

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

703B



FROM: TLMA- Planning Department

SUBMITTAL DATE:
January 12, 2016

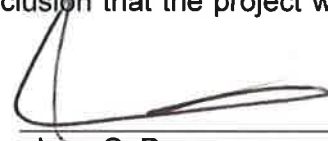
SUBJECT: GENERAL PLAN AMENDMENT NO. 985 (Foundation and Entitlement/Policy Amendment) – Intent to adopt a Negative Declaration – **APPLICANT:** Bob Taghdiri – **ENGINEER/REPRESENTATIVE:** Grant Becklund – **First Supervisorial District** – **AREA PLAN:** Elsinore – **ZONE DISTRICT:** Lakeland Village – **ZONE:** W1 (Watercourse, Watershed and Conservation Areas) – **POLICY AREA:** Lake Elsinore Environs – **LOCATION:** West of Lucerne Street, north of Grand Avenue, East of Russell Street, and South of Como Street – **PROJECT SIZE:** 1.87 acres – **REQUEST:** This General Plan Amendment proposes to amend the project site's General Plan Foundation Component from Open Space (OS) to Community Development (CD) and amend its General Plan Land Use Designation from Conservation (C) to Medium High Density Residential (MHDR) (5-8 DU/AC) on one parcel, totaling 1.87 acres, within the Elsinore Area Plan. Deposit Based Funds 100%.

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

- ADOPT** a **NEGATIVE DECLARATION** for **ENVIRONMENTAL ASSESSMENT NO. 41815**, based on the findings incorporated in the initial study and the conclusion that the project will not have a significant effect on the environment; and



Steve Weiss, AICP
Planning Director

(Continued on next page)


Juan C. Perez
TLMA Director

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

SOURCE OF FUNDS: _____ **Budget Adjustment:** _____
For Fiscal Year: _____

C.E.O. RECOMMENDATION: APPROVE
BY: 
Tina Grande
County Executive Office Signature

MINUTES OF THE BOARD OF SUPERVISORS

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

Prev. Agn. Ref.: _____ **District: 1** **Agenda Number:** _____

16-4

Departmental Concurrence

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FORM 11: GENERAL PLAN AMENDMENT NO. 985**

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- 2. TENTATIVELY APPROVE GENERAL PLAN AMENDMENT NO. 985** to amend the project site's General Plan Foundation Component from Open Space (OS) to Community Development (CD) and amend its General Plan Land Use Designation from Conservation (C) to Medium High Density Residential (MHDR) (5-8 DU/AC), in accordance with the Proposed General Plan Land Use Exhibit #6; based on the findings and conclusions incorporated in the staff report; and, pending final adoption of the General Plan Amendment Resolution by the Board of Supervisors.

BACKGROUND:

Summary

Project Scope

This General Plan Amendment proposes to amend the project site's General Plan Foundation Component from Open Space (OS) to Community Development (CD) and amend its General Plan Land Use Designation from Conservation (C) to Medium High Density Residential (MHDR) (5-8 DU/AC) on one parcel, totaling 1.87 acres, within the Elsinore Area Plan. There is no accompanying implementing project with this General Plan Amendment.

The project site is located within the Lake Elsinore Environs Policy Area, a flood prone area, limiting development within the 100-year flood plain (also referred to as "Special Flood Hazard Area"). However, portions of the Lake Elsinore Management Plan have been implemented, which restructures the boundaries of the lake to prevent flooding, minimize evaporation, and stabilize the water level. Furthermore, the applicant for this project has conducted preliminary grading studies, which show through importation of material, the project site could be adequately elevated above the Special Flood Hazard Area, resulting in removal from the FEMA map's potential flooding area. These ongoing flood control improvements, as well as the use of imported material to raise the grade to appropriate levels, are anticipated to shift the project site above the Special Flood Hazard Area. Furthermore, the property adjacent to the project site to the north, has an existing Land Use Designation of Medium High Density Residential. This proposed General Plan Amendment is compatible with the Land Use to the north.

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 July 13, 2010, the Riverside County Board of Supervisors adopted an order initiating proceedings for General Plan Amendment No. 985.

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.

Multi-Species Habitat Conservation Plan ("MSHCP")

The project site is located within a Western Riverside County Multiple Species Habitat Conservation Plan Criteria Cell and as a result, is subject to Western Riverside County Regional Conservation Authority ("RCA") review. A Habitat Acquisition and Negotiation Strategy ("HANS") application was submitted to the County in accordance with Resolution No. 2013-111, and was reviewed by the RCA. The RCA determined that no portion of the 1.87-acre project site is required for conservation as there is no substantive value for conservation and the site has been previously disturbed.

Sphere of Influence

The project site is located within the City of Lake Elsinore's sphere of influence and was submitted to them for their review. County staff received no comments from the City of Lake Elsinore regarding this project.

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Environmental Assessment

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

General Plan Amendment Findings

The Riverside County General Plan requires certain findings for the adoption of a General Plan Amendment including, among others, that the amendment does not conflict with the County Vision or create internal inconsistency. These required findings were made for GPA No. 985 and are provided in the accompanying Planning Commission staff report. Additionally, during the time between the Planning Commission hearing and the Board of Supervisors' consideration, the Board adopted General Plan Amendment No. 960 (GPA No. 960) which comprehensively updated the County's General Plan. Therefore, it is important to note that although GPA No. 985 proposes to change the property's land use designation from Open Space: Conservation (OS:C) to Community Development: Medium High Density Residential (CD:MHDR) (5-8 DU/AC), this change is consistent with the General Plan's Vision and policies as updated through GPA No. 960.

Impact on Citizens and Businesses

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

SUPPLEMENTAL:

Additional Fiscal Information

N/A

Contract History and Price Reasonableness

N/A

ATTACHMENTS:

A. Planning Commission Minutes

B. Indemnification Agreement

C. Planning Commission Staff Report

Attachment A:

Planning Commission Minutes



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

I. AGENDA ITEM 4.5

GENERAL PLAN AMENDMENT NO. 985 (FOUNDATION AND ENTITLEMENT/POLICY) –

Intent to Adopt a Negative Declaration – Applicant: Bob Taghdiri – Engineer/Representative: Grant Becklund – First Supervisorial District – Area Plan: Elsinore – Zone District: Lakeland Village – Zone: W-1 (Watercourse, Watershed and Conservation Areas) – Policy Area: Lake Elsinore Environs – Location: West of Lucerne Street, north of Grand Avenue, east of Russell Street, and south of Como Street – Project Size: 1.87 acres.

II. PROJECT DESCRIPTION:

Proposal to amend the project site's General Plan Foundation Component from Open Space (OS) to Community Development (CD) and amend its Land Use Designation from Conservation (C) to Medium High Density Residential (MHDR) (5-8 D.U./Ac) on one parcel, totaling 1.87 acres.

III. MEETING SUMMARY:

The following staff presented the subject proposal:

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

- Steve Galvez, Applicant, 45621 Corte Ronial, Temecula 92592 (951) 297-8120 spoke in **favor** of the proposed project.
- No one spoke in a neutral position or in opposition.

IV. CONTROVERSIAL ISSUES:

None.

V. PLANNING COMMISSION ACTION:

Public Comments: CLOSED

Motion by Commissioner Leach, 2nd by (in auditable),

A vote of 5-0,

ADOPTED PLANNING COMMISSION RESOLUTION No. 2015-027; and,

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

ADOPT a NEGATIVE DECLARATION for ENVIRONMENTAL ASSESSMENT NO. 41815; and,

TENTATIVELY APPROVE GENERAL PLAN AMENDMENT NO. 985.

- 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:

Indemnification Agreement


**Indemnification Agreement
Pending Completion**

Attachment C:

Planning Commission Report Package

Agenda Item No.: 4.5
Area Plan: Elsinore
Zoning District: Lakeland Village
Supervisorial District: First
Project Planner: John Earle Hildebrand III
Planning Commission: December 2, 2015

General Plan Amendment No. 985
Environmental Assessment No. 41815
Applicant: Steve Galvez
Engineer/Representative: Grant Becklund


Steve Weiss, AICP
Planning Director

COUNTY OF RIVERSIDE PLANNING DEPARTMENT STAFF REPORT

PROJECT DESCRIPTION AND LOCATION:

GENERAL PLAN AMENDMENT NO. 985 (Foundation & Entitlement/Policy Amendment) – Proposal to amend the project site’s General Plan Foundation Component from Open Space (OS) to Community Development (CD) and amend its Land Use Designation from Conservation (C) to Medium High Density Residential (MHDR) (5-8 DU/AC) on one parcel, totaling 1.87 acres, located West of Lucerne Street, north of Grand Avenue, East of Russell Street, and South of Como Street, within the Elsinore Area Plan.

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. On July 13, 2010, the Riverside County Board of Supervisors adopted an order initiating proceedings for General Plan Amendment No. 985. The GPIP report package is included with this report, as an attachment. GPA No. 985 the (“project”) is now being taken forward for consideration.

GPIP Provisions

This project included additional properties when it was originally submitted. During the GPIP process, the Planning Commission had concerns regarding the feasibility for development of the entire site, as potential flooding was a primary concern. The Planning Commission recommended the project move forward, provided the applicant removes all but the southernmost parcel from the project’s scope and work with County Flood Control to determine if the site could be developed. The applicant agreed and the project is being taken forward for consideration.



GPA00985 - Original Project Extent



GPA00985 – Revised Project Extent

Multi-Species Habitat Conservation Plan ("MSHCP")

The project site is located within Western Riverside County Multiple Species Habitat Conservation Plan ("WRCMSHCP") Criteria Cell No. 5038. The majority of the project site falls within the Cell where in conservation is focused on grassland and connecting to grassland habitat proposed for conservation in the adjacent Cell No. 5036 to the east. Conservation within this Cell ranges from 35% to 45% of the Cell focusing in the eastern central portion. A Habitat Acquisition and Negotiation Strategy ("HANS") application (No. HANS02265) was submitted to the County in September 2015, which resulted in a staff recommendation of no conservation due to the small 1.87-acre site having no substantive value for conservation and having been previously disturbed.

SB 18 and AB 52 Tribal Consultations

Pursuant to SB 18 requirements, Riverside County staff requested a list from the Native American Heritage Commission ("NAHC") of Native American Tribes whose historical extent includes the project site. Consultation request notices were sent to each of the Tribes on the list on May 21, 2015. SB 18 provides for a 90-day review period in which all noticed Tribes may request consultation regarding the proposed project. County staff received no consultation requests for this project during the 90-day review period.

AB 52 became effective on July 1, 2015. In compliance with AB 52, separate notices regarding this project were mailed to all requesting Tribes on September 10, 2015. AB 52 provides for a 30-day review period in which all noticed Tribes may request consultation regarding the proposed project. Although County staff received no specific requests for consultation within the 30-day period, the Pechanga Tribe has requested in general that they be notified for potential consultation. Staff discussed the project during a conference call and staff and the Pechanga Tribe concurred that since this project includes a General Plan Amendment 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 any implementing project is submitted.

Sphere of Influence

The project site is located within the City of Lake Elsinore'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 Lake Elsinore regarding this project.

General Plan 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 Lake Elsinore Environs Policy Area, a flood prone area, limiting development within the 100-year flood plain (also referred to as "Special Flood Hazard Area"). However, portions of the Lake Elsinore Management Plan have been implemented, which restructures the boundaries of the lake to prevent flooding, minimize evaporation, and stabilize the water level. Furthermore, the applicant for this project has conducted preliminary grading studies, which show through importation of material, the project site could be adequately elevated above the Special Flood Hazard Area, resulting in removal from the FEMA map's potential flooding area. These ongoing flood control improvements, as well as the use of imported material to raise the grade to appropriate levels, are anticipated to shift the project site above the Special Flood Hazard Area. This new circumstance justifies a General Plan Foundation Component change.

Riverside County Vision

The Riverside County General Plan Vision Statement discusses many concepts, which are distinguished by categories and include housing, population growth, healthy communities, conservation, transportation, and several others. The Vision Statement itself is the County's blueprint for long-term, managed, and sustainable growth, but is also flexible to enable adaptation when market conditions and other external forces create opportunities. This is supported through No. 5 of the Vision Statement under the Integration section, which states the following:

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

The area to the north of the project site has a land use designation of Medium High Density Residential. This Foundation Component change is a proposal to change to Community Development in order to also change the land use to a matching and compatible land use of Medium High Density Residential.

This proposed General Plan Foundation Component Amendment has been reviewed in conjunction with the Vision Statement and staff has determined that the project is consistent with its policies. Specifically, No. 1 of the Population Growth portion of the Vision Statement discusses the downsides of random sprawl, focusing on where the growth and new development along existing corridors should occur. The Policy states the following:

- New growth patterns no longer reflect a pattern of random sprawl. Rather, they follow a framework or transportation and open space corridors, with concentrations of development that fit into that framework. In other words, important open space and transportation corridors define growth areas.

This project site is located northeast of Grand Avenue, the primary transportation corridor through the area. Furthermore, the site is located adjacent to existing residential development to the west, south, and east. This project will result in contributing to the managed expansion of residential

development, under a future project. It concentrates growth in a fixed area, rather than in a random, sprawling, and unrelated site. For these reasons, this project is consistent with the Riverside County Vision Statement and this General Plan Foundation Component change is justified.

Internal Consistency

The project site is located within the Lake Elsinore Environs 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. The Lake Elsinore Environs Policy Area section of the Elsinore Area Plan contains Policy ELAP 7.1, which states that following:

- The Open Space-Conservation designation within this area is based on concerns related to flooding hazards. Following adoption of this General Plan, the County of Riverside will review the most accurate flood mapping information in conjunction with the County's consistency zoning program. If property not within the 100-year flood plain is designated as Open Space-Conservation, the County will initiate a general plan amendment to an appropriate Community Development foundation component designation, or include such a change in a general plan amendment of greater scope. Such a general plan amendment shall be exempt from the eight-year limit and other procedural requirements applicable to Foundation Component amendments as described in the Administration Element. Additionally, privately-initiated amendments within this Policy Area may be exempted from the eight-year limit and other procedural requirements applicable to Foundation Component amendments provided that any area proposed for removal from the Open Space-Conservation designation is located outside the 100-year flood plain and that the proposed new designation is a Community Development Foundation Component designation. Such amendments shall be deemed Entitlement/Policy amendments and be subject to the procedural requirements applicable to that category of amendments.

The project site is currently located within the Special Flood Hazard Area, as shown on FEMA maps used by County Flood Control. However, the project applicant has conducted preliminary grading studies which demonstrate that the project site could be elevated, through material import, which would result in the site being above the Special Flood Hazard Area upon completion. Furthermore, the Lake Elsinore Management Project includes flood control measures which have been partially implemented in the area, which further reduces the potential for flooding. Once grading is completed and certified, the property owner would file for removal from the Special Flood Hazard Area through the FEMA map amendment process.

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. Specifically, the Population Growth portion of the Vision Statement, which states the following:

- Population growth continues and is focused where it can best be accommodated.

This proposed Foundation Component change will result in a change from Open Space to Community Development, to enable the future development of new housing. This is a logical location for new housing, as the site can adequately accommodate it and it's surrounded by other existing housing to the west, south, and east.

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 WRCMSHCP Criteria Cell No. 5038. As a result, HANS application (No. HANS02265) was submitted to the County in September 2015, which resulted in a staff recommendation of no conservation, due to the small 1.87-Acre site having no substantive value for conservation and also having been previously disturbed. The site would not further contribute to any corridor assemblage. As a result, 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 section 1 above, this proposed General Plan Foundation Component change is consistent with the Vision Statement of the Riverside County General Plan. In addition, this General Plan Land Use Amendment also is consistent with Vision Statement Number 12 of the Our Communities and Their Neighborhoods section, which states "Considerable protection from natural hazards such as earthquakes, fire, flooding, slope failure, and other hazardous conditions is now built into the pattern of development authorized by the General Plan." Through the results of a preliminary grading plan and the efforts achieved through implementation of the Lake Elsinore Management Plan, the project site could adequately be raised above the Special Flood Hazard Area, ensuring protection of future residential.

The County's Vision is based on values that provide the foundation for common ground that, in turn, underpin the General Plan's goals, policies, and actions. This project further the Vision Statement through the Livable Centers section of the Fundamental Values discussion of the Vision Statement, which says, "We value built environments that are concentrated in and around livable centers that have a diverse mix of uses, unique character, and easy access to a wide range of transportation choices." The area around the project site shares a variety of land uses and residential density ranges, providing for a mixture of lifestyles. This amendment will result in establishing a higher residential density for the project site enhancing the existing mixture of uses, and further contributing the area's livable center. As a result, this project demonstrates further consistency 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 Community Design Principles category – Community Variety, Choice And Balance, which states:

- It is the intent of the General Plan to foster variety and choice in community development, particularly in the choice and opportunity for housing in various styles, of various densities, of a wide range of prices and accommodating a range of life styles in equally diverse community settings, emphasizing compact and higher density choices.

This General Plan Land Use Amendment will result in changing the site to Medium High Density Residential (MHDR), which is a consistent land use with the properties to the north, yet different than the Medium Density Residential (MDR) to the south or Low Density Residential (LDR) to the east. This change provides another option in housing choices and meets the intent of this Policy. 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 is currently vacant land, situated between existing developed residential properties to the east and west. Development of the site with residential under a future implementing project will be consistent with the surrounding developments and 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 residential, which is compatible with the other existing residential development 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 2.1 of the General Plan Land Use Element states, "Provide for a broad range of land uses, intensities, and densities, including a range of residential, commercial, business, industry, open space, recreation, and public facilities uses." This General Plan Amendment will result in a logical extension of the existing Medium High Density Residential properties to the north of the project. However, the properties to the south have a Land use Designation of Medium Density Residential (MDR) and properties to the east have a Low Density Residential (LDR) land use designation. This change in the site's land use will further the General Plan's goals by encouraging higher density, while still maintaining the overall land use diversity in the surrounding community.

Furthermore, Policy LU 7.1 of the General Plan Land Use Element states, "Accommodate the development of a balance of land uses that maintain and enhance the County's fiscal viability, economic diversity, and environmental integrity." This proposed amendment will enable the site to be developed at a higher residential density, providing for a greater choice of residential products in the area. The amendment is a reasonable change and contributes to the purposes of the General plan, as discussed.

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

As stated in the above findings, portions of the Lake Elsinore Management Plan have been implemented, which restructures the boundaries of the lake to prevent flooding, minimize evaporation, and stabilize the water level. This plan implementation coupled the applicant's ability to raise the site above the Special Flood Hazard Area, as shown through a preliminary grading plan, represents a new circumstance justifying this General Plan Amendment.

