

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

508B



FROM: TLMA- Planning Department

SUBMITTAL DATE:
January 4, 2016

SUBJECT: GENERAL PLAN AMENDMENT NO. 1008 (Foundation and Entitlement/Policy Amendment) and CHANGE of ZONE NO. 7886 – Intent to adopt a Negative Declaration – APPLICANT: USA Waste of California – ENGINEER/REPRESENTATIVE: Southland Engineering, c/o Lisa Merritt – First Supervisorial District – AREA PLAN: Temescal Canyon – ZONE AREA: Glen Ivy – ZONE: Mineral Resources (M-R) and Mineral Resources & Related Manufacturing (M-R-A) – POLICY AREA: El Sobrante Landfill – LOCATION: East of Interstate 15 and Temescal Canyon Road, north of Dawson Canyon Road, and west of El Sobrante Landfill – PROJECT SIZE: 327.6-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), amend its General Plan Land Use Designation from Rural (RUR) and Mineral Resources (MR) to Conservation Habitat (CH) and Heavy Industrial (HI) (0.15 to 0.50 FAR), and change the site's Zoning Classification from Mineral Resources (M-R) and Mineral Resources & Related Manufacturing (M-R-A) to Natural Assets (N-A) and Manufacturing Heavy (M-H) on four parcels, totaling 327.6-acres, located within the Temescal Canyon Area Plan. Deposit Based Funds 100%.

Departmental Concurrence



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

☐ Positions Added

☐ 4/5 Vote

☐ Change Order

Prev. Agn. Ref.:

District: 1

Agenda Number:

16-2

**SUBMITTAL TO THE BOARD OF SUPERVISORS, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA
FORM 11: GENERAL PLAN AMENDMENT NO. 1008 and CHANGE of ZONE NO. 7886**

DATE: January 4, 2016

PAGE: Page 2 of 4

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

1. **ADOPT a NEGATIVE DECLARATION for ENVIRONMENTAL ASSESSMENT NO. 41838**, 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
2. **TENTATIVELY APPROVE GENERAL PLAN AMENDMENT NO. 1008** to amend the project site's General Plan Foundation Component from Open Space (OS) to Community Development (CD), amend its General Plan Land Use Designation from Rural (RUR) and Mineral Resources (MR) to Conservation Habitat (CH) and Heavy Industrial (HI) (0.15 to 0.50 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
3. **TENTATIVELY APPROVE CHANGE OF ZONE NO. 7886** changing the site's Zoning Classification from M-R (Mineral Resources) and M-R-A (Mineral Resources & Related Manufacturing) to M-H (Manufacturing Heavy) and N-A (Natural Assets), in accordance with the Proposed Zoning Exhibit #3, based on the findings and conclusions incorporated in the staff report; and, pending final adoption of a Zoning Ordinance by the Board of Supervisors.

BACKGROUND:

Summary

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), amend its General Plan Land Use Designation from Rural (RUR) and Mineral Resources (MR) to Conservation Habitat (CH) and Heavy Industrial (HI) (0.15 to 0.50 FAR), and change the site's Zoning Classification from Mineral Resources (M-R) and Mineral Resources & Related Manufacturing (M-R-A) to Natural Assets (N-A) and Manufacturing Heavy (M-H) on four parcels, totaling 327.6-acres, located within the Temescal Canyon Area Plan. There is no accompanying implementing project with this General Plan Amendment and Change of Zone.

Site Operations

The project site itself has previously supported both clay mining and composting operations, including the Rentrac Liston Clay Pit (SMP00107), the Synagro Recycle Mine (SMP00175) which was operated as a source of soil materials to blend with compost from the Synagro composting operation (CUP02999), and the Rentrac Corona Clay Pit (RCL00121), a vested mining operation. Presently, there is no mining occurring on the site. The Synagro composting operation vacated the site within the past year and the Synagro Recycle Mine entitlement (SMP00175) expired in January 2010. Currently, portions of the site are being reclaimed through a slope restoration process.

General Plan Initiation Proceedings ("GPIP")

This project was submitted to the County of Riverside on February 14, 2008, during the 2008 General Plan Review Cycle application period and was recommended for initiation to the Board of Supervisors. On April 6, 2010, the Riverside County Board of Supervisors adopted an order initiating proceedings for General Plan Amendment No. 1008.

Planning Commission

This project was presented to the Planning Commission for recommendation to the Board of Supervisors on December 2, 2015. The Planning Commission recommended approval of the project by a vote of 5-0.

**SUBMITTAL TO THE BOARD OF SUPERVISORS, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA
FORM 11: GENERAL PLAN AMENDMENT NO. 1008 and CHANGE of ZONE NO. 7886**

DATE: January 4, 2016

PAGE: Page 3 of 4

Prior to the Planning Commission hearing, staff received several letters in opposition of the project, primarily concerned about existing roadway deficiencies and traffic, the landfill operations, and the potential for additional traffic through the area resulting from this proposed land use change. During the Planning Commission hearing, several residents spoke in opposition of the project, citing similar issues specified in the submitted letters. The Planning Commission discussed the issues during the hearing. Specifically, the Planning Commission recognized that there are existing roadway deficiencies in the area due to a limited number of roads that have been improved or are maintained by the County. The Commission identified an opportunity to have appropriate road improvements made in the area through implementing development projects.

Multi-Species Habitat Conservation Plan ("MSHCP")

The project site is located within several Western Riverside County Multiple Species Habitat Conservation Plan Criteria Cells and as a result, is subject to Western Riverside County Regional Conservation Authority ("RCA") review. Separate Habitat Acquisition and Negotiation Strategy ("HANS") applications covering the entire site were submitted to the County in accordance with Resolution No. 2013-111, and were reviewed by the RCA. The RCA determined that 144.77-acres of the project site are necessary for conservation.

Sphere of Influence

The project site is located within the City of Corona's sphere of influence and was submitted to them for their review. County staff received no comments from the City of Corona 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. As a result, this project was analyzed under an Initial Study, which resulted in preparation of a Negative Declaration ("ND") of environmental effects, rather than an Environmental Impact Report ("EIR"). This project includes a General Plan Amendment and Change of Zone only; there is no accompanying implementing project. This project will result in no significant impacts.

Any future project will be subject to the allowable uses as specified within the County's Zoning Code, pursuant to the Manufacturing Heavy (M-H) Zoning Classification and will also be required to be compatible with the existing landfill to the east of the project site. Furthermore, the implementing project will be subject to environmental review, pursuant to the California Environmental Quality Act ("CEQA"). Any impacts will be appropriately mitigated.

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 county-wide General Plan Amendment (GPA00960) was approved. The findings made for this project reference the previous General Plan; however, these findings are still consistent with the Amended Riverside County General Plan and are therefore applicable.

Impact on Citizens and Businesses

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

**SUBMITTAL TO THE BOARD OF SUPERVISORS, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA
FORM 11: GENERAL PLAN AMENDMENT NO. 1008 and CHANGE of ZONE NO. 7886**

DATE: January 4, 2016

PAGE: Page 4 of 4

SUPPLEMENTAL:

Additional Fiscal Information

N/A

Contract History and Price Reasonableness

N/A

ATTACHMENTS:

A. Planning Commission Minutes

B. Planning Commission Staff Report

Attachment A:
Planning Commission Minutes



**PLANNING COMMISSION
MINUTE ORDER
DECEMBER 2, 2015**

I. AGENDA ITEM 4.8

GENERAL PLAN AMENDMENT NO. 1008 (FOUNDATION AND ENTITLEMENT/POLICY) and CHANGE of ZONE NO. 7886 – Applicant: USA Waste of California – Engineer/Representative: Southland Engineering – First Supervisorial District – Area Plan: Temescal Canyon – Zone Area: Glen Ivy – Zone: Mineral Resources (M-R) and Mineral Resources & Related Manufacturing (M-R-A) – Policy Area: El Sobrante Landfill – Location: East of Interstate 15 and Temescal Canyon Road, north of Dawson Canyon Road, and west of El Sobrante Landfill – Project Size: 327.6 acres.

II. PROJECT DESCRIPTION:

Proposal to amend a portion of the project site's General Plan Foundation Component from Open Space (OS) to Community Development (CD), amend its Land Use Designation from Rural (R) and Mineral Resources (MR) to Conservation Habitat (CH) and Heavy Industrial (HI) (0.15 to 0.50 Floor Area Ratio), and change the site's zoning classification from Mineral Resources (M-R) and Mineral Resources & Related Manufacturing (M-R-A) to Manufacturing Heavy (M-H) and Natural Assets (N-A) on four parcels, totaling 327.6 acres.

III. MEETING SUMMARY:

The following staff presented the subject proposal:

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

Spoke in **favor** of the proposed project:

Lou Monville, Applicant

Spoke in **opposition** to the proposed project:

Jerry Sincich, Neighbor, Temescal Valley

Bob Mucha, Neighbor, 22512 Amber Evg Dr., Temescal Valley 92883 (714) 402-7017

Amie Kinne, Neighbor, 11775 Dawson Canyon Rd., Temescal Valley 92883 (951) 529-8559

Jannlee Watson, Neighbor, Temescal Valley 92883 (951) 277-0383

Tracy Davis, Neighbor, 8826 Flintridge Lane, Temescal Valley 92883 (951) 277-3253

No one spoke in a neutral position.

IV. CONTROVERSIAL ISSUES:

None.

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.



**PLANNING COMMISSION
MINUTE ORDER
DECEMBER 2, 2015**

V. PLANNING COMMISSION ACTION:

Public Comments: CLOSED

Motion by Commissioner Leach, 2nd by Chairman Valdivia

A vote of 5-0

ADOPTED PLANNING COMMISSION RESOLUTION No. 2015-022; and,

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

ADOPT a NEGATIVE DECLARATION for ENVIRONMENTAL ASSESSMENT NO. 41838; and,

TENTATIVELY APPROVE GENERAL PLAN AMENDMENT NO. 1008; and,

TENTATIVELY APPROVE CHANGE OF ZONE NO. 7886.

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.

Attachment B:

Planning Commission Report Package

Agenda Item No.:

4.8

Area Plan: Temescal Canyon

Zoning Area: Glen Ivy

Supervisory District: First

Project Planner: John Earle Hildebrand III

Planning Commission: December 2, 2015


General Plan Amendment No. 1008

Change of Zone No. 7886

Environmental Assessment No. 41838

Applicant: USA Waste of California

Engineer/Representative: Southland
Engineering



Steve Weiss, AICP
Planning Director

COUNTY OF RIVERSIDE PLANNING DEPARTMENT STAFF REPORT

PROJECT DESCRIPTION AND LOCATION:

General Plan Amendment No. 1008 (Foundation and Entitlement/Policy Amendment) and Change of Zone No. 7886 – Proposal to amend the project site's General Plan Foundation Component from Open Space (OS) to Community Development (CD), amend its Land Use Designation from Rural (RUR) and Mineral Resources (MR) to Conservation Habitat (CH) and Heavy Industrial (HI) (0.15 to 0.50 FAR), and change the site's zoning classification from M-R (Mineral Resources) and M-R-A (Mineral Resources & Related Manufacturing) to M-H (Manufacturing Heavy) and N-A (Natural Assets) on four parcels, totaling 327.6 acres, located east of Interstate 15 and Temescal Canyon Road, north of Dawson Canyon Road, and west of El Sobrante Landfill.

BACKGROUND:

General Plan Initiation Proceedings ("GPIP")

This project was submitted on February 14, 2008, during the 2008 General Plan Review Cycle application period and was recommended for initiation to the Board of Supervisors by County staff, the Planning Director, and the Planning Commission. On April 6, 2010, the Riverside County Board of Supervisors adopted an order initiating proceedings for General Plan Amendment No. 1008. The GPIP report package is included with this report, as an attachment. GPA No. 1008 and Change of Zone No. 7886 (the "project") are now being taken forward for consideration.

Site Operations

The site is located adjacent to the Interstate I-15 corridor, running in a northwest/southwest direction through Temescal Canyon. In addition to suburban residential and rural estate neighborhoods along the I-15 corridor, there are industrial uses, extensive areas of existing and potentially new mineral extraction, as well as the El Sobrante Landfill. The project site itself has previously supported both clay mining and composting operations, including the Rentrac Liston Clay Pit (SMP00107), the Synagro Recycle Mine (SMP00175) which was operated as a source of soil materials to blend with compost from the Synagro composting operation (CUP02999), and the Rentrac Corona Clay Pit (RCL00121), a vested mining operation. Presently, there is no mining occurring on the site. The Synagro composting operation vacated the site within the past year and the Synagro Recycle Mine entitlement (SMP00175) expired in January 2010. Currently, portions of the site are being reclaimed through a slope restoration process.

Multi-Species Habitat Conservation Plan ("MSHCP")

The project site is located within portions of the Western Riverside County Multi-Species Habitat Conservation Plan ("WRCMSHCP") Criteria Area Cells 2829, 2932, and 2934 and as a result, is subject to the Western Riverside County Regional Conservation Authority ("RCA") review. The site is located

within Cell Group E of the Temescal Canyon Area Plan. Conservation within this Cell Group will contribute to assembly of Proposed Extension of Existing Core 2 to the north and east of the site. Conservation within this Cell Group will focus on coastal sage scrub and Riversidean alluvial fan sage scrub in a mosaic of upland habitat, and 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 D to the north and Cell Group F to the south. Conservation within this Cell Group will range from 65%-75% of the Cell Group focusing on the central portions of the Cell Group. The site, much of it previously disturbed, is located within this central portion of the Cell Group. Several Habitat Acquisition and Negotiation Strategy ("HANS") applications have been previously submitted to the County, including HANS01934 (withdrawn), HANS01986 (approved for the northern portion of the site), and HANS02041 (approved for the southern portion of the site). As a result of the RCA determination, 144.77 acres of the project site are required for conservation. This General Plan Amendment and accompanying Change of Zone will reflect the conservation area; whereby the Land Use and Zoning will become Conservation and Natural Assets, respectively.

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 September 12, 2012. 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. Although County staff received no specific requests for consultation within the 30-day period, the Pechanga Tribe has requested in general, they be notified for potential consultation. Staff discussed the project during a conference call and concluded that since this project includes a General Plan Amendment and Change of Zone only, resulting in no ground disturbance, no further consultation is required. Additionally, in accordance with AB 52, County staff will again notice the Pechanga Tribe, as well as all other requesting Tribes, at the time an implementing project is submitted.

Sphere of Influence

The project site is located within the City of Corona's sphere of influence and was submitted to them for their review. Currently, the City has no plans for annexation of the project site, nor its immediate surroundings. At the time of staff report preparation, County staff received no comments from the City of Corona regarding this project.

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 February 14, 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

The project site is located within the El Sobrante Landfill Policy Area, which requires that development proposed within one-half mile of the El Sobrante Landfill be compatible with it, as determined by the County of Riverside's Waste Management and Planning Departments. As a result of the termination of the surface mining and composting operations, as well as the reclamation of the site, a new condition or circumstance has occurred since the previous 2003 County General Plan update, which now enables a potentially alternative use for the site. As stated, any future use will be required to be compatible with the adjacent landfill. This project is a proposal for a Foundation Component Amendment to Community Development (CD), which will enable an Entitlement/Policy Amendment to a Heavy Industrial (HI) Land Use Designation, which is a compatible designation with the landfill. Due to these reasons, a General Plan Component Foundation change is justified.

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. This project has been reviewed in conjunction with the Vision Statement and staff has determined that the project is consistent with it. Specifically, the Conservation and Open Space Resource System portion of the General Plan Vision Statement says, "A major thrust of the multipurpose open space system is the preservation of components of the ecosystem and landscape that embody the historic character and habitat of the County, even though some areas have been impacted by man-made changes." Historically, the site has been utilized for surface mining operations and commercial composting. These uses have ceased and as a result of a proposed repurposing of the site through this application, dedication of 144.77 acres of the project site for conservation is required pursuant to the RCA determination. In addition, a portion of the site to the north is in the process of being reclaimed, converted back to a more natural state. The dedication will further contribute to the creation of habitat corridors, which is consistent with the Riverside County Vision Statement.

This Foundation Component change will also result in changing the non-conservation portion of the site, which includes 182.83 acres, to Community Development, in order to support a Land Use Designation of Heavy Industrial. Furthermore, this change is consistent with the Riverside County Vision Statement, as demonstrated under Our Communities and Their Neighborhoods section which states, "Development occurs only where appropriate and where adequate public facilities and services are available or are provided for at the time of development in accordance with adopted level-of-service standards." Any future development of the site is necessary to be compatible with

the El Sobrante landfill. Changing the land use to Heavy Industrial will enable a framework of uses that would be appropriate and compatible with the landfill in the long-term.

Internal Consistency

The project site is located within the El Sobrante Landfill Policy Area; however, this Foundation Component change will not result in any internal inconsistencies between the General Plan Elements, nor is it incompatible with the Policy Area. Staff has reviewed this project in conjunction with the Riverside County General Plan, and has determined that this project is in conformance with the policies and objectives of each Element, as demonstrated by the following ways:

The Fundamental Man-made Environment Value of the Vision Statement, states the following:

- We acknowledge and respect the long heritage of economic endeavors that have shaped portions of our environment through mining, agriculture, renewable energy development and similar enterprises and continue to take their value into consideration in shaping our environmental management.

This Foundation Component change is the logical next step in repurposing a surfacing mining and commercial composting site into another viable industrial use, while still remaining consistent with the General Plan and remaining compatible with the adjacent landfill.

Additionally, Policy OS 17.1 of the Open Space Element states the following:

- Enforce the provisions of applicable MSHCP's, and implement related Riverside County policies when conducting review of development applications.

As discussed above, this project is located within several Criteria Cells within the WRCMSHCP boundary area. As a result, the project was submitted to the WRCRCA for review, which made a determination that a portion of the project site be conserved.

Lastly, Policy OS 17.3 of the Open Space Element states the following:

- Enforce the provisions of applicable MSHCP's, and implement related Riverside County policies when conducting review of possible general plan amendments and/or zoning changes, including policies regarding the handling of private and public stand alone applications for general plan amendments, lot line adjustments and zoning ordinance amendments that are not accompanied by, or associated with, an application to subdivide or other land use development application. Every stand alone application shall require an initial Habitat Evaluation and Acquisition Negotiation Process (HANS) assessment and such assessment shall be made by the Planning Department's Environmental Programs Division. Habitat assessment and species specific focused surveys shall not be required as part of this initial HANS assessment for stand alone applications but will be required when a development proposal or land use application to subsequently subdivide, grade or build on the property is submitted to the County.

The project site is located within Criteria Cell Nos. Criteria Area Cells 2829, 2932, and 2934 of the WRCMSHCP boundary. As a result, two Habitat Acquisition and Negotiation Strategy ("HANS") applications (HANS01986 – covers the northern portion of the site and HANS02041 – covers the southern portion of the site) were submitted to the County, which resulted in 144.77 acres of the project site being required for conservation. As a result, this project meets the requirements of the

WRCMSHCP, is consistent with the General Plan, and this Foundation Component change is justified.

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

a) The Riverside County Vision:

As demonstrated in the above discussion, this proposed General Plan Foundation Component change is consistent with the Vision Statement of the Riverside County General Plan. For the same reasons, this General Plan Land Use Amendment also is consistent. The project will result in a Land Use change to a property formally utilized for surface mining and commercial composting. This Amendment will enable site to establish future Industrial uses, which will be compatible with the adjacent land fill and area in general. As a result, this project is consistent with the Riverside County Vision Statement.

b) Any General Plan Principle; or

The Riverside County General Plan, Appendix B: General Planning Principles, 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, the following two principles are of note.

The first principle is within the Environmental Protection Principles category – Multi-purpose Open Space, and states:

- Designation of open spaces in the General Plan and Area Plans conveys the intent of creating a comprehensive open space system that provides a framework for community development and encompasses the needs of humans for active and passive recreation, as well as the needs of multiple species for survival and sustenance. Within that overall designation, the functional areas of community open space and habitat preservation should be clearly delineated.

A portion of the site is currently designated Open Space, however the site is not currently being utilized as traditional Open Space, due to the mining operations. The site is privately owned, and access is restricted. Also, as a result of decades of mining operations, the site has been cleared of most vegetation and holds very little viable habitat. However, approximately 144.77 acres of the site will become true Open Space as required by the RCA. This combination of rededicated Open Space furthers this Multi-purpose Open Space principle.

The second principle, within the Economic Development category – Land and Development Activity, states the following:

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

The project site contains no permanent structures and is a combination of vacant developable land and conservation area, with a portion currently undergoing reclamation. Cessation of the surface mining and composting operations has provided an opportunity for new vacant land, which can accommodate a variety of future industrial uses.

c) Any Foundation Component designation in the General Plan.

As demonstrated in the above findings, this proposed Foundation Component Amendment in conjunction with the Entitlement/Policy Amendment, does not conflict with the Riverside County Vision Statement nor any of the General Plan principles. This Amendment will result in a logical land use conversion to Heavy Industrial in support of the existing industrial operations in the area and will remain compatible with the adjacent land fill. Furthermore, it will result in a dedication of conservation area, contributing to the established MSHCP linkages in the area.

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.

One of the primary goals of the Riverside County General Plan is to enable orderly and managed growth throughout the County. 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 one Foundation Component to another and also the Land Use Designation to Heavy Industrial, which will enable future uses that are compatible with the existing El Sobrante Landfill. As a result, this change in Land Use will further the General Plan's goals though enabling an underutilized area, the opportunity for future development.

Additionally, Policy LU 8.1 of the General Plan Land Use element states, "Provide for permanent preservation of open space lands that contain important natural resources, hazards, water features, watercourses, and scenic and recreational values." The project site is 327.6 acres in area and is entirely located within several MSHCP Criteria Cells. Nearly half of the site, 144.77 acres, will be dedicated for conservation. As a result of providing new conservation area, this project is consistent with the Land Use Policies of the Riverside County General Plan.

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 project site is located within the El Sobrante Landfill Policy Area within an industrial/mineral extraction area. The site has previously supported both clay mining and composting operations; however, there are currently no active mining operations on site. As a result of the cessation of both mining and composting operations, coupled with reclamation of a portion of the site, a new condition since the 2003 Riverside County General Plan update has occurred, which supports modifying the General Plan.

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): | Rural (RUR) and Mineral Resources (MR) |

- | | |
|---|---|
| 4. Proposed General Plan Land Use (Ex #6): | Conservation Habitat (CH) and Heavy Industrial (HI) (0.15 to 0.50 FAR) |
| 5. Surrounding General Plan Land Use (Ex #5): | Conservation Habitat (CH) to the north, Light Industrial (LI) to the south, Rural (RUR) to the west, and Public Facilities (PF) to the east. |
| 6. Existing Zoning (Ex #3): | M-R (Mineral Resources) and M-R-A (Mineral Resources & Related Manufacturing) |
| 7. Proposed Zoning (Ex #3): | M-H (Manufacturing Heavy) and N-A (Natural Assets) |
| 8. Surrounding Zoning (Ex #3): | R-A-10 (Residential Agricultural, 10-acre minimum) to the north, R-R (Rural Residential) to the east, M-R (Mineral Resources) to the southeast, and N-A (Natural Assets) to the west. |
| 9. Existing Land Use (Ex #1): | Vacant Land |
| 10. Surrounding Land Use (Ex #1): | Vacant Land/Open Space to the west and north, El Sobrante Land Fill to the east, and access roads to the south. |
| 11. Project Size (Ex #1): | Total Acreage: 327.6 Acres |
| 12. Environmental Concerns: | See Environmental Assessment No. 41838 |

RECOMMENDATIONS:

ADOPT PLANNING COMMISSION RESOLUTION No. 2015-022 recommending adoption of General Plan Amendment No. 1008 to the Riverside County Board of Supervisors.

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

ADOPT a **NEGATIVE DECLARATION** for **ENVIRONMENTAL ASSESSMENT NO. 41838**, 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. 1008 to amend the project site's General Plan Foundation Component from Open Space (OS) to Community Development (CD), amend its Land Use Designation from Rural (RUR) and Mineral Resources (MR) to Conservation Habitat (CH) and Heavy Industrial (HI) (0.15 to 0.50 FAR) on four parcels, totaling 327.6 acres 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

TENTATIVELY APPROVE CHANGE OF ZONE NO. 7886 changing the site's zoning classification from M-R (Mineral Resources) and M-R-A (Mineral Resources & Related Manufacturing) to M-H (Manufacturing Heavy) and N-A (Natural Assets) on four parcels, totaling 327.6 acres, in accordance

with the Proposed Zoning Exhibit #3, based on the findings and conclusions incorporated in the staff report; and, pending final adoption of a Zoning Ordinance by the Board of Supervisors.

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

1. The project site has a General Plan Land Use of Open Space: Rural (OS:RUR) and Open Space: Mineral Resources (OS:MR) 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 Open Space: Conservation Habitat (OS:CH) to the north, Community Development: Light Industrial (CD-LI) to the south, Open Space: Rural (OS:RUR) to the west, and Community Development: Public Facilities (CD:PF) to the east.
3. This Regular Foundation Component Amendment and Entitlement/Policy Amendment will result in a Land Use change to Open Space: Conservation Habitat (OS:CH) and Community Development: Heavy Industrial (CD:HI) (0.15-0.50 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. On site mining and composting operations have ceased and reclamation of a portion of the site to the north has begun. As a result of the cessation of uses, combined with site restoration, this General Plan Foundation Component change is justified due to new circumstances.
9. One of the primary goals of the Riverside County General Plan is to enable orderly and managed growth throughout the County. 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 one Foundation Component to another and also the Land Use Designation to Heavy Industrial, which will enable future uses that are compatible with the existing El Sobrante Landfill. As a result, this change in Land Use will further the General Plan's goals though enabling a compatible infill development project in logical location.
10. Policy LU 8.1 of the General Plan Land Use element states, "Provide for permanent preservation of open space lands that contain important natural resources, hazards, water features, watercourses, and scenic and recreational values." The project site is 327.6 acres in area and is entirely located within several MSHCP Criteria Cells. Nearly half of the site, 144.77 acres, will be dedicated for conservation. As a result of providing new conservation area, this project is consistent with the Land Use Policies of the Riverside County General Plan.

11. The project site has a zoning classification of M-R (Mineral Resources) and M-R-A (Mineral Resources & Related Manufacturing).
12. The project site is surrounded by properties which have a zoning classification of R-A-10 (Residential Agricultural, 10-acre minimum) to the north, R-R (Rural Residential) to the east, M-R (Mineral Resources) to the southeast, and N-A (Natural Assets) to the west.
13. This Change of Zone will result in a new zoning classification of N-A (Natural Assets) and M-H (Manufacturing Heavy).
14. Environmental Assessment No. 41838 identified no potentially significant impacts, and resulted in a Negative Declaration of environmental effects.

CONCLUSIONS:

1. The proposed project is in conformance with the Open Space: Conservation Habitat (OS:CH) and Community Development: Heavy Industrial (CD:HI) (0.15 to 0.50 FAR) Land Uses, and with all other elements of the Riverside County General Plan.
2. The proposed project is consistent with the Manufacturing Heavy (M-H) and Natural Assets (N-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").

INFORMATIONAL ITEMS:

1. As the time of staff report preparation, 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 Special Flood Hazard Area, Area drainage Plan, or Dam Inundation Area; or
 - d. A County Service Area ("CSA").
3. The project site **is** located within:
 - a. City of Corona sphere of influence; and
 - b. "Low" and "Moderate" liquefaction area; and
 - c. Criteria Cells of the Multi-Species Habitat Conservation Plan ("MSHCP"); and
 - d. A "High" wildfire hazard zone; and
 - e. A State Responsibility area.

4. The project site is currently designated as Assessor's Parcel Number: 283-120-001, 283-120-002, 283-120-003, and 283-120-018.

2
3 **RESOLUTION NO. 2015-022**
4 **RECOMMENDING ADOPTION OF**
5 **GENERAL PLAN AMENDMENT NO. 1008**
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 December 2, 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 December 2, 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

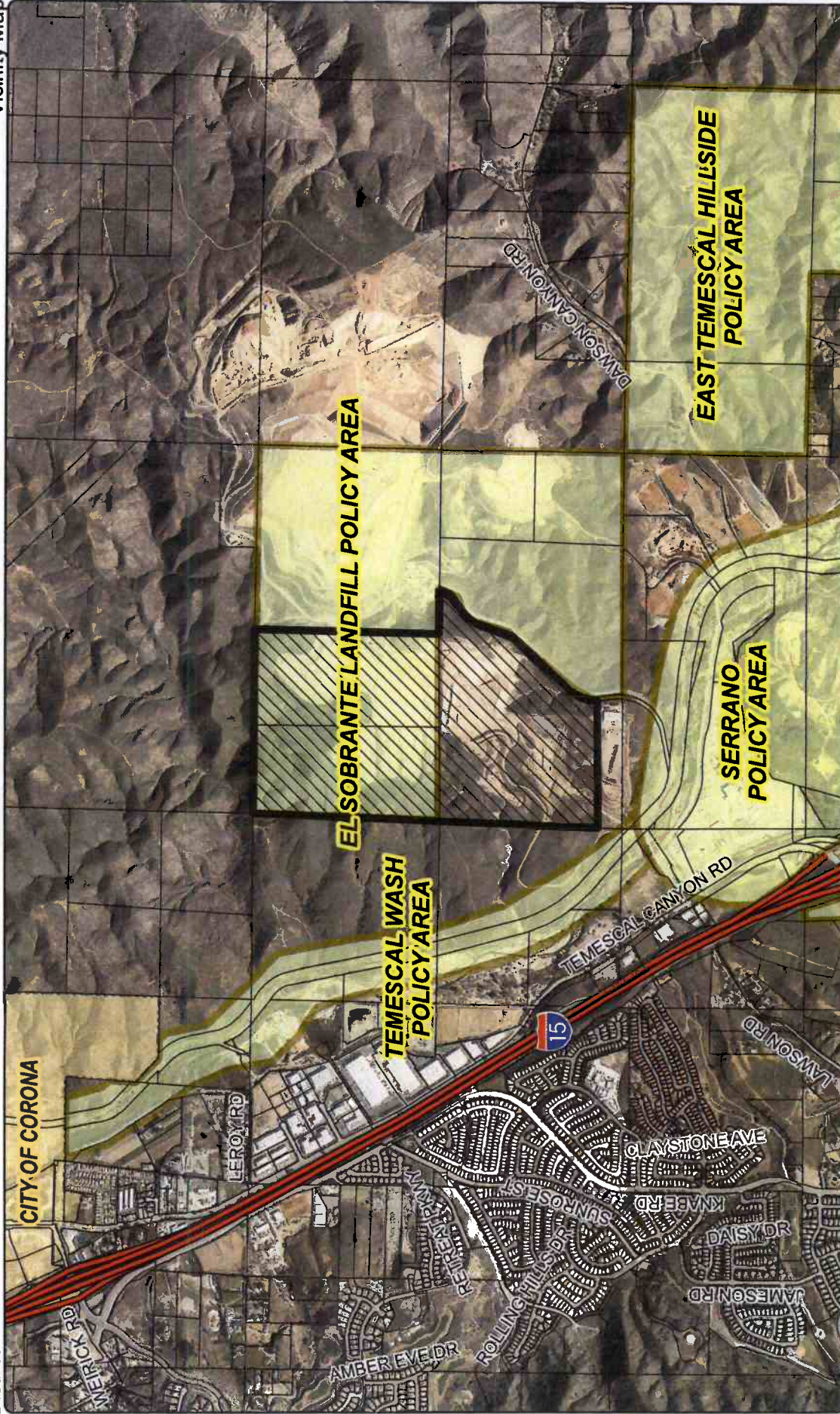
23 **ADOPTION** of the Negative Declaration environmental document, Environmental Assessment
24 File No. 41838; and

25 **ADOPTION** of General Plan Amendment No. 1008
26
27
28

RIVERSIDE COUNTY PLANNING DEPARTMENT CZ07886 GPA01008 VICINITY/POLICY AREAS

Supervisor Jeffries
District 1

Date Drawn: 10/09/2015
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 County of Riverside is not responsible for the accuracy of the information provided on this map. For further information, please contact the Riverside County Planning Department at (951) 955-3200 (Western County) or in Palm Desert at (760) 863-5477 (Eastern County) or Website at <http://www.riverside.ca.gov>

RIVERSIDE COUNTY PLANNING DEPARTMENT
CZ07886 GPA01008

Supervisor Jeffries
District 1

Date Drawn: 10/09/2015
Exhibit 1

LAND USE



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.rctdca.org>

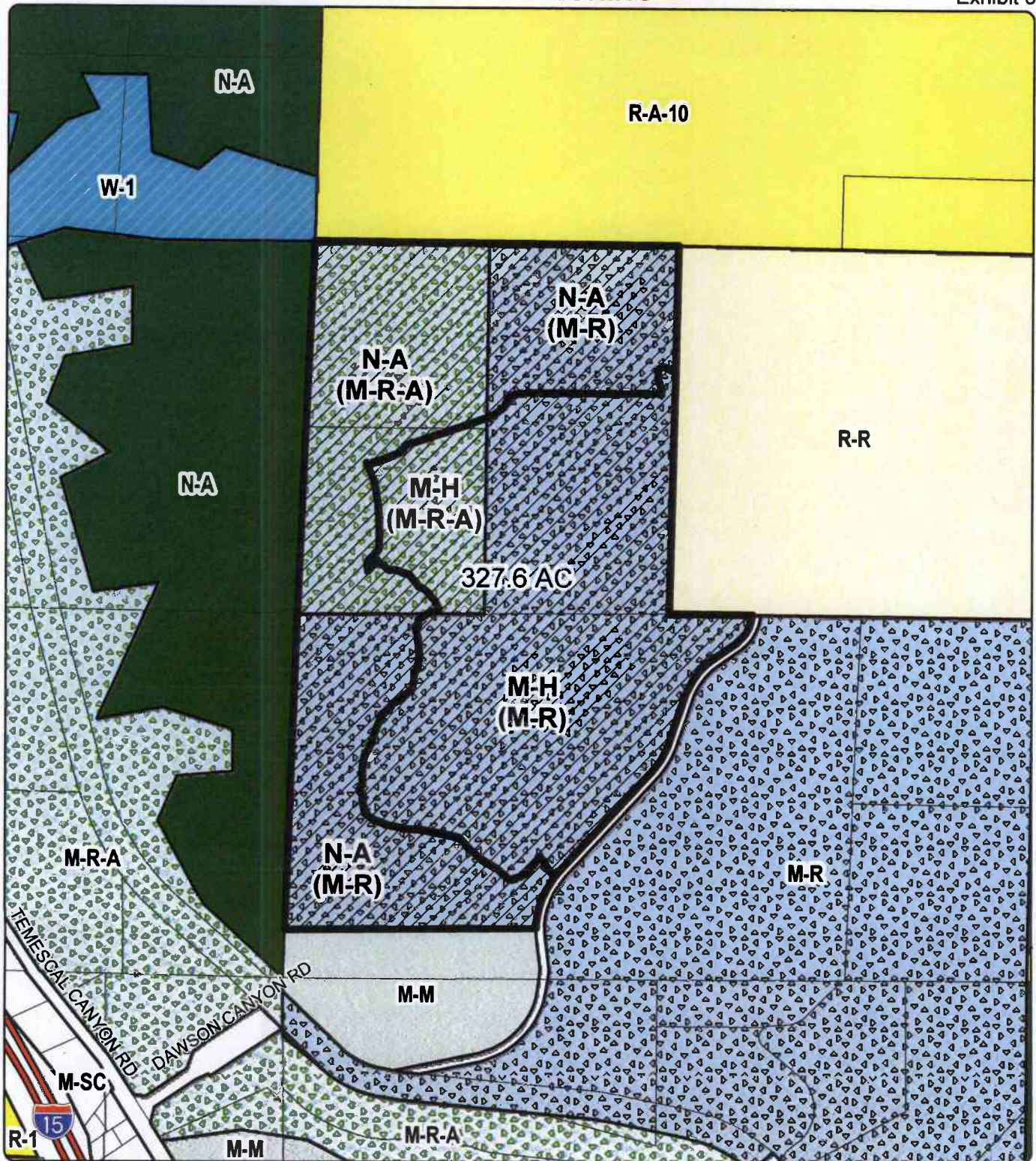
RIVERSIDE COUNTY PLANNING DEPARTMENT

CZ07886 GPA01008

PROPOSED ZONING

Supervisor Jeffries
District 1

Date Drawn: 10/09/2015
Exhibit 3



Zoning Area: Glen Ivy

Author: Vinnie Nguyen



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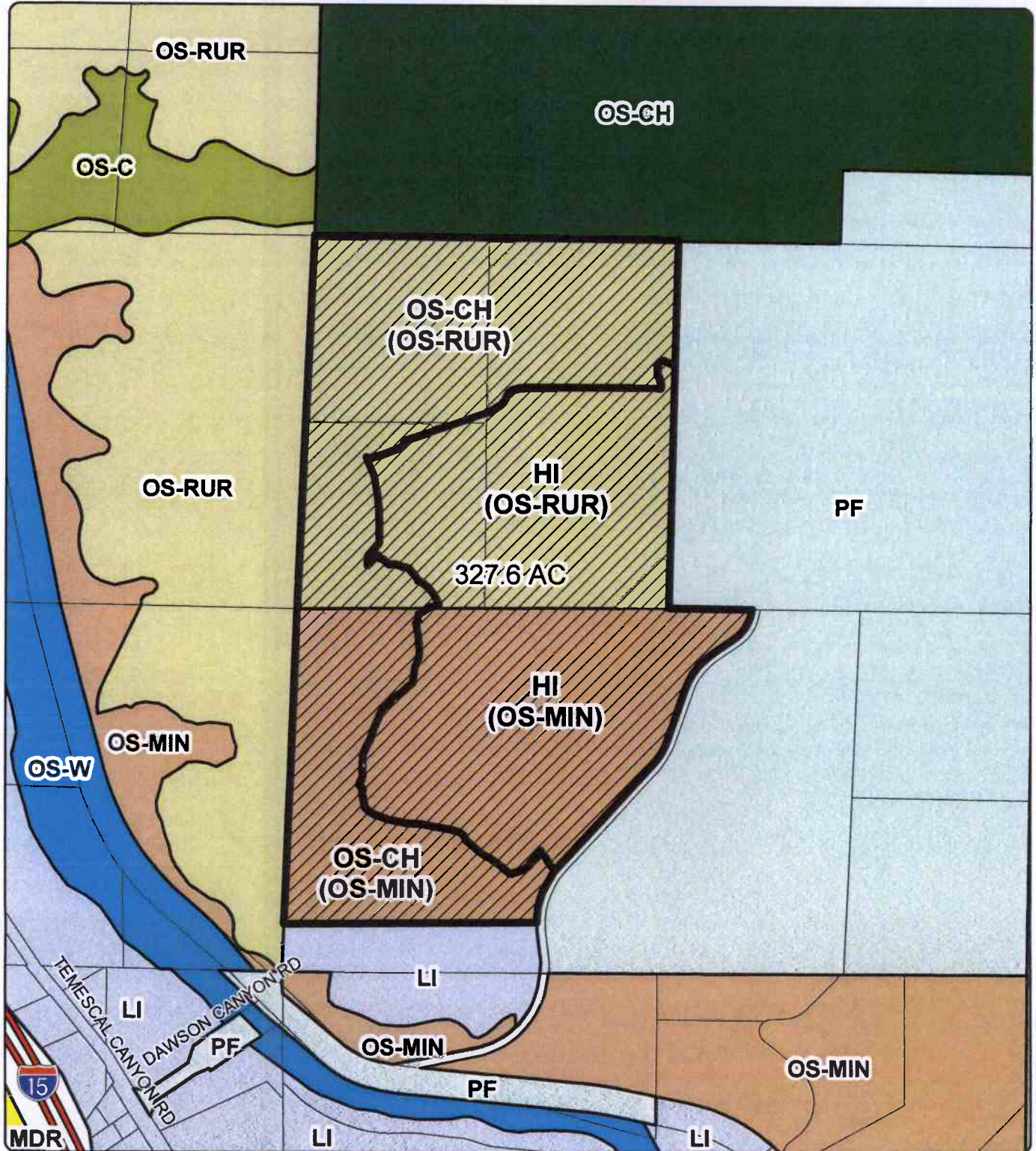
RIVERSIDE COUNTY PLANNING DEPARTMENT

CZ07886 GPA01008

PROPOSED GENERAL PLAN

Supervisor Jeffries
District 1

Date Drawn: 10/09/2015
Exhibit 6



Zoning Area: Glen Ivy

Author: Vinnie Nguyen



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COUNTY OF RIVERSIDE

ENVIRONMENTAL ASSESSMENT FORM: INITIAL STUDY

Environmental Assessment No.: 41838

Project Cases: General Plan Amendment No. 1008 and Change of Zone No. 7886

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: USA Waste of California

Applicant's Address: 2050 North Glassell Street, Orange, CA 92865

Applicant's Contact Person: Jayna Morgan

Applicant's Telephone Number: (714) 450-4342

I. PROJECT INFORMATION

A. Project Description:

A proposal to amend a portion of the project site's General Plan Foundation Component from Open Space (OS) to Community Development (CD), amend its Land Use Designation from Rural (RUR) and Mineral Resources (MR) to Conservation Habitat (CH) and Heavy Industrial (HI) (0.15 to 0.50 FAR), and change the site's zoning classification from M-R (Mineral Resources) and M-R-A (Mineral Resources & Related Manufacturing) to N-A (Natural Assets) and M-H (Manufacturing Heavy) on four parcels, totaling 327.6 acres.

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

C. Total Project Area: 327.6 acres

D. Assessor's Parcel No.: 283-120-001, 283-120-002, 283-120-003, and 283-120-018.

E. Street References: East of Interstate 15 and Temescal Canyon Road, north of Dawson Canyon Road, and west of El Sobrante Landfill.

F. Section, Township & Range Description or reference/attach a Legal Description:
Section 23, Township 4 South, Range 6 West and Section 26, Township 4 South, Range 6 West

G. Brief description of the existing environmental setting of the project site and its surroundings: The project site is located in a rural portion of the Temescal Canyon area of western Riverside County, south of the City of Corona. The project site has been subject to mining operations for more than 40 years and is currently vacant land. A portion of the site to the north is under a reclamation process. The El Sobrante Landfill is located east of the site. The closest residential development is located approximately 1.4 miles to the west of the subject property, across the I-15 freeway.

II. APPLICABLE GENERAL PLAN AND ZONING REGULATIONS

A. General Plan Elements/Policies:

- 1. Land Use:** This project includes a General Plan Amendment and change of Zone only. There is no development plan associated with this project. This project will result in an

amendment to the site's General Plan Foundation Component, its Land Use Designation, and its zoning classification in order to support future development. As a result, this project is consistent with the provisions of the Land Use Element.

2. **Circulation:** The project is consistent with the policies of the Circulation Element.
 3. **Multipurpose Open Space:** The project is consistent with the policies of the Open Space Element.
 4. **Safety:** The project is consistent with the policies of the Safety Element.
 5. **Noise:** The project is consistent with the policies of the Noise Element.
 6. **Housing:** The project is consistent with the policies of the Housing Element.
 7. **Air Quality:** The project is consistent with the policies of the Air Quality Element.
 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 Land Use Designation (Existing):** Rural (RUR) and Mineral Resources (MR)
- E. General Plan Foundation Component (Proposed):** Open Space (OS) and Community Development (CD)
- F. General Plan Land Use Designation (Proposed):** Conservation Habitat (CH) and Heavy Industrial (HI) (0.15 to 0.50 FAR)
- G. Overlay(s), if any:** None
- H. Policy Area(s), if any:** El Sobrante Landfill Policy Area
- I. Adjacent and Surrounding:**
1. **Area Plan(s):** Temescal Canyon and Lake Mathews/Woodcrest to the northeast
 2. **Foundation Component(s):** Open Space and Community Development
 3. **Land Use Designation(s):** Conservation Habitat (CH) to the north, Light Industrial (LI) to the south, Rural (RUR) to the west, and Public Facilities (PF) to the east.
 4. **Overlay(s), if any:** None
 5. **Policy Area(s), if any:** El Sobrante Landfill Policy Area
- J. Adopted Specific Plan Information**
1. **Name and Number of Specific Plan, if any:** None

2. Specific Plan Planning Area, and Policies, if any: None

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

L. Zoning (Proposed): M-H (Manufacturing Heavy) and N-A (Natural Assets)

M. Adjacent and Surrounding Zoning: R-A-10 (Residential Agricultural, 10-acre minimum) to the north, R-R (Rural Residential) to the east, M-R (Mineral Resources) to the southeast, and N-A (Natural Assets) to the west.

III. ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED

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

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

IV. DETERMINATION

On the basis of this initial evaluation:

A PREVIOUS ENVIRONMENTAL IMPACT REPORT/NEGATIVE DECLARATION WAS NOT PREPARED

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

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

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

A PREVIOUS ENVIRONMENTAL IMPACT REPORT/NEGATIVE DECLARATION WAS PREPARED

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

☐ I find that although all potentially significant effects have been adequately analyzed in an earlier EIR or Negative Declaration pursuant to applicable legal standards, some changes or additions are

necessary but none of the conditions described in California Code of Regulations, Section 15162 exist. An **ADDENDUM** to a previously-certified EIR or Negative Declaration has been prepared and will be considered by the approving body or bodies.

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

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


Signature

10/01/2015

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
AESTHETICS Would the project				
1. Scenic Resources				
a) Have a substantial effect upon a scenic highway corridor within which it is located?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings and unique or landmark features; obstruct any prominent scenic vista or view open to the public; or result in the creation of an aesthetically offensive site open to public view?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Riverside County General Plan Figure 9 – “Scenic Highways” in the Temescal Canyon Area Plan

Findings of Fact:

a-b) The project site is located behind topographic features (a ridgeline) that would shield the reclamation area from virtually all potential view points from the north and west. The project site is visible from the Interstate-15 corridor and may be seen from within the Cleveland National Forest from vantage points on ridgelines located to the west and southwest from the project site. The El Sobrante Landfill is located to the east of the reclamation area. The project site is screened from the view of most nearby vantage points by either its elevation relative to the surrounding terrain or intervening ridgelines.

This is a programmatic level CEQA analysis. At this stage there is no associated development project. This project will result in amending the site's General Plan Foundation Component, Land Use Designation, and zoning classification, which could eventually lead to development on the property. Should a development proposal or land use application for subdividing, grading, or construction of the site be submitted, a subsequent Environmental Analysis shall be prepared, to assess the potential impacts. As a result, impacts associated with this project are considered less than significant.

Mitigation: No mitigation is required

Monitoring: No monitoring is required

2. Mt. Palomar Observatory				
a) Interfere with the nighttime use of the Mt. Palomar	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Observatory, as protected through Riverside County Ordinance No. 655?

Source: GIS database, Ord. No. 655 (Regulating Light Pollution), Riverside County General Plan Figure 6 – “Mt. Palomar Nighttime Lighting Policy” in the Temescal Canyon Area Plan

Findings of Fact:

a) Pursuant to the Riverside County General Plan Figure 6 – “Mt. Palomar Nighttime Lighting Policy” exhibit in the Temescal Canyon Area Plan, the project site is not located within Mt. Palomar Nighttime Lighting Policy Area. As a result, there are 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) The nearest residential development is located approximately 1.4 miles south of the project site. The area is primarily shielded from topographical features (ridgelines) to the general public. The surrounding area of the subject property is primarily rural in nature and undeveloped, except for the existing El Sobrante landfill. Future development of the site will result in the implementation of more lighting; however, lighting requirements and any subsequent restrictions will be reviewed in conjunction with the future implementing project's lighting plan.

This is a programmatic level CEQA analysis. At this stage there is no associated development project. This project will result in amending the site's General Plan Foundation Component, Land Use Designation, and zoning classification, which could eventually lead to development on the property. Should a development proposal or land use application for subdividing, grading, or construction of the site be submitted, a subsequent Environmental Analysis shall be prepared, to assess the potential impacts. As a result, impacts associated with this project are considered less than significant.

Mitigation: No mitigation is required

Monitoring: No monitoring is required

AGRICULTURE & FOREST RESOURCES Would the project

4. Agriculture

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

☐☐☒☐

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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 checked="" 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:

a-c) The site is not designated as Prime or Unique Farmland or Farmland of Statewide Importance. No Williamson act contracts exist on the subject property. Mining operations are known to have occurred over the past 40 years on the subject property. As a result, there will be no loss of agricultural farmland.

This is a programmatic level CEQA analysis. At this stage there is no associated development project. This project will result in amending the site's General Plan Foundation Component, Land Use Designation, and zoning classification, which could eventually lead to development on the property. Should a development proposal or land use application for subdividing, grading, or construction of the site be submitted, a subsequent Environmental Analysis shall be prepared, to assess the potential impacts. As a result, impacts associated with this project are considered less than significant.

Mitigation: No mitigation is required

Monitoring: No monitoring is required

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

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

Findings of Fact:

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

a-c) Pursuant to the Riverside County General Plan Figure OS-3 "Parks, Forests, and Recreation Areas" exhibit, the project site is not located within any designated forest land area. There will be no impacts.

Mitigation: No mitigation is required

Monitoring: No monitoring is required

AIR QUALITY Would the project

6. Air Quality Impacts

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

Source: SCAQMD CEQA Air Quality Handbook

Findings of Fact:

a-f) The proposed land use change could result in a net increase in vehicle trips at build out, based upon the proposed change. However, the amount of the increase is too speculative to provide a detailed analysis at this time. Any future implementing project will specifically address air quality impacts.

This is a programmatic level CEQA analysis. At this stage there is no associated development project. This project will result in amending the site's General Plan Foundation Component, Land Use Designation, and zoning classification, which could eventually lead to development on the property. Should a development proposal or land use application for subdividing, grading, or construction of the site be submitted, a subsequent Environmental Analysis shall be prepared, to assess the potential impacts. As a result, impacts associated with this project are considered 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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BIOLOGICAL RESOURCES Would the project

7. Wildlife & Vegetation

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

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

Findings of Fact:

a-g) The project site is located within portions of the Multi-Species Habitat Conservation Plan ("MSHCP") Criteria Area Cells 2829, 2932, and 2934 of the Western Riverside County Multiple Species Habitat Conservation Plan boundary and as a result, is subject to the Regional Conservation Authority ("RCA") review. The site is located within Cell Group E of the Temescal Canyon Area Plan. Conservation within this Cell Group will contribute to assembly of Proposed Extension of Existing Core 2 to the north and east of the site. Conservation within this Cell Group will focus on coastal sage scrub and Riversidean alluvial fan sage scrub in a mosaic of upland habitat, and water and riparian scrub, woodland, forest habitat. Areas conserved within this Cell Group will be connected to a variety of uplands and wetlands proposed for conservation in Cell Group D to the north and Cell Group F to

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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the south. Conservation within this Cell Group will range from 65%-75% of the Cell Group focusing on the central portions of the Cell Group. The site, much of it previously disturbed, is located within this central portion of the Cell Group. Several Habitat Acquisition and Negotiation Strategy ("HANS") applications have been previously submitted, including HANS01934 (withdrawn), HANS01986 (approved for the northern portion of the site), and HANS02041 (approved for the southern portion of the site). As a result of the RCA determination, 144.77 acres of the project site are required for conservation. This General Plan Amendment and accompanying Change of Zone will reflect the conservation area; whereby the Land Use and Zoning will become Conservation and Natural Assets, respectively.

This is a programmatic level CEQA analysis. At this stage there is no associated development project. This project will result in amending the site's General Plan Foundation Component, Land Use Designation, and zoning classification, which could eventually lead to development on the property. Should a development proposal or land use application for subdividing, grading, or construction of the site be submitted, a subsequent Environmental Analysis shall be prepared, to assess the potential impacts. As a result, impacts associated with this project are considered less than significant.

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

Source: On-site Inspection, Project Application Materials

Findings of Fact:

a-b) There are no known historic features located on the project site. Furthermore, the project site has been previously disturbed through mining operations for the past 40 years. The necessity for additional historic resource studies will be determined at the time of an implementing project. As a result, there will be no impacts.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

9. Archaeological Resources

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

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
d) Restrict existing religious or sacred uses within the potential impact area?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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"/>

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 September 12, 2012. 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. Although County staff received no specific requests for consultation within the 30-day period, the Pechanga Tribe has requested in general, they be notified for potential consultation. Staff discussed the project during a conference call and concluded that since this project includes a General Plan Amendment and Change of Zone only, resulting in no ground disturbance, no further consultation is required. Additionally, in accordance with AB 52, County staff will again notice the Pechanga Tribe, as well as all other requesting Tribes, at the time an implementing project is submitted.

This is a programmatic level CEQA analysis. At this stage there is no associated development project. This project will result in amending the site's General Plan Foundation Component, Land Use Designation, and zoning classification, which could eventually lead to development on the property. Should a development proposal or land use application for subdividing, grading, or construction of the site be submitted, a subsequent Environmental Analysis shall be prepared, to assess the potential impacts. As a result, impacts associated with this project are considered 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?

☐ ☐ ☒ ☐

Source: Riverside County General Plan Figure OS-8 "Paleontological Sensitivity"

Findings of Fact:

a) The site has been subject to mining operations for the past 40 years. Additionally, this is a programmatic level CEQA analysis. At this stage, the project does not provide the opportunity for

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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physical disturbance of the site, as there is no associated development project. Therefore, this project will not directly nor indirectly destroy unique paleontological or geologic features on the subject property. This project will result in amending the site's General Plan Foundation Component, Land Use Designation, and zoning classification, which could eventually lead to development on the property. Should a development proposal or land use application for subdividing, grading, or construction of the site be submitted, a subsequent Environmental Analysis shall be prepared, to assess the potential impacts. As a result, impacts associated with this project are considered less than significant.

Mitigation: No mitigation is required

Monitoring: No monitoring is required

GEOLOGY AND SOILS Would the project

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

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

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

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

Findings of Fact:

Regional geologic mapping by the USGS does not indicate that active faults are present at the site nor was evidence of active faulting observed during our site mapping or review of historical aerial photographs for the site. The closest active fault to the site is the Elsinore Fault, which is located approximately one mile to the southeast of the site. The most significant seismic structures that may affect the site are the Elsinore Fault system and the Chino Fault. The Southern California region is seismically active with faults capable of producing seismic shaking at the site. It is anticipated that the site will periodically experience ground acceleration as a result of exposure to small to large magnitude earthquakes occurring on nearby and distant faults.

This is a programmatic level CEQA analysis. At this stage there is no associated development project. This project will result in amending the site's General Plan Foundation Component, Land Use Designation, and zoning classification, which could eventually lead to development on the property. Should a development proposal or land use application for subdividing, grading, or construction of the site be submitted, a subsequent Environmental Analysis shall be prepared, to assess the potential impacts. As a result, impacts associated with this project are considered 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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12. Liquefaction Potential Zone

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

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Source: Riverside County General Plan Figure S-3 "Generalized Liquefaction", GEO02235

Findings of Fact:

a) RCLIS indicates that a portion of APN 283-120-003 has moderate liquefaction potential on the site. Regional groundwater was not encountered within the surficial or bedrock units during previous geotechnical investigations. Based on the geologic setting, composition of onsite soils and bedrock, and our previous geotechnical investigation, the potential for liquefaction to occur at the site during a seismic event is considered low. The importation of fill to the subject property will not raise the level of potential seismic-related ground failure on the subject site. As a result, impacts will be less than significant.

Mitigation: No mitigation is required

Monitoring: No monitoring is required

13. Ground-shaking Zone

a) Be subject to strong seismic ground shaking?

☐ ☐ ☒ ☐

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

Findings of Fact:

a) The Southern California region is seismically active with faults capable of producing seismic shaking at the site. It is anticipated that the site will periodically experience moderate to strong ground acceleration as a result of exposure to small to large magnitude earthquakes occurring on nearby and distant faults. However, at this stage there is no associated development project, therefore it will not raise the level of potential of ground shaking in the area.

This is a programmatic level CEQA analysis. At this stage there is no associated development project. This project will result in amending the site's General Plan Foundation Component, Land Use Designation, and zoning classification, which could eventually lead to development on the property. Should a development proposal or land use application for subdividing, grading, or construction of the site be submitted, a subsequent Environmental Analysis shall be prepared, to assess the potential impacts. As a result, impacts associated with this project are considered 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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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", GEO02235

Findings of Fact:

a) Due to the existing activities, the project site appears as an engineered pad with artificial slopes re-vegetated with native vegetation. Design and construction of the slopes was in accordance with applicable building code upon completion of adequate remedial grading.

This is a programmatic level CEQA analysis. At this stage there is no associated development project. This project will result in amending the site's General Plan Foundation Component, Land Use Designation, and zoning classification, which could eventually lead to development on the property. Should a development proposal or land use application for subdividing, grading, or construction of the site be submitted, a subsequent Environmental Analysis shall be prepared, to assess the potential impacts. As a result, impacts associated with this project are considered less than significant.

Mitigation: No mitigation is required

Monitoring: No monitoring is required

15. Ground Subsidence

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

☐ ☐ ☒ ☐

Source: Riverside County General Plan Figure S-7 "Documented Subsidence Areas Map", Resolution No. 94-125, GEO02235

Findings of Fact:

a) Undocumented engineered fill (Afu) were observed during previous subsurface investigation at the project site. These materials are believed to be the result of former mining and operations. These fills consisted of silty sand, clayey sand, poorly graded gravel with sand, clayey silt, silty clay, and sandy clay and appear to be generated from the Lake Mathews Formation. The fills encountered in exploratory test pits and borings during previous investigations were generally observed to be loose to dense (for sands) and soft to firm (for fine grained material). Subsequent placement of earth materials were conducted in a manner so as to create an engineered fill capable of supporting economically productive uses.

This is a programmatic level CEQA analysis. At this stage there is no associated development project. This project will result in amending the site's General Plan Foundation Component, Land Use Designation, and zoning classification, which could eventually lead to development on the property.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Should a development proposal or land use application for subdividing, grading, or construction of the site be submitted, a subsequent Environmental Analysis shall be prepared, to assess the potential impacts. As a result, impacts associated with this project are considered 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?

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Source: On-site Inspection, Project Application Materials

Findings of Fact:

a) There are no known existing geologic hazards onsite. As a result, 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?

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

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

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☐
☒
☐

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

Findings of Fact:

a-c) The project site has been previously graded as part of an existing mining operation. No slopes (cut or fill) steeper than two horizontal feet to one vertical foot were constructed; the majority of the slopes are at 3:1 or less. Finished slopes include concrete-lined v-ditches and are being re-vegetated in a manner similar to the surrounding artificial slopes of El Sobrante Landfill.

This is a programmatic level CEQA analysis. At this stage there is no associated development project. This project will result in amending the site's General Plan Foundation Component, Land Use Designation, and zoning classification, which could eventually lead to development on the property. Should a development proposal or land use application for subdividing, grading, or construction of the site be submitted, a subsequent Environmental Analysis shall be prepared, to assess the potential impacts. As a result, impacts associated with this project are considered 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

18. Soils

a) Result in substantial soil erosion or the loss of topsoil?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input type="checkbox"/>

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

Findings of Fact:

a-c) As part of previous mining activities, fill materials were imported and compacted, as engineered fill on the subject site with the goal of providing for positive drainage of the subject site, avoiding erosion hazards, and returning storm flows, as close as possible, to their pre-mining points of discharge.

This is a programmatic level CEQA analysis. At this stage there is no associated development project. This project will result in amending the site's General Plan Foundation Component, Land Use Designation, and zoning classification, which could eventually lead to development on the property. Should a development proposal or land use application for subdividing, grading, or construction of the site be submitted, a subsequent Environmental Analysis shall be prepared, to assess the potential impacts. As a result, impacts associated with this project are considered less than significant.

Mitigation: No mitigation is required

Monitoring: No monitoring is required

19. Erosion

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

Source: U.S.D.A. Soil Conservation Service Soil Surveys

Findings of Fact:

a-b) This is a programmatic level CEQA analysis. At this stage there is no associated development project. This project will result in amending the site's General Plan Foundation Component, Land Use

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Designation, and zoning classification, which could eventually lead to development on the property. Should a development proposal or land use application for subdividing, grading, or construction of the site be submitted, a subsequent Environmental Analysis shall be prepared, to assess the potential impacts. As a result, there will be 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) Pursuant to the Riverside County General Plan Figure S-8 "Wind Erosion Susceptibility Map" exhibit, the project site is located within an area of "Moderate" wind erosion.

This is a programmatic level CEQA analysis. At this stage there is no associated development project. This project will result in amending the site's General Plan Foundation Component, Land Use Designation, and zoning classification, which could eventually lead to development on the property. Should a development proposal or land use application for subdividing, grading, or construction of the site be submitted, a subsequent Environmental Analysis shall be prepared, to assess the potential impacts. As a result, there will be no impacts.

Mitigation: No mitigation is required

Monitoring: No monitoring is required

GREENHOUSE GAS EMISSIONS Would the project

21. Greenhouse Gas Emissions

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

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 is a programmatic level CEQA analysis. At this stage, the project does not provide the opportunity for physical disturbance of the site, as there is no associated development project. This project will result in an amendment to the site's General Plan Foundation Component, General Plan Land Use Designation, and a Change of Zone, which could eventually lead to development on the property. Should a development proposal or land use application for subdividing, grading, or construction of the site be submitted, a subsequent Environmental Analysis shall be prepared, to assess the potential impacts. Additionally, any future implementing project on this site 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 identified potential mitigation measures resulting from GHG impacts are implemented during the construction phase of the project. As a result, impacts associated with this project are considered 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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Impair implementation of or physically interfere with an adopted emergency response plan or an emergency evacuation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Project Application Materials

Findings of Fact:

a-b, d-e) The project is not anticipated to utilize, store, or transport hazardous materials. The proposed activities are not anticipated to create significant hazards to the general public or the environment due to use of hazardous materials. The project will result in higher development intensity of the site than was proposed in the General Plan in 2003. The increase in density 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.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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This is a programmatic level CEQA analysis. At this stage there is no associated development project. This project will result in amending the site's General Plan Foundation Component, Land Use Designation, and zoning classification, which could eventually lead to development on the property. Should a development proposal or land use application for subdividing, grading, or construction of the site be submitted, a subsequent Environmental Analysis shall be prepared, to assess the potential impacts. As a result, there will be 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 density 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. As a result, impacts associated with this project are considered 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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Require review by the Airport Land Use Commission?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) For a project within the vicinity of a private airstrip, or heliport, would the project result in a safety hazard for people residing or working in the project area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

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

Findings of Fact:

a-d) Pursuant to the Riverside County General Plan Figure S-19 "Airport Locations" exhibit, the project site is not located within an Airport Influence Area ("AIA") or compatibility zone and will not require review by the Airport Land Use Commission ("ALUC"). As a result, there will be 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	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?

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

Findings of Fact:

a) Although the site is located in a high fire area, the proposed project will not expose people or structures to a significant risk of loss, injury, or death involving wildland fires as no permanent structures are proposed for this project. This is a programmatic level CEQA analysis. At this stage there is no associated development project. This project will result in amending the site's General Plan Foundation Component, Land Use Designation, and zoning classification, which could eventually lead to development on the property. Should a development proposal or land use application for subdividing, grading, or construction of the site be submitted, a subsequent Environmental Analysis shall be prepared, to assess the potential impacts. As a result, impacts associated with this project are considered 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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Violate any water quality standards or waste discharge requirements?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Create or contribute runoff water that would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Place housing within a 100-year flood hazard area, as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Place within a 100-year flood hazard area structures which would impede or redirect flood flows?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
g) Otherwise substantially degrade water quality?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
h) Include new or retrofitted stormwater Treatment Control Best Management Practices (BMPs) (e.g. water quality treatment basins, constructed treatment wetlands), the operation of which could result in significant environmental effects (e.g. increased vectors or odors)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Riverside County Flood Control District Flood Hazard Report/Condition.

Findings of Fact:

a-h) Pursuant to the Riverside County General Plan Figure S-9 "100- and 500-Year Flood Hazard Zones" exhibit, the project site is not located within either a 100-year or 500-year floodplain zone. Approval of this project will result in a land use change. There is no grading 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 studies of the current conditions were conducted because there is no accompanying development project. Should a development proposal or land use application for subdividing, grading, or construction of the site be submitted, a subsequent Environmental Assessment shall be prepared, to determine potential impacts. As a result, 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 <input checked="" type="checkbox"/>	U - Generally Unsuitable <input type="checkbox"/>	R - Restricted <input type="checkbox"/>		
a) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner that would result in flooding on- or off-site?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Changes in absorption rates or the rate and amount of surface runoff?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam (Dam Inundation Area)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Changes in the amount of surface water in any water body?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

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:

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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a-d) Pursuant to the Riverside County General Plan Figure S-9 "100- and 500-Year Flood Hazard Zones" exhibit, the project site is not located within either a 100-year or 500-year floodplain zone. Approval of this project will result in a land use change. There is no grading 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 studies of the current conditions were conducted because there is no accompanying development project. Should a development proposal or land use application for subdividing, grading, or construction of the site be submitted, a subsequent Environmental Analysis shall be prepared, to assess the potential impacts. As a result, there will be no impacts.

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?

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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b) Affect land use within a city sphere of influence and/or within adjacent city or county boundaries?

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Source: Riverside County General Plan, GIS database, Project Application Materials

Findings of Fact:

a) Approval of the project will result in changes to the General Plan Land Use pattern for the project site. However, the site will continue to support industrial uses. The surface mining and composting operations have ceased and reclamation of a portion of the site is under way. The site will have an Industrial land use designation and all future uses are required to be compatible with the existing landfill to the east. As a result, impacts will be less than significant.

b) The project site is located within the designated City of Corona, sphere of influence area. The City of Corona was provided an opportunity to consult with the County, as they received information regarding the proposed General Plan Amendment and Change of Zone applications. The City's review resulted in no comments or concerns regarding the project. As a result, impacts associated with this project are considered less than significant.

Mitigation: No mitigation is required

Monitoring: No monitoring is required

28. Planning

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

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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b) Be compatible with existing surrounding zoning?

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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c) Be compatible with existing and planned surrounding land uses?

<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) Be consistent with the land use designations and policies of the General Plan (including those of any applicable Specific Plan)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Disrupt or divide the physical arrangement of an established community (including a low-income or minority community)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

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

Findings of Fact:

a) This project includes a Change of Zone, in conjunction with the General Plan Amendment. The Change of Zone will result in a portion of the site being conserved under the natural Assets (NA) Zoning classification, with the balance of the site becoming Manufacturing Heavy (M-H), in support of future development. This transition from mining and composting uses to a potential development of an industrial building, will result in a less intensive use of the property, thereby reducing impacts. This Change of zone is considered less than significant.

b-e) This change of Zone will result in applying an Industrial classification to the property, which has historically been used for industrial purposes. Any future development on the site will be required to be compatible with the existing El Sobrante Landfill to the east.

Furthermore, this is a programmatic level CEQA analysis. At this stage there is no associated development project. This project will result in amending the site's General Plan Foundation Component, Land Use Designation, and zoning classification, which could eventually lead to development on the property. Should a development proposal or land use application for subdividing, grading, or construction of the site be submitted, a subsequent Environmental Analysis shall be prepared, to assess the potential impacts. As a result, there will be no impacts.

Mitigation: No mitigation is required

Monitoring: No monitoring is required

MINERAL RESOURCES Would the project

29. Mineral Resources

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

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

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

a-d) The subject property has been subject to current and historic surface mining operations and composting for more than 40 years. The site is classified MRZ-3 and has not been designated by the State as being of Statewide or regional significance. As a result, there will be no loss of potential mineral resources.

This is a programmatic level CEQA analysis. At this stage there is no associated development project. This project will result in amending the site's General Plan Foundation Component, Land Use Designation, and zoning classification, which could eventually lead to development on the property. Should a development proposal or land use application for subdividing, grading, or construction of the site be submitted, a subsequent Environmental Analysis shall be prepared, to assess the potential impacts. As a result, there will be no impacts.

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) Pursuant to the Riverside County General Plan Figure S-19 "Airport Locations," County of Riverside Airport Facilities Map exhibit, the project site not located within a designated Airport Influence Area ("AIA"). As a result, there will be no significant impacts from airport noise.

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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31. Railroad Noise

NA <input checked="" type="checkbox"/>	A <input type="checkbox"/>	B <input type="checkbox"/>	C <input type="checkbox"/>	D <input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Source: Riverside County General Plan Figure C-1 "Circulation Plan", GIS database, On-site Inspection

Findings of Fact:

Pursuant to the Riverside County General Plan Figure C-1 "Circulation Plan" exhibit, the project site is not located near any railroads. As a result, there will be no significant impacts from railroad noise.

Mitigation: No mitigation is required

Monitoring: No monitoring is required

32. Highway Noise

NA <input checked="" type="checkbox"/>	A <input type="checkbox"/>	B <input type="checkbox"/>	C <input type="checkbox"/>	D <input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Source: On-site Inspection, Project Application Materials

Findings of Fact:

The project will not be subject to increased amounts of highway noise from the I-15 freeway. The freeway is approximately 0.5 miles away from the subject property. The majority of noise on the subject site would be from the adjacent landfill. As a result, there will be no significant impacts from highway noise.

Mitigation: No mitigation is required

Monitoring: No monitoring is required

33. Other Noise

NA <input checked="" type="checkbox"/>	A <input type="checkbox"/>	B <input type="checkbox"/>	C <input type="checkbox"/>	D <input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Source: Project Application Materials, GIS database

Findings of Fact:

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

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

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

Findings of Fact:

a-d) This General Plan Amendment and accompanying Change of Zone will result in the creation of higher noise impacts at build-out. However, all future onsite uses will be required to adhere to the Riverside County's allowable noise standards for Industrial uses, which will be analyzed at the time of an implementing project.

This is a programmatic level CEQA analysis. At this stage there is no associated development project. This project will result in amending the site's General Plan Foundation Component, Land Use Designation, and zoning classification, which could eventually lead to development on the property. Should a development proposal or land use application for subdividing, grading, or construction of the site be submitted, a subsequent Environmental Analysis shall be prepared, to assess the potential impacts. As a result, there will be no impacts.

Mitigation: No mitigation is required

Monitoring: No monitoring is required

POPULATION AND HOUSING Would the project

35. Housing

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

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
e) Cumulatively exceed official regional or local population projections?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

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

Findings of Fact:

a-f) This project does not propose any new residential development nor will it displace any existing housing as part of this project. No population growth or demand for additional housing is anticipated as a result of the project. As a result, there will be no impacts.

Mitigation: No mitigation is required

Monitoring: No monitoring is required

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

36. Fire Services	<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:

All development projects, once implemented, create an increased need for at least some public services. At time of future construction, resulting from an implementing project, costs associated with the increased need for fire services will be addressed through the County's Development Impact Fee schedule and any assessment districts.

This is a programmatic level CEQA analysis. At this stage there is no associated development project. This project will result in amending the site's General Plan Foundation Component, Land Use Designation, and zoning classification, which could eventually lead to development on the property. Should a development proposal or land use application for subdividing, grading, or construction of the site be submitted, a subsequent Environmental Analysis shall be prepared, to assess the potential impacts. As a result, there will be no impacts.

Mitigation: No mitigation is required

Monitoring: No monitoring is required

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
37. Sheriff Services	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Riverside County General Plan

Findings of Fact:

All development projects, once implemented, create an increased need for at least some public services. At time of future construction, resulting from an implementing project, costs associated with the increased need for sheriff services will be addressed through the County's Development Impact Fee schedule and any assessment districts.

This is a programmatic level CEQA analysis. At this stage there is no associated development project. This project will result in amending the site's General Plan Foundation Component, Land Use Designation, and zoning classification, which could eventually lead to development on the property. Should a development proposal or land use application for subdividing, grading, or construction of the site be submitted, a subsequent Environmental Analysis shall be prepared, to assess the potential impacts. 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, GIS Database

Findings of Fact:

All development projects, once implemented, create an increased need for at least some public services. At time of future construction, resulting from an implementing project, costs associated with the increased need for any school services will be addressed through the County's Development Impact Fee schedule and any assessment districts.

This is a programmatic level CEQA analysis. At this stage there is no associated development project. This project will result in amending the site's General Plan Foundation Component, Land Use Designation, and zoning classification, which could eventually lead to development on the property. Should a development proposal or land use application for subdividing, grading, or construction of the site be submitted, a subsequent Environmental Analysis shall be prepared, to assess the potential impacts. 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

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

All development projects, once implemented, create an increased need for at least some public services. At time of future construction, resulting from an implementing project, costs associated with the increased need for school services will be addressed through the County's Development Impact Fee schedule and any assessment districts.

This is a programmatic level CEQA analysis. At this stage there is no associated development project. This project will result in amending the site's General Plan Foundation Component, Land Use Designation, and zoning classification, which could eventually lead to development on the property. Should a development proposal or land use application for subdividing, grading, or construction of the site be submitted, a subsequent Environmental Analysis shall be prepared, to assess the potential impacts. 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:

All development projects, once implemented, create an increased need for at least some public services. At time of future construction, resulting from an implementing project, costs associated with the increased need for health services will be addressed through the County's Development Impact Fee schedule and any assessment districts.

This is a programmatic level CEQA analysis. At this stage there is no associated development project. This project will result in amending the site's General Plan Foundation Component, Land Use Designation, and zoning classification, which could eventually lead to development on the property. Should a development proposal or land use application for subdividing, grading, or construction of the site be submitted, a subsequent Environmental Analysis shall be prepared, to assess the potential impacts. 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

<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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facility would occur or be accelerated?

c) Is the project located within a Community Service Area (CSA) or recreation and park district with a Community Parks and Recreation Plan (Quimby fees)?

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

Findings of Fact:

a-c) No residential uses are proposed and no permanent increase in local working population will result from this project. The project will not have an effect on recreational facilities in the area and the project site is not location within a Community Service Area ("CSA"). As a result, there will be no impacts.

Mitigation: No mitigation is required

Monitoring: No monitoring is required

42. Recreational Trails

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Source: Riv. Co. 800-Scale Equestrian Trail Maps, Open Space and Conservation Map for Western County trail alignments, Riverside County General Plan Figure 7 – "Trails and Bikeway System" in the Temescal Canyon Area Plan

Findings of Fact:

There are no publicly available recreational trails located within close proximity of the project site. The site is located adjacent to the El Sobrante Landfill and as such, public access to the area is restricted, due to safety concerns. As a result, there will be no impacts.

Mitigation: No mitigation is required

Monitoring: No monitoring is required

TRANSPORTATION/TRAFFIC Would the project

43. Circulation

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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

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	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
service standards and travel demand measures, or other standards established by the county congestion management agency for designated roads or highways?				
c) Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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 site is located within the Temescal Canyon Area Plan of the Riverside County General Plan. This is General Plan Amendment and Change of Zone application, which will result in changing the land use to a combination of industrial and conservation. Details of a future implementing project will be reviewed in conjunction with any circulation plans. Additionally, the land use amendment by itself is consistent with the existing circulation plans for the area. As a result, the impacts are less than significant.

b) The future implementing project will address any congestion management programs through standard fees and mitigation. As previously discussed, this is a programmatic level CEQA analysis. At this stage there is no associated development project. This project will result in amending the site's General Plan Foundation Component, Land Use Designation, and zoning classification, which could eventually lead to development on the property. Should a development proposal or land use application for subdividing, grading, or construction of the site be submitted, a subsequent Environmental Analysis shall be prepared, to assess the potential impacts. The 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) There is no accompanying development associated with this proposed General Plan Amendment and Change of Zone, therefore there are no design changes to the streets or roads that may increase hazards due to road design. The proposed change does not conflict with any adopted policies regarding public transit, bikeways, or pedestrian access, as the project site is currently vacant land. The surrounding circulation system will not change and therefore, will not impact any policies

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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regarding transit or other alternative means of travel. Once a development proposal or land use application to subdivide, grade, or build on the property is submitted, a subsequent review and EA shall be prepared assessing potential impacts. As a result, the impacts are less than significant.

Mitigation: No mitigation is required

Monitoring: No monitoring is required

44. Bike Trails

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Source: Riverside County General Plan Figure 7 – “Trails and Bikeway System” in the Temescal Valley Area Plan

Findings of Fact:

Any demand or requirement for bike trails shall be reviewed and imposed upon a future implementing project. This is a programmatic level CEQA analysis. At this stage there is no associated development project. This project will result in amending the site's General Plan Foundation Component, Land Use Designation, and zoning classification, which could eventually lead to development on the property. Should a development proposal or land use application for subdividing, grading, or construction of the site be submitted, a subsequent Environmental Analysis shall be prepared, to assess the potential impacts. As a result, there will be no impacts.

Mitigation: No mitigation is required

Monitoring: No monitoring is required

UTILITY AND SERVICE SYSTEMS Would the project

45. Water

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

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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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"/>
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Source: Department of Environmental Health Review

Findings of Fact:

a-b) An assessment of the availability of water to service the area, will be required prior to the approval of an implementing project. This will include a commitment from the water purveyor in that area to provide water to the site (beyond that which already exists). However, at this stage, the specific size and need of water infrastructure to the area would be too speculative to analyze.

This is a programmatic level CEQA analysis. At this stage there is no associated development project. This project will result in amending the site's General Plan Foundation Component, Land Use

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Designation, and zoning classification, which could eventually lead to development on the property. Should a development proposal or land use application for subdividing, grading, or construction of the site be submitted, a subsequent Environmental Analysis shall be prepared, to assess the potential impacts. As a result, there will be no impacts.

Mitigation: No mitigation is required

Monitoring: No monitoring is required

46. Sewer

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

☐ ☐ ☐ ☒

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

☐ ☐ ☐ ☒

Source: Department of Environmental Health Review

Findings of Fact:

a-b) The future implementing project may be required to connect to and construct a sewer system, which could result in potential impacts. At this stage, the specific size and need of sewer infrastructure to the project site is too speculative to analyze.

This is a programmatic level CEQA analysis. At this stage there is no associated development project. This project will result in amending the site's General Plan Foundation Component, Land Use Designation, and zoning classification, which could eventually lead to development on the property. Should a development proposal or land use application for subdividing, grading, or construction of the site be submitted, a subsequent Environmental Analysis shall be prepared, to assess the potential impacts. As a result, 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)?

☐ ☐ ☐ ☒

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Source: Riverside County General Plan, Riverside County Waste Management District correspondence

Findings of Fact:

a-b) The type and scale of the future implementing project will determine the solid waste needs of the site's development. At this stage, the specific solid waste needs are too speculative to analyze.

This is a programmatic level CEQA analysis. At this stage there is no associated development project. This project will result in amending the site's General Plan Foundation Component, Land Use Designation, and zoning classification, which could eventually lead to development on the property. Should a development proposal or land use application for subdividing, grading, or construction of the site be submitted, a subsequent Environmental Analysis shall be prepared, to assess the potential impacts. As a result, 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 type and scale of the future implementing project will determine the specific size, quantity, and design of additional utility services needed at the project site. At this stage, the utility requirements are too speculative to analyze.

This is a programmatic level CEQA analysis. At this stage there is no associated development project. This project will result in amending the site's General Plan Foundation Component, Land Use Designation, and zoning classification, which could eventually lead to development on the property. Should a development proposal or land use application for subdividing, grading, or construction of the site be submitted, a subsequent Environmental Analysis shall be prepared, to assess the potential impacts. As a result, 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

49. Energy Conservation

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

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☐
☐
☒

Source: Riverside County General Plan

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 mitigation measures are reviewed and subsequently implemented during the construction phase of the project.

This is a programmatic level CEQA analysis. At this stage there is no associated development project. This project will result in amending the site's General Plan Foundation Component, Land Use Designation, and zoning classification, which could eventually lead to development on the property. Should a development proposal or land use application for subdividing, grading, or construction of the site be submitted, a subsequent Environmental Analysis shall be prepared, to assess the potential impacts. As a result, 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?

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☐
☐
☒

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. As a result, there will be no impacts.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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. This is a programmatic level CEQA analysis. At this stage there is no associated development project. This project will result in amending the site's General Plan Foundation Component, Land Use Designation, and zoning classification, which could eventually lead to development on the property. Should a development proposal or land use application for subdividing, grading, or construction of the site be submitted, a subsequent Environmental Analysis shall be prepared, to assess the potential impacts. As a result, 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"/>
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Source: Staff review, project application

Findings of Fact:

The proposed project would not result in environmental effects which would cause substantial adverse effects on human beings, either directly or indirectly. This is a programmatic level CEQA analysis. At this stage there is no associated development project. This project will result in amending the site's General Plan Foundation Component, Land Use Designation, and zoning classification, which could eventually lead to development on the property. Should a development proposal or land use application for subdividing, grading, or construction of the site be submitted, a subsequent Environmental Analysis shall be prepared, to assess the potential impacts. As a result, 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). In this case, a brief discussion should identify the following:

Earlier Analyses Used, if any: n/a

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

Location: County of Riverside Planning Department

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



RCA Joint Project Review (JPR)

JPR #: 11-06-01-01

Date: 08-25-11

Project Information

Permittee: Riverside County

Case Information: HANS 2008, HANS 2041 and adjustment to HANS 1986

~~302.03~~ total acres = (88.79 acres HANS 2008 + 130.94 acres
HANS 2041 + 82.3 acres HANS 1986)

Site Acreage: 144.77 total acres = (59.56 acres HANS 2008 + 51.77 acres HANS
2041 + 33.44 acres HANS 1986)

Portion of Site Proposed for MSHCP Conservation Area: 144.77 total acres = (59.56 acres HANS 2008 + 51.77 acres HANS
2041 + 33.44 acres HANS 1986)

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
283-120-018 (HANS 2041)	SU3 - Temescal Wash West	E	2828
283-120-001 (HANS 2008)			2829
283-120-002 (HANS 2008)			2830
283-120-003 (HANS 1986)			2931
			2932
			2934

Criteria and Project Information

Criteria Comments:

- a. As stated in Section 3.2.3 of the MSHCP, 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 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. In addition, the proposed Hemet to Corona/Lake Elsinore CETAP Corridor Alternative 1B intersects the extension and may contribute to Edge Effects, if chosen.

- b. All three HANS cases are located within Cell Group E. As stated in Section 3.3.16 of the MSHCP, Conservation within Cell Group E will contribute to assembly of Proposed Extension of Existing Core 2. Conservation within Cell Group E will focus on coastal sage scrub and Riversidean alluvial fan sage scrub in a mosaic of upland habitat, and water and riparian scrub, woodland, forest habitat. Areas conserved within Cell Group E will be connected to a variety of uplands and wetlands proposed for conservation in Cell Group D to the north and Cell Group F to the south. Conservation within Cell Group E will range from 65% to 75% of the Cell Group focusing on the central portions of the Cell Group.
- c. Project information for the three HANS cases was provided by the Permittee. A Habitat Assessment prepared by RECON dated October 13, 2010, which covers the area associated with HANS 2041, 2008 and 1986; a Revegetation Plan for Stability Berms Within the Conservation Easement of the Bremer Property prepared by RECON dated February 23, 2010; an October 6, 2010, letter from RECON regarding the "Post-Survey Results for Burrowing Owl Nesting Season Survey at USA Waste of California Property Survey Area"; a letter dated February 10, 2011, from RECON regarding "Addendum to the Habitat Assessment for the Bremer Property..."; a Determination of Biologically Equivalent or Superior Preservation (DBESP) dated July 12, 2011, prepared by RECON; and an Errata to the DBESP prepared by RECON dated August 17, 2011. The three HANS sites are located east of Interstate 15, in the Temescal Canyon area south of the city of Corona, California. Specifically, the sites are located south of Olsen Canyon and west of El Sobrante Landfill. Elevation of the project study area is approximately 1,000–1,362 feet above sea level. HANS 2008 consists of APNs 283-120-001 and 283-120-002 (88.79 acres) with an existing Surface Mining Permit (SMP00175) and HANS 2041 consist of APN 283-120-018 (153.78 acres) with an existing Reclamation Plan (RCL00121). HANS 1986 was subject to a previous JPR (JPR 09-07-15-02) which was found to be consistent with the MSHCP. The Conservation area contemplated in JPR 09-07-15-02 is being increased, thus the need to document that change in this JPR along with the other two HANS cases. The proposed project area is a vested clay pit surface mine and the applicant, USA Waste of California (USA Waste), has applied to integrate the surface mine permit and reclamation plan, along with the surface mining permit adjacent to the sites, also owned by USA Waste, into a single revised surface mining permit (SMP00175R1). Prior to purchase by USA Waste, the site was previously recontoured from the prior use of the site for mining, recycling, and composting of biosolids and organic residuals. Areas surrounding the clay pit need to be removed and re-compacted in order to stabilize the slopes. The project proposes to reclaim developed portions of the site and recontour the site to improve mine reclamation. Additional areas (22.85 acres) will also be graded along the outskirts of the composting pad site for slope stabilization and then revegetated in accordance with the Restoration Plan (see Figure 3 of the DBESP for additional areas to be graded). Post-reclamation end use of the site may include commercial/industrial facilities and/or open space/conservation. The project does include Conservation: HANS 2008 provides 59.56 acres, HANS 2041 provides 51.77 acres of Conservation and HANS 1986 is going from 20.8 acres of Conservation (per JPR 09-07-15-02) to 33.44 acres. Some of the Conservation areas set aside by the three HANS projects included in this JPR will include unaltered land, as well as some small areas that have to be recontoured to reach slope stability. Of the 144.77 acres to be Conserved, approximately 22.16 acres will be revegetated with native species (see Figure 3 of the RECON February 2010 Revegetation Plan).

The 22.16 acres will be revegetated through seed application and weed control activities and monitored for up to five years or until success criteria have been achieved. Once the success criteria have been met, this 22.16 acre-area will then be Conserved either through fee title transfer or by Conservation Easement to the Regional Conservation Authority. RECON states in the Revegetation Plan that the goal for the revegetation is to create habitat (Riversidean sage scrub) that is found to be similar to adjacent areas within the previously developed, disturbed, non-native areas that would persist over time and be self-supporting. The Permittee has indicated that in order to “ensure that the Revegetation Plan is fulfilled and that the temporary disturbance is fully restored and suitable for Conservation, a Restoration Permit (BHR110230) has been opened by USA Waste Management with the County of Riverside. Under the Restoration Permit, financial insurances have been placed to guarantee the restoration of the site. A bond has been placed for approximately \$242,000 with the County of Riverside. The bond will not be released until all the restoration activities are complete and meet the engineering satisfaction of the Building and Safety Department as well as the biological success criteria outlined in the RECON 2010 Revegetation Plan.

- d. Reserve Assembly: The project sites are located in the north and south central portion of Cell Group E. Although a portion of the project site is located in the Cell Group area described for Conservation, that area has been previously developed and disturbed by the mining activities. In addition, the proposed project has set aside 144.77 acres of land in the western, northern and southern portion of the site for Conservation that helps in the connection of variety of uplands and wetlands proposed for conservation in Cell Group D to the north and Cell Group F to the south, as well as PQP lands to the north of the site. Additionally, per discussions in April 2010 between the County, USA Waste, RCA and the Wildlife Agencies, at some point in the future, closed portions of the existing landfill can be revegetated and function as wildlife connections in the area, furthering the Reserve Assembly goals of Proposed Extension of Existing Core 2. Therefore, with the areas proposed for conservation, and the associated Revegetation Plan being incorporated, as well as future areas of the closed landfill becoming part of the Reserve, the project will not conflict with the overall Reserve Assembly goals of the MSHCP.

Other Plan Requirements

Data:

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

Yes. There are riparian/riverine areas on the project site. There are no vernal pool and fairy shrimp habitat on the project 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,



RCA Joint Project Review (JPR)

JPR #: 11-06-01-01

Date: 08-25-11

Spreading navarretia, California Orcutt grass, San Miguel savory, Hammitt's clay-cress, and Wright's trichocoronis.

Section 6.3.2 – Was Additional Survey Information Provided?

Yes. The project site is located within 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 Mousetail. The project site is also located within an Additional Survey Area for Burrowing Owl.

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

Yes. The property is located near future and existing Conservation Areas.

Other Plan Requirement Comments:

- a. Section 6.1.2: According to the information provided by the Permittee, the Determination of Biologically Equivalent or Superior Preservation (DBESP) prepared by RECON dated July 12, 2011, the Errata to the DBESP prepared by RECON dated August 17, 2011, and the Habitat Assessment prepared by RECON dated October 13, 2010, for this HANS project, there are approximately 1.70 acres of riverine resources within the project area which include Tributary A (within HANS 1986), Tributary B (within HANS 2008 and 2041), Tributary C (within HANS 2041), which are unvegetated channels; southern willow scrub; and other unvegetated drainage (see Table 2 of DBESP Errata). Of the 1.70 acres of riverine resources, the proposed project activities (regrading, recompacting, and recontouring) will impact 0.16 acres to Tributary A, 0.21 acres to Tributary B, and 0.15 acres to Tributary C (see Table 2 of the Errata to the DBESP) for a total of 0.52 acres of impacts. Since there will be riparian/riverine resources impacted on site, a DBESP was prepared. RECON's DBESP reports that the project will mitigate at a 1:1 ratio (0.52 acres per the Errata) for permanent impacts to the riverine resources through the creation of a natural bottom channel at the toe of two of the restored stabilization slopes on site (see Table 2 of the Errata to the DBESP and Figure 7 of the DBESP). Tributary C will be completely impacted and fill will be added to create the supper pad which will create a large slope where Tributary C was previously located. Based on the DBESP, the water coming from the pad and the large slope face will be conveyed downstream via existing culvert and pipes that will be part of the finished project. Through the culvert and pipes, Tributary C will still be able to convey the water to the adjacent riverine resources and no further mitigation or modifications are proposed to Tributary C. The focus of the DBESP mitigation is on Tributary A and B. The DBESP states approximately 3,400 linear feet will be graded at an average width of at least 5.25 feet in order to create a minimum of 0.52 acre of unvegetated stream channel. The channels will connect to and drain into two of the existing tributaries (Tributary A and B) as shown in Figure 7 of the DBESP. RECON's DBESP reports that each of the re-engineered stability slopes will direct flow in concrete channels along the face of the slopes into energy dissipaters to ensure that the original drainage patterns, pre-mining, will be re-established. RECON conducted

habitat assessments in May 2010 for least Bell's vireo (LBV), southwestern willow flycatcher (SWF), and yellow-billed cuckoo. RECON concluded that there are no riparian birds within the project site; therefore, no impacts are expected. Since a small area of southern willow scrub is located within Tributary A, but not within the direct impact area, the project in this area should avoid the breeding season, as a precaution to avoid indirect impacts to any riparian birds that may be using this area. The soils on site include clay pits, gullied land, rocky loam, and fine sandy loam. According to the addendum to the Habitat Assessment by RECON dated February 10, 2011, ponding areas were observed within the survey area following rainfall events; however these areas occurred entirely within previously developed lands on graded subsoil or on fill material. Therefore, RECON determined no suitable vernal pool habitat is present on site and fairy shrimp is not expected to occur. As a result, no focused surveys were warranted for fairy shrimp. Given that the proposed project will mitigate for impacts to riparian/riverine resources at a 1:1 ratio (0.52 acres), and based on the information provided by EPD and RECON, the project demonstrates compliance with Section 6.1.2 of the MSHCP.

- b. Section 6.1.3: 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. RECON reports that they conducted surveys for these species between 2007 and 2010. Many-stemmed Dudleya had low potential to occur in rocky openings of sage scrub and grasslands. However, based on the addendum to the Habitat Assessment dated February 10, 2011, RECON has been monitoring a nearby known many-stemmed dudleya population for over eight years as part of the species' management and restoration program under the El Sobrante Landfill Multiple Species Conservation Plan. While monitoring the many-stemmed dudleya on January 2011, biologists noted this species was actively growing at that area. Since many-stemmed dudleya was found present at the nearby site, RECON biologists determined that it was the appropriate time to conduct focused surveys for this species. Focused surveys were conducted on January 14 and 26, 2011, on the subject site and no many-stemmed dudleya were found present or expected to occur. Also, no many-stemmed dudleya were found on the project site during any of the surveys conducted since 2007. Based on the information provided by RECON, the project demonstrates compliance with Section 6.1.3 of the MSHCP.
- c. Section 6.3.2: The project site is located within 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 Mousel. RECON reports that they conducted surveys between 2007 and 2010. None of these species were observed during the time of the surveys. The project site is also located within an Additional Survey Area for Burrowing Owl. A Habitat Assessment was conducted by RECON on April 27, 2010. The site had some potential to support burrowing owls. Since there was potential suitable habitat for burrowing owls, focused surveys were conducted by RECON on May 10, 11, 12, and 17, 2010. No burrowing owls were observed during the time of the focused surveys. Based on the information provided by RECON, the project demonstrates compliance with Section 6.3.2 of the MSHCP.

- d. Section 6.1.4: Future and existing Conservation Areas are located within the project site. To preserve the integrity of areas dedicated as MSHCP Conservation Areas, 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.
 - ii. Land uses proposed in proximity to the MSHCP Conservation Area that use chemicals or generate bioproducts such as manure, which 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 run-off.
 - 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 appropriate mechanisms.
 - vii. Manufactured slopes associated with the proposed site development shall not extend into the MSHCP Conservation Area.

SNS/ST



RIVERSIDE COUNTY PLANNING DEPARTMENT

Steven Weiss, AICP
Planning Director

December 2, 2015

MEMO

RE: AGENDA ITEM 4.8 – GPA01008 & CZ07886 – STAFF RESPONSES TO NEW 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 GPA00945. Below is a listing, citing each letter and a brief accompanying staff response.

1. Jerry Sincich

- Opposes the project due to more traffic, aesthetics, and compatibility issues. Would prefer the entire project site be conserved.

2. Joe Kleist

- Opposes the project, citing that it will create more truck traffic.

3. Lanie Blackmon

- Dawson Canyon resident who opposes the project due to potentially more truck traffic and roadway infrastructure issues.

4. Tracy Davis

- Opposes the project due to aesthetics, fire risk, and traffic issues.

5. Amie Kinne

- Opposes the project primarily due to traffic issues.

6. Jannlee Watson

- Opposes the project primarily due to traffic issues.

7. Brien Clingman

- Opposes the change to industrial. Would prefer the site to be conserved.

8. Barbara Clingman

- Opposes the change to industrial. Would prefer the site to be conserved.

9. Katherine Clingman

- Opposes the change to industrial. Would prefer the site to be conserved.

10. Christa Bergreen

- Opposes the project due to road infrastructure issues.

November 29, 2015

John Hildebrand
Project Planner
Riverside County Planning Department
4080 Lemon Street, 12th Floor
Riverside, CA 92501

Mr. Hildebrand,

This letter is in opposition to the General Plan Amendment No. 1008. The USA Waste of California four parcels totaling 327.6 acres (APNs: 283-120-001, 283-120-002, 283-120-003, and 283-120-018) General Plan Foundation Component should remain Open Space (OS) and its Land Use Designation should remain Rural (RUR) and Mineral Resources (MR). The only revision that should be considered would be Conservation Habitat land use for the 327.6 acres. The rationale for not changing the General Plan Foundation and Land Use Designation for the four parcels is as follows.

- The surrounding properties have a General Plan Land Use of Open Space: Conservation Habitat (OS: CH) to the north, Community Development: Light Industrial (CD: LI) to the South, Open Space: Rural (OS: RUR) to the west, and Community Development: Public Facilities (CD: PF) to the east. Given the surrounding land use designations a Manufacturing Heavy (M-H) land use designation is inconsistent.
- The project site is in a area entirely located within several MSHCP Criteria Cells and thus should be maintained as Conservation Habitat
- Any Manufacturing Heavy land use activity would further exacerbate traffic conditions that have already been identified as requiring expansion of the Temescal Canyon Road and Interstate 15. At this time no road expansion plans and/or traffic mitigation measures of the Temescal Canyon Road and Interstate 15 have been adopted that would offset any manufacturing heavy activities on the project site.
- To perpetuate land use that is consistent with the El Sobrante Landfill will have a domino effect on all surrounding land use designations that will ultimately identify all surrounding open space as suitable only for manufacturing heavy/landfill and thus impede the future economic development of the Temescal Valley.
- Any expansion of the land uses that provides for industrial activities that generate significant impacts such as excessive noise, dust, and other nuisances will have a progressively significant negative effect on future economic development in the Temescal Valley.
- The proposed land use aesthetic effect on the western side of the Temescal Valley will negatively affect current and future property values.

Therefore, the proposed General Plan Amendment No. 1008 should be rejected by the Riverside County Planning Commission.

Sincerely,
Jerry Sincich

Hildebrand, John

From: Joe Kleist <jkleist1@att.net>
Sent: Sunday, November 29, 2015 8:19 AM
To: Hildebrand, John
Subject: GPA 1008

John, I am not very happy with changing this ordinance to (HM) heavy manufacturing due to the amount of truck traffic that this will create on Dawson Rd.. We are also currently a mine in the area that will also create way to much truck traffic on Dawson Rd., Temescal Canyon Rd. as well as the I 15 Freeway. I would appreciate it if you would reconsider!

Joe Kleist
Member
Temescal Valley Development Council

Hildebrand, John

From: Lanie Blackmon <lovemy4goldens@gmail.com>
Sent: Saturday, November 28, 2015 4:42 PM
To: Hildebrand, John
Subject: GPA 1008

Mr. Hildebrand,

I've lived in Dawson Canyon for over 15 years now and now since WM opened Phase 11, I now see the landfill from my front door, and I have seen so many changes in this area alone. If you take a drive in a car on the corner of Dawson cyn rd and Temescal canyon rd, the grooves in the asphalt from the heavy trash trucks and 18 wheelers is very very bad. Also the trash that is spilled out onto the road from the trucks is causing us to replace tires on our vehicles all the time.

I oppose a heavy manufacturing use because that means more trucks on an already over-burden Dawson Canyon Road and the Temescal Canyon Road and I-15 interchange.

Trash trucks, mining trucks and future trucks going to and from the now-under-construction Leinen Business Park are a few trucks too many when you consider **Dawson Canyon Road is the only road that can be used by Spanish Hills and Dawson Canyon residents to access their homes.** Let's get our roadway/freeway infrastructure shored up before making land use changes welcoming more trucks. The day is fast approaching when the only safe way for residential property and heavy truck traffic to coexist on **Dawson Canyon is a dedicated road for each.**

VERY easy solution to all of the traffic....build the Freeway from Cajalco over the top of the mountain to connect to the 261, which would go into the 133.

They had plans years ago....think the Kangaroo Rat or something killed it....maybe it was the spotted owl, who knows.

A tunnel would work too.....and it wouldn't take the 10 yrs that they say.....they have tunnels all over Europe, seem to work great.....

That would not only take the pressure off the 15 and 91, but it would take a lot of pressure off those of us who drive it everyday. Quicker drive time>>>> more sleep, home quicker to be with family....

Something wrong with that?

Lanie Blackmon

11581 Dawson Canyon Road, Corona,CA

Hildebrand, John

From: Tracy Davis <tracycyto@yahoo.com>
Sent: Wednesday, November 25, 2015 3:58 PM
To: Hildebrand, John
Subject: GPA 1008

In regards to the GPA 1008:

I am opposed to the proposed land use and zoning changes, as well as the current land use and zoning designations for these properties. The area in question needs to be open space conservation and should remain undeveloped.

Why? The landfill is getting taller and expanding every day and has decades remaining to add more material and height, creating an ugly visual impact for the Temescal Valley community. Buffering us from UGLY is ideal. Protecting the remaining natural habitat from additional encroachment will guard the future of our valley and our property values. The surrounding community needs a larger scenic buffer from the landfill.

Those hills are a high fire risk. Allowing heavy manufacturing-type businesses to locate in this area can pose a danger to area residents. Who knows what kind of chemical and toxic plume would be released in a fire disaster and could place the valley of almost 24,000 residents at risk to exposure.

Traffic is already bad along Temescal Canyon Road and the I-15 freeway. A zone change to heavy manufacturing would bring more trucks to clog up the roadways in the future. There are no current expansion plans for these arteries. Just getting us by is not the answer – we need a plan to grow business that doesn't gridlock the community in the process. The Dawson Canyon Road and bridge is the only way to get to and from the areas connecting to Temescal Canyon Road and the I-15. This small road is nowhere capable of safely carrying the volume of trucks that would be required with the heavy manufacturing zoning proposal. Traffic solutions MUST come first.

To quote the great Dr. Seuss: "Unless someone like you cares a whole awful lot, nothing is going to get better. It's not."

Thank you,
Tracy Davis
8826 Flintridge Lane
Temescal Valley, CA 92883
tracycyto@yahoo.com
951-277-3253

Hildebrand, John

From: Amie <camiek@aol.com>
Sent: Wednesday, November 25, 2015 12:02 PM
To: Hildebrand, John
Subject: GPA 1008

Please include my comments for GPA 1008, agenda item 4.8

I oppose changing the land use and the zoning of these parcels.

The historic deficiencies of the County regulating the east side of Temescal Valley are troublesome at best. Now we're being asked to swallow the most impactful zoning there is without knowing why or what's in store for us. The residents around this area are getting pulverized by traffic and destructive activities. Our one measly road we share with these parcels, Dawson Canyon Rd, has ruts from the weight of the landfill trucks, and turning left out of our NEIGHBORHOODS is not unlike the suicide squirrels that dart out in front of your car just as you whiz by.

I am fully aware of the argument that this isn't an approval for a project, and that any project will have to go through the approval process. I am also aware that not every project goes through CEQA, and not every project stands on its own. By approving these changes, you're opening the floodgates to a whole host of potential uses that nobody, not even this commission, will have the power to influence. For that reason, I'm asking you as a fellow citizen of Riverside County, and as a resident of Dawson Canyon, to leave the current zoning and land use in place.

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

To: Riverside County Planning Commission
Re: General Plan Amendment 1008
Hearing Date: Wednesday, Dec. 2, Agenda Item 4.8

Cleaning up outdated land use and zoning designations is a good thing to do. And, I know the action requested of you today doesn't seek approval for a specific project, but is only the preliminary step in the planning process.

Regardless, I still oppose a land use change to Heavy Industrial (HI), and the ultimate zone change to Manufacturing Heavy (M-H). If these two designations are approved today, they pave the way for more traffic gridlock on an already over-burdened roadway system in Temescal Valley. Certainly, there would be no mitigation measure imposed on whatever the future project might be that would include widening the I-15!

I am the administrator of a social media website for Temescal Valley residents. Its 1,800-plus members represent over 12 percent of the Valley's adult population. That's as impressive sampling. I can authoritatively tell you that the current traffic situation is the No. 1 concern of Temescal Valley residents.

We now have trash trucks and mining trucks, and will have future trucks going to and from the now-under-construction Leinen Business Park – not to mention the possibility of more trucks from a new mining operation. All of these trucks are or will be converging on the Temescal Canyon Road and the I-15 interchange. Let's get our roadway/freeway infrastructure shored up before making land use changes that give rise to more trucks.

We applauded the actions of both Riverside County and RCTC in filing suit against the city of Moreno Valley for approving World Logistic's distribution center without having the necessary transportation infrastructure in place.

We ask for the same consideration and that the county follows its own good example by today denying the HI and MH designations for this property.

Thank you ...

Jannlee Watson
23043 Sunrose St.
Temescal Valley, CA 92883

Hildebrand, John

From: K C <vvrainshadowvv@hotmail.com>
Sent: Tuesday, December 01, 2015 2:38 PM
To: Hildebrand, John
Subject: General plan amendment 1008

Dear John Hildebrand,

I am opposed to changing the zoning to heavy manufacturing. Since this tract of land is located between two other areas that are zoned for conservation, it would be best for the animals living there if this land use was compatible with existing area. The community will also benefit aesthetically by keeping the area natural.

Sincerely, Brien Clingman

Hildebrand, John

From: K C <vvrainshadowvv@hotmail.com>
Sent: Tuesday, December 01, 2015 2:40 PM
To: Hildebrand, John
Subject: General plan amendment 1008

Dear John Hildebrand,

I am opposed to changing the zoning to heavy manufacturing. Since this tract of land is located between two other areas that are zoned for conservation, it would be best for the animals living there if this land use was compatible with existing area. The community will also benefit aesthetically by keeping the area natural.

Sincerely, Barbara Clingman

Hildebrand, John

From: K C <vvrainshadowvv@hotmail.com>
Sent: Tuesday, December 01, 2015 2:41 PM
To: Hildebrand, John
Subject: General plan amendment 1008

Dear John Hildebrand,

I am opposed to changing the zoning to heavy manufacturing. Since this tract of land is located between two other areas that are zoned for conservation, it would be best for the animals living there if this land use was compatible with existing area. The community will also benefit aesthetically by keeping the area natural.

Sincerely, Katherine Clingman

Hildebrand, John

From: Christa Bergreen <c_bergreen@yahoo.com>
Sent: Wednesday, December 02, 2015 2:36 PM
To: Hildebrand, John
Subject: GPA 1008

PLEASE, do not consider a plan such as this until our current infrastructure for the surrounding roads and highways is at the very least upgraded to accommodate the current traffic.

This plan does not benefit anybody if it only brings more problems than solutions.

Thank you

Christa Bergreen

Scan

COUNTY OF RIVERSIDE
TRANSPORTATION AND LAND MANAGEMENT AGENCY

George A. Johnson · Agency Director

Planning Department

Ron Goldman · Planning Director

DATE: March 23, 2010

TO: Clerk of the Board of Supervisors

FROM: Planning Department - Riverside Office

SUBJECT: GPA01008

(Charge your time to these case numbers)

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

- | | |
|---|---|
| <input type="checkbox"/> Place on Administrative Action (Receive & File; EOT) | <input type="checkbox"/> Set for Hearing (Legislative Action Required; CZ, GPA, SP, SPA) |
| <input type="checkbox"/> Labels provided If Set For Hearing | <input type="checkbox"/> Publish in Newspaper: |
| <input type="checkbox"/> 10 Day <input type="checkbox"/> 20 Day <input type="checkbox"/> 30 day | **SELECT Advertisement** |
| <input type="checkbox"/> Place on Consent Calendar | <input type="checkbox"/> **SELECT CEQA Determination** |
| <input type="checkbox"/> Place on Policy Calendar (Resolutions; Ordinances; PNC) | <input type="checkbox"/> 10 Day <input type="checkbox"/> 20 Day <input type="checkbox"/> 30 day |
| <input checked="" type="checkbox"/> Place on Section Initiation Proceeding (GPIP) | <input type="checkbox"/> Notify Property Owners (app/agencies/property owner labels provided) |
| | Controversial: <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO |

Designate Newspaper used by Planning Department for Notice of Hearing: NONE - GPIP

Please schedule on the 04/06/2010 BOS Agenda

Documents to be sent to County Clerk's Office for Posting:

NONE - GPIP

Riverside Office · 4080 Lemon Street, 9th Floor
P.O. Box 1409, Riverside, California 92502-1409
(951) 955-3200 · Fax (951) 955-3157

Desert Office · 38686 El Cerrito Road
Palm Desert, California 92211
(760) 863-8277 · Fax (760) 863-7555

Y:\Advanced Planning\2008 FOUNDATION COMPONENT REVIEW\GPA Cases\GPA 1008\GPA 1008 BOS Pkg\GPA 1008 Form 11
Cover.doc

Revised 3/4/10 by R. Juarez

3/23/10

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



FROM: TLMA - Planning Department

SUBMITTAL DATE:
March 23, 2010

SUBJECT:

GENERAL PLAN AMENDMENT NO. 1008 – Foundation-Regular – Applicant: USA Waste of California – Engineer/Representative: HDR Engineering - First Supervisorial District - Glen Ivy Zoning District - Temescal Canyon Area Plan: El Sobrante Landfill Policy Area - Open Space: Rural (OS-RUR) (20 acre minimum lot size) and Open Space: Mineral Resources (OS-MR) – Location: Easterly of Interstate 15 and Temescal Canyon Road, northerly of Dawson Canyon Road, and westerly of El Sobrante Landfill - 327.61 Gross Acres - Zoning: Mineral Resources (M-R), and 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 (OS) to COMMUNITY DEVELOPMENT (CD) and to amend the General Plan land use designation of the subject site from MINERAL RESOURCES (OS:MN) and RURAL (OS:RUR) (20 acre minimum lot size) to HEAVY INDUSTRIAL (CD:HI) (0.15-0.50 floor area ratio) - APN(s): 283-120-001, 283-120-002, 283-120-003, 283-120-018.

RECOMMENDED MOTION: The Planning Director recommends that the Board of Supervisors adopt an order initiating proceedings for the above referenced general plan amendment 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

Ron Goldman
Planning Director

Initials:
th

Continued on attached page

REVIEWED BY EXECUTIVE OFF

DATE

Departmental Concurrence

Tina Grande

☒ Policy

☐ Policy

☐ Consent

☐ Consent

Dep't R

Per Exec. Ofc.:

Prev. Agn. Ref.

District: First

Agenda Number:

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 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.

**PLANNING COMMISSION
MINUTE ORDER FEBRUARY 3, 2010
RIVERSIDE COUNTY ADMINISTRATIVE CENTER**

- I. **AGENDA ITEM 6.3: GENERAL PLAN AMENDMENT NO. 1008** - Foundation / Regular - Applicant: USA Waste of California - Engineer/Representative: HDR Engineering - First Supervisorial District - Glen Ivy Zoning Area - Temescal Canyon Area Plan: El Sobrante Landfill Policy Area - Open Space: Rural (OS-RUR) (20 Acre Minimum Lot Size) and Open Space: Mineral Resources (OS-MR) - Location: Easterly of Interstate 15 and Temescal Canyon Road, northerly of Dawson Canyon Road, and westerly of El Sobrante Landfill - 327.61 Gross Acres - Zoning: Mineral Resources (M-R), and Mineral Resources & Related Manufacturing (M-R-A)

II. **PROJECT DESCRIPTION**

This General Plan Amendment proposes to amend General Plan Foundation from OPEN SPACE (OS) to COMMUNITY DEVELOPMENT (CD) and amend the General Plan land use from Mineral Resources (OS:MN) and Rural (OS:RUR) (20 Acre Minimum Lot Size) to Heavy Industrial (CD:HI) (0.15 - 0.50 Floor Area Ratio).

III. **MEETING SUMMARY**

The following staff presented the subject proposal:

Project Planner: Mike Harrod, Ph: (951) 955-1881 or E-mail mharrod@rctlma.org

The following spoke in favor of the subject proposal:

Mike Williams, Applicant, 10910 Dawson Cyn. Rd., Corona, CA

The following spoke in opposition of the subject proposal:

Cynthia Ferry, Other Interested Party, 16115 Rocky Bluff Rd., Gavilan Hills, CA 92570

Laurie Taylor, Other Interested Party, 14679 Descanso Dr., Lake Mathews, CA 92860

Michelle Randall, Neighbor, 12401 Dawson Cyn. Rd., Corona, CA 92883

No one spoke in a neutral position of the subject proposal.

IV. **CONTROVERSIAL ISSUES**

NONE

V. **PLANNING COMMISSION ACTION**

The Planning Commission, recommended to the Board of Supervisors;

INITIATION of the **GENERAL PLAN AMENDMENT** with modifications

VI. **CD**

The entire discussion of this agenda item can be found on CD. For a copy of the CD, please contact Chantell Griffin, Planning Commission Secretary, at (951) 955-3251 or E-mail at cgriffin@rctlma.org.

**Agenda Item No.: 6.3
Area Plan: Temescal Canyon
Zoning District: Glen Ivy
Supervisory District: First
Project Planner: Michael Harrod
Planning Commission: February 3, 2010**

**General Plan Amendment No. 1008
Applicant: USA Waste of California
Engineer/Representative: HDR Engineering**

COUNTY OF RIVERSIDE PLANNING DIRECTOR'S REPORT AND RECOMMENDATIONS

RECOMMENDATIONS:

The Planning Director recommends that the Board of Supervisors adopt an order initiating proceedings for GPA01008 from OPEN SPACE: MINERAL RESOURCES (OS-M-R) and RURAL (OS-RUR) (20 acre minimum lot size) to COMMUNITY DEVELOPMENT: HEAVY INDUSTRIAL (CD:HI) (0.15-0.50 floor area ratio) and the Planning Commission made the comments below. The Planning Director continues to recommend that the Board adopt an order initiating proceedings for the general plan amendment. 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 said that he was familiar with the site and that he was in favor of allowing the case to move forward; however, he was concerned that the Heavy Industrial designation may be too intense for the site, given views from residential uses across the canyon. Commissioner Roth stated that he would be more comfortable with a proposal of light or medium industrial uses. Mr. Roth indicated that if the Heavy Industrial designation is applied to the site, then some uses should not be allowed. Commissioner Roth also had a number of questions for both staff and the applicant. Mr. Roth inquired as to whether the applicant would maintain the existing access or if the access point to the site would be changed. The applicant indicated that access points had not been finalized as of yet; however, the final access points will use the bridge that has already been built. Commissioner Roth also asked why the "Temescal Wash Policy Area" does not extend farther to the north along the Wash, so that the entire Wash is protected. Ron Goldman and Mike Harrod clarified that the policy area does in fact extend from Weirick Road along the entire length of the Wash itself.

Commissioner John Snell: No Comments

Commissioner John Petty: No Comments

Commissioner Jim Porras: No Comments

Commissioner Jan Zuppardo: No Comments

Agenda Item No.: 6.3
Area Plan: Temescal Canyon
Zoning Area: Glen Ivy
Supervisory District: First
Project Planner: Michael Harrod
Planning Commission: February 3, 2010

General Plan Amendment No. 1008
Applicant: USA Waste of California
Engineer/Representative: HDR Engineering

COUNTY OF RIVERSIDE PLANNING DEPARTMENT STAFF REPORT

PROJECT DESCRIPTION AND LOCATION:

The applicant proposes to amend the General Plan Foundation Component from "Open Space" (OS) to "Community Development" (CD) and the General Plan Land Use designation from "Rural" (OS-RUR) (20 acre minimum lot size) and "Mineral Resources" (OS-MR) to "Heavy Industrial" (HI) for an approximately 327.61 acre site. The project is located easterly of Interstate 15 and Temescal Canyon Road, northerly of Dawson Canyon Road, and westerly of the El Sobrante Land Fill.

POTENTIAL ISSUES OF CONCERN:

The site is located within the Interstate 15 Corridor, running in a northwest/southwest direction through Temescal Canyon. In addition to suburban residential and rural estate neighborhoods, there is a considerable amount of industrial uses and extensive areas of existing and potential mineral extraction located within the corridor. Located within one of these industrial/mineral extraction areas, the site has had both clay mining and composting operations: the Rentrac Liston Clay Pit (SMP00107); the Synagro Recycle Mine (SMP00175), used as a source of soil materials to blend with compost from the Synagro composting operation (CUP02999); and the Rentrac Corona Clay Pit (RCL00121), a vested mining operation. These uses have stopped or are winding down and the applicant is in the process of reclaiming the site for a new use.

Presently, there is very little mining occurring on the site. The Synagro composting operation vacated the site within the last year and the Synagro Recycle Mine entitlement (SMP00175) expires in January 2010. The Rentrac Liston Clay Pit is being backfilled in accordance with an approved reclamation plan (SMP00107S1). USA Waste, which also operates the El Sobrante Landfill immediately east of the site, is seeking to temporarily stockpile rock from excavation activities at the landfill at the Rentrac Corona Clay Pit (RCL00121).

This new condition or circumstance, the end of composting operations, the end of mining operations and the reclamation of the site, justify modifying the general plan to allow a use that would be compatible with surrounding land uses, particularly the El Sobrante Landfill, a necessary public facility, which is important to the economy of Temescal Canyon and the County. The northern portion of the site (APN 238-120-001, -002, & 003) is located within the El Sobrante Landfill Policy area. These policies require that development proposed within one-half mile of the El Sobrante Landfill be inherently compatible with the landfill as determined by the County of Riverside Department of Waste Management and the Planning Department. Under these policies, most types of industrial development may be considered compatible with the landfill. The applicant's proposal to change the land use designation to one allowing industrial uses does not conflict with the overall Riverside County Vision for the area or create any internal inconsistency among the elements of the plan.

This would not apply to industrial development using sensitive equipment or conducting manufacturing operations which would be negatively affected by dust particles, noise, odor, and truck traffic: these

industrial uses are clearly incompatible with the landfill operations. Since the site is visible to neighboring residential uses and could be adversely affected by landfill operations, the type of industrial use ultimately allowed on this site would have to be carefully reviewed for its compatibility with the landfill and visual impact on residential neighborhoods. In conjunction with the Manufacturing - Service Commercial (M-SC) Zone or the Manufacturing - Medium Zone, the Heavy Industrial designation would allow a number of uses compatible with both the landfill and views from surrounding residential neighborhoods.

The site is also located north of Temescal Wash. Although dry most of the year, the wash serves as an outlet for Lake Elsinore, eventually draining to the Santa Ana River. It is also a critical linkage for animals between the mountains and hill habitats on either side of the wash and it plays an important role in the County's Multiple Species Habitat Conservation Plan (MSHCP). The Temescal Wash Policy Area, lying south of the site, includes policies to protect this important natural resource for its open space and recreational values.

According to the MSHCP, the site is located within Cell Group E of the Temescal Canyon Area Plan. Conservation within this Cell Group will contribute to assembly of Proposed Extension of Existing Core 2 to the north and east of the site. Conservation within this Cell Group will focus on coastal sage scrub and Riversidean alluvial fan sage scrub in a mosaic of upland habitat, and water and riparian scrub, woodland, forest habitat. Areas conserved within this Cell Group will be connected to a variety of uplands and wetlands proposed for conservation in Cell Group D to the north and Cell Group F to the south. Conservation within this Cell Group will range from 65%-75% of the Cell Group focusing on the central portions of the Cell Group. The site, much of it disturbed, is located within this central portion of the Cell Group.

If a proposed development is unable to meet the Criteria established under the MSHCP, the Criteria Refinement Process (CRP) provides a mechanism to adjust the Plan's Criteria. The process is set forth in Section 6.5 of the Plan. Under a Criteria refinement, the Criteria area may not be reduced, and implementation of the new Criteria must achieve a biologically equivalent or superior results vis-à-vis potential development of the site under the existing Criteria. Where a biologically equivalent or superior result can not be achieved or the Criteria area is reduced, then an amendment to the MSHCP would be required as set forth in Section 6.10 of the Plan.

Although the site has been reviewed under the Habitat Evaluation and Acquisition Negotiation Strategy (HANS) process (i.e., HANS01934 (withdrawn) and HANS01986 (approved on the northern portion of the site)), the Environmental Programs Department has indicated that development of the site as now proposed would require a Criteria refinement. If this general plan amendment is initiated by the Board of Supervisors, the applicant will have to complete the CRP prior to any public hearings on the proposed general plan amendment.

RECOMMENDATION:

The Planning Director's recommendation is to adopt an order initiating proceedings for General Plan Amendment No. 1008 from Open Space Mineral Resources (OS-MR) and Open Space Rural (OS-RUR) to Community Development: Heavy Industrial (HI). 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.

INFORMATIONAL ITEMS:

1. This project was filed with the Planning Department on February 14, 2008.
2. Deposit Based Fees charged for this project as of the time of staff report preparation, total \$2,946.
3. The project site is currently designated as Assessor's Parcel Number: 283-120-001; 283-120-002; 283-120-003; and 283-120-018.

Date Drawn: 2/27/08

Proposed General Plan

Exhibit 6



Section : 26



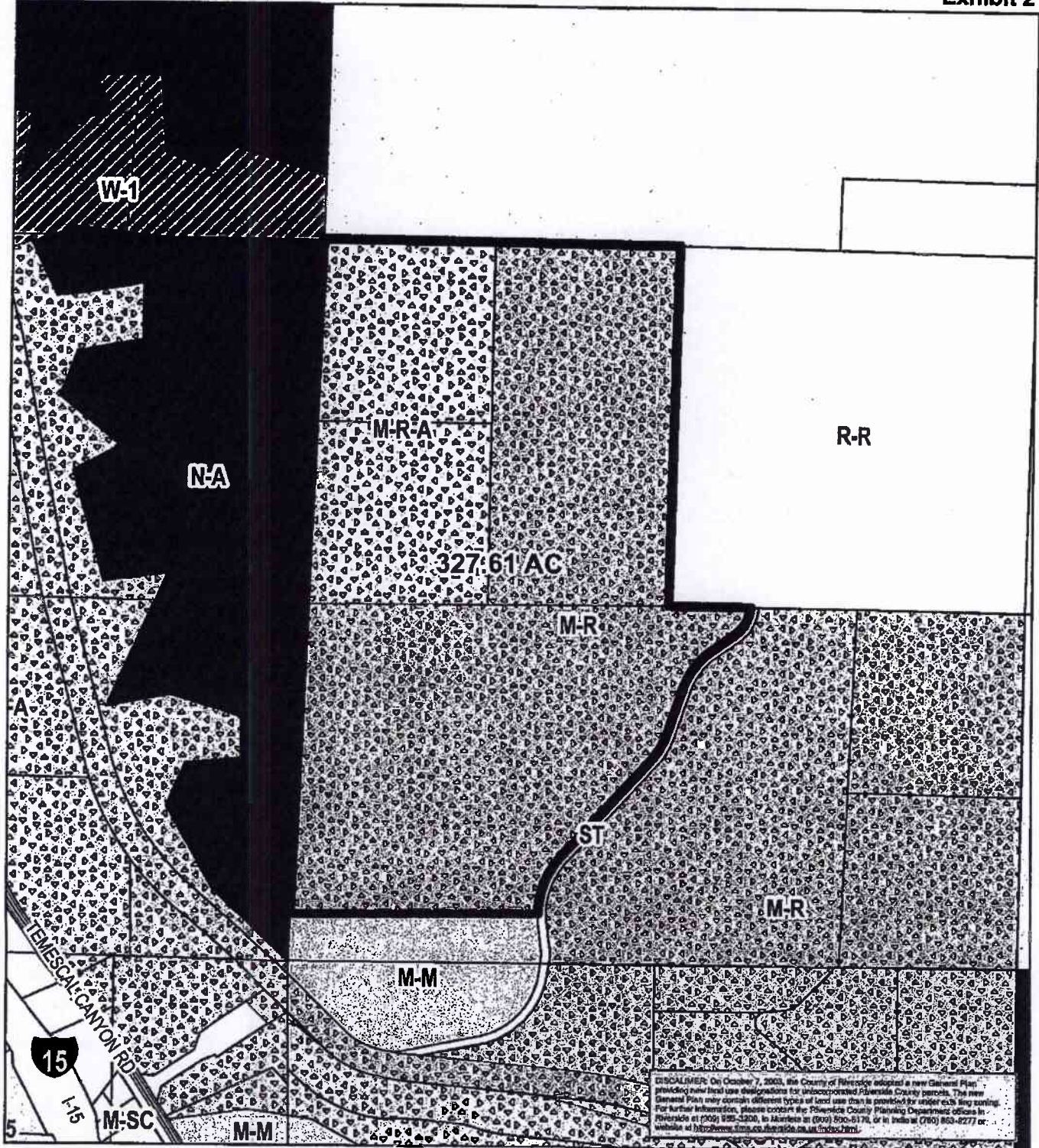
**Thomas
Bros. Pg. 804 E3**



Supervisor Buster
District 1
Date Drawn: 2/27/08

GPA01008
EXISTING ZONING

Planner: Amy Aldana
Date: 3/10/08
Exhibit 2



Zone
Area: Glen Ivy
Township/Range: T4SR6W
Section : 26

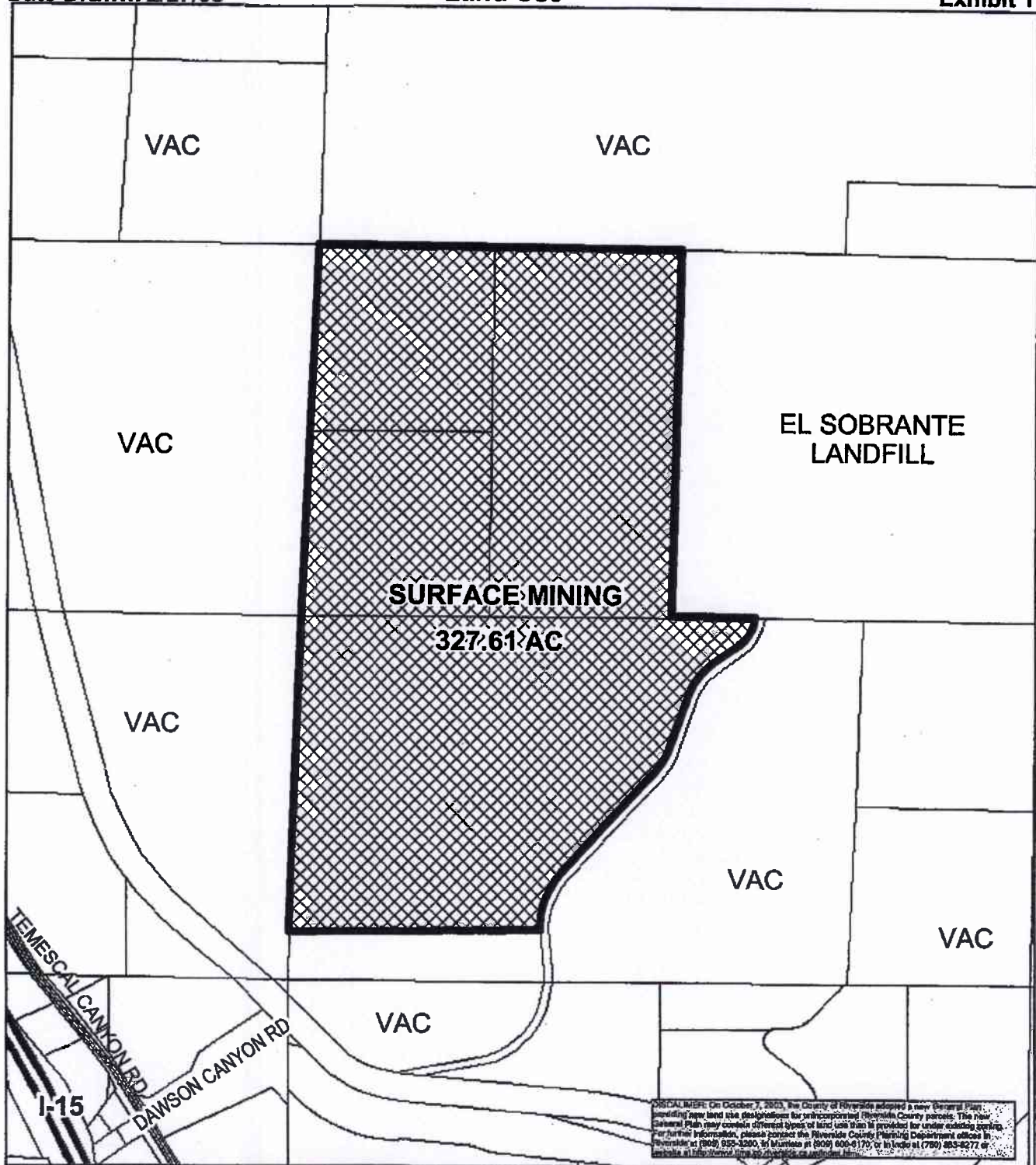
RIVERSIDE COUNTY PLANNING DEPARTMENT

Assessors
Bk. Pg. 283-12
Thomas
Bros. Pg. 804 E3

Supervisor Buster
District 1
Date Drawn: 2/27/08

GPA01008
Land Use

Planner: Amy Aldana
Date: 3/10/08
Exhibit 1



RIVERSIDE COUNTY PLANNING DEPARTMENT

Zone
Area: Glen Ivy
Township/Range: T4SR6W
Section : 26

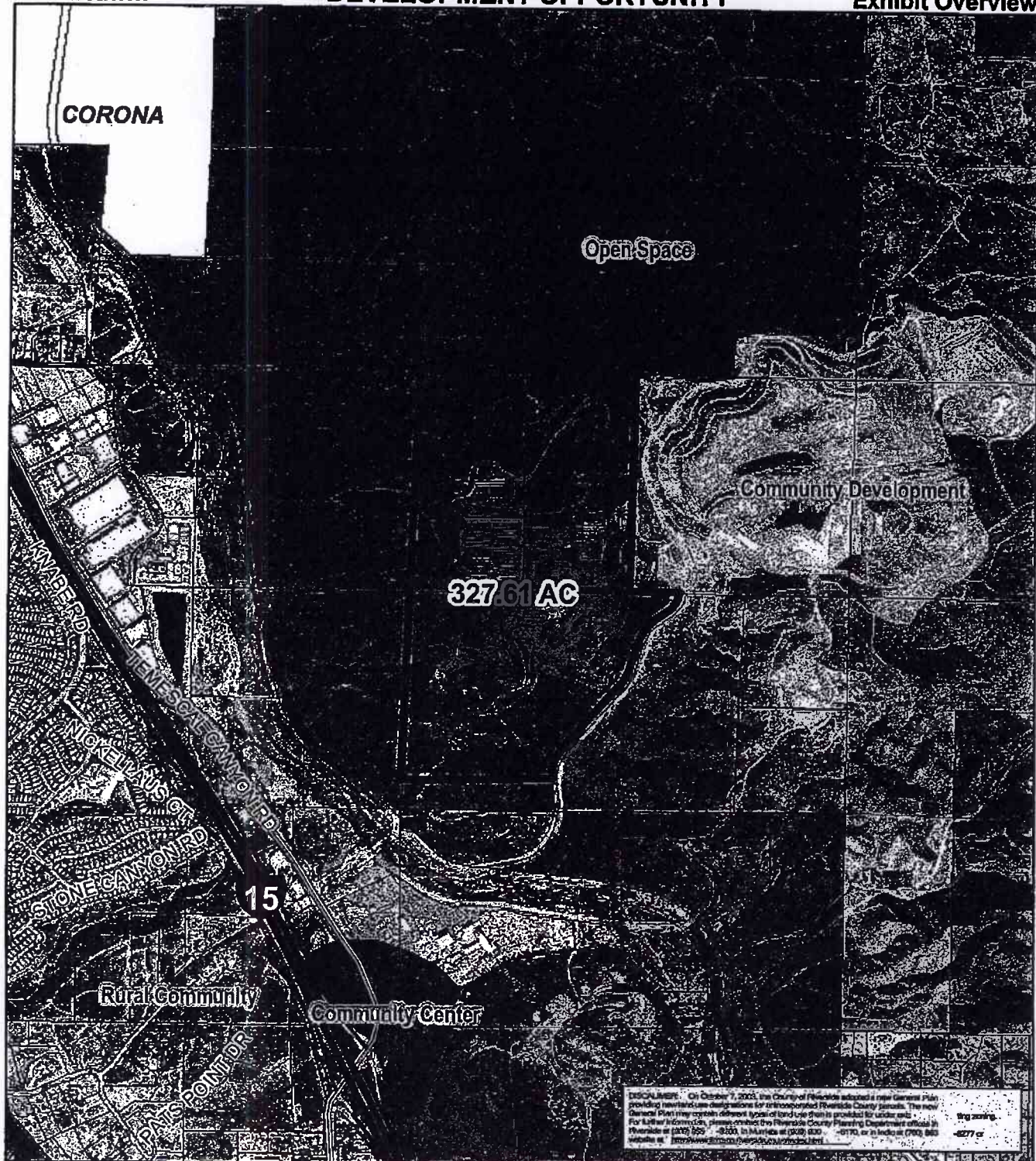


Assessors
Bk. Pg. 283-12
Thomas
Bros. Pg. 804 E3

Supervisor Buster
District 1
Date Drawn: 2/27/08

GPA01008
DEVELOPMENT OPPORTUNITY

Planner: Amy Aldana
Date: 3/10/08
Exhibit Overview



RIVERSIDE COUNTY PLANNING DEPARTMENT

Area
Plan: Glen Ivy
Township/Range: T4SR6W
Section: 26



Assessors
Bk. Pg. 283-12
Thomas
Bros. Pg. 804 E3

**Supervisor Buster
District 1**

Date Drawn: 2/27/08

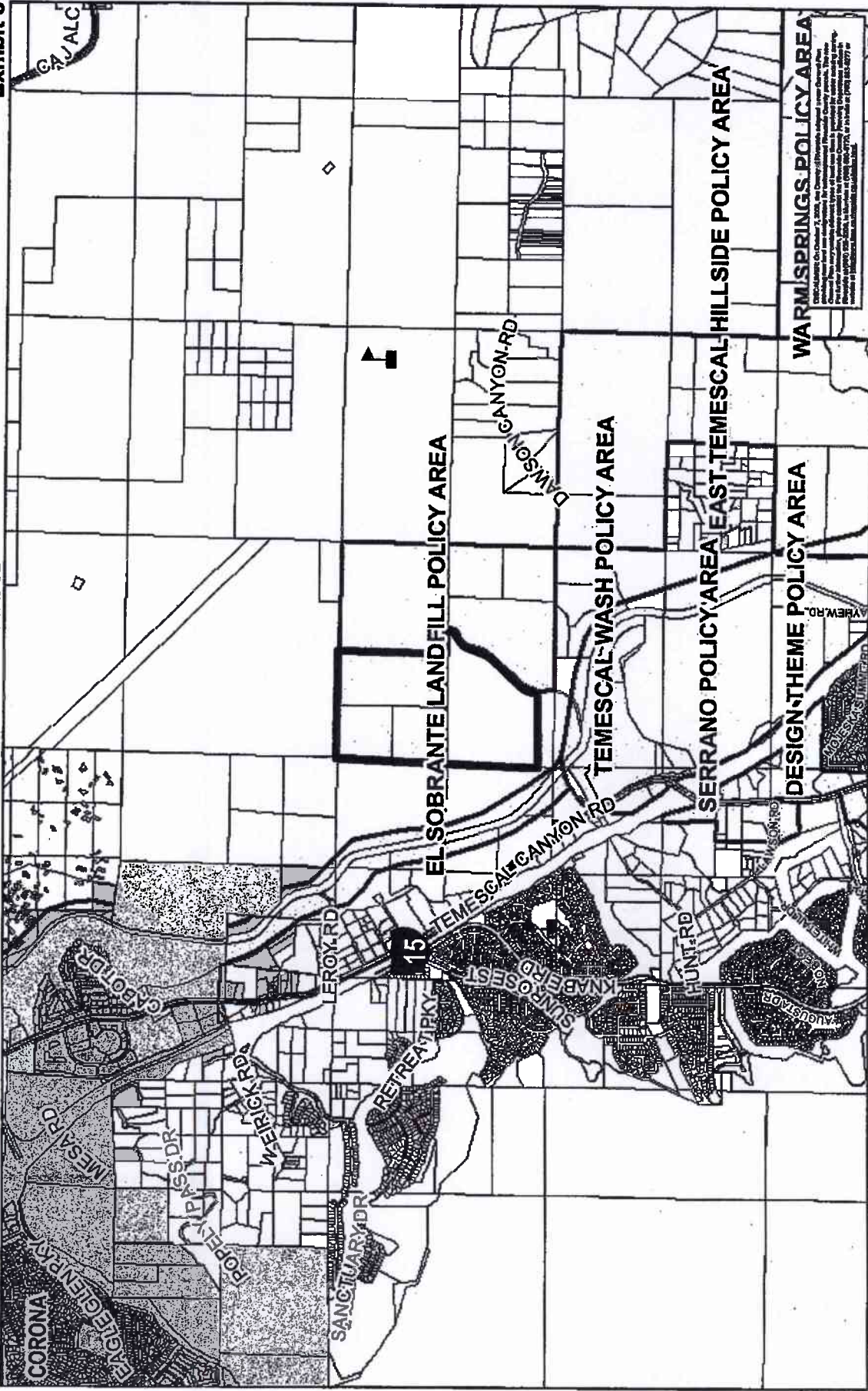
GPA01008

POLICY AREAS

Planner: Amy Aldana

Date: 3/10/08

Exhibit 8



Zone

Area: Glen Ivy

Township/Range: T4SR6W

Section : 26

RIVERSIDE COUNTY PLANNING DEPARTMENT

Assessors

Bk. Pg. 283-12

Thomas

Bros. Pg. 804 E3

22,500

Feet

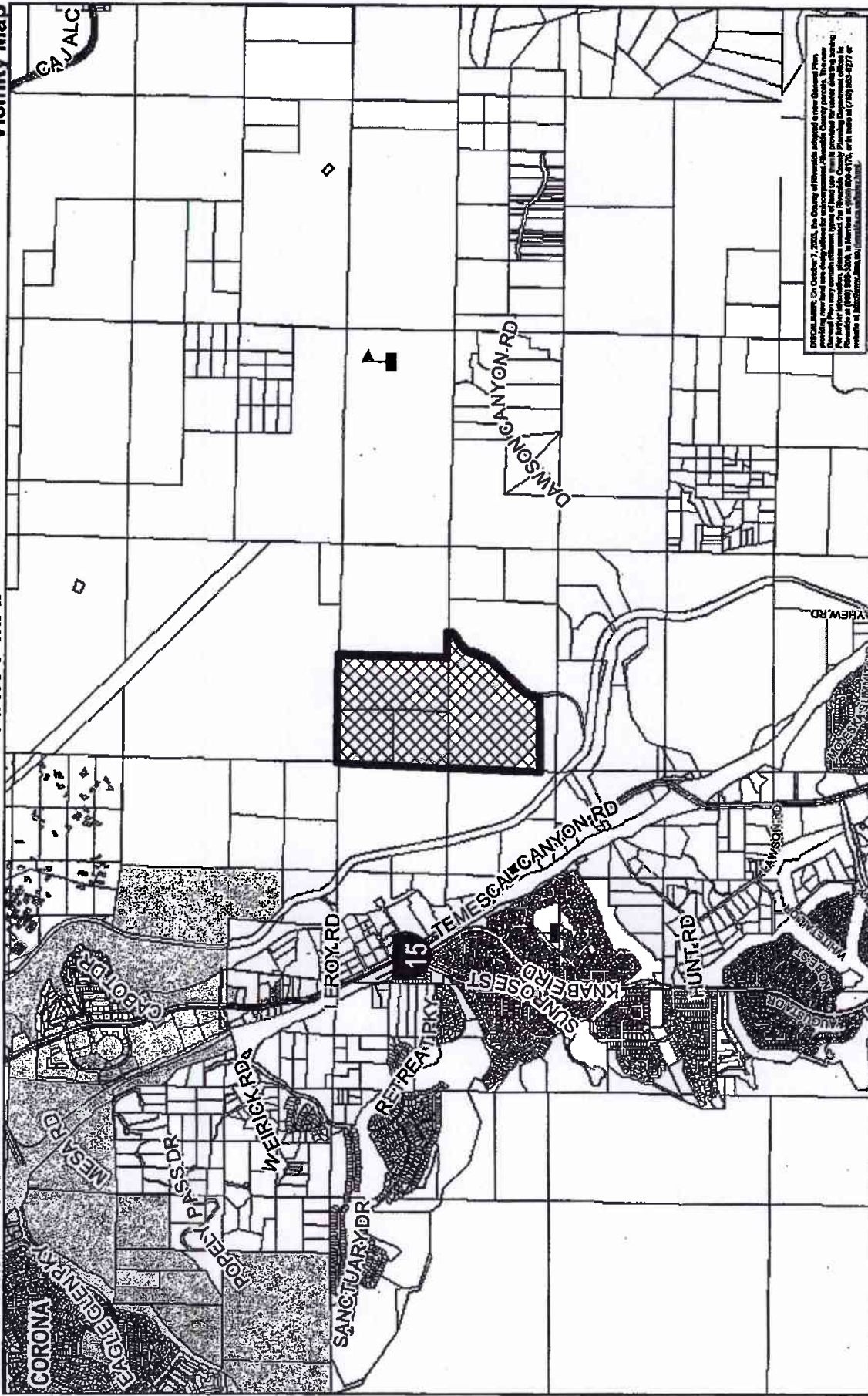
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Feet

GPA01008
VICINITY MAP

Planner: Amy Aldana
Date: 3/10/08
Vicinity Map

Date Drawn: 2/27/08



Zone
Area: Glen Ivy
Township/Range: T4SR6W
Section : 26

RIVERSIDE COUNTY PLANNING DEPARTMENT

Assessors
Bk. Pg. 283-12

Thomas
Bros. Pg. 804 E3



Riverside County GIS

City of Corona

2610

2612

2723

2720

2827

2828

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2830

2931

2932

2934

2937

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3035

3036

3039

3041

3037

3142

3143

3144

Riverside County TLMA GIS

Selected parcel(s):
283-120-001 283-120-002 283-120-003 283-120-018

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.

REPORT PRINTED ON...Tue Dec 15 16:32:54 2009

General Plan Amendment Application Attachment 5
Planning Justification for Land Use Foundation Component and Designation Change

The proposed Foundation and Land Use Amendments will result in a more accurate representation of the operations currently located on the subject parcels, and provide for reclamation of the site once existing uses cease. The site is currently designated in the Open Space Foundation as Rural and Mineral Resources Land Uses. Existing on-site operations are for sludge treatment. Prior to this operation, the site was used for mining. The existing operations on the site will cease in the next year, and the site will be reclaimed.

The site is not currently functioning as open space. It is privately owned, and access is restricted. Also, the site has been cleared of most vegetation, and therefore holds no viable habitat.

Finally, the sludge treatment operations that are currently on the site are not compatible with any of the Open Space land use designations (Conservation, Conservation Habitat, Water, Recreation, Rural, Mineral Resources).

An amendment to change the subject parcels to the Community Development Foundation, Heavy Industrial Land Use would accommodate the continuation of existing sludge treatment operations, and provide for reclamation of the site once the existing operation ceases. This is the appropriate land use for the site, as it is adjacent to the functioning El Sobrante Landfill. Adjacency to the landfill means that access must be shared with truck traffic.

A foundation and land use component change will result in compatible adjacent land uses. The subject parcels are bounded to the east by parcels in the Community Development Foundation, Public Facilities land use; and to the south by parcels in the Community Development Foundation (Light Industrial land use). Creating a more accurate description of what happens on the site through the land use definition will be helpful to the adjacent parcels, by indicating more clearly what the adjacency impacts could be.

HDR Engineering /Caroline Evans
8690 Balboa Ave. Ste. #20
San Diego, CA 92123
GPA1008-Engineer

USA Waste of California
P.O. Box 77908
Corona, CA 92877
GPA1008-App/Owner

INDEMNIFICATION AGREEMENT

This INDEMNIFICATION AGREEMENT ("Agreement"), made by and between the COUNTY OF RIVERSIDE, a political subdivision of the State of California ("COUNTY"), and USA Waste of California, Inc., a Delaware Corporation ("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 283-120-001, 283-120-002, 283-120-003 and 283-120-018 ("PROPERTY"); and,

WHEREAS, on February 14, 2008, PROPERTY OWNER filed an application for General Plan Amendment No. 1008 and on October 1, 2015, PROPERTY OWNER filed an application for Change of Zone No. 7886 ("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:
USA Waste of California, Inc.
Attn: Jayna Morgan
2050 N. Glassell St.
Orange, CA 92865

With a copy to:
Southland Engineering
Attn: Lisa Merritt
2200 Business Way, Ste. 100
Riverside, CA 92501

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.

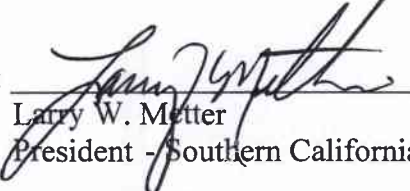
COUNTY:
COUNTY OF RIVERSIDE,
a political subdivision of the State of California

By: 
Steven Weiss
Riverside County Planning Director

FORM APPROVED COUNTY COUNCIL
BY:  11/10/15
MELISSA R. CUSHMAN

Dated: 11/23/15

PROPERTY OWNER:
USA Waste of California, Inc., a Delaware Corporation

By: 
Larry W. Metter
President - Southern California Area

Dated: 10/30/2015

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

CIVIL CODE § 1189

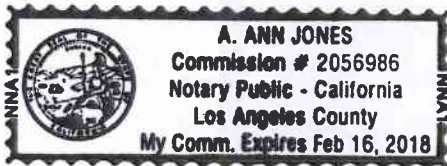
A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California)
 County of Los Angeles)
 On Oct. 30, 2015 before me, A. Ann Jones, Notary Public,
 Date Here Insert Name and Title of the Officer
 personally appeared Larry W. Metter
 Name(s) of Signer(s)

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 [Signature]
 Signature of Notary Public

Place Notary Seal Above

OPTIONAL

Though this section is optional, completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document

Title or Type of Document: Indemnification Agmt. Document Date: 10-30-2015

Number of Pages: 5 Signer(s) Other Than Named Above: Steven Weiss

Capacity(ies) Claimed by Signer(s)

Signer's Name: Larry W. Metter
☒ Corporate Officer — Title(s): President
☐ Partner — ☐ Limited ☐ General SoCal Area
☐ Individual ☐ Attorney in Fact
☐ Trustee ☐ Guardian or Conservator
☐ Other:

Signer Is Representing: USA Waste of California, Inc.

Riverside County Planning Director

Signer's Name: _____
☐ Corporate Officer — Title(s): _____
☐ Partner — ☐ Limited ☐ General
☐ Individual ☐ Attorney in Fact
☐ Trustee ☐ Guardian or Conservator
☐ Other:

Signer Is Representing: _____

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. 1008 (Foundation and Entitlement/Policy) and CHANGE of ZONE NO. 7886 – Intent to Adopt a Negative Declaration – Applicant: USA Waste of California – Engineer/Representative: Southland Engineering – First Supervisorial District – Area Plan: Temescal Canyon – Zone Area: Glen Ivy – Zone: Mineral Resources (M-R) and Mineral Resources & Related Manufacturing (M-R-A) – Policy Area: El Sobrante Landfill – Location: East of Interstate 15 and Temescal Canyon Road, north of Dawson Canyon Road, and west of El Sobrante Landfill – Project Size: 327.6 acres – **REQUEST:** Proposal to amend a portion of the project site's General Plan Foundation Component from Open Space (OS) to Community Development (CD), amend its Land Use Designation from Rural (RUR) and Mineral Resources (MR) to Conservation Habitat (CH) and Heavy Industrial (HI) (0.15 to 0.50 FAR), and change the site's zoning classification from Mineral Resources (M-R) and Mineral Resources & Related Manufacturing (M-R-A) to Natural Assets (N-A) and Manufacturing Heavy (M-H) on four parcels, totaling 327.6 acres.

TIME OF HEARING: **9:00 am** or as soon as possible thereafter
DECEMBER 2, 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 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 10/9/2015.

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

APN (s) or case numbers CZ07886/GPA01008 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

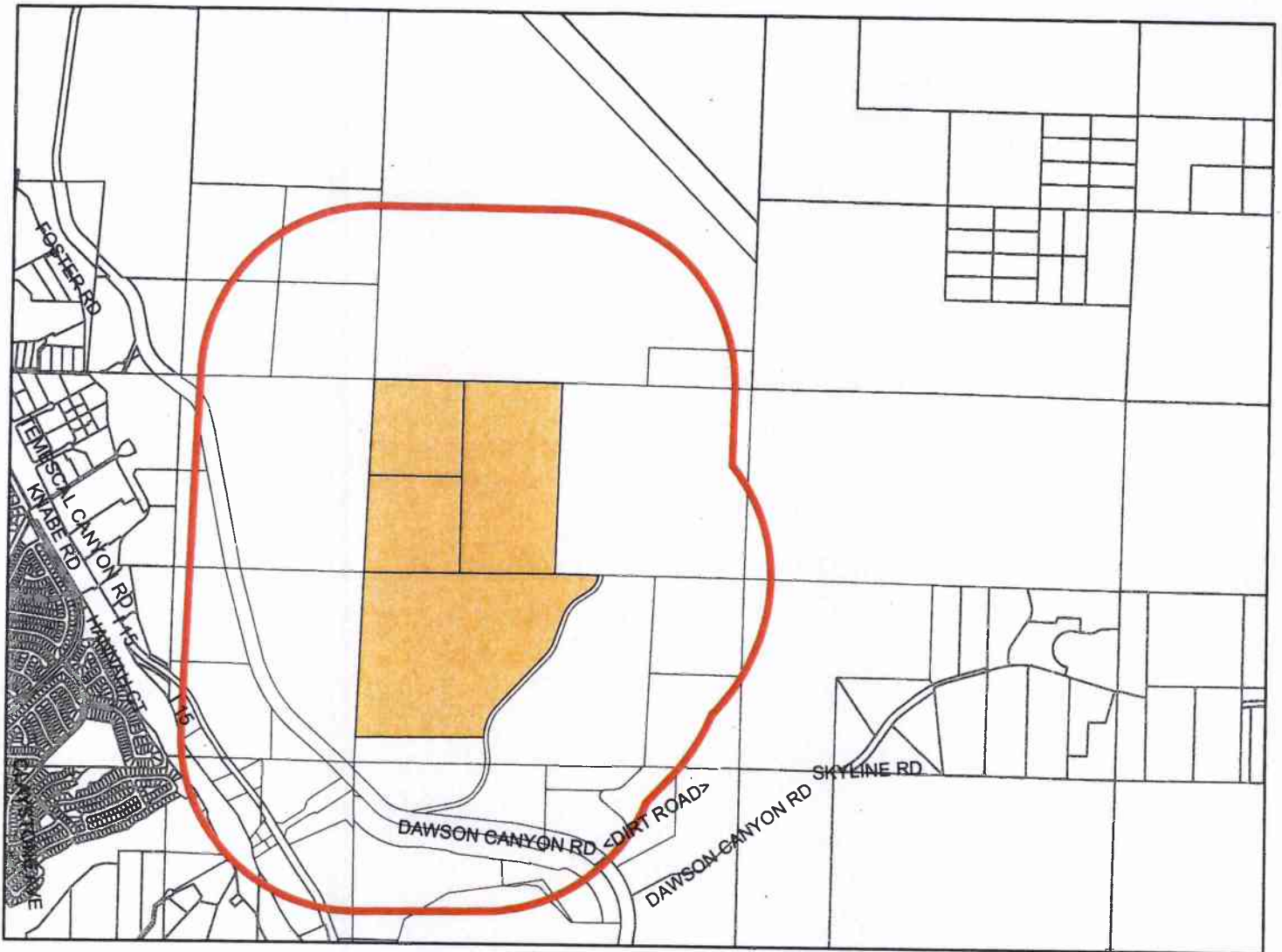
TITLE GIS Analyst

ADDRESS: 4080 Lemon Street 2nd Floor

Riverside, Ca. 92502

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

CZ07886 GPA01008 (2400 feet buffer)



Selected Parcels

283-160-035	283-190-027	283-150-026	283-150-041	283-110-003	283-110-009	283-110-012	283-150-030	283-150-032	283-160-006
283-160-031	283-190-021	283-190-022	283-190-024	283-190-025	283-190-026	283-190-028	283-190-040	283-190-031	283-150-021
283-150-050	283-160-040	283-110-018	283-160-038	283-150-042	283-190-037	283-190-038	283-120-019	283-190-042	283-100-013
283-100-021	283-110-013	283-110-035	283-380-002	283-380-003	283-380-004	283-380-005	283-160-039	283-100-003	283-100-008
283-020-013	283-110-019	283-150-034	283-150-037	283-190-041	283-160-037	283-150-046	283-150-047	283-020-014	283-120-001
283-120-002	283-120-003	283-120-004	283-120-008	283-120-009	283-120-014	283-120-015	283-120-016	283-120-018	283-130-001
283-160-032	283-160-033	283-160-034	283-190-039	283-190-033	283-190-030				



2,400 1,200 0 2,400 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: 283160038, APN: 283160038
CHRISTIE KOONTZ, ETAL
23215 TEMESCAL CANYON RD
CORONA, CA. 92883

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

ASMT: 283160039, APN: 283160039
THUY TRAN, ETAL
23167 TEMESCAL 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: 283160040, APN: 283160040
J LASER CUTTING, ETAL
8356 STANDUSTRIAL
STANTON CA 90680

ASMT: 283190040, APN: 283190040
CORONA CLAY CO
22079 KNABE RD
CORONA CA 92883

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

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

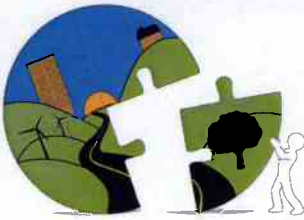
ASMT: 283190027, APN: 283190027
BBG KRG INC
P O BOX 1839
CORONA CA 92878

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

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

ASMT: 283380005, APN: 283380005
OLSEN CANYON PROP
C/O KINGSTON TECHNOLOGY
17600 NEWHOPE ST
FOUNTAIN VALLEY CA 92706

ASMT: 283190031, APN: 283190031
DUSTIN CURTIS
7008 SHEARWATER DR
SAN JOSE CA 95120



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.

GPA01008 & CZ07886

Project Title/Case Numbers

John Hildebrand

County Contact Person

(951) 955-1888

Phone Number

N/A

State Clearinghouse Number (if submitted to the State Clearinghouse)

USA Waste of California c/o Jayna Morgan

Project Applicant

2050 North Glassell Street, Orange, CA 92865

Address

East of Interstate 15 and Temescal Canyon Road, north of Dawson Canyon Road, and west of El Sobrante Landfill.

Project Location

A proposal to amend the project site's General Plan Foundation Component from Open Space (OS) to Community Development (CD), amend its Land Use Designation from Rural (R) and Mineral Resources (MR) to Conservation Habitat (CH) and Heavy Industrial (HI) (0.15 to 0.50 FAR), and change the site's zoning classification from Mineral Resources (M-R) and Mineral Resources & Related Manufacturing (M-R-A) to Natural Assets (NA) and Manufacturing Heavy (M-H) on four parcels, totaling 327.6 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 Negative Declaration, with any 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


Date

Date Received for Filing and Posting at OPR: _____



NEGATIVE DECLARATION



COUNTY OF RIVERSIDE
SPECIALIZED DEPARTMENT RECEIPT
Permit Assistance Center

O* REPRINTED * R1509865

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

39493 Los Alamos Road
Suite A
Murrieta, CA 92563
(951) 694-5242

38686 El Cerrito Rd
Indio, CA 92211
(760) 863-8271

Received from: USA WASTE OF CALIFORNIA \$2,210.00
paid by: CK 0012259635
CFG FOR EA41838
paid towards: CFG05186 CALIF FISH & GAME: DOC FEE
at parcel: 10250 DAWSON CANYON RD COR
appl type: CFG3

By _____ Aug 31, 2015 14:21
MGARDNER posting date Aug 31, 2015

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

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