

Riverside Extended Mountain Area Plan

Policies:

- REMAP ~~43.1~~ 14.1 Protect life and property in REMAP by implementing the policies in the Disaster Preparedness, Response and Recovery section of the General Plan Safety Element.
- REMAP ~~43.2~~ 14.2 Cooperate with, and coordinate planning activities with, other state and federal agencies providing emergency services to REMAP residents.
- REMAP ~~43.3~~ 14.3 Establish disaster centers within REMAP stocked with food and adequate medical supplies.
- REMAP ~~43.4~~ 14.4 Maintain water storage facilities within REMAP adequate to provide peak load water supply requirements and designed to withstand moderate seismic activity.

Flooding and Dam Inundation

Hazards to life and property could result from a significant flood event on the San Jacinto River and along several creeks in the Garner and Anza Valleys. The areas within 100 year flood plains can be found on Figure 10, Special Flood Hazard Areas. The floodplains follow existing creeks and most greatly affect lowland areas.

In addition to hazards posed by flooding, dam failure from Lake Hemet may impact properties along the San Jacinto River. (See Figure 10.)

Policies:

- REMAP ~~44.1~~ 15.1 Adhere to the flood proofing, flood protection requirements of Riverside County Ordinance No. 458 Regulating Flood Hazard Areas.
- REMAP ~~44.2~~ 15.2 Require that proposed development projects that are subject to flood hazards, surface ponding, high erosion potential or sheet flow be submitted to the Riverside County Flood Control and Water Conservation District for review.
- REMAP ~~44.3~~ 15.3 When possible, create flood control projects that maximize multi-recreational use and water recharge.
- REMAP ~~44.4~~ 15.4 Protect life and property from the hazards of potential dam failures and flood events through adherence to the Flood and Inundation Hazards section of the General Plan Safety Element.

Wildland Fire Hazard

Due to the rural and mountainous nature of the plan area as well as the local flora, much of REMAP is subject to wildfire susceptibility at very high and high levels (scales of susceptibility). This threat is present in both natural environments and built communities. Methods to address this hazard include techniques such as avoidance of building in high-risk areas, creating setbacks that buffer development from hazard areas, maintaining brush clearance to reduce potential fuel, establishing low fuel landscaping, and utilizing fire-resistant building techniques. In still other cases, safety oriented organizations such as the Fire Safe Council can provide assistance in educating the



Fire Fact:

Santa Ana winds create a special hazard. Named by the early settlers at Santa Ana, these hot, dry winds heighten the fire danger throughout Southern California.

public and promoting practices that contribute to improved public safety. Refer to Figure 11, Wildfire Susceptibility, to see the locations of the wildfire zones within REMAP.

Policies:

REMAP ~~45.4~~ **16.1** Protect life and property from wildfire hazards through adherence to the Fire Hazards section of the General Plan Safety Element.

Seismic



Liquefaction occurs primarily in saturated, loose, fine to medium-grained soils in areas where the groundwater table is within about 50 feet of the surface. Shaking causes the soils to lose strength and behave as liquid. Excess water pressure is vented upward through fissures and soil cracks and a water-soil slurry bubbles onto the ground surface. The resulting features are known as "sand boils, sand blows" or "sand volcanoes." Liquefaction-related effects include loss of bearing strength, ground oscillations, lateral spreading, and flow failures or slumping.

The Hot Springs, Buck Ridge, and San Jacinto Faults traverse the plan area generally from northwest to southeast. Their close proximity to the communities of Idyllwild and Mountain Center, and to the Lake Hemet Reservoir underscores the need to consider seismic constraints in the plan.

Policies:

REMAP ~~46.4~~ **17.1** Protect life and property from seismic related incidents through adherence to the Seismic Hazards section of the General Plan Safety Element.

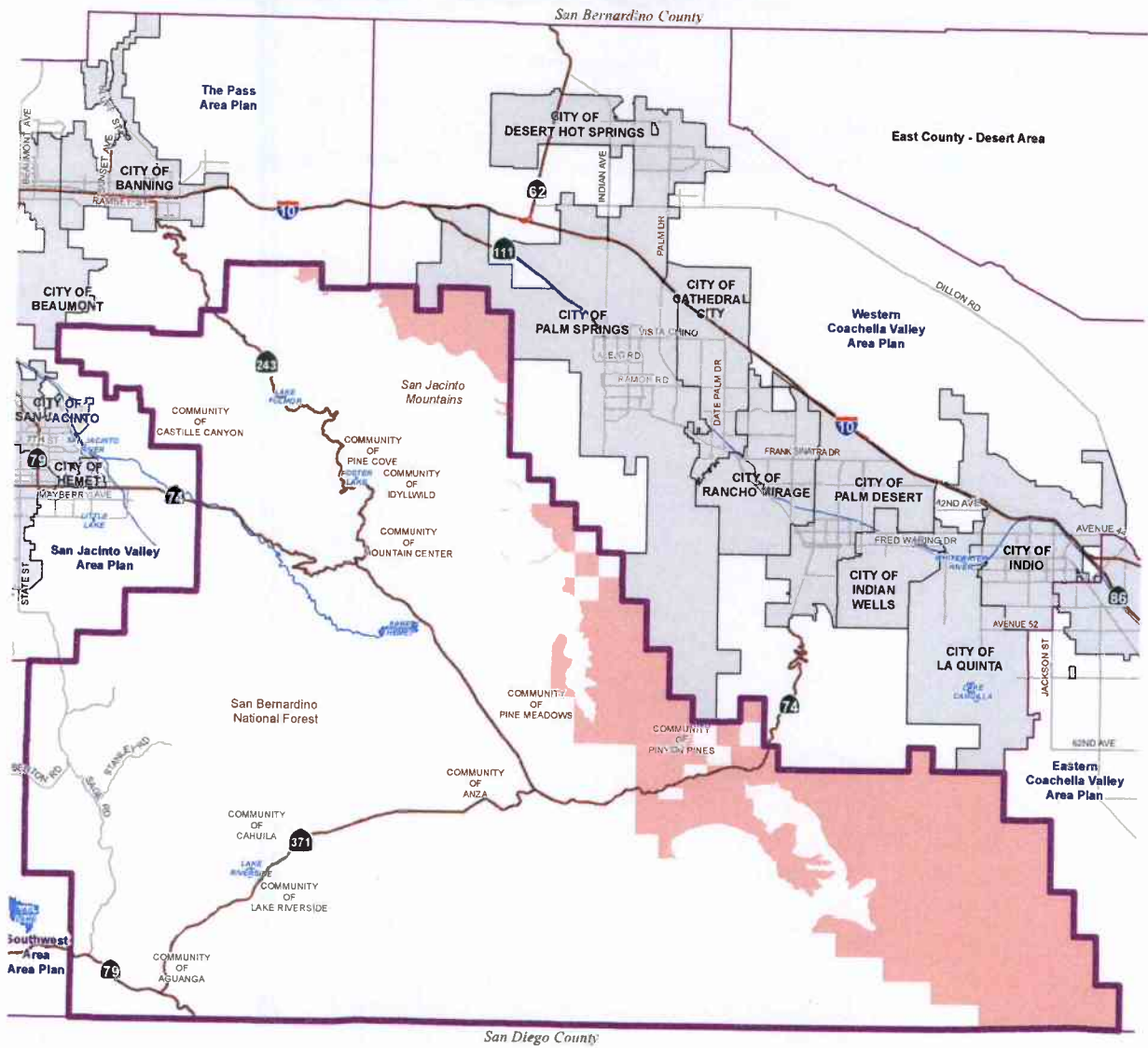
Slope

Many areas within REMAP, depicted on Figure 13, Steep Slope, contain steep slopes that require special development standards and care to prevent erosion and landslides, preserve significant views and minimize grading and scarring. Also refer to Figure 14, Slope Instability, for areas of possible landslide.

Policies:

REMAP ~~47.4~~ **18.1** Identify and preserve the ridgelines that provide a significant visual resource for REMAP through adherence to the Hillside Development and Slope section of the General Plan Land Use Element and the Scenic Resources section of the Multipurpose Open Space Element.

REMAP ~~47.2~~ **18.2** Protect life and property and maintain the character of REMAP through adherence to the Hillside Development and Slope section of the General Plan Land Use Element, the Slope and Soil Instability Hazards section of the General Plan Safety Element, and use of the Open Space-Rural and Rural Mountainous land use designations.



Data Source: Riverside County (2011)

- Santa Rosa and San Jacinto Mountains Conservation Area
- Highways
- Area Plan Boundary
- City Boundary
- Waterbodies

Figure 9

December 8, 2015

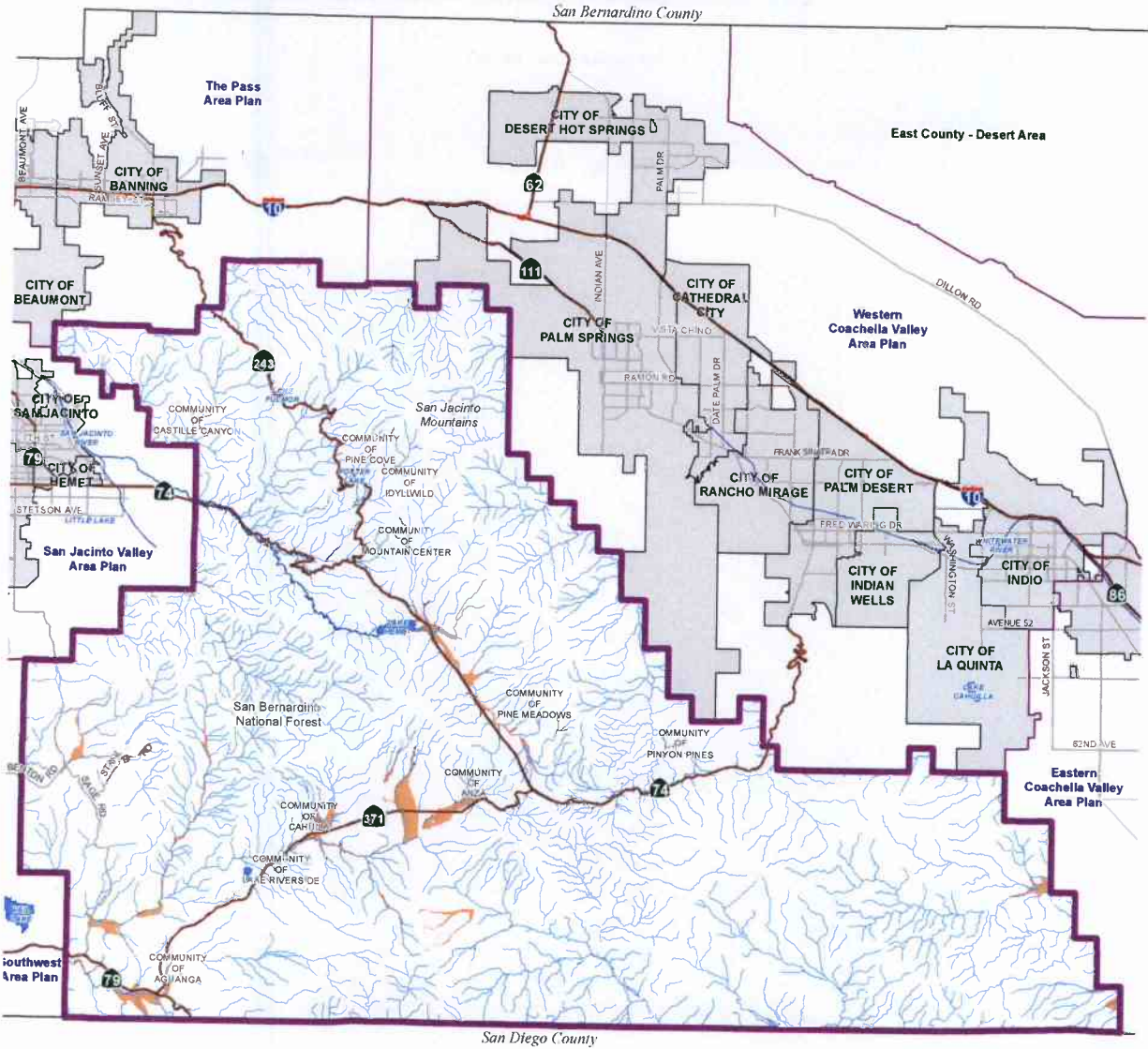
Miles
0 3.75 7.5

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RIVERSIDE EXTENDED MOUNTAIN AREA PLAN CVMSHCP

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Data Source: Riverside County Flood Control (2015)

Flood Prone Areas

- Drainages
- Dam Inundation Areas
- Special Flood Hazard Areas
- Highways
- Area Plan Boundary
- City Boundary
- Waterbodies

Disclaimer:
 The Public Flood Hazard Determination Interactive Map incorporates all of the Special Flood Hazard Areas in the unincorporated County of Riverside as listed in Ordinance No. 45614 Section 5. It is updated quarterly to include any amendments, revisions or additions thereto that go into effect pursuant to Federal Law, and those that are adopted by resolution by the Board of Supervisors of the County of Riverside after a public hearing.
 The flood hazard information is believed to be accurate and reliable. Flood heights and boundaries may be increased by man-made or natural causes. Moreover, the Interactive Map does not imply that land outside the regulated areas or the uses and development permitted within such areas will be free from flooding or flood damages. It is the duty and responsibility of CFWMD and RCFCAWCD to make interpretations, where needed, as to the exact location of the boundaries of the special flood hazard areas and whether a property is governed by Ordinance 456. Decisions made by the user based on this Interactive Map are solely the responsibility of the user. RCFCAWCD and CFWMD assume no responsibility for any errors and are not liable for any damages of any kind resulting from the use of or reliance on the information contained herein without first consulting the respective flood control agency with jurisdiction. If the property of interest is close to a floodplain, users are advised to contact the appropriate flood control agency for additional information and to obtain information regarding building requirements.

