that corridors are crucial for linking communities, that "many of the corridors are recognized, not only as community links or buffers, but also as unifying elements that reinforce a community." The Business Park designation on the project site furthers this goal by continuing the logical progression of Business Park designations in this corridor toward the mountain and reducing incompatible islands of residential in the area. The project also furthers the Jobs and the Economy portion of the Riverside County Vision by adding more land that could be used to improve the jobs/housing balance and expanding the potential for employment in the high-tech industries that could utilize the Business Park designation. Therefore, there is no conflict with the Riverside County Vision.

Principals in General Plan Appendix B consist of seven categories of principals; these categories of principals include Community Development, Environmental Protection, Transportation, Community Design, Agricultural, Rural Development, and Economic Development. The project has been reviewed

against these categories and the principals within them and staff has determined that the project is consistent with those principals. There are two principals that are of special note and they specifically apply to this project.

The first principal of note is within the Community Design category, the principal is Community Variety, Choice and Balance:

Balanced growth is achieved in more than one way by:

Ensuring a balance of jobs, housing and services within communities.

The proposed project will bring more balance between jobs, housing, and services within this community by increasing both the number of jobs and potentially the amount of services depending on what types of uses ultimately go into the project site.

The second principal of note is within the Economic Development category, the principal is Land and Development Activity:

Establish sufficient acreage of well distributed industrial sites and business park uses, so that workers and employers have more locational options in the County and, because of convenience, allow a choice of making shorter commutes.

The 4.54 acres of the proposed project added to the approximately 29 acres to the east is sufficient acreage to have a viable business park site, and this site, when projects come in under the proposed general plan designation, will provide jobs to the local community.

Therefore, based upon the above there is no conflict with the General Plan Principals in Appendix B.

**The second required finding per the General Plan Administrative Element** states that the proposed change does not involve a change in or conflict with any Foundation Component Designation in the General Plan.

Upon changing the Foundation from Rural Community to Community Development, the designation change from Very Low Density Residential to Business Park is consistent with Community Development Foundation. Once foundation change to Community Development has been changed, no further changes will be needed and therefore there will not be any conflict with any Foundation Component Designation in the General Plan.

**The third required finding per the General Plan Administrative Element** states that the proposed amendment would either contribute to the achievement of the purposes of the General Plan or, at a minimum would not be detrimental to them.

One of the main purposes of the General Plan is for the logical development of the County. And it was anticipated that this type of change, like the proposed project, would be coming to the area as reflected in the Introduction section for the Mead Valley Area Plan:

Business Expansion Center. A major thrust of the Riverside County General Plan is to attract new businesses that can provide jobs for the extensive local labor force that now, in significant

numbers, must commute to Orange and Los Angeles Counties. A substantial industrial strip covers almost the entire eastern edge of Mead Valley, which provides outstanding rail and freeway access. This not only leverages the Employment Center immediately adjacent to it, but focuses more intensive activities where multiple transportation modes converge.

Since the proposed project is a further logical extension of Business Expansion Center, therefore based upon the above, the proposed project contributes to the purposes of the General Plan.

**The fourth required finding per the General Plan Administrative Element** is that the change would not create an internal inconsistency among the elements of the General Plan.

The County General Plan consists of nine elements; these elements include Vision, Land Use, Circulation, Multipurpose Open Space, etc. The project has been reviewed against these elements and staff has determined that the project is consistent with them and it causes no internal inconsistency among the elements. As mentioned above, the Introduction section of the Mead Valley Area Plan anticipated this type of change and the proposed project is a logical extension of the Business Expansion Center and therefore the change would not cause an internal inconsistency. Further, there are no specific policies or overlays that would prohibit the proposed change, and therefore no inconsistencies would be created.

**The fifth required finding per the General Plan Administrative Element** is that there are new conditions or special circumstances that were disclosed during the review process that were unanticipated in preparing the General Plan and subsequently justify modifying the General Plan.

The new condition that occurred that was unanticipated during the preparation of the General Plan is the shift of available jobs to the citizens of Riverside County. With the proliferation of online retail, the number of brick and mortar retail stores/businesses has declined and in its place a new economic paradigm has been created. Jobs are switching from the traditional brick and mortar retail to fulfillment centers and related support services. Also due to major shifts in energy policy, energy technology has been expanding, everything from battery technology to bio-fuels. This change in energy policy is creating small startup companies that desire to be in technology parks. This new condition was not anticipated in 2003 and the addition of the project site to Mead Valley Business Expansion Center would create an additional opportunity for residents of this area to have local jobs. Therefore, this change justifies modifying the General Plan.

**The sixth required finding per the General Plan Administrative Element** is an amendment to expand basic employment job opportunities (jobs that contribute directly to the County's economic base) and that would improve the ratio of jobs-to-workers in the County.

The proposed General Plan Amendment and Change of Zone would be reclassifying the potential land uses from residential to business park type of uses, thus expanding job opportunities. The proposed change would increase and expand employment job opportunities, and improve the ratio of jobs-to-workers in the County.

**SUMMARY OF FINDINGS:**

**General Plan Amendment No. 950 and Change of Zone No. 7830**

**PC Staff Report:**

**Page 6 of 10**

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- |                                                |                                                                                                                                                                                                                         |
|------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 1. Existing General Plan Land Use (Ex. #5):    | Rural Community: Very Low Density Residential                                                                                                                                                                           |
| 2. Proposed General Plan Land Use (Ex. #5):    | Community Development: Business Park (CD:BP)                                                                                                                                                                            |
| 3. Surrounding General Plan Land Use (Ex. #5): | Community Development: Business Park to the north, and east. Rural Community: Very Low Density Residential to the south. Rural Community: Low Density Residential to the west. Light Agriculture 1 acre minimum (A-1-1) |
| 4. Existing Zoning (Ex. #2):                   | Light Agriculture 1 acre minimum (A-1-1)                                                                                                                                                                                |
| 5. Proposed Zoning (Ex. #2):                   | Industrial Park (IP)                                                                                                                                                                                                    |
| 6. Surrounding Zoning (Ex. #2):                | Light Agriculture 1 acre minimum (A-1-1) to the south, Light Agriculture (A-1) to the west, Industrial Park (I-P) to the north, and Manufacturing – Service Commercial (M-SC) to the east.                              |
| 7. Existing Land Use (Ex. #1):                 | Vacant land.                                                                                                                                                                                                            |
| 8. Surrounding Land Use (Ex. #1):              | Large lot single family homes, agriculture, and vacant land.                                                                                                                                                            |
| 9. Project Data:                               | Total Acreage: 4.54                                                                                                                                                                                                     |
| 10. Environmental Concerns:                    | See attached environmental assessment                                                                                                                                                                                   |

**RECOMMENDATIONS:**

**APPROVE PLANNING COMMISSION RESOLUTION NO. 2015-010** recommending adoption of General Plan Amendment No. 950 to the Riverside County Board of Supervisors;

**THE PLANNING COMMISSION RECOMMENDS THAT THE BOARD OF SUPERVISORS TAKE THE FOLLOWING ACTIONS:**

**ADOPT** a **NEGATIVE DECLARATION** for **ENVIRONMENTAL ASSESSMENT NO. 41779**, based on the findings incorporated in the initial study and the conclusion that the project will not have a significant effect on the environment; and,

**TENTATIVELY APPROVE GENERAL PLAN AMENDMENT NO. 950**, amending the Land Use Designation for the subject property from Rural Community: Very Low Density Residential (RC:VLDR) to Community Development: Business Park (CD:BP) in accordance with the General Plan Land Use Exhibit #6; based on the findings and conclusions incorporated in the staff report; and, pending final adoption of the General Plan Amendment Resolution by the Board of Supervisors; and,

**TENTATIVELY APPROVE CHANGE OF ZONE NO. 7830**, amending the zoning classification for the subject property from Light Agriculture 1 acre minimum (A-1-1) to Industrial Park (IP) in accordance with Zoning Exhibit #3; based upon the findings and conclusions incorporated in the staff report; and, pending Ordinance adoption by the Board of Supervisors.



