

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

509 B



**FROM:** TLMA- Planning Department

**SUBMITTAL DATE:**  
January 12, 2016

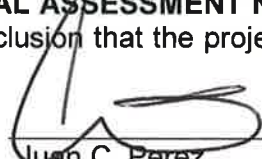
**SUBJECT: GENERAL PLAN AMENDMENT NO. 896 (Foundation and Entitlement/Policy Amendment)** – Intent to adopt a Negative Declaration – **APPLICANT:** Greg Tonkinson – **ENGINEER/REPRESENTATIVE:** Greg Tonkinson – **First Supervisorial District** – **AREA PLAN:** Temescal Canyon – **ZONE AREA:** Glen Ivy – **ZONE:** Mineral Resources & Related Manufacturing (M-R-A) – **POLICY AREA:** Serrano and Temescal Wash – **LOCATION:** North of Dawson Creek, east of Temescal Wash, south of Dawson Canyon Road, and west of Park Canyon Drive – **PROJECT SIZE:** 6.3-acres – **REQUEST:** The General Plan Amendment proposes to amend a portion of the project site's General Plan Foundation Component from Open Space (OS) to Community Development (CD) and to amend its General Plan Land Use Designation from Water (W) to Conservation (C) and Light Industrial (LI) (0.25 – 0.60 FAR) on one parcel, totaling 6.3-acres, located within the Temescal Canyon Area Plan. Deposit Based Funds 100%.

**RECOMMENDED MOTIONS:** The Planning Commission and Staff Recommend that the Board of Supervisors:

1. **ADOPT** a **NEGATIVE DECLARATION** for **ENVIRONMENTAL ASSESSMENT NO. 41689**, 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, AICP  
Planning Director

(Continued on next page)

  
Juan C. Perez  
TLMA Director

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

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

APPROVE

BY:

  
Tina Grande

County Executive Office Signature

**MINUTES OF THE BOARD OF SUPERVISORS**

☐ A-30  
☐ 4/5 Vote  
☐ Positions Added  
☐ 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. 896**

**DATE:** January 12, 2016

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2. **TENTATIVELY APPROVE GENERAL PLAN AMENDMENT NO. 896** amending a portion of the project site's General Plan Foundation Component from Open Space (OS) to Community Development (CD) and amending its General Plan Land Use Designation from Water (W) to Conservation (C) and Light Industrial (LI) (0.25 – 0.60 FAR), in accordance with the Proposed 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.

**BACKGROUND:**

*Project Scope*

This General Plan Amendment proposes to amend a portion of the project site's General Plan Foundation Component from Open Space (OS) to Community Development (CD) and to amend its General Plan Land Use Designation from Water (W) to Conservation (C) and Light Industrial (LI) (0.25 – 0.60 FAR) on one parcel, totaling 6.3-acres, located within the Temescal Canyon Area Plan.

*General Plan Initiation Proceedings ("GPIP")*

This project was submitted to the County of Riverside on January 2, 2008, during the 2008 General Plan Review Cycle application period and was recommended for initiation to the Board of Supervisors, as modified to a Light Industrial Land Use Designation on the northern portion of the property. On July 21, 2009, the Riverside County Board of Supervisors adopted an order initiating proceedings for General Plan Amendment No. 896.

*Planning Commission*

This project was presented to the Planning Commission for recommendation to the Board of Supervisors on November 4, 2015. The Planning Commission recommended approval of the project by a vote of 5-0.

During the Planning Commission hearing, several members of the community spoke in opposition of the proposed project. Their specific concerns were related to proximity of the project site to the Temescal wash and potential flooding issues. The Planning Commission advised the applicant during the hearing that he will need to work with Flood Control to determine the development footprint as well as potential mitigation measures relative to flooding of the site.

*Multiple Species Habitat Conservation Plan ("MSHCP")*

The project site is located within a WRCMSHCP Criteria Cell and as a result, is subject to the Regional Conservation Authority review. A HANS application was submitted to the County in January, 2008, in accordance with Resolution No. 2013-111, and was reviewed by RCA. The RCA determined that the southern 3.7-acre portion of the project site is required for conservation and will be changed to a Conservation (C) Land Use Designation. The remaining northern 2.6-acre developable portion of the project site will be changed to Light Industrial (LI) (0.25 – 0.60 FAR).

*Sphere of Influence*

The project site is located within the City of Corona's sphere of influence and was transmitted to them for review. The City of Corona had no comments or concerns regarding this project.

*Environmental Assessment*

The cumulative impacts of all proposed 2008 Foundation Component applications have been previously analyzed in conjunction with a County-wide General Plan Amendment (GPA No. 960). As a result, this project was analyzed under an Initial Study, which resulted in preparation of a Negative Declaration of environmental effects. This project includes a General Plan Amendment only. There is no accompanying implementing project and there will be no significant impacts resulting from this project.

**SUBMITTAL TO THE BOARD OF SUPERVISORS, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA  
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*General Plan Amendment Findings*

Pursuant to the Riverside County General Plan, certain findings justifying this General Plan Amendment were made and discussed in the accompanying Planning Commission staff report. During the time between Planning Commission staff report preparation and the Board of Supervisors staff report preparation, the General Plan amendment that updated the County's General Plan (GPA No. 960) was adopted by the Board of Supervisors. This proposed General Plan Amendment (GPA No. 896) is consistent with the General Plan as updated through GPA No. 960.

**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.

**SUPPLEMENTAL:**

**Additional Fiscal Information**

N/A

**Contract History and Price Reasonableness**

N/A

**ATTACHMENTS:**

**A. Planning Commission Minutes**

**B. Indemnification Agreement**

**C. Planning Commission Staff Report**

# **Attachment A:**

## **Planning Commission Minutes**





**PLANNING COMMISSION  
MINUTE ORDER  
NOVEMBER 4, 2015**

**I. AGENDA ITEM 4.1**

**GENERAL PLAN AMENDMENT NO. 896 (Foundation and Entitlement/Policy)** – Intent to Adopt a Negative Declaration – Applicant: Greg Tonkinson – Engineer/Representative: LSA Associates, Inc. – First Supervisorial District – Area Plan: Temescal Canyon – Zone Area: Glen Ivy – Zone: Mineral Resources & Related Manufacturing (M-R-A) – Policy Area: Serrano and Temescal Wash – Location: North of Dawson Creek, east of Temescal Wash, south of Dawson Canyon Road, and west of Park Canyon Drive – Project Size: 6.3 acres.

**II. PROJECT DESCRIPTION:**

Proposal to amend the project site's General Plan Foundation Component from Open Space (OS) to Community Development (CD) and to amend its Land Use Designation from Water (W) to Light Industrial (LI) (0.25 – 0.60 FAR) on one parcel, totaling 6.3 acres.

**III. MEETING SUMMARY:**

The following staff presented the subject proposal:

Project Planner: John Hildebrand at (951) 955-1888 or email [jhildebr@rctlma.org](mailto:jhildebr@rctlma.org).

In Favor of the proposed project:

- Greg Tonkinson, Applicant, 16376 Slover Ave., Fontana (909) 952-5025

In opposition:

- Michelle Randell, Neighbor
- Jerry Sincich, Neighbor
- Dave Davis, Neighbor, 11021 Sunway Ct., Temescal Valley
- Jannlee Watson, Interested Party, 23043 Sunrose St., Temescal Valley (951) 277-0383

**IV. CONTROVERSIAL ISSUES:**

None

**V. PLANNING COMMISSION ACTION:**

Public Comments: CLOSED

Motion by Commissioner Leach, 2<sup>nd</sup> by Commissioner Sanchez

A vote of 5-0

**ADOPTED PLANNING COMMISSION RESOLUTION No. 2015-020; and,**

**CD** The entire discussion of this agenda item can be found on CD. For a copy of the CD, please contact Mary Stark, TLMA Commission Secretary, at (951) 955-7436 or email at [mcstark@rctlma.org](mailto:mcstark@rctlma.org).



**PLANNING COMMISSION  
MINUTE ORDER  
NOVEMBER 4, 2015**

THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS:

**ADOPT a NEGATIVE DECLARATION for ENVIRONMENTAL ASSESSMENT NO. 41689; and,  
TENTATIVELY APPROVE GENERAL PLAN AMENDMENT NO. 896, as modified at hearing.**

**CD** The entire discussion of this agenda item can be found on CD. For a copy of the CD, please contact Mary Stark, TLMA Commission Secretary, at (951) 955-7436 or email at [mcstark@rctlma.org](mailto:mcstark@rctlma.org).

# **Attachment B:**

## **Indemnification Agreement**

## **INDEMNIFICATION AGREEMENT**

This INDEMNIFICATION AGREEMENT ("Agreement"), made by and between the COUNTY OF RIVERSIDE, a political subdivision of the State of California ("COUNTY"), and Greg Tonkinson ("PROPERTY OWNER"), relating to the PROPERTY OWNER'S indemnification of the COUNTY under the terms set forth herein:

### **WITNESSETH:**

**WHEREAS**, the PROPERTY OWNER has a legal interest in the certain real property described as APN 283-190-043 ("PROPERTY"); and,

**WHEREAS**, on January 1, 2008, PROPERTY OWNER filed an application for General Plan Amendment No. 896 ("PROJECT"); and,

**WHEREAS**, judicial challenges of projects requiring discretionary approvals, including, but not limited to, California Environmental Quality Act determinations, are costly and time consuming. Additionally, project opponents often seek an award of attorneys' fees in such challenges; and,

**WHEREAS**, since property owners are the primary beneficiaries of such approvals, it is appropriate that such owners bear the expense of defending against any such judicial challenge, and bear the responsibility of any costs, attorneys' fees and damages which may be awarded to a successful challenger; and,

**WHEREAS**, in the event a judicial challenge is commenced against the PROJECT, the COUNTY has requested and the PROPERTY OWNER has agreed to defend, indemnify and hold harmless the COUNTY, its agents, officers, or employees from any claim, action or proceeding against the COUNTY, its agents, officers, or employees to attack, set aside, void or annul any approval of the COUNTY, its advisory agencies, appeal boards, or legislative body concerning the PROJECT or its associated environmental documentation ("LITIGATION"); and,

**WHEREAS**, this Agreement is entered into by the COUNTY and PROPERTY OWNER to establish specific terms concerning PROPERTY OWNER'S indemnification obligation for the PROJECT.

**NOW, THEREFORE**, it is mutually agreed between COUNTY and PROPERTY OWNER as follows:

1. ***Indemnification.*** PROPERTY OWNER, at its own expense, shall defend, indemnify and hold harmless the COUNTY, its agents, officers, and employees from and against any claim, action or proceeding brought against the COUNTY, its agents, officers, and employees to attack, set aside, void or annul any

approval of the PROJECT including any associated costs, damages, and expenses including, but not limited to, costs associated with Public Records Act requests submitted to the COUNTY related to the PROJECT and an award of attorneys' fees and costs incurred or arising out of the above-referenced claim, action or proceeding brought against the COUNTY ("Indemnification Obligation.")

2. ***Defense Cooperation.*** PROPERTY OWNER and the COUNTY shall reasonably cooperate in all aspects of the LITIGATION. Nothing contained in this Agreement, however, shall be construed to limit the discretion of COUNTY, in the interest of the public welfare, to settle, defend, appeal or to decline to settle or to terminate or forego defense or appeal of the LITIGATION. It is also understood and agreed that all litigation pleadings are subject to review, revision and approval by COUNTY's Office of County Counsel.

3. ***Representation and Payment for Legal Services Rendered.*** COUNTY shall have the absolute right to approve any and all counsel retained to defend COUNTY in the LITIGATION. PROPERTY OWNER shall pay the attorneys' fees and costs of the legal firm retained by PROPERTY OWNER to represent the COUNTY in the LITIGATION. Failure by PROPERTY OWNER to pay such attorneys' fees and costs may be treated as an abandonment of the PROJECT and as a default of PROPERTY OWNER's obligations under this Agreement.

4. ***Payment for COUNTY's LITIGATION Costs.*** Payment for COUNTY's costs related to the LITIGATION shall be made on a deposit basis. LITIGATION costs include any associated costs, fees, damages, and expenses as further described in Section 1. herein as Indemnification Obligation. Within thirty (30) days of receipt of notice from COUNTY that LITIGATION has been initiated against the PROJECT, PROPERTY OWNER shall initially deposit with the COUNTY's Planning Department the total amount of Twenty Thousand Dollars (\$20,000). PROPERTY OWNER shall deposit with COUNTY such additional amounts as COUNTY reasonably and in good faith determines, from time to time, are necessary to cover costs and expenses incurred by the COUNTY, including but not limited to, the Office of County Counsel, Riverside County Planning Department and the Riverside County Clerk of the Board associated with the LITIGATION. Within ten (10) days of written notice from COUNTY, PROPERTY OWNER shall make such additional deposits. Collectively, the initial deposit and additional deposits shall be referred to herein as the "Deposit."

5. ***Return of Deposit.*** COUNTY shall return to PROPERTY OWNER any funds remaining on deposit after ninety (90) days have passed since final adjudication of the LITIGATION.

6. ***Notices.*** For all purposes herein, notices shall be effective when personally delivered, delivered by commercial overnight delivery service, or sent by



certified or registered mail, return receipt requested, to the appropriate address set forth below:

COUNTY:  
Office of County Counsel  
Attn: Melissa Cushman  
3960 Orange Street, Suite 500  
Riverside, CA 92501

PROPERTY OWNER:  
Greg Tonkinson  
16376 Slover Avenue  
Fontana, CA 92337

7. ***Default and Termination.*** This Agreement is not subject to termination, except by mutual agreement or as otherwise provided herein. In the event of a default of PROPERTY OWNER's obligations under this Agreement, COUNTY shall provide written notification to PROPERTY OWNER of such alleged default and PROPERTY OWNER shall have ten (10) days after receipt of written notification to cure any such alleged default. If PROPERTY OWNER fails to cure such alleged default within the specified time period or otherwise reach agreement with the COUNTY on a resolution of the alleged default, COUNTY may, in its sole discretion, do any of the following or combination thereof:

- a. Deem PROPERTY OWNER's default of PROPERTY OWNER's obligations as abandonment of the PROJECT and as a breach of this Agreement;
- b. Rescind any PROJECT approvals previously granted;
- c. Settle the LITIGATION.

In the event of a default, PROPERTY OWNER shall remain responsible for any costs and attorney's fees awarded by the Court or as a result of settlement and other expenses incurred by the COUNTY related to the LITIGATION or settlement.

8. ***COUNTY Review of the PROJECT.*** Nothing in this Agreement shall be construed to limit, direct, impede or influence the COUNTY's review and consideration of the PROJECT.

9. ***Complete Agreement/Governing Law.*** This Agreement represents the complete understanding between the parties with respect to matters set forth herein. This Agreement shall be construed in accordance with the laws of the State of California.

10. ***Successors and Assigns.*** The obligations specific herein shall be made, and are binding on the successors in interest of the PROPERTY OWNER, whether the succession is by agreement, by operation of law or by any other means.

11. ***Amendment and Waiver.*** No modification, waiver, amendment or discharge of this Agreement shall be valid unless the same is in writing and signed by all parties.

12. **Severability.** If any term, provision, covenant or condition of this Agreement is held to be invalid, void or otherwise unenforceable, to any extent, by any court of competent jurisdiction, the remainder of this Agreement shall not be affected thereby, and each term, provision, covenant or condition of this Agreement shall be valid and enforceable to the fullest extent permitted by law.

13. **Survival of Indemnification.** The parties agree that this Agreement shall constitute a separate agreement from any PROJECT approval, and if the PROJECT, in part or in whole, is invalidated, rendered null or set aside by a court of competent jurisdiction, the parties agree to be bound by the terms of this Agreement, which shall survive such invalidation, nullification or setting aside.

14. **Interpretation.** The parties have been advised by their respective attorneys, or if not represented by an attorney, represent that they had an opportunity to be so represented in the review of this Agreement. Any rule of construction to the effect that ambiguities are to be resolved against the drafting party shall not be applied in interpreting this Agreement.

15. **Captions and Headings.** The captions and section headings used in this Agreement are inserted for convenience of reference only and are not intended to define, limit or affect the construction or interpretation of any term or provision hereof.

16. **Jurisdiction and Venue.** Any action at law or in equity arising under this Agreement or brought by a party hereto for the purpose of enforcing, construing or determining the validity of any provision of this Agreement shall be filed in the Courts of Riverside County, State of California, and the parties hereto waive all provisions of law providing for the filing, removal or change of venue to any other court or jurisdiction.

17. **Counterparts; Facsimile & Electronic Execution.** This Agreement may be executed in one or more counterparts, each of which shall be deemed an original, but all of which together shall constitute one and the same document. To facilitate execution of this Agreement, the parties may execute and exchange facsimile or electronic counterparts, and facsimile or electronic counterparts shall serve as originals.

18. **Joint and Several Liability.** In the event there is more than one PROPERTY OWNER, the liability of PROPERTY OWNER shall be joint and several, and PROPERTY OWNER each of them shall be jointly and severally liable for performance of all of the obligations of PROPERTY OWNER under this Agreement.

19. **Effective Date.** The effective date of this Agreement is the date the parties sign the Agreement. If the parties sign the Agreement on more than one date, then the last date the Agreement is signed by a party shall be the effective date.

**IN WITNESS WHEREOF**, the parties hereto have duly caused this Agreement to be executed by their authorized representatives as of the date written.

**COUNTY:**  
COUNTY OF RIVERSIDE,  
a political subdivision of the State of California

By: Steven Weiss  
Steven Weiss  
Riverside County Planning Director

Dated: 11/12/16

FORM APPROVED COUNTY COUNSEL  
BY: Melissa R. Cushman 11/7/16  
MELISSA R. CUSHMAN DATE

**PROPERTY OWNER:**  
Greg Tonkinson

By: Greg Tonkinson  
Greg Tonkinson

Dated: 12/21/15

SEE NOTARY  
ATTACHED



SEE NOTARY  
ATTACHED

## ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California  
County of San Bernardino

On December 21, 2015 before me, M. Rubio Lopez, Notary Public  
(insert name and title of the officer)

personally appeared Greg Tonkinson  
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature  (Seal)



# **Attachment C:**

Planning Commission Report Package

**Agenda Item No.:**  
**Area Plan:** Temescal Canyon  
**Zoning Area:** Glen Ivy  
**Supervisory District:** First  
**Project Planner:** John Earle Hildebrand III  
**Planning Commission:** November 4, 2015

**General Plan Amendment No.** 896  
**Environmental Assessment No.** 41689  
**Applicant:** Greg Tonkinson  
**Engineer/Representative:** Greg Tonkinson

Steve Weiss, AICP  
Planning Director

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

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

**General Plan Amendment No. 896 (Foundation and Entitlement/Policy Amendment)** – Proposal to amend the project site's General Plan Foundation Component from Open Space (OS) to Community Development (CD) and to amend its Land Use Designation from Water (W) to Conservation (C) and Light Industrial (LI) (0.25 – 0.60 FAR) on one parcel, totaling 6.3-acres, located north of Dawson Creek, east of Temescal Wash, south of Dawson Canyon Road, and west of Park Canyon Drive.

### **BACKGROUND:**

#### *General Plan Initiation Proceedings ("GPIP")*

This project was submitted on January 2, 2008, during the 2008 General Plan Review Cycle application period and was recommended for initiation to the Board of Supervisors, as modified to a Light Industrial Land Use Designation on the northern portion of the property. On July 21, 2009, the Riverside County Board of Supervisors adopted an order initiating proceedings for General Plan Amendment No. 896. The GPIP report package is included with this staff report as an attachment. GPA No. 896 (the "project") is now being taken forward for consideration.

#### *Proposed Future Use*

It is the intent of the applicant to establish a concrete batch plant facility at the site, under a future project. This project includes a General Plan Amendment only, which will change the site to industrial, enabling the future use. However, the project site has an existing zoning classification of M-R-A (Mineral Resources & Related Manufacturing), which only allows concrete batch plants in conjunction with a valid surface mining permit. Although historically, there have been surface mining operations in the area, the project site itself is too small in area to feasibly be used for surface mining, nor is it the desire of the applicant to establish such a use. As a result, a Change of Zone to M-H (Manufacturing Heavy) will be required to allow the concrete batch plant use. In addition, the applicant is required to seek Conditional Use Permit approval, prior to operating a concrete batch plant.

#### *SB 18 and AB 52 Tribal Consultations*

Pursuant to SB 18 requirements, Riverside County staff previously requested a list from the Native American Heritage Commission ("NAHC") of Native American Tribes whose historical extent includes the project site. Consultation request notices were sent to each of the Tribes on the list on May 18, 2015. SB 18 provides for a 90-day review period in which all noticed Tribes may request consultation regarding the proposed project. County staff received no consultation requests for this project during the 90-day review period.

AB 52 became effective on July 1, 2015. In compliance with AB 52, separate notices regarding this project were mailed to all requesting Tribes on September 10, 2015. AB 52 provides for a 30-day review period in which all noticed Tribes may request consultation regarding the proposed project. County staff received notification from the Pechanga Tribe within the 30-day period, requesting to initiate consultation on this project. County staff discussed this project with the Pechanga Tribe on October 10, 2015, explaining that the project scope includes a legislative action only. There is no accompanying implementing project and it will result in no physical disturbance of the site. The Pechanga Tribe concluded that this project could move forward with no additional consultation, provided they are again noticed during the time of any future implementing project. In accordance with this request and in compliance with AB 52, County staff will notice the Pechanga tribe, as well as all other requesting Tribes, at the time a project is submitted.

*Multiple Species Habitat Conservation Plan ("MSHCP")*

The project site is located within Criteria Cell No. 3039 of the Multiple Species Habitat Conservation Plan ("MSHCP") boundary and as a result, is subject to the Western Riverside County Regional Conservation Authority ("RCA") review. A Habitat Acquisition and Negotiation Strategy ("HANS") application (No. HANS01294) was submitted to the County in January, 2008, in accordance with Resolution No. 2013-111. This project was reviewed by the RCA, who determined that the southern 3.7-acre portion of the site is required for conservation. This conservation area will further contribute to the extension of Core 2, an existing habitat corridor. As a result, the southern portion of the project site's Land Use Designation will be amended to Open Space: Conservation (OS:C). The remaining northern 2.6-acre portion of the site will be amended to a Land Use Designation of Light Industrial (LI) (0.25 – 0.60 FAR).

*Sphere of Influence*

The project site is located within the City of Corona's sphere of influence. Currently, the City has no plans for annexation of the project site, nor its immediate surroundings. However, this General Plan Amendment was submitted by Riverside County to the City of Corona for their review. At the time of staff report preparation, the City of Corona had no comments. Any future implementing project will also be subject for further review by the City of Corona.