Figure 10

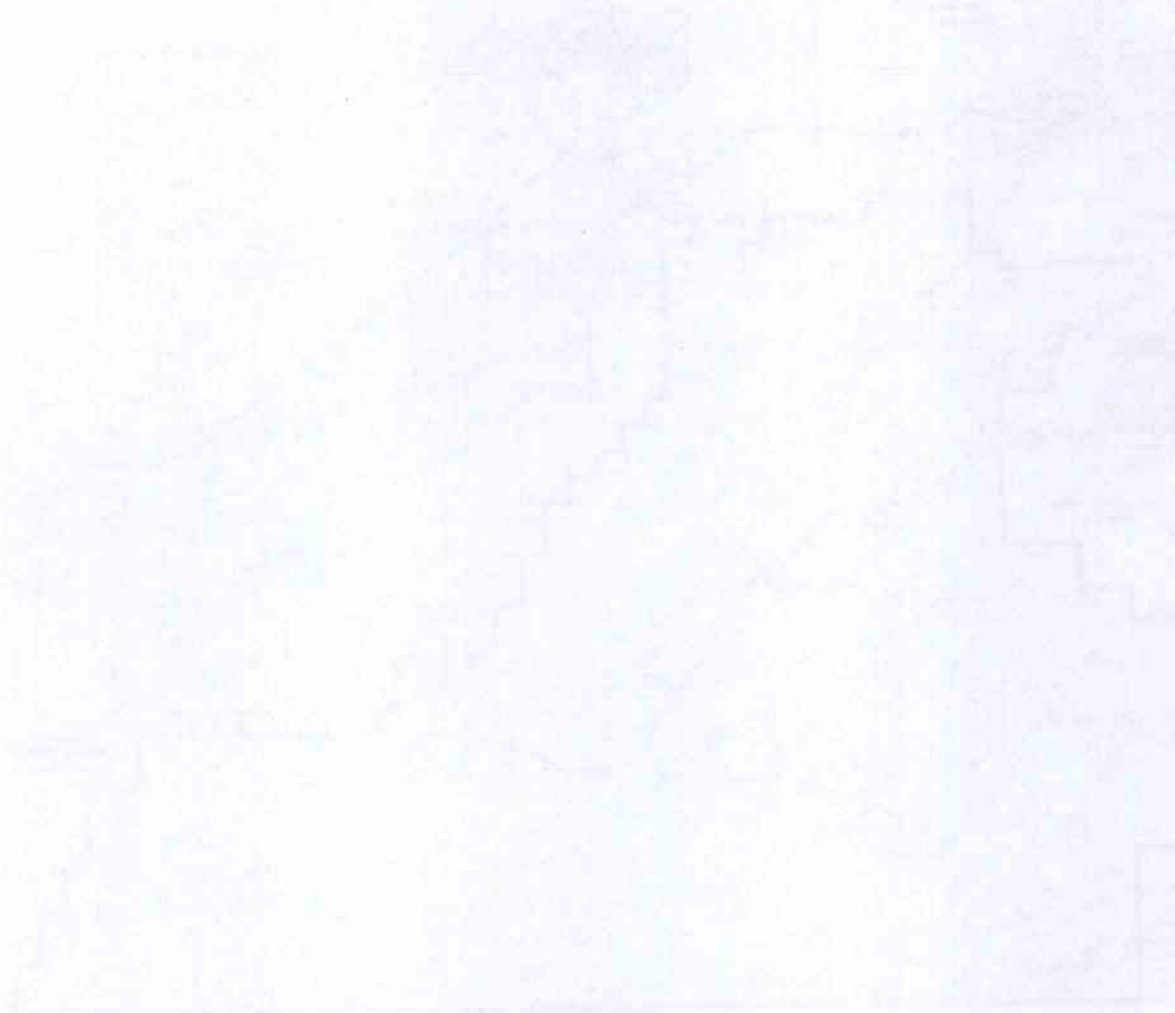
April 1, 2015

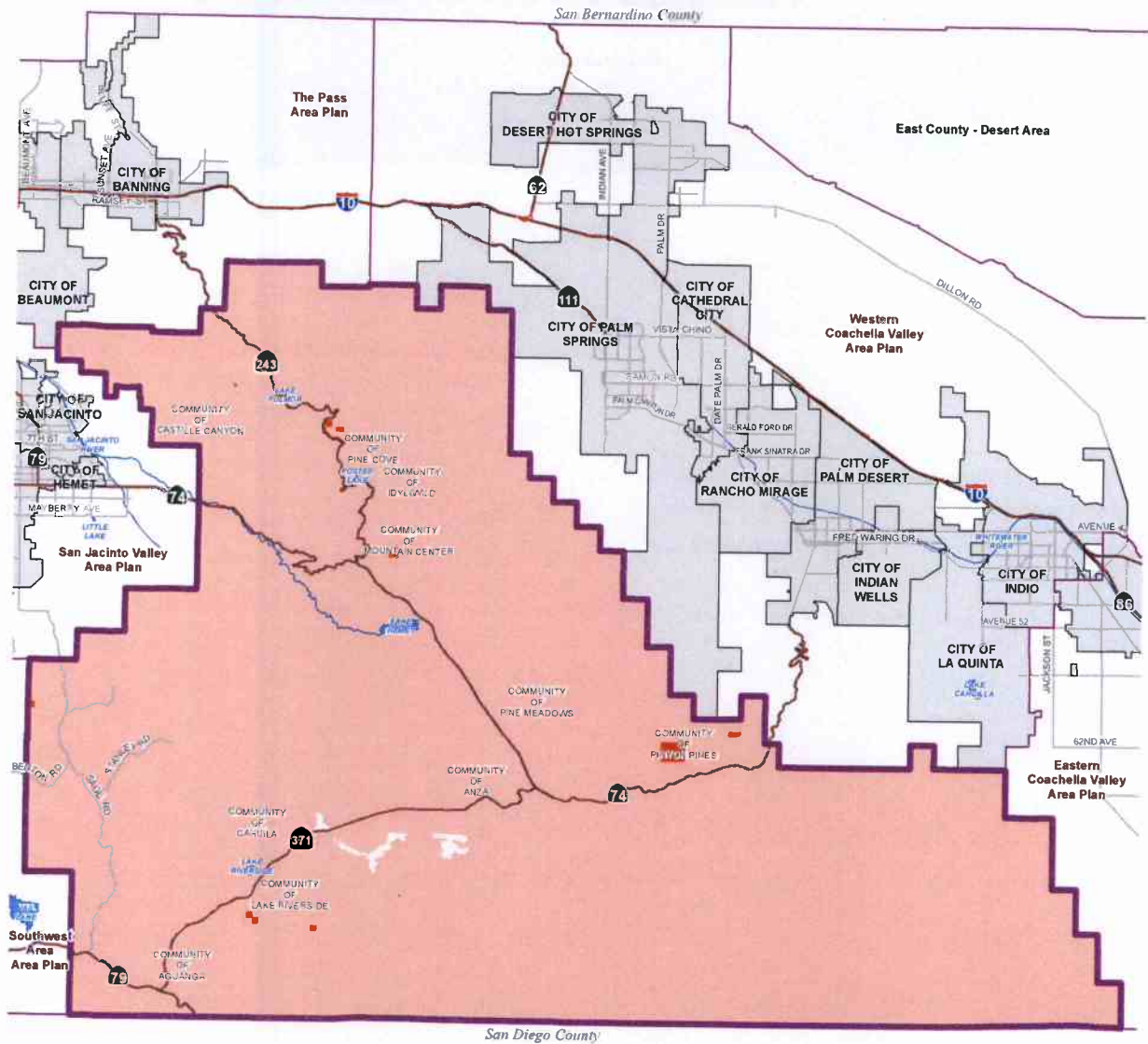
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RIVERSIDE EXTENDED MOUNTAIN AREA PLAN SPECIAL FLOOD HAZARD AREAS

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Data Source: California Department of Forestry and Fire Protection (CAL FIRE, 2010)

Fire Hazard Severity Zones (FHSZ)

Local Responsibility Area

Very High FHSZ

State Responsibility Area/Federal Responsibility Area

Very High/High/Moderate FHSZ

Highways

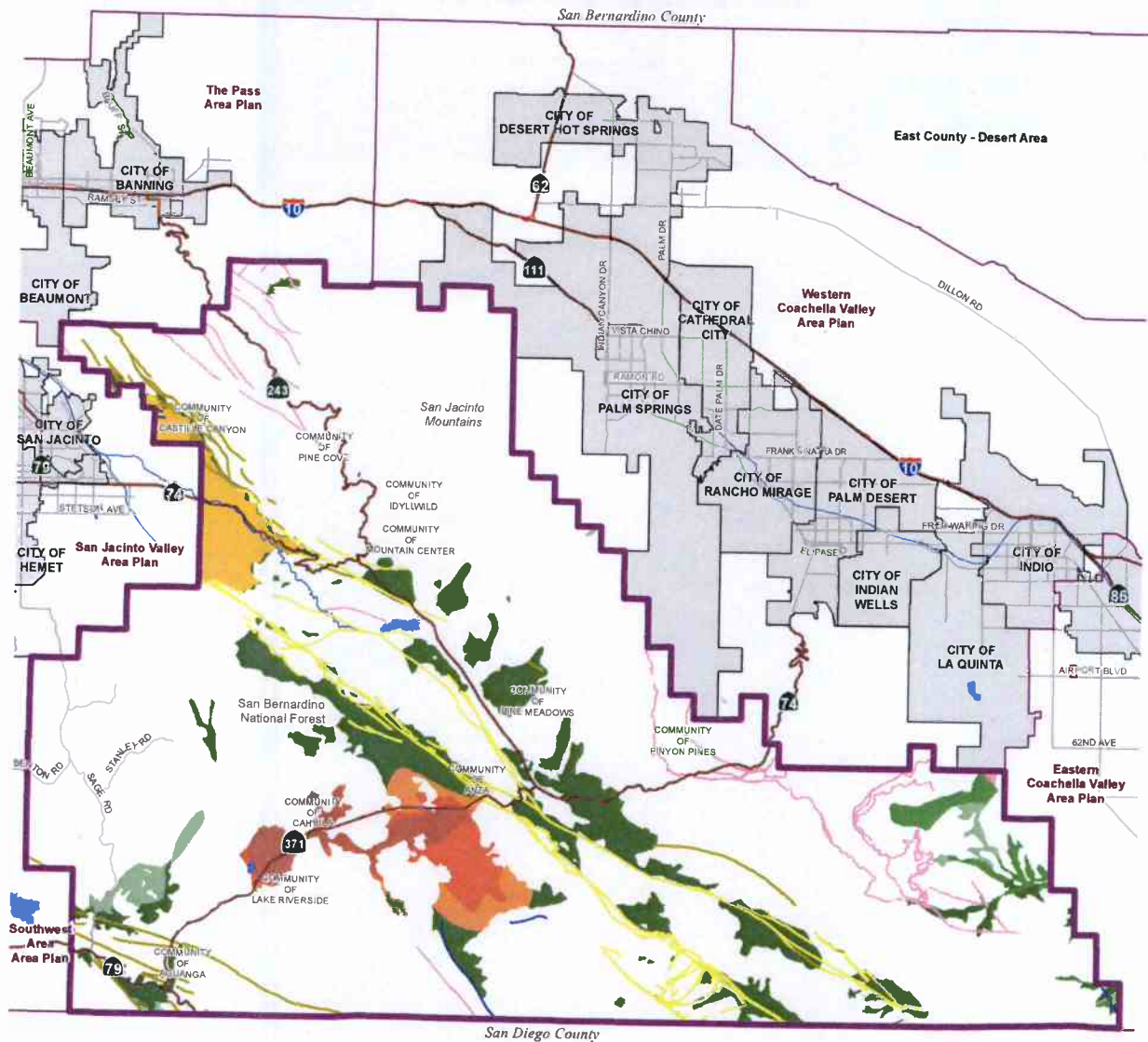
Area Plan Boundary

City Boundary

Waterbodies

Figure 11

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Data Source: Riverside County Geology (2013) / California Geological Survey (2008)