**FINDINGS:** The following findings are in addition to those incorporated in the summary of findings and in the attached environmental assessment, which is incorporated herein by reference.

1. The project site is designated Rural Community: Very Low Density Residential (RC:VLDR) (1 acre minimum lot size) on the Mead Valley Area Plan.
2. The project site is surrounded by properties which are designated Community Development: Business Park to the north, and east. Rural Community: Very Low Density Residential to the south. Rural Community: Low Density Residential to the west.
3. As the required findings for a Foundation Change – Regular and Entitlement/Policy Change are substantially the same in both the Administrative Element of the General Plan and Sections 2.4 and 2.5 of Ordinance No. 348, the required findings for the both demonstrate that the project is consistent with both the General Plan and Zoning Ordinance No. 348.
4. Based upon staff analysis, the proposed change does not involve a change in or conflict with the Riverside County Vision. The Plan Integration portion of the Riverside County Vision states that corridors are crucial for linking communities. And that “many of the corridors are recognized, not only as community links or buffers, but also as unifying elements that reinforce a community.” The Business Park designation on the project site furthers this goal by continuing the logical progression of Business Park designations in this corridor toward the mountain and reducing incompatible islands of residential in the area. The project also furthers the Jobs and the Economy portion of the Riverside County Vision by adding more land that could be used to improve the jobs/housing balance and expanding the potential for employment in the high-tech industries that could utilize the Business Park designation.
5. Based upon staff analysis, the proposed change does not involve a change in or conflict with the Principals in General Plan Appendix B. Principals in General Plan Appendix B consist of seven categories of principals; these categories of principals include Community Development, Environmental Protection, Transportation, Community Design, Agricultural, Rural Development, and Economic Development. The project has been reviewed against these categories and the principals within them and staff has determined that the project is consistent with those principals. There are two principals that are of special note and they specifically apply to this project.

The first principal of note is within the Community Design category, the principal is Community Variety, Choice and Balance:

Balanced growth is achieved in more than one way by:

Ensuring a balance of jobs, housing and services within communities.

The proposed project will bring more balance between jobs, housing, and services within this community by increasing both the number of jobs and potentially the amount of services depending on what types of uses ultimately go into the project site.

The second principal of note is within the Economic Development category, the principal is Land and Development Activity:

Establish sufficient acreage of well distributed industrial sites and business park uses, so that workers and employers have more locational options in the County and, because of

convenience, allow a choice of making shorter commutes.

The 4.54 acres of the proposed project added to the approximately 29 acres to the east is sufficient acreage to have a viable business park site, and this site, when projects come in under the proposed general plan designation, will provide jobs to the local community. Therefore, based upon the above there is no conflict with the General Plan Principals in Appendix B.

6. The proposed change does not involve a change in or conflict with any Foundation Component Designation in the General Plan. Upon changing the Foundation from Rural Community to Community Development, the designation change from Very Low Density Residential to Business Park is consistent with Community Development Foundation. Once the foundation change to Community Development has been changed, no further changes will be needed.
7. One of the main purposes of the General Plan is for the logical development of the County. And it was anticipated that this type of change, like the proposed project, would be coming to the area as reflected in the Introduction section for the Mead Valley Area Plan:

Business Expansion Center. A major thrust of the Riverside County General Plan is to attract new businesses that can provide jobs for the extensive local labor force that now, in significant numbers, must commute to Orange and Los Angeles Counties. A substantial industrial strip covers almost the entire eastern edge of Mead Valley, which provides outstanding rail and freeway access. This not only leverages the Employment Center immediately adjacent to it, but focuses more intensive activities where multiple transportation modes converge.

Since the proposed project is a further logical extension of Business Expansion Center, therefore based upon the above, the proposed project contributes to the purposes of the General Plan.

8. The proposed project change would not create an internal inconsistency among the elements of the General Plan. The County General Plan consists of nine elements; these elements include Vision, Land Use, Circulation, Multipurpose Open Space, etc. The project has been reviewed against these elements and staff has determined that the project is consistent with them and it causes no internal inconsistency among the elements. The Introduction section of the Mead Valley Area Plan anticipated this type of change; it just was not anticipated at the project site because of the existing residential uses to the south of the project site appear to preclude this type of designation, however since the subject site does not currently have residential uses, nor did it have residential uses on the site at the time of the adoption in 2003, it could have been considered for a Business Park designation at the time of adoption of the General Plan in 2003, but ultimately it was not. Further, there are no specific policies or overlays that would prohibit the proposed change, and therefore no inconsistencies would be created.
9. There are new conditions or special circumstances that were disclosed during the review process that were unanticipated in preparing the General Plan and subsequently justify modifying the General Plan. The new condition that occurred that was unanticipated during the preparation of the General Plan is the shift of available jobs to the citizens of Riverside County. With the proliferation of online retail, the number brick and mortar retail stores/businesses has declined and in its place a new economic paradigm has been created. Jobs are switching from the traditional brick and mortar retail to fulfillment centers and related support services. Also due to major shifts in energy policy, energy technology has been expanding, anything from battery technology to bio-fuels. This change in energy policy is creating small startup companies that desire to be in technology parks. This new condition was not anticipated in 2003 and the addition

of the project site to Mead Valley Business Expansion Center would create an additional opportunity for residents of this area to have local jobs. Therefore, this change justifies modifying the General Plan.

10. The proposed General Plan Amendment and Change of Zone would be reclassifying the potential land uses from residential to business park type of uses, thus expanding job opportunities. The proposed change would increase and expand employment job opportunities, and improve the ratio of jobs-to-workers in the County.
11. The zoning for the subject site is Light Agriculture 1 acre minimum (A-1-1).
12. The project site is surrounded by properties which are zoned Light Agriculture 1 acre minimum (A-1-1) to the south, Light Agriculture (A-1) to the west, Industrial Park (I-P) to the north, and Manufacturing – Service Commercial (M-SC) to the east.
13. The proposed Business Park Land Use Designation and the proposed Industrial Park zoning are consistent. The Business Park land use designation allows for employee-intensive uses, including research and development, technology centers, corporate and support office uses, “clean” industry and supporting retail uses. Building intensity ranges from 0.25 to 0.6 floor area ratio (FAR). Industrial Park zoning allows for research and development, technology centers, corporate and support office uses, “clean” industry and supporting retail uses. Therefore, the Business Park Land Use Designation and the Industrial Park zoning are consistent.
14. The project is consistent with both SB-18 and AB-52 and all the required consultations have been made.
15. This project is located within a Criteria Area of the Multi-Species Habitat Conservation Plan and as such was required to go through the HANS process. On December 18, 2014 a determination was made that no conservation was required for the project.
16. Environmental Assessment No. 41779 did not identify any potentially significant impacts.

**CONCLUSIONS:**

1. The proposed project is in conformance with the proposed Community Development: Business Park (CD:BP) Land Use Designation, and with all other elements of the Riverside County General Plan.
2. The proposed project is consistent with the proposed Industrial Park (IP) zoning classification of Ordinance No. 348, and with all other applicable provisions of Ordinance No. 348.
3. The public's health, safety, and general welfare are protected through project design.
4. The proposed project is compatible with the present and future logical development of the area.
5. The proposed project will not have a significant effect on the environment.
6. The proposed project will not preclude reserve design for the Western Riverside County Multiple Species Habitat Conservation Plan (WRCMSHCP).

**INFORMATIONAL ITEMS:**

1. As of this writing, no letters, in support or opposition have been received.
2. The project site is not located within:
  - a. A 100-year flood plain, an area drainage plan, or dam inundation area;
  - b. A Recreation and Parks District;
  - c. High fire area or State Responsibility Area.
3. The project site is located within:
  - a. The City of Perris sphere of influence.
  - b. The Stephens Kangaroo Rat Fee Area; and
  - c. A low area of liquefaction.