**PLANNING COMMISSION UPDATE:**

The Planning Commission staff report and accompanying Negative Declaration ("ND") prepared for the hearing of November 4, 2015 contained several discrepancies and inconsistencies regarding the project site's overall acreage, as well as the land area dedicated for conservation and development. These discrepancies were a result the RCA report prepared in 2008 which contained acreage errors and transposed numbers. Additionally, the County Assessor's website, shows this project site parcel (APN: 283-190-043) as 5.49-acres. This Planning Commission report, accompanying ND, and RCA report have been amended to reflect the correct acreages, which are as follows: Total project site area: 6.3-acres. Conservation area: 3.7-acres. Remaining portion of site: 2.6-acres. Should any other anomalies exist in these documents that are inconsistent with these acreages, they should be ignored. Refer to the correct acreages as stated above.

**ISSUES OF POTENTIAL CONCERN:**

*General Plan Amendment Findings*

This project includes both a Regular Foundation Amendment and an Entitlement/Policy Amendment. A Regular Foundation Amendment application is allowed to be submitted only during a General Plan Review Cycle, which was previously every five (5) years and is now every eight (8) years. This project



was submitted on January 2, 2008, within the 2008 General Plan Review Cycle application period. A Regular Foundation Amendment is required to adhere to a two-step approval process; whereby the first step is for the Board of Supervisors to adopt an order to initiate the Amendment proceedings. The second step, after initiation, is for the proposed Regular Foundation Amendment to go through the entitlement process, where the project will be publicly noticed and prepared for both Planning Commission and Board of Supervisors hearings and finalized during an adoption cycle.

The Administration Element of the Riverside County General Plan and Article 2 of Ordinance No. 348 provides that three (3) findings must be made for a Regular Foundation Amendment. Additionally, five (5) findings must be made for an Entitlement/Policy Amendment. This proposed project is a request to change from one Foundation Component to another, as well as from one Land Use Designation to another. As a result, both sets of findings must be made. There is some overlap between the Foundation and Entitlement/Policy Amendment findings, which are further described below:

- 1) (FOUNDATION FINDING) The Foundation change is based on substantial evidence that new conditions or circumstances disclosed during the review process justify modifying the General Plan, that the modifications do not conflict with the overall Riverside County Vision, and that they would not create an internal inconsistency among the elements of the General Plan.

#### *New Circumstance*

Pursuant to the submitted application, certain portions of the Temescal Wash area, in proximity of the project site, have historically been used for surface mining, but are no longer being mined for aggregate material. As a result, it would be appropriate to establish a new General Plan Land Use for the site, to repurpose its use. Furthermore, the existing General Plan Land Use is Open Space-Water, which is inappropriately designated, as a portion of the northern half of the site, is located outside of the 100-year floodplain. However, the southern portion is still within the floodplain area and will obtain a new land use designation of Open Space – Conservation, as a result of the RCA determination. The southern half of the site will not be developed and will be conveyed to the RCA. As a result of some surface mining operations terminating and an inappropriate Land Use Designation, there are new circumstances that justify a General Plan Foundation Component Amendment.

#### *Riverside County Vision*

The Riverside County General Plan Vision Statement discusses many concepts, which are distinguished by categories and include housing, population growth, healthy communities, conservation, transportation, and several others. The Vision Statement itself is the County's blueprint for long-term, managed, and sustainable growth, but is also flexible to enable adaptation when market conditions and other external forces create opportunities. This Foundation Component Amendment is supported through Policy 5 of the Vision Statement under the Integration section, which states the following:

- Is flexible so that it can be adjusted to accommodate future circumstances, yet provides a solid foundation of stability so that basic ingredients in the plan are not sacrificed.

This proposed General Plan Foundation Component Amendment has been reviewed in conjunction with the Vision Statement. Staff has determined that the project is consistent with its policies. Specifically, Policy 1 of the Conservation and Open Space Resource System portion of the Vision Statement discusses the need for protection and acquisition of open space. The Policy states the following:

- Conserved multi-purpose open space is viewed as a critical part of the County's system of public facilities and services required to improve the existing quality of life and accommodate new development.

This project will result in dedicating the southern 3.7-acre portion of the project site for conservation to further contribute to the extension of Core 2, an existing habitat corridor in close proximity of the site. These incremental conservation dedications that are provided on a case-by-case basis, contribute to the long-term County Vision for establishing permanent open space areas. The remaining northern 2.6-acre portion of the site will be amended to a Land Use Designation of Light Industrial (LI) (0.25 – 0.60 FAR). For these reasons, this project is consistent with the Riverside County Vision Statement and this General Plan Foundation Component change is justified.

*Internal Consistency*

Staff has reviewed this project in conjunction with each of the ten (10) Riverside County General Plan Elements, which includes Vision, Land Use, Circulation, Multi-Purpose Open Space, Safety, Noise, Housing, Air Quality, Healthy Communities, and Administration, and has determined that this project is in conformance with the policies and objectives of each Element. Policy OS 18.1 of the Multipurpose Open Space Element, states the following:

- Preserve multi-species habitat resources in the County of Riverside through the enforcement of the provisions of applicable MSHCP's, and through implementing related Riverside County policies.

As discussed, this proposed General Plan Foundation Component Amendment will result in the dedication of additional conservation land as well as establishing a future developable site. This project will not create an inconsistency with any of the General Plan Elements and as a result, a General Plan Foundation Component Amendment is justified.

2) (ENTITLEMENT/POLICY FINDING) The proposed change does not involve a change in or conflict with:

a) The Riverside County Vision:

This General Plan Entitlement/Policy Amendment does not involve a change to the Riverside County Vision Statement, nor does it conflict with any of its provisions. This was demonstrated through the previous Vision discussion above, which cited its provisions for flexibility to accommodate future circumstances and need for identifying new open space conservation areas. As a result, this project does not conflict with the Riverside County Vision.

b) Any General Plan Principle; or

Appendix B: General Planning Principles, within the Riverside County General Plan, consists of seven (7) categories, including Community Development, Environmental Protection, Transportation, Community Design, Agricultural, Rural Development, and Economic Development. This project has been reviewed in conjunction with these categories and staff has determined that the project is consistent with the planning principles contained within. Specifically, there are two principles that are of special note.

The first principal is within Economic Development – Land and Development Activity:

- Focus on availability of vacant, developable land that can accommodate a variety of economic enterprises.

This proposed land use change will enable a future concrete batch plant use to be established on an underutilized site, surrounded by other existing industrial uses, including surface mining. The applicant will additionally need to apply for a subsequent Change of Zone and Conditional Use Permit applications prior to establishing the use, but this General Plan Amendment is the first step in achieving that goal.

The second principal is within Economic Development – Commerce and Industrial Development:

- Stimulate the growth of small businesses.

Riverside County supports the establishment of new businesses, provided they are located in an appropriate location and adhere to all relevant operating regulations. Changing the site's Land Use Designation will enable the future establishment of a concrete batch plant at an appropriate site that is compatible with the other existing surrounding uses. This will provide an opportunity to simulate the establishment of a new business. As a result, this project is consistent with the General Plan Principles.

c) Any Foundation Component designation in the General Plan.

This project will result in a Foundation Component Amendment. However, as demonstrated in the above findings, this proposed Amendment in conjunction with the Entitlement/Policy Amendment, does not conflict with the Riverside County Vision Statement, any of the General Plan principles, nor any other Foundation Component. This Amendment will result in a logical extension of the existing industrial uses in the area, which supports the County's goals and overall vision.

- 3) (ENTITLEMENT/POLICY FINDING) 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.

Policy LU 3.1(b) of the General Plan Land Use element states, "Assist in and promote the development of infill and underutilized parcels which are located in the Community Development areas, as identified on the General Plan Land Use Map." This General Plan Amendment will result in changing the project site from Open Space to a more appropriate Light Industrial designation. Due to the location of the project site, adjacent to other existing industrial uses, an industrial designation is appropriate. As a result, this Amendment will further the General Plan's goals through enabling infill industrial development of an underutilized property.

Additionally, Policy LU 24.1 of the General Plan Land Use element states, "Accommodate the continuation of existing and development of new industrial, manufacturing, research and development, and professional offices in areas appropriately designated by General Plan and area plan land use maps." The project site itself is appropriate for industrial uses. This General Plan Amendment will redesignate the property to a land use that is compatible with the surrounding area, which contributes to the General Plans purpose.

- 4) (ENTITLEMENT/POLICY FINDING) Special circumstances or conditions have emerged that were unanticipated in preparing the General Plan.



As discussed in the above findings, the Temescal Wash area around the project site is no longer being mined for aggregate material and the project site is inappropriately designated as Open Space-Water. As a result, it would be appropriate to establish a new General Plan Land Use for the site, to repurpose its use for a future industrial development. As a result, this General Plan Amendment is a reasonable change based upon these new circumstances.

**SUMMARY OF FINDINGS:**

- |   |  |
|---|--|
| 1. Existing Foundation General Plan Land Use (Ex #6): | Open Space (OS)  |
| 2. Proposed Foundation General Plan Land Use (Ex #6): | Community Development (CD)   |
| 3. Existing General Plan Land Use (Ex #6):            | Water (W)  |
| 4. Proposed General Plan Land Use (Ex #6):            | Conservation (C) and Light Industrial (LI) (0.25 – 0.60 FAR)   |
| 5. Surrounding General Plan Land Use (Ex #6):         | Light Industrial (LI) (0.25 – 0.60 FAR) to the west, Open Space-Mineral Resources (OS-MIN) to the north, and Open Space-Water to the east and south. |
| 6. Existing Zoning (Ex #3):                           | Mineral Resources and Related Manufacturing (M-R-A)  |
| 7. Surrounding Zoning (Ex #3):                        | Mineral Resources (M-R) to the north, east, and south and Specific Plan (S-P) to the southwest   |
| 8. Existing Land Use (Ex #1):                         | Vacant Land  |
| 9. Surrounding Land Use (Ex #1):                      | Concrete manufacturing to the northeast, and southwest. Vacant land to the south.  |
| 10. Project Size (Ex #1):                             | Total Acreage: 6.3-acres   |
| 11. Environmental Concerns:                           | See Environmental Assessment No. 41689   |

**RECOMMENDATIONS:**

**ADOPT PLANNING COMMISSION RESOLUTION No. 2015-020** recommending adoption of General Plan Amendment No. 896 to the Riverside County Board of Supervisors;

**THE PLANNING STAFF RECOMMENDS THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS:**

**ADOPT** a **NEGATIVE DECLARATION** for **ENVIRONMENTAL ASSESSMENT NO. 41689**, 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. 896** amending the project site's General Plan Foundation Component from Open Space (OS) to Community Development (CD) and amending its Land Use Designation from Water (W) to Conservation (C) and Light Industrial (LI) (0.25 – 0.60 FAR), in accordance with the Proposed 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,



**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 has an existing General Plan land Use of Open Space: Water (OS-W) and is located within the Temescal Canyon Area Plan.
2. The project site is surrounded by properties which have a General Plan Land Use of Light Industrial (LI) (0.25 – 0.60 FAR) to the west, Mineral Resources (MIN) to the north, and Water (W) to the east and south.
3. This Regular Foundation Component Amendment and Entitlement/Policy Amendment will result in a Land Use Amendment to Open Space: Conservation (OS-C) and Community Development: Light Industrial (CD:LI) (0.25 – 0.60 FAR).
4. As provided in this staff report, this project is consistent with both the Administrative Element of the Riverside County General Plan and Sections 2.4 and 2.5 of Ordinance No. 348.
5. As provided in this staff report, this project is in conformance with each of the Riverside County General Plan Elements and will not create an internal inconsistency with them.
6. As provided in this staff report, this project does not conflict with nor does it require any changes to the Riverside County Vision Statement.
7. As provided in this staff report, this project is consistent with the planning principles in Appendix B of the Riverside County General Plan.
8. Special circumstances or conditions have emerged that were unanticipated in preparing the General Plan. Specifically, and pursuant to the submitted application, the Temescal Wash area around the project site is no longer being mined for aggregate material. As a result, it would be appropriate to establish a new General Plan Land Use for the site, to repurpose its use. Furthermore, the existing General Plan Land Use is Open Space-Water, which is inappropriately designated. A portion of the property in the northern part of the site, is located outside of the 100-year floodplain. However, the southern part of the property, is still within the floodplain area and will obtain a new land use designation of Open Space – Conservation as a result of this project. The southern half of the site will not be developed and will be conveyed to the RCA. This represents a new circumstance since the previous Riverside County General Plan update and is a justification for a General Plan Foundation Component Amendment.
9. Policy LU 3.1(b) of the General Plan Land Use element states, "Assist in and promote the development of infill and underutilized parcels which are located in the Community Development areas, as identified on the General Plan Land Use Map." This General Plan Amendment will result in changing the project site from Open Space to a more appropriate Light Industrial designation. Due to the location of the project site, adjacent to other existing industrial uses, an industrial designation is appropriate. As a result, this Amendment will further the General Plan's goals though enabling infill industrial development of an underutilized property.
10. Additionally, Policy LU 24.1 of the General Plan Land Use element states, "Accommodate the continuation of existing and development of new industrial, manufacturing, research and development, and professional offices in areas appropriately designated by General Plan and area plan land use maps." The project site itself is appropriate for industrial uses. This General

Plan Amendment will redesignate the property to a land use that is compatible with the surrounding area, which contributes to the General Plans purpose.

11. The project site has an existing Zoning classification of Mineral Resources and Related Manufacturing (M-R-A).
12. The project site is surrounded by properties which have a Zoning classification of Mineral Resources (M-R) to the north, east, and south and Specific Plan (S-P) to the southwest.
13. The project site is located within Criteria Cell No. 3039 of the Multiple Species Habitat Conservation Plan ("MSHCP") boundary. A Habitat Acquisition and Negotiation Strategy ("HANS") application (No. HANS01294) was submitted in January, 2008 to the County, in accordance with Resolution No. 2013-111 and was reviewed by the RCA. The RCA determined that the southern 3.7-acre portion of the site is required for conservation, but the remaining northern 2.6-acre portion of the site could be developed, in conjunction with a future implementing project.
14. Environmental Assessment No. 41689 identified no potentially significant impacts, and resulted in a Negative Declaration of environmental effects.

#### **CONCLUSIONS:**

1. The proposed project is in conformance with the Light Industrial (LI) (0.25 – 0.60 FAR) General Plan Land Use Designation, and with all other elements of the Riverside County General Plan.
2. The proposed project is consistent with the Mineral Resources and Related Manufacturing (M-R-A) 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 negative effect on the environment.
6. The proposed project will not preclude reserve design for the Western Riverside County Multiple Species Habitat Conservation Plan ("WRCMSHCP"), and is in fact further contributing to its assemblage.

#### **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. The boundaries of a City; or
  - b. An Airport Influence Area ("AIA"); or
  - c. A Community Service Area ("CSA"); or
  - d. An area drainage plan or dam inundation area.
3. The project site **is** located within:

- a. The City of Corona's sphere of influence; and
  - b. Criteria Cell No. 3414 of the Multi-Species Habitat Conservation Plan ("MSHCP"); and
  - c. A 100-year flood plain; and
  - d. A "Moderate" liquefaction area; and
  - e. A "High" wildfire hazard zone; and
  - f. A State Responsibility area.
4. The project site is currently designated as Assessor's Parcel Number: 283-190-043

2  
3 **RESOLUTION NO. 2015-020**  
4 **RECOMMENDING ADOPTION OF**  
5 **GENERAL PLAN AMENDMENT NO. 896**  
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 November 4, 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 November 4, 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 File No. 41689; and

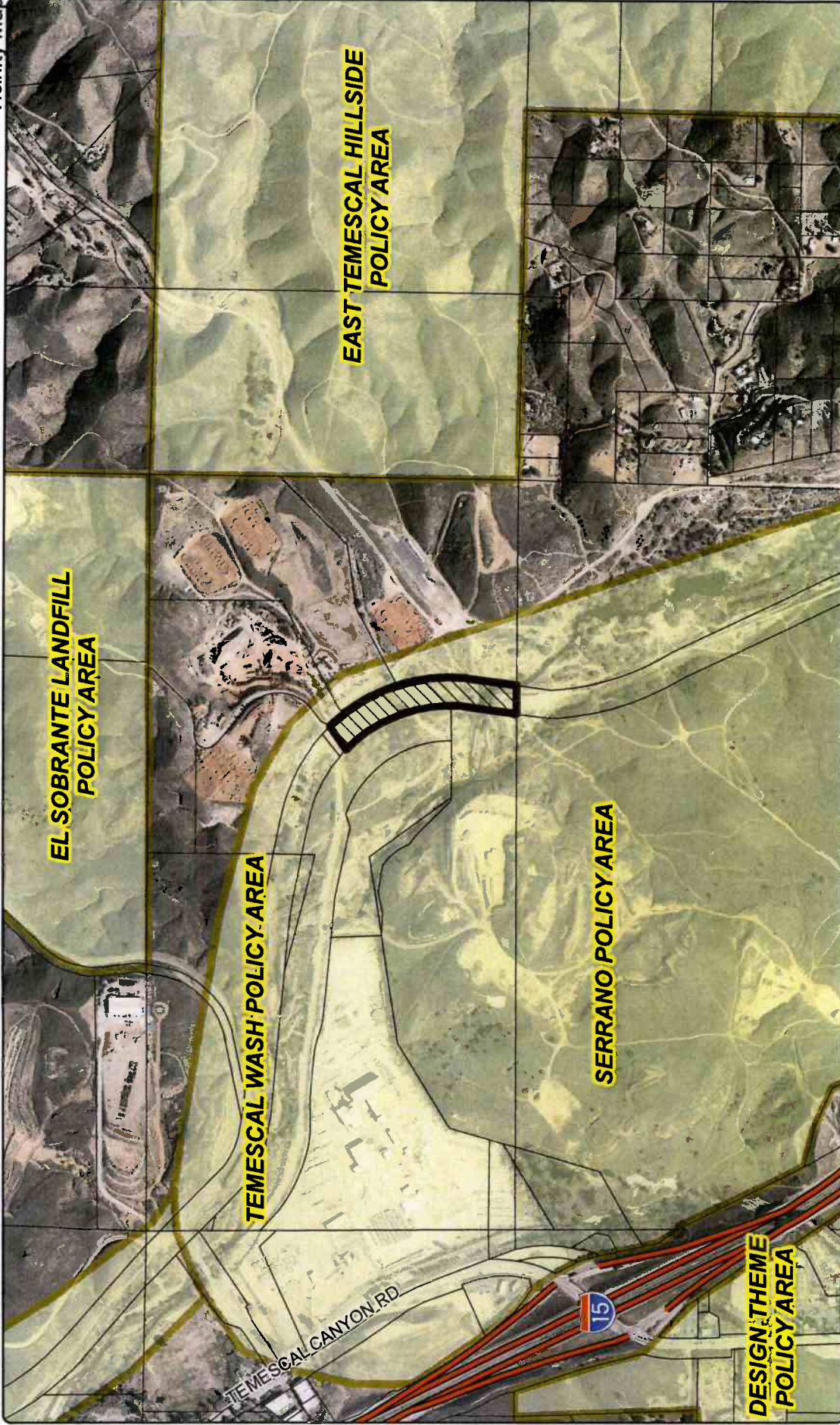
25 **ADOPTION** of General Plan Amendment No. 896  
26  
27  
28



# RIVERSIDE COUNTY PLANNING DEPARTMENT GPA00896 VICINITY/POLICY AREAS

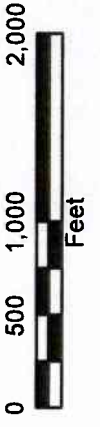
Supervisor Jeffries  
District 1

Date Drawn: 09/30/2015  
Vicinity Map



Zoning Area: Glen Ivy

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. The new General Plan designations are shown on the map. The map is provided for informational purposes only. For further information, please contact the Riverside County Planning Department offices in Riverside at (951)955-3000 (Western County) or in Palm Desert at (760)865-4377 (Eastern County) or Website: <http://www.riversideca.gov>