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): | Conservation (C) |
| 4. Proposed General Plan Land Use (Ex #6): | Medium High Density Residential (MHDR) (5-8 DU/AC) |
| 5. Surrounding General Plan Land Use (Ex #6): | Medium High Density Residential (MHDR) to the north and west, Medium Density Residential (MDR) to the south, and Conservation (C) to the east. |
| 3. Existing Zoning (Ex #2): | Watercourse Watershed & Conservation Areas (W-1) |
| 4. Surrounding Zoning (Ex #2): | R-D (Regulated Development Areas) to the north and west, R-3 (General Residential) to the south, and W-1 (Watercourse Watershed & Conservation Areas) to the east. |
| 5. Existing Land Use (Ex #1): | Vacant Land |
| 6. Surrounding Land Use (Ex #1): | Vacant Land and Single-Family Residential. |
| 7. Project Size (Ex #1): | Total Acreage: 1.87 Acres |
| 8. Environmental Concerns: | See Environmental Assessment File No. EA41815 |

RECOMMENDATIONS:

ADOPT PLANNING COMMISSION RESOLUTION No. 2015-027 recommending adoption of General Plan Amendment File No. GPA00985 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. 41815, 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. 985 to amend the project site's General Plan Foundation Component from Open Space (OS) to Community Development (CD) and amending its Land Use Designation from Conservation (C) to Medium High Density Residential (MHDR) (5-8 DU/AC) 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.

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: Open Space-Conservation (OS:C) and is located within the Elsinore Area Plan.
2. The project site is surrounded by properties which have a General Plan Land Use of Medium High Density Residential (MHDR) to the north and west, Medium Density Residential (MDR) to the south, and Conservation (C) to the east.
3. This Regular Foundation Amendment and Entitlement/Policy Amendment will result in a Land Use change to Community Development: Medium High Density Residential (CD:MHDR) (5-8 DU/AC).
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. Policy LU 2.1 of the General Plan Land Use Element states, "Provide for a broad range of land uses, intensities, and densities, including a range of residential, commercial, business, industry, open space, recreation, and public facilities uses." This General Plan Amendment will result in a logical extension of the existing Medium High Density Residential properties to the north of the project. However, the properties to the south have a Land use Designation of Medium Density Residential (MDR) and properties to the east have a Low Density Residential (LDR) land use designation. This change in the site's land use will further the General Plan's goals by encouraging higher density, while still maintaining the overall land use diversity in the surrounding community.
9. Policy LU 7.1 of the General Plan Land Use Element states, "Accommodate the development of a balance of land uses that maintain and enhance the County's fiscal viability, economic diversity,

and environmental integrity.” This proposed amendment will enable the site to be developed at a higher residential density, providing for a greater choice of residential products in the area. The amendment is a reasonable change and contributes to the purposes of the General plan, as discussed.

10. Portions of the Lake Elsinore Management Plan have been implemented, which restructures the boundaries of the lake to prevent flooding, minimize evaporation, and stabilize the water level. This plan implementation coupled the applicant’s ability to raise the site above the Special Flood Hazard area, as shown through a preliminary grading plan, represents a new circumstance justifying this General Plan Amendment.
11. The project site has an existing zoning classification of W-1 (Watercourse Watershed & Conservation Areas).
12. The project site is surrounded by properties which have a zoning classification of R-D (Regulated Development Areas) to the north and west, R-3 (General Residential) to the south, and W-1 (Watercourse Watershed & Conservation Areas) to the east.
13. The project site is surrounded by both vacant land and other single-family residential.
14. The project site is located within WRCMSHCP Criteria Area Cell 5038. HANS application No. HANS02265 was submitted to the County in September 2015 which did not recommend any portion of the project site for conservation.
15. This project has been noticed pursuant to SB 18 and AB 52 requirements.
16. Environmental Assessment No. 41815 identified no potentially significant impacts, and resulted in a Negative Declaration of environmental effects.

CONCLUSIONS:

1. The proposed project is in conformance with the Community Development: Medium High Density Residential (CD:MHDR) (5-8 DU/AC) Land Use Designation, and with all other elements of the Riverside County General Plan.
2. This proposed General Plan Amendment will result in an inconsistency with the underlying zoning classification. As a result, a Change of Zone will be required prior to approval of an implementing project.
3. The public’s health, safety, and general welfare are protected through project design.
4. The proposed project is compatible with the present and future logical development of the area.
5. The proposed project will not have a significant effect on the environment.
6. The proposed project will not preclude reserve design for the WRCMSHCP.

INFORMATIONAL ITEMS:

1. As of this writing, no letters, in support or opposition have been received.

2. The project site **is not** located within:
 - a. The boundaries of a City; or
 - b. An Airport Influence Area ("AIA"); or
 - c. A County Service Area ("CSA"); or
 - d. A Wildfire Hazard Zone; or
 - e. A State Responsibility Area.

3. The project site **is** located within:
 - a. The City of Lake Elsinore's Sphere of Influence; and
 - b. "Very High" and "Very Low" liquefaction areas; and
 - c. A Special Flood Hazard Area, an Area Drainage Plan, or Dam Inundation Area; and
 - d. A Criteria Cell of the WRCMSHCP.

4. The project site is currently designated as Assessor's Parcel Number: 371-150-009.

2
3 **RESOLUTION NO. 2015-027**
4 **RECOMMENDING ADOPTION OF**
5 **GENERAL PLAN AMENDMENT NO. 985**
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

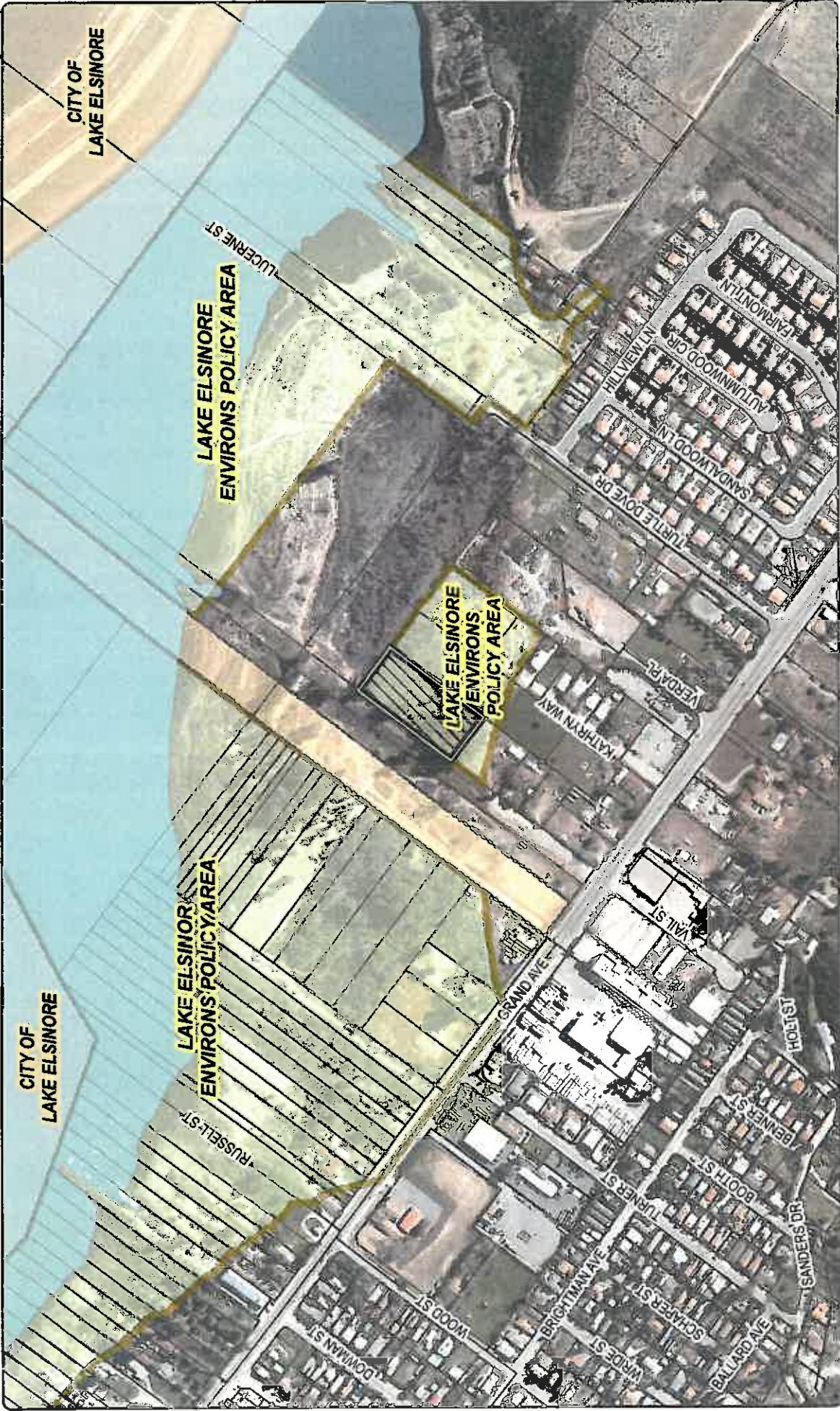
23 **ADOPTION** of the Negative Declaration environmental document, Environmental Assessment
24 File No. 41815; and

25 **ADOPTION** of General Plan Amendment No. 985
26
27
28

RIVERSIDE COUNTY PLANNING DEPARTMENT
GPA00985
VICINITY/POLICY AREAS

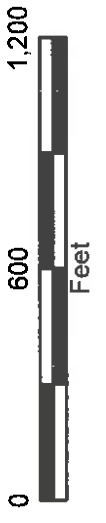
Supervisor Jeffries
 District 1

Date Drawn: 10/28/2015
 Vicinity Map



Zoning District: Lakeland Village

Author: S. Spadafora



DISCLAIMER: On October 7, 2004, the County of Riverside adopted a new General Plan providing for the use designations for unincorporated Riverside County. This map is a vicinity map for the unincorporated areas of Riverside County. For further information, please contact the Riverside County Planning Department office in Riverside at (951) 955-5300 (Western County) or in Palm Desert at (760) 434-2777 (Eastern County) or Website: <http://www.riverside.ca.gov>

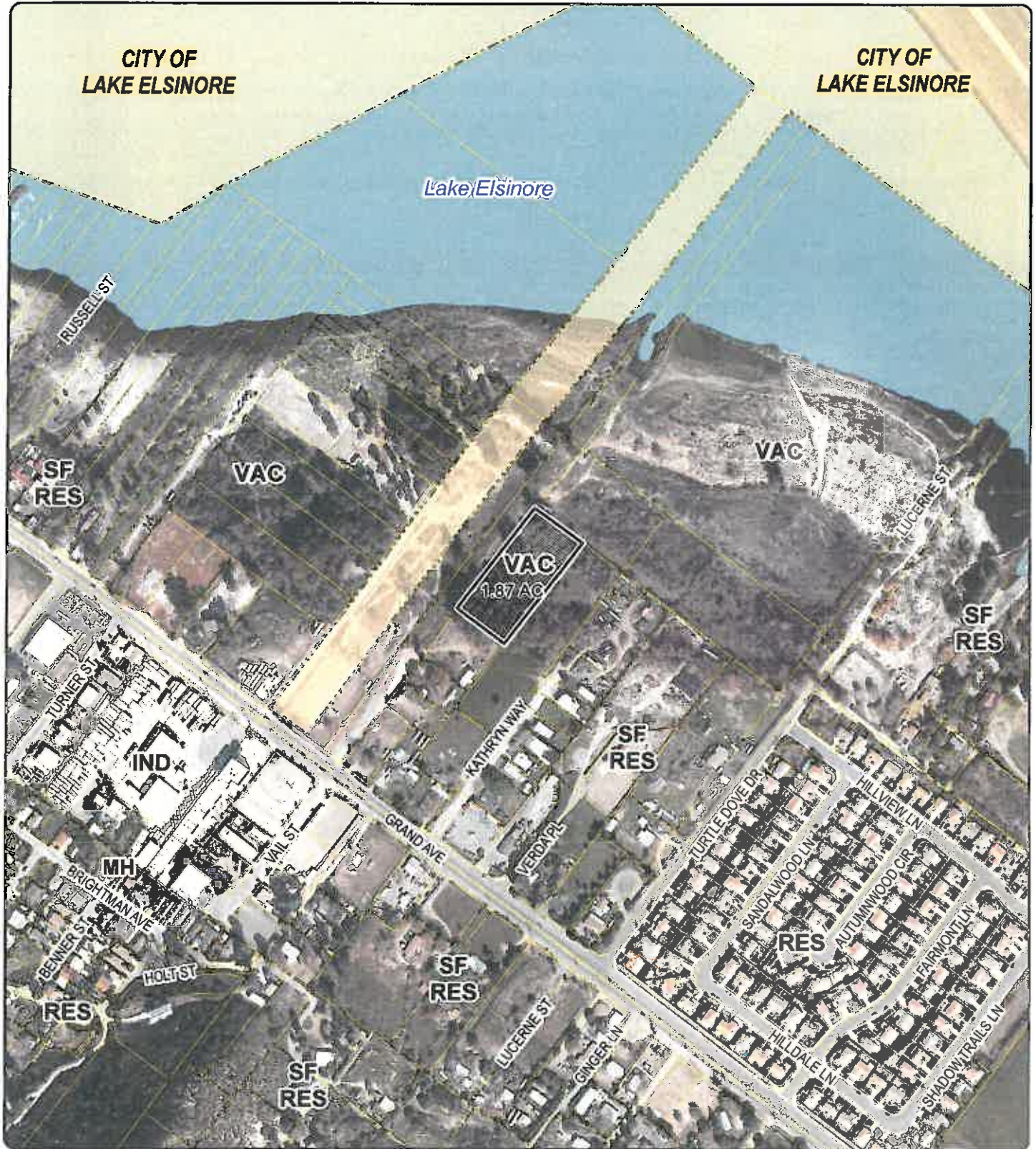
RIVERSIDE COUNTY PLANNING DEPARTMENT

GPA00985

LAND USE

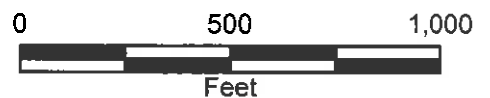
Supervisor Jeffries
District 1

Date Drawn: 10/28/2015
Exhibit 1



Zoning District: Lakeland Village

Author: S. Spadafora



DISCLAIMER: On October 7, 2003, the County of Riverside adopted a new General Plan providing new land use designations for unincorporated Riverside County parcels. The new General Plan may contain different types of land use than is provided for 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://planinfo.rcplms.org>