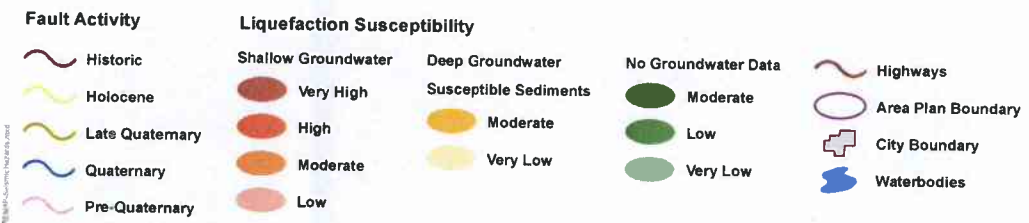


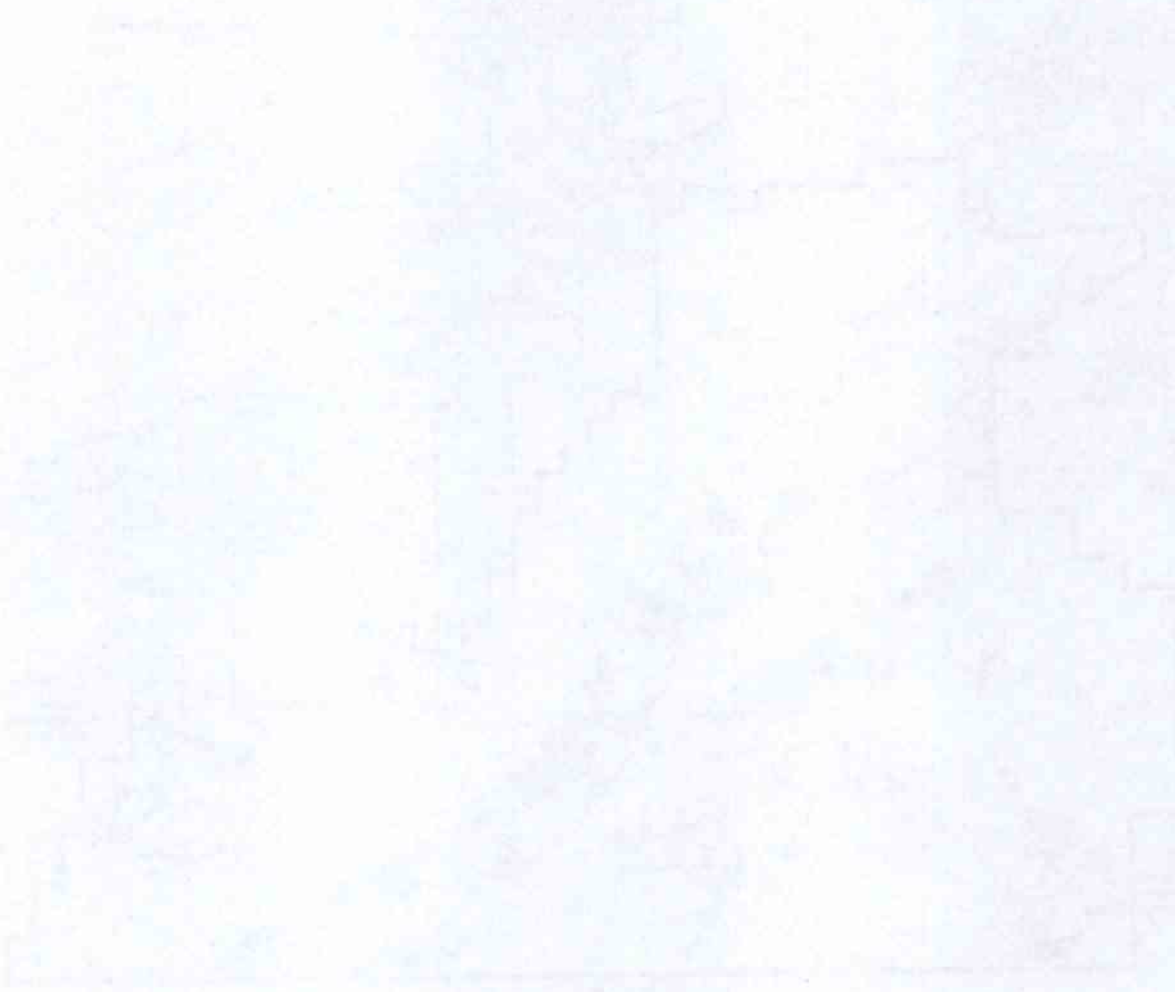
Figure 12

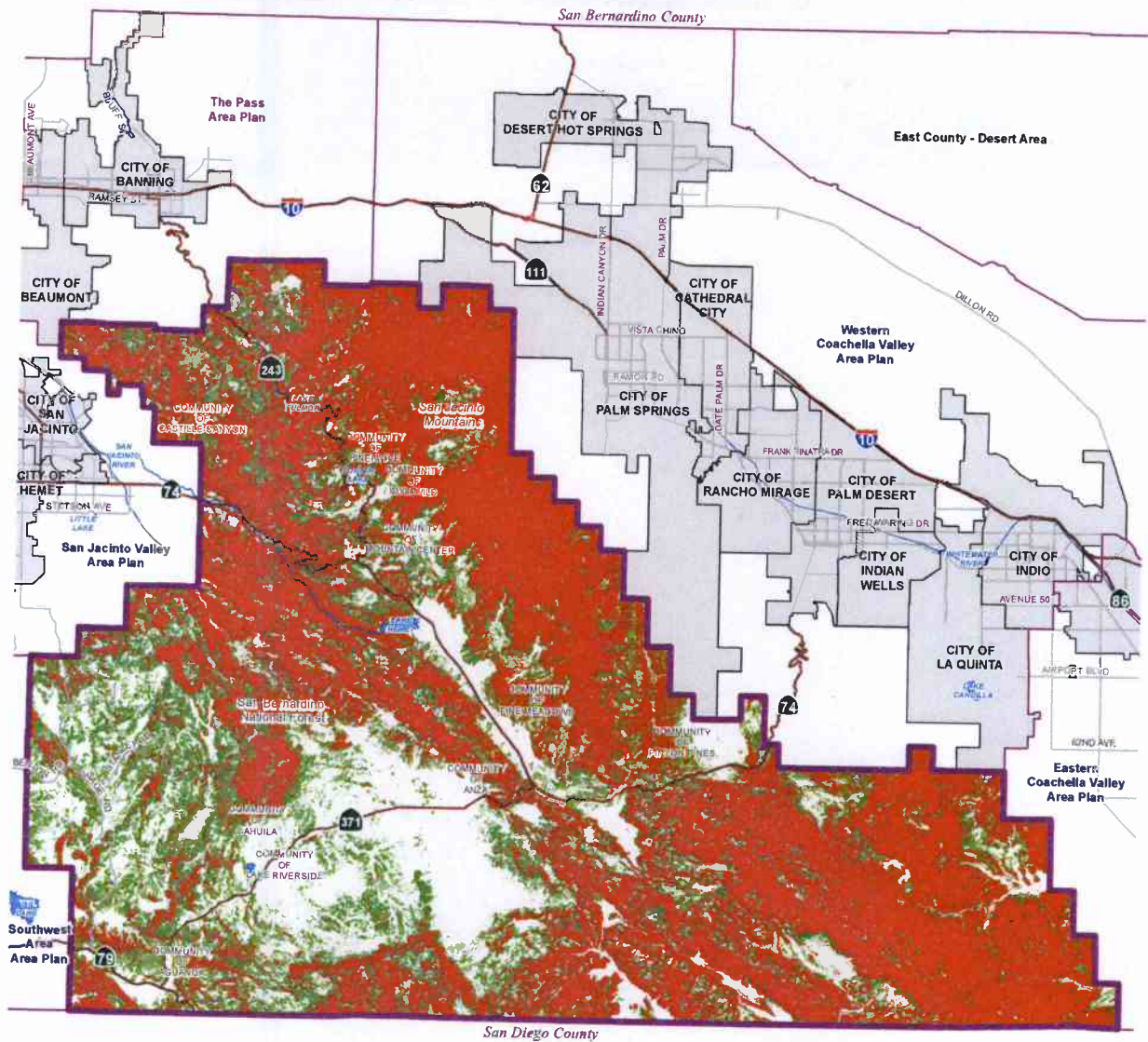
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RIVERSIDE EXTENDED MOUNTAIN AREA PLAN SEISMIC HAZARDS

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Data Source: Riverside County (2007)

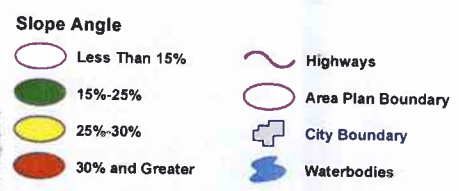
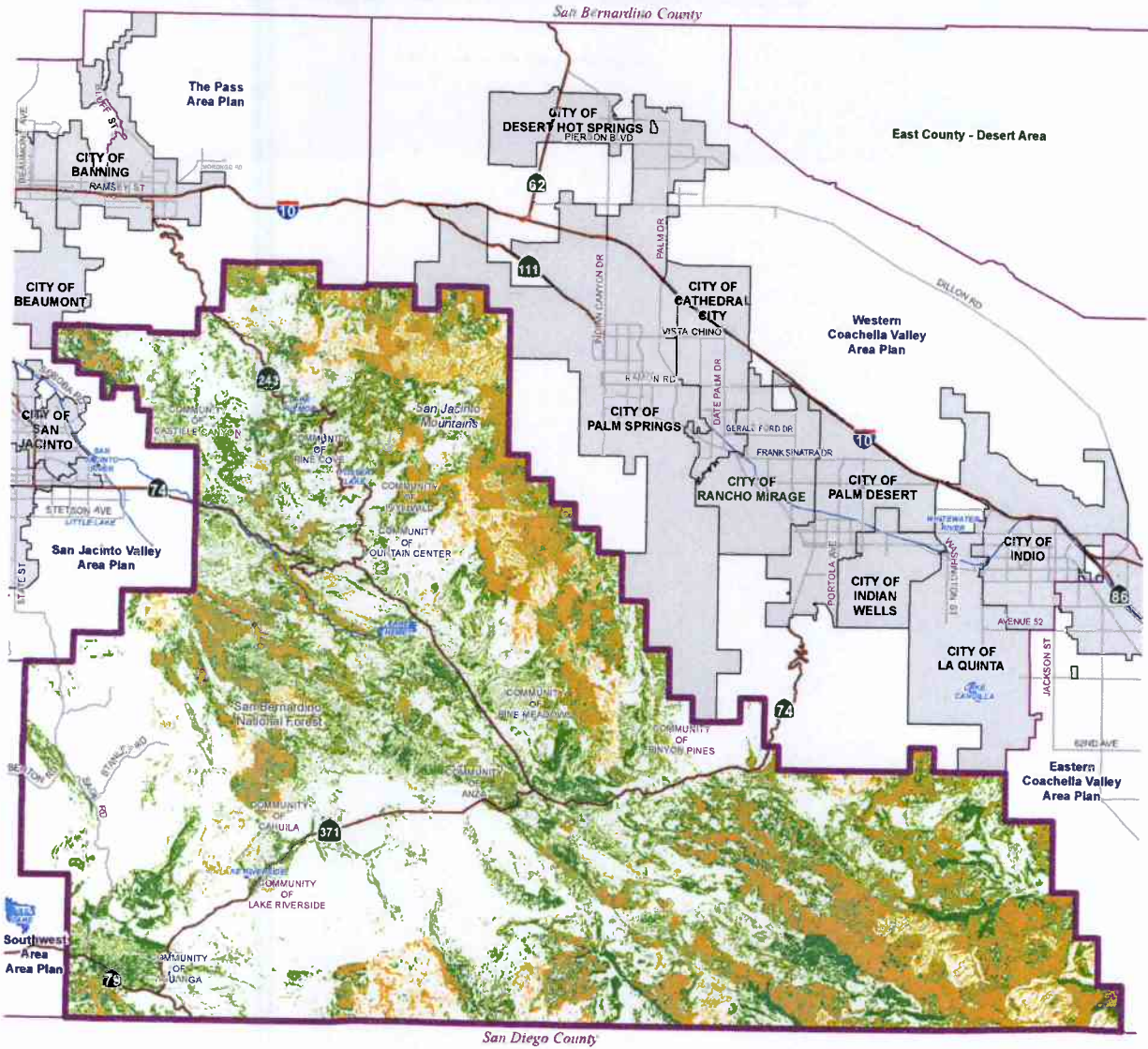


Figure 13

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Data Source: California Geological Survey (2008)

Slope Instability







-  High susceptibility to seismicity induced landslides and rockfalls.
-  Low to locally moderate susceptibility to seismicity induced landslides and rockfalls.
-  Highways
-  Area Plan Boundary
-  City Boundary
-  Waterbodies

Figure 14

December 8, 2015

0 3.75 7.5 Miles

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RIVERSIDE EXTENDED MOUNTAIN AREA PLAN SLOPE INSTABILITY

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COUNTY OF RIVERSIDE

ENVIRONMENTAL ASSESSMENT FORM: INITIAL STUDY

Environmental Assessment No.: 42867

Project Cases: General Plan Amendment No. 1153

Lead Agency Name: County of Riverside Planning Department

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

Lead Agency Contact Person: Cindy A. Thielman-Braun

Lead Agency Telephone Number: (951) 955-8632

Applicant's Name: County-Initiated Project

Applicant's Address: 4080 Lemon Street, 12th Floor, Riverside, CA 92501

Applicant's Telephone Number: (951) 955-8632

I. PROJECT INFORMATION

A. Project Description:

General Plan Amendment (GPA) No. 1153 proposes to amend the Riverside County General Plan Land Use Element to revise and expand discussion and policies addressing renewable energy development, including: Wind Energy Siting, Solar Energy Siting, and Electricity Transmission Siting; a new "Wilderness Policy Area" section and five associated new policies; a new "Public Lands in Far Eastern Riverside County" section addressing renewable energy development plans for the region, including the State's proposed Desert Renewable Energy Conservation Plan (DRECP) and existing U.S. Bureau of Land Management (BLM) Solar Energy Plan, with nine new associated policies; and three new figures—Figure LU-7, Wilderness Policy Areas in Far Eastern Riverside County; Figure LU-8, Far Eastern Riverside County Solar Energy Areas; and, Figure LU-9, Extent of the Proposed California Desert Renewable Energy Conservation Plan.

GPA No. 1153 also proposed the following revisions and additions related to renewable energy resources for the Multi-Purpose Open Space Element: new and revised text addressing the renewable energy resources in the county, with four new policies; minor edits to Wind Energy Resources, including a new policy; edits to Solar Energy Resources, including two new policies; edits to the Geothermal Resources and Biomass Resources sections, including two new policies; a new "Emerging Technologies" section and ten new associated policies; and revisions to Figure OS-5, Renewable Energy Resources.

The Eastern Coachella Valley Area Plan (ECVAP) is proposed to add a "Salton Sea Renewable Energy Policy Area," with sixteen new associated policies and revisions to Figure ECVAP-4, Overlays and Policy Areas, to show the locations of the new policy area, as well as the locations of the new Wilderness Policy Areas located in ECVAP. New text and four associated policies are also added to address Wilderness Policy Areas.

Lastly, the following Area Plans are also revised to show the Wilderness Policy Areas located in their territories, along with associated policies and edits to their respective Policy Area

exhibits: Western Coachella Valley Area Plan (WCVAP), The Pass Area Plan (PAP), Riverside Extended Mountainous Area Plan (REMAP), Desert Center Area Plan (DCAP) and Palo Verde Valley Area Plan (PVVAP).

No Foundation Component or General Plan Land Use Designation changes are proposed under GPA No. 1153.

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

C. Total Project Area: N/A – Countywide

D. Assessor's Parcel No.: N/A – Countywide

E. Street References: N/A – Countywide

F. Section, Township & Range Description or reference/attach a Legal Description:
Sections 1-36 of Township 1 South, Ranges 16 East – 24 East; Townships 2 South, 5 South and 6 South, Ranges 1 East – 24 East; and Townships 3 South, 4 South, 7 South and 8 South, Ranges 1 East – 23 East

G. Brief description of the existing environmental setting of the project site and its surroundings: The far eastern Riverside County desert region (FERCO) runs east of Coachella Valley to the Arizona border within the Colorado Desert ecoregion. (Although technically excluding the Desert Center and Palo Verde Valley Area Plans by definition, for simplicity "FERCO" is used herein to describe all of Riverside County east of the Coachella Valley.) The FERCO region consists mainly of vacant open desert land with scattered, sporadic homes and agricultural uses, mainly located along the Interstate 10 (I-10) corridor. The City of Blythe to the east has a variety of community level development and to the north the Palo Verde Valley features predominantly agricultural uses, with scattered residential, commercial and industrial uses mixed in. Also scattered throughout FERCO are a number of large (1,000-5,000 acres each) commercial solar generating facilities. The bulk of the region is undeveloped and/or public land managed and/or conserved by BLM.

The Salton Sea region at the southern end of the ECVAP encompasses the water of the Salton Sea, as well as the surrounding vacant lands and scattered development along the shore consisting of scattered single-family residences, mobile homes and mobile home parks, scattered commercial and industrial uses, agricultural lands (including fish farms), recreational uses and conservation lands. Agricultural uses and vacant land predominate the valley floor. Rising into the hills that line the valley are mostly vacant Colorado desert lands, with much of the hills under conservation.

II. APPLICABLE GENERAL PLAN AND ZONING REGULATIONS

A. General Plan Elements/Policies:

1. **Land Use:** This project includes a General Plan Entitlement/Policy Amendment, but no proposed changes to either Foundation Components or Land Use Designations. There are

no additional implementing development plans associated with this project. This project adds or revised portions of the Land Use Element, but is consistent with all other provisions of the Land Use Element.

2. **Circulation:** The project does not propose any circulation network changes and is consistent with all applicable policies of the Circulation Element.
 3. **Multipurpose Open Space:** This project proposes revisions to this Element to expand discussion of renewable energy resources. It is consistent with all other policies of the Multi-Purpose Open Space Element.
 4. **Safety:** The project is consistent with the policies of the Safety Element.
 5. **Noise:** The project is consistent with the policies of the Noise Element.
 6. **Housing:** The project is consistent with the policies of the Housing Element.
 7. **Air Quality:** The project is consistent with the policies of the Air Quality Element.
 8. **Healthy Communities:** The project is consistent with the policies of the Healthy Communities Element.
- B. General Plan Area Plan:** Eastern Coachella Valley Area Plan (ECVAP), Western Coachella Valley Area Plan (WCVAP), The Pass Area Plan (PAP), Riverside Environs Mountainous Area Plan (REMAP), Desert Center Area Plan (DCAP), Palo Verde Valley Area Plan (PVVAP) and Far Eastern Desert Region of Riverside County (FERCO), which is not in any other Area Plan.
- C. General Plan Foundation Component (Existing):** Various.
- D. General Plan Land Use Designation (Existing):** Various.
- E. General Plan Foundation Component (Proposed):** N/A (No changes proposed.)
- F. General Plan Land Use Designation (Proposed):** N/A (No changes proposed.)
- G. Overlay(s), if any:** N/A (No changes proposed.)
- H. Policy Area(s), if any:** Proposed new Wilderness Policy Areas (throughout FERCO, ECVAP, WCVAP, PAP, REMAP, DCAP and PVVAP) and Salton Sea Renewable Energy Policy Area within ECVAP. No changes to any existing Policy Areas.
- I. Adjacent and Surrounding:**
1. **Area Plan(s):** Various.