The subject site is currently designated as Assessor's Parcel Number: 317-270-002

Y:\Planning Case Files-Riverside office\GPA00950\DH-PC-BOS Hearings\DH-PC\Staff Report GPA00950.docx

Date Prepared: 6/15/15

Date Revised: 6/15/15

2  
3 **RESOLUTION**  
4 **RECOMMENDING ADOPTION OF**  
5 **GENERAL PLAN AMENDMENT NO. 2015-010**  
6

7 **WHEREAS**, pursuant to the provisions of Government Code Section(s) 65350/65450 et. seq.,  
8 public hearings were held before the Riverside County Planning Commission in Riverside, California on  
9 September 16, 2015, to consider the above-referenced matter; and,

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

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

18 **BE IT RESOLVED, FOUND, DETERMINED, AND ORDERED** by the Planning  
19 Commission of the County of Riverside, in regular session assembled on September 16, 2015, that it has  
20 reviewed and considered the environmental document prepared or relied on and recommends the  
21 following based on the staff report and the findings and conclusions stated therein:  
22

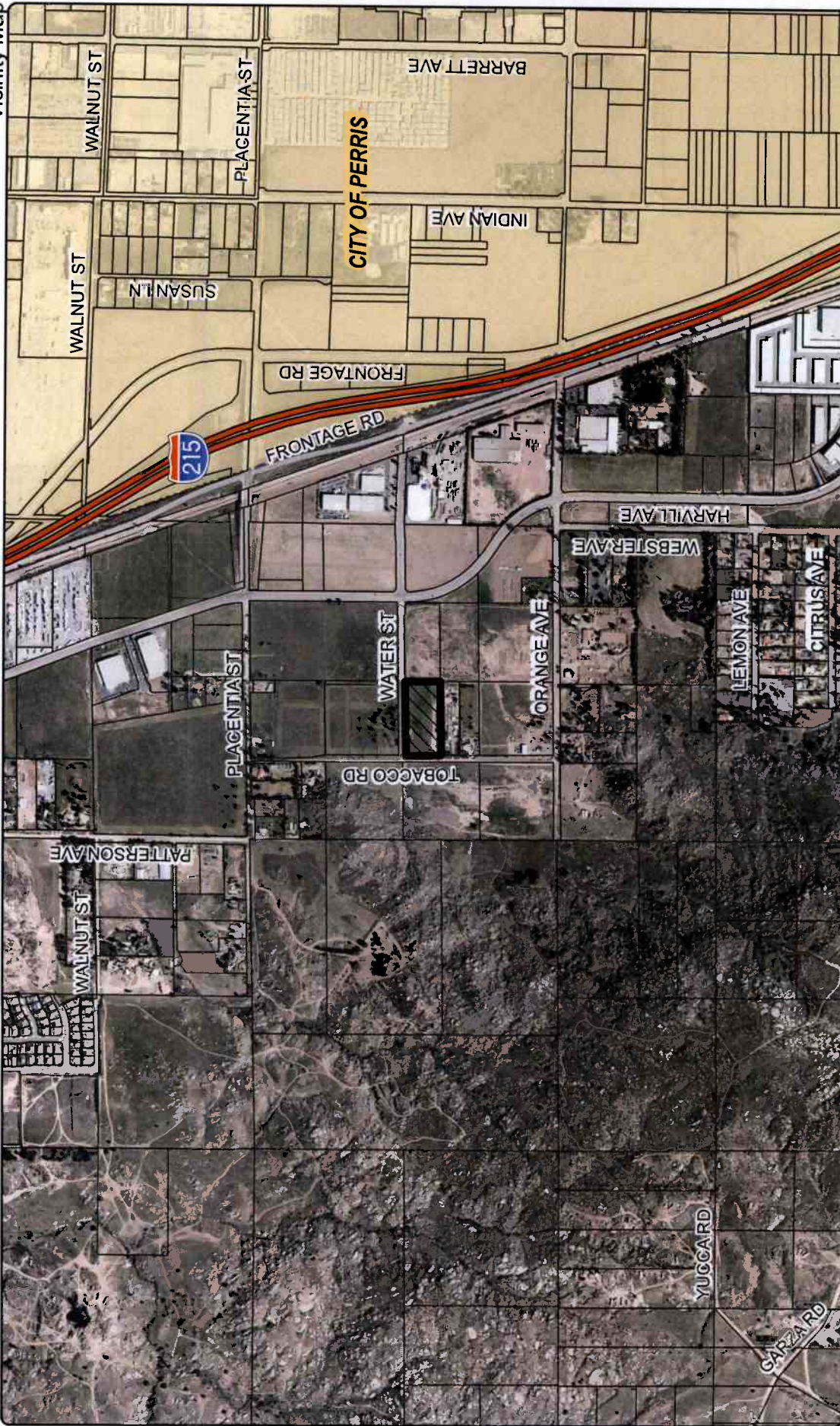
23 **ADOPTION** of the Negative Declaration environmental document, Environmental Assessment  
24 No. 41779; and

25 **ADOPTION** of General Plan Amendment No. 950  
26  
27  
28

**RIVERSIDE COUNTY PLANNING DEPARTMENT  
CZ07830 GPA0950  
VICINITY/POLICY AREAS**

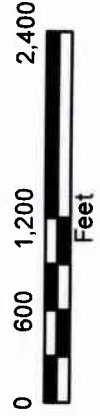
Supervisor Jeffries  
District 1

Date Drawn: 06/17/2015  
Vicinity Map



Zoning Area: North Perris

Author: Vinnie Nguyen



DISCLAIMER: On October 7, 2003, the County of Riverside adopted a new General Plan providing new land use designations for unincorporated Riverside County parcels. The new General Plan may contain different types of land use than is provided for in the current General Plan. The new General Plan is available at Riverside County Planning Department offices in Riverside at (951) 955-3300, Riverside County or County Public Works at (760) 960-4277 (Riverside County) or Website: <http://planning.cotriverside.ca.gov>

# RIVERSIDE COUNTY PLANNING DEPARTMENT

## CZ07830 GPA0950

Supervisor Jeffries  
District 1

Date Drawn: 10/24/13

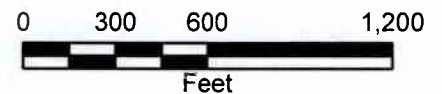
### LAND USE

Exhibit 1



Zoning Area: North Perris

Author: Vinnie Nguyen



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RIVERSIDE COUNTY PLANNING DEPARTMENT