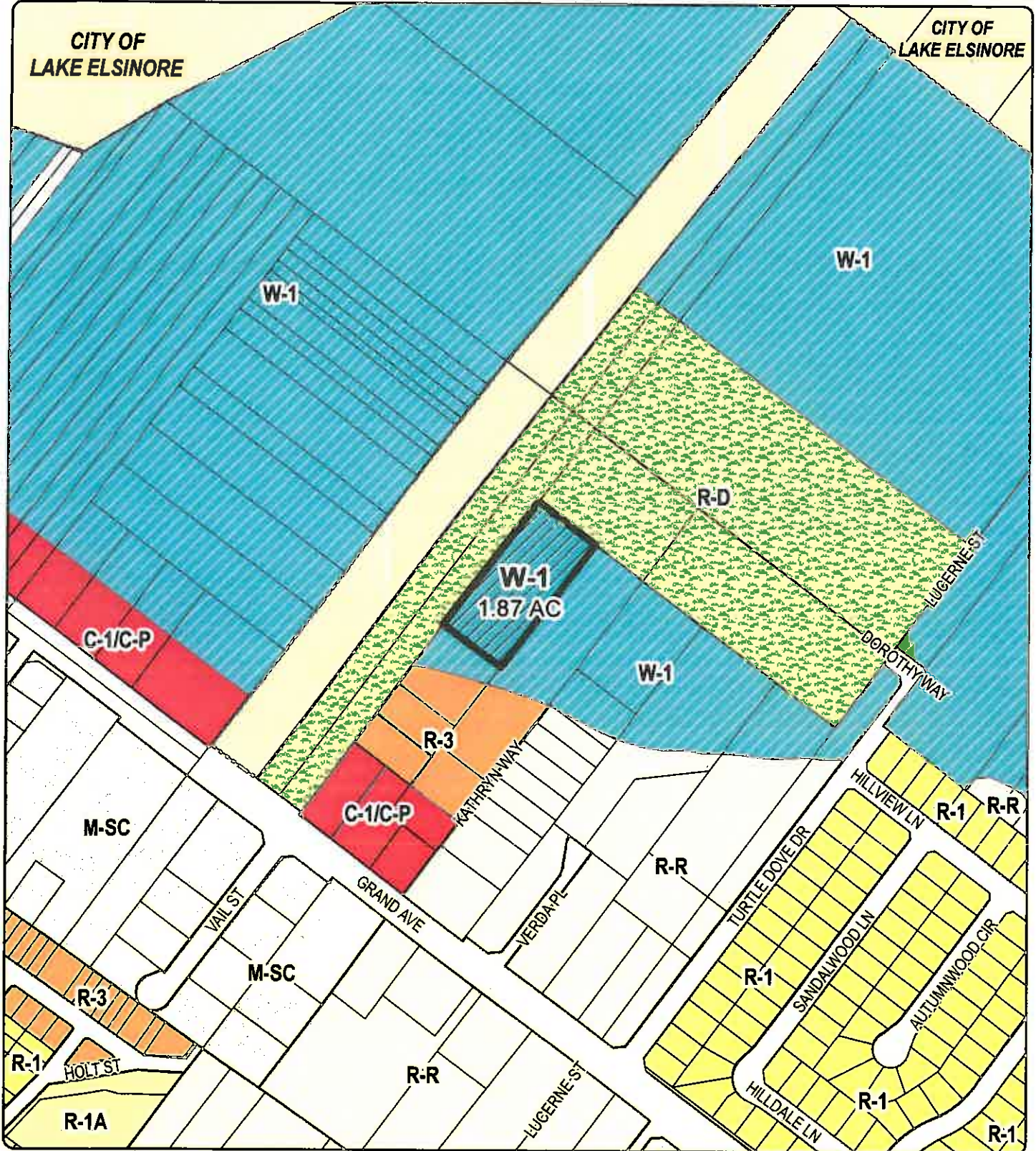
RIVERSIDE COUNTY PLANNING DEPARTMENT

GPA00985

EXISTING ZONING

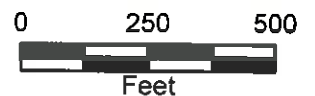
Supervisor Jeffries
District 1

Date Drawn: 10/28/2015
Exhibit 2



Zoning District: Lakeland Village

Author: S. Spadafora



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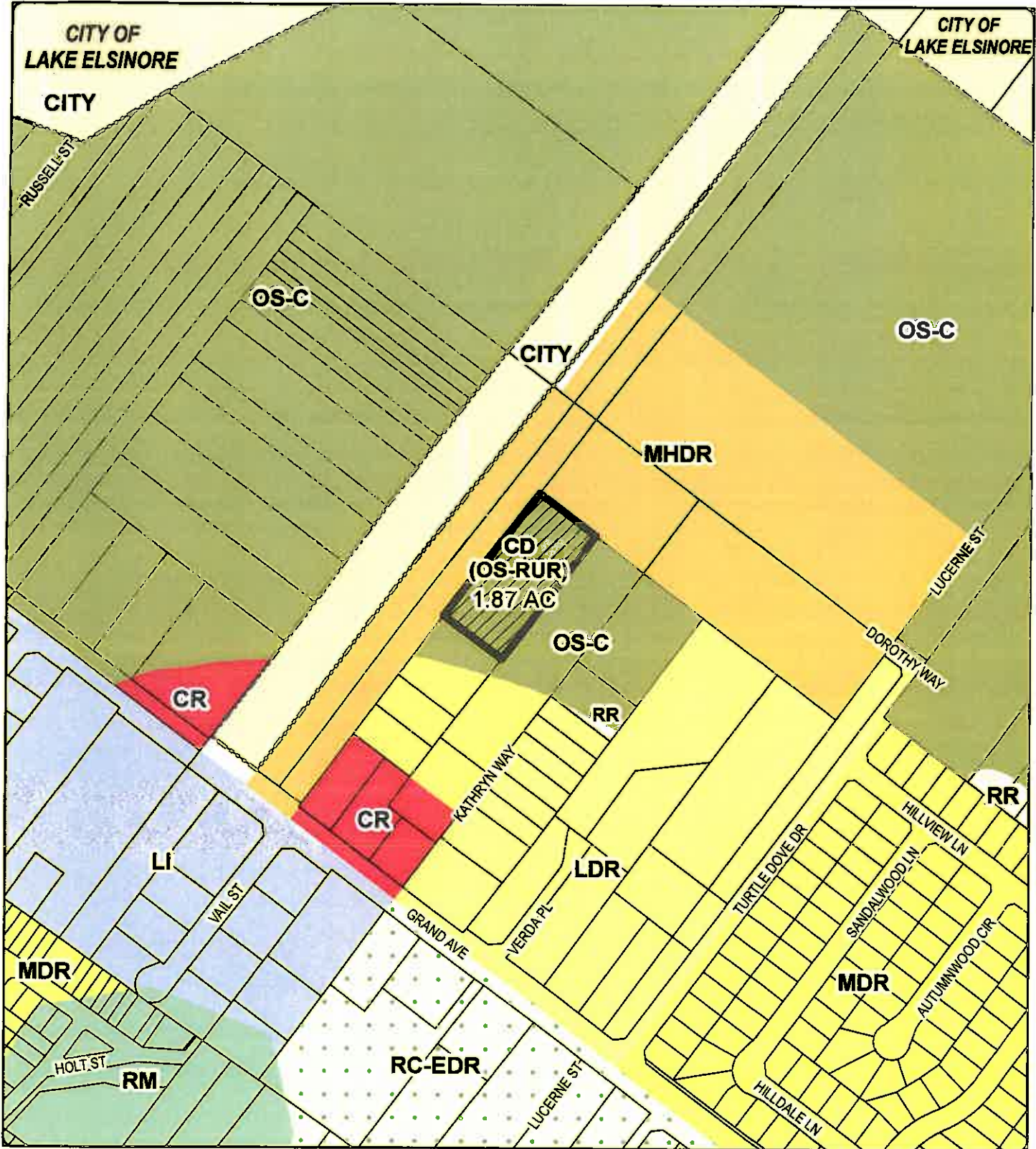
RIVERSIDE COUNTY PLANNING DEPARTMENT

GPA00985

PROPOSED GENERAL PLAN

Supervisor Jeffries
District 1

Date Drawn: 10/28/2015
Exhibit 6



Zoning District: Lakeland Village

Author: S. Spadafora



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)955-8200 (Western County) or in Palm Desert at (760)863-8277 (Eastern County) or Website <http://planning.redima.org>

COUNTY OF RIVERSIDE

ENVIRONMENTAL ASSESSMENT FORM: INITIAL STUDY

Environmental Assessment No.: 41815
Project Case: General Plan Amendment No. 985
Lead Agency Name: County of Riverside Planning Department
Lead Agency Address: P. O. Box 1409, Riverside, CA 92502
Lead Agency Contact Person: John Earle Hildebrand III
Lead Agency Telephone Number: (951) 955-1888
Applicant's Name: Bob Taghdiri
Applicant's Address: 3112 Bostonian Drive, Los Alamitos, CA 90720
Applicant's Telephone Number: (562) 596-9125

I. PROJECT INFORMATION

A. Project Description:

Proposal to amend the project site's General Plan Foundation Component from Open Space (OS) to Community Development (CD) and amend its Land Use Designation from Conservation (C) to Medium High Density Residential (MHDR) (5-8 DU/AC) on one parcel, totaling 1.87 acres.

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

C. Total Project Area: 1.87 Acres

D. Assessor's Parcel No.: 371-150-009

E. Street References: West of Lucerne Street, north of Grand Avenue, East of Russell Street, and South of Como Street.

F. Section, Township, and Range Description: Section 19, Township 6 South, Range 4 West

G. Brief description of the existing environmental setting of the project site and its surroundings: The project site is vacant land and is surrounded by a combination of other vacant land and single-family detached dwelling units.

II. APPLICABLE GENERAL PLAN AND ZONING REGULATIONS

A. General Plan Elements/Policies:

1. **Land Use:** This project includes a General Plan Amendment only. There is no development plan associated with this project. This project will result in an amendment to the Riverside County General Plan foundation component and the General Plan land use designation in order to support future development. As a result, this project is consistent with the provisions of the Land Use Element.
2. **Circulation:** The project is consistent with the provisions of the Circulation Element.
3. **Multipurpose Open Space:** The project is consistent with the policies of the Open Space Element.
4. **Safety:** The project is consistent with the policies of the Safety Element.

5. **Noise:** The project is consistent with the policies of the Noise Element.
6. **Housing:** The project is consistent with the policies of the Housing Element.
7. **Air Quality:** The project is consistent with the policies of the Air Quality Element.
8. **Healthy Communities:** The project is consistent with the policies of the Air Quality Element.

B. General Plan Area Plan: Elsinore

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

D. General Plan Land Use Designation (Existing): Conservation (C)

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

F. General Plan Land Use Designation (Proposed): Medium High Density Residential (MHDR) (5-8 DU/AC)

G. Overlays: N/A

H. Policy Area: Lake Elsinore Environs

I. Adjacent and Surrounding:

1. **Area Plan:** Elsinore to the north, south, east, and west.
2. **Foundation Component(s):** Community Development to the north and west, and south and Open Space to the east.
3. **Land Use Designation(s):** Medium High Density Residential (MHDR) to the north and west, Medium Density Residential (MDR) to the south, and Conservation (C) to the east.
4. **Overlay(s), if any:** N/A
5. **Policy Area(s), if any:** Lake Elsinore Environs

J. Adopted Specific Plan Information

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

K. Zoning (Existing): W-1 (Watercourse Watershed & Conservation Areas)

L. Zoning (Proposed): N/A

M. Adjacent and Surrounding Zoning: R-D (Regulated Development Areas) to the north and west, R-3 (General Residential) to the south, and W-1 (Watercourse Watershed & Conservation Areas) to the east.

III. ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED

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

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

IV. DETERMINATION

On the basis of this initial evaluation:

A PREVIOUS ENVIRONMENTAL IMPACT REPORT/NEGATIVE DECLARATION WAS NOT PREPARED

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

A PREVIOUS ENVIRONMENTAL IMPACT REPORT/NEGATIVE DECLARATION WAS PREPARED

- I find that although the proposed project could have a significant effect on the environment, **NO NEW ENVIRONMENTAL DOCUMENTATION IS REQUIRED** because (a) all potentially significant effects of the proposed project have been adequately analyzed in an earlier EIR or Negative Declaration pursuant to applicable legal standards, (b) all potentially significant effects of the proposed project have been avoided or mitigated pursuant to that earlier EIR or Negative Declaration, (c) the proposed project will not result in any new significant environmental effects not identified in the earlier EIR or Negative Declaration, (d) the proposed project will not substantially increase the severity of the environmental effects identified in the earlier EIR or Negative Declaration, (e) no considerably different mitigation measures have been identified and (f) no mitigation measures found infeasible have become feasible.
- I find that although all potentially significant effects have been adequately analyzed in an earlier EIR or Negative Declaration pursuant to applicable legal standards, some changes or additions are necessary but none of the conditions described in California Code of Regulations, Section 15162 exist. An **ADDENDUM** to a previously-certified EIR or Negative Declaration has been prepared and will be considered by the approving body or bodies.
- I find that at least one of the conditions described in California Code of Regulations, Section 15162 exist, but I further find that only minor additions or changes are necessary to make the previous EIR adequately apply to the project in the changed situation; therefore a **SUPPLEMENT TO THE ENVIRONMENTAL IMPACT REPORT** is required that need only contain the information necessary to make the previous EIR adequate for the project as revised.
- I find that at least one of the following conditions described in California Code of Regulations, Section 15162, exist and a **SUBSEQUENT ENVIRONMENTAL IMPACT REPORT** is required: (1) Substantial changes are proposed in the project which will require major revisions of the previous EIR

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



Signature

11/02/2015

Date

John Earle Hildebrand III, *Project Planner*

Printed Name

For: Steve Weiss, AICP – *Planning Director*

V. ENVIRONMENTAL ISSUES ASSESSMENT

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

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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 in The Elsinore Area Plan – “Scenic Highways”

Findings of Fact:

a-b) Pursuant to the Riverside County General Plan Figure 9 in The Elsinore Area Plan – “Scenic Highways” exhibit, the project site is not located along any designated scenic highway corridors. The closest designated Scenic Highway Corridor is along State Highway 74, over two miles away from the project site. As a result, there will be no impacts.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

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

Source: GIS database, Ord. No. 655 (Regulating Light Pollution), The Elsinore Area Plan Figure 6

Findings of Fact:

a) The project site is located within Zone B of the Palomar Nighttime Lighting Policy Area pursuant to Figure 6 in The Elsinore Area Plan section of the General Plan. Development of the site could result in

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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the implementation of more lighting at build-out. Lighting requirements and any subsequent restrictions will be reviewed in conjunction with a future implementing project's lighting plan.

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 amending the site's General Plan Foundation Component and its General Plan Land Use Designation, 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.

3. Other Lighting Issues

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

Source: On-site Inspection, Project Application Description

Findings of Fact:

a-b) Development of the site under a future implementing project, will result in more lighting at the site during time of build-out. Lighting requirements and any subsequent restrictions will be reviewed in conjunction with a future implementing project's lighting plan

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 amending the site's General Plan Foundation Component and its General Plan Land Use Designation, 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	<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
Monitoring Program of the California Resources Agency, to non-agricultural use?				
b) Conflict with existing agricultural zoning, agricultural use or with land subject to a Williamson Act contract or land within a Riverside County Agricultural Preserve?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Cause development of non-agricultural uses within 300 feet of agriculturally zoned property (Ordinance No. 625 "Right-to-Farm")?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

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

Findings of Fact:

a) The proposed project is located within an area of designated "other lands" in the General Plan. The California State Department of Conservation makes these designations based on soil types and land use designations. However, the current Land Use designations for the property do not permit commercial agricultural use. Therefore, there is no impact.

b) There are no Williamson Act contracts imposed on the site, and neither the zoning nor the land use designations are Agriculture. There are no impacts.

c-d) The properties surrounding the project site have a mixture of commercial and residential zoning. There are no impacts.

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))?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Result in the loss of forest land or conversion of forest land to non-forest use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of forest land to non-forest use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Riverside County General Plan 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
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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 checked="" type="checkbox"/>	<input 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 population and/or 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. Given the relatively small size of the project site (1.87-Acres in area), development of the site would not substantially contribute to negative air quality impacts in the region. Additionally, there are no point source emitters within one mile of the project site.

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 amending the site's General Plan Foundation Component and its General Plan Land Use Designation, 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
--------------------------------	--	------------------------------	-----------

Monitoring: No monitoring is required.

BIOLOGICAL RESOURCES Would the project

7. Wildlife & Vegetation

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

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

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

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

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

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

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

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

Findings of Fact:

a-g) County mapping shows the site is located within in a Multiple Species Habitat Conservation Plan ("MSHCP") Criteria Cell (Cell No. 5038). The majority of the project site falls within the Cell; whereby, conservation is focused on grassland and connecting to grassland habitat proposed for conservation in the adjacent Cell No. 5036 to the east. Conservation within this Cell will range from 35% to 45% of the Cell focusing in the eastern central portion. A Habitat Acquisition and Negotiation Strategy ("HANS") application (No. HANS02265) was submitted to the County in September 2015 which did not recommend any portion of the project site for conservation. Additional biological review may be

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

required at the time of an implementing project submittal. The need for additional biological studies will be determined at that time.

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 amending the site's General Plan Foundation Component and its General Plan Land Use Designation, 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 a historic site?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Cause a substantial adverse change in the significance of a historical resource as defined in California Code of Regulations, Section 15064.5?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source: On-site Inspection, Project Application Materials

Findings of Fact:

a-b) There are no known historic features located on the project site. Furthermore, portions of the project site have been previously disturbed. The necessity for additional historic resource studies will be determined at the time of an implementing project.

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 amending the site's General Plan Foundation Component and its General Plan Land Use Designation, 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.

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,	<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
Section 15064.5?				
c) Disturb any human remains, including those interred outside of formal cemeteries?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Restrict existing religious or sacred uses within the 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: On-site Inspection, Project Application Materials

Findings of Fact:

a-e) Pursuant to SB 18 requirements, Riverside County staff previously requested a list from the Native American Heritage Commission ("NAHC") of Native American Tribes whose historical extent includes the project site. Consultation request notices were sent to each of the Tribes on the list on May 21, 2015. SB 18 provides for a 90-day review period in which all noticed Tribes may request consultation regarding the proposed project. County staff received no consultation requests for this project during the 90-day review period.

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

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 amending the site's General Plan Foundation Component and its General Plan Land Use Designation, 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?

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

Findings of Fact:

a) Pursuant to the Riverside County General Plan, Figure OS-8, the project site is located within an area of "Undetermined Paleontological Sensitivity". However, prior to site disturbance and during the time of an implementing project, further analysis through the preparation of a Biological Study and Cultural Resource Study may be required. The necessity for these additional studies will be determined at that time.

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 amending the site's General Plan Foundation Component and its General Plan Land Use Designation, 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

	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
11. Alquist-Priolo Earthquake Fault Zone or County Fault Hazard Zones	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
a) Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

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

Findings of Fact:

a-b) Pursuant to the Riverside County General Plan Figure S-2 "Earthquake Fault Study Zones" map, the project site is located within a half mile of the Wildomar Fault. At this time, this project includes a General Plan Amendment only. As a result, no people or structures will be exposed to adverse effects associated with the fault zones. Additionally, any future development will be required to comply with the California Building Code, as it relates to development within proximity of a fault zone.

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 amending the site's General Plan Foundation Component and its General Plan Land Use Designation, which could eventually lead to development on the property. Should a

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

12. Liquefaction Potential Zone

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

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

Findings of Fact:

a) Pursuant to the Riverside County General Plan Figure S-3 "Generalized Liquefaction", the project site is mapped as an area of "Very High" and "Very Low" liquefaction potential. At this time, this project includes a General Plan Amendment only. As a result, no people or structures will be exposed to adverse effects associated with liquefaction. Additionally, any future development will be required to comply with the California Building Code, as it relates to development within an area that has been identified as a high liquefaction potential.

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 amending the site's General Plan Foundation Component and its General Plan Land Use Designation, 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.

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) Every project in California has some degree of potential exposure to significant ground shaking. 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 amending the site's General Plan Foundation Component and its General Plan

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Land Use Designation, 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. This will include adherence to the California Building code, Title 24, which will mitigate to some degree, the potential for ground shaking impacts. As a result, there will be no impacts.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

14. Landslide Risk

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

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

Findings of Fact:

a) The project site is generally flat and based upon the Riverside County General Plan Figure S-5 "Regions Underlain by Steep Slope" exhibit; there are no steep slopes that could potentially result in landslides. There will be no impacts.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

15. Ground Subsidence

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

Source: Riverside County General Plan Figure S-7 "Documented Subsidence Areas Map"

Findings of Fact:

a) Pursuant to the Riverside County General Plan Figure S-7 "Documented Subsidence Areas Map" exhibit, the project site is located within an area susceptible to subsidence.

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 amending the site's General Plan foundation component, 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. This will include adherence to the California

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Building code, Title 24, which will mitigate to some degree, the potential for ground shaking impacts. As a result, impacts will be less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

16. Other Geologic Hazards

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

Source: On-site Inspection, Project Application Materials, Riverside County Flood Control and Water Conservation District (Flood Control) Review

Findings of Fact:

a) The project is located within a 100-year flood plain. The Riverside County Flood Control and Water Conservation District (Flood Control) performed a preliminary review of the site regarding the feasibility of flood proofing any development of the site with respect to the water level of Lake Elsinore. According to County Flood Control, the project site could be adequately protected from flooding through importation of material and design of the site. Detailed review of grading plans and site design will be reviewed at the time an implementing project is submitted. Appropriate mitigation pursuant to site construction and operations will be imposed at that time.

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 amending the site's General Plan Foundation Component and its General Plan Land Use Designation, 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.

17. Slopes

a) Change topography or ground surface relief features?

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

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

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

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

a-c) The project site is generally flat and based upon the Riverside County General Plan Figure S-5 "Regions Underlain by Steep Slope" exhibit, there are no steep slopes that could potentially result in landslides. As a result, there will be no impacts.

Mitigation: No mitigation is required.

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

Source: Project Application Materials, On-site Inspection

Findings of Fact:

a-c) 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 amending the site's General Plan Foundation Component and its General Plan Land Use Designation, 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.

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: Project Application Materials, On-site Inspection

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 amending the site's General Plan Foundation Component and its General Plan Land Use Designation, 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.

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, 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 amending the site's General Plan Foundation Component and its General Plan Land Use Designation, 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 related to this project.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

GREENHOUSE GAS EMISSIONS Would the project

21. Greenhouse Gas Emissions

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

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

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:

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 amending the site's General Plan Foundation Component and its General Plan Land Use Designation, 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) 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 amending the site's General Plan Foundation Component and its General Plan Land Use Designation, which could eventually lead to development on the property. Should a

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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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 could result in an overburdening 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 ensure 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 or Compatibility Zone and therefore, does not require review by the Airport Land Use Commission ("ALUC"). 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 loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Source: Riverside County General Plan Figure S-11 "Wildfire Susceptibility," GIS database

Findings of Fact:

a) Pursuant to the Riverside County General Plan Figure S-11 "Wildfire Susceptibility: exhibit, the project is not located within a Wildfire Susceptibility Area. There will be no impacts.

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 checked="" type="checkbox"/>	<input type="checkbox"/>
f) Place within a 100-year flood hazard area structures which would impede or redirect flood flows?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g) Otherwise substantially degrade water quality?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
h) Include new or retrofitted stormwater Treatment Control Best Management Practices (BMPs) (e.g. water quality treatment basins, constructed treatment wetlands), the operation of which could result in significant environmental effects (e.g. increased vectors or odors)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Riverside County Flood Control District Review.