- 2. **Foundation Component(s):** Agricultural, Open Space, Rural, Rural Community and Community Development
- 3. **Land Use Designation(s):** Various. (No changes proposed.)
- 4. **Overlay(s), if any:** None.
- 5. **Policy Area(s), if any:** Various. (No changes proposed to any existing Policy Areas.)

J. Adopted Specific Plan Information

- 1. **Name and Number of Specific Plan, if any:** None.
- 2. **Specific Plan Planning Area, and Policies, if any:** None.

K. Zoning (Existing): Various.

L. Zoning (Proposed): N/A (No changes proposed.)

M. Adjacent and Surrounding Zoning: Various.

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;

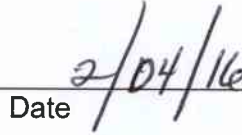
(B) Significant effects previously examined will be substantially more severe than shown in the previous EIR or negative declaration;

(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



Date

Cindy A. Thielman-Braun

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

Source: Riverside County General Plan Figure C-9, Scenic Highways

Findings of Fact:

a-b) Pursuant to the Riverside County General Plan Figure C-9 – “Scenic Highways” exhibit, Interstate 10 (I-10) running through the far eastern Riverside County desert region (FERCO) is designated as “County Eligible” and the stretch of Highway 111 running along the eastern shore of the Salton Sea within the Salton Sea Renewable Energy Policy Area (SSREPA) of ECVAP is “State Eligible.” The proposed Wilderness Policy Areas (WPAs), which add requirements for planning and coordination, will not have any adverse effects on these or any other scenic highways in Riverside County. Nor will they have any adverse effect on any other scenic resources.

Future development of commercial-scale solar energy facilities within the public lands of the BLM Riverside East Solar Energy Zone (SEZ) or proposed California Desert Renewable Energy Conservation Plan (DRECP) Development Focus Areas (DFAs) on public or private lands within FERCO may be visible from the I-10 and may affect scenic vistas in the desert. Development proposals on public (BLM) lands are outside the jurisdiction of the County of Riverside, however proposals on private lands within FERCO or the Salton Sea Renewable Energy Policy Area (SSREPA) shall be required to comply with all feasible mitigation to ensure any potentially significant impacts are avoided, reduced or minimized pursuant to CEQA. At present, such projects are too speculative (with neither location

nor project type sufficiently foreseeable) to allow further analysis in this programmatic CEQA document. Future development proposals and land use applications within these policy areas shall be subject to subsequent Environmental Assessment to determine potential impacts and mitigate impacts to the maximum extent feasible. No specific significant impacts or mitigation are identified at this time.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

2. Mount Palomar Observatory

a) Interfere with the nighttime use of the Mt. Palomar Observatory, as protected through Riverside County Ordinance No. 655?

Source: GIS database, Ordinance No. 655 (Regulating Light Pollution), Riverside County General Plan Figures REMAP-5 and ECVAP-7, Mt. Palomar Nighttime Lighting Policy

Findings of Fact:

a) Pursuant to the Riverside County General Plan Figure REMAP-5, Mt. Palomar Nighttime Lighting Policy exhibit, none of the proposed renewable energy related policy areas or plans will affect any portion of Mt. Palomar Zone A (a circular area extending 15 miles out from the observatory). Some of the WPAs fall within Mt. Palomar Zone B (which extends for 45 miles beyond the observatory), but the WPAs will not introduce any light or glare nor have any adverse effect on nighttime use of the observatory. Zone B extends into the western most edge of ECVAP but does not fall within the bounds of the proposed SSREPA nor any of FERCO. Thus, any future development proposals or land use applications within these proposed policy areas will not have any significant effect on nighttime operations at Mt. Palomar Observatory.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

3. Other Lighting Issues

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

b) Expose residential property to unacceptable light levels?

Source: 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-b) None of the proposed WPAs, which merely add requirements for planning and coordination, will have any adverse effects lighting or glare within Riverside County. Lighting requirements and any subsequent restrictions will be reviewed in conjunction with any future projects' lighting plans. Future development of commercial-scale solar energy facilities within the public lands of the BLM Riverside East SEZ or proposed DRECP DFAs on public or private land within FERCO may create new sources of light and glare in the desert. Development proposals on public (BLM) lands are outside the jurisdiction of the County of Riverside, however proposals on private lands within FERCO or the SSREPA shall be required to comply with all feasible mitigation to ensure any potentially significant impacts are avoided, reduced or minimized pursuant to CEQA. At present, such projects are too speculative (with neither location nor project type sufficiently foreseeable) to allow further analysis in this programmatic CEQA document. Future development proposals and land use applications within these policy areas shall be subject to subsequent Environmental Assessment to determine potential impacts and mitigate impacts to the maximum extent feasible. No specific significant impacts or mitigation are identified at this time.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

AGRICULTURE & FOREST RESOURCES Would the project

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

Source: Riverside County General Plan Figure OS-2, Agricultural Resources, GIS database and project application materials

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

a-b) Pursuant to the Riverside County General Plan Figure OS-2, Agricultural Resources exhibit, a variety of agricultural lands fall within the proposed WPAs, SSREPA and renewable energy plan areas. These include farmlands of Prime Importance, State Importance and Local Importance around the SSREPA and PVVAP regions. By definition, there are generally no designated farmlands within areas proposed for WPAs, nor will WPAs affect any existing farmlands or agricultural activities. For renewable energy development, the proposed policy areas and policies generally serve to recognize existing public agency plans (such as BLM SEZ, DRECP DFAs and Salton Sea plans) and ensure that future development within Riverside County is appropriately coordinated with any development proposed pursuant to said plans. They do not create any new land use entitlements or propose any new development themselves. As such, none of the new policy areas will result in the conversion of state-designated farmlands to non-agricultural uses. Nor will said policy areas conflict with existing agricultural zoning, use, Williamson Act contracts or Agricultural Preserves.

The bulk of the lands within BLM Riverside East SEZ and proposed DRECP DFAs on public or private lands within FERCO do not have any state-designated agricultural resources present. However, it is possible that future development of commercial-scale solar energy facilities within the PVVAP portion of the desert may affect some state-designated farmlands, existing agricultural uses, Williamson Act contracts or Agricultural Preserves. Development proposals on public (BLM) lands are outside the jurisdiction of the County of Riverside, however proposals on private lands within FERCO or the SSREPA shall be required to comply with all feasible mitigation to ensure any potentially significant impacts are avoided, reduced or minimized pursuant to CEQA. At present, such projects are too speculative (with neither location nor project type sufficiently foreseeable) to allow further analysis in this programmatic CEQA document. Future development proposals and land use applications within these policy areas shall be subject to subsequent Environmental Assessment to determine potential impacts and mitigate impacts to the maximum extent feasible. No specific significant impacts or mitigation are identified at this time.

c-d) For the reasons outlined above, the project will not directly cause development of non-agricultural uses within 300 feet of agriculturally zoned property or directly result in conversion of farmland to non-agricultural uses. In addition, development proposals within FERCO or the SSREPA shall be required to comply with all feasible mitigation to ensure any potentially significant impacts are avoided, reduced or minimized pursuant to CEQA. At present, such projects are too speculative (with neither location nor project type sufficiently foreseeable) to allow further analysis in this programmatic CEQA document. Future development proposals and land use applications within these policy areas shall be subject to subsequent Environmental Assessment to determine potential impacts and mitigate such impacts to the maximum extent feasible, including via compliance with County Ordinance No. 625 requirements. No specific significant impacts or mitigation are identified at this time.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

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

Source: Riverside County General Plan Figure OS-3a, Forestry Resources Western Riverside County, and Figure OS-3b, Forestry Resources Eastern Riverside County

Findings of Fact:

a-c) Pursuant to the Riverside County General Plan Figure OS-3a and 3b, Forestry Resources in Western and Eastern Riverside County, respectively, exhibits, the WPAs may occur within areas of mapped forestry resources. However the WPAs merely add requirements for planning and coordination; they will not have any adverse effects on timberland or forestry resources in Riverside County. Nor will they result in the conversion of forest land to non-forest uses. Within the FERCO and ECVAP regions, the only forestry resources present are scattered desert woodlands. Such resources have little to no commercial forestry resource value nor are such resources utilized for timber production in Riverside County. As such, no future development occurring within FERCO or SSREP will have a significant adverse effect on forest land or timberland, nor will it result in the conversion of forest land to non-forest uses.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

AIR QUALITY Would the project

6. Air Quality Impacts	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
a) Conflict with or obstruct implementation of the applicable air quality plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Violate any air quality standard or contribute substantially to an existing or projected air quality violation?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
d) Expose sensitive receptors which are located within one 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 and project application materials

Findings of Fact:

a-f) The proposed WPAs, which merely add requirements for planning and coordination, will not affect air quality plans or violate air quality standards. Nor will they result in cumulatively considerable pollutant increases, odors or other significant air quality impacts.

Future development of commercial-scale solar energy facilities within the public lands of the BLM Riverside East SEZ or proposed DRECP DFAs on public or private lands within FERCO may have the potential to generate construction-related air quality emissions. However, in terms of operational emissions and cumulative effects, renewable energy projects generally provide a net benefit to the region. Nevertheless, development proposals within FERCO or the SSREPA shall be required to comply with all feasible mitigation to ensure any potentially significant impacts are avoided, reduced or minimized pursuant to CEQA. At present, such projects are too speculative (with neither location nor project type sufficiently foreseeable) to allow further analysis in this programmatic CEQA document. Future development proposals and land use applications within these policy areas shall be subject to subsequent Environmental Assessment to determine potential impacts and mitigate impacts to the maximum extent feasible. No specific significant impacts or mitigation are identified at this time.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

BIOLOGICAL RESOURCES Would the project

7. Wildlife & Vegetation

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

b) Have a substantial adverse effect, either directly or through habitat modifications, on any endangered, or threatened species, as listed in Title 14 of the California

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Game or U. S. Fish and Wildlife Service?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f) Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
g) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: GIS database, WRC-MSHCP, CVMSHCP and Proposed California DRECP

Findings of Fact:

a-f) In some locations, particularly within REMAP and the Coachella Valley region, proposed WPAs may overlap with either the Western Riverside County Multiple Species Habitat Conservation Plan (WRC-MSHCP) or Coachella Valley MSHCP (CV-MSHCP). However, the proposed WPAs merely add requirements for planning and coordination; they will not have any adverse effects on either MSCHP. The proposed policy areas and policies generally serve to recognize existing public agency plans (such as BLM SEZ, DRECP DFAs and Salton Sea plans) and ensure that future development within Riverside County is appropriately coordinated with any development proposed pursuant to said plans. They do not create any new land use entitlements or propose any new development themselves. Rather, they are expected to improve coordination between land use proposals on private lands and the protection of existing federal Wildernesses and other public conservation lands. As such, none of the new policy areas will have substantial adverse effects on protected species, their habitat, wildlife movement corridors or nursery sites, riparian habitat, protected wetlands or sensitive natural communities.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Future development of commercial-scale solar energy facilities within the public lands of the BLM Riverside East SEZ or proposed DRECP DFAs on public or private lands within FERCO may affect biological resources in the desert. Development proposals within FERCO or the SSREPA shall be required to comply with all feasible mitigation to ensure any potentially significant impacts are avoided, reduced or minimized pursuant to CEQA. At present, such projects are too speculative (with neither location nor project type sufficiently foreseeable) to allow further analysis in this programmatic CEQA document. Similarly, no Habitat Acquisitions and Negotiations Strategy (HANS) application is required at present. However, future projects within these areas will require biological assessment to determine the site's biological resources and subsequently apply appropriate development mitigation measures. Such future development proposals and land use applications shall also be subject to subsequent Environmental Assessment to determine potential impacts and mitigate such impacts to the maximum extent feasible. In addition, any future project proposed pursuant to a new policy area will also be required to conform to additional plan-wide requirements of the WRC-MSHCP such as Riparian/Riverine Policies, Specific Species Surveys, Urban/Wildlands Interface Guidelines (UWIG) and Narrow Endemic Plant Species Policies and Determination of Biologically Equivalent or Superior Preservation Analysis (DBESP), or CV-MSHCP standards, as applicable. As a result, no specific significant impacts or mitigation are identified at this time.

g) This project does not conflict with any local policies or ordinances for biological protection. Rather, the proposed policy areas and policies serve to improve coordination with existing and proposed plans, including plans protecting federal Wildernesses and other conservation areas.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

CULTURAL RESOURCES Would the project

8. Historic Resources

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

Source: Project application materials

Findings of Fact:

a-b) The proposed policy areas and policies generally serve to recognize existing public agency plans (such as BLM SEZ, DRECP DFAs and Salton Sea plans) and ensure that future development within Riverside County is appropriately coordinated with any development proposed pursuant to said plans. They do not create any new land use entitlements or propose any new development themselves. As such, no site-specific studies have been performed to assess presence or potential for historic resources. The proposed WPAs will not have any adverse effects on historic resources.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Future development of commercial-scale solar energy facilities within the public lands of the BLM Riverside East SEZ or proposed DRECP DFAs on public or private lands within FERCO may have the potential to affect existing or previously undiscovered historic resources in the desert. However, development proposals within FERCO or the SSREPA shall be required to comply with all feasible mitigation to ensure any potentially significant impacts are avoided, reduced or minimized pursuant to CEQA. At present, such projects are too speculative (with neither location nor project type sufficiently foreseeable) to allow further analysis in this programmatic CEQA document. Future development proposals and land use applications within these policy areas shall be subject to subsequent Environmental Assessment to determine potential impacts and mitigate impacts to the maximum extent feasible. No specific significant impacts or mitigation are identified at this time.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

9. Archaeological Resources	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Alter or destroy an archaeological site.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to California Code of Regulations, Section 15064.5?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Disturb any human remains, including those interred outside of formal cemeteries?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Restrict existing religious or sacred uses within the potential impact area?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Cause a substantial adverse change in the significance of a tribal cultural resource as defined in Public Resources Code 21074?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source: Project application materials

Findings of Fact:

a-d) The proposed policy areas and policies generally serve to recognize existing public agency plans (such as BLM SEZ, DRECP DFAs and Salton Sea plans) and ensure that future development within Riverside County is appropriately coordinated with any development proposed pursuant to said plans. They do not create any new land use entitlements or propose any new development themselves. As such, no site-specific studies have been performed to assess presence or potential for historic resources. The proposed WPAs will not have any adverse effects on archeological resources, including human remains or religious or sacred sites and uses.

Future development of commercial-scale solar energy facilities within the public lands of the BLM Riverside East SEZ or proposed DRECP DFAs on public or private lands within FERCO may have the

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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potential to affect existing or previously undiscovered archeological or tribal cultural resources in the desert. However, development proposals within FERCO or the SSREPA shall be required to comply with all feasible mitigation to ensure any potentially significant impacts are avoided, reduced or minimized pursuant to CEQA. At present, such projects are too speculative (with neither location nor project type sufficiently foreseeable) to allow further analysis in this programmatic CEQA document. Future development proposals and land use applications within these policy areas shall be subject to subsequent Environmental Assessment to determine potential impacts and mitigate impacts to the maximum extent feasible. No specific significant impacts or mitigation are identified at this time.

e) Pursuant to Senate Bill 18 (SB 18) requirements, Riverside County staff previously requested a list from the Native American Heritage Commission (NAHC) of tribes whose historical extent includes the project site. Consultation request notices were sent to each of the Native American Tribes on or around September 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.