CZ07830 GPA0950

PROPOSED ZONING

Supervisor Jeffries  
District 1

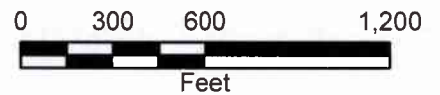
Date Drawn: 06/17/2015

Exhibit 3



Zoning Area: North Perris

Author: Vinnie Nguyen



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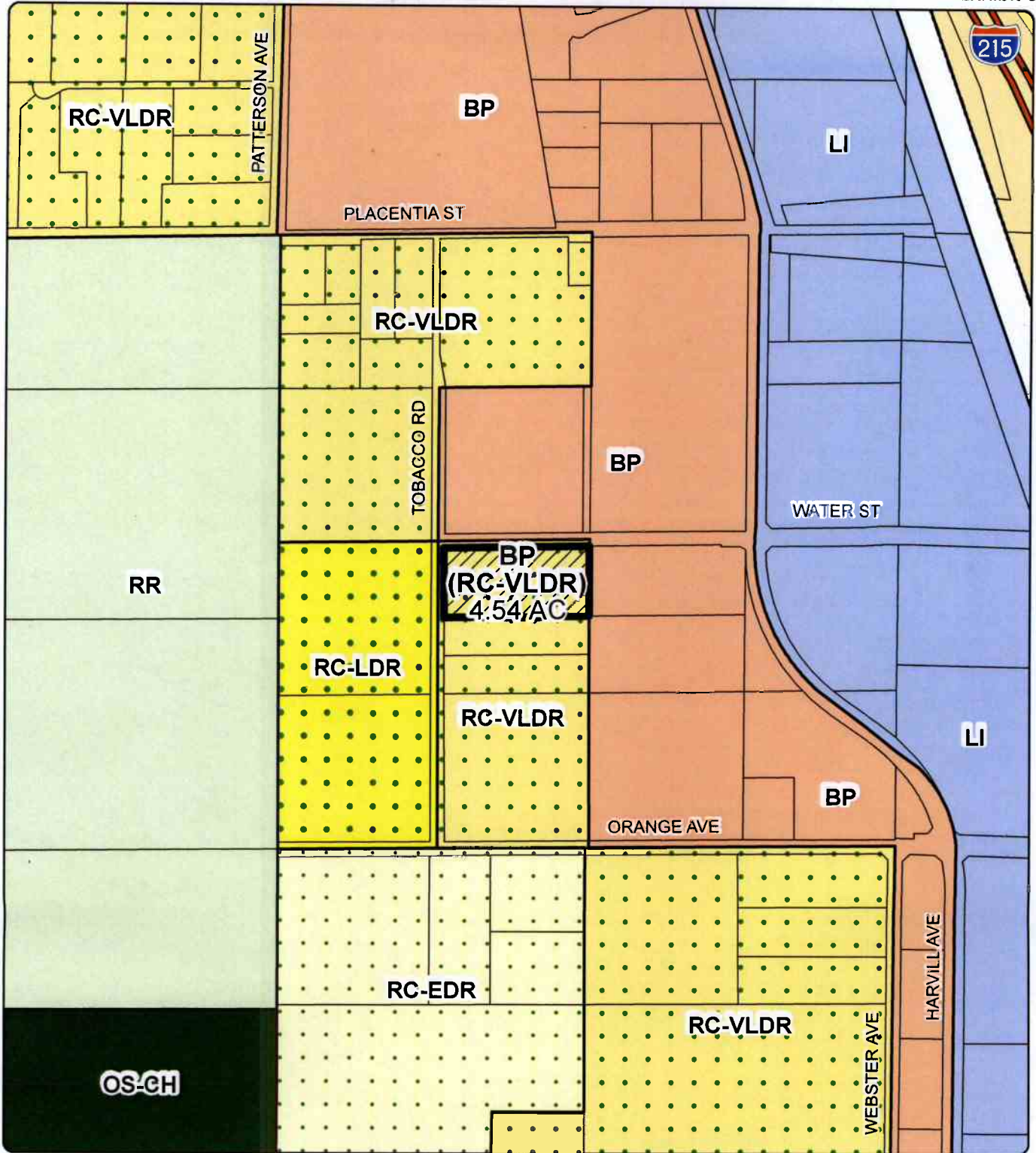
RIVERSIDE COUNTY PLANNING DEPARTMENT

CZ07830 GPA0950

PROPOSED GENERAL PLAN

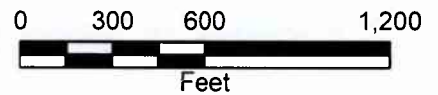
Supervisor Jeffries  
District 1

Date Drawn: 06/17/2015  
Exhibit 6



Zoning Area: North Perris

Author: Vinnie Nguyen



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# RIVERSIDE COUNTY PLANNING DEPARTMENT

## CZ07830 GPA0950

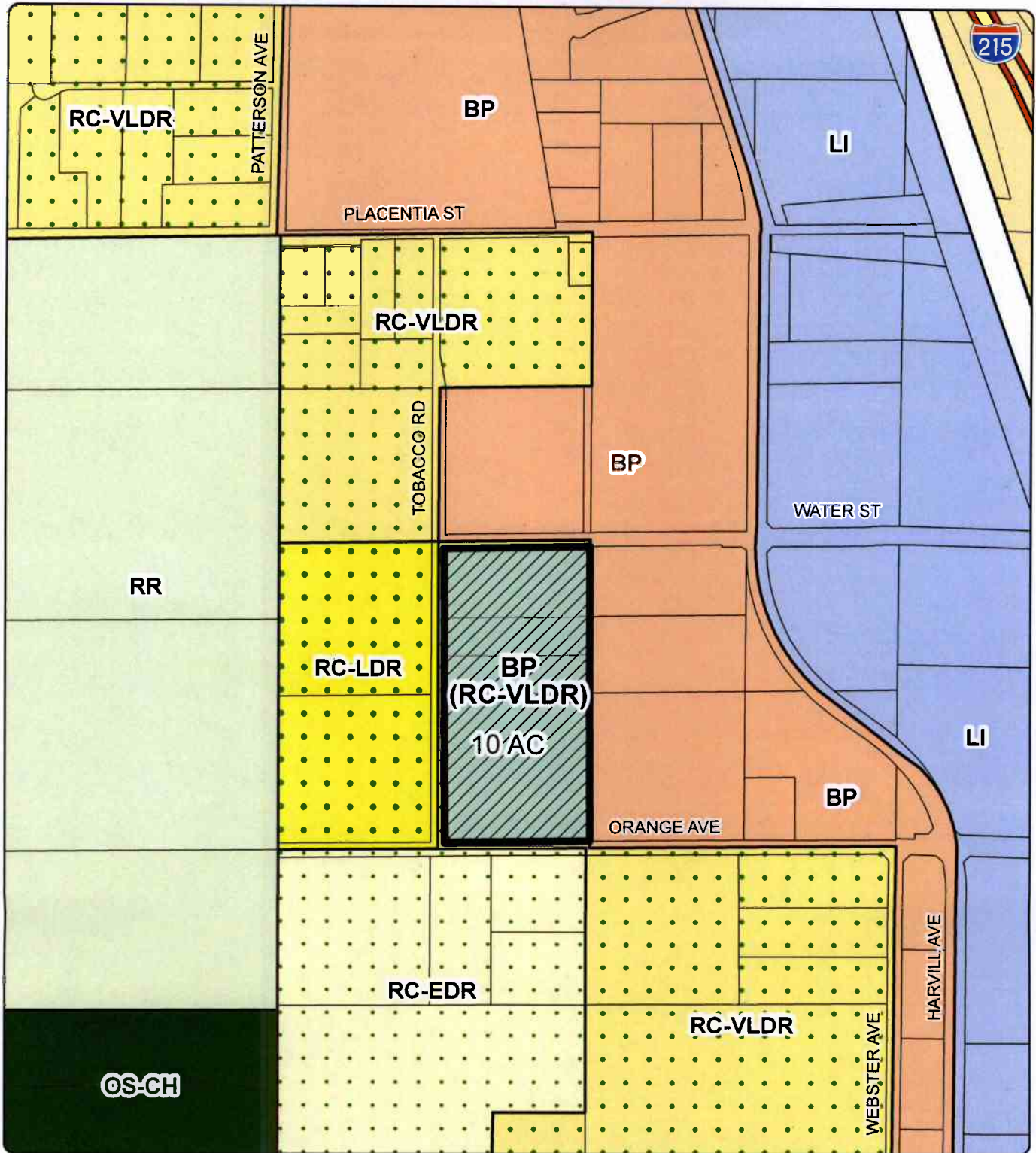
Date Drawn: 08/19/2015

Supervisor Jeffries

District 1

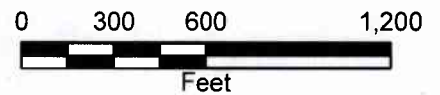
**INITIATED BY THE BOARD OF SUPERVISORS ON MARCH 3, 2009**

Exhibit 8



Zoning Area: North Perris

Author: Vinnie Nguyen



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# RIVERSIDE COUNTY PLANNING DEPARTMENT