# RIVERSIDE COUNTY PLANNING DEPARTMENT

## GPA00896

### LAND USE

Supervisor Jeffries  
District 1

Date Drawn: 09/30/2015  
Exhibit 1



Zoning Area: Glen Ivy

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.rctinfo.org>



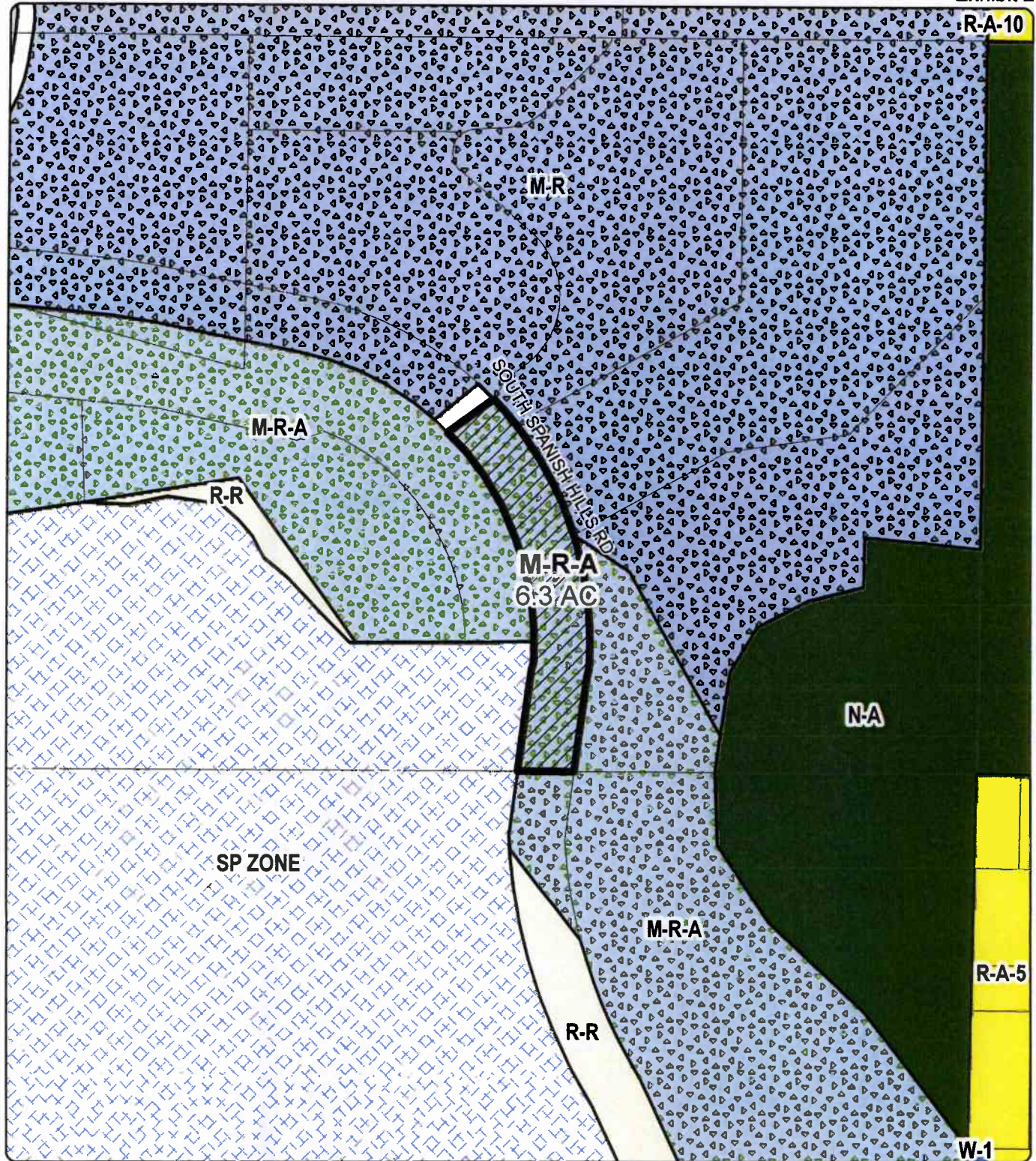
# RIVERSIDE COUNTY PLANNING DEPARTMENT

GPA00896

Supervisor Jeffries  
District 1

**EXISTING ZONING**

Date Drawn: 09/30/2015  
Exhibit 2



Zoning Area: Glen Ivy

Author: Vinnie Nguyen

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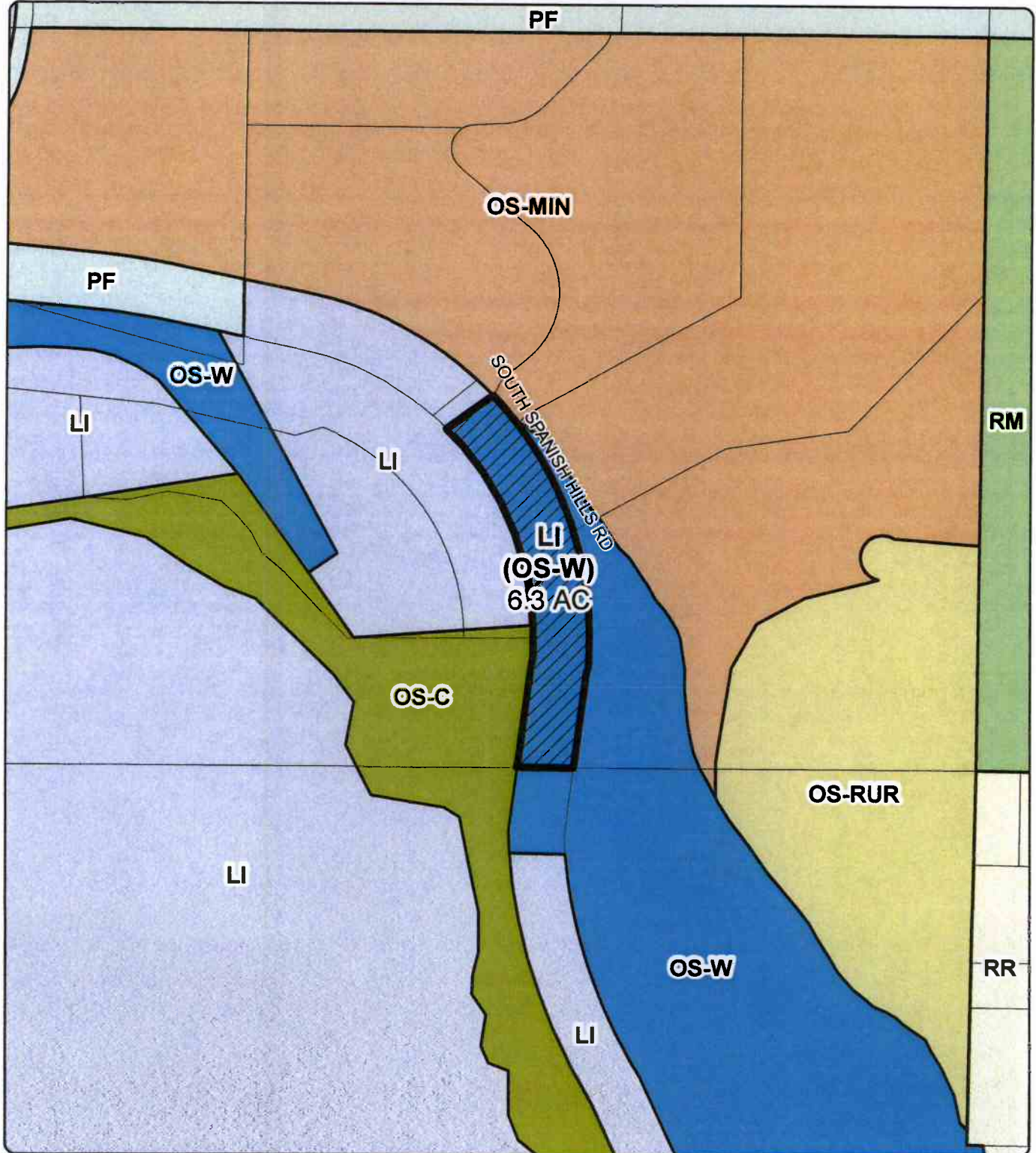
# RIVERSIDE COUNTY PLANNING DEPARTMENT

**GPA00896**

## PROPOSED GENERAL PLAN

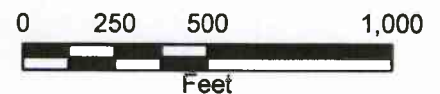
Supervisor Jeffries  
District 1

Date Drawn: 09/30/2015  
Exhibit 6



Zoning Area: Glen Ivy

Author: Vinnie Nguyen



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



# COUNTY OF RIVERSIDE

## ENVIRONMENTAL ASSESSMENT FORM: INITIAL STUDY

**Environmental Assessment File Number:** 41689  
**Project Case:** General Plan Amendment No. 896  
**Lead Agency Name:** County of Riverside Planning Department  
**Lead Agency Address:** P.O. Box 1409, Riverside, CA 92502-1409  
**Lead Agency Contact Person:** John Earle Hildebrand III  
**Lead Agency Telephone Number:** (951) 955-1888  
**Applicant's Name:** Greg Tonkinson  
**Applicant's Address:** 16376 Slover Avenue, Fontana, CA 92337  
**Applicant's Telephone Number:**

### I. PROJECT INFORMATION

#### A. Project Description:

General Plan Amendment No. 896, to amend the project site's General Plan Foundation Component from Open Space (OS) to Community Development (CD) and to amend its Land Use Designation from Water (W) to Conservation (C) and Light Industrial (LI) (0.25 – 0.60 FAR) on one parcel, totaling 6.3 acres.

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

**C. Total Project Area:** 6.3 acres

**D. Assessor's Parcel No.:** 283-190-043

**E. Street References:** North of Dawson Creek, east of Temescal Wash, south of Dawson Canyon Road, and west of Park Canyon Drive.

**F. Section, Township, & Range Description:** Section 35; Township 4 South; Range 6 West

**G. Brief description of the existing environmental setting of the project site and its surroundings:** Vacant land, adjacent to Temescal Wash. Existing use to the north includes a concrete batch and precast manufacturing facility.

### II. APPLICABLE GENERAL PLAN AND ZONING REGULATIONS

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

1. **Land Use:** This project includes a General Plan Amendment only. There is no development plan associated with this project. This project will result in an amendment to the Riverside County General Plan foundation component and the General Plan land use designation in order to support future development. Upon adoption of the new foundation component and land use designation, the project will be consistent with the provisions of the Land Use Element.

2. **Circulation:** The project is consistent with the provisions 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.
8. **Healthy Communities:** The project is consistent with the policies of the Healthy Communities Element.

**B. General Plan Area Plan:** Temescal Canyon

**C. General Plan Foundation Component (Existing):** Open Space (OS)

**D. General Plan Foundation Component (Proposed):** Community Development (CD)

**E. General Plan Land Use Designation (Existing):** Water (W)

**F. General Plan Land Use Designation (Proposed):** Conservation (C) and Light Industrial (LI)

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

**H. Policy Area(s), if any:** Serrano and Temescal Wash

**I. Adjacent and Surrounding:**

1. **Area Plan(s):** Temescal Canyon

2. **Foundation Component(s):** Open Space; Community Development

3. **Land Use Designation(s):** Light Industrial (LI) (0.25 – 0.60 FAR) to the west, Mineral Resources (MIN) to the north, and Water (W) to the east and south.

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

5. **Policy Area(s), if any:** Serrano and Temescal Wash

**J. 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

**K. Existing Zoning (Existing):** Mineral Resources & Related Manufacturing (M-R-A)

**L. Zoning (Proposed):** N/A

**M. Adjacent and Surrounding Zoning:** Mineral Resources (M-R) to the north, east, and south and Specific Plan (S-P) to the southwest

### 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:

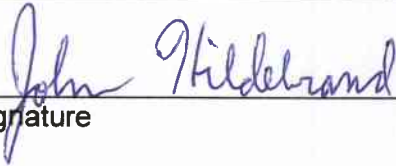
#### A PREVIOUS ENVIRONMENTAL IMPACT REPORT/NEGATIVE DECLARATION WAS NOT PREPARED

- ☒ 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

11-06-2015

Date

John Earle Hildebrand III

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 C-9 "Scenic Highways"

### Findings of Fact:

a-b) The proposed project is not located along any scenic highway corridors in the Temescal Canyon area plan. The closest Scenic Highway Corridor is interstate 15. 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 Land Use 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. 896 is submitted, a subsequent review and EA shall be prepared assessing potential impacts. There will be no 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 type="checkbox"/>	<input checked="" type="checkbox"/>

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

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

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 Temescal Canyon 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 will change the General Plan Land Use 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. 896 is submitted, a subsequent review and EA shall be prepared assessing potential impacts. There will be no impacts.

Mitigation: No mitigation is required

Monitoring: No monitoring is required

**3. Other Lighting Issues**

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

☐
☐
☐
☒

b) Expose residential property to unacceptable light levels?

☐
☐
☐
☒

Source: On-site Inspection, Project Application Description

Findings of Fact:

a-b) A land use change to industrial will result in the implementation of at least some lighting at build-out. Lighting requirements and any subsequent restrictions will be reviewed in conjunction with a future implementing project's lighting plan.

The proposed project does not provide the opportunity for physical disturbance of the property; therefore, there is no potential for any impacts. The proposed project will change the General Plan Land Use 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. 896 is submitted, a subsequent review and EA shall be prepared assessing potential impacts. There will be no 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

☐
☐
☐
☒

	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 type="checkbox"/>	<input checked="" type="checkbox"/>
c) Cause development of non-agricultural uses within 300 feet of agriculturally zoned property (Ordinance No. 625 "Right-to-Farm")?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

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

Findings of Fact:

Findings of Fact:

a) The proposed project is located within an area of designated "other lands" in the General Plan. 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, and neither the zoning nor the land use designations are Agriculture. There are no impacts.

c-d) Neither the project site or any adjacent land is designated for agricultural use. There are no 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 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"/>



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

Findings of Fact:

a-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

<b>AIR QUALITY</b> Would the project				
<b>6. Air Quality Impacts</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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 will result in a small net increase in population and/or vehicle trips, due to future employment, at time of build-out. However, the amount of the increase is too speculative to provide a detailed analysis at this time.

The proposed project does not provide the opportunity for physical disturbance of the property; therefore, there is no potential for any impacts. The proposed project will change the General Plan Land Use 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. 896 is submitted, a subsequent review and EA shall be prepared assessing potential air quality impacts. There will be no impacts.

Mitigation: No mitigation is required



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

**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?

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

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

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

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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?

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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?

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

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**Source:** GIS database, WRCMSHCP and/or CVMSHCP, On-site Inspection

**Findings of Fact:**

a-g) The project site is located within Criteria Cell No. 3039 of the Multiple Species Habitat Conservation Plan ("MSHCP") boundary and as a result, is subject to the Western Riverside County Regional Conservation Authority ("RCA") review. A Habitat Acquisition and Negotiation Strategy ("HANS") application (No. HANS01294) was submitted to the County in January, 2008, in accordance with Resolution No. 2013-111. This project was reviewed by the RCA, who determined that the southern 3.7-acre portion of the site is required for conservation. This conservation area will further contribute to the extension of Core 2, an existing habitat corridor. As a result, the southern portion of

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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the project site's Land Use Designation will be amended to Conservation (C). The remaining northern 2.6-acre portion of the site will be amended to a Land use Designation of Light Industrial (LI) (0.25 – 0.60 FAR).

This project does not provide the opportunity for physical disturbance of the property; therefore, there is no potential for take of sensitive species or any conflict with adopted conservation plans, including but not limited to the MSHCP. Once a development proposal or land use application to subsequently subdivide, grade, or build on the property associated with General Plan Amendment No. 896 is submitted, a subsequent review and EA shall be prepared assessing potential impacts to Biological Resources. As a result, there are no impacts.

**Mitigation:** No mitigation is required

**Monitoring:** No monitoring is required

#### **CULTURAL RESOURCES** Would the project

##### **8. Historic Resources**

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

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

#### **Findings of Fact:**

a-b) There are no known historic features located on the project site. However, during the time of an implementing project review, the necessity for a Historic Resource Study will be determined.

The proposed project does not provide the opportunity for physical disturbance of the property; therefore, there is no potential for any impacts. The proposed project will change the General Plan Land Use 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. 896 is submitted, a subsequent review and EA shall be prepared assessing potential impacts. As a result, impacts are less than significant.

**Mitigation:** No mitigation is required

**Monitoring:** No monitoring is required

##### **9. Archaeological Resources**

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

e) Cause a substantial adverse change in the significance of a tribal cultural resource as defined in Public Resources Code 21074?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Source: Project Application Materials

Findings of Fact:

a-e) Pursuant to SB 18 requirements, Riverside County staff previously requested a list from the Native American Heritage Commission ("NAHC") of Native American Tribes whose historical extent includes the project site. Consultation request notices were sent to each of the Tribes on the list on May 18, 2015. SB 18 provides for a 90-day review period in which all noticed Tribes may request consultation regarding the proposed project. County staff received no consultation requests for this project during the 90-day review period.

AB 52 became effective on July 1, 2015. In compliance with AB 52, separate notices regarding this project were mailed to all requesting Tribes on September 10, 2015. AB 52 provides for a 30-day review period in which all noticed Tribes may request consultation regarding the proposed project. County staff received notification from the Pechanga Tribe within the 30-day period, requesting to initiate consultation on this project. County staff discussed this project with the Pechanga Tribe on October 10, 2015, explaining that the project scope includes a legislative action only. There is no accompanying implementing project and it will result in no physical disturbance of the site. The Pechanga Tribe concluded that this project could move forward with no additional consultation, provided they are again noticed during the time of any future implementing project. In accordance with this request and in compliance with AB 52, County staff will notice the Pechanga tribe, as well as all other requesting Tribes, at the time a project is submitted.

The proposed project does not provide the opportunity for physical disturbance of the property; therefore, there is no potential for any impacts. The proposed project will change the General Plan Land Use 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. 896 is submitted, a subsequent review and EA shall be prepared assessing potential impacts. As a result, impacts are less than significant.

Mitigation: No mitigation is required

Monitoring: No monitoring is required

**10. Paleontological Resources**

a) Directly or indirectly destroy a unique paleontological resource, or site, or unique geologic feature?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Source: Riverside County General Plan Figure OS-8 "Paleontological Sensitivity"

Findings of Fact:



Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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a) According to the General Plan the project is in an area of high paleontological sensitivity. Prior to any site disturbance and during the time of an implementing project, analysis through the preparation of a Biological Study and Cultural Resource Study may be required.

The proposed project does not provide the opportunity for physical disturbance of the property; therefore, there is no potential for any impacts at this stage. The proposed project will change the General Plan Land Use 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. 896 is submitted, a subsequent review and EA shall be prepared assessing potential impacts. As a result, impacts are less than significant.

**Mitigation:** No mitigation is required

**Monitoring:** No monitoring is required

#### **GEOLOGY AND SOILS** Would the project

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

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

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

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**Source:** Riverside County General Plan Figure S-2 "Earthquake Fault Study Zones," GIS database, Geologist Comments

#### **Findings of Fact:**

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

**Mitigation:** No mitigation is required

**Monitoring:** No monitoring is required

##### **12. Liquefaction Potential Zone**

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

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

#### **Findings of Fact:**

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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a) According to the General Plan, the project site is mapped as an area of low liquefaction potential. The proposed project does not provide the opportunity for physical disturbance of the property; therefore, there is no potential for any impacts at this stage. The proposed project will change the General Plan Land Use 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. 896 is submitted, a subsequent review and EA shall be prepared assessing potential impacts. There are no impacts.

**Mitigation:** No mitigation is required

**Monitoring:** No monitoring is required

### 13. Ground-shaking Zone

a) Be subject to strong seismic ground shaking?

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

#### **Findings of Fact:**

a) Every project in California has some degree of potential exposure to significant ground shaking. The proposed project does not provide the opportunity for physical disturbance of the property; therefore, there is no potential for any impacts. The proposed project will change the General Plan Land Use 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. 896 is submitted, a subsequent review and EA shall be prepared assessing potential impacts. This will include adherence to the California Building code, Title 24, which will mitigate to some degree, the potential for ground shaking impacts. Impacts are less than significant.

**Mitigation:** No mitigation is required

**Monitoring:** No monitoring is required

### 14. Landslide Risk

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

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

#### **Findings of Fact:**



Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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a) The project site is generally flat and based on exhibit S-5 from the General Plan, there are no steep slopes that could potentially result in landslides. There will be no impacts.

Mitigation: No mitigation is required

Monitoring: No monitoring is required

#### 15. Ground Subsidence

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

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Source: Riverside County General Plan Figure S-7 "Documented Subsidence Areas Map"

Findings of Fact:

a) According to the General Plan, Figure S-7, the site is in an area potentially susceptible to subsidence. For the purposes of a stand-alone General Plan Amendment, the indicated level of subsidence does not preclude the potential development of the property at any level. Impacts will be less than significant.

Mitigation: No mitigation is required

Monitoring: No monitoring is required

#### 16. Other Geologic Hazards

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

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

Findings of Fact:

a) The project does not present any other geological hazards or risks. The project site is not located within a Dam Inundation zone. This indicates a low likeliness for seiche resulting from strong seismic activity. There will be no impacts.

Mitigation: No mitigation is required

Monitoring: No monitoring is required

#### 17. Slopes

a) Change topography or ground surface relief features?

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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b) Create cut or fill slopes greater than 2:1 or higher than 10 feet?

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
c) Result in grading that affects or negates subsurface sewage disposal systems?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Riv. Co. 800-Scale Slope Maps, Project Application Materials

a-c) The project proposes no grading or construction of any kind, therefore there are no potential impacts to or from slopes. As was previously explained, the site is general flat. Once a development proposal or land use application to subsequently subdivide, grade, or build on the property associated with General Plan Amendment No. 896 is submitted, a subsequent review and EA shall be prepared assessing potential impacts. There are no impacts.

Mitigation: No mitigation is required

Monitoring: No monitoring is required

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

Source: U.S.D.A. Soil Conservation Service Soil Surveys, Project Application Materials, On-site Inspection

Findings of Fact:

a-c) The project proposes no grading or construction of any kind, therefore there are no potential impacts to soils or septic tanks. Once a development proposal or land use application to subsequently subdivide, grade, or build on the property associated with General Plan Amendment No. 948 is submitted, a subsequent review and EA shall be prepared assessing potential impacts. There are no impacts.

Mitigation: No mitigation is required

Monitoring: No monitoring is required

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

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Source: U.S.D.A. Soil Conservation Service Soil Surveys

Findings of Fact:

a-b) The project proposes no grading or construction of any kind; therefore there are no potential impacts to or from erosion. However, the proposed project will change the General Plan Land Use 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. 896 is submitted, a subsequent review and EA shall be prepared assessing potential impacts. There are no impacts.

Mitigation: No mitigation is required

Monitoring: No monitoring is required

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

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

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

Findings of Fact:

a) According to General Plan figure S-8 the project is not located in an area of high wind erosion. Once a development proposal or land use application to subsequently subdivide, grade, or build on the property associated with General Plan Amendment No. 896 is submitted, a subsequent review and EA shall be prepared assessing potential impacts. There are no impacts.

Mitigation: No mitigation is required

Monitoring: No monitoring is required

**GREENHOUSE GAS EMISSIONS** Would the project

**21. Greenhouse Gas Emissions**

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

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

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

Findings of Fact:

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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a-b) This project will result in a General Plan Land Use amendment to industrial. This will result in the generation of additional vehicle trips to and from the project site and the area as a whole. Trip generation and subsequent mitigation measures will be analyzed in conjunction with a future implementing project.

The proposed project is a General Plan Amendment only, there is no ground disturbance proposed. The proposed amendment will increase the potential density of the site, which would have an increase in potential impacts because there could be more homes in the area. However, this CEQA analysis is intended to be a programmatic CEQA level review. Any future implementing project on this site will be required to comply with California's AB-32 greenhouse gas reduction requirement. At this stage, it is too speculative to review the specific potential impacts as the number of residential units is not known. Additionally, many of the identified potential mitigation for GHG impacts are implemented at the construction level of development. Once a development proposal or land use application to subsequently subdivide, grade, or build on the property associated with General Plan Amendment No. 896 is submitted, a subsequent review and EA shall be prepared assessing potential impacts. As a result, impacts are less than significant.

Mitigation: No mitigation is required

Monitoring: No monitoring is required

#### **HAZARDS AND HAZARDOUS MATERIALS** Would the project

##### **22. Hazards and Hazardous Materials**

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

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

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

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

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

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Source: Project Application Materials

#### Findings of Fact:

a-b, d-e) The project proposes no grading or construction of any kind; therefore there are no potential impacts that could result from the transportation of hazardous materials; nor will the proposed change in land use density result in an increased potential for generating anything hazardous. The site is not



Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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listed as a hazardous materials site. Once a development proposal or land use application to subsequently subdivide, grade, or build on the property associated with General Plan Amendment No. 896 is submitted, a subsequent review and EA shall be prepared assessing potential impacts. There are no impacts.

c) The project will result in higher development intensity of the site than was proposed in the General Plan in 2003. The increase in intensity may result in an overburden of streets previously identified as evacuation routes for other projects. However, the Transportation Department will require any future development proposals on the site to add mitigation to those projects to assure the streets will accommodate adequate emergency provisions. Impacts are less than significant.

Mitigation: No mitigation is required

Monitoring: No monitoring is required

### 23. Airports

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

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b) Require review by the Airport Land Use Commission?

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

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

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

### Findings of Fact:

a-d) Based on the General Plan, figure S-19, the project is not located within an Airport Influence area or compatibility zone and will not require review by ALUC or impact any airport operations in any way. There are no impacts.

Mitigation: No mitigation is required

Monitoring: No monitoring is required

### 24. Hazardous Fire Area

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

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Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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**Source:** Riverside County General Plan Figure S-11 "Wildfire Susceptibility," GIS database

**Findings of Fact:**

a) According to General Plan Figure S-11 the project is located within a Wildfire Susceptibility Area. However, the proposed project is a General Plan Amendment only, there is no activity which would expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands being proposed. Once a development proposal or land use application to subsequently subdivide, grade, or build on the property associated with General Plan Amendment No. 896 is submitted, a subsequent review and EA shall be prepared assessing potential impacts. Impacts will be less than significant.

**Mitigation:** No mitigation is required

**Monitoring:** No monitoring is required

**HYDROLOGY AND WATER QUALITY** Would the project

**25. Water Quality Impacts**

a) Substantially alter the existing drainage pattern of the site or area, including the alteration of the course of a stream or river, in a manner that would result in substantial erosion or siltation on- or off-site?

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b) Violate any water quality standards or waste discharge requirements?

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c) Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?

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d) Create or contribute runoff water that would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?

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e) Place housing within a 100-year flood hazard area, as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?

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f) Place within a 100-year flood hazard area structures which would impede or redirect flood flows?

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g) Otherwise substantially degrade water quality?

☐ ☐ ☐ ☒

h) Include new or retrofitted stormwater Treatment Control Best Management Practices (BMPs) (e.g. water quality treatment basins, constructed treatment wetlands), the operation of which could result in significant environmental effects (e.g. increased vectors or odors)?

☐ ☐ ☐ ☒

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Source: Riverside County Flood Control District Flood Hazard Report/Condition.

Findings of Fact:

a-h) The project is located within a flood zone. However, the proposed project is a General Plan Amendment only the project proposes no grading or construction of any kind; therefore there are no potential impacts to or from flood hazards. There is no land alteration proposed at this time that would alter any flows, violate any standards, impact ground water resources, create any runoff, or require any BMP's. No additional study of the current conditions was performed at this time because the proposed General Plan Amendment is not proposing any ground alteration at this time. However, the proposed project will change the General Plan Land Use 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. 896 is submitted, a subsequent review and EA shall be prepared assessing potential impacts which will include a hydrology analysis. There will be no impacts.

Mitigation: No mitigation is required

Monitoring: No monitoring is required

## 26. Floodplains

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

NA - Not Applicable ☒

U - Generally Unsuitable ☐

R - Restricted ☐

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

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b) Changes in absorption rates or the rate and amount of surface runoff?

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c) Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam (Dam Inundation Area)?

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☐

d) Changes in the amount of surface water in any water body?

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

Findings of Fact:

a-d) The project is located within a flood zone. However, the proposed project is a General Plan Amendment only and proposes no grading or construction of any kind; therefore there are no potential impacts to or from flood hazards. There is no land alteration proposed at this time that would alter any

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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flows, violate any standards, impact ground water resources, create any runoff, or require any BMP's. However, the proposed project will change the General Plan Land Use 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. 896 is submitted, a subsequent review and EA shall be prepared assessing potential impacts. As a result, impacts are less than significant.

Mitigation: No mitigation is required

Monitoring: No monitoring is required

#### **LAND USE/PLANNING** Would the project

##### **27. Land Use**

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

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☐
☒

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

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☐
☐
☒

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

#### Findings of Fact:

a) This project will result in changes to the site's General Plan land use pattern. The proposed Land Use Amendment to industrial is compatible with the other existing surrounding land uses. All potential impacts associated with this higher density land use will be analyzed in conjunction with an implementing future project. As a result, impacts associated with this project are considered less than significant. There will be no impacts.

b) The project site is located within the City of Corona's sphere of influence and as a result, is required to be reviewed by the City. This project was transmitted to the City for their review. No comments or concerns from the city of Corona have been received by staff regarding this project. There will be no impacts.

Mitigation: No mitigation is required

Monitoring: No monitoring is required

##### **28. Planning**

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

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☐
☒
☐

b) Be compatible with existing surrounding zoning?

☐
☐
☒
☐

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

☐
☐
☒
☐

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

☐
☐
☒
☐

e) Disrupt or divide the physical arrangement of an

☐
☐
☒
☐



	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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established community (including a low-income or minority community)?

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

Findings of Fact:

a-e) The project site is currently Zoned as Mineral Resources & Related Manufacturing (M-R-A), which is consistent with the proposed General Plan Amendment of Light Industrial. The ultimate goal of the applicant is to establish a concrete batch plant; however, the current Zoning Classification does not allow for a stand-alone batch plant use. At the time of a future implementing project, the applicant will need to submit for a Change of Zone as well as a Conditional Use Permit.

The proposed project does not provide the opportunity for physical disturbance of the property; therefore, there is no potential for any impacts. The proposed project will change the General Plan Land Use 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. 896 is submitted, a subsequent review and EA shall be prepared assessing potential impacts. As a result, impacts are considered less than significant.

Mitigation: No mitigation is required

Monitoring: No monitoring is required

**MINERAL RESOURCES** Would the project

**29. Mineral Resources**

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

☐ ☐ ☐ ☒

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

☐ ☐ ☐ ☒

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

☐ ☐ ☐ ☒

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

☐ ☐ ☐ ☒

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

Findings of Fact:

a-d) According to the General Plan figure OS-5, the project is located in an area known to have mineral resources and there are operating mines adjacent to the site. However, the project site is 6.3 acres in area, with 3.7-acres of the site required for conservation, resulting from an RCA determination. The remaining project site is too small to feasibly establish a mining use. As a result, there will be no impacts.



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

**Monitoring:** No monitoring is required

**NOISE** Would the project result in

**Definitions for Noise Acceptability Ratings**

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

NA - Not Applicable

A - Generally Acceptable

B - Conditionally Acceptable

C - Generally Unacceptable

D - Land Use Discouraged

**30. Airport Noise**

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

☐
☐
☐
☒

NA ☒ A ☐ B ☐ C ☐ D ☐

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

☐
☐
☐
☒

NA ☒ A ☐ B ☐ C ☐ D ☐

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

**Findings of Fact:**

a-b) According to the General Plan, Figure S-19, the project is not located within an airport influence area. Therefore, there will be no significant impacts from airport noise.

**Mitigation:** No mitigation is required

**Monitoring:** No monitoring is required

**31. Railroad Noise**

NA ☒ A ☐ B ☐ C ☐ D ☐

☐
☐
☐
☒

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

**Findings of Fact:**

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

**Mitigation:** No mitigation is required

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

### 32. Highway Noise

NA ☒ A ☐ B ☐ C ☐ D ☐ ☐ ☐ ☐ ☒

Source: On-site Inspection, Project Application Materials

#### Findings of Fact:

The project is not located near any highways. The closest Highway is Interstate 15 about 1 mile to the west of the project area. Noise from this distance will be negligible. Therefore, there will be no significant impacts from highway noise.

Mitigation: No mitigation is required

Monitoring: No monitoring is required

### 33. Other Noise

NA ☒ A ☐ B ☐ C ☐ D ☐ ☐ ☐ ☐ ☒

Source: Project Application Materials, GIS database

#### Findings of Fact:

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

Mitigation: No mitigation is required

Monitoring: No monitoring is required

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

a) A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project? ☐ ☐ ☒ ☐

b) A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project? ☐ ☐ ☒ ☐

c) Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies? ☐ ☐ ☒ ☐

d) Exposure of persons to or generation of excessive ground-borne vibration or ground-borne noise levels? ☐ ☐ ☒ ☐

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

Findings of Fact:

a-d) The project proposes no grading or construction of any kind. With no structures proposed on the site, and no expressed use permitted, no additional noise analysis is required at this time. The proposed project will change the General Plan Land Use 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. 896 is submitted, a subsequent review and EA shall be prepared assessing potential impacts.

Mitigation: No mitigation is required

Monitoring: No monitoring is required

**POPULATION AND HOUSING** Would the project

**35. Housing**

a) Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?

☐ ☐ ☐ ☒

b) Create a demand for additional housing, particularly housing affordable to households earning 80% or less of the County's median income?

☐ ☐ ☐ ☒

c) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?

☐ ☐ ☐ ☒

d) Affect a County Redevelopment Project Area?

☐ ☐ ☐ ☒

e) Cumulatively exceed official regional or local population projections?

☐ ☐ ☒ ☐

f) Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?

☐ ☐ ☐ ☒

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

Findings of Fact:

a-f) There are currently no residential structures located on the project site, so no displacement will occur. The proposed project will change the Land Use to Light Industrial, thus potentially creating new jobs at the time of build-out. However, the proposed future use of a concrete batch plant will not be a substantial source of new jobs creation. As a result, the impacts are less than significant.

Mitigation: No mitigation is required



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

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

**36. Fire Services**

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

Findings of Fact:

The project site is currently vacant land. Future development of the site will create a need for at least some public services. At the time of future construction, resulting from an implementing project, costs associated with the potential increased need for fire services will be. As a result, there will be no impacts.

Mitigation: No mitigation is required

Monitoring: No monitoring is required

**37. Sheriff Services**

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

Findings of Fact:

The project site is currently vacant land. Future development of the site will create a need for at least some public services. At the time of future construction, resulting from an implementing project, costs associated with the potential increased need for sheriff services will be. As a result, there will be no impacts.

Mitigation: No mitigation is required

Monitoring: No monitoring is required

**38. Schools**

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Source: School District correspondence, GIS database

Findings of Fact:

The project site is currently vacant land. Future development of the site will create a need for at least some public services. At the time of future construction, resulting from an implementing project, costs

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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associated with the potential increased need for school services will be. As a result, there will be no impacts.

Mitigation: No mitigation is required

Monitoring: No monitoring is required

### 39. Libraries

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

#### Findings of Fact:

The project site is currently vacant land. Future development of the site will create a need for at least some public services. At the time of future construction, resulting from an implementing project, costs associated with the potential increased need for library services will be. As a result, there will be no impacts.

Mitigation: No mitigation is required

Monitoring: No monitoring is required

### 40. Health Services

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

#### Findings of Fact:

The project site is currently vacant land. Future development of the site will create a need for at least some public services. At the time of future construction, resulting from an implementing project, costs associated with the potential increased need for health services will be. As a result, there will be no impacts.

Mitigation: No mitigation is required

Monitoring: No monitoring is required

## RECREATION

### 41. Parks and Recreation

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

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

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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c) Is the project located within a Community Service

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Area (CSA) or recreation and park district with a Community Parks and Recreation Plan (Quimby fees)?

Source: GIS database, Ord. No. 460, Section 10.35 (Regulating the Division of Land – Park and Recreation Fees and Dedications), Ord. No. 659 (Establishing Development Impact Fees), Parks & Open Space Department Review

Findings of Fact:

a-c) There are no trails or parks proposed or required near the project site. Quimby fees are not required on industrial development. The project site is not located within a CSA. There will be no impacts.

Mitigation: No mitigation is required

Monitoring: No monitoring is required

**42. Recreational Trails**

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Source: Riv. Co. 800-Scale Equestrian Trail Maps, Open Space and Conservation Map for Western County trail alignments

Findings of Fact:

There are no trails or parks proposed or required near the project site. There will be no impacts.

Mitigation: No mitigation is required

Monitoring: No monitoring is required

**TRANSPORTATION/TRAFFIC** Would the project

**43. Circulation**

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

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

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

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
d) Alter waterborne, rail or air traffic?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g. farm equipment)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f) Cause an effect upon, or a need for new or altered maintenance of roads?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
g) Cause an effect upon circulation during the project's construction?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
h) Result in inadequate emergency access or access to nearby uses?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
i) Conflict with adopted policies, plans or programs regarding public transit, bikeways or pedestrian facilities, or otherwise substantially decrease the performance or safety of such facilities?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

**Source:** Riverside County General Plan

**Findings of Fact:**

a) The project is located within the Serrano and Temescal Wash Areas of the General Plan. The details of the implementing project will drive the consistency with any circulation plans, the Land Use change, by itself, is consistent with the circulation plans. Impacts are less than significant.

b) The proposed project will be able to address any congestion management program through the standard fees and mitigation required at the time development is proposed. As previously explained, the proposed project will change the General Plan Land Use 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. 896 is submitted, a subsequent review and EA shall be prepared assessing potential impacts. Impacts are less than significant.

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

e-i) The project is not proposing any development at the time, therefore there are no design changes to the streets or roads that may increase hazard due to road design. The increase in density will create a need to evaluate the impacts to the existing street design; however, the potential impacts would be too speculative at this stage, because the actual level of impact from the implementing development is not known at this time. The proposed change does not conflict with any adopted policies regarding public transit, bikeways or pedestrian access because the site is rural today, and the proposed change will maintain the rural nature of the area. The efficiency of transit will not change, and therefore not impact any policies regarding transit or other alternative means of travel. Once a development proposal or land use application to subsequently subdivide, grade, or build on the property associated with General Plan Amendment No. 896 is submitted, a subsequent review and EA shall be prepared assessing potential impacts. Impacts are less than significant.

**Mitigation:** No mitigation is required

**Monitoring:** No monitoring is required

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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<b>44. Bike Trails</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Source: Riverside County General Plan

Findings of Fact:

There are no trails or parks proposed or required near the project site at this time. Qumby fees are not required on industrial development. There will be no impacts.

Mitigation: No mitigation is required

Monitoring: No monitoring is required

**UTILITY AND SERVICE SYSTEMS** Would the project

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

Source: Department of Environmental Health Review

Findings of Fact:

a-b) A land use change to industrial may have a greater impact on water requirements. An assessment of the availability of water to service the area and demand needs, will be required prior to the approval of an implementing project. This will include a commitment from the water purveyor to provide water to the site. However, at this stage, the specific size and need of water infrastructure to the area, is too speculative to analyze as there is no implementing project.

The proposed project does not provide the opportunity for physical disturbance of the property; therefore, there is no potential for any impacts. The proposed project will change the General Plan Land Use 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. 896 is submitted, a subsequent review and EA shall be prepared assessing potential impacts. There will be no impacts.

Mitigation: No mitigation is required

Monitoring: No monitoring is required

<b>46. Sewer</b>				
a) Require or result in the construction of new	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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wastewater treatment facilities, including septic systems, or expansion of existing facilities, the construction of which would cause significant environmental effects?

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

☐ ☐ ☐ ☒

Source: Department of Environmental Health Review

Findings of Fact:

a-b) A land use change to industrial may have a greater impact on sewer needs. The future implementing project may be required to connect to and construct a new sewer system. However, at this stage, the specific size and need of any new sewer infrastructure in the area, is too speculative to analyze as there is no implementing project.

The proposed project does not provide the opportunity for physical disturbance of the property; therefore, there is no potential for any impacts. The proposed project will change the General Plan Land Use 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. 896 is submitted, a subsequent review and EA shall be prepared assessing potential impacts. There will be no impacts.

Mitigation: No mitigation is required

Monitoring: No monitoring is required

**47. Solid Waste**

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

☐ ☐ ☐ ☒

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

☐ ☐ ☐ ☒

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

Findings of Fact:

a-b) A land use change to industrial may have a greater impact on solid waste service needs. The type and scale of the future implementing project will determine the specific solid waste needs of the overall development. At this stage, specific solid waste needs are too speculative to analyze.



Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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The proposed project does not provide the opportunity for physical disturbance of the property; therefore, there is no potential for any impacts. The proposed project will change the General Plan Land Use 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. 896 is submitted, a subsequent review and EA shall be prepared assessing potential impacts. There will be no impacts.

Mitigation: No mitigation is required

Monitoring: No monitoring is required

#### 48. Utilities

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

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

Source:

Findings of Fact:

a-g) The project is not proposing any construction at this time. At this stage, the specific size and need of sewer infrastructure to the area would be too speculative to analyze. However, the proposed project will change the General Plan Land Use 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. 903 is submitted, a subsequent review and EA shall be prepared assessing potential impacts.

Mitigation: No mitigation is required

Monitoring: No monitoring is required

#### 49. Energy Conservation

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

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

Findings of Fact:

a) Any future implementing project will be required to comply with California's AB 32 greenhouse gas reduction requirements as well as Riverside County's Climate action Plan. Many of the potential

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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mitigation measures are reviewed and subsequently implemented during the construction phase of the project.

The proposed project does not provide the opportunity for physical disturbance of the property; therefore, there is no potential for any impacts. The proposed project will change the General Plan Land Use 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. 896 is submitted, a subsequent review and EA shall be prepared assessing potential impacts. There will be no impacts.

Mitigation: No mitigation is required

Monitoring: No monitoring is required

#### MANDATORY FINDINGS OF SIGNIFICANCE

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

Source: Staff review, Project Application Materials

Findings of Fact: Implementation of the proposed project would not substantially degrade the quality of the environment, substantially reduce the habitat of fish or wildlife species, cause a fish or wildlife populations to drop below self-sustaining levels, threaten to eliminate a plant or animal community, or reduce the number or restrict the range of a rare or endangered plant or animal, or eliminate important examples of the major periods of California history or prehistory. There will be no impacts.

- |   |                          |                          |                          |                                     |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|
| 51. Does the project have impacts which are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, other current projects and probable future projects)? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|

Source: Staff review, Project Application Materials

Findings of Fact: The project does not have impacts which are individually limited, but cumulatively considerable. There will be no impacts.

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

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

Source: Staff review, project application

Findings of Fact: The proposed project would not result in environmental effects which would cause substantial adverse effects on human beings, either directly or indirectly. There will be no impacts.

## VI. EARLIER ANALYSES

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

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

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

## VII. AUTHORITIES CITED

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

Revised: 11/6/2015 2:39 PM  
EA 2010.docx





# RIVERSIDE COUNTY PLANNING DEPARTMENT

*Steven Weiss, AICP*  
*Planning Director*

November 10, 2015

## **RE: EPD REPORT – CLARIFICATION**

The Planning Commission staff report and accompanying Negative Declaration (“ND”) prepared for the hearing of November 4, 2015 contained several discrepancies and inconsistencies regarding the project site’s overall acreage, as well as the land area dedicated for conservation and development. These discrepancies were a result the RCA report prepared in 2008 which contained acreage errors and transposed numbers. Additionally, the County Assessor’s website, shows this project site parcel (APN: 283-190-043) as 5.49-acres. The Planning Commission report, accompanying ND, and RCA report have been amended to reflect the correct acreages, which are as follows:

- Total project site area: 6.3-acres
- Conservation area: 3.7-acres
- Remaining portion of site: 2.6-acres

Should any other anomalies exist in these documents that are inconsistent with these acreages, they should be ignored. Refer to the correct acreages as stated above.



**COUNTY OF RIVERSIDE**  
**TRANSPORTATION AND LAND MANAGEMENT AGENCY**  
**Environmental Programs Department**

**Carolyn Syms Luna**  
**Director**

May 19, 2008

Mr. Greg Tonkinson  
8252 E. Loftwood Lane  
Orange County, CA 92867

Dear Mr. Tonkinson:

**Re: JPR 08-03-27-04 Determination Letter – Partial Conservation/HANS II not required**  
**HANS No. 1294**  
**Case No. PAR00812**  
**Assessor's Parcel Number(s): 283-190-043**

This letter is to inform you that the HANS determination for the subject property was forwarded to the Regional Conservation Authority (RCA) for Joint Project Review (JPR) pursuant to Section 6.6.2 of the Western Riverside County Multiple Species Habitat Conservation Plan (MSHCP). As stated on the attached "RCA JPR Review", the RCA has concurred with the County that partial conservation is described for this property (exhibit attached).

The applicant has agreed to conserve 3.7 acres of undevelopable land in the southern portion of the property. Conservation of the land will be achieved through a dedication or conservation easement in favor of the RCA. The Environmental Programs Department will support the proposal for a concrete batch plant on 2.57 acres in the northern half of the subject property. The project has completed the HANS process. You may proceed with the planning process for the developable portion of the property.

Please note that this determination does not preclude compliance with any conditions incorporated into your final project approval.

If you have questions concerning the attached comments, please contact the EPD at (951) 955-6892.

Sincerely,

ENVIRONMENTAL PROGRAMS DEPARTMENT

Chad Young  
Ecological Resources Specialist

CY

cc: Karin Watts-Bazan, Deputy County Counsel  
Greg Neal, EPD  
Monica Thill, EPD  
Ken Graff, RCA  
Sarah Lizano, RCA  
Stephanie Standerfer, RCA  
Brian Beck, RCA



## RCA Joint Project Review (JPR)

JPR #: 08 03 27 01

Date: 4/25/08

### Project Information

Permittee: County of Riverside  
Case Information: HANS 1294  
Site Acreage: 5.49 acres  
Portion of Site Proposed for  
MSHCP Conservation Area: 2.57 acres

### Criteria Consistency Review

**Consistency Conclusion:** *The project is consistent with both the Criteria and other Plan requirements.*

#### Data:

Applicable Core/Linkage: Proposed Extension of Existing Core 2  
Area Plan: Temescal Canyon

APN	Sub-Unit	Cell Group	Cell
283-190-043	SU 3 – Temescal Wash West	F	3039

#### Comments:

- a. Proposed Extension of Existing Core 2 (Lake Mathews/Estelle Mountain Extension) consists of private lands located in the western region of the Plan Area. This extension is contiguous with Existing Core C (Lake Mathews/Estelle Mountain) along the length of its eastern border and serves to extend the Habitat in the Lake Mathews/Estelle Mountain area and smooth out edges along the border of this Core. Proposed Extension of Existing Core 2 is also connected to Proposed Constrained Linkage 4 (North Temescal Wash) in the north and Proposed Linkage 1 and Proposed Constrained Linkages 3, 5 (Horsethief Canyon), and 6 (Temescal Wash south) in the south. The extension provides Habitat for planning species and also provides for movement of species. The Lake Mathews/Estelle Mountain Extension supports populations of coastal California gnatcatcher; thus, high-quality, connected Habitat must be maintained in this area, which is surrounded by city (Corona) and community Development planned land uses.
- b. Conservation within this Cell Group will contribute to assembly of Proposed Extension of Existing Core 2. Conservation within this Cell Group will focus on coastal sage scrub and Riversidean alluvial fan sage scrub in a mosaic of upland habitat as well as water and riparian scrub, woodland, and forest habitat. Areas conserved within this Cell Group will be connected to a variety of uplands and wetlands proposed for conservation in Cell Group E to the north, Cell Group G to the south, and to coastal sage scrub habitat proposed for conservation in Cells 2937 and 2935 in the Lake Matthews Area Plan to the north. Conservation within this Cell Group will range from 65% to 75% of the Cell Group, focusing on the central and eastern portions of the Cell Group.





## RCA Joint Project Review (JPR)

JPR #: 08 03 27 01

Date: 4/25/08

- c. The project is reported to be a Conditional Use Permit for manufacturing pre-cast concrete products. The proposed project is a self-contained mobile concrete batch plant, steel office building, and truck parking. Aggregate and other materials will be stored in silos or in stockpiles. Approximately 3.7 acres of the approximately 5.5-acre site is to be conserved; the project activities will be confined to the remaining 2.6-acre area of the site. The project site is located in the central portion of the Cell Group; however, the portion of the project not being conserved is heavily disturbed with existing concrete batch operations and this area is also adjacent to developed areas. The approximately 3.7 acres of the property that will be conserved will contribute to the Reserve Assembly.

### Other Plan Requirements

#### *Data:*

#### Section 6.1.2 – Was Riparian/Riverine/Vernal Pool Mapping or Information Provided?

- Yes. There are no riparian/riverine drainages on site. There are no vernal pools and/or fairy shrimp Habitat on site.

#### Section 6.1.3 – Was Narrow Endemic Plant Species Survey Information Provided?

- Yes. The project site is located within a Narrow Endemic Plant Species Survey Area (NEPSSA) for Munz's onion, San Diego ambrosia, slender-horned spineflower, many-stemmed dudleya, spreading navarretia, California Orcutt grass, San Miguel savory, Hammitt's clay-cress, and Wright's trichocoronis.

#### Section 6.3.2 – Was Additional Species Survey Information Provided?

- Yes. The project site is located in a Criteria Area Species Survey Area (CASSA) for thread-leaved brodiaea, Davidson's saltscale, Parish's brittlescale, smooth tarplant, round-leaved filaree, Coulter's goldfields, and little mouseltail. Also, the site is located in an Additional Species Survey Area for burrowing owl.

#### Section 6.1.4 – Was Information Pertaining to Urban/Wildland Interface Guidelines Provided?

- Yes. The property is located near Conservation Areas.

#### *Comments:*

- a. Section 6.1.2: Based on the information provided by LSA Associates, Inc. (LSA) in their general biological resources report dated March 10, 2008, there are no riverine or riparian resources within the Development portion of the site. There are riverine and riparian resources within the Conservation portion of the site, which will be avoided by the proposed development. Within the developed portion of the site, the Permittee will condition the project through its design phase to continue to convey any



## RCA Joint Project Review (JPR)

JPR #: 08 03 27 01

Date: 4/25/08

historic flows through the project site once it is developed. LSA confirmed that water does move through the Development portion of the site by “discontinuous roadside ditches associated with unmaintained culverts” derived from overland flow from roads and developed areas upslope from the project. LSA documents that there are some opportunistic mulefat plants within the Developed portion of the site, but that these do not qualify as riparian Habitat. Additionally, LSA reports that there are no suitable soils or conditions for vernal pools or fairy shrimp Habitat on site. Based on the information provided by LSA and the Permittee, the project demonstrates compliance with Section 6.1.2 of the MSHCP.

- b. Section 6.1.3: The project site is located within a NEPSSA for Munz’s onion, San Diego ambrosia, slender-horned spineflower, many-stemmed dudleya, spreading navarretia, California Orcutt grass, San Miguel savory, Hammitt’s clay-cress, and Wright’s trichocoronis. Site habitat suitability surveys were conducted by LSA on March 22, 2007. LSA determined that except for the slender-horned spineflower and San Miguel savory, none were present on site due to the ground disturbance and lack of suitable soils (i.e., clay or alkali). For the slender-horned spineflower, suitable soils appear to be present on site; however, LSA documented that the site did not support the spineflower for the following reasons: (1) because periodic flooding in the alluvial fan sage scrub areas was now diverted by storm drains, (2) the sage scrub on site was immature and disturbed, and (3) the soils on site were more loamy than sandy in the sage scrub areas. LSA documented that the site was not suitable for the San Miguel savory because (1) suitable growing substrate was not present and (2) associated plant communities were not present on site. Based on the LSA findings, the project demonstrates compliance with Section 6.1.3 of the MSHCP.
- c. Section 6.3.2: The project site is located in a CASSA for thread-leaved brodiaea, Davidson’s saltscale, Parish’s brittlescale, smooth tarplant, round-leaved filaree, Coulter’s goldfields, and little mouseltail. Additionally, the site is located in an Additional Species Survey Area for burrowing owl. Site habitat suitability surveys for the CASSA plants were conducted on March 22, 2007, by LSA. LSA determined that given the of lack of suitable soils on site (i.e., clay or alkali soils), ground disturbance, and absence of indicator soils types on the site, none of these species were present. Additionally, LSA conducted a suitable habitat survey for burrowing owl and reports that no small mammal burrow complexes or rock or debris piles were observed on site. LSA reports that the soils are either graded or heavily compacted and are not suitable for burrowing owl occupation. Therefore, no focused surveys were conducted. Based on LSA’s determination, the project demonstrates compliance with Section 6.3.2 of the MSHCP.
- d. Section 6.1.4: Conservation Areas are located adjacent to the site. To preserve the integrity of areas dedicated as MSHCP Conservation Areas that are proposed to occur adjacent to this project, the guidelines contained in Section 6.1.4 related to controlling adverse effects for development adjacent to the MSHCP Conservation Area should be considered by the Permittee in their actions relative to the project. Specifically, the Permittee should include as project conditions of approval the following measures:
  - i. Incorporate measures to control the quantity and quality of runoff from the site entering the MSHCP Conservation Area. In particular, measures shall be put in place to avoid discharge of untreated surface runoff from developed and paved areas into MSHCP Conservation Areas.



## RCA Joint Project Review (JPR)

JPR #: 08 03 27 01

Date: 4/25/08

- ii. Land uses proposed in proximity to the MSHCP Conservation Area that use chemicals or generate bioproducts, such as manure, that are potentially toxic or may adversely affect wildlife species, Habitat, or water quality shall incorporate measures to ensure that application of such chemicals does not result in discharge to the MSHCP Conservation Area. The greatest risk is from landscaping fertilization overspray and runoff.
- iii. Night lighting shall be directed away from the MSHCP Conservation Area to protect species within the MSHCP Conservation Area from direct night lighting. Shielding shall be incorporated in project designs to ensure ambient lighting in the MSHCP Conservation Area is not increased.
- iv. Proposed noise-generating land uses affecting the MSHCP Conservation Area shall incorporate setbacks, berms, or walls to minimize the effects of noise on MSHCP Conservation Area resources pursuant to applicable rules, regulations, and guidelines related to land use noise standards.
- v. Consider the invasive, non-native plant species listed in Table 6-2 of the MSHCP in approving landscape plans to avoid the use of invasive species for the portions of the project that are adjacent to the MSHCP Conservation Area. Considerations in reviewing the applicability of this list shall include proximity of planting areas to the MSHCP Conservation Areas, species considered in the planting plans, resources being protected within the MSHCP Conservation Area and their relative sensitivity to invasion, and barriers to plant and seed dispersal, such as walls, topography, and other features.
- vi. Proposed land uses adjacent to the MSHCP Conservation Area shall incorporate barriers, where appropriate, in individual project designs to minimize unauthorized public access, domestic animal predation, illegal trespass, or dumping into the MSHCP Conservation Areas. Such barriers may include native landscaping, rocks/boulders, fencing, walls, signage, and/or other appropriate mechanisms.
- vii. Manufactured slopes associated with the proposed site development shall not extend into the MSHCP Conservation Area.

SNS



# GPA00896 - Criteria Cells



- Legend**
- Airports
  - Criteria Cells
  - City Boundaries
  - Cities
  - roads
  - highways
  - HWY
  - INTERCHANGE
  - INTERSTATE
  - OFFRAMP
  - ONRAMP
  - USHWY
  - roads
  - Major Roads
  - Arterial
  - Collector
  - Residential
  - counties
  - cities
  - hydrographylines
  - waterbodies
  - Lakes
  - Rivers

**Notes**

"IMPORTANT" Maps and data are to be used for reference purposes only. Map features are approximate, and are not necessarily accurate to surveying or engineering standards. The County of Riverside makes no warranty or guarantee as to the content (the source is often third party), accuracy, timeliness, or completeness of any of the data provided, and assumes no legal responsibility for the information contained on this map. Any use of this product with respect to accuracy and precision shall be the sole responsibility of the user.



0 3,247 6,494 Feet



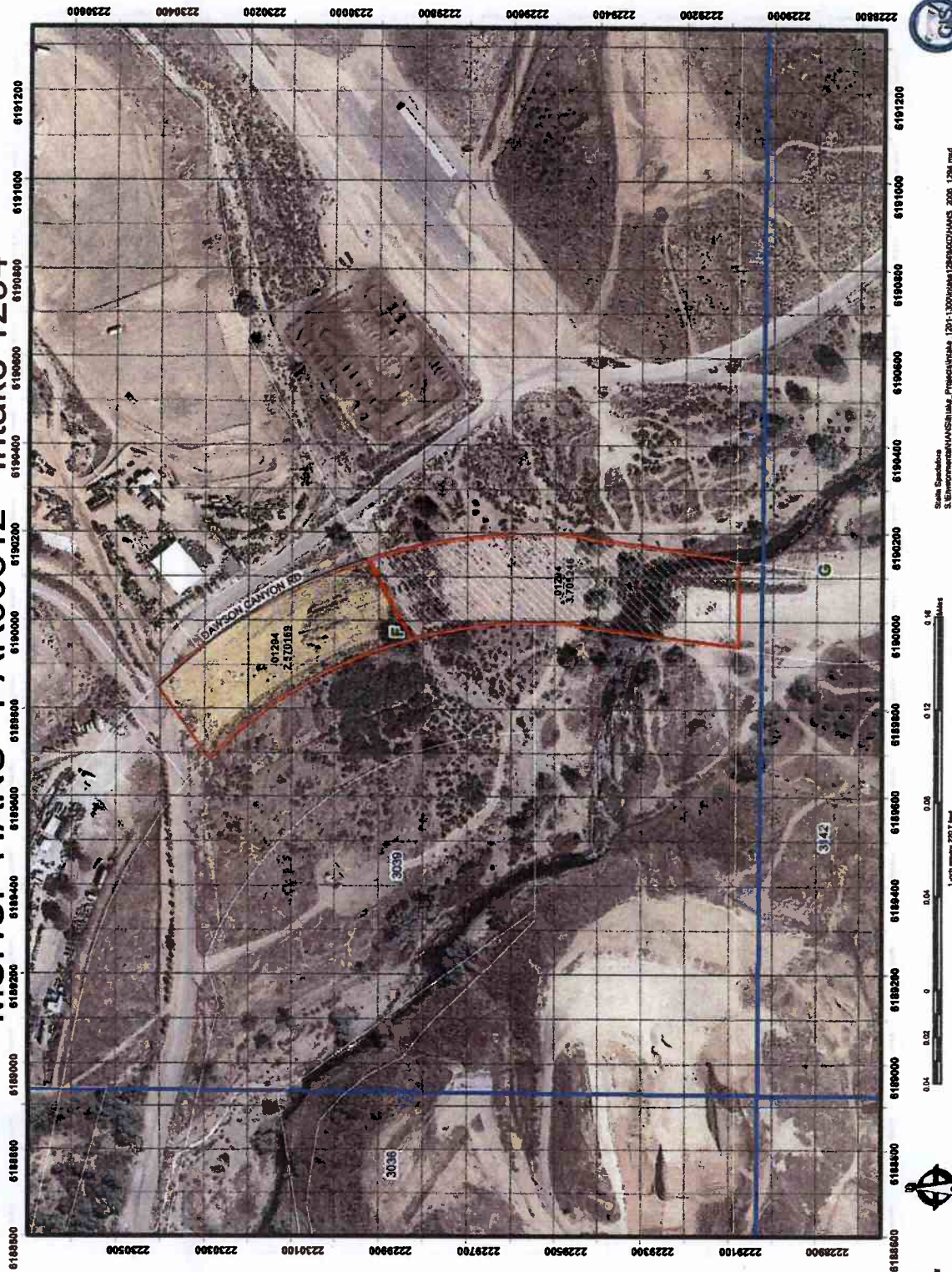
REPORT PRINTED ON...6/12/2015 12:31:21 PM

© Riverside County TLMA GIS





# MSHCP HANS - PAR00812 - Intake 1294

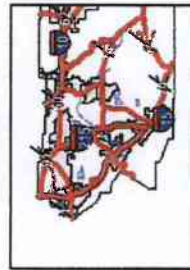


**Legend**

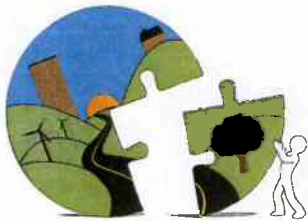
- Lake Mathews Quadrangle
- Roads
- Parcel
- HANS Designations
- Development
- Proposed MSHCP Conservation Area
- Criteria Cells

**REVISED FINAL**

Date: 02-25-08



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*Steven Weiss, AICP*  
*Planning Director*

November 4, 2015

# **RIVERSIDE COUNTY**

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# **PLANNING DEPARTMENT**

## **MEMO**

### **RE: AGENDA ITEM 4.1 – GPA00896 – STAFF RESPONSES TO LETTERS**

**To:** Planning Commission

After preparation of the staff report package and prior to the Planning Commission hearing, County staff received the attached letters regarding GPA00896. Below is a listing, citing each letter and a brief accompanying staff response.

#### **1. Dave Davis**

- Is concerned with additional development within the Temescal Valley. Applicant proposes a small development area of 2.92-acres within the northern portion of the site, with the southern 2.57-acres being dedicated for conservation. Second concern is flooding. The area has seen historic floods that not only affect the project site, but also the other adjacent existing surface mines and concrete batch plants. Applicant will need to provide engineering studies at time of future development, to ensure project site development will not be significantly affected.

#### **2. Martin Lange**

- Similar concern regarding potential flooding of the site and safety of any future onsite use. Also concerned with possible contamination of the wash from the use. Flooding issues will need to be addressed at the time of future development through the review of grading plans and geotechnical studies. All future uses of the property will be subject to County and State regulations, regarding runoff, storage of materials, and transportation of any product to and from the site.

#### **3. Jannlee Watson**

- Questions how the distinction between the developable area and conservation area was determined. A HANS application was previously submitted; whereby the RCA made the determination that the southern portion is required to be conserved, based upon a number of factors, including corridor connection and existing habitat. Also similar concerns with flooding. The project site is located within a 100-year floodplain. Any future development will need to take this into account when designing for construction.



**4. Amie Kinne**

- Property owner within the vicinity. Is opposed to the land use change and is concerned about the potential flooding in the area as well as preservation of the wildlife.

**5. John & Jannlee Watson**

- Is concerned about the project site being located within a floodplain. Is questioning if the project site can be developed due to the floodplain issue.

**6. Endangered habitats League (EHL)**

- No position statement for this GPA. However, the letter states that the RCA determination should be incorporated into the future project's design. During the time of a future project, the southern area will need to be shown as protected from the site's use.

**Hildebrand, John**

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**From:** Dave Davis <dlfhpp1@hotmail.com>  
**Sent:** Saturday, October 31, 2015 3:39 PM  
**To:** Hildebrand, John  
**Subject:** Regarding General Plan Amendment No. 896

To the Hon. Riverside County Planning Commissioners:

My wife Margaret and I have been in Temescal Valley since the 1980s. We live in the Spanish Hills community close to this property. We live here in this rural area with dirt roads because we love and respect the Temescal Wash with its native vegetation and the wildlife that visits and makes their home here. Its a fragile ecosystem that must be protected.

We've have seen the wash flood out several times. This causes damage to nearby properties including the General Plan Amendment No. 896 property, a portion of it is located in the wash. In each instance after the flooding some of my neighbors and I have worked to clean up the community, get rid of the debris, fix the erosion and restore the roads.

In the Environmental Assessment of Amendment No. 896 it says the property is located in a 100 year floodplain. (Item 25 Hydrology and Water Quality.) As an eyewitness to the flooding I can verify that this true.

I am opposed to this amendment because the current land use of water (W) is the correct land use within the floodplain. I don't understand how anyone could change the use to light industrial (LI) knowing that this area is in the floodplain and has flooded out as recently as 2010.

Sincerely,

Dave and Margaret Davis  
11021 Sunway Court  
Temescal Valley, CA 92883

## Hildebrand, John

---

**From:** Martin Lange <langemartin@rocketmail.com>  
**Sent:** Sunday, November 01, 2015 5:05 PM  
**To:** Hildebrand, John  
**Subject:** Zone change Tonkinson property No.896

To Riverside County Department  
Attn. John Hildebrand  
P.O. Box 1409  
Riverside  
CA 92502-1409

10/29/15

Dear Sir

I oppose the proposed zone change of Greg Tonkinson in the Temescal wash. Amendment No. 896

Thonkinson's parcel is located in the Temescal wash flooding zone and it is also part of the north / south wild life corridor. ( Prado Dam / Lake Elsinore ).

The Temescal wash around his parcel is a sandy area and only few feet below ground you will find ground water because of that it was mined in the past.

In case of a earthquake you will have soil liquefaction and water pouring out of the ground which will make the parcel unstable and unsafe.

Thonkinson's parcel is also located where the wash makes a left turn to the north west. Taking a large portion of that land away from the natural water flow and squeezing the water in a narrow channel and raising the speed of water flow will cost damage in that area.

It will create a high abrasion are and put more force on the naturally embankment.

The parcel is not only in danger of being flooded by the Temescal wash it is also crossed and a run off are of Dawson Canyon creek.

No commercial or industrial operation should be allowed in the wash to avoid contamination of soil and ground water or causing flouting debris in case of flooding.

Best regards

Martin Lange

Martin Lange  
11081 View Lane  
Temescal Valley  
CA 92883



## Hildebrand, John

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**From:** Weiss, Steven  
**Sent:** Friday, October 30, 2015 4:09 PM  
**To:** Hildebrand, John  
**Cc:** Straite, Matt  
**Subject:** FW: GPA Amendment No. 896 ...

**Importance:** High

Please make sure to address.

**From:** Aaron Hake [<mailto:aaronhake@gmail.com>]  
**Sent:** Friday, October 30, 2015 4:06 PM  
**To:** Weiss, Steven  
**Subject:** Re: GPA Amendment No. 896 ...

Jannlee, thank you for these comments and photos. I have forwarded your comments to the Planning Director and asked for staff to prepare a response to the questions you raise. I will review the staff report and site as well prior to the hearing. I am grateful for your engagement and input. -Aaron

On Fri, Oct 30, 2015 at 4:03 PM, Aaron Hake <[aaronhake@gmail.com](mailto:aaronhake@gmail.com)> wrote:  
Steve, please see public comment below. Let's be prepared for an answer to these questions prior to the hearing. Thank you. -Aaron

----- Forwarded message -----

**From:** Jannlee watson <[jannlee.watson@ca.rr.com](mailto:jannlee.watson@ca.rr.com)>  
**Date:** Fri, Oct 30, 2015 at 11:34 AM  
**Subject:** GPA Amendment No. 896 ...  
**To:** Charissa Leach <[cleach@adkan.com](mailto:cleach@adkan.com)>, Aaron Hake <[aaronhake@gmail.com](mailto:aaronhake@gmail.com)>

Dear Commissioners Leach and Hake:

The Riverside County Planning Commission will be reviewing General Plan Amendment No. 896 (Foundation and Entitlement/Policy Amendment) on Wednesday, Nov. 4.

I have concerns regarding the property and the Planning Department's staff report. I am fully aware that anything to be eventually constructed on the property will require a subsequent review and environmental assessment.

The property is located in and adjacent to the Temescal Wash. Staff report states that while the 2.57 acres on the southern portion of the property are located within the 100-year floodplain area; the northern 2.92 acres are not. There is no attribution as to how this determination was made.

On Page 20 and 21 of the county's Environmental Assessment Form, under Findings of Fact in the Hydrology and Water Quality section of the EA, it's stated, "The project is located in a flood zone." The source for these findings was the county's "100- and 500-Year Flood Hazard Zones" and the "Dam Failure Inundation Zone" outlined in the county's Flood control District Flood Hazard Report.

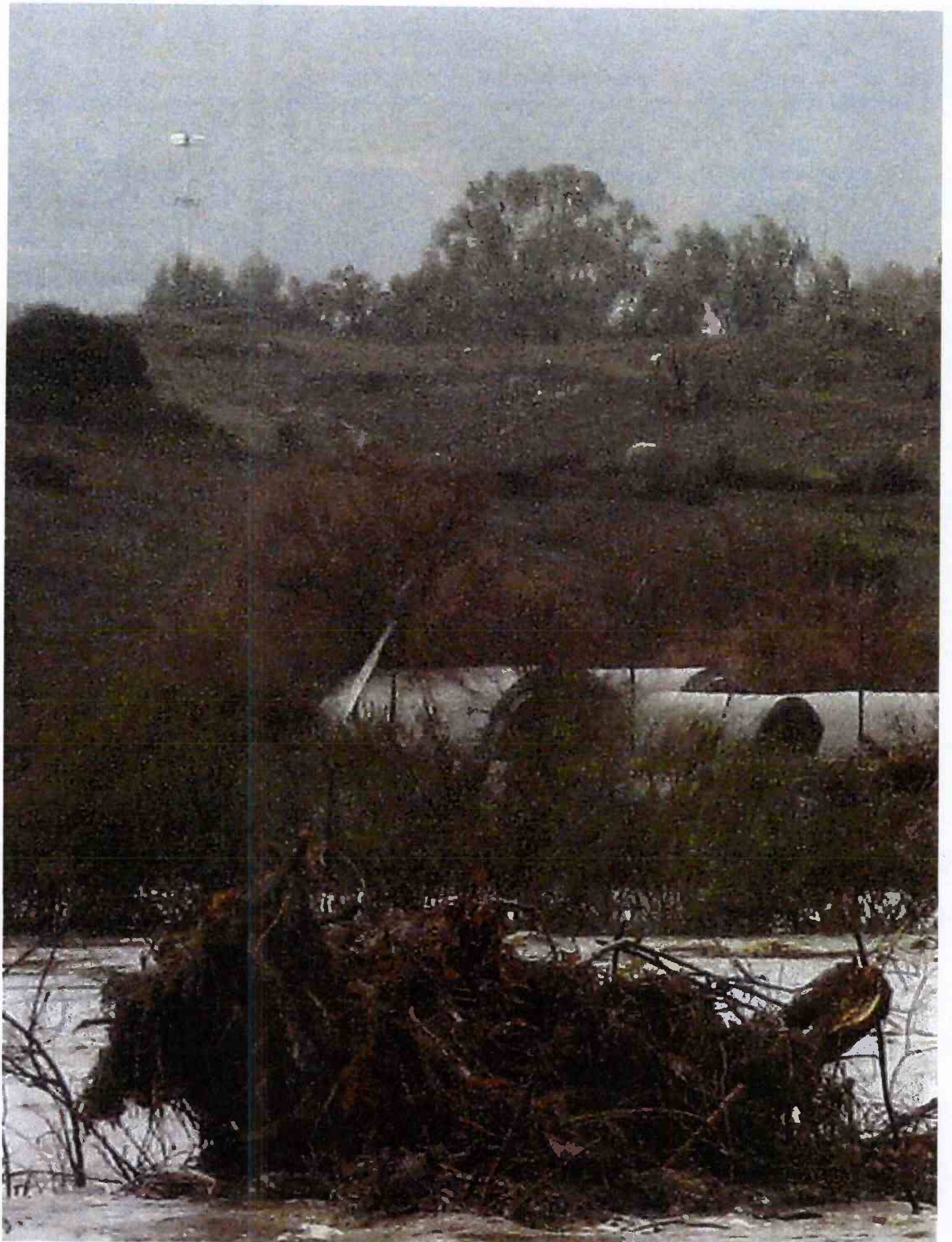
It's the inconsistency between the staff report and EA with which I have issues. Is the property within a floodplain or not?

Finally, I know both of you are extremely diligent in visiting properties prior to public hearings. I hope you both have or will do so for this approximate six-acre parcel.

Here are a couple of photos taken following a storm in December 2010. It was a heavy storm, but not of flood proportions, and nothing compared to the El Nino inundation predicted in the near future. While the photographs do not depict this actual parcel, they are adjacent properties.

Sincerely ...

Jannlee Watson  
Temescal Valley resident







**Hildebrand, John**

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**From:** Amie <camiek@aol.com>  
**Sent:** Monday, November 02, 2015 7:16 PM  
**To:** Hildebrand, John  
**Subject:** GP amendment 896

Dear Sir,

Please include this email as part of the public comments regarding General Plan Amendment 896. I strongly oppose changing the land use designation to light industrial from the current Water Course and Open Space. I own property in the area and can say with confidence that parts of the subject property flood during years of heavy rain. It is also critical habitat for wildlife including endangered and protected species. Our riparian areas so precious that we need to protect them.

Thank you,  
Amie Kinne  
11775 Dawson Canyon Rd  
Temescal Valley, CA 92883  
951 529-8559

Sent from my Verizon Wireless 4G LTE smartphone



**John & Jannlee Watson** | 23043 Sunrose St. | Temescal Valley, CA | 92883  
phone: 951-277-0383 | e-mail: jannlee.watson@ca.rr.com

Nov. 4, 2015

Good morning, Commissioners:

I feel there's a question here on whether or not a portion of this parcel is in the 100-year floodplain. Staff report states that while the 2.57 acres on the southern portion of the property are located within the floodplain area; the northern 2.92 acres are not.

But, in the Environmental Assessment document, under Findings of Fact in the Hydrology and Water Quality section, it's noted, "The project is located in a flood zone." The source for these findings was the county's "100- and 500-Year Flood Hazard Zones" and the "Dam Failure Inundation Zone," both outlined in the county's General Plan. I've given each of you a copy of the Flood Hazard Zones detailed in the Temescal Canyon Area Plan.

Folks who live in Temescal Valley near this property will tell you the entire parcel is located in the floodplain based on what they have observed and the photographs they've taken. You also have a copy of a couple of those photos.

I have two questions: Are the northern 2.92 acres located in the floodplain? And if so, what would be the purpose of changing the land-use to Light Industrial? The El Nino storms predicted to begin in the next few weeks should answer those questions.

Is it possible that this small parcel cannot be developed based on its location? If so, a land-use change to Light Industrial would not be prudent, and would only incur more cost and time to the property owner if he attempts to develop it.

Thank you ...

Jannlee Watson



# ENDANGERED HABITATS LEAGUE

DEDICATED TO ECOSYSTEM PROTECTION AND SUSTAINABLE LAND USE



October 29, 2015

*VIA ELECTRONIC MAIL*

Planning Commission  
Riverside County  
4080 Lemon St  
Riverside CA 92501

**RE: Items 4.1 – 4.7, Hearing Date: November 4, 2015**

Dear Chair and Members of the Commission:

Endangered Habitats League (EHL) appreciates the opportunity to comment on three items before you. For your reference, EHL served on the advisory committees for all three components of the Riverside County Integrated Project.

**4.1 GPA 896 – *No position***

This GPA would change land in Temescal Wash from OS to CD. Prior to Commission action, MSHCP consistency should be confirmed via adherence to the HANS determination to set aside the southern portion of the site for wildlife connectivity.

**4.2 GPA 917 – *Recommend denial***

This GPA would convert Rural land in Reche Canyon to RC estate lots. It is in an high fire hazard area. There is no planning rationale for putting additional life and property at risk of fire, for adding population remote from most infrastructure and services, in using land inefficiently for large lots, or for adding long distance commuters to the highways. Please note that this GPA was initially recommended for denial of initiation by staff.

**4.3 GPA 945 – *Recommend denial***

The conversion of this 19-acre Rural parcel to Community Development (commercial retail) would “leapfrog” over vacant parcels already so designated. Note that this GPA was initially recommended for denial of initiation by staff.

**4.4 GPA 955 – *Recommend denial***

The initial staff recommendation for denial found no new conditions or circumstances that would justify this large 591-acre Foundation change, thus the General Plan standard is not met. The modification to 2-acre estate lots instead of low density

residential does not change this fact. The current designation – Open Space Rural – is the lowest density in the General Plan and reflects the lack of infrastructure, services, and sewer. The project is simply sprawl. Also, according to the staff report, the area is a “sand source” for the Coachella Valley Fringe-toed Lizard Preserve Dunes.

**4.5 GPA 983 – *No position***

**4.6 GPA 1036 – *No position***

**4.7 GPA 1039 – *No position***

Thank you for considering our views.

Yours truly,



Dan Silver  
Executive Director

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



**FROM:** TLMA – Planning Department

**SUBMITTAL DATE:**  
June 29, 2009

**SUBJECT: GENERAL PLAN AMENDMENT NO. 896** – Foundation-Regular – Applicant: Greg Tonkinson– Engineer/Representative: LSA Associates, Inc/ Maria Lum - First Supervisorial District – Glen Ivy Zoning Area – Temescal Canyon Area Plan: Open Space: Water (OS:W) – Location: northerly of Dawson Creek, easterly of Temescal Wash, southerly of Dawson Canyon, and westerly of Park Canyon Drive– 2.6 +/- Gross Acres – Zoning: Mineral Resources & Related Manufacturing (M-R-A) **REQUEST:** This General Plan Amendment proposes to amend the General Plan Foundation Component of the subject site from Open Space to Community Development and to amend the land use designation of the subject site from Water (OS:W) to Light Industrial (CD:LI) within the Serrano Policy Area and the Temescal Wash Policy Area - APNs: 283-190-043

**RECOMMENDED MOTION:**

The Planning Director recommends that the Board of Supervisors adopt an order initiating proceedings for the above referenced general plan amendment as modified by staff and as shown in Exhibit #7 based on the attached report. The initiation of proceedings by the Board of Supervisors for the amendment of the General Plan, or any element thereof, shall not imply any such amendment will be approved.

**BACKGROUND:**

The initiation of proceedings for any General Plan Amendment (GPA) requires the adoption of an order by the Board of Supervisors. The Planning Director is required to prepare a report and recommendation on every GPA application and submit it to the Board of Supervisors. Prior to the submittal to the Board, comments on the application are requested from the Planning Commission, and the Planning Commission comments are included in the report to the Board. The Board will either approve or disapprove the initiation of proceedings for the GPA requested

  
Ron Goldman  
Planning Director

RG:th  


☐ Policy  
☐ Policy

☐ Consent  
☐ Consent

Dep't Recomm.:  
Per Exec. Ofc.:

Prev. Agn. Ref.

District: First

Agenda Number:

REVIEWED BY EXECUTIVE OFFICE

DATE

Tina Grandle  
Departmental Concurrence



in the application. The consideration of the initiation of proceedings by the Planning Commission and the Board of Supervisors pursuant to this application does not require a noticed public hearing. However, the applicant was notified by mail of the time, date and place when the Planning Commission and the Board of Supervisors would consider this GPA initiation request.

If the Board of Supervisors adopts an order initiating proceedings pursuant to this application, the proposed amendment will thereafter be processed, heard and decided in accordance with all the procedures applicable to GPA applications, including noticed public hearings before the Planning Commission and Board of Supervisors. The adoption of an order initiating proceedings does not imply that any amendment will be approved. If the Board of Supervisors declines to adopt an order initiating proceedings, no further proceedings on this application will occur.

The Board of Supervisors established the procedures for initiation of GPA applications with the adoption of Ordinance No. 348.4573 (effective May 8, 2008), which amended Article II of that ordinance.

**Agenda Item No.: 9.1**  
**Area Plan: Temescal Canyon**  
**Zoning District: Glen Ivy**  
**Supervisory District: First**  
**Project Planner: Mike Harrod**  
**Planning Commission: June 24, 2009**

**General Plan Amendment No. 896**  
**Applicant: Greg Tonkinson**  
**Engineer/Representative: Maria Lum**

## **COUNTY OF RIVERSIDE PLANNING DIRECTOR'S REPORT AND RECOMMENDATIONS**

### **RECOMMENDATIONS:**

The Planning Director recommends to adopt an order initiating proceedings for General Plan Amendment No. 896 from Open Space: Water to Community Development: Light Industrial on the northern approximately 2.6 acres of the subject site and the Planning Commission made the comments below. The Planning Director continues to recommend to adopt an order initiating proceedings. For additional information regarding this case, see the attached Planning Department Staff Report(s).

### **PLANNING COMMISSION COMMENTS TO THE PLANNING DIRECTOR:**

The following comment(s) were provided by the Planning Commission to the Planning Director:

**Commissioner John Roth:** Commissioner Roth agreed with staff that the proposal is appropriate to move forward on the northern approximately 2.6 acres of the site. Mr. Roth also commented that the wash that transects the site must not be contaminated if any development takes place.

**Commissioner John Snell:** Commissioner Snell agreed with staff that the proposal is appropriate to move forward on the northern approximately 2.6 acres of the site. Mr. Snell also commented that the original acreage of 2.57 that was proposed by staff should be rounded up to 2.6 +/- acres.

**Commissioner John Petty:** No Comments

**Commissioner Jim Porras:** No Comments

**Commissioner Jan Zuppardo:** No Comments

**Agenda Item No.: 9.1**  
**Area Plan: Temescal Canyon**  
**Zoning District: Glen Ivy**  
**Supervisory District: First**  
**Project Planner: Tamara Harrison**  
**Planning Commission: June 24, 2009**

**General Plan Amendment No. 896**  
**Applicant: Greg Tokinson**  
**Engineer/Rep.: Maria Lum**

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

**PROJECT DESCRIPTION AND LOCATION:**

The applicant proposes to amend the General Plan Foundation and land use designation from "Open Space: Water" (OS:W) to "Community Development: Light Industrial" (CD:LI) (0.25 – 0.60 FAR) for an approximately 2.8-acre property. The project is located easterly of the Temescal Wash, southerly of Clay Canyon Drive, and westerly of Park Canyon Drive.

**POTENTIAL ISSUES OF CONCERN:**

The subject parcel is located in the community of Spanish Hills within the Temescal Canyon Area Plan, and is also within the sphere of influence for the City of Corona. The surrounding land uses include Open Space - Mineral Resources to the north and east, Open Space – Water to the east and south, and Public Facilities as well as Light Industrial to the south and west. Although the proposed site is within the sphere of influence for the City of Corona, the site is not within an area where land use designations have been given by the City. The proposed site is also located within the Temescal Wash Policy Area and within a flood zone that requires Flood Management Review. The Temescal Wash has a major influence on the character of the area and traverses the length of the subject site from northwest to southeast. Staff from the county's Flood Control District office advised that if the fill material for new development was armored to protect the site from erosive flows then the northern half of the property could be developed. However, District staff does not recommend the southern half of the property be developed. Based upon this information, staff recommends modifying the original proposal to reflect Community Development: Light Industrial proposed on the northern portion of the parcel out of flood hazard areas while maintaining the Open Space: Water designation on the southern portion of the site.

Specific Plan 353, "Serrano," currently under review with County Planning and westerly of the subject site, proposes to develop approximately 487 acres into an industrial park along with commercial office and community center uses. The balance of the project acreage will consist of roads, parkways, and flood control facilities. In addition, Temescal Canyon Road would be realigned as a result of the project. Conditional Use Permit 2865 which was approved on the subject site as well as the site directly to the north (APN 283-190-042) approved a pre-cast concrete manufacturing facility and was set to expire in December 2001. CUP02865 Revision No. 1 (CUP02865R1) was filed in November of 2001 in order to extend the life of the permit; however, the revision was only approved on the northern parcel and not the subject site. A number of concrete manufacturing/ batch plants currently exist in the area as well, therefore the proposed change would not be out of character with or inconsistent with the land use pattern that currently exists in the area. Pre-Application Review No. 812 (PAR00812) is currently under review with the Planning Department for a possible industrial project (batch plant) at the subject site.



The proposed site lies within several MSHCP cell groups and is associated with the Temescal Wash among other sensitive habitat. The site has been reviewed under the Habitat Assessment and Negotiation Strategy (HANS), HANS No. 1294 (see attached). Through the HANS process it was determined that 3.7 acres within the southern portion of the lot will be conserved and dedicated to the Regional Conservation Authority. The remaining 2.57 acres in the northern portion of the site was not identified for conservation.

**RECOMMENDATIONS:**

The Planning Director's recommendation is to tentatively decline to adopt an order initiating proceedings for General Plan Amendment No. 896 from Open Space- Water to Community Development- Light Industrial over the entire site as proposed by the applicant but to adopt an order initiating proceedings as modified by staff from Open Space-Water to Community Development- Light Industrial on the northern portion of the site, approximately 2.8 acres. The adoption of such an order does not imply that the proposed GPA will be approved.

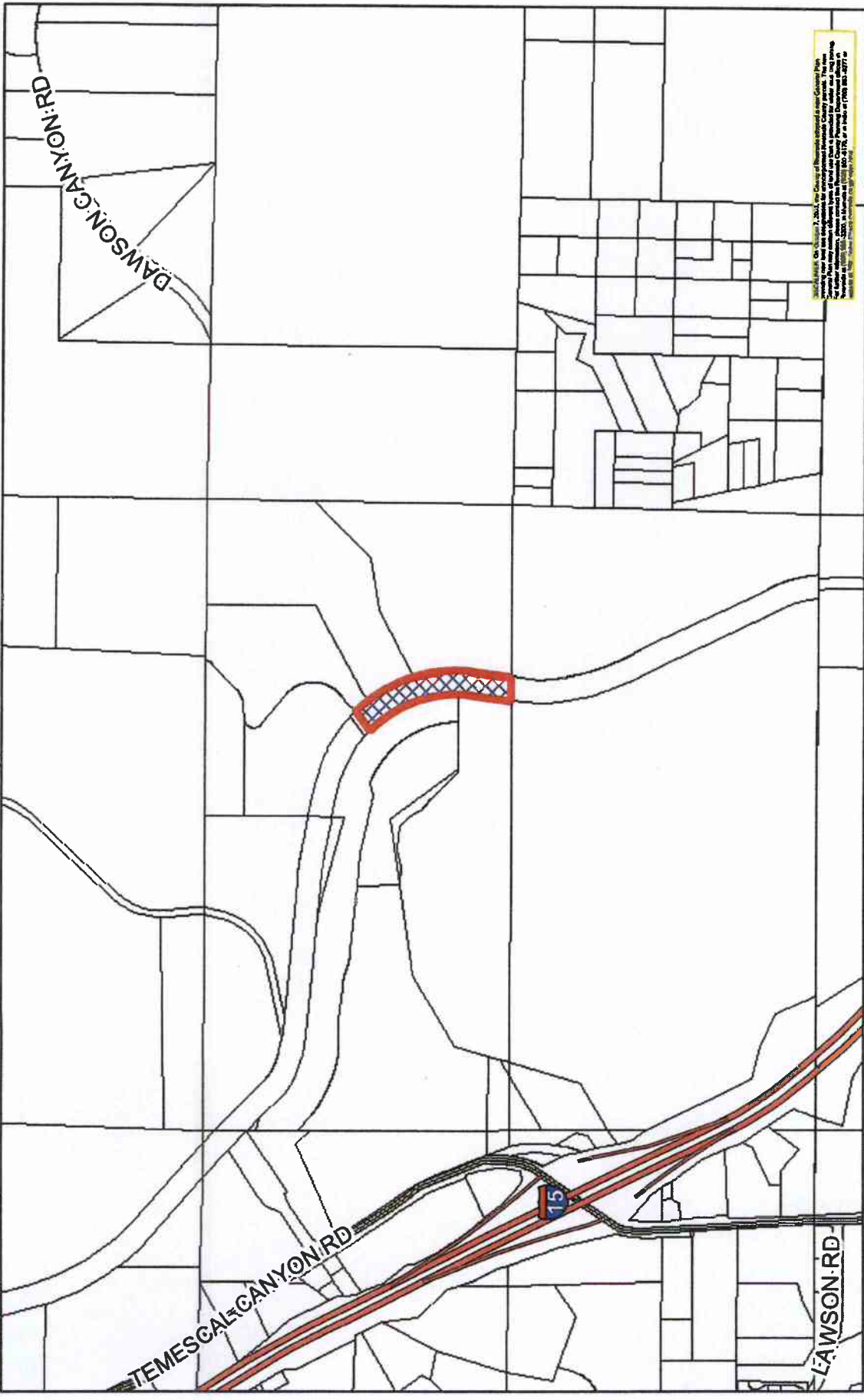
**INFORMATIONAL ITEMS:**

1. This project was filed with the Planning Department on January 2, 2008.
2. Deposit Based Fees charged for this project as of the time of staff report preparation, total \$4854.17.
3. The project site is currently designated as Assessor's Parcel Numbers 283-190-043.

**GPA00896**  
**VICINITY MAP**

Date Drawn: 01/31/08

## VICINITY MAP



**Zone**                      **Glen Ivy**  
**Area:**  
**Township/Range:** T4SR6W  
**Section :** 35

RIVERSIDE COUNTY PLANNING DEPARTMENT

**Assessors**  
**Bk. Pg.**      **283-19**  
**Thomas**  
**Bros. Pg.**      **804 F4**

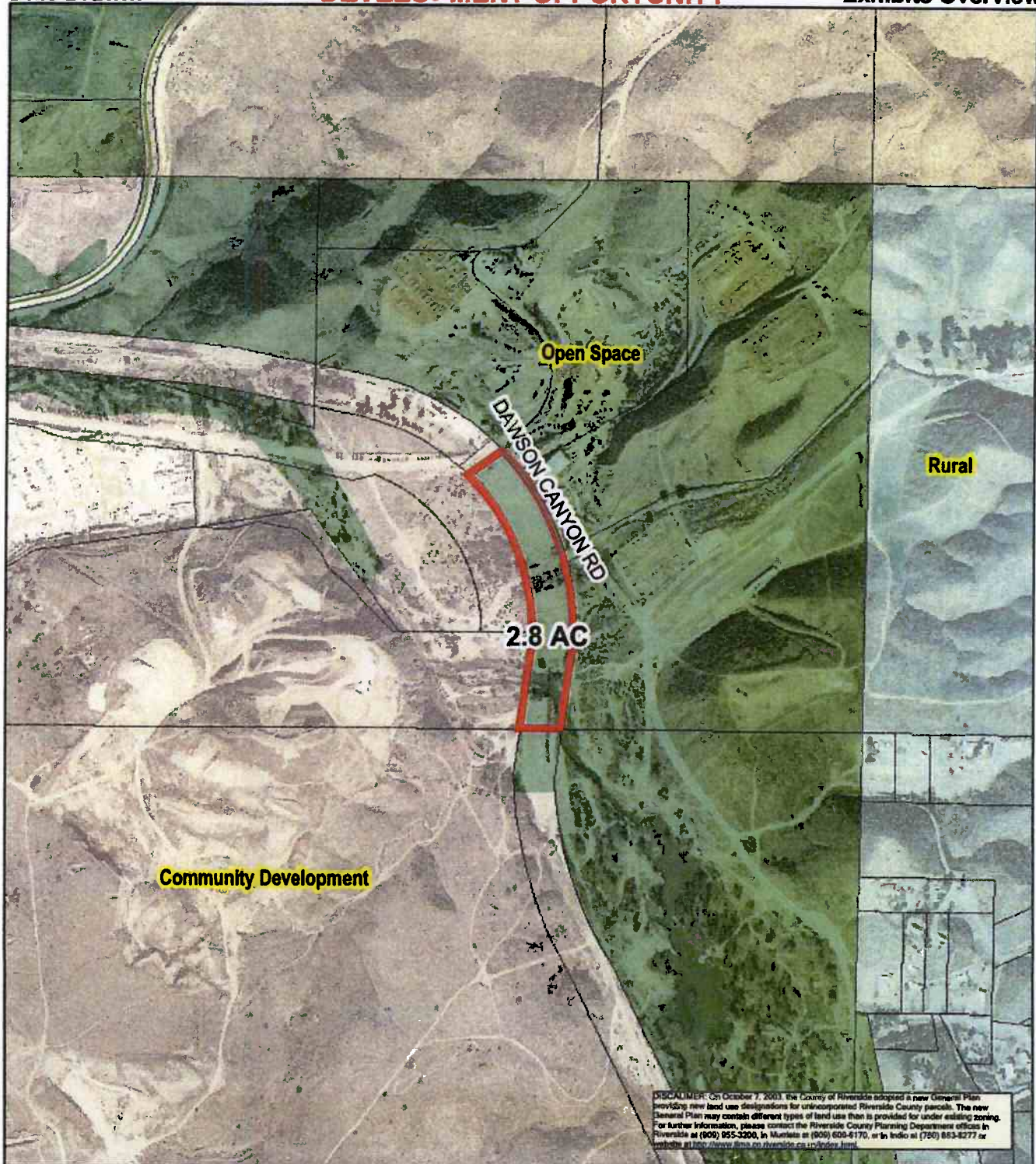




Supervisor Buster  
District 1  
Date Drawn: 01/31/08

**GPA00896**  
**DEVELOPMENT OPPORTUNITY**

Planner: Amy Aldana  
Date: 02/05/08  
Exhibits Overview



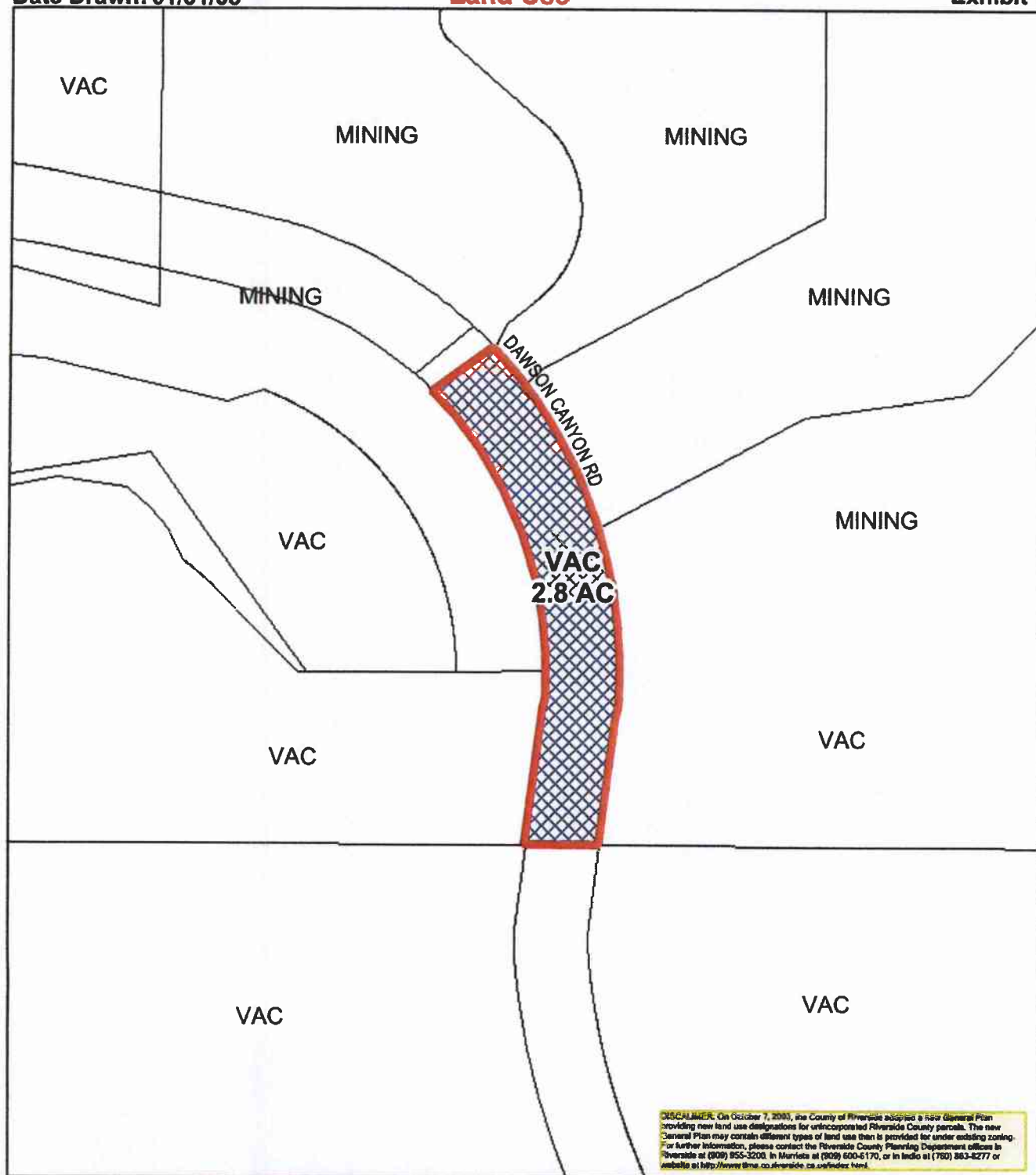
**RIVERSIDE COUNTY PLANNING DEPARTMENT**

Area  
Plan: Glen Ivy  
Township/Range: T4SR6W  
Section: 35



Assessors  
Bk. Pg. 283-19  
Thomas  
Bros. Pg. 804 F4





**Zone**  
**Area:** Glen Ivy  
**Township/Range:** T4SR6W  
**Section :** 35

RIVERSIDE COUNTY PLANNING DEPARTMENT



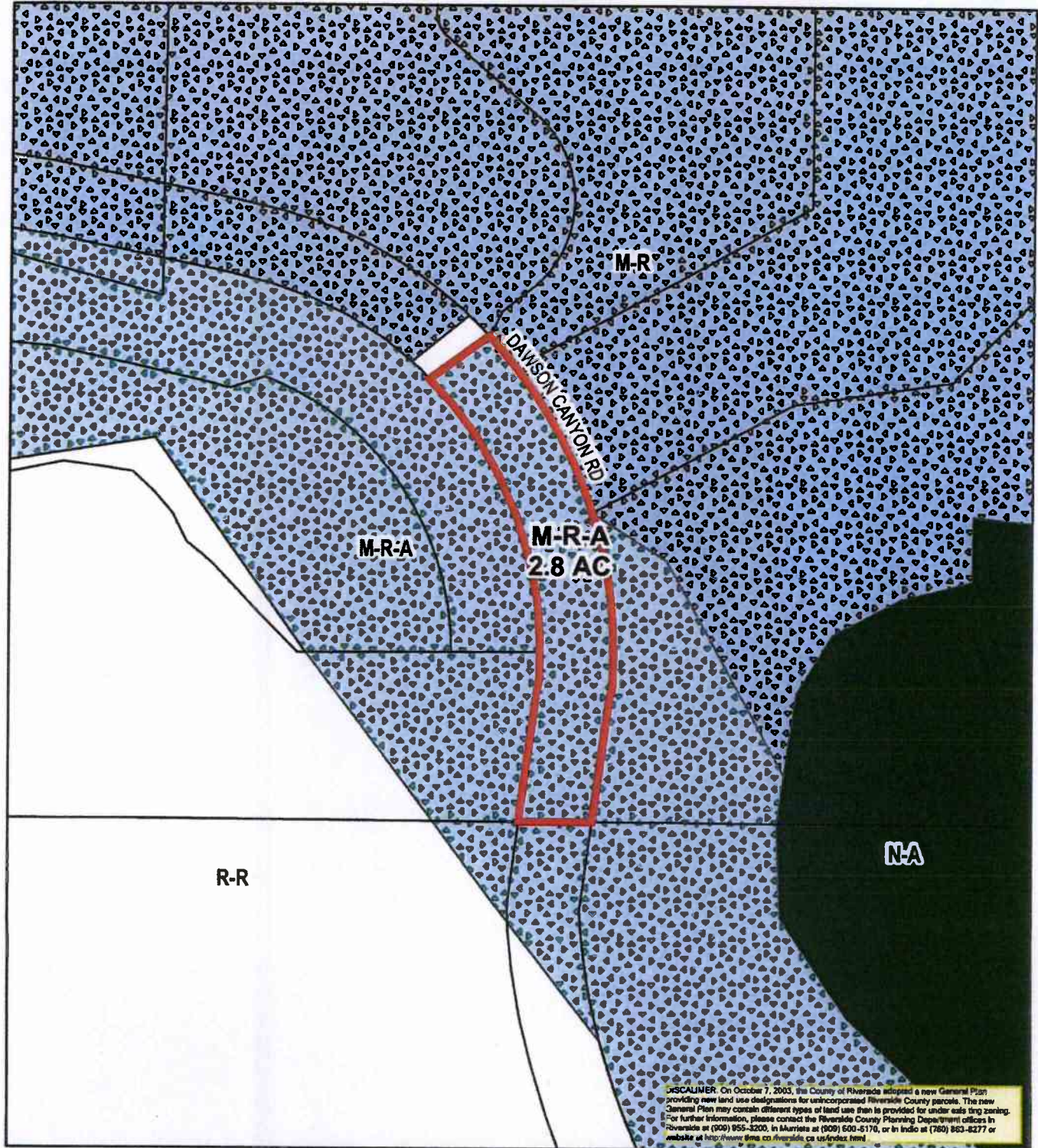
**Assessors**  
**Bk. Pg. 283-19**  
**Thomas**  
**Bros. Pg. 804 F4**



Supervisor Buster  
District 1  
Date Drawn: 01/31/08

**GPA00896**  
**EXISTING ZONING**

Planner: Amy Aldana  
Date: 02/05/08  
Exhibit 2



Zone  
Area: Glen Ivy  
Township/Range: T4SR6W  
Section : 35

**RIVERSIDE COUNTY PLANNING DEPARTMENT**

Assessors  
Bk. Pg. 283-19  
Thomas  
Bros. Pg. 804 F4



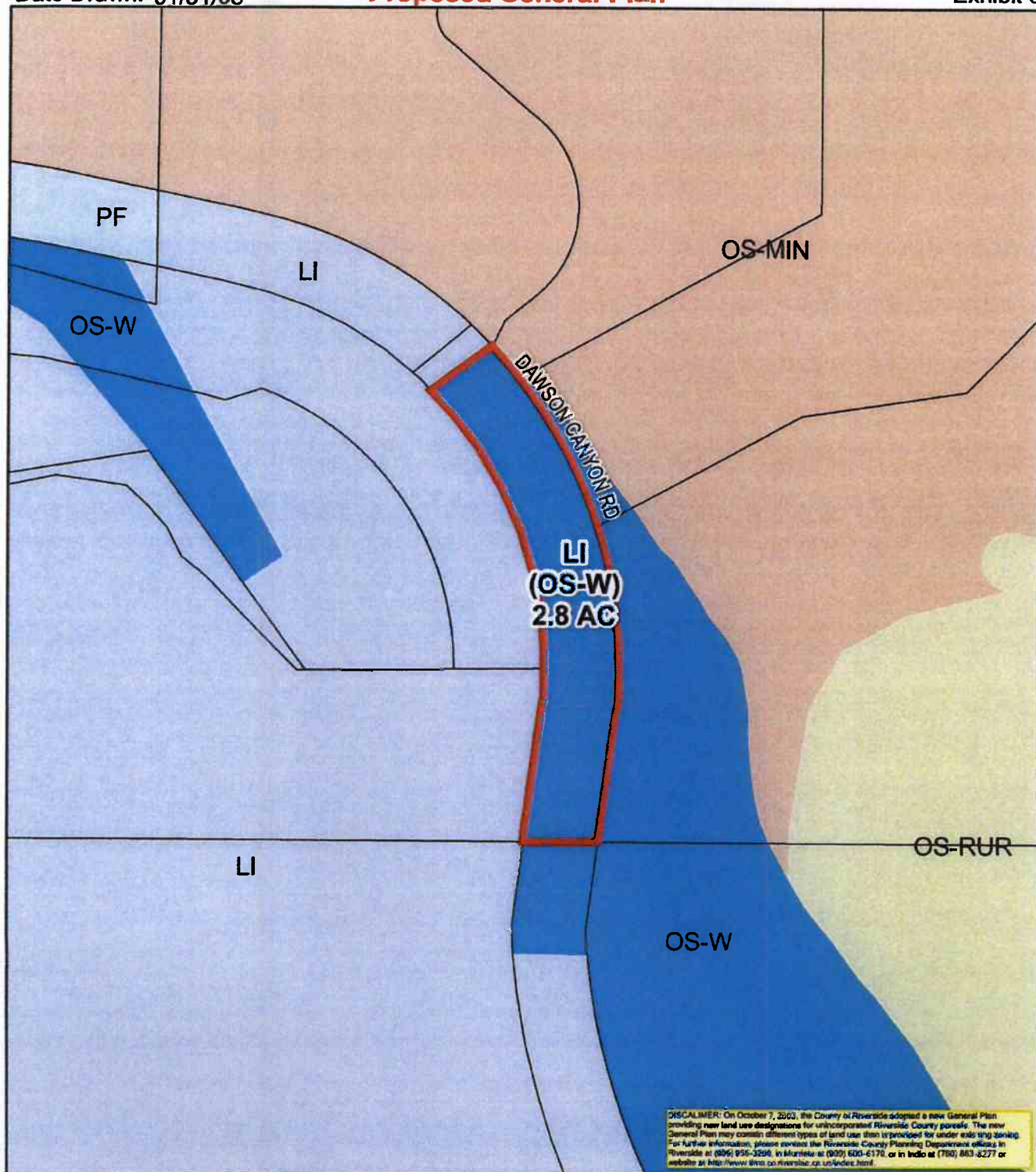


Supervisor Buster  
District 1  
Date Drawn: 01/31/08

**GPA00896**

**Proposed General Plan**

Planner: Amy Aldana  
Date: 02/05/08  
Exhibit 6



Zone  
Area: Glen Ivy  
Township/Range: T4SR6W  
Section : 35

**RIVERSIDE COUNTY PLANNING DEPARTMENT**



Assessors  
Bk.Pg. 283-19  
Thomas  
Bros. Pg. 804 F4



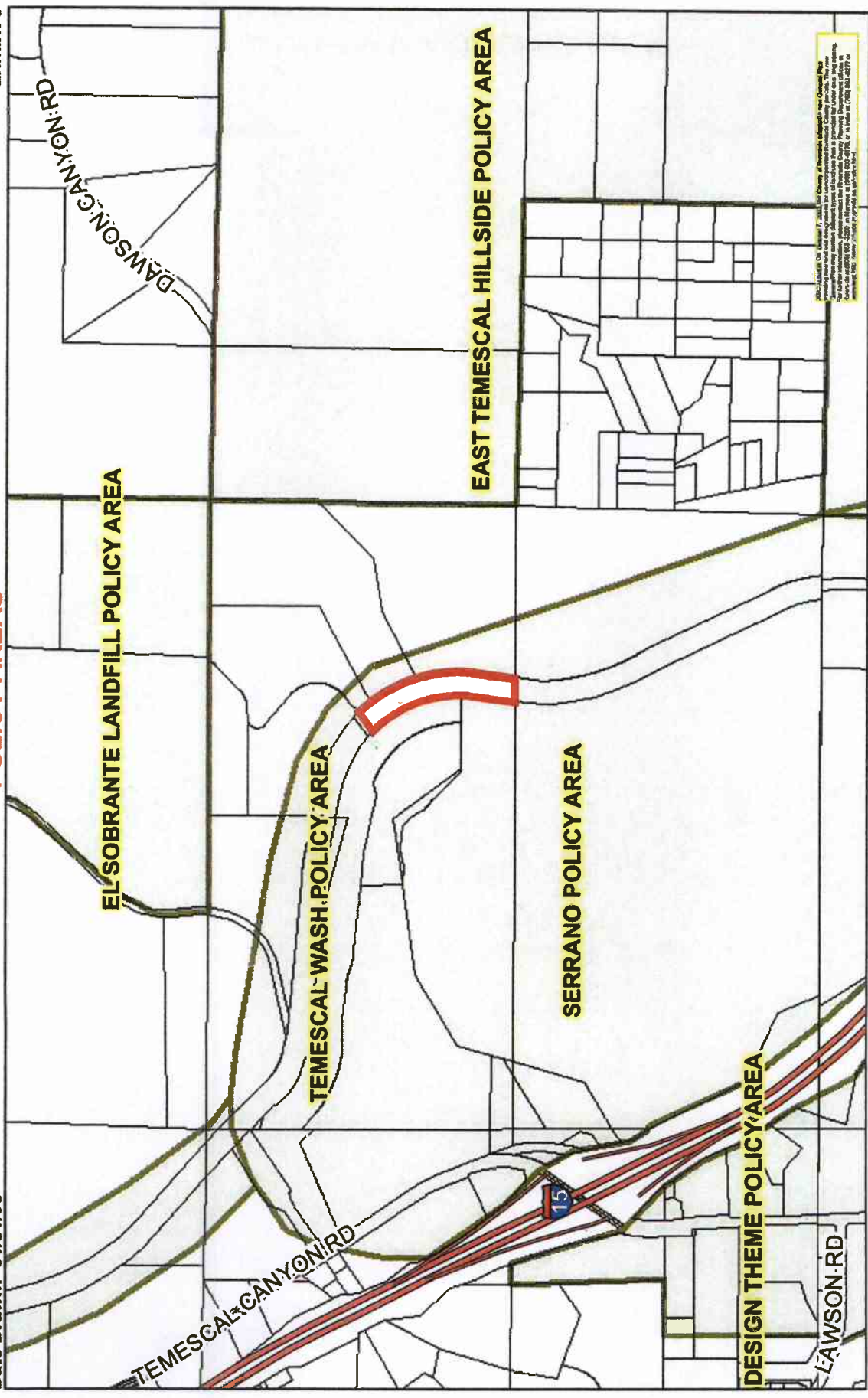
Planner: Amy Aldana  
Date: 02/05/08  
Exhibit 7

**Assessors**  
**Bk.Pg. 283-19**  
**Thomas**  
**Bros. Pg. 804 F4**

Supervisor Buster  
District 1  
Date Drawn: 01/31/08

**GPA00896**  
**POLICY AREAS**

Planner: Amy Aldana  
Date: 02/05/08  
Exhibit 8



Zone  
Area: Glen Ivy  
Township/Range: T4SR6W  
Section : 35

**RIVERSIDE COUNTY PLANNING DEPARTMENT**

Assessors  
Bk. Pg. 283-19  
Thomas  
Bros. Pg. 804 F4





January 2, 2007

Mr. Ron Goldman  
Advanced Planning, 9th Floor  
County of Riverside Transportation and Land Management Agency  
Riverside, CA 92501

Subject: Application for General Plan Amendment  
Tonkinson Industrial Project Site on a portion of APN 283-190-043  
PAR00812/HANS1294 (LSA Project No. TKI0601)

Dear Mr. Goldman:

LSA Associates, Inc. has been conducting the technical studies required by the Environmental Programs Department and the Planning Department for Mr. Greg Tonkinson over the past year. Mr. Tonkinson is proposing a batch plant facility on a northern portion of APN 283-190-043. While reviewing the project history, it was discovered that the parcel was included in Conditional Use Permit (CUP02865R1) for a batch plant currently in operation on APN 283-190-042 and that the subject parcel was zoned M-R-A with an inconsistent land use designation of OS-W.

The purpose of this letter is to justify an amendment to the Riverside County General Plan. The amendment request is to change the Land Use Designation from Open Space-Water (OS-W) to Light Industrial (LI) on 2.8 acres zoned as Mineral Resources & Related Manufacturing (M-R-A) in the Temescal Canyon Area Plan.

This is a reasonable request due to the following facts:

- 1) The land use designations adjacent to the 2.8-acre project area are Light Industrial (LI) and Open Space-Mineral Resources (OS-MIN). The site is bounded by Park Canyon Road, Dawson Canyon Road, and Dawson Canyon wash. Changing the land use to LI on the northern portion of APN 283-190-043 would have all the land at the intersection of Dawson Canyon Road and Park Canyon Road as the same land use designation. Refer to Figure 5 and to the site plan map.
- 2) The zoning of the subject parcel and the adjacent parcels is Mineral Resources & Related Manufacturing (M-R-A) and Mineral Resources (M-R). The current land use designation of OS-W is not consistent with the zoning of the area. Changing the land use designation to LI would be consistent with M-R-A and M-R zoning.
- 3) The site is currently a vacant graded area in an easily accessible location adjacent to similar light industrial operations. The 2.8-acre project site is intended to be used for a proposed cement mixing batch plant. The proposed use of the site would be compatible with the existing land use since the road intersection is already used by haul trucks and other commercial vehicles.
- 4) The amendment would only apply to an upland area and would not apply to land in the 100-year flood zone, in Dawson Canyon, or in Temescal Wash. The project would be limited to an upland area void of waters of the U.S. or state, and lacking in sensitive habitat, and without the presence



of plant or wildlife species of concern. The remaining area of APN 283-190-043, designated as OS-W, would be adjacent to LI and OS-W.

- 5) The boundary of the OS-W land use designation in Temescal Canyon Area Plan generally follows the FEMA 100-year flood plain and Riverside County flood zone maps. See attached flood plain maps.
- 6) The land use designation of OS-W on the majority of APN 283-190-043 is inappropriate, since the parcel is outside the 100-year flood plain. The only area within the 100-year flood plain is Temescal Wash. The wash is located within the southern end of the subject parcel. Note, that the flood plain is very narrow at this location because of the in-fill for the railroad trestle.
- 7) Temescal Wash no longer used as an aggregate source is considered an important wildlife corridor and habitat area under the Western Riverside County Multiple Species Habitat Mitigation Plan. With this conservation goal in mind, note that there is break in the land use designation of Temescal Wash west of the subject parcel. Changing just the northern half of the subject parcel would not add to this disconnect in the OS-W designation along Temescal Wash.

Please feel free to contact me by phone at (951) 781-9310 or by email at [maria.lum@lsa-assoc.com](mailto:maria.lum@lsa-assoc.com) for additional information or comments on the general plan amendment application materials.

Sincerely,

LSA ASSOCIATES, INC.



Maria A. Lum  
Senior Biologist

Attachments

General Plan Amendment Form  
Grant Deed with legal description  
Recorded Easements shown on two survey plats  
Tonkinson Industrial Site Plan (10 copies, more available upon request)  
Figure 1. Project Location  
Figure 2. Site Plan on Aerial Photograph  
Figure 3. Site Photograph Key Map  
Figure 3A-3D. Site Photographs  
Figure 4. Flood Plain Map  
Figure 5. Land Use Map  
CD containing PDF of all figures and maps  
Check No. \_\_\_\_\_ in amount of \$ \_\_\_\_\_ for GPA/EA fees.

cc. Greg Tonkinson

**TONKINSON INDUSTRIAL**

**PAR00812**

**DEC. 28, 2007**

Time line of County Planning Meetings and other Correspondence regarding project on APN 283-190-043 in Temescal Canyon Area Plan, Riverside County.

**People spoken to**

Ebony J. McGee	Riv Co. Contract Planner
Lela Weiss	Riv. Co Senior Planner and lan use technician
Bob Linares	Riv. Co, Planner III
Becky Brewington	Riv. Co. Land Use Technician II
Orbin McDonald	Riv. Co. Building and Safety
Mike Lara	Regional office manager
William "Michael" Cornelius	Riv. County Flood Control
Ed Lotz	Riv. Co. Flood Control
Mike Lapaglia	Riv. Co. Flood Control
Kris Flanigan	Civil Engineer Ric Co. Flood Control
Ken Baez	Riv. Co. Environmental
Chad Young	Riv. Co. Environmental
Mark Dur ham	Army Corp of engineers
Phil Serpa	Army Corp of engineers
Gabby	State Fish and Game
Maxine	State Fish and Game
Jess Brandt	State Fish and Game
Eric Becker	State Regional Water quality control board
Michael Roth	Regional Water Quality Board Santa Ana Region

May 2005 met and discussed Land use and zoning with Bob Linares and Becky Brewington.

July and August, 2005 met, phoned or e-mailed her with Lela Weiss on the zoning and land uses for the corona property. During these conversations, I learned of the land use and zoning inconsistencies. I had asked about allowable uses on the property and what could be done to correct the problems.

September, 2005 Met with William M. Cornelius II , "Michael" with the Riverside county flood control and water conservation District. We talked about the flood zone on my property. It seemed to be inconsistent with from his point of view with the information that the county planners had provided. He was sure from his maps, that only a small portion of my lots is in a flood plain area and he suggested that I try to correct this with the county planning and that flood controls position on this area would reflect only a very small area of my parcel to be in a flood zone.

November 3, 2005 Started the HANS process with county.

Nov. 2005 Researched general laws and rules on lake and streambeds program with the State water quality control board, Army Corp. State Fish and Game, US fish and Wildlife, Riv Co. building and Safety.

Received faxed memo from Michael Roth or the regional water control board stating there doesn't seem to be a need for a 401 permit.

Dec, 2005 and Jan 2006, worked on HANS report information for the county. Tried to set up a HANS meeting with the county.

March 15, 2006 – had a HANS meeting with Riv. County. At this meeting, the HANS process was started and a direction was given to help with this process. It is now in HANS II and being considered for reconsideration. LSA is working on this.

May 2006 – Met with Riv. Co. Flood Control to further discuss flood zones and to get copies of maps showing flood zone. Also went to county to discuss how I could use this flood control info to help with the HANS.

June 8, 2006 – Met with Ed Lotz, Kris Flanigan and Mike Lapaglia on the Riv. Co. Flood Control to further confirm their position on the flood zone area as the County was shocked at the difference of opinion and they again concurred with their position.

2007 - Technical Studies by LSA authorized and completed.  
Paleo and Cultural Resources  
Biological Resources and Habitat Suitability Assessment  
Waters and Wetlands Delineation and Mapping field work

May 11, 2007 - LSA Biologist Maria Lum communications with Lela Weiss regarding zoning, land use and existing CUP.

Aug. 1, 2007 – Greg Tonkinson meet with Ken Vaez regarding HANS process.

Sept. – Dec. 2007 – Ms. Lum questions about project review and planning department procedures with Jim Phithayanuk, Lisa Sheldon, Josh Lee, and Amy Aldana

Sept 28, 2007 – Traffic study exemption per Kevin Tsang

Dec. 26, 2007 - Mr. Tonkinson met with Josh Lee and Lisa Sheldon regarding GPA application.

Dec 28, 2007 – Mr. Tonkinson phone conversation with Chad Young, EPD regarding HANS II meeting.





PHOTOGRAPH 1: Panoramic view from northeast corner of the proposed project site on Parcel 283-190-043.



PHOTOGRAPH 2: View of project site from the southeast corner of the proposed grading area.



PHOTOGRAPH 3: View of vegetation at the road culvert under Park Canyon Road.



PHOTOGRAPH 4: View of sheet flow area on the northwest side of the project site.

PHOTOGRAPH 5: View of 4-foot culvert parallel to Clay Canyon Road.



FIGURE 3A

LSA

Tonkinson Industrial Project  
General Plan Amendment  
Site Photographs



PHOTOGRAPH 6: *View of excavated swale on adjacent land to the west.*



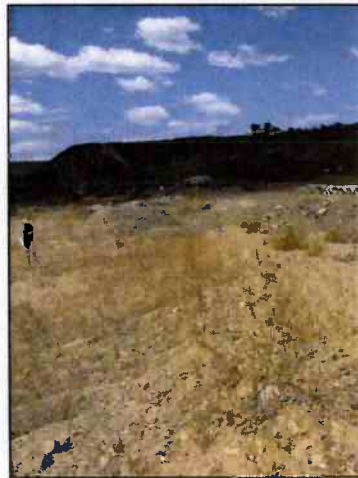
PHOTOGRAPH 7: *View of proposed water line route (maximum of 10 feet wide).*



PHOTOGRAPH 8: *View of East Valley Water District well.*



PHOTOGRAPH 9: *View of culvert under Park Canyon Road at the northeast corner of the project site.*



PHOTOGRAPH 10: *View from center of south end of the project site.*

LSA

FIGURE 3B

*Tonkinson Industrial Project  
General Plan Amendment  
Site Photographs*



PHOTOGRAPH 11: *View of eroded gully at the north end of the project site.*



PHOTOGRAPH 12: *View of culvert under Park Canyon Road along the east side of the project site. Note: excavated basin to contain road runoff.*



PHOTOGRAPH 13: *View of road ditch and cluster of mule fat along Park Canyon Road*



LSA

FIGURE 3C

*Tonkinson Industrial Project  
General Plan Amendment  
Site Photographs*





PHOTOGRAPH 14: *View of Dawson Creek from Park Canyon Road.*



PHOTOGRAPH 15: *View of Dawson Creek from railroad tracks in the center of Parcel 283-190-043.*



PHOTOGRAPH 16: *View of lowest channel along the north bank of Dawson Creek.*

LSA

FIGURE 3D

*Tonkinson Industrial Project  
General Plan Amendment  
Site Photographs*



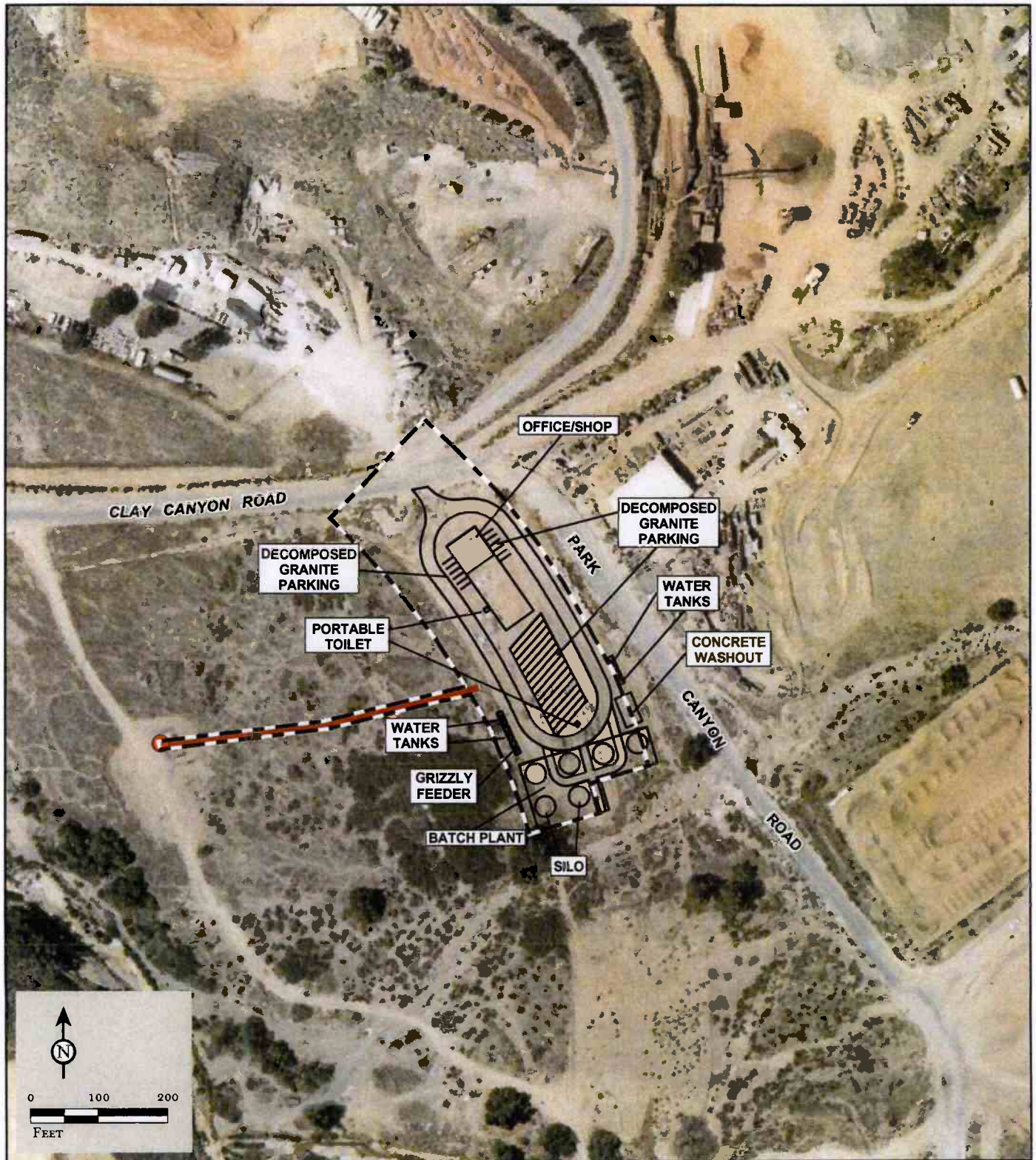


FIGURE 2

LSA

- PROJECT AREA
- EXISTING EAST VALLEY WATER DISTRICT WELL
- SITE PLAN (9-12-07)
- PROPOSED 6" PVC PIPELINE (TEMPORARY DISTURBANCE)

*Tonkinson Industrial Project  
General Plan Amendment*

SOURCE: AirPhotoUSA (2007), MAPCO (2007)

Site Plan Map

I:\TKI0601\Reports\MSHCP\GP\_Amend\Site\_Plan.mxd (12/27/07)



**NOTICE OF PUBLIC HEARING**  
and  
**INTENT TO ADOPT A NEGATIVE DECLARATION**

**A PUBLIC HEARING** has been scheduled, pursuant to Riverside County Land Use Ordinance No. 348, before the **RIVERSIDE COUNTY PLANNING COMMISSION** to consider the project shown below:

**GENERAL PLAN AMENDMENT NO. 896** (Foundation and Entitlement/Policy) – Intent to Adopt a Negative Declaration – Applicant: Greg Tonkinson – Engineer/Representative: LSA Associates, Inc. – First Supervisorial District – Area Plan: Temescal Canyon – Zone Area: Glen Ivy – Zone: Mineral Resources & Related Manufacturing (M-R-A) – Policy Area: Serrano and Temescal Wash – Location: North of Dawson Creek, east of Temescal Wash, south of Dawson Canyon Road, and west of Park Canyon Drive – Project Size: 6.3 acres – **REQUEST:** Proposal to amend the project site's General Plan Foundation Component from Open Space (OS) to Community Development (CD) and to amend its Land Use Designation from Water (W) to Light Industrial (LI) (0.25 – 0.60 FAR) on one parcel, totaling 6.3 acres.

TIME OF HEARING: **9:00 am** or as soon as possible thereafter  
**NOVEMBER 4, 2015**  
RIVERSIDE COUNTY ADMINISTRATIVE CENTER  
BOARD CHAMBERS, 1ST FLOOR  
4080 LEMON STREET  
RIVERSIDE, CA 92501

For further information regarding this project, please contact Project Planner, John Hildebrand, at 951-955-1888 or email [jhildebr@rctlma.org](mailto:jhildebr@rctlma.org) or go to the County Planning Department's Planning Commission agenda web page at <http://planning.rctlma.org/PublicHearings.aspx>.

The Riverside County Planning Department has determined that the above project will not have a significant effect on the environment and has recommended adoption of a negative declaration. The Planning Commission will consider the proposed project and the proposed negative declaration, at the public hearing. The case file for the proposed project and the proposed negative declaration may be viewed Monday through Thursday, 8:30 a.m. to 5:00 p.m., at the County of Riverside Planning Department, 4080 Lemon Street, 12th Floor, Riverside, CA 92501. For further information or an appointment, contact the project planner.

Any person wishing to comment on a proposed project may do so, in writing, between the date of this notice and the public hearing or appear and be heard at the time and place noted above. All comments received prior to the public hearing will be submitted to the Planning Commission, and the Planning Commission will consider such comments, in addition to any oral testimony, before making a decision on the proposed project.

If you challenge this project in court, you may be limited to raising only those issues you or someone else raised at the public hearing, described in this notice, or in written correspondence delivered to the Planning Commission at, or prior to, the public hearing. Be advised that, as a result of public hearings and comment, the Planning Commission may amend, in whole or in part, the proposed project. Accordingly, the designations, development standards, design or improvements, or any properties or lands, within the boundaries of the proposed project, may be changed in a way other than specifically proposed.

Please send all written correspondence to:  
RIVERSIDE COUNTY PLANNING DEPARTMENT  
Attn: John Hildebrand  
P.O. Box 1409, Riverside, CA 92502-1409



## PROPERTY OWNERS CERTIFICATION FORM

I, VINNIE NGUYEN, certify that on 9/30/2015.

The attached property owners list was prepared by Riverside County GIS.

APN (s) or case numbers GPA00896 For

Company or Individual's Name Planning Department.

Distance buffered 2400'.

Pursuant to application requirements furnished by the Riverside County Planning Department, Said list is a complete and true compilation of the owners of the subject property and all other property owners within 600 feet of the property involved, or if that area yields less than 25 different owners, all property owners within a notification area expanded to yield a minimum of 25 different owners, to a maximum notification area of 2,400 feet from the project boundaries, based upon the latest equalized assessment rolls. If the project is a subdivision with identified off-site access/improvements, said list includes a complete and true compilation of the names and mailing addresses of the owners of all property that is adjacent to the proposed off-site improvement/alignment.

I further certify that the information filed is true and correct to the best of my knowledge. I understand that incorrect or incomplete information may be grounds for rejection or denial of the application.

NAME: Vinnie Nguyen

TITLE GIS Analyst

ADDRESS: 4080 Lemon Street 2<sup>nd</sup> Floor

Riverside, Ca. 92502

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

## GPA00896 (2400 feet buffer)



### **Selected Parcels**

283-220-032	283-190-027	283-200-010	283-220-028	283-190-019	283-190-021	283-190-022	283-190-024	283-190-025	283-190-026
283-190-028	283-190-040	283-200-003	283-230-001	283-230-003	283-220-011	283-210-001	283-230-030	283-220-018	283-220-030
283-190-043	283-200-004	283-220-020	283-220-019	283-190-037	283-190-038	283-220-001	283-220-002	283-230-002	283-220-017
283-220-003	283-120-019	283-190-042	283-190-041	283-120-009	283-120-014	283-120-015	283-130-001	283-190-039	283-190-033
283-190-030									



1,500 750 0 1,500 Feet

Maps and data are to be used for reference purposes only. Map features are approximate, and are not necessarily accurate to surveying or engineering standards. The County of Riverside makes no warranty or guarantee as to the content (the source is often third party), accuracy, timeliness, or completeness of any of the data provided, and assumes no legal responsibility for the information contained on this map. Any use of this product with respect to accuracy and precision shall be the sole responsibility of the user.

ASMT: 283190021, APN: 283190021  
CORONA CLAY CO  
22079 KNABE ST  
CORONA CA 92883

ASMT: 283200010, APN: 283200010  
BBG KRG INC  
P O BOX 1839  
CORONA CA 92878

ASMT: 283190030, APN: 283190030  
HENRY TIEN, ETAL  
23531 ESTELLE MOUNTAIN RD  
PERRIS CA 92570

ASMT: 283210001, APN: 283210001  
DAWSON CREEK PROP  
C/O KEITH O UTLEY  
20346 TULSA ST  
CHATSWORTH CA 91311

ASMT: 283190038, APN: 283190038  
LEINEN FAMILY  
1240 MAGNOLIA AVE  
CORONA CA 92879

ASMT: 283220001, APN: 283220001  
MARGARET PATTERSON  
11021 DAWSON CANYON RD  
CORONA, CA. 92883

ASMT: 283190039, APN: 283190039  
USA WASTE OF CALIF INC  
C/O WASTE MANAGEMENT INC  
P O BOX 1450  
CHICAGO IL 60690

ASMT: 283220003, APN: 283220003  
MICHAEL HART  
11201 DAWSON CANYON RD  
CORONA, CA. 92883

ASMT: 283190041, APN: 283190041  
SOUTHERN CALIF EDISON CO  
P O BOX 800  
ROSEMEAD CA 91770

ASMT: 283220011, APN: 283220011  
DAVID REQUA  
11176 SPANISH HILLS DR  
CORONA, CA. 92883

ASMT: 283190042, APN: 283190042  
NUCAST INDUSTRIES INC  
23220 PARK CANYON DR  
CORONA, CA. 92883

ASMT: 283220017, APN: 283220017  
MICHAEL GRAFF  
11150 SPANISH HILLS DR  
CORONA, CA. 92883

ASMT: 283200004, APN: 283200004  
GREG TONKINSON  
16376 SLOVER AVE  
FONTANA CA 92337

ASMT: 283220018, APN: 283220018  
ELISAVETA COTOI  
1717 SCOTTSDALE RD  
BEAUMONT CA 92223





ASMT: 283220019, APN: 283220019  
JUDITH SIPE  
18642 MANNING DR  
TUSTIN CA 92780

ASMT: 283230003, APN: 283230003  
DAVE PLANTE  
11211 SPANISH HILLS DR  
CORONA, CA. 92883

ASMT: 283220020, APN: 283220020  
JACK DEARMOND  
P O BOX 943  
CORONA DEL MAR CA 92625

ASMT: 283230030, APN: 283230030  
DIANA FOSTER, ETAL  
11111 SPANISH HILLS DR  
CORONA, CA. 92883

ASMT: 283220028, APN: 283220028  
BLANCA MENDOZA, ETAL  
PMB 158  
750 S LINCOLN AVE STE 104  
CORONA CA 92882

ASMT: 283220030, APN: 283220030  
CRAIG DELEO, ETAL  
628 LANCER LN  
CORONA CA 92879

ASMT: 283220032, APN: 283220032  
GABRIELA RAMOS, ETAL  
23795 LAWSON RD  
CORONA CA 92883

ASMT: 283230001, APN: 283230001  
CORONA CLAY CO  
22079 KNABE RD  
CORONA CA 92883

ASMT: 283230002, APN: 283230002  
KATHLEEN CLEPPER, ETAL  
11101 SPANISH HILLS DR  
CORONA, CA. 92883





**Steven Weiss, AICP**  
**Planning Director**

**RIVERSIDE COUNTY**  
**PLANNING DEPARTMENT**

# NEGATIVE DECLARATION

Project/Case Number: General Plan Amendment No. 896

Based on the Initial Study, it has been determined that the proposed project will not have a significant effect upon the environment.

PROJECT DESCRIPTION, LOCATION (see Environmental Assessment).

COMPLETED/REVIEWED BY:

By: John Hildebrand Title: Project Planner Date: August 27, 2015

Applicant/Project Sponsor: Greg Tonkinson Date Submitted: February 1, 2008

**ADOPTED BY:** Board of Supervisors

Person Verifying Adoption: \_\_\_\_\_ Date: \_\_\_\_\_

The Negative Declaration may be examined, along with documents referenced in the initial study, if any, at:

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

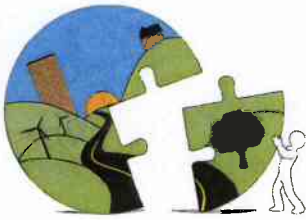
For additional information, please contact John Hildebrand at (951) 955-1888.

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

Please charge deposit fee case#: ZEA41689 ZCFG05037

**FOR COUNTY CLERK'S USE ONLY**





# RIVERSIDE COUNTY PLANNING DEPARTMENT

**Steven Weiss, AICP**  
**Planning Director**

**TO:** ☐ Office of Planning and Research (OPR)  
P.O. Box 3044  
Sacramento, CA 95812-3044  
☒ County of Riverside County Clerk

**FROM:** Riverside County Planning Department  
☒ 4080 Lemon Street, 12th Floor  
P. O. Box 1409  
Riverside, CA 92502-1409

☐ 38686 El Cerrito Road  
Palm Desert, California 92211

**SUBJECT: Filing of Notice of Determination in compliance with Section 21152 of the California Public Resources Code.**

**General Plan Amendment No. 896**

*Project Title/Case Numbers*

**John Hildebrand – Project Planner**

*County Contact Person*

**(951) 955-1888**

*Phone Number*

**N/A**

*State Clearinghouse Number (if submitted to the State Clearinghouse)*

**Greg Tonkinson**

*Project Applicant*

**16376 Slover Avenue, Fontana, CA 92337**

*Address*

**North of Dawson Creek, east of Temescal Wash, south of Dawson Canyon Road, and west of Park Canyon Drive. APN: 283-190-043**

*Project Location*

**Proposal to amend the project site's General Plan Foundation Component from Open Space (OS) to Community Development (CD) and to amend its Land Use Designation from Water (W) to Conservation (C) and Light Industrial (LI) (0.25 – 0.60 FAR) on one parcel, totaling 6.3 acres.**

*Project Description*

This is to advise that the Riverside County Board of Supervisors, as the lead agency, has approved the above-referenced project on \_\_\_\_\_, and has made the following determinations regarding that project:

1. The project WILL NOT have a significant effect on the environment.
2. A NEGATIVE DECLARATION was prepared for the project pursuant to the provisions of the California Environmental Quality Act and reflects the independent judgment of the Lead Agency.
3. Mitigation measures WERE NOT made a condition of the approval of the project.
4. A Mitigation Monitoring and Reporting Plan/Program WAS NOT adopted.
5. A statement of Overriding Considerations WAS NOT adopted.
6. Findings WERE NOT made pursuant to the provisions of CEQA.

This is to certify that the earlier EA, with comments, responses, and record of project approval is available to the general public at: Riverside County Planning Department 4080 Lemon Street, 12th Floor, Riverside, CA 92501.

  
Signature

**Project Planner**

*Title*

**08/30/2015**

*Date*

Date Received for Filing and Posting at OPR: \_\_\_\_\_

COUNTY OF RIVERSIDE  
SPECIALIZED DEPARTMENT RECEIPT  
Permit Assistance Center

\* REPRINTED \* R0800005

4080 Lemon Street  
Second Floor  
Riverside, CA 92502  
(951) 955-3200

39493 Los Alamos Road  
Suite A  
Murrieta, CA 92563  
(951) 600-6100

38686 El Cerrito Road  
Palm Desert, CA 92211  
(760) 863-8277

\*\*\*\*\*  
\*\*\*\*\*

Received from: TONKINSON GREG \$64.00  
paid by: CK 232  
paid towards: CFG05037 CALIF FISH & GAME: DOC FEE  
CFG FOR EA41689  
at parcel #:  
appl type: CFG3

By \_\_\_\_\_ Jan 02, 2008 09:07  
MBRASWEL posting date Jan 02, 2008

\*\*\*\*\*  
\*\*\*\*\*

Account Code	Description	Amount
658353120100208100	CF&G TRUST: RECORD FEES	\$64.00

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

Additional info at [www.rctlma.org](http://www.rctlma.org)

COUNTY OF RIVERSIDE  
SPECIALIZED DEPARTMENT RECEIPT  
Permit Assistance Center

R1511968

4080 Lemon Street  
Second Floor  
Riverside, CA 92502  
(951) 955-3200

39493 Los Alamos Road  
Suite A  
Murrieta, CA 92563  
(951) 600-6100

38686 El Cerrito Road  
Palm Desert, CA 92211  
(760) 863-8277

\*\*\*\*\*  
\*\*\*\*\*

Received from: TONKINSON GREG

\$2,210.00

paid by: CK 1793

paid towards: CFG05037 CALIF FISH & GAME: DOC FEE  
CFG FOR EA41689

at parcel #:

appl type: CFG3

By \_\_\_\_\_ Oct 28, 2015 10:06  
MGARDNER posting date Oct 28, 2015

\*\*\*\*\*  
\*\*\*\*\*

Account Code	Description	Amount
658353120100208100	CF&G TRUST	\$2,210.00

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

Additional info at [www.rctlma.org](http://www.rctlma.org)