New State legislation, Assembly Bill 52 (AB 52) 52, became effective July 1, 2015, and requires a lead agency notify any Native American Tribe who has requested to consult within 30-days after a project is deemed complete. Thus, for this project, AB 52 notices were mailed to all requesting tribes on or about September 2, 2015. Tribes contacted with no subsequent response encompassed the following: Pechanga Band of Mission Indians, Agua Caliente Band of Cahuilla Indians and Gabrieleño Band of Mission Indians. The Rincon Band of Luiseño Indians responded with a letter stating Tribe would defer to Pechanga and/or Soboba Tribes. The Soboba Band of Luiseño Indians responded with a request for consultation. County staff met with the Tribe and consulted with them and concluded the AB 52 consultation appropriately. No tribal cultural resources were identified as a result of the AB 52 consultation process. Thus, no specific significant impacts or mitigation are identified at this time. For specific site development proposals, however, at present such projects are too speculative (with neither location nor project type sufficiently foreseeable) to allow further analysis in this programmatic CEQA document. Future development proposals and land use applications within these policy areas shall be subject to subsequent Environmental Assessment to determine potential impacts and mitigate such impacts to the maximum extent feasible. Similarly, all such projects shall undergo applicable AB 52 and SB 18 consultation procedures as well.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

10. Paleontological Resources

a) Directly or indirectly destroy a unique paleontological resource, or site, or unique geologic feature?

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

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

a) Pursuant to Riverside County General Plan, Figure OS-8, proposed policy areas are located within areas of various paleontological sensitivity including "High" and "Undetermined." None of the proposed WPAs, which merely add requirements for planning and coordination, will have any adverse effects on paleontological resources.

Future development of commercial-scale solar energy facilities within the public lands of the BLM Riverside East SEZ or proposed DRECP DFAs on public or private lands within FERCO, or within SSREPA, may have the potential to affect paleontological resources in the desert. Thus, prior to any site disturbance for an implementing project, a cultural resources study may be required. Development proposals within FERCO or the SSREPA shall be required to comply with all feasible mitigation to ensure any potentially significant impacts are avoided, reduced or minimized pursuant to CEQA. At present, such projects are too speculative (with neither location nor project type sufficiently foreseeable) to allow further analysis in this programmatic CEQA document. Future development proposals and land use applications within these policy areas shall be subject to subsequent Environmental Assessment to determine potential impacts and mitigate impacts to the maximum extent feasible. No specific significant impacts or mitigation are identified at this time.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

GEOLOGY AND SOILS Would the project

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

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

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?

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

Findings of Fact:

a-b) Pursuant to the Riverside County General Plan Figure S-2, Earthquake Fault Study Zones exhibit, no known faults or study areas are mapped within FERCO. Both existing faults and Alquist-Priolo and Riverside County fault zones are mapped within the San Jacinto Mountains (where WPAs are proposed) and along the eastern side of the Salton Sea (within the proposed SSREPA).

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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The proposed WPAs merely add requirements for planning and coordination and thus will not be subject to potential adverse seismic effects. Future development of commercial-scale solar energy facilities within the public lands of the BLM Riverside East SEZ or proposed DRECP DFAs on public or private lands within FERCO, or SSREPA, may have the potential to result in exposure to seismic effects. Thus, prior to site disturbance and during the time of an implementing project, analysis through the preparation of a faulting study and seismic risk analysis may be required. Further, development proposals within FERCO or the SSREPA shall be required to comply with all feasible mitigation to ensure any potentially significant impacts are avoided, reduced or minimized pursuant to CEQA. At present, such projects are too speculative (with neither location nor project type sufficiently foreseeable) to allow further analysis in this programmatic CEQA document. Future development proposals and land use applications within these policy areas shall be subject to subsequent Environmental Assessment to determine potential impacts and mitigate impacts to the maximum extent feasible. No specific significant impacts or mitigation are identified at this time.

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 exhibit, a variety of liquefaction susceptibilities occur within Riverside County, including: high to very high shallow groundwater susceptible sediments around the Salton Sea (including the SSREPA), eastern half of Coachella Valley, and along the Colorado River region and the Blythe and PVPAP mesa; deep groundwater sediments of moderate susceptibility occur in the western half of the Coachella Valley and outward from Blythe towards Desert Center and northwards in the McCoy/Palen valley region; and, lastly, no groundwater data, but susceptible sediments of moderate to low susceptibility are located throughout the FERCO region, including along the I 10 and Highway 177, as well as scattered throughout the San Jacinto Mountains and San Gorgonio Pass regions.

The proposed WPAs merely add requirements for planning and coordination and thus will not be subject to potential adverse liquefaction effects. Future development of commercial-scale solar energy facilities within the public lands of the BLM Riverside East SEZ or proposed DRECP DFAs on public or private lands within FERCO, or SSREPA, may have the potential to result in exposure to liquefaction effects. Thus, prior to site disturbance and during the time of an implementing project, analysis through the preparation of a liquefaction study or other appropriate geotechnical study may be required. Further, development proposals within FERCO or the SSREPA shall be required to

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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comply with all feasible mitigation to ensure any potentially significant impacts are avoided, reduced or minimized pursuant to CEQA. At present, such projects are too speculative (with neither location nor project type sufficiently foreseeable) to allow further analysis in this programmatic CEQA document. Future development proposals and land use applications within these policy areas shall be subject to subsequent Environmental Assessment to determine potential impacts and mitigate impacts to the maximum extent feasible. No specific significant impacts or mitigation are identified at this time.

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 Appendix H: Natural Hazard Mapping, Analysis and Mitigation, Figure 1-9, Probabilistic Acceleration Contour Mapping for Riverside County, Earth Consultants International, August 1, 2000

Findings of Fact:

a) All of Southern California has some degree of potential exposure to significant ground shaking. Based on the groundshaking map (Figure 1-9) from General Plan Appendix H, the valley floor along the eastern half of the Coachella Valley has an "Extremely High" groundshaking risk (which is defined as a 10% probability of having an earthquake with peak horizontal accelerations at bedrock equal to or exceeding 40% of gravity by 2050). The western half of the valley floor, as well as the San Jacinto Mountain Range and Mecca Hills region are rated "Very High" groundshaking risk (of an earthquake reaching 30-40% of gravity occurring by 2050) and "High" (earthquake of 20-30% of gravity) in the desert region running north-south approximately around the Desert Center area. The Blythe and PVVAP region rates "Low" (quake of equal or less than 10% of gravity) and "Moderate" (quake reaching 10-20% of gravity) for the swath of land between Desert Center and the Palo Verde Mesa regions.

The proposed WPAs merely add requirements for planning and coordination and thus will not be subject to potential adverse groundshaking effects. Future development of commercial-scale solar energy facilities within the public lands of the BLM Riverside East SEZ or proposed DRECP DFAs on public or private lands within FERCO, or SSREPA, may have the potential to result in exposure to groundshaking effects. Where appropriate, prior to site disturbance and during the time of an implementing project, analysis via seismic fault or other appropriate geotechnical study may be required. Required compliance with the Title 24 of the California Building Code will mitigate, to some degree, the potential for ground-shaking impacts. Further, development proposals within FERCO or the SSREPA shall be required to comply with all feasible mitigation to ensure any potentially significant impacts are avoided, reduced or minimized pursuant to CEQA. At present, such projects are too

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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speculative (with neither location nor project type sufficiently foreseeable) to allow further analysis in this programmatic CEQA document. Future development proposals and land use applications within these policy areas shall be subject to subsequent Environmental Assessment to determine potential impacts and mitigate impacts to the maximum extent feasible. No specific significant impacts or mitigation are identified at this time.

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: Riverside County General Plan Figure S-4, Earthquake-Induced Slope Instability Map

Findings of Fact:

a) Pursuant to the Riverside County General Plan Figures S-4, Earthquake-Induced Slope Instability Map, the potential for “high” susceptibility to seismically-induced landslides and rockfalls exists at throughout the hilly regions of eastern Riverside County which may include WPAs. The remainder of the project areas, including SSREPA and most of the BLM SEZ and DRECP DFA areas are flat and not subject to any significant rockfall or slope instability hazards.

The proposed WPAs merely add requirements for planning and coordination and thus will not be subject to significant rockfall, slope instability or lateral spreading risks. None of the areas called out for potential future development of commercial-scale solar energy facilities within the public lands of the BLM Riverside East SEZ or proposed DRECP DFAs on public or private lands within FERCO, or SSREPA, show potential for seismically-induced slope instability or rockfall hazards. In addition, future development proposals and land use applications within these policy areas shall be subject to subsequent Environmental Assessment to determine potential impacts and mitigate impacts to the maximum extent feasible. No specific significant impacts or mitigation are identified at this time.

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?

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-7, Documented Subsidence Areas Map

Findings of Fact:

a) Pursuant to the Riverside County General Plan Figure S-7, Documented Subsidence Areas Map, scattered areas in the San Jacinto Mountains, the northern end of Coachella Valley and most of the flatter valley floor areas east of Coachella Valley are designated as “susceptible” to subsidence. The land around the Salton Sea and on the Coachella Valley floor up to approximately Indio are “areas with documented subsidence.”

The proposed WPAs merely add requirements for planning and coordination and thus will not be subject to potential adverse subsidence effects. Future development of commercial-scale solar energy facilities within the public lands of the BLM Riverside East SEZ or proposed DRECP DFAs on public or private lands within FERCO, or SSREPA, may have the potential to result in exposure to subsidence effects. Thus, prior to site disturbance and during the time of an implementing project, analysis through the preparation of a soil study or other appropriate geotechnical study may be required. Further, development proposals within FERCO or the SSREPA shall be required to comply with all feasible mitigation to ensure any potentially significant impacts are avoided, reduced or minimized pursuant to CEQA. At present, such projects are too speculative (with neither location nor project type sufficiently foreseeable) to allow further analysis in this programmatic CEQA document. Future development proposals and land use applications within these policy areas shall be subject to subsequent Environmental Assessment to determine potential impacts and mitigate impacts to the maximum extent feasible. No specific significant impacts or mitigation are identified at this time.

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: Project application materials

Findings of Fact:

a) There are no known mudflow or volcanic hazards document for eastern Riverside County. Thus, there will be no impacts related to these hazards. None of the proposed policy areas or other changes will be on or near bodies of water with seiche potential other than the SSREPA around the Salton Sea. The topography of the Salton Sea basin relative to the arrangement of existing land uses makes seiche risks for the region relatively low. However, future development within the SSREPA may have the potential to result in exposure to seiche. Thus, prior to site disturbance and during the time of an

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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implementing project, analysis through the preparation of a flooding hazard study or other appropriate geotechnical study may be required.

Further, development proposals within the SSREPA shall be required to comply with all feasible mitigation to ensure any potentially significant impacts are avoided, reduced or minimized pursuant to CEQA. At present, such projects are too speculative (with neither location nor project type sufficiently foreseeable) to allow further analysis in this programmatic CEQA document. Future development proposals and land use applications within these policy areas shall be subject to subsequent Environmental Assessment to determine potential impacts and mitigate such impacts to the maximum extent feasible. However, given the minimal seiche risk, it is assumed that such risks present in the SSREPA can be minimized to less than significant levels with an appropriate combination of site design and grading, soils engineering and floodplain management. As a result, no specific significant impacts or mitigation are identified at this time.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

17. Slopes

a) Change topography or ground surface relief features?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Create cut or fill slopes greater than 2:1 or higher than 10 feet?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Result in grading that affects or negates sub-surface sewage disposal systems?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source: Riverside County General Plan Figure S-5, Regions Underlain by Steep Slope, Riverside County 800-foot Scale Slope Maps and project application materials

Findings of Fact:

a-c) Pursuant to the Riverside County General Plan Figure S-5, Regions Underlain by Steep Slope exhibit, some WPAs are located over areas with slopes of up to 30% or greater. However, as the proposed WPAs merely add requirements for planning and coordination, they will not be subject to potential adverse effects due to slopes. The SSREPA and FERCO portions of the project are on flat or mostly flat lands as well. Thus, the project is not expected to result in any significant change of topography or ground surface relieve features. In addition, any future development will be required to comply with the California Building Code as it relates to slope development and grading to ensure soil hazards are minimized to less than significant levels. Development proposals within FERCO or the SSREPA shall be required to comply with all feasible mitigation to ensure any potentially significant impacts are avoided, reduced or minimized pursuant to CEQA. This includes requirements of soils engineering, subsurface sewer disposal systems (either existing or proposed) and cut or fill slopes.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Adherence to such requirements and existing ordinance and code standards will be sufficient to ensure that no hazards are created as a result of grading, cut, fill or slope creation.

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

Source: General Plan Figure S-6, Engineering Geologic Materials Map, USDA Soil Conservation Service Soil Surveys, GIS database and project application materials

Findings of Fact:

a-c) Pursuant to Figure S-6 and the USDA Soil Conservation Service Soil Surveys, a variety of soil types underlie eastern Riverside County. Some WPAs are located over erosive or expansive soils, as well as soils incapable of adequately supporting septic tanks. However, as the proposed WPAs merely add requirements for planning and coordination, they will not be subject to potential adverse effects due to soils.

The SSREPA and FERCO portions of the project are also located on a variety of soil types. But, again the proposed policy areas and policies generally serve to recognize existing public agency plans (such as BLM SEZ, DRECP DFAs and Salton Sea plans) and ensure that future development within Riverside County is appropriately coordinated with any development proposed pursuant to said plans. They do not create any new land use entitlements or propose any new development themselves. As such, none of the new policy areas will result in development with substantial erosion or expansive soil hazards. Any future development will be required to comply with the California Building Code as it relates to slope development and grading to ensure soil hazards are minimized to less than significant levels. Development proposals within FERCO or the SSREPA shall be required to comply with all feasible mitigation to ensure any potentially significant impacts are avoided, reduced or minimized pursuant to CEQA. This includes requirements of soils engineering, subsurface sewer disposal systems (either existing or proposed) and cut or fill slopes. Adherence to such requirements and existing ordinance and code standards will be sufficient to ensure that no hazards are created as a result of grading, cut, fill or slope creation.

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

Monitoring: No monitoring is required.

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 checked="" type="checkbox"/>	<input type="checkbox"/>
b) Result in any increase in water erosion either on or off site?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source: USDA Soil Conservation Service Soil Surveys and GIS database

Findings of Fact:

a-b) The proposed WPAs merely add requirements for planning and coordination and thus will not be subject to potential adverse erosion effects. Future development of commercial-scale solar energy facilities within the public lands of the BLM Riverside East SEZ or proposed DRECP DFAs on public or private lands within FERCO, or SSREPA, may have the potential to result in erosion. Thus, prior to site disturbance and during any implementing project, analysis through the preparation of an appropriate geotechnical study may be required and preparation and implementation of a site-specific Water Quality Management Plan (WQMP).