Findings of Fact:

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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a-h) The project is located within a 100-year flood plain. The Riverside County Flood Control and Water Conservation District (Flood Control) performed a preliminary review of the site regarding the feasibility of flood proofing any development of the site with respect to the water level of Lake Elsinore. According to County Flood Control, the project site could be adequately protected from flooding through importation of material and design of the site. Detailed review of grading plans and site design will be reviewed at the time an implementing project is submitted. Appropriate mitigation pursuant to site construction and operations will be imposed at that time.

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 amending the site's General Plan Foundation Component and its General Plan Land Use Designation, 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.

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:

a-d) Pursuant to the Riverside County General Plan Figure S-9 "100- and 500-Year Flood Hazard Zones" exhibit, the project site is located within a flood zone. However, pursuant to the Riverside County General Plan Figure S-10 "Dam Failure Inundation Zone" exhibit, the project site is not located within close proximity to any "Dam Failure Inundation Zones". Detailed review of grading plans and

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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site design will be reviewed at the time an implementing project is submitted. Appropriate mitigation pursuant to site construction for the purpose of flood proofing will be imposed at that time.

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 amending the site's General Plan Foundation Component and its General Plan Land Use Designation, 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.

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

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

Findings of Fact:

a) This project will result in changes to the General Plan Land Use pattern for the project site. The project site is currently designated for open space and will change to residential, which could have different impacts. As there is no accompanying implementing project, potential impacts will analyzed in conjunction with a future project. The proposed change is a reasonable extension of the existing Medium High Density Residential land use area to the north of the project site. As a result, impacts associated with this project are considered less than significant.

b) The project site is located within the city of Lake Elsinore sphere of influence area. However, 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 amending the site's General Plan Foundation Component and its General Plan Land Use Designation, 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.

28. Planning

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

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

Findings of Fact:

a-e) The project will not result in changes to the project site's zoning. The project site is currently zoned Watercourse Watershed & Conservation Areas (W-1), which is inconsistent with this proposed General Plan Land Use Amendment, to change to Medium High Density Residential (MHDR). A Change of Zone will be required prior to the approval of an implementing project.

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 amending the site's General Plan Foundation Component and its General Plan Land Use Designation, 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.

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"/>

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Source: Riverside County General Plan Figure OS-5 "Mineral Resources Area"

Findings of Fact:

a-d) Pursuant to the Riverside County General Plan Figure OS-5 "Mineral Resources Area", exhibit, the project site is not located within an area known to have mineral resources that would preclude the development of the ultimate density requested in the project. 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" exhibit, the project site is not located within an airport influence area. As a result, there will be no impacts.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

31. Railroad Noise

NA A B C D

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

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

Pursuant to the Riverside County General Plan Figure C-1 "Circulation Plan" exhibit, the project site is not located within close proximity of a railroad line. As a result, there will be no impacts from railroad noise.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

32. Highway Noise

NA A B C D

Source: On-site Inspection, Project Application Materials

Findings of Fact:

The project site is not located near any highways. The closest Highway is State Highway 74, over two miles to the west of the project site. Noise from this distance will be negligible. Therefore, there will be no impacts.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

33. Other Noise

NA A B C D

Source: Project Application Materials, GIS database

Findings of Fact:

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

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

34. Noise Effects on or by the Project

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

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

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
c) Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Exposure of persons to or generation of excessive ground-borne vibration or ground-borne noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input 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) A General Plan land use change from Open Space to Residential could 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 residential designations and will be analyzed at the time of an implementing project.

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 amending the site's General Plan Foundation Component and its General Plan Land Use Designation, 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.

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

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Source: Project Application Materials, GIS database, Riverside County General Plan Housing Element

Findings of Fact:

a-f) The existing General Plan Land Use of the project is Open Space: Conservation, which precludes the construction housing units. This project is a proposed General Plan Amendment to change the site to Medium High Density Residential (MHDR) (5-8 DU/AC). At build-out under this proposed land use, over the 1.87-Acre project site, a range from 9 to 14 dwelling units could potentially be established.

Currently, the site is vacant land; therefore, this project will not displace any existing housing nor will it affect an established redevelopment area.

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 amending the site's General Plan Foundation Component and its General Plan Land Use Designation, 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.

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

36. Fire Services

Source: Riverside County General Plan Safety Element

Findings of Fact:

A land use change from Open Space to Residential will generate different public service needs. These needs will be analyzed at the time of an implementing project. Additionally, 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 will be addressed through the County's Development Impact Fee schedule.

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 amending the site's General Plan Foundation Component and its General Plan Land Use Designation, 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

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

37. Sheriff Services

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

Findings of Fact:

A land use change from Open Space to Residential will generate different public service needs. These needs will be analyzed at the time of an implementing project. Additionally, 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 will be addressed through the County's Development Impact Fee schedule.

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 amending the site's General Plan Foundation Component and its General Plan Land Use Designation, 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.

38. Schools

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

Findings of Fact:

A land use change from Open Space to Residential will generate different public service needs. These needs will be analyzed at the time of an implementing project. Additionally, 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 will be addressed through the County's Development Impact Fee schedule.

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 amending the site's General Plan Foundation Component and its General Plan Land Use Designation, 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

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

39. Libraries

<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:

A land use change from Open Space to Residential will generate different public service needs. These needs will be analyzed at the time of an implementing project. Additionally, 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 will be addressed through the County's Development Impact Fee schedule.

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 amending the site's General Plan Foundation Component and its General Plan Land Use Designation, 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.

40. Health Services

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

Findings of Fact:

A land use change from Open Space to Residential will generate different public service needs. These needs will be analyzed at the time of an implementing project. Additionally, 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 will be addressed through the County's Development Impact Fee schedule.

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 amending the site's General Plan Foundation Component and its General Plan Land Use Designation, 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

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

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 checked="" type="checkbox"/>	<input type="checkbox"/>
b) Would the project include the use of existing neighborhood or regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Is the project located within a Community Service Area (CSA) or recreation and park district with a Community Parks and Recreation Plan (Quimby fees)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

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) 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 amending the site's General Plan Foundation Component and its General Plan Land Use Designation, 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. There are no designated trails or parks proposed or required near the project site. This project site is not located within a County Service Area. However, Quimby fees may be required. Additionally, the applicant will participate with any assessment districts, after construction of a future implementing project. As a result, impacts associated with this project are considered less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

42. Recreational Trails

Source: Open Space and Conservation Map for Western County trail alignments

Findings of Fact:

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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a-c) 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 amending the site's General Plan Foundation Component and its General Plan Land Use Designation, 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. There are no designated trails or parks proposed or required near the project site. This project site is not located within a County Service Area. However, Quimby fees may be required. Additionally, the applicant will participate with any assessment districts, after construction of a future implementing project. As a result, impacts associated with this project are considered less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

TRANSPORTATION/TRAFFIC Would the project

43. Circulation

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

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

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

d) Alter waterborne, rail, or air traffic?

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

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

g) Cause an effect upon circulation during the project's construction?

h) Result in inadequate emergency access or access to nearby uses?

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?

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Source: Riverside County General Plan, Cherry Valley Policy

Findings of Fact:

a) This General Plan Amendment will result in changing the land use from Open Space to Residential; details of a future implementing project will be reviewed in conjunction with any other 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, 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 amending the site's General Plan Foundation Component and its General Plan Land Use Designation, 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) A General Plan land use change from Open Space to Residential could result in different transportation and circulation mitigation. However, there is no accompanying development associated with this proposed General Plan Amendment, therefore there are no design changes to the streets or roads that may increase hazards due to road design at this time. 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 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

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, 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 amending the site's General Plan Foundation Component and its General Plan Land Use Designation, 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

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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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) A General Plan land use change from Open Space to Residential will generate a need for additional water usage, at time of build-out. 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, 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 amending the site's General Plan Foundation Component and its General Plan Land Use Designation, 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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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b) Result in a determination by the wastewater treatment provider that serves or may service the project	<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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that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?

Source: Department of Environmental Health Review

Findings of Fact:

a-b) A General Plan land use change from Open Space to Residential will generate a need for additional sewer capacity, at time of build-out. 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, 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 amending the site's General Plan Foundation Component and its General Plan Land Use Designation, 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)?

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

Findings of Fact:

a-b) A General Plan land use change from Open Space to Residential will generate a need for additional solid waste servicing and disposal, at time of build-out. 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, 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 amending the site's General Plan Foundation Component and its General Plan Land Use Designation, which could eventually lead to development on the property. Should a

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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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: Application Materials

Findings of Fact:

a-g) A General Plan land use change from Open Space to Residential will generate a need for additional utility upgrades, at time of build-out. 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, 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 amending the site's General Plan Foundation Component and its General Plan Land Use Designation, 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.

49. Energy Conservation

a) Would the project conflict with any adopted energy conservation plans?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Source:

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Findings of Fact: Riverside County General Plan

a) Any future implementing project, regardless of use, 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, 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 amending the site's General Plan Foundation Component and its General Plan Land Use Designation, 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?

Source: Staff review, Project Application Materials

Findings of Fact:

Approval of this General Plan Land Use Amendment 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.

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)?

Source: Staff review, Project Application Materials

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

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, 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 amending the site's General Plan Foundation Component and its General Plan Land Use Designation, 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, the impacts are less than significant.

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"/>
--	--------------------------	--------------------------	--------------------------	-------------------------------------

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, 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 amending the site's General Plan Foundation Component and its General Plan Land Use Designation, 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).

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

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

VII. AUTHORITIES CITED

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

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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1109; *San Franciscans Upholding the Downtown Plan v. City and County of San Francisco* (2002)
102 Cal.App.4th 656.

Scan

COUNTY OF RIVERSIDE
TRANSPORTATION AND LAND MANAGEMENT AGENCY

George A. Johnson · Agency Director

Planning Department

Ron Goldman · Planning Director

DATE: June 15, 2010

TO: Clerk of the Board of Supervisors

FROM: Planning Department - Riverside Office

SUBJECT: General Plan Amendment No. 985

(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 June 29, 2010 BOS Agenda

BOV SENT 6.17.10.

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

Ron Goldman
6.17.10

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



FROM: TLMA - Planning Department

SUBMITTAL DATE:
June 17, 2010

SUBJECT: GENERAL PLAN AMENDMENT NO. 985 – Foundation-Regular – Applicant: Bob Taghdhiri – Engineer/Representative: Grant Becklund - First Supervisorial District - Lakeland Village Zoning District - Elsinore Area Plan: Open Space: Open Space Conservation (OS-C) – Location: North easterly of Grand Avenue, westerly of Turtle Dove Drive/Lucerne Street, and southerly and easterly of the City of Lake Elsinore. - 34.14 Gross Acres - Zoning: Watercourse, Watershed and Conservation Area (W-1) - **REQUEST:** This General Plan Amendment proposes to amend General Plan Foundation Component of the subject site from Open Space to Community Development to amend the General Plan Land Use designation of the subject site from Open Space Conservation (OS-C) to Medium High Density Residential (CD:MHDR) (allowing 5-8 dwelling units per acre) - APN(s): 371-090-003, 371-090-004, and 371-150-009

RECOMMENDED MOTION: The Planning Director recommends that the Board of Supervisors adopt an order initiating proceedings for General Plan Amendment No. 985 as modified by staff and as shown in Exhibit 7, based on the attached report. The initiation of proceedings by the Board of Supervisors for the amendment of the General Plan, or any element thereof, shall not imply any such amendment will be approved.

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

Jerry Jolliffe, Deputy Planning Director for,

Ron Goldman
Planning Director

Jerry Jolliffe

Initials:
RG:th *peh*

(continued on attached page)

REVIEWED BY EXECUTIVE OFF

DATE

Tina Grande
Departmental Concurrence

Dept Re. n.: Consent Policy
Per Exec. Ofc.: Consent Policy

Prev. Agn. Ref.

District: First

Agenda Number:

The Honorable Board of Supervisors
Re: General Plan Amendment No. 985
Page 2 of 2

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 DECEMBER 2, 2009
RIVERSIDE COUNTY ADMINISTRATIVE CENTER**

I. **AGENDA ITEM 5.2: GENERAL PLAN AMENDMENT NO. 985** - Foundation / Regular - Applicant: Bob Taghdiri - Engineer/Representative: Grant Becklund - First Supervisorial District - Lakeland Village and South Elsinore Zoning Areas - Elsinore Area Plan: Open Space-Conservation- Location: Northerly of Grand Avenue, easterly of Russell Street, southerly of Como Street, and westerly of Lucerne Street - 34.14 Gross Acres - Zoning: Regulated Development Areas (R-D) and Watercourse, Watershed & Conservation Areas (W-1) - APNs: 371-090-003, 371-090-004 and 371-150-009 - (Continued from 6/24/09, 7/22/09 and 9/30/09)

II. **PROJECT DESCRIPTION**

The General Plan Amendment proposes to amend the General Plan from Open Space-Conservation (OS:C) to Community Development: Medium High Density Residential (CD:MHDR) (5-8 Dwelling Units Per Acre).

III. **MEETING SUMMARY**

The following staff presented the subject proposal:

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

The following spoke in favor of the subject proposal:

Grant Beckly, Applicant's Representative, 30811 Garbani Road, Winchester, California 92596

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

IV. **CONTROVERSIAL ISSUES**

NONE

V. **PLANNING COMMISSION ACTION**

The Planning Commission commented on the General Plan Amendment. If you wish to listen to the entire discussion, see Section VI below. Additionally, the comments of individual Commissioners are summarized in the Planning Director's Report and Recommendation to the Board of Supervisors.

INITIATION of the GENERAL PLAN AMENDMENT

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.

**PLANNING COMMISSION
MINUTE ORDER SEPTEMBER 30, 2009
RIVERSIDE COUNTY ADMINISTRATIVE CENTER**

- I. **AGENDA ITEM 9.5: GENERAL PLAN AMENDMENT NO. 985** - Foundation / Regular - Applicant: Bob Taghdiri - Engineer/Representative: Grant Becklund - First Supervisorial District - Lakeland Village and South Elsinore Zoning Areas - Elsinore Area Plan: Open Space-Conservation- Location: Northerly of Grand Avenue, easterly of Russell Street, southerly of Como Street, and westerly of Lucerne Street - 34.14 Gross Acres - Zoning: Regulated Development Areas (R-D) and Watercourse, Watershed & Conservation Areas (W-1) - APNs: 3721-090-003, 371-090-004 and 371-150-009 - (Continued from 6/24/09 and 7/22/09)

- II. **PROJECT DESCRIPTION**
The General Plan Amendment proposes to amend the General Plan from Open Space-Conservation (OS:C) to Community Development: Medium High Density Residential (CD:MHDR) (5-8 Dwelling Units Per Acre).

- III. **MEETING SUMMARY**
The following staff presented the subject proposal:
Project Planner, Tamara Harrison at 951-955-9721 or e-mail tharriso@rctlma.org.

No one spoke in favor, neutral or in opposition of the subject proposal.

- IV. **CONTROVERSIAL ISSUES**
NONE

- V. **PLANNING COMMISSION ACTION**
The Planning Commission, continued the subject proposal to December 2, 2009.

- 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.

**PLANNING COMMISSION
MINUTE ORDER JULY 22, 2009
RIVERSIDE COUNTY ADMINISTRATIVE CENTER**

- I. **AGENDA ITEM 7.7: GENERAL PLAN AMENDMENT NO. 985** – Foundation-Regular – Applicant: Bob Taghdiri – Engineer/Representative: Grant Becklund - First Supervisorial District – Lakeland Village and South Elsinore Zoning Areas - Elsinore Area Plan: Open Space-Conservation– Location: Northerly of Grand Avenue, easterly of Russell Street, southerly of Como Street, and westerly of Lucerne Street - 34.14 Gross Acres - Zoning: Regulated Development Areas (R-D) and Watercourse, Watershed & Conservation Areas (W-1) - APN(s): 3721-090-003, 371-090-004, 371-150-009. (Continued from 6/24/09).

II. **PROJECT DESCRIPTION**

The General Plan Amendment proposes to amend the General Plan from Open Space-Conservation (OS:C) to Community Development: Medium High Density Residential (CD:MHDR) (5-8 Dwelling Units Per Acre).

III. **MEETING SUMMARY**

The following staff presented the subject proposal:

Project Planner, Mike Harrod, at (951) 955-1881 or e-mail mharrod@rctlma.org.

No one spoke in favor, neutral or in opposition of the subject proposal.

IV. **CONTROVERSIAL ISSUES**

NONE

V. **PLANNING COMMISSION ACTION**

The Planning Commission, continued the subject proposal to September 30, 2009.

APPROVAL

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.

**PLANNING COMMISSION
MINUTE ORDER JUNE 24, 2009
RIVERSIDE COUNTY ADMINISTRATIVE CENTER**

- I. **AGENDA ITEM 7.3: GENERAL PLAN AMENDMENT NO. 985** – Foundation-Regular – Applicant: Bob Taghdiri – Engineer/Representative: Grant Becklund - First Supervisorial District – Lakeland Village and South Elsinore Zoning Areas - Elsinore Area Plan: Open Space-Conservation– Location: Northerly of Grand Avenue, easterly of Russell Street, southerly of Como Street, and westerly of Lucerne Street - 34.14 Gross Acres - Zoning: Regulated Development Areas (R-D) and Watercourse, Watershed & Conservation Areas (W-1) - APN(s): 3721-090-003, 371-090-004, 371-150-009.

- II. **PROJECT DESCRIPTION**
The General Plan Amendment proposes to amend the General Plan from Open Space-Conservation (OS:C) to Community Development: Medium High Density Residential (CD:MHDR) (5-8 Dwelling Units Per Acre).

- III. **MEETING SUMMARY**
The following staff presented the subject proposal:
Project Planner, Mike Harrod, at (951) 955-1881 or e-mail mharrod@rctlma.org.

The following spoke in favor of the subject proposal:
Kelly Buffa, Applicant's Representative, 32735 E. La Palma Ave., Yorba Linda, California 92887

No one spoke in favor, neutral or in opposition of the subject proposal.

- IV. **CONTROVERSIAL ISSUES**
NONE

- V. **PLANNING COMMISSION ACTION**
The Planning Commission, by a vote of 5-0, continued the subject proposal to July 22, 2009.

- 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.: 5.2
Area Plan: Elsinore
Zoning District: Lakeland Village
Supervisory District: First
Project Planner: Michael Harrod
Planning Commission: December 2, 2009

General Plan Amendment No. 985
Applicant: Bob Taghdiri
Engineer/Representative: Grant Becklund

COUNTY OF RIVERSIDE PLANNING DIRECTOR'S REPORT AND RECOMMENDATIONS

RECOMMENDATIONS:

Initially, the Planning Director's recommendation was to tentatively decline to adopt an order initiating proceedings for GPA00985 from Open Space: Open Space Conservation (OS-C) to Community Development: Medium High Density Residential (CD: MHDR) and the Planning Commission made the comments below. The Planning Director now recommends that the Board of Supervisors adopt an order initiating proceedings on the southernmost 1.87 acre parcel (APN 371-150-009) from OS-C to MHDR and as shown in Exhibit 7. 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 commented that this site had major flooding, faulting, and environmental problems. He said that he could not think of another site where three major problems like these converge. He did not agree with the applicant's representative that all of these problems could be solved. At the request of the Planning Director, the Riverside County Flood Control and Water Conservation District (District) addressed flooding on the southern 1.87 acre parcel (APN 371-150-009). The District indicated that this parcel could be flood proofed, and Commissioner Roth commented that it would be appropriate to initiate the proposed change on this parcel only. The Planning Director concurred with the change to the 1.87 acre parcel only.

Commissioner John Snell: No Comment.

Commissioner John Petty: No Comment.

Commissioner Jim Porras: No Comment.

Commissioner Jan Zuppardo: No Comment.

Agenda Item No.: 5.2
Area Plan: Elsinore
Zoning District/Area: Lakeland Village
District/South Elsinore Area
Supervisory District: First
Project Planner: Mike Harrod
Planning Commission: December 2, 2009
Continued from: September 30, 2009; July
22, 2009; June 24, 2009; May 13, 2009; and
April 15, 2009.

General Plan Amendment No. 985
(Foundation – Regular)
E.A. Number: 41815
Applicant: Bob Taghdiri
Engineer/Rep.: Grant Becklund

COUNTY OF RIVERSIDE PLANNING DEPARTMENT
STAFF REPORT

PROJECT DESCRIPTION AND LOCATION:

The applicant proposes to amend the General Plan Foundation from Open Space to Community Development and the land use designation from Open Space Conservation (OS-C) to Medium High Density Residential (MHDR) allowing Density allowing 5 to 8 dwelling units per acre on 12.5 acres of an approximately 34.14-acre property. The project is located north easterly of Grand Avenue, westerly of Turtle Dove Drive/Lucerne Street, and southerly and easterly of the City of Lake Elsinore.

FURTHER PLANNING CONSIDERATIONS

November 24, 2009

This item was continued from the September 30, 2009 Planning Commission meeting to allow the applicant additional time to address flooding.

FURTHER PLANNING CONSIDERATIONS

September 9, 2009

This item was continued from July 22, 2009 to allow the applicant additional time to meet with the Riverside County Flood Control and Water Conservation District (Flood Control) regarding the feasibility of flood proofing any development of the site with respect to the water level of Lake Elsinore. As of this writing, Flood Control has indicated that no subsequent meetings have occurred.

POTENTIAL ISSUES:

According to the applicant, the purpose of the proposed general plan amendment is to allow for the development of a mobile home park affordable to those with modest incomes. The envisioned park would consist of a club house, office, recreational amenities including a pool, 250 to 280 mobile home lots, landscaping and several acres of open space and may also include a marina and/or launch ramp. According to the applicant's engineer, this would involve changing the contour of the lake bottom at the northeast edge of the site, without changing the lake's storage capacity, changing the contour by increasing the depth in some areas and reducing it in others. This would require permits from the Army Corp of Engineers.

The entire site is located within the Lake Elsinore Environs Policy Area, a flood prone area, designated OS-C, limiting development within the 100-year flood plain, but anticipating changes from OS-C to Community Development land use designations, as flood control improvements shifts this area out of the 100-year flood plain. The policy area allows these changes to occur

outside the 5-year limit placed on Foundation component amendments by the Administration Element.

The changed condition cited by the applicant to justify the change from OS-C to MHDR is the Lake Elsinore Management Project, stabilizing the surface level of the lake at 1,240 feet above sea level. Riverside County Flood Control cautioned that additional storage capacity might be added in the future, raising the surface level of the lake.

During the 1980 flood, the lake surface level reached 1,263 feet above sea level and the Lake Elsinore Management Authority estimates that if the Lake Management Project and outlet channel to Alberhill Creek/Temescal Wash had existed, the lake would have risen no higher than approximately 1,263 feet. According to the applicant's engineer, the finished grade would have to be above the 1,263 foot elevation on the site.

However, Riverside County Flood has indicated that the finished grade would have to be above the 1268 foot elevation. County records show elevations on the site ranging from 1244, twenty-four feet below the grade identified by County Flood Control, to 1262, six feet below the required grade. For those areas outside the lake bottom, material may have to be imported to raise the grade to these levels. The FEMA maps used by County Flood Control show the entire site still falling within the 100-year flood plain. If these maps reflect the flood control improvements associated with the Lake Elsinore Management Project in place, then these improvements have not shifted the site outside the 100-year flood plain and there would be no basis for approving the proposed change from OS-C to MHDR. According to County Flood Control, the 1.87 acre parcel closest to Grand Avenue (371-150-009) could potentially be protected from flooding, but the remainder of the site is much more uncertain.

Primary access to the site is along Vail Street on the northwest edge of the site, while secondary access is available from Turtle Dove Drive to the southeast. Water and sewer service is available to the site at Turtle Dove Drive and Hillview Lane and along Grand Avenue.

The site is located in two criteria cells (Cell 5036 & Cell 5038) of the Western Riverside County Multiple Species Habitat Conservation Plan (MSHCP). These cells will contribute to assembly of Proposed Extension of Existing Core 3. This extension conserves soils of the Traver series, which are important to the maintenance of several species of Narrow Endemic Plants and provides habitat for shore bird use and since surrounding land uses include community development, management of edge conditions in this area will be necessary to maintain high quality habitat in this area.

The majority of the site falls within Cell 5038, conservation focusing on grassland and connecting to grassland habitat proposed for conservation in Cell 5036 to the east. Conservation within this cell will range from 35% to 45% of the Cell focusing in the eastern central portion of the Cell.

A portion of the site also falls within Cell 5036, conservation focusing on grassland habitat and connecting to grassland habitat proposed for conservation in Cell 5038 to the west and 5033 to the east. Conservation within this cell will range from 40% to 50% of the Cell focusing in the southwest portion of the Cell.

This preliminary review suggests that conservation may be required as the vegetation identified on the site is largely grassland and includes shoreline areas. Any proposed development of the site will require full review under the Habitat Assessment and Negotiation Strategy.

The entire site is located within a county fault zone, having an increased potential for seismic hazards and fault rupture than in other areas, and potentially posing a significant threat to life and property. According to the General Plan's Safety Element, the primary technique used to mitigate such hazards is to setback from and avoid active faults. If an active fault is present, any structure used for human occupancy shall be setback a minimum of 50' unless otherwise determined by the County Engineering Geologist. This potential hazard would have to be investigated and impacts mitigated prior to any project approval on the site.

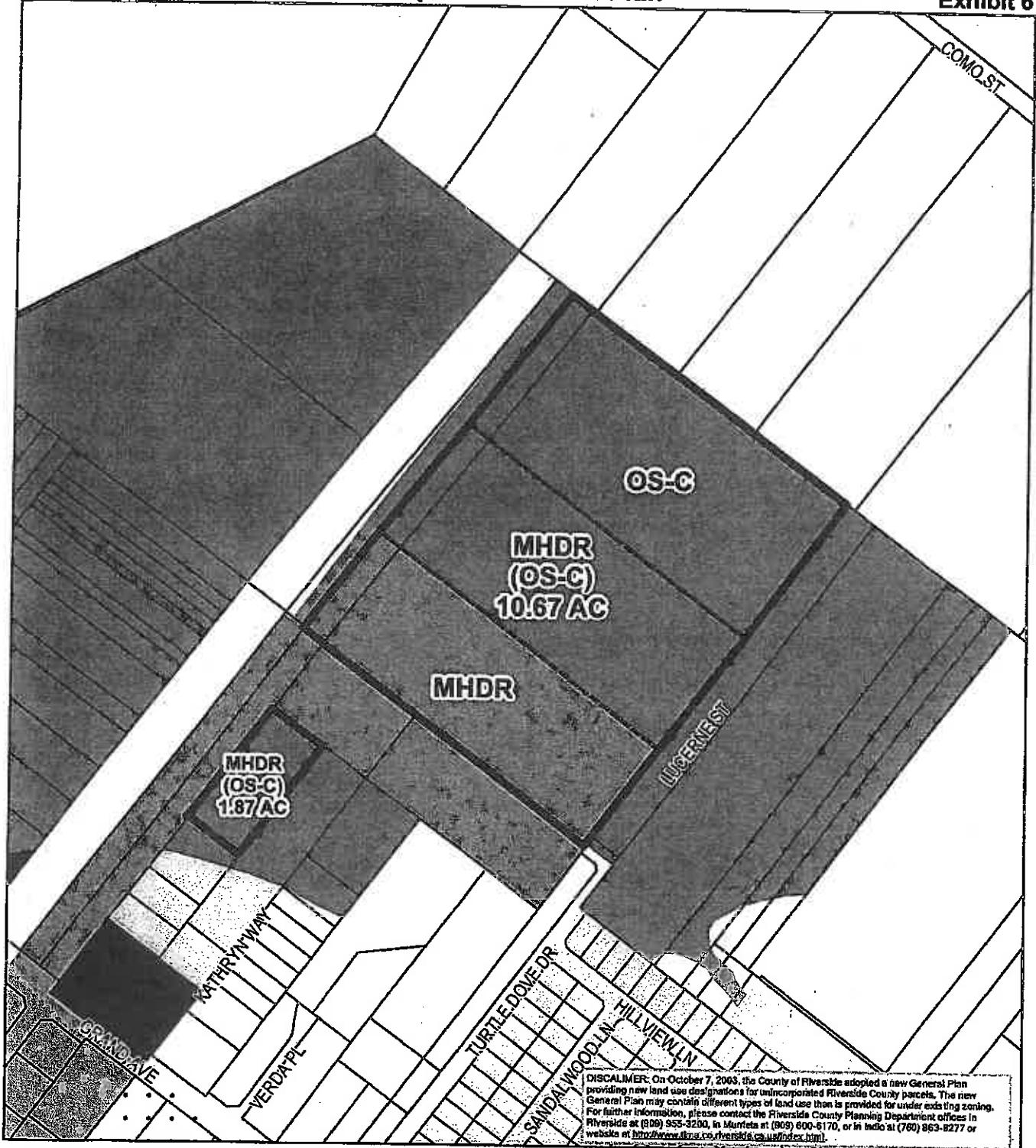
The site is located within the Lakeland Village/Wildomar Redevelopment Area (RDA). The Riverside County Redevelopment Agency (Agency), the State of California and the Federal Department of Housing and Urban Development (HUD) only recognizes affordable housing that is legally binding by covenant or contract. The applicant has indicated that the envisioned development associated with this general plan amendment would "offer affordable housing to the modest income segment of the market." Without covenant or contract, such development would not be considered "affordable" as defined by these government entities. Given existing economic conditions, there is a surplus of generically affordable residences for sale in both the redevelopment project area and elsewhere, including lender and non-lender owned housing, as well as abandoned and/or dilapidated residential structures that can be purchase inexpensively and free of potential flooding and seismic/geologic hazards. The costs of obtaining specialized permits, dredging the lake bed, building a clubhouse, providing recreational amenities and a potential marina may catapult the price of potential units well beyond the range of those with modest income.

RECOMMENDATIONS:

The Planning Director's recommendation is to **tentatively decline** to adopt and order initiating proceedings for General Plan Amendment No. 985 from Open Space Conservation to Medium High Density Residential. The adoption of such an order does not imply that the proposed GPA will be approved.

INFORMATIONAL ITEMS:

1. The project site is currently designated as Assessor's Parcel Numbers 371-090-003, 371-090-004, and 371-150-009.
2. The project was filed with the Planning Department on 2/14/2008.
3. Deposit Based Fees charged to this project, as of the time of staff report preparation, total \$8,881.54.