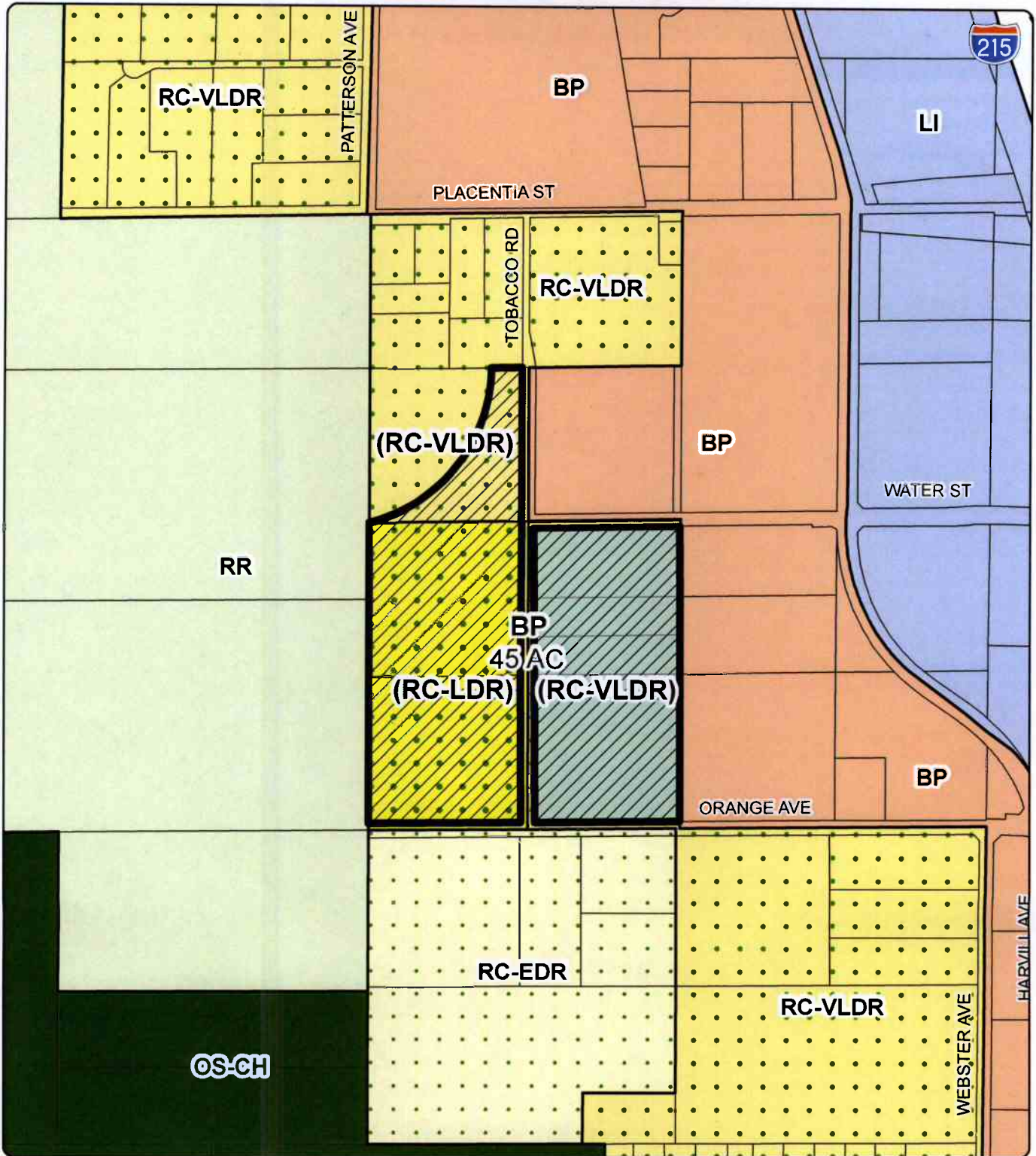
## CZ07830 GPA0950

Supervisor Jeffries  
District 1

### LOGICAL PROGRESSION OF BUSINESS PARK IN THE AREA

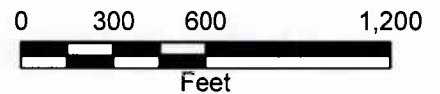
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Exhibit 9



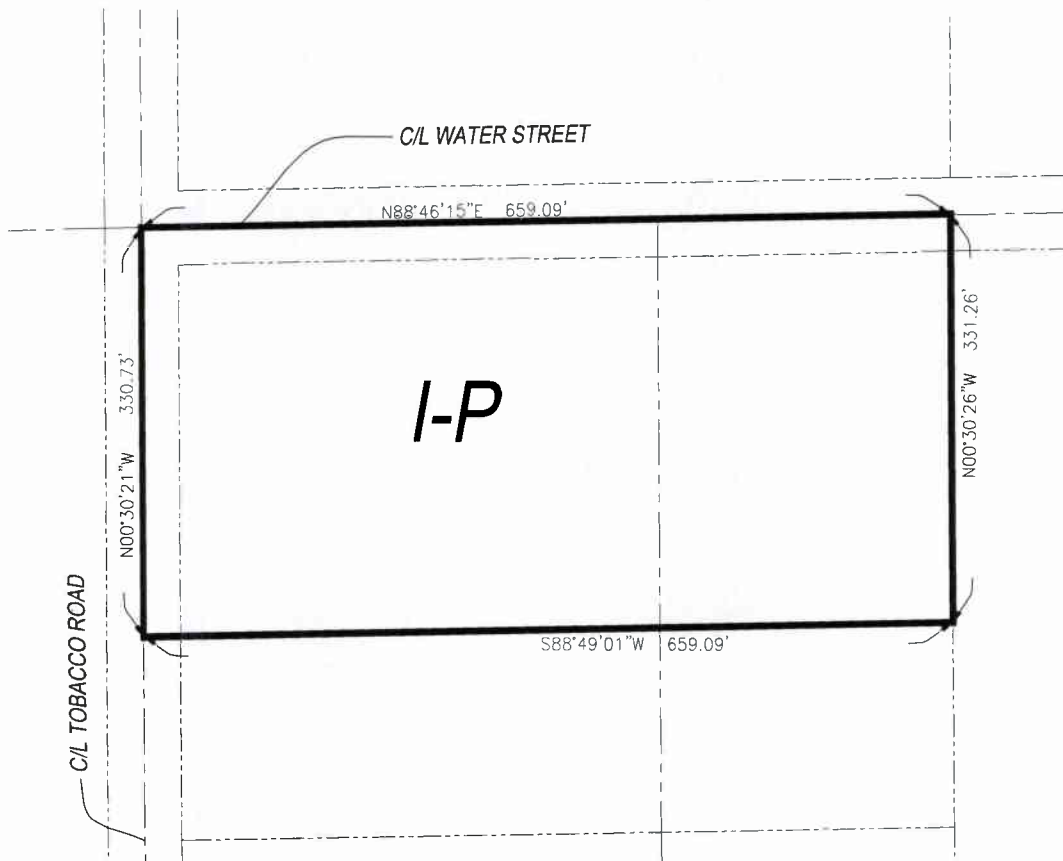
Zoning Area: North Perris

Author: Vinnie Nguyen



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RANCHO CALIFORNIA AREA  
SEC. 13 T 4 S, R 4 W S. B. & M.

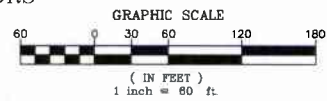


**I-P** INDUSTRIAL PARK

MAP NO. X.XXXXX  
CHANGE OF OFFICIAL ZONING PLAN  
AMENDING  
MAP NO. 2, ORDINANCE NO. 348  
CHANGE OF ZONE CASE NO. 7830

ADOPTED BY ORDINANCE NO. XXX.XXXX  
MONTH X, 20XX

RIVERSIDE COUNTY BOARD OF SUPERVISORS



APN'S 317-270-002



# **RIVERSIDE COUNTY**

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# **PLANNING DEPARTMENT**

**Juan C. Perez**  
*Interim Planning Director*

December 15, 2014

Dan Cederberg  
23672 Orange Ave  
Perris, CA 92570

Dear Owner:

On February 13, 2008, the owners of the property located at the southeast corner of Tobacco Road and Water Street submitted an application to the Riverside County Planning Department to change the property's General Plan Land Use Designation from Rural Community - Very Low Density Residential One Acre Minimum to Community Development - Business Park.

The property's owners submitted the application with no intention of developing the property at this time, but instead were thinking that the property could be developed in the future or sold to someone who wanted to develop it. They looked at the properties to the north and east and saw that they had the Community Development - Business Park General Plan Land Use Designation and they thought it would be a good fit for their property as well.

The owners submitted the General Plan Amendment application during the County's timeframe to change this type of General Plan Land Use Designation. Since changing a property's General Plan Land Use Designation can be expensive and time consuming, the County instituted an early look process where an applicant can get a sense if the County would be willing to make the applicant's proposed change. When the proposed change was taken before the Board of Supervisors to get that early look, the Board of Supervisors authorized the proposed change to proceed through the planning review process. At the meeting, the Board also instructed the Planning Department to add three properties to the south to the proposed change. These three additional properties include your property identified as APN No. 317-270-011.

The Board of Supervisors felt changing the whole property block to Community Development – Business Park would reduce impacts to neighbors because development consistent with this designation tend to be large acre projects and more acreage made sense if a change would be allowed at all.

This letter is to request your feedback on whether you would like to process a General Plan Amendment application to change your property's General Plan Land Use Designation from Rural Community – Very Low Density Residential (1 acre minimum) to Community Development – Business Park. As an applicant you would be required to pay the related costs of processing the application. You may process an application separately from the other property owners or with the current applicant to share costs. Additionally, if your proposed change is approved by the Board of Supervisors, you would be required to indemnify the County against any legal challenge brought against the approval, including paying any related legal costs. It is recommended that you consult a professional engineer or planner experienced in land development if you are interested in submitting such an application.

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

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

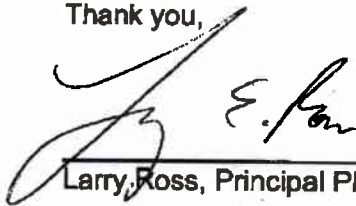
Please respond in writing either my e-mail or letter within 30 days of this letter's date to let the County know if you would like to process an application to change your property's General Plan Land Use Designation from Rural Community – Very Low Density Residential (1 acre minimum) to Community Development – Business Park. The Planning Department's mailing address is the following:

Riverside County Planning Department  
Attn: Larry Ross, Principal Planner (GPA00950)  
4080 Lemon Street, 12<sup>th</sup> Floor  
P.O. Box 1409  
Riverside, CA 92502-1409

Also, please be aware that your application would be processed, heard and decided in accordance with all the procedures applicable to General Plan Amendments, including public hearings before the Planning Commission and the Board of Supervisors. Submitting an application does not mean the Board of Supervisors will approve the application.

You may contact me at 951-955-9294 or at [LROSS@RCTLMA.ORG](mailto:LROSS@RCTLMA.ORG) to find out more about this process and how it will impact your property.

Thank you,

A handwritten signature in black ink, appearing to read "Larry Ross", is written over a horizontal line.

Larry Ross, Principal Planner

Enc. GPA 950 Recommended General Plan changes map



# RIVERSIDE COUNTY PLANNING DEPARTMENT

**Juan C. Perez**  
*Interim Planning Director*

December 15, 2014

Malcom Seton and Dolly Seton  
20860 Tobacco Road  
Perris, CA 92570

Dear Owners:

On February 13, 2008, the owners of the property located at the southeast corner of Tobacco Road and Water Street submitted an application to the Riverside County Planning Department to change the property's General Plan Land Use Designation from Rural Community - Very Low Density Residential One Acre Minimum to Community Development - Business Park.

The property's owners submitted the application with no intention of developing the property at this time, but instead were thinking that the property could be developed in the future or sold to someone who wanted to develop it. They looked at the properties to the north and east and saw that they had the Community Development - Business Park General Plan Land Use Designation and they thought it would be a good fit for their property as well.

The owners submitted the General Plan Amendment application during the County's timeframe to change this type of General Plan Land Use Designation. Since changing a property's General Plan Land Use Designation can be expensive and time consuming, the County instituted an early look process where an applicant can get a sense if the County would be willing to make the applicant's proposed change. When the proposed change was taken before the Board of Supervisors to get that early look, the Board of Supervisors authorized the proposed change to proceed through the planning review process. At the meeting, the Board also instructed the Planning Department to add three properties to the south to the proposed change. These three additional properties include your property identified as APN No. 317-270-004.

The Board of Supervisors felt changing the whole property block to Community Development - Business Park would reduce impacts to neighbors because development consistent with this designation tend to be large acre projects and more acreage made sense if a change would be allowed at all. This letter is to request your feedback on whether you would like to process a General Plan Amendment application to change your property's General Plan Land Use Designation from Rural Community - Very Low Density Residential (1 acre minimum) to Community Development - Business Park. As an applicant you would be required to pay the related costs of processing the application. You may process an application separately from the other property owners or with the current applicant to share costs. Additionally, if your proposed change is approved by the Board of Supervisors, you would be required to indemnify the County against any legal challenge brought against the approval, including paying any related legal costs. It is recommended that you consult a professional engineer or planner experienced in land development if you are interested in submitting such an application.

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Palm Desert, California 92211  
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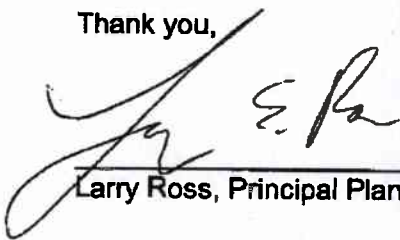
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Attn: Larry Ross, Principal Planner (GPA00950)  
4080 Lemon Street, 12<sup>th</sup> Floor  
P.O. Box 1409  
Riverside, CA 92502-1409

Also, please be aware that your application would be processed, heard and decided in accordance with all the procedures applicable to General Plan Amendments, including public hearings before the Planning Commission and the Board of Supervisors. Submitting an application does not mean the Board of Supervisors will approve the application.

You may contact me at 951-955-9294 or at [LROSS@RCTLMA.ORG](mailto:LROSS@RCTLMA.ORG) to find out more about this process and how it will impact your property.

Thank you,



Larry Ross, Principal Planner

Enc. GPA 950 Recommended General Plan changes map





# RIVERSIDE COUNTY PLANNING DEPARTMENT

**Juan C. Perez**  
*Interim Planning Director*

December 15, 2014

Jo and Young Park  
20800 Tobacco Road  
Perris, CA 92570

Dear Owners:

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The owners submitted the General Plan Amendment application during the County's timeframe to change this type of General Plan Land Use Designation. Since changing a property's General Plan Land Use Designation can be expensive and time consuming, the County instituted an early look process where an applicant can get a sense if the County would be willing to make the applicant's proposed change. When the proposed change was taken before the Board of Supervisors to get that early look, the Board of Supervisors authorized the proposed change to proceed through the planning review process. At the meeting, the Board also instructed the Planning Department to add three properties to the south to the proposed change. These three additional properties include your property identified as APN No. 317-270-003.

The Board of Supervisors felt changing the whole property block to Community Development – Business Park would reduce impacts to neighbors because development consistent with this designation tend to be large acre projects and more acreage made sense if a change would be allowed at all.

This letter is to request your feedback on whether you would like to process a General Plan Amendment application to change your property's General Plan Land Use Designation from Rural Community – Very Low Density Residential (1 acre minimum) to Community Development – Business Park. As an applicant you would be required to pay the related costs of processing the application. You may process an application separately from the other property owners or with the current applicant to share costs. Additionally, if your proposed change is approved by the Board of Supervisors, you would be required to indemnify the County against any legal challenge brought against the approval, including paying any related legal costs. It is recommended that you consult a professional engineer or planner experienced in land development if you are interested in submitting such an application.

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(760) 863-8277 · Fax (760) 863-7555

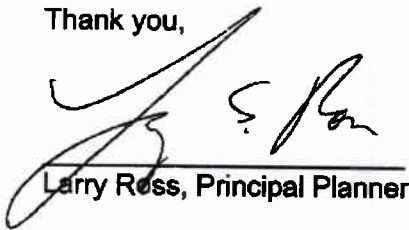
Please respond in writing either my e-mail or letter within 30 days of this letter's date to let the County know if you would like to process an application to change your property's General Plan Land Use Designation from Rural Community – Very Low Density Residential (1 acre minimum) to Community Development – Business Park. The Planning Department's mailing address is the following:

Riverside County Planning Department  
Attn: Larry Ross, Principal Planner (GPA00950)  
4080 Lemon Street, 12<sup>th</sup> Floor  
P.O. Box 1409  
Riverside, CA 92502-1409

Also, please be aware that your application would be processed, heard and decided in accordance with all the procedures applicable to General Plan Amendments, including public hearings before the Planning Commission and the Board of Supervisors. Submitting an application does not mean the Board of Supervisors will approve the application.

You may contact me at 951-955-9294 or at [LROSS@RCTLMA.ORG](mailto:LROSS@RCTLMA.ORG) to find out more about this process and how it will impact your property.

Thank you,



Larry Ross, Principal Planner

Enc. GPA 950 Recommended General Plan changes map

**SENDER: COMPLETE THIS SECTION**

- Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

**Malcom Seton and Dolly Seton**  
**20860 Tobacco Road**  
**Perris, CA 92570**  
 (GPA00950)

2. Article Number

(Transfer from service label)

7009 2820 0004 4457 3054

PS Form 3811, February 2004

Domestic Return Receipt

102595-02-M-1540

**COMPLETE THIS SECTION ON DELIVERY**

A. Signature

X *[Signature]*

Agent

Addressee

B. Received by (Printed Name)

*[Signature]*

C. Date of Delivery

D. Is delivery address different from item 1?  Yes  
If YES, enter delivery address below:  No

3. Service Type

Certified Mail

Express Mail

Registered

Return Receipt for Merchandise

Insured Mail

C.O.D.

4. Restricted Delivery? (Extra Fee)

Yes

**SENDER: COMPLETE THIS SECTION**

- Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

**Dan Cederberg**  
**23672 Orange Ave**  
**Perris, CA 92570**  
 (GPA00950)

2. Article Number

(Transfer from service label)

7009 2820 0004 4457 3719

PS Form 3811, February 2004

Domestic Return Receipt

102595-02-M-1540

**COMPLETE THIS SECTION ON DELIVERY**

A. Signature

X

Agent

Addressee

B. Received by (Printed Name)

*[Signature]*

C. Date of Delivery

D. Is delivery address different from item 1?  Yes  
If YES, enter delivery address below:  No

3. Service Type

Certified Mail

Express Mail

Registered

Return Receipt for Merchandise

Insured Mail

C.O.D.

4. Restricted Delivery? (Extra Fee)

Yes

**SENDER: COMPLETE THIS SECTION**

- Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

**Jo and Young Park**  
**20800 Tobacco Road**  
**Perris, CA 92570**  
 (GPA00950)

2. Article Number

(Transfer from service label)

7009 2820 0004 4457 4396

PS Form 3811, February 2004

Domestic Return Receipt

102595-02-M-1540

**COMPLETE THIS SECTION ON DELIVERY**

A. Signature

X

Agent

Addressee

B. Received by (Printed Name)

*[Signature]*

C. Date of Delivery

12/18/14

D. Is delivery address different from item 1?  Yes  
If YES, enter delivery address below:  No

3. Service Type

Certified Mail

Express Mail

Registered

Return Receipt for Merchandise

Insured Mail

C.O.D.

4. Restricted Delivery? (Extra Fee)

Yes

**Ross, Larry**

---

**From:** PAUL CLARK <smiley535353@msn.com>  
**Sent:** Sunday, January 11, 2015 10:11 AM  
**To:** Ross, Larry  
**Subject:** application request to change land use designation

Dear Mr. Ross,

I, Dan Cederburg request an application form the Riverside County Planning Department to change my property (APN No.317-270-001) General Plan Land Use Designation from Rural Community-Very Low Density Residential One Acre Minimum to Community Development - Business Park. If you have any questions contact me at 951-570-6231.

Thank you for you patients and assistance,

Dan Cederburg

12/21/2014

LARRY ROSS

RE: ZAP 1099 MA14

RE: GPA #950 CZ 7830

IN REFERENCE TO CHANGE OF ZONE -  
- NOT INTERESTED -

IN REFERENCE TO GENERAL PLAN AMENDMENT -  
- NOT INTERESTED -

AS FAR AS I'M CONCERNED, OUR PROPERTY IS STILL ZONED  
A-I-R, AND HAS NOT BEEN CHANGED, TO MY KNOWLEDGE.  
I'M NOT INTERESTED IN CHANGING IT.

SINCE 2007, SS & R INVEST. CO. REPRESENTATIVE  
MDMG INC. HAVE TRIED TO CHANGE THE PROPERTY BY  
USING ME (MALCOLM SETON APN 317 270 004), "JOE" YOUNG PARK  
(APN 317 270 003), AND DAN CEDERBURG (APN 317 270 011).  
NOW, HERE IT IS 2014, THEY'RE TRYING TO DO IT AGAIN.

I TALKED TO YOU ON THE PHONE ABOUT THIS BEFORE.  
THEY'VE GONE THROUGH COUNTY, CITY OF PERRIS, MEAD  
VALLEY, AND NOW AIRPORT LAND USE COMMISSION, TO  
BENEFIT THE USAGE OF THEIR PROPERTY. IF THEY WANT  
THEIR PROPERTY CHANGED, THEN THAT'S GOOD FOR THEM,  
BUT I'M TIRED OF THEM USING ME TO BENEFIT

What they're trying to do by INVOLVING US AND MY PROPERTY as a personal gain for them. I Live on this property, it's NOT VACANT LAND.

AS FAR AS I'M CONCERNED, the people that own that property should have an abatement done by the county, because it has NOTHING but dead dogs buried on it, TRASH FROM DUMPETS, STOLEN CARS ARE LEFT there — AND the County has to keep cleaning it up. IT'S ALSO A FIRE HAZARD FOR WEED ABATEMENT.

LARRY, I'D like to thank you for helping. I know you're the principle planner and you have to submit it to the county supervisors for approval, but, like I SAID before, I'M SICK & TIRED OF these people.

THANK YOU

MAC SETON - APN. 317270004

20860 TOBACCO RD.

Perris CA 92570

951-943-2809

MALCOLM SETON  
20860 TOBACCO RD.  
PERRIS, CA 92570

SM BERNARDINO CA 924

22 DEC 2014 PM 2 T



MR. LARRY ROSS, PRINCIPAL PLANNER  
Riverside County Planning Depart.  
4080 LEMON STREET, 12th Floor  
Riverside, CA 92501

9250138634



# COUNTY OF RIVERSIDE

## ENVIRONMENTAL ASSESSMENT FORM: INITIAL STUDY

**Environmental Assessment (E.A.) Number:** 41779

**Project Case Type (s) and Number(s):** General Plan Amendment No. 950 and Change of Zone No. 7830

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

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

**Contact Person:** Larry Ross

**Telephone Number:** 951-955-9294

**Applicant's Name:** MDMG Inc.

**Applicant's Address:** 41635 Enterprise Circle North, Suite B, Temecula, CA 92590

### I. PROJECT INFORMATION

**A. Project Description:** The General Plan Amendment proposes to amend the General Plan Foundation Component and Land use designations of the subject site from Rural Community: Very Low Density Residential (RC:VLDR) (1 acre minimum lot size) to Community Development: Business Park (CD:BP) on approximately 4.54 acres. The application was submitted during the permitted time period to request foundation changes in 2008. Change of Zone No. 7830 proposes to change the zoning on the 4.54 acre site from Light Agriculture 1 Acre Minimum (A-1-1) to Industrial Park (IP).

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

**C. Total Project Area:** 4.54 acres

**Residential Acres:** n/a

**Lots:** n/a

**Units:** n/a

**Projected No. of Residents:** n/a

**Commercial Acres:** n/a

**Lots:** n/a

**Sq. Ft. of Bldg. Area:** n/a

**Est. No. of Employees:** n/a

**Industrial Acres:** 4.54

**Lots:** 1

**Sq. Ft. of Bldg. Area:** n/a

**Est. No. of Employees:** n/a

**D. Assessor's Parcel No(s):** 317-270-002.

**E. Street References:** South of Water Street, north of Orange Ave, east of Tobacco Road, and west of Harvill Avenue.

**F. Section, Township & Range Description or reference/attach a Legal Description:**  
Section 13, Township 4 South, Range 4 West

**G. Brief description of the existing environmental setting of the project site and its surroundings:** Large lot single family homes, agriculture, and vacant land.

### II. APPLICABLE GENERAL PLAN AND ZONING REGULATIONS

#### A. General Plan Elements/Policies:

1. **Land Use:** Once the project is approved, the project is consistent with the provisions of the Land Use Element.

2. **Circulation:** The project is consistent with the policies of the Circulation Element.



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

**B. General Plan Area Plan(s):** Mead Valley

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

**D. Land Use Designation(s):** Rural Community: Very Low Density Residential (RC:VLDR) (1 acre minimum lot size)

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

**F. Policy Area(s), if any:** N/A

**G. Adjacent and Surrounding:**

1. **Area Plan(s):** Mead Valley to the north, south, east and west
2. **Foundation Component(s):** Rural Community to the west, and south. Community Development to the east and north.
3. **Land Use Designation(s):** Community Development: Business Park to the north, and east. Rural Community: Very Low Density Residential to the south. Rural Community: Low Density Residential to the west.
4. **Overlay(s), if any:** None.
5. **Policy Area(s), if any:** None.

**H. Adopted Specific Plan Information**

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

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

**J. Proposed Zoning, if any:** Industrial Park (IP).

**K. Adjacent and Surrounding Zoning:** zoned Light Agriculture 1 acre minimum (A-1-1) to the south, Light Agriculture (A-1) to the west, Industrial Park (I-P) to the north, and Manufacturing – Service Commercial (M-SC) to the east.

### III. ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED

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

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

### IV. DETERMINATION

On the basis of this initial evaluation:

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

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

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

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

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

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

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

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

I find that at least one of the following conditions described in California Code of Regulations, Section 15162, exist and a **SUBSEQUENT ENVIRONMENTAL IMPACT REPORT** is required: (1) Substantial changes are proposed in the project which will require major revisions of the previous EIR

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

  
Signature

June 12, 2015

Date

Larry Ross, project planner

Printed Name

For Steve Weiss, AICP, Planning Director

**V. ENVIRONMENTAL ISSUES ASSESSMENT**

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

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

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

Findings of Fact:

a-b) The proposed project is not located along any scenic highway corridors in the Mead Valley Area plan. The two closest Scenic Highway Corridors are the Ramona Expressway and Highway 74. This project will not impact any scenic highway corridors.

The proposed project does not provide the opportunity for physical disturbance of the property; therefore, there is no potential for any impacts to scenic resources. The proposed project will change the General Plan designation for the site, which could eventually lead to a higher level of development on the property. Once a development proposal or land use application to subsequently subdivide, grade, or build on the property associated with General Plan Amendment No. 950 and Change of Zone No. 7830 is submitted, a subsequent review and Environmental Assessment shall be prepared assessing potential impacts.

Mitigation: No mitigation is required

Monitoring: No monitoring is required

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

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

Findings of Fact:

a) The proposed project is located within Zone b of the Palomar Nighttime Lighting Policy Area according to figure 6 in the Mead Valley Area Plan section of the General Plan. However, the project does not provide the opportunity for physical disturbance of the property; therefore, there is no potential for any impacts.

The proposed project does not provide the opportunity for physical disturbance of the property; therefore, there is no potential for any impacts to scenic resources. The proposed project will change the General Plan designation for the site, which could eventually lead to a higher level of development on the property. Once a development proposal or land use application to subsequently subdivide, grade, or build on the property associated with General Plan Amendment No. 950 and Change of Zone No. 7830 is submitted, a subsequent review and Environmental Assessment shall be prepared assessing potential impacts.

Mitigation: No mitigation is required

Monitoring: No monitoring is required

**3. Other Lighting Issues**

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

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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b) Expose residential property to unacceptable light levels?

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Source: On-site Inspection, Project Application Description

Findings of Fact:

a-b) The proposed project does not provide the opportunity for physical disturbance of the property; therefore, there is no potential for any impacts to scenic resources. The proposed project will change the General Plan designation for the site, which could eventually lead to a higher level of development on the property. Once a development proposal or land use application to subsequently subdivide, grade, or build on the property associated with General Plan Amendment No. 950 and Change of Zone No. 7830 is submitted, a subsequent review and Environmental Assessment shall be prepared assessing potential impacts.

Mitigation: No mitigation is required

Monitoring: No monitoring is required

**AGRICULTURE & FOREST RESOURCES** Would the project

**4. Agriculture**

a) Convert Prime Farmland, Unique Farmland, or

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

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

Findings of Fact:

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

b) There are no Williamson Act contracts on the site. The zoning on the property is zoned Light Agricultural 1 Acre Minimum which is intended for agricultural uses and the General Plan has a Rural Community: Very Low Density Residential (RC:VLDR) (1 acre minimum lot size) designation which is intended primarily for large lot single family residential with possible limited agriculture and animal keeping. As a result, the current zoning is consistent with the General Plan. The proposed general plan designation and proposed zoning will also be consistent with each other. Therefore, with the change to the general plan and zoning there will be no conflicts with agricultural zoning. There are no substantial impacts.

c-d) The proposed project will change the General Plan designation for the site, which could eventually lead to a higher level of development on the property. Once a development proposal or land use application to subsequently subdivide, grade, or build on the property associated with General Plan Amendment No. 950 and Change of Zone No. 7830 is submitted, a subsequent review and Environmental Assessment shall be prepared assessing potential impacts to neighboring agriculturally zoned properties. There are no substantial impacts.

Mitigation: No mitigation is required

Monitoring: No monitoring is required

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

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Govt. Code section 51104(g))?				
b) Result in the loss of forest land or conversion of forest land to non-forest use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of forest land to non-forest use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

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

Findings of Fact:

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

Mitigation: No mitigation is required

Monitoring: No monitoring is required

**AIR QUALITY** Would the project

**6. Air Quality Impacts**

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

Source: SCAQMD CEQA Air Quality Handbook

Findings of Fact:

a-f) The proposed land use change would result in an intensification of the use on the site, in terms of building and traffic trips. However, the amount of the increase is too speculative to provide a detailed analysis at this stage. This is a programmatic level CEQA analysis. The General Plan includes

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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assumptions that could be used to estimate floor to area ratio, but the new water quality requirements for the State's mandated Low Impact Development (LID) standards will result in a lower density yield on development of all designations. The proposed change will eliminate residential and create industrial, thus decreasing the population for the area, thus not impacting the local Air Quality Management Plans. There are no point source emitters within 1 mile of the proposed site. Once a development proposal or land use application to subsequently subdivide, grade, or build on the property associated with General Plan Amendment No. 950 and Change of Zone No. 7830 is submitted, a subsequent review and Environmental Assessment shall be prepared assessing potential impacts to air quality. At this stage, the impacts are considered less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

**BIOLOGICAL RESOURCES** Would the project

**7. Wildlife & Vegetation**

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

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

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

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

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

f) Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?

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