Further, development proposals within FERCO or the SSREPA shall be required to comply with all feasible mitigation to ensure any potentially significant impacts are avoided, reduced or minimized pursuant to CEQA. At present, such projects are too speculative (with neither location nor project type sufficiently foreseeable) to allow further analysis in this programmatic CEQA document. Future development proposals and land use applications within these policy areas shall be subject to subsequent Environmental Assessment to determine potential impacts and mitigate impacts to the maximum extent feasible. No specific significant impacts or mitigation are identified at this time.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

20. Wind Erosion and Blowsand from project either on or off site.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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, Ordinance No. 460, Article XV, and Ordinance No. 484

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

a) Pursuant to the Riverside County General Plan Figure S-8, Wind Erosion Susceptibility Map, eastern Riverside County is subject to areas of moderate to high wind erosion, as well as very high wind erosion potential in the middle of the Coachella Valley. The proposed SSREPA addresses the wind erosion (fugitive dust) hazards predicted to occur around the Salton Sea as water levels decrease in the coming years. Depending on the types of project implemented in the SSREPA, the project could have a beneficial effect on wind erosion around the sea.

The proposed WPAs merely add requirements for planning and coordination and thus will not be subject to potential adverse liquefaction effects. Future development of commercial-scale solar energy facilities within the public lands of the BLM Riverside East SEZ or proposed DRECP DFAs on public or private lands within FERCO, or SSREPA, may have the potential to result in wind erosion and blowsand exposure. Thus, prior to site disturbance and during the time of an implementing project, analysis through the preparation of a soils study or other appropriate geotechnical study may be required. Further, development proposals within FERCO or the SSREPA shall be required to comply with all feasible mitigation to ensure any potentially significant impacts are avoided, reduced or minimized pursuant to CEQA. At present, such projects are too speculative (with neither location nor project type sufficiently foreseeable) to allow further analysis in this programmatic CEQA document. Future development proposals and land use applications within these policy areas shall be subject to subsequent Environmental Assessment to determine impacts and mitigate impacts to the maximum extent feasible. No specific significant impacts or mitigation are identified at this time.

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 Air Quality Element and Riverside County Climate Action Plan

Findings of Fact:

a-b) The proposed WPAs, which merely add requirements for planning and coordination, will not result in any greenhouse gas (GHG) emissions either directly or indirectly. Nor will they conflict with any GHG reduction policies or plans.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Future development of commercial-scale solar energy facilities within the public lands of the BLM Riverside East SEZ or proposed DRECP DFAs on public or private lands within FERCO, or SSREPA, may have the potential to add new sources of GHG emissions in the desert. However, any such emissions from renewable energy generation would offset the GHG emissions that would have been needed to generate similar amounts of electricity using fossil fuels. Thus, overall, the plans proposed in this project will have a net beneficial effect on GHG emissions in Riverside County.

Further, development proposals within FERCO or the SSREPA shall be required to comply with all feasible mitigation to ensure any potentially significant impacts are avoided, reduced or minimized pursuant to CEQA, as well as the GHG reduction requirements of the Riverside County Air Quality Element and Climate Action Plan (CAP). At present, such projects are too speculative (with neither location nor project type sufficiently foreseeable) to allow further analysis in this programmatic CEQA document. Future development proposals and land use applications within these policy areas shall be subject to subsequent Environmental Assessment to determine impacts and mitigate impacts to the maximum extent feasible. No specific significant impacts or mitigation are identified at this time.

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

Source: 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-b, d-e) The proposed WPAs, which merely add requirements for planning and coordination, will not have any hazard or hazardous materials effects in eastern Riverside County. Future development of commercial-scale solar energy facilities within FERCO, or SSREPA, may have the potential to introduce hazardous materials into previously vacant areas of the desert. Thus, prior to site disturbance and for any implementing project, a Phase I hazardous materials analysis may be required and permits for any hazardous substance used onsite. Further, development proposals within FERCO or the SSREPA shall be required to comply with all feasible mitigation to ensure any potentially significant impacts are avoided, reduced or minimized pursuant to CEQA. At present, such projects are too speculative (with neither location nor project type sufficiently foreseeable) to allow further analysis in this programmatic CEQA document. Future development proposals and land use applications within these policy areas shall be subject to subsequent Environmental Assessment to determine potential impacts and mitigate impacts to the maximum extent feasible. No specific significant impacts or mitigation are identified at this time.

c) As noted above, the proposed policy areas and policies generally serve to recognize existing public agency plans (such as BLM SEZ, DRECP DFAs and Salton Sea plans) and ensure that future development within Riverside County is appropriately coordinated with any development proposed pursuant to said plans. They do not create any new land use entitlements or propose any new development themselves. As such, none of the new policy areas will impair or physically interfere with any adopted emergency response or evacuation plans. 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 checked="" type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input type="checkbox"/>

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

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

a-b) Pursuant to the Riverside County General Plan Figure S-19, Airport Locations exhibit, the policy areas proposed under GPA No. 1153 are not located within an Airport Influence Area (AIA) or compatibility zone and will not require review by the Airport Land Use Commission (ALUC). As a result, there will be no impacts.

c-d) Future development of commercial-scale solar energy facilities within FERCO or SSREPA may have the potential to create an aviation safety hazard through glare or reflection (for solar) or height (for wind or geothermal) if introduced within the vicinity of a private airstrip or heliport or within two miles of a public airport or landing strip. Thus, prior to site disturbance and for any implementing project, analysis of aesthetic resources, specifically as affecting aviation, may be required.

Further, development proposals within FERCO or the SSREPA shall be required to comply with all feasible mitigation to ensure any potentially significant impacts are avoided, reduced or minimized pursuant to CEQA. At present, such projects are too speculative (with neither location nor project type sufficiently foreseeable) to allow further analysis in this programmatic CEQA document. Future development proposals and land use applications within these policy areas shall be subject to subsequent Environmental Assessment to determine potential impacts and mitigate impacts to the maximum extent feasible. No specific significant impacts or mitigation are identified at this time.

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?

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

Findings of Fact:

a) Pursuant to the Riverside County General Plan Figure S-11, Wildfire Susceptibility exhibit, policy areas proposed will be located in a variety of Fire Hazard Severity Zones (FHSZs), including possibly "Very High" for Local Responsibility Areas in the San Jacinto WPA, "High" for WPAs within State Responsibility Areas and "Moderate" for Federal Responsibility Areas in FERCO. No FHSZ hazards are mapped around the Salton Sea / SSREPA.

The proposed WPAs, which merely add requirements for planning and coordination, will not have any adverse effects on or increase the risk wildland fire risks to people or structures. Development

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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proposals within FERCO or the SSREPA shall be required to comply with all feasible mitigation to ensure any potentially significant impacts are avoided, reduced or minimized pursuant to CEQA. At present, such projects are too speculative (with neither location nor project type sufficiently foreseeable) to allow further analysis in this programmatic CEQA document. Future development proposals and land use applications within these policy areas shall be subject to subsequent Environmental Assessment to determine potential impacts and mitigate impacts to the maximum extent feasible. No specific significant impacts or mitigation are identified at this time.

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 checked="" type="checkbox"/>	<input type="checkbox"/>
b) Violate any water quality standards or waste discharge requirements?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input type="checkbox"/>
e) Place housing within 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 checked="" type="checkbox"/>	<input type="checkbox"/>
g) Otherwise substantially degrade water quality?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input 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 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: General Plan Figure S-9, 100-Year Flood Hazard Zones, and GIS database

Findings of Fact:

a-h) Pursuant to the Riverside County General Plan Figure S-9 “100-Year Flood Hazard Zones” exhibit, the project site includes areas within 100-year floodplain zones on the western half of the Salton Sea (for SSREPA) and scattered throughout the Coachella Valley and FERCO.

The proposed WPAs, which merely add requirements for planning and coordination. There is no grading proposed at this time that would alter any flows, violate any standards, impact ground water resources, create any runoff or require any BMP’s. No additional studies of the current conditions were conducted because there are no accompanying development projects. Development proposals within FERCO or the SSREPA shall be required to comply with all feasible mitigation to ensure any potentially significant impacts are avoided, reduced or minimized pursuant to CEQA. At present, such projects are too speculative (with neither location nor project type sufficiently foreseeable) to allow further analysis in this programmatic CEQA document. Future development proposals and land use applications within these policy areas shall be subject to subsequent Environmental Assessment to determine potential impacts and mitigate impacts to the maximum extent feasible. No specific significant impacts or mitigation are identified at this time.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

26. Floodplains

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

NA - Not Applicable U - Generally Unsuitable R - Restricted

a) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner that would result in flooding on- or off-site?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Changes in absorption rates or the rate and amount of surface runoff?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input type="checkbox"/>
d) Changes in the amount of surface water in any water body?	<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: Riverside County General Plan Figure S-9, 100-Flood Hazard Zones, Figure S-10, Dam Failure Inundation Zone and GIS database

Findings of Fact:

a-d) Pursuant to the Riverside County General Plan Figure S-9, "100-Year Flood Hazard Zones" exhibit, the project site includes areas within 100-year floodplain zones on the western half of the Salton Sea (for SSREPA) and scattered throughout the Coachella Valley and FERCO. No policy areas are located within any dam hazard zones as identified in General Plan Figure S-10. The project will not have any adverse effects due to dam inundation.

The proposed WPAs, which merely add requirements for planning and coordination. There is no grading proposed at this time that would alter any drainage patterns, change absorption rates or surface runoff, expose people or structures to flooding hazards or change surface water levels. No additional studies of the current conditions were conducted because there are no accompanying development projects. Development proposals within FERCO or the SSREPA shall be required to comply with all feasible mitigation to ensure any potentially significant impacts are avoided, reduced or minimized pursuant to CEQA. At present, such projects are too speculative (with neither location nor project type sufficiently foreseeable) to allow further analysis in this programmatic CEQA document. Future development proposals and land use applications within these policy areas shall be subject to subsequent Environmental Assessment to determine impacts and mitigate impacts to the maximum extent feasible. No specific significant impacts or mitigation are identified at this time.

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

Source: Riverside County General Plan, GIS database and project application materials

Findings of Fact:

a) The proposed policy areas and policies generally serve to recognize existing public agency plans (such as BLM SEZ, DRECP DFAs and Salton Sea plans) and ensure that future development within Riverside County is appropriately coordinated with any development proposed pursuant to said plans. They do not create any new land use entitlements or propose any new development themselves. As such, none of the new policy areas will result in substantial alteration of present or planned land uses.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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b) The project does not propose any changes within City Spheres of Influence. As a result, there will be no impacts.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

28. Planning

a) Be consistent with the site's existing or proposed zoning?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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, GIS database and project application materials

Findings of Fact:

a-e) The proposed policy areas and policies generally serve to recognize existing public agency plans (such as BLM SEZ, DRECP DFAs and Salton Sea plans) and ensure that future development within Riverside County is appropriately coordinated with any development proposed pursuant to said plans. As such, they do not affect any existing zoning nor propose any new zoning. They are, by definition, compatible with existing and planned surrounding land uses. They help ensure land use consistency between the County General Plan and land use designations and plans for public lands within the County. They do not create any new land use entitlements or propose any new development themselves. They do not affect any existing or proposed specific plans nor do they disrupt or divide any established communities.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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MINERAL RESOURCES Would the project

29. Mineral Resources

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

Source: Riverside County General Plan Figure OS-6, Mineral Resource Zones, and GIS database

Findings of Fact:

a-d) Pursuant to the Riverside County General Plan Figure OS-6, Mineral Resource Zones exhibit, the project proposes policy areas mainly in areas designated either MRZ-4 (presence and significance of mineral deposits undetermined) in FERCO and the eastern half of the Salton Sea, MRZ-3 (significance of mineral deposits undetermined) in the Coachella Valley and San Gorgonio regions and Unstudied (No MRZ designation issued) for the San Jacinto Mountains, western half of the Salton Sea and Joshua Tree Wilderness areas. The project does not affect any existing or proposed State-designated significance sectors or any existing mining operations.

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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
NA <input checked="" type="checkbox"/> A <input type="checkbox"/> B <input type="checkbox"/> C <input type="checkbox"/> D <input type="checkbox"/>				

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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 <input checked="" type="checkbox"/> A <input type="checkbox"/> B <input type="checkbox"/> C <input type="checkbox"/> D <input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

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

Findings of Fact:

a-b) Pursuant to the Riverside County General Plan Figure S-19, Airport Locations exhibit, the project will not occur within or adjacent to any designated Airport Influence Area (AIA), public airport or private airstrip. As a result, there will be no significant impacts from airport noise.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

31. Railroad Noise				
NA <input checked="" type="checkbox"/> A <input type="checkbox"/> B <input type="checkbox"/> C <input type="checkbox"/> D <input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Riverside County General Plan Figure C-1, Circulation Plan, GIS database and project application materials

Findings of Fact:

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

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

32. Highway Noise				
NA <input checked="" type="checkbox"/> A <input type="checkbox"/> B <input type="checkbox"/> C <input type="checkbox"/> D <input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Riverside County General Plan Figure C-1, Circulation Plan, GIS database and project application materials

Findings of Fact:

The proposed policy areas and policies generally serve to recognize existing public agency plans (such as BLM SEZ, DRECP DFAs and Salton Sea plans) and ensure that future development within Riverside County is appropriately coordinated with any development proposed pursuant to said plans.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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They do not create any new land use entitlements or propose any new development themselves. As such, none of the new policy areas will result in creation of or exposure to highway noise. The SSREPA is located in proximity to Highways 111 and 86. Potential solar energy development may be proposed in proximity to Interstate 10 or Highway 177.

Further, development proposals within FERCO or the SSREPA shall be required to comply with all feasible mitigation to ensure any potentially significant impacts are avoided, reduced or minimized pursuant to CEQA. At present, such projects are too speculative (with neither location nor project type sufficiently foreseeable) to allow further analysis in this programmatic CEQA document. Future development proposals and land use applications within these policy areas shall be subject to subsequent Environmental Assessment to determine potential impacts and mitigate such impacts. As a result, no specific significant impacts or mitigation are identified at this time.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

33. Other Noise

NA A B C D

Source: Project application materials and GIS database

Findings of Fact:

The project is not located near nor expected to generate any other sources of potential noise, therefore, there will be no significant impacts from other noise.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

34. Noise Effects on or by the Project

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

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

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

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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, and project application materials

Findings of Fact:

a-d) The proposed policy areas and policies generally serve to recognize existing public agency plans (such as BLM SEZ, DRECP DFAs and Salton Sea plans) and ensure that future development within Riverside County is appropriately coordinated with any development proposed pursuant to said plans. They do not create any new land use entitlements or propose any new development themselves. As such, none of the new policy areas will result in increased noise or vibration levels or exposure of sensitive receptors to such. In particular, none of the proposed WPAs, which merely add requirements for planning and coordination, will have any adverse noise effects.