RIVERSIDE COUNTY PLANNING DEPARTMENT

Zone
District: Lakeland Village
Township/Range: T6SR4W
Section: 19

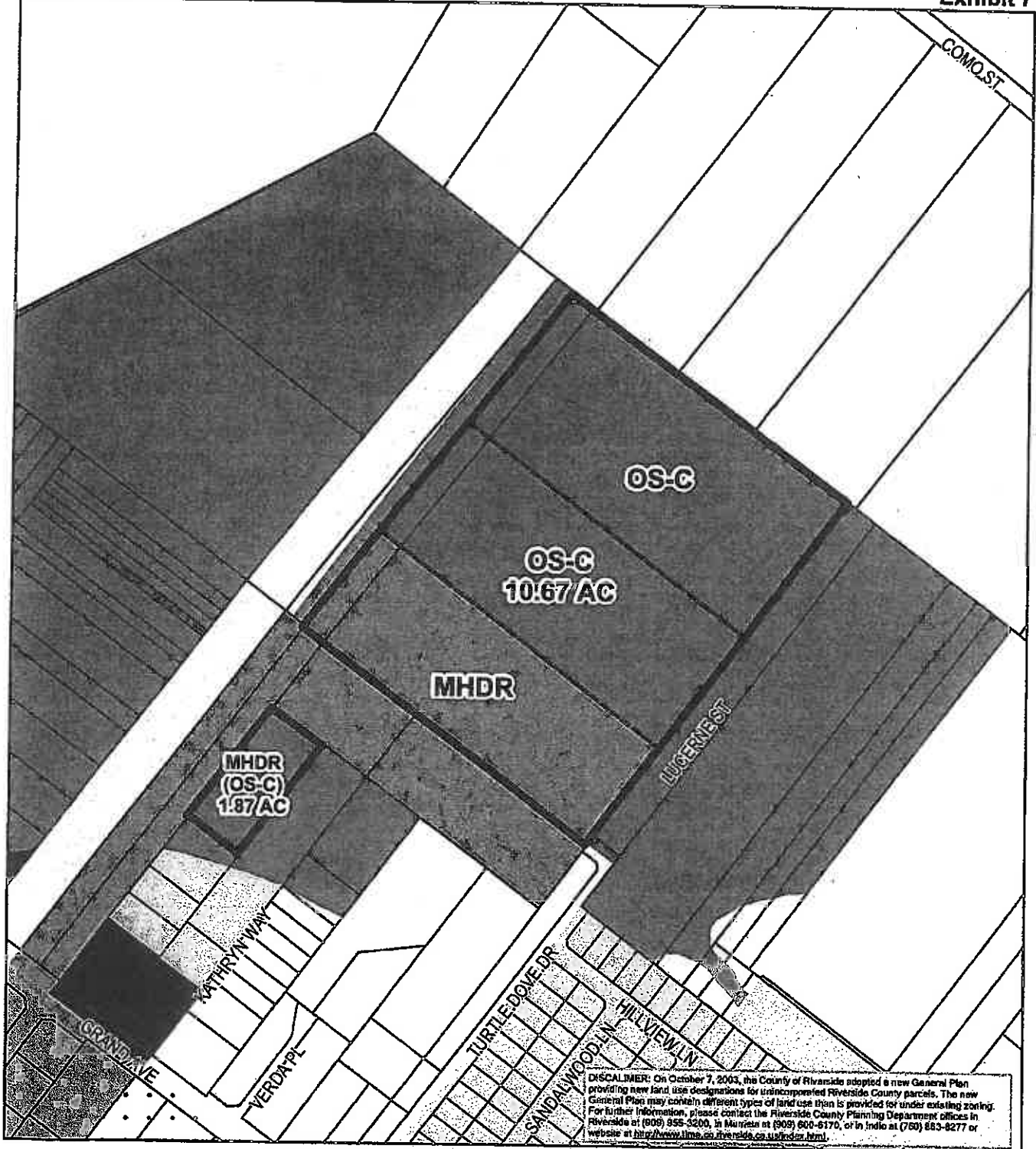


Assessors
Bk. Pg. 317-09
Thomas
Bros. Pg. 896 E3

Supervisor Buster
District 1
Date Drawn: 12/14/2009

GPA00985
Recommended General Plan

Planner: Mike Harrod
Date: 12/2009
Exhibit 7



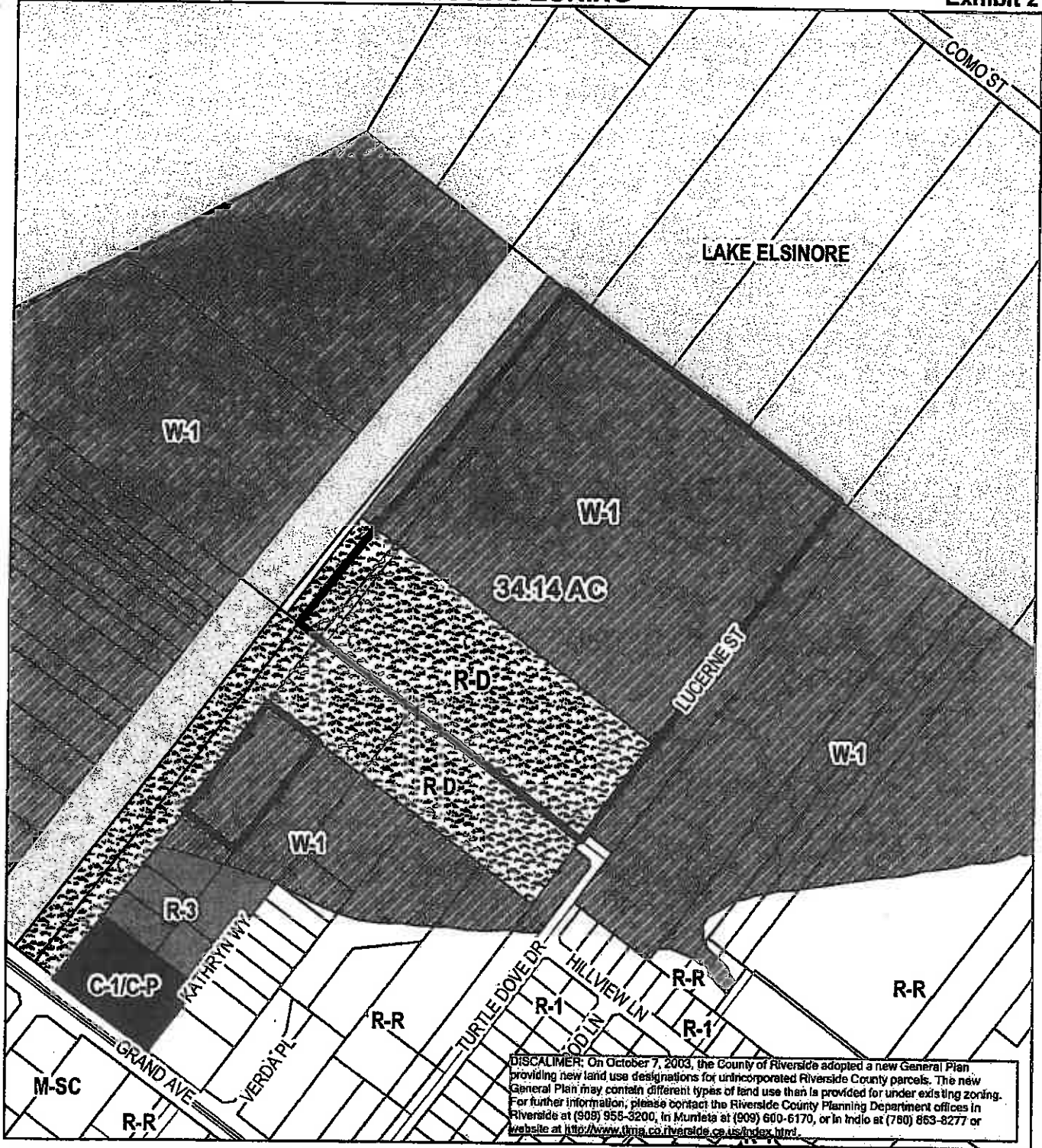
RIVERSIDE COUNTY PLANNING DEPARTMENT

Zone
District: Lakeland Village
Township/Range: T6SR4W
Section: 19



Assessors
Bk. Pg. 317-09
Thomas
Bros. Pg. 896 E3





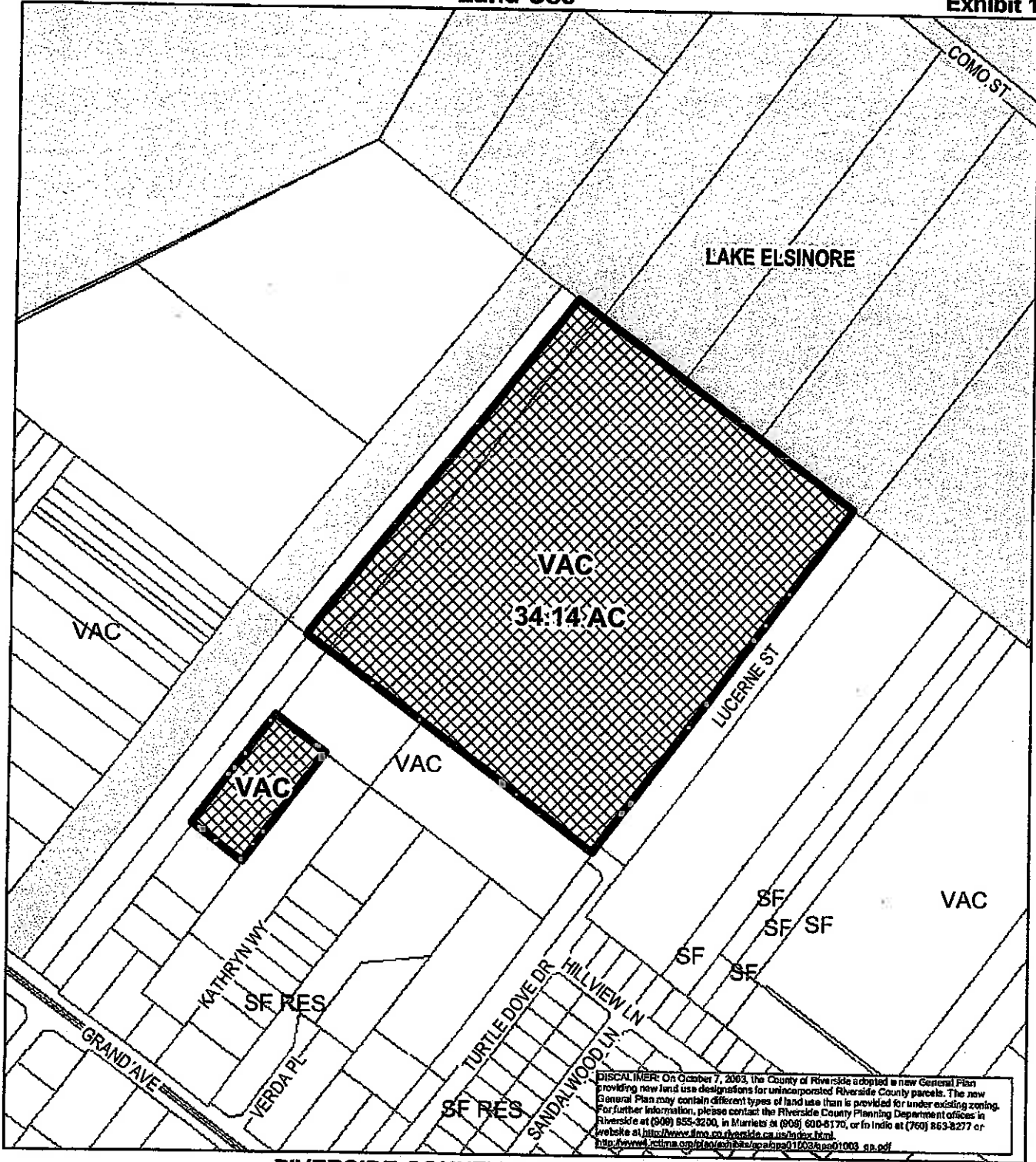
RIVERSIDE COUNTY PLANNING DEPARTMENT

Zone
 District: Lakeland Village
 Township/Range: T6SR4W
 Section : 19



Assessors
 Bk. Pg. 317-09
 Thomas
 Bros. Pg. 896 E3





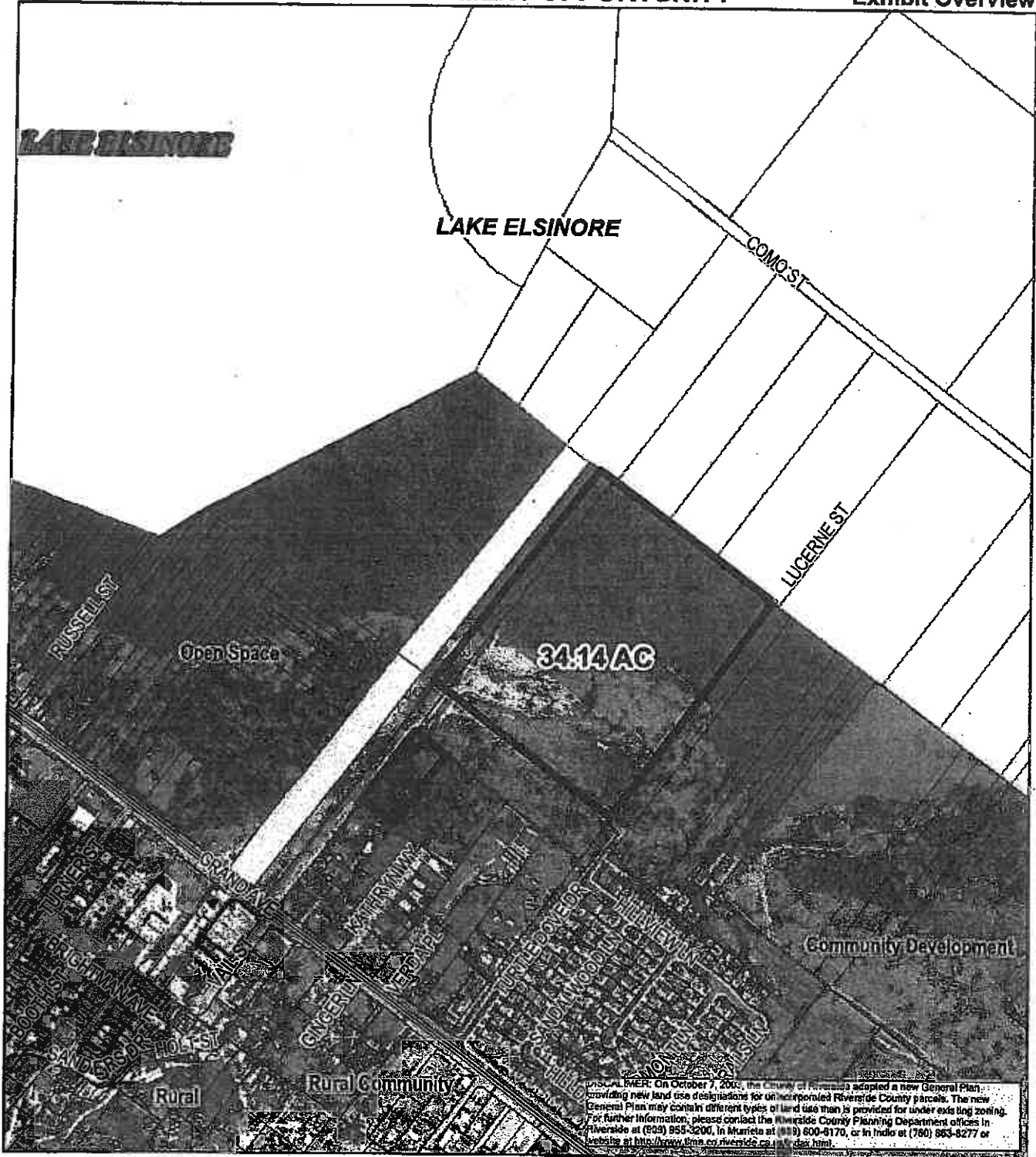
RIVERSIDE COUNTY PLANNING DEPARTMENT

Zone
District: Lakeland Village
Township/Range: T6SR4W
Section: 19



Assessors
Bk. Pg. 317-09
Thomas
Bros. Pg. 896 E3

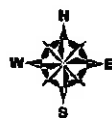




DISCLAIMER: On October 7, 2008, the County of Riverside adopted a new General Plan providing new land use designations for unincorporated Riverside County parcels. The new General Plan may contain different types of land use than is provided for under existing zoning. For further information, please contact the Riverside County Planning Department offices in Riverside at (951) 955-3200, in Murietta at (951) 600-8170, or in Indio at (760) 863-8277 or website at <http://www.ltrm.ca.gov/riverside2008/dex.html>.

RIVERSIDE COUNTY PLANNING DEPARTMENT

District
 Plan: Lakeland Village
 Township/Range: T6SR4W
 Section: 19

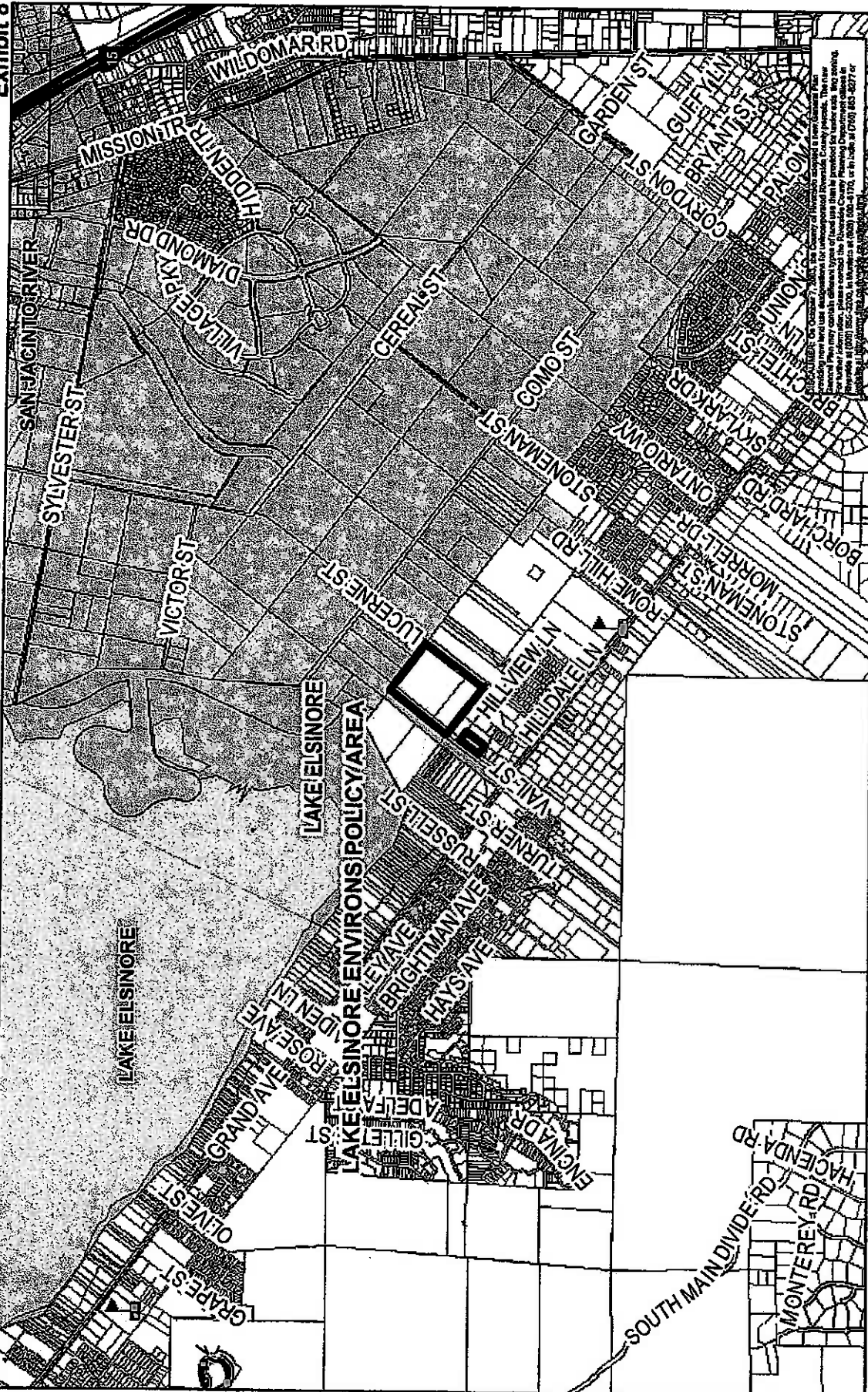


Assessors
 Bk. Pg. 317-09
 Thomas
 Bros. Pg. 896 E3

Supervisor Buster
District 1
Date Drawn: 4/23/08

**GPA00985
POLICY AREAS**

Planner: Amy Aldana
Date: 3/14/08
Exhibit 8



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Zone
District: Lakeland Village
Township/Range: T6SR4W
Section : 19

RIVERSIDE COUNTY PLANNING DEPARTMENT

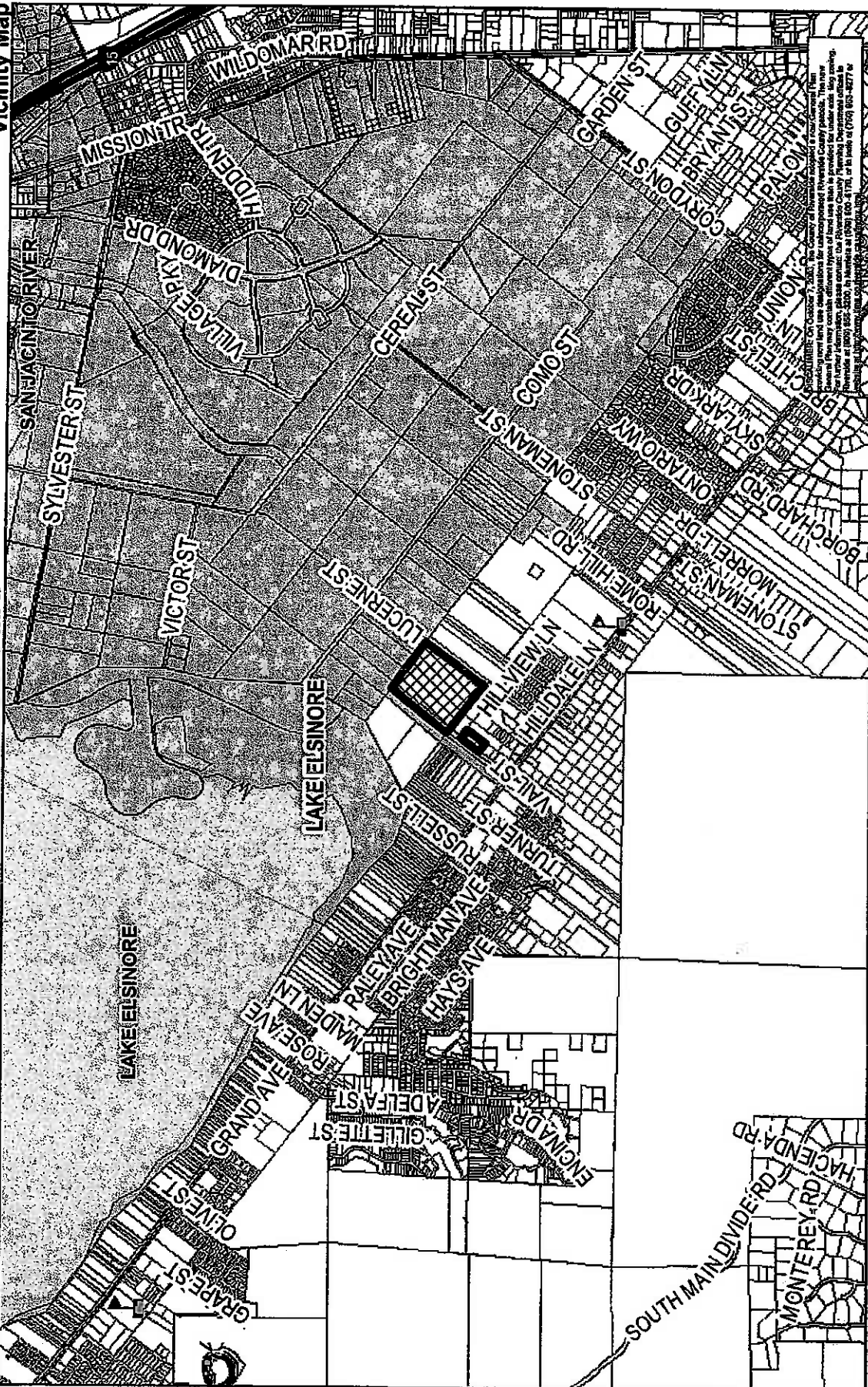
Assessors
Bk. Pg. 317-09
Thomas
Bros. Pg. 896 E3



Supervisor Buster
District 1
Date Drawn: 4/23/08

GPA00985 VICINITY MAP

Planner: Amy Aldana
Date: 3/14/08
Vicinity Map



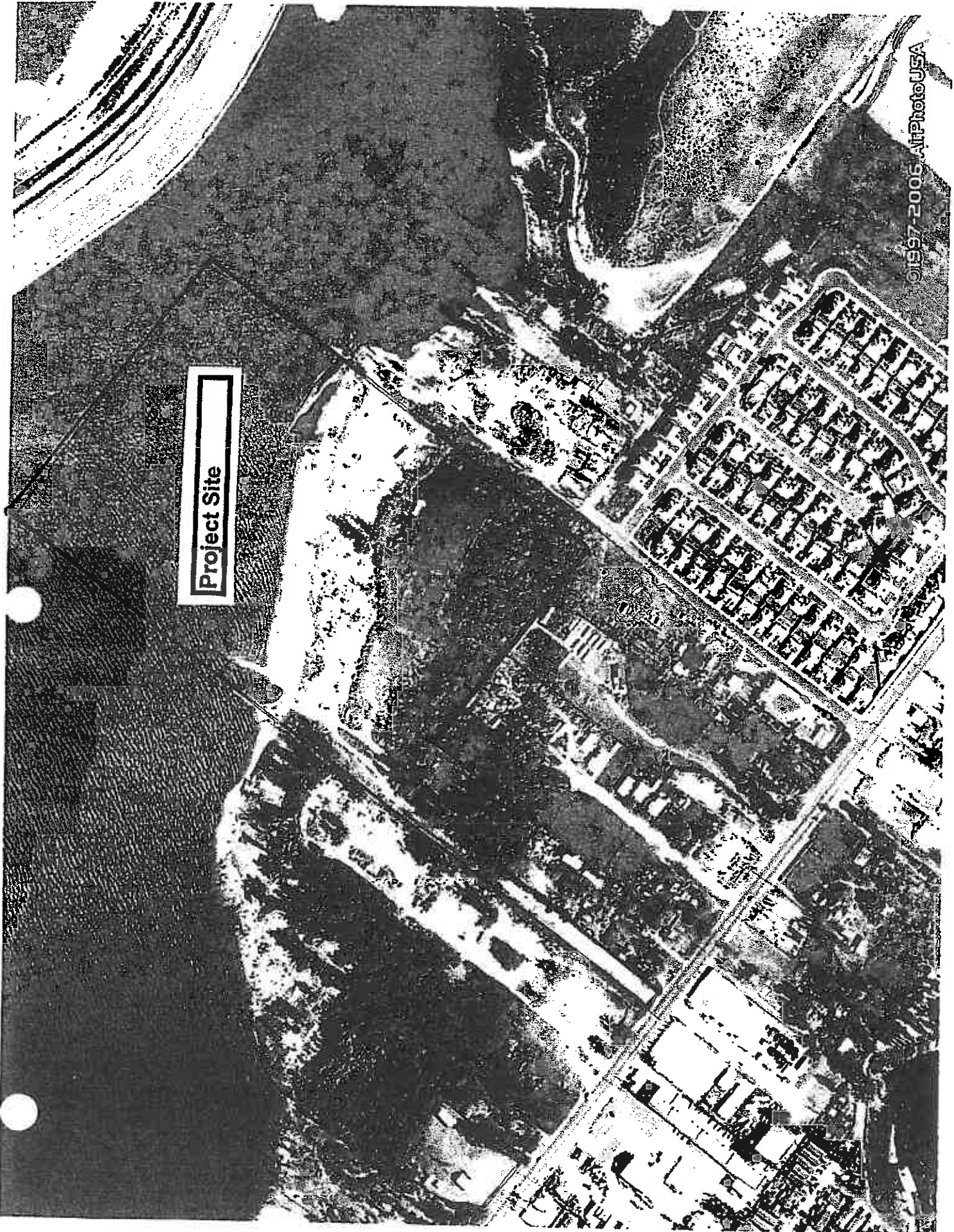
Zone
District: Lakeland Village
Township/Range: T6SR4W
Section: 19

RIVERSIDE COUNTY PLANNING DEPARTMENT

Assessors
Blk. Pg. 317-09
Thomas
Bros. Pg. 896 E3

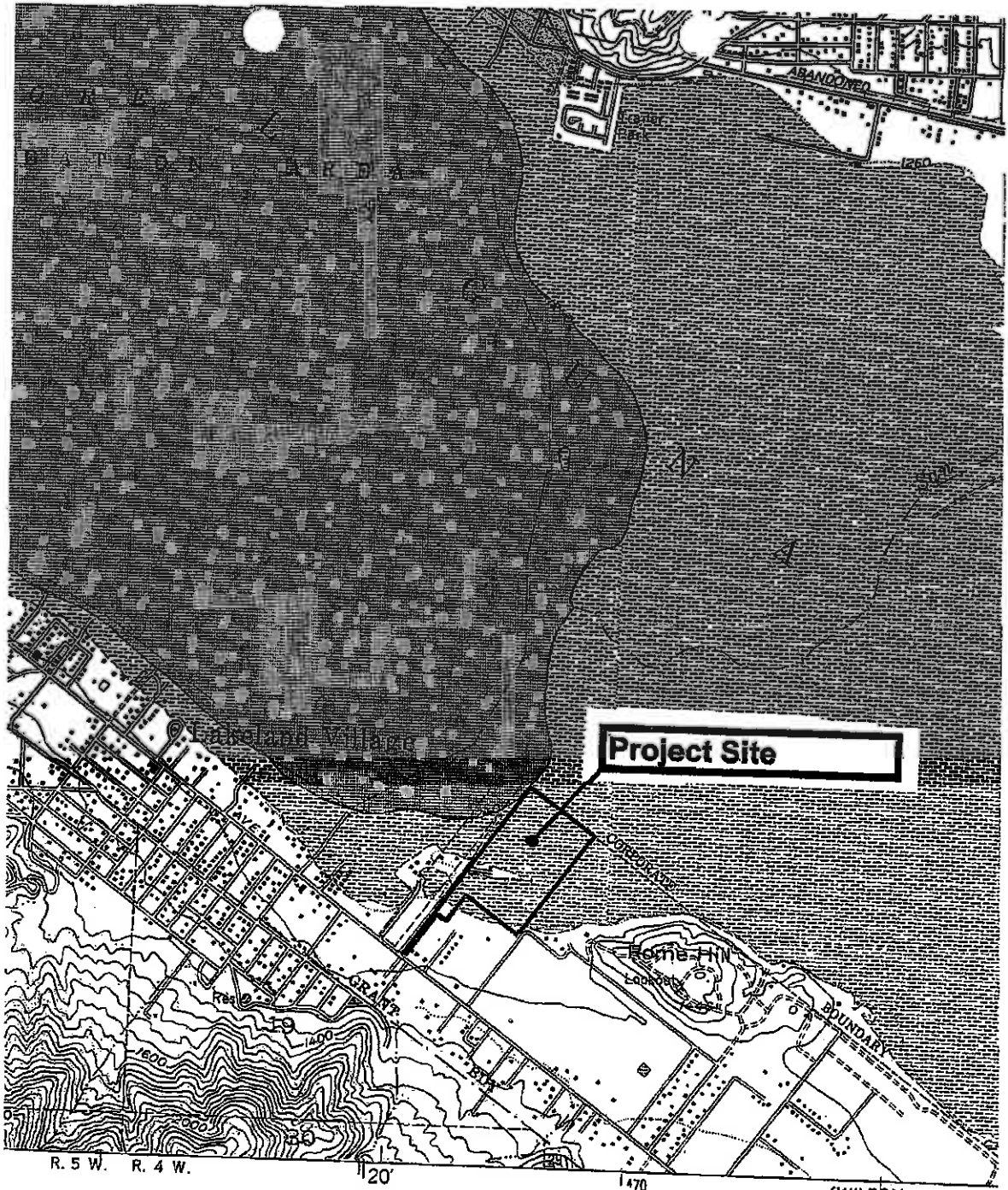


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Project Site

©1997-2006 AirPhotoUSA



Project Site

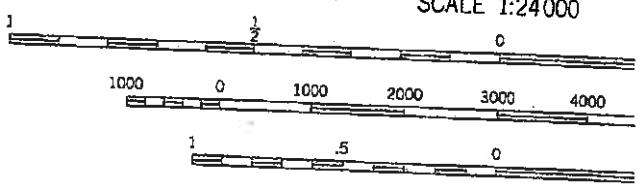
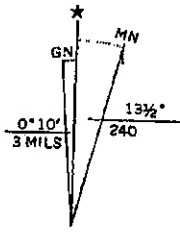
R. 5 W. R. 4 W.

120'

1470

(WILDOMAR)
2551 III SE

SCALE 1:24000



CONTOUR INTERVAL 40 FEE

LAKE ELSINORE, CALIF.
 (FORMERLY ELSINORE)
 33117-F3-TF-024
 1953
 PHOTOREVISED 1988
 DMA 2551 III NE-SERIES V895

APPLICATION FOR AMENDMENT TO THE RIVERSIDE COUNTY GENERAL PLAN

JUSTIFICATION FOR AMENDMENT (Please be specific. Attach more pages if needed.)

Portions of this site that were originally in the Flood Plain for Lake Elsinore can now be developed because of the improvements constructed by the Lake Elsinore Stabilization Project.

This land that can now be incorporated into the project and will make the proposed mobile home park a more desirable project with the amenities and units that can now be added.

III. AMENDMENTS TO POLICIES:

(Note: A conference with Planning Department staff is required before application can be filed. Additional information may be required.)

A. LOCATION IN TEXT OF THE GENERAL PLAN WHERE AMENDMENT WOULD OCCUR:

Element: _____ Area Plan: _____

B. EXISTING POLICY (if none, write "none." (Attach more pages if needed): _____

C. PROPOSED POLICY (Attach more pages if needed): _____

September 26, 2009

VIA ELECTRONIC MAIL AND FACSIMILE

Riverside County Planning Commission
ATTN: Mike Harrod
County of Riverside
4080 Lemon St., 9th Floor
Riverside, CA 92501

**RE: Item 9.0, General Plan Amendment Initiation Proceedings
(September 30, 2009)**

Dear Chair and Commission Members:

The Endangered Habitats League (EHL) appreciates the opportunity to comment on these landowner-initiated GPA proposals. In all cases, we commend the staff recommendations for upholding the planning integrity of the General Plan, for following the directives of the Administrative Element, and in respecting public safety and MSHCP imperatives.

Item 9.1, GPA 780 (Elsinore)

Concur with staff recommendation to deny initiation. There are numerous compelling reasons to deny this complex proposal, which responds to no changed circumstances. It would markedly intensify residential uses in an intrinsically unsafe high fire hazard area, whose emergency egress route – Highway 74 – is already severely challenged. The lack of proper secondary access cannot be mitigated, and the proposal is opposite to the recommendation of the Riverside County Fire Hazard Reduction Task Force:

Update the Riverside County General Plan and complete consistency zoning actions to limit residential growth within or adjacent to high fire hazard areas.

As the cogent staff report demonstrates, if land currently designated as Open Space-Conservation Habitat needs redesignation on technical grounds, alternative designations such as Rural Mountainous or Open Space-Rural that are more appropriate are available, and future development could still be consolidated via clustering. Furthermore, the loss of Public/Quasi Public MSHCP lands under the exchange scenario creates General Plan and MSHCP inconsistencies. Finally, such intensification in a relatively remote area is inconsistent with the General Plan Vision of avoiding leapfrog development away from services. Indeed, the General Plan Advisory Committee rejected a Rural Village Overlay for El Cariso for all these reasons

Item 9.2, GPA 1033 (SWAP)

Concur with recommendation in staff report to deny initiation. This proposal to extend the Citrus Vineyard Policy Area to Vail Lake is wholly unsuited for this locale. As pointed out in the thorough staff report, it would introduce a type and intensity of development far in excess of that anticipated by the General Plan's Vail Lake Policy Area and the policies of SWAP. The small farm and commercial development model of Citrus Vineyard has no relevance to the biological, viewshed, and recreational imperatives of Vail Lake. No changed circumstances justify this wholesale change. A massive upzoning to 2-acre lots would introduce large scale residential uses into a high fire hazard area, decimate the biological resources needed for MSCHP assembly, and constitute a leapfrog pattern of development apart from services and infrastructure. Finally, according to the Planning Department, "The proposed amendment also creates an internal inconsistency among the Elements of the General Plan, particularly the Multipurpose Open Space Element and the Safety Element."

Item 9.3, GPA 1000 (SWAP)

Concur with staff recommendation to deny initiation. Conversion of this 379-acre rural location to Community Development/Specific Plan would defy all relevant planning principles. It would urbanize an intact rural area discontinuous from urban infrastructure and services, maximize greenhouse gas emissions, and, contrary to the recommendation of the Fire Hazard Reduction Task Force, place development in a rugged, high fire hazard location. No new circumstance justifies this Foundation change, which would thus conflict with the Administrative Element of the General Plan. According to the staff report, this increase in intensity "would be contrary to the existing character and land use pattern in the area."

Item 9.4, GPA 988 (Elsinore)

Concur with staff recommendation to deny initiation. This proposal responds to no changed circumstances. It would intensify residential uses within a very high fire hazard area, contrary to the recommendation of the Fire Hazard Reduction Task Force. The current designation correctly reflects the viewshed and buffer characteristics of the area, and should not be altered. According to staff, "Increasing the intensity of uses on the site could also potentially create inconsistencies amongst the Land Use element and the Safety element of the General Plan."

Item 9.5, GPA 985 (Elsinore)

Concur with staff recommendation to deny initiation. This constrained site has serious and unresolved flood hazard issues, and the claim to provide needed affordable housing does not stand up to scrutiny, as documented in the staff report. Furthermore, the change would likely interfere with MSCHP assembly and should not proceed unless and until facilitation of a reserve segment can be documented.

Item 9.6. GPA 977 (Mead Valley/Elsinore)

Concur with staff recommendation to deny initiation. This is a massive proposal to redesignate 405 acres of Rural Mountainous and Rural Residential to Rural Community 1-acre lots. Discontiguous from infrastructure and services, and not responding to changed circumstances, the proposal utterly lacks planning merit. Indeed, due to public safety and MSHCP conflicts, staff concluded that:

This amendment would potentially create inconsistency between the Land Use Element and the Safety Element by increasing density in an area with steep slopes, high fire hazard and no nearby fire stations, limited access, and subject to flooding. Increasing the density/intensity of allowable land use on the site, as proposed by this amendment, would also exacerbate potential conflicts between such uses and the conservation requirements as set forth in the MSHCP, causing inconsistencies between the Land Use Element and the Multi-Purpose Open Space Element of the General Plan.

Item 9.7. GPA 924 (Mead Valley)

Concur with staff recommendation to deny initiation.

Item 9.8. GPA 958 (Mead Valley)

Concur with recommendation in staff report to deny initiation. The proposed change from Rural to Rural Community does not respond to new circumstances and would create a "spot zone."

Item 9.9. GPA 1084 (Jurupa)

Concur with staff recommendation to initiate.

Thank you for considering our views, and we look forward to working with you as the Five-Year Update proceeds.

Sincerely,

Dan Silver, MD
Executive Director

Electronic cc: Board Offices
George Johnson, TLMA
Ron Goldman, Planning Dept.

Carolyn Luna, EPD
Interested parties

4/15/09
8.10

April 13, 2009

VIA ELECTRONIC MAIL AND FACSIMILE

Riverside County Planning Commission
ATTN: Mike Harrod
County of Riverside
4080 Lemon St., 9th Floor
Riverside, CA 92501

**RE: Items 6.0 and 8.0, General Plan Amendment Initiation Proceedings
(April 15, 2009)**

Dear Chair and Commission Members:

The Endangered Habitats League (EHL) appreciates the opportunity to comment on these landowner-initiated GPA proposals. While we are encouraged by many rigorous recommendations from staff, we respectfully disagree on others.

Item 6.1, GPA 909 (Mead Valley)

Disagree with staff recommendation. This site is part of the Good Hope Rural Village Overlay Study Area, which is being planned as part of the County's GPA 960. It would be *premature* to identify this location in a piecemeal manner for light industrial uses. It should be planned in a *coherent* manner with the rest of the Overlay. Initiation should be denied and the landowner referred to the GPA 960 process.

Item 6.2, GPA 949 (Meadowbrook)

Disagree with staff recommendation. This site is part of the Meadowbrook Rural Village Overlay Study Area, which is being planned as part of the County's GPA 960. It would be *premature* to identify this location in a piecemeal manner for intensified use. It should be planned in a *coherent* manner with the rest of the Overlay. Initiation should be denied and the landowner referred to the GPA 960 process.

Item 6.3, GPA 743 (Elsinore)

Disagree with staff recommendation. This proposal is piecemeal urbanization that exemplifies the defects of the landowner-initiated GPA process. While EHL generally supports using land already designated as Community Development in a more efficient manner, there is question as to whether this land was properly designated in the first place. No evidence has been submitted to support the finding that in order to meet housing goals, "Special circumstances or conditions have emerged that were

unanticipated in preparing the General Plan.” What *are* the quantified “housing goals” for the unincorporated area? How much housing capacity is present in land *already* designated for urbanization? If additional capacity is needed, is this the best location based upon jobs, services, traffic and proximity to existing infrastructure and development? Until these basic planning questions are answered, this proposal should not be initiated.

Item 6.4, GPA 815 (Temescal Canyon)

More information needed. While creations of an employment center along I-15 may well make sense, several questions must first be answered. Why can't these same uses occur under the present designations? As this property is within MSHCP Criteria Cells, what is the effect of the change on reserve assembly? This information should be solicited from the Environmental Programs Dept. As the current designation includes Community Center, what was the original purpose of the Community Center and to what extent will those important planning goals be lost or changed by the Specific Plan?

Item 6.5, GPA 1073 (County-wide)

We support the intent of these revisions to General Plan Policy LU-6.2, to clarify that public facilities may be sited outside of the Public Facilities designator and to protect valuable Open Space lands from such incompatible uses. Proposed for deletion, however, is language that preferentially locates some public facilities in Community Development and Rural Community rather than Rural and Agriculture. For community-serving public facilities (as opposed to those with potential for nuisance), this policy language is appropriate, as it reduces vehicle travel and creates community identity. We thus suggest language to recapture this concept.

Item 8.1, GPA 940 (REMAP)

Concur with staff recommendation to deny initiation. As pointed out in the staff report, the need for additional commercial uses is being addressed through new Rural Incidental Commercial Policies (via GPA 960) that will provide such services to residents and travelers. Generally, this region is unsuited for non-rural development due to infrastructure and service deficiency, lack of water, fire hazard, MSHCP Criteria Cells, etc. No new circumstances justify the proposed foundation change, and overall planning issues should be deferred to the Rural Village Overlay process ongoing within County-initiated GPA 960.

Item 8.2, GPA 952 (REMAP)

Concur with staff recommendation to deny initiation. This proposal would create large scale urbanization on 733 acres in an area utterly unsuited to these uses, due to infrastructure and service deficiency, lack of water, fire hazard, MSHCP Criteria Cells, etc. No new circumstances justify the proposed foundation change, and overall planning issues should be deferred to the Rural Village Overlay process ongoing within County-initiated GPA 960.

Item 8.3. GPA 953 (Rancho California)

Concur with staff recommendation to deny initiation. The need for any additional commercial uses is being addressed through new Rural Incidental Commercial Policies (via GPA 960) that will provide such services to residents and travelers. The property is also affected by MSHCP Criteria Cells and fire hazard.

Item 8.4. GPA 1015 (REMAP)

Concur with staff recommendation to deny initiation. The need for additional commercial uses is being addressed through new Rural Incidental Commercial Policies (via GPA 960) that will provide such services to residents and travelers. Generally, this region is unsuited for non-rural development due to infrastructure and service deficiency, lack of water, fire hazard, MSHCP Criteria Cells, etc. No new circumstances justify the proposed foundation change, and overall planning issues should be deferred to the Rural Village Overlay process ongoing within County-initiated GPA 960.

Item 8.5. GPA 1025 (REMAP)

Concur with staff recommendation to deny initiation. This region is unsuited for non-rural development due to infrastructure and service deficiency, lack of water, fire hazard, MSHCP Criteria Cells, etc. No new circumstances justify the proposed foundation change, and overall planning issues should be deferred to the Rural Village Overlay process ongoing within County-initiated GPA 960.

Item 8.6. GPA 1044 (REMAP)

Concur with staff recommendation to deny initiation. The need for additional commercial uses is being addressed through new Rural Incidental Commercial Policies (via GPA 960) that will provide such services to residents and travelers. Generally, this region is unsuited for non-rural development due to infrastructure and service deficiency, lack of water, fire hazard, MSHCP Criteria Cells, etc. No new circumstances justify the proposed foundation change, and overall planning issues should be deferred to the Rural Village Overlay process ongoing within County-initiated GPA 960.

Item 8.7. GPA 934 (San Jacinto Valley)

Concur with staff recommendation to deny initiation. This intact agricultural area is inappropriate for conversion to more intensive residential uses, and as staff points out, no compelling new circumstances justify such change. Surrounding parcels are Agriculture and Open Space. While staff believes that future consideration for redesignation as commercial may be appropriate, no evidence is provided that more commercial land is actually needed. Rather, future needs might be met through the Rural Incidental Commercial Policies under development in GPA 960, intended to provide these services to residents and travelers. In addition, until it is shown that intensified uses will not interfere with MSHCP assembly within the affected Criteria Cells, changes in land use should not move forward.

Item 8.8, GPA 937 (Lake Mathews)

Concur with staff recommendation to deny initiation. The proposal is to change the current Rural and Rural Community designations to continuous estate lots in the Rural Community and Community Development categories. Such inefficient development on 733 acres would wastefully consume an inordinate amount of land while producing little and no affordable housing. The site is also constrained by the MSHCP. Annexation into the Cajalco Wood Policy Area, as staff proposes, may provide a better balance of more efficient development and natural open space if consistency with the MSCHP can be established.

Item 8.9, GPA 957 (Anza)

Concur with staff recommendation to deny initiation. This proposal for conversion of 258 acres from Rural to Rural Community estate lots lies outside the village core and is therefore inappropriate for increased intensification. Initiation would render the Anza Community Vision and Goals process meaningless. There are no new compelling circumstances, and all open space benefits of the proposal can be achieved or bettered by consolidation of the 64 units allowed under the existing designations. Staff is to be commended for the excellent capacity analysis showing no need for additional large residential lots in this area. In general, Anza is deficient in infrastructure and water, and has limited potential for intensified uses.

Item 8.10, GPA 985 (Elsinore)

Concur with staff recommendation to deny initiation. This constrained site has serious and unresolved flood hazard issues, and the claim to provide needed affordable housing does not stand up to scrutiny, as documented in the staff report. Furthermore, the change would likely interfere with MSCHP assembly and should not proceed unless and until facilitation of a reserve segment can be documented.

Item 8.11, GPA 621 (Lakeview Nuevo)

Need more information. The project site is within MSHCP Criteria Cells along the San Jacinto River, which is a particularly challenging area for preserve assembly. What effect would the proposed change have on the assembly process? If negative, then initiation should not proceed.

Thank you for considering our views, and we look forward to working with you as the Fire-Year Update proceeds.

Sincerely,

Dan Silver, MD
Executive Director

Electronic cc: Board Members and Board Offices
George Johnson, TLMA
Ron Goldman, Planning Dept.
Carolyn Luna, Environmental Programs Dept.
Interested parties

Bob Taghdiri
3112 Bostonian Drive
Los Alamitos, CA 90720
Applicant- GPA 985

Grant Becklund
30811 Garbanl Road
Winchester, CA 92596
Engineer- GPA985

Carlos Lopez
1713 West Gary Street
Santa Ana, CA 92704

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. 985 (Foundation and Entitlement/Policy) – Intent to Adopt a Negative Declaration – Applicant: Steve Galvez – Engineer/Representative: Grant Becklund – First Supervisorial District – Area Plan: Elsinore – Zone District: Lakeland Village – Zone: W1 (Watercourse, Watershed and Conservation Areas) – Policy Area: Lake Elsinore Environs – Location: West of Lucerne Street, north of Grand Avenue, east of Russell Street, and south of Como Street – Project Size: 1.87 acres – **REQUEST:** Proposal to amend the project site's General Plan Foundation Component from Open Space (OS) to Community Development (CD) and amend its Land Use Designation from Conservation (C) to Medium High Density Residential (MHDR) (5-8 DU/AC) on one parcel, totaling 1.87 acres – Project Planner: John Hildebrand at (951) 955-1888 or email jhildebr@rctlma.org.

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
GPA00985

I, Stella Spadafora, certify that on
(Print Name)
10/28/2015 the attached property owners list
(Date)
was prepared by County of Riverside / GIS
(Print Company or Individual's Name)
Distance Buffered: 600 Feet.

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: Stella Spadafora

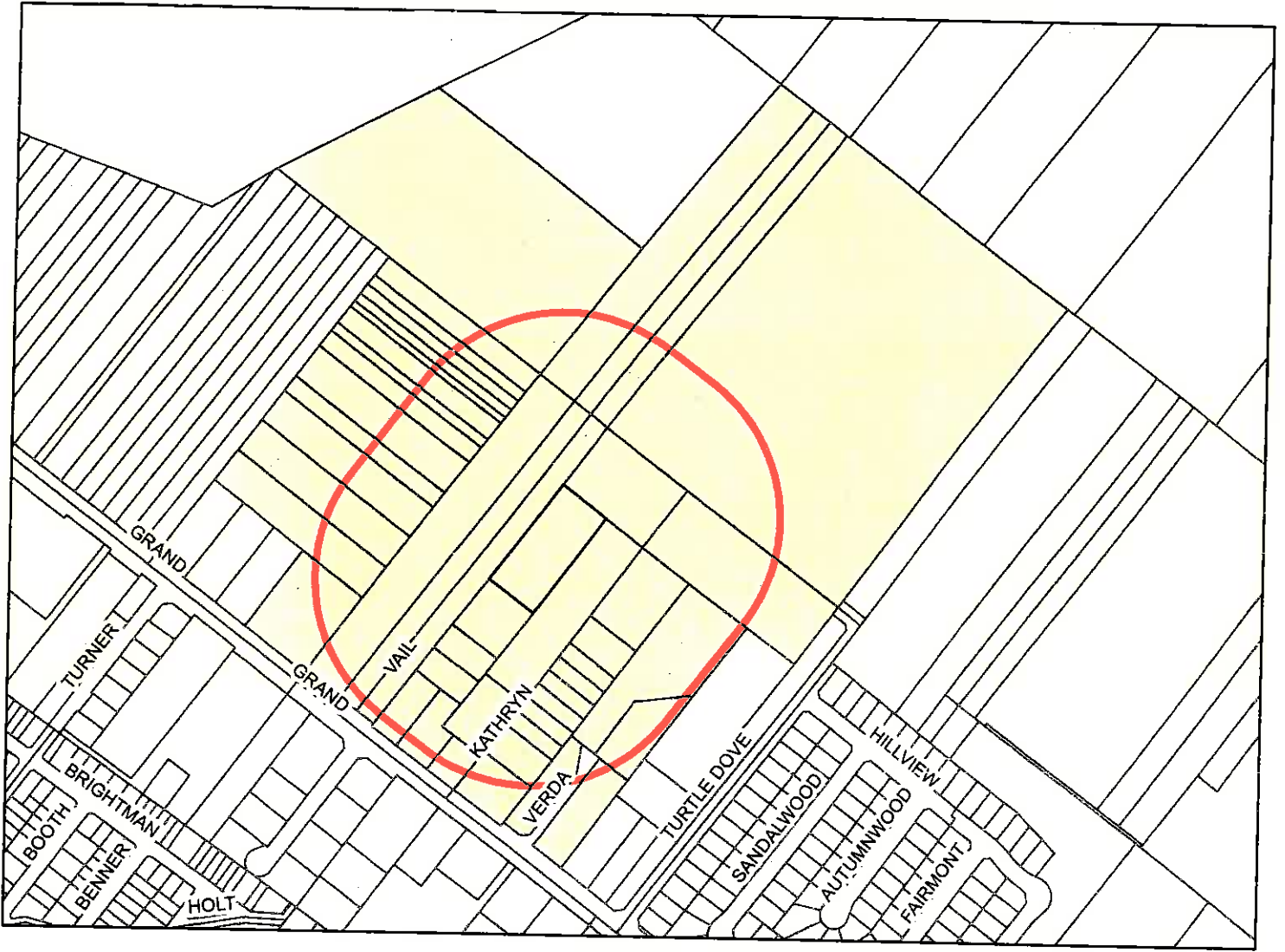
TITLE/REGISTRATION: GIS Analyst

ADDRESS: 3450 14th St. 5th Floor

Riverside, CA 92501

TELEPHONE (8 a.m. – 5 p.m.): (951) 955-3288

GPA00985
(600 Feet Radius)



Selected Parcels

371-160-009	371-130-017	371-130-008	371-070-001	371-130-009	371-130-013	371-130-015	371-130-016	371-150-008	371-150-015
371-150-014	371-160-026	371-130-012	371-150-006	371-150-007	371-150-001	371-150-002	371-130-011	371-160-016	371-160-015
371-130-004	371-090-003	371-090-004	371-150-009	371-150-010	371-150-016	371-160-007	371-130-007	371-150-004	371-130-014
371-160-018	371-160-010	371-160-027	371-150-011	371-160-017	371-160-014	371-090-001	371-090-002	371-150-012	371-160-029
371-160-012	371-160-013	371-130-006	371-130-005	371-160-004	371-130-010	371-160-030			



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ASMT: 371130004, APN: 371130004
JEFFREY MCELRATH
20995 ALAMEDO DEL NORTE
WILDOMAR CA 92595

ASMT: 371130011, APN: 371130011
JACQUELINE R TRUST, ETAL
6587 E CAMINO VISTA
ANAHEIM CA 92807

ASMT: 371130005, APN: 371130005
SONJA CRILLY, ETAL
717 N JANSS
ANAHEIM CA 92805

ASMT: 371130012, APN: 371130012
DAVID COOK
8605 SANTA MONICA 16929
WEST HOLLYWOOD CA 90069

ASMT: 371130006, APN: 371130006
RYAN REMP
41927 BLACK MOUNTAIN TR
MURRIETA CA 92562

ASMT: 371130014, APN: 371130014
JOHN EFFERTZ, ETAL
5480 PASEO DEL LAGO A
LAGUNA WOODS CA 92637

ASMT: 371130007, APN: 371130007
KRISTA ALFORD, ETAL
30261 SPRAY DR
CANYON LAKE CA 92587

ASMT: 371130016, APN: 371130016
ANUCHIT RUKSOMBOONDE
11609 ENCANTO LN
COLTON CA 92324

ASMT: 371130008, APN: 371130008
ALFRED BISHCOFF
2823 SUNSET BL
LOS ANGELES CA 90026

ASMT: 371130017, APN: 371130017
ALFRED BISCHOFF
2823 SUNSET BLV
LOS ANGELES CA 90026

ASMT: 371130009, APN: 371130009
ANUCHIT RUKSOMBOONDE
1850 W SYCAMORE ST
SAN BERNARDINO CA 92407

ASMT: 371150002, APN: 371150002
RICHARD LEDDY, ETAL
C/O WILLIAM LEDDY
23033 JUNIPER AVE
TORRANCE CA 90505

ASMT: 371130010, APN: 371130010
NICHOLE ANAYA, ETAL
1519 SUNRISE DR
VISTA CA 92084

ASMT: 371150004, APN: 371150004
TERRY CHENG, ETAL
725 RIDGECREST ST
MONTEREY PARK CA 91754

ASMT: 371150007, APN: 371150007
DEBRA TONE
18290 GRAND AVE
LAKE ELSINORE CA 92530

ASMT: 371150008, APN: 371150008
KURT LIVINGSTON, ETAL
2430 OUR COUNTRY RD
ESCONDIDO CA 92029

ASMT: 371150011, APN: 371150011
DOROTHY DANDURAND, ETAL
1465 LA RIATA DR
LA HABRA HEIGHTS CA 90631

ASMT: 371150012, APN: 371150012
RMT PROP
31902 AVENIDA EVITA
SAN JUAN CAPO CA 92675

ASMT: 371150014, APN: 371150014
CAROL HILLARY
18330 GRAND AVE
LAKE ELSINORE, CA. 92530

ASMT: 371150015, APN: 371150015
BARRY LEFROY
32295 MISSION TR NO 8
LAKE ELSINORE CA 92530

ASMT: 371160004, APN: 371160004
SIERRA NEVADA WEST INC
32880 KATHRYN WAY
LAKE ELSINORE CA 92530

ASMT: 371160007, APN: 371160007
HUSHMAN TAGHDIRI, ETAL
C/O STEVE GALVEZ
45621 CORTE ROYALE
TEMECULA CA 92592

ASMT: 371160009, APN: 371160009
VERONICA GUTIERREZ, ETAL
32950 KATHRYN WAY
LAKE ELSINORE, CA. 92530

ASMT: 371160010, APN: 371160010
MARY HOENIG, ETAL
28510 RED GUM
LAKE ELSINORE CA 92530

ASMT: 371160012, APN: 371160012
RUBY CARSON
32910 KATHRYN WAY
LAKE ELSINORE, CA. 92530

ASMT: 371160014, APN: 371160014
DARLA GREER, ETAL
32890 KATHRYN WAY
LAKE ELSINORE, CA. 92530

ASMT: 371160015, APN: 371160015
JAMES DOUGLAS
P O BOX 1110
LAKE ELSINORE CA 92531

ASMT: 371160016, APN: 371160016
GILBERTO FRANCO
32940 KATHRYN WAY
LAKE ELSINORE, CA. 92530

ASMT: 371160017, APN: 371160017
ROSALIND RIGGINS, ETAL
32930 KATHRYN WAY
LAKE ELSINORE, CA. 92530

ASMT: 371160018, APN: 371160018
ANTHONY REYES, ETAL
32920 KATHRYN WAY
LAKE ELSINORE, CA. 92530

ASMT: 371160026, APN: 371160026
DANIEL RODRIGUEZ
4195 HAVENRIDGE
CORONA CA 92883

ASMT: 371160027, APN: 371160027
MICHAEL HEIER
3966 ZION CT
CHINO CA 91710

ASMT: 371160029, APN: 371160029
LYNETTE CANTARINI, ETAL
18400 GRAND AVE
LAKE ELSINORE, CA. 92530

ASMT: 371160030, APN: 371160030
VINCENT GRAVES
695 W RACQUET CLUB RD
PALM SPRINGS CA 92262



RIVERSIDE COUNTY PLANNING DEPARTMENT

Steve Weiss AICP
Planning Director

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

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

38686 El Cerrito Road
Palm Desert, California 92211

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

General Plan Amendment No. 985

Project Title/Case Numbers

John Hildebrand – Project Planner

County Contact Person

(951) 955-1888

Phone Number

N/A

State Clearinghouse Number (if submitted to the State Clearinghouse)

Bob Taghdiri

Project Applicant

3112 Bostonian Drive, Los Alamitos, CA 90720

Address

West of Lucerne Street, north of Grand Avenue, East of Russell Street, and South of Como Street. APN: 371-150-009

Project Location

Proposal to amend the project site's General Plan Foundation Component from Open Space (OS) to Community Development (CD) and amend its Land Use Designation from Conservation (C) to Medium High Density Residential (MHDR) (5-8 DU/AC) on one parcel, totaling 1.87 acres

Project Description

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

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

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

John Hildebrand
Signature

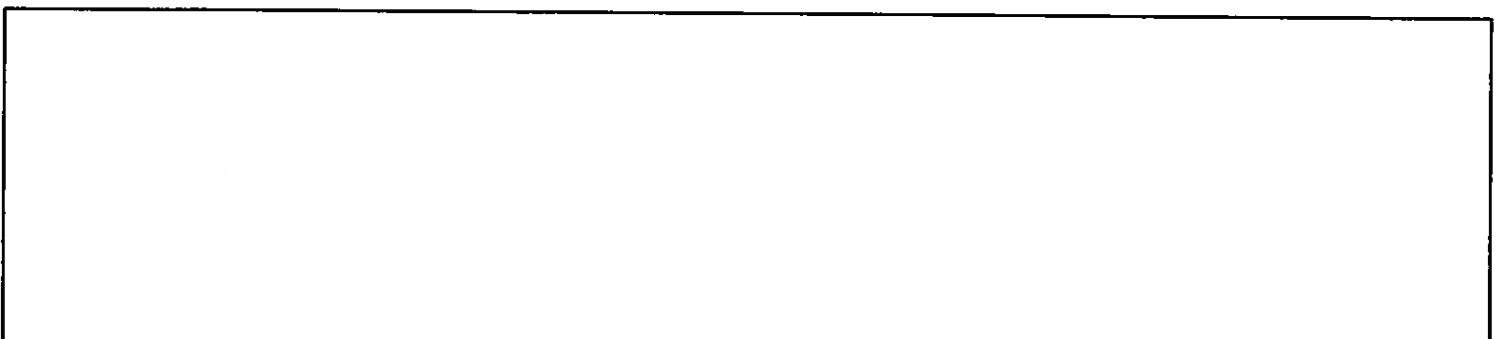
John Hildebrand

Title

11/02/2015

Date

Date Received for Filing and Posting at OPR: _____





RIVERSIDE COUNTY PLANNING DEPARTMENT

*Steven Weiss, AICP
Planning Director*

NEGATIVE DECLARATION

Project/Case Number: General Plan Amendment No. 985

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

PROJECT DESCRIPTION, LOCATION (see Environmental Assessment).

COMPLETED/REVIEWED BY:

By: John Hildebrand Title: Project Planner Date: November 2, 2015

Applicant/Project Sponsor: Bob Taghdiri Date Submitted: February 14, 2008

ADOPTED BY: Board of Supervisors

Person Verifying Adoption: _____ Date: _____

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

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

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

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

Please charge deposit fee case#: ZEA41815 ZCFG05162

FOR COUNTY CLERK'S USE ONLY

COUNTY OF RIVERSIDE
SPECIALIZED DEPARTMENT RECEIPT
Permit Assistance Center

O* REPRINTED * T0800887

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: TAGHDIRI BOB \$64.00
paid by: CASH
CA FISH & GAME FEE FOR EA41815
paid towards: CFG05162 CALIF FISH & GAME: DOC FEE
at parcel:
appl type: CFG3

By _____ Feb 14, 2008 13:50
SBROSTRO posting date Feb 14, 2008

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

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

COUNTY OF RIVERSIDE
SPECIALIZED DEPARTMENT RECEIPT
Permit Assistance Center

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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: TAGHDIRI BOB \$2,210.00
paid by: CK 1049
CA FISH & GAME FEE FOR EA41815
paid towards: CFG05162 CALIF FISH & GAME: DOC FEE
at parcel:
appl type: CFG3

By _____ Oct 29, 2015 07:44
MGARDNER posting date Oct 29, 2015

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

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