Future development of commercial-scale solar energy facilities within FERCO, or SSREPA, may have the potential to generate noise or vibration or affect sensitive receptors in the desert. For these cases, prior to any site disturbance or construction of any implementing project, the preparation of a noise study may be required to determine noise impacts and identify site-specific mitigation measures. All future uses will be required to adhere to the Riverside County's allowable noise standards and will be analyzed at the time of an implementing project.

Further, development proposals within FERCO or the SSREPA shall be required to comply with all feasible mitigation to ensure any potentially significant impacts are avoided, reduced or minimized pursuant to CEQA. At present, such projects are too speculative (with neither location nor project type sufficiently foreseeable) to allow further analysis in this programmatic CEQA document. Future development proposals and land use applications within these policy areas shall be subject to subsequent Environmental Assessment to determine potential impacts and mitigate such impacts. As a result, no specific significant impacts or mitigation are identified at this time.

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

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
c) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input 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"/>

Source: Project application materials, GIS database and Riverside County General Plan Housing Element

Findings of Fact:

a-f) The proposed policy areas and policies generally serve to recognize existing public agency plans (such as BLM SEZ, DRECP DFAs and Salton Sea plans) and ensure that future development within Riverside County is appropriately coordinated with any development proposed pursuant to said plans. They do not create any new land use entitlements or propose any new development themselves. As such, none of the new policy areas will result in any specific impacts to housing, displacement of residents, affect a County Redevelopment Project Area or affect population projections.

In general future development of commercial-scale solar energy facilities within FERCO, or SSREPA, require large areas of vacant land for construction and for cost-efficiency are not proposed on lands with substantial existing development. Sites selected in the desert are typically undeveloped open lands with no existing homes. As such, future development of renewable energy in FERCO or SSREPA are not expected to result in significant impacts to housing, displacement of residents, affect a County Redevelopment Project Area or affect population projections.

Further, development proposals within FERCO or the SSREPA shall be required to comply with all feasible mitigation to ensure any potentially significant impacts are avoided, reduced or minimized pursuant to CEQA. At present, such projects are too speculative (with neither location nor project type sufficiently foreseeable) to allow further analysis in this programmatic CEQA document. Future development proposals and land use applications within these policy areas shall be subject to subsequent Environmental Assessment to determine potential impacts and mitigate impacts to the maximum extent feasible. No specific significant impacts or mitigation are identified at this time.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

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

The proposed policy areas and policies generally serve to recognize existing public agency plans (such as BLM SEZ, DRECP DFAs and Salton Sea plans) and ensure that future development within Riverside County is appropriately coordinated with any development proposed pursuant to said plans. They do not create any new land use entitlements or propose any new development themselves. As such, none of the new policy areas will result in any specific substantial physical impacts associated with the provision of new or physically altered government facilities, or need for new or physically altered government facilities, including fire services or facilities.

The future development of commercial-scale solar energy facilities within FERCO or SSREPA will not introduce new residents that would increase demand for existing and new government services, including fire services. As such, future development of renewable energy in FERCO or SSREPA are not expected to result in significant impacts to public services, including fire services or facilities. In addition, at time of future construction for any implementing projects, costs associated with the increased need for fire services will be addressed through the County's Development Impact Fee schedule.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

37. Law Enforcement Services

Source: Riverside County General Plan Safety Element

Findings of Fact:

The proposed policy areas and policies generally serve to recognize existing public agency plans (such as BLM SEZ, DRECP DFAs and Salton Sea plans) and ensure that future development within Riverside County is appropriately coordinated with any development proposed pursuant to said plans. They do not create any new land use entitlements or propose any new development themselves. As such, none of the new policy areas will result in any specific substantial physical impacts associated

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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with the provision of new or physically altered government facilities, or need for new or physically altered government facilities, including law enforcement services or facilities.

The future development of commercial-scale solar energy facilities within FERCO or SSREPA will not introduce new residents that would increase demand for existing and new government services, including law enforcement services. As such, future development of renewable energy in FERCO or SSREPA are not expected to result in significant impacts to public services, including law enforcement (Sheriff's Department) services.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

38. Schools

Source: GIS Database

Findings of Fact:

The proposed policy areas and policies generally serve to recognize existing public agency plans (such as BLM SEZ, DRECP DFAs and Salton Sea plans) and ensure that future development within Riverside County is appropriately coordinated with any development proposed pursuant to said plans. They do not create any new land use entitlements or propose any new development themselves. As such, none of the new policy areas will result in any specific substantial physical impacts associated with the provision of new or physically altered government facilities, or need for new or physically altered government facilities, including education services or facilities.

The future development of commercial-scale solar energy facilities within FERCO or SSREPA will not introduce new residents that would increase demand for existing and new government services, including educational services or facilities. As such, future development of renewable energy in FERCO or SSREPA are not expected to result in significant impacts to public services, including educational services or facilities. In addition, at time of future construction of any implementing projects, costs associated with any increased need for school services will be addressed through the County's Development Impact Fee schedule.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

39. Libraries

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:

The proposed policy areas and policies generally serve to recognize existing public agency plans (such as BLM SEZ, DRECP DFAs and Salton Sea plans) and ensure that future development within Riverside County is appropriately coordinated with any development proposed pursuant to said plans. They do not create any new land use entitlements or propose any new development themselves. As such, none of the new policy areas will result in any specific substantial physical impacts associated with the provision of new or physically altered government facilities, or need for new or physically altered government facilities, including library services or facilities.

The future development of commercial-scale solar energy facilities within FERCO or SSREPA will not introduce new residents that would increase demand for existing and new government services, including library services. As such, future development of renewable energy in FERCO or SSREPA are not expected to result in significant impacts to public services, including library services or facilities. In addition, at time of future construction of any implementing projects, costs associated with any increased need for library services will be addressed through the County's Development Impact Fee schedule.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

40. Health Services

Source: Riverside County General Plan

Findings of Fact:

The proposed policy areas and policies generally serve to recognize existing public agency plans (such as BLM SEZ, DRECP DFAs and Salton Sea plans) and ensure that future development within Riverside County is appropriately coordinated with any development proposed pursuant to said plans. They do not create any new land use entitlements or propose any new development themselves. As such, none of the new policy areas will result in any specific substantial physical impacts associated with the provision of new or physically altered government facilities, or need for new or physically altered government facilities, including health services or facilities.

The future development of commercial-scale solar energy facilities within FERCO or SSREPA will not introduce new residents that would increase demand for existing and new government services, including health services. As such, future development of renewable energy in FERCO or SSREPA are not expected to result in significant impacts to public services, including health services or facilities.

Mitigation: No mitigation is required.

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

RECREATION

41. Parks and Recreation

a) Would the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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b) Would the project include the use of existing neighborhood or regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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c) Is the project located within a Community Service Area (CSA) or recreation and park district with a Community Parks and Recreation Plan (Quimby fees)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Source: GIS Database, Ordinance No. 460, Section 10.35 (Regulating the Division of Land, Park and Recreation Fees and Dedications) and Ordinance No. 659 (Establishing Development Impact Fees)

Findings of Fact:

a-c) The proposed policy areas and policies generally serve to recognize existing public agency plans (such as BLM SEZ, DRECP DFAs and Salton Sea plans) and ensure that future development within Riverside County is appropriately coordinated with any development proposed pursuant to said plans. They do not create any new land use entitlements or propose any new development themselves. As such, none of the new policy areas will result in any specific substantial physical impacts on existing recreational facilities or need for new recreational facilities. No Community Service Areas or recreation and park district Community Parks and Recreation Plans will be affected by this project's policy area proposals.

The future development of commercial-scale solar energy facilities within FERCO or SSREPA will not introduce new residents that would increase demand for existing and new government services, including recreational opportunities. As such, future development of renewable energy in FERCO or SSREPA are not expected to result in significant impacts to public services, including recreational services or facilities.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

42. Recreational Trails	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Source: Riverside County General Plan Figure C-7, Trails and Bikeway System

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-7, Trails and Bikeway System exhibit, there are a number of identified trails throughout eastern Riverside County, including FERCO and the Salton Sea region. The proposed policy areas and policies generally serve to recognize existing public agency plans (such as BLM SEZ, DRECP DFAs and Salton Sea plans) and ensure that future development within Riverside County is appropriately coordinated with any development proposed pursuant to said plans. They do not create any new land use entitlements or propose any new development themselves. As such, none of the new policy areas will result in any specific substantial physical impacts on existing trails or need for new trails.

The future development of commercial-scale solar energy facilities within FERCO or SSREPA will not introduce new residents that would increase demand for existing and new government services, including trails. As such, future development of renewable energy in FERCO or SSREPA are not expected to result in significant impacts to public services, including trails. In addition, any requirements for contributions to trails will be determined during implementing project review. Where applicable, Quimby fees will be paid and/or implemented in the appropriate amount.

The future development of commercial-scale solar energy facilities within FERCO or SSREPA will not introduce new residents that would increase demand for existing and new government services, including trails. As such, future development of renewable energy in FERCO or SSREPA is not expected to result in significant impacts to public services, including trails.

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?

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

Source: Riverside County General Plan Circulation Element and Figure C-1, Circulation Plan

Findings of Fact:

a-i) Pursuant to the Riverside County General Plan Figure C-1, Circulation Plan exhibit, a variety of road rights-of-way exist or are planned throughout eastern Riverside County, including FERCO and the Salton Sea region. The proposed policy areas and policies generally serve to recognize existing public agency plans (such as BLM SEZ, DRECP DFAs and Salton Sea plans) and ensure that future development within Riverside County is appropriately coordinated with any development proposed pursuant to said plans. They do not create any new land use entitlements or propose any new development themselves. As such, none of the new policy areas will result in any specific substantial traffic impacts, including conflicts with existing plans or ordinances, congestion management programs, changes in air, water or rail traffic, substantial increases in traffic hazards, inadequate emergency access or conflicts with non-motorized transport plans.

The future development of commercial-scale solar energy facilities within FERCO or SSREPA will not introduce new residents or uses expected to generate substantial amounts of traffic. As such, future development of renewable energy in FERCO or SSREPA are not expected to result in any specific substantial traffic impacts, including conflicts with existing plans or ordinances, congestion management programs, changes in air, water or rail traffic, substantial increases in traffic hazards, inadequate emergency access or conflicts with non-motorized transport plans.

As for specific roadway or traffic impacts, development proposals within FERCO or the SSREPA shall be required to comply with all feasible mitigation to ensure any potentially significant impacts are

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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avoided, reduced or minimized pursuant to CEQA. At present, such projects are too speculative (with neither location nor project type sufficiently foreseeable) to allow further analysis in this programmatic CEQA document. Future development proposals and land use applications within these policy areas shall be subject to subsequent Environmental Assessment to determine potential impacts and mitigate such impacts to the maximum extent feasible. As a result, no specific significant impacts or mitigation are identified at this time.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

44. Bike Trails

Source: Riverside County General Plan Figure C-7, Trails and Bikeway System

Findings of Fact:

Pursuant to the Riverside County General Plan Figure C-7, Trails and Bikeway System exhibit, there are a number of identified trails throughout eastern Riverside County, including FERCO and the Salton Sea region. The proposed policy areas and policies generally serve to recognize existing public agency plans (such as BLM SEZ, DRECP DFAs and Salton Sea plans) and ensure that future development within Riverside County is appropriately coordinated with any development proposed pursuant to said plans. They do not create any new land use entitlements or propose any new development themselves. As such, none of the new policy areas will result in any specific substantial physical impacts on existing bike trails or need for new bike trails.

The future development of commercial-scale solar energy facilities within FERCO or SSREPA will not introduce new residents that would increase demand for existing and new government services, including bike trails. As such, future development of renewable energy in FERCO or SSREPA are not expected to result in significant impacts to public services, including trails. In addition, any requirements for contributions to bike trails will be determined during implementing project review. Where applicable, Quimby fees will be paid and/or implemented in the appropriate amount.

The future development of commercial-scale solar energy facilities within FERCO or SSREPA will not introduce new residents that would increase demand for existing and new government services, including bike trails. As such, future development of renewable energy in FERCO or SSREPA is not expected to result in significant impacts to public services, including bike trails.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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 checked="" type="checkbox"/>	<input type="checkbox"/>
b) Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source: GIS database and project application materials

Findings of Fact:

a-b) The proposed policy areas and policies generally serve to recognize existing public agency plans (such as BLM SEZ, DRECP DFAs and Salton Sea plans) and ensure that future development within Riverside County is appropriately coordinated with any development proposed pursuant to said plans. They do not create any new land use entitlements or propose any new development themselves. As such, none of the new policy areas will result in the need for new or expanded water treatment facilities. In most instances future development on private lands in or adjacent to a proposed WPA would be occurring in areas not served by an existing water or sewer provider. As such, individual development proposals would be required to show proof of sufficient water supply (i.e., groundwater) and provide an acceptable septic system for sewage in order to be approved for development.

For future development of commercial-scale solar energy facilities within FERCO or SSREPA, the type and amount of water supplies needed will depend on the type of facility proposed. At present, such projects are too speculative (with neither location nor project type sufficiently foreseeable) to allow further analysis in this programmatic CEQA document. Development proposals shall be required to comply with all feasible mitigation to ensure any potentially significant impacts are avoided, reduced or minimized pursuant to CEQA. Future development proposals and land use applications within these policy areas shall be subject to subsequent Environmental Assessment to determine potential impacts and mitigate such impacts to the maximum extent feasible. Analysis will include assessment of water availability and will be required prior to the approval of an implementing project. This will include a commitment from the water purveyor to provide water to the site (beyond what currently exists) and/or assessment of groundwater availability, as applicable. As a result, no specific significant impacts or mitigation are identified at this time.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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 checked="" type="checkbox"/>	<input type="checkbox"/>
b) Result in a determination by the wastewater treatment provider that serves or may service the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source: GIS database and project application materials

Findings of Fact:

a-b) The proposed policy areas and policies generally serve to recognize existing public agency plans (such as BLM SEZ, DRECP DFAs and Salton Sea plans) and ensure that future development within Riverside County is appropriately coordinated with any development proposed pursuant to said plans. They do not create any new land use entitlements or propose any new development themselves. As such, none of the new policy areas will result in the need for new or expanded wastewater treatment facilities. In most instances future development on private lands in or adjacent to a proposed WPA and commercial energy developments in FERCO or SSREPA would be occurring in areas not served by an existing sewer provider. As such, individual development proposals would be required to show proof of sufficient water supply (i.e., groundwater) and provide an acceptable septic system for sewage in order to be approved for development.

At present, such projects are too speculative (with neither location nor project type sufficiently foreseeable) to allow further analysis in this programmatic CEQA document. Development proposals shall be required to comply with all feasible mitigation to ensure any potentially significant impacts are avoided, reduced or minimized pursuant to CEQA. Future development proposals and land use applications within these policy areas shall be subject to subsequent Environmental Assessment to determine potential impacts and mitigate such impacts to the maximum extent feasible. Analysis will include assessment of sewage disposal needs (either through onsite septic or connection to sanitary sewer system) and will be required prior to the approval of an implementing project. As a result, no specific significant impacts or mitigation are identified at this time.

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

Source: GIS database and project application materials

Findings of Fact:

a-b) The proposed policy areas and policies generally serve to recognize existing public agency plans (such as BLM SEZ, DRECP DFAs and Salton Sea plans) and ensure that future development within Riverside County is appropriately coordinated with any development proposed pursuant to said plans. They do not create any new land use entitlements or propose any new development themselves. As such, none of the new policy areas will not result in substantial generation of solid waste or affect any agency's waste disposal plans, statutes or regulations. In most instances future development on private lands in or adjacent to a proposed WPA and commercial energy developments in FERCO or SSREPA would be occurring in areas not served by an existing solid waste disposal provider. As such, individual development proposals would be required to develop individual plans for solid waste disposal and will be required to obtain County approval of such plans prior to project approval. As a result, no specific significant impacts or mitigation are identified at this time.

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 checked="" type="checkbox"/>	<input type="checkbox"/>
b) Natural gas?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Communications systems?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Storm water drainage?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input type="checkbox"/>
g) Other governmental services?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: GIS database and project application materials

Findings of Fact:

a-g) The proposed policy areas and policies generally serve to recognize existing public agency plans (such as BLM SEZ, DRECP DFAs and Salton Sea plans) and ensure that future development

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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within Riverside County is appropriately coordinated with any development proposed pursuant to said plans. They do not create any new land use entitlements or propose any new development themselves. As such, none of the new policy areas will result in any specific substantial physical impacts associated with the provision of new or physically altered utility facilities, or need for new or physically altered utility facilities, including electricity, natural gas, communication systems, storm water drainage, street lighting, road maintenance or other governmental services.

The future development of commercial-scale solar energy facilities within FERCO or SSREPA will not introduce new residents that would increase demand for existing and new utilities, nor substantially increase need for utilities in most cases. For certain types of renewable energy development, however, 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. Thus, at this stage, the utility requirements are too speculative to analyze. However, development proposals within FERCO or the SSREPA shall be required to comply with all feasible mitigation to ensure any potentially significant impacts are avoided, reduced or minimized pursuant to CEQA. At present, such projects are too speculative (with neither location nor project type sufficiently foreseeable) to allow further analysis in this programmatic CEQA document. Future development proposals and land use applications within these policy areas shall be subject to subsequent Environmental Assessment to determine potential impacts and mitigate such impacts to the maximum extent feasible. As a result, no specific significant impacts or mitigation are identified at this time.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

49. Energy Conservation

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

Source: Riverside County General Plan

Findings of Fact:

a) The proposed policy areas and policies generally serve to recognize existing public agency plans and ensure that future development within Riverside County is appropriately coordinated with any development proposed pursuant to said plans. They do not create any new land use entitlements or propose any new development themselves. As such, none of the new policy areas will have any specific adverse effect on adopted energy conservation plans. In addition, any future implementing projects will be required to comply with California's AB 32 greenhouse gas reduction requirements as well as Riverside County's Climate Action Plan. Such compliance will ensure that appropriate energy conservation measures are applied to future development.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Similarly, future development proposals within FERCO or the SSREPA shall be required to comply with all feasible mitigation to ensure any potentially significant impacts are avoided, reduced or minimized pursuant to CEQA. At present, such projects are too speculative (with neither location nor project type sufficiently foreseeable) to allow further analysis in this programmatic CEQA document. Future development proposals and land use applications within these policy areas shall be subject to subsequent Environmental Assessment to determine potential impacts and mitigate impacts to the maximum extent feasible. No specific significant impacts or mitigation are identified at this time.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

MANDATORY FINDINGS OF SIGNIFICANCE

<p>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?</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Source: Project application materials

Findings of Fact:

The proposed policy areas and policies generally serve to recognize existing public agency plans (such as BLM SEZ, DRECP DFAs and Salton Sea plans) and ensure that future development within Riverside County is appropriately coordinated with any development proposed pursuant to said plans. They do not create any new land use entitlements or propose any new development themselves. As such, none of the new policy areas will 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.

<p>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)?</p>	<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

Findings of Fact: The proposed policy areas and policies generally serve to recognize existing public agency plans (such as BLM SEZ, DRECP DFAs and Salton Sea plans) and ensure that future development within Riverside County is appropriately coordinated with any development proposed pursuant to said plans. They do not create any new land use entitlements or propose any new development themselves. As such, none of the new policy areas will contribute to impacts which are individually limited, but cumulatively considerable.

52. Does the project have environmental effects that will cause substantial adverse effects on human beings, either directly or indirectly?

Source: Project application materials

Findings of Fact: The proposed policy areas and policies generally serve to recognize existing public agency plans (such as BLM SEZ, DRECP DFAs and Salton Sea plans) and ensure that future development within Riverside County is appropriately coordinated with any development proposed pursuant to said plans. They do not create any new land use entitlements or propose any new development themselves. As such, none of the new policy areas will result in environmental effects which would cause substantial adverse effects on human beings, either directly or indirectly.

VI. EARLIER ANALYSES

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

Earlier Analyses Used, if any: None.

VII. AUTHORITIES CITED

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

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. 1153 (Entitlement / Policy) – Intent to Adopt a Negative Declaration – Applicant: County of Riverside – Supervisorial District: Countywide – Area Plan: Countywide – Zone Area: N/A – Zone: N/A – Policy Areas: Proposed (new) Salton Sea Renewable Energy Policy Area – Location: Countywide, with particular policies and emphasis on the Salton Sea (ECVAP) and Far Eastern Riverside County (FERCO) desert area outside of existing Area Plans. – Project Size: Countywide – **REQUEST:** County-initiated General Plan Amendment (GPA) No. 1153 proposes to amend the Riverside County General Plan to expand existing renewable energy policies to facilitate renewable energy development in the county, particularly the far eastern desert and Salton Sea regions. The Land Use Element contains text revisions and new and revised policies to coordinate development of renewable energy in the Far Eastern Riverside County (FERCO) desert area (outside of existing Area Plans) and address both the U.S. Bureau of Land Management Solar Energy Program and the state’s proposed Desert Renewable Energy Conservation Plan (DRECP). It will also improve public land coordination for a variety of federal lands within the county. Multipurpose Open Space Element revisions will expand the text and policies addressing renewable energy, including “emerging technologies.” Lastly, for the Eastern Coachella Valley Area Plan, the GPA will establish the Salton Sea Renewable Energy Policy Area along with greatly expanded text and policies. No changes to Land Use Designations or other land use entitlements are planned for this GPA; this GPA is not associated with any renewable energy development proposals. This work effort is funded by a grant from the California Energy Commission (CEC).

TIME OF HEARING: **9:30 am** or as soon as possible thereafter
FEBRUARY 24, 2016
City of La Quinta
City Council Chambers
78-495 Calle Tampico
La Quinta, CA 92253

For further information regarding this project, please contact Project Planner, Cindy Thielman-Braun, at 951-955-8632 or email cthielma@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: Cindy Thielman-Braun
P.O. Box 1409, Riverside, CA 92502-1409

San Diego Assoc. of Governments
Wells Fargo Plaza
401 B St., Suite 800
San Diego, CA 92101

Southern California Association of
Governments
818 W 7th St, 12th Floor
Los Angeles, CA 90017

Coachella Valley Assoc. of Govts.
73-710 Fred Waring Dr, Ste 200
Palm Desert, CA 92260-2553

County of Orange, Planning Director
300 N Flower St.
P.O. Box 4048
Santa Ana, CA 92703-5000

Imperial Valley Assoc. of Governments
940 West Main St., Suite 208
El Centro, CA 92243

San Bernardino Assoc of Govts.
1170 W 3rd St
San Bernardino, CA 92410-1715

County of San Bernardino
Director, Land Use Service Dept.
385 N Arrowhead Ave, 3rd Floor
San Bernardino, CA 92415-1008

County of Imperial
Planning Director
939 Main St., Suite B-1
El Centro, CA 92243-2843

County of La Paz
Planning Director
1112 S Joshua Ave., Suite 204
Parker, AZ 85344-5756

County of San Diego
Planning Director
5201 Ruffin Rd., Suite B
San Diego, CA 92123

City of Rancho Mirage
Planning Manager
69-825 Highway 111
Rancho Mirage, CA 92270

City of Blythe
Development Services Dept.
Attn: Walt Honse
235 N Broadway, MS 2611
Blythe, CA 92225

City of 29 Palms, Planning Director
6136 Adobe Rd
PO Box 995
29 Palms, CA 92277

City of Yucaipa
Planning Director
34272 Yucaipa Blvd
Yucaipa, CA 92399-2434

City of Coachella
Planning Director
1515 Sixth St
Coachella, CA 92236

City of Yucca Valley
Planning Director
57090 29 Palms Hwy.
Yucca Valley, CA 92284-2932

Cathedral City Planning Division
City Planner
68-700 Avenida Lalo Guerrero
Cathedral City, CA 92234

City of Banning
Community Devel. Director
PO Box 998
Banning, CA 92220-0090

City of Beaumont
Planning Director
550 E. 6th St
Beaumont, CA 92223

City of Blythe
Devel. Services Director
440 S Main St
Blythe, CA 92225

City of Calimesa
Planning Manager
P.O. Box 1190
Calimesa, CA 92320

City of Desert Hot Springs
Attn: Larry Grafton, Planning Dept.
65-950 Pierson Blvd.
Desert Hot Springs, CA 92240

City of Indio
Planning & Building Director
PO Drawer 1788
Indio, CA 92202

City of La Quinta
Planning Director
PO Box 1504
La Quinta, CA 92253

City of Indian Wells
Planning Director
44-950 El Dorado Dr
Indian Wells, CA 92210-7497

City of Palm Desert
Planning Director
73-510 Fred Waring Dr
Palm Desert, CA 92260

City of Palm Springs
Planning Director
PO Box 2743
Palm Springs, CA 92263

Coachella Valley Parks & Rec. District
45-305 Oasis St.
Indio, CA 92201-4337

Beaumont / Cherry Valley
Recreation & Parks District
PO Box 490
Beaumont, CA 92223-0490

Colorado River Board
Attn: Gerald R. Zimmerman
770 Fairmont Ave., Ste. 100
Glendale, CA 91203-1035

Bureau of Indian Affairs
U.S. Dept. of Interior
650 E Tahquitz Canyon Way
Palm Springs, CA 92262

Bureau of Indian Affairs
Southern California Agency
Attn: Virgil Townsend,
2038 Iowa Ave, Ste 101
Riverside, CA 92507-0001

Bureau of Land Management
Palm Springs Resource Area
690 W Garnet Ave, PO Box 581260
N Palm Springs, CA 92258-1260

Bureau of Land Management
California Desert District Office
6221 Box Springs Ave
Riverside, CA 92507

Bureau of Land Management
Division of Land Acquisition
2800 Cottage Way
Sacramento, CA 95825

Bureau of Reclamation
Southern California Area Office
27708 Jefferson Ave., Suite 202
Temecula, CA 92590-2628

Bureau of Land Management
El Centro Field Office
1661 S 4th St
El Centro, CA 92243

Bureau of Land Management
U.S. Dept. of Interior
22835 Calle San Juan de los Lagos
Moreno Valley, CA 92553

Bureau of Reclamation
Lower Colorado Region
PO Box 61470
Boulder City, NV 89006-1470

Joshua Tree National Park
National Park Service
74485 National Park Dr.
29 Palms, CA 92277-3533

Forest Service, U.S. Dept. of Agri.
San Jacinto Ranger Station
54270 Pinecrest, PO Box 518
Idyllwild, CA 92549

Natural Resources Conserv. Svc.
U.S. Dept. of Agriculture
82-901 Bliss
Indio, CA 92201-4355

San Bernardino National Forest
U.S. Forest Services
1824 Commercenter Circle
San Bernardino, CA 92408-3430

Resource Conservation District,
Palo Verde
PO Box 610
Blythe, CA 92225

Cal. Dept. of Corrections
Chuckwalla Valley State Prison
19025 Willeys Well Rd
Blythe, CA 92225-2287

Cal. Dept. of Parks & Recreation
Colorado Desert District
200 Palm Canyon Dr.
Borrego Springs, CA 92004-5005

Cal. Dept. of Parks & Recreation
Ocotillo Well (ORV Rec) District
PO Box 360
Borrego Springs, CA 92004-0360

San Bernardino Co Public Works Dept
Transportation Division
825 East Third St.
San Bernardino, CA 92415

Desert Water Agency
1200 S. Gene Autry Trail
PO Box 2466
Palm Springs, CA 92264-3533

Coachella Valley Water District
85995 Avenue 52
Coachella, CA 92236

San Geronio Pass Water Agency
1210 Beaumont Ave
PO Box 520
Beaumont, CA 92223

Metropolitan Water District of So Cal
Attn: P.E. Manager
PO Box 54153
Los Angeles, CA 90054-0153

Imperial Irrigation District
333 E Barioni Blvd
PO Box 937
Imperial, CA 92251-1773

Palo Verde Irrigation District
180 W 14th Avenue
Blythe, CA 92225-2714

Southern California Gas Company
Engineering Dept.
1981 W Lugonia Ave, Mail Loc 8031
Redlands, CA 92374-9796

Southern California Gas Transmission
Attn: Region Planner
251 E First St
Beaumont, CA 92223-2903

Verizon Engineering
1980 Orange Tree Lane, Suite 100
Redlands, CA 92374

Desert Wind Energy Association
PO Box 206
N Palm Springs, CA 92258

AT&T - Attn: Maryann Cassaday
3939 E. Coronado, 2nd Floor
Anaheim, CA 92807

San Diego Gas & Electric Co.
Corporate Headquarters
101 Ash St
San Diego, CA 92101-3017

U.S. Army Corps of Engineers,
Los Angeles District Office
911 Wilshire Blvd, PO Box 532711
Los Angeles, CA 90053-2325

U.S. Department of Energy
Western Area Power Admin.
114 Park Shore Drive
Folsom, CA 95630-4710

California Reclamation Board
Div. of Flood Management
3310 El Camino Ave., Ste. LL-60,
Sacramento, CA 05821

California Dept. of Forestry & Fire
Protection, Riv. County Admin. HQ
210 W San Jacinto Ave,
San Jacinto, CA 92570

U.S. Fish & Wildlife Service
Div. Manager, Ecological Services
6010 Hidden Valley Rd.
Carlsbad, CA 92011

Federal Aviation Administration
Western Pacific Region
15000 Aviation Blvd.
Lawndale, CA 90261-1000

Marine Corps Air Station
Community Planning & Liason Office
Bldg. 699 Hart Street
Yuma, AZ 85365

U.S. Department of Transportation
Federal Highway Administration
650 Capitol Mall, Suite 4-100,
Sacramento, CA 95814

Natural Resources Conserv. Service
U.S. Dept. of Agriculture
950 N Ramona Blvd, Suite 6,
San Jacinto, CA 92582-2567

U.S. Navy, Attn: Community Plans
& Liaison Coordinator
1220 Pacific Highway,
San Diego, CA 92132-5190

US Marine Corps, Marine Corps
Installation West, Attn: Director,
Office of Govt & External Affairs
Building 1164, Box 555246
Camp Pendleton, CA 92055-5246

U.S. Army, National Training Center
Attn: Chief Strategic Plans, S3, NTC
PO Box 10172
Fort Irwin, CA 92310

U.S. Air Force, W. Reg. Environ. Office
Attn: Mr. Baha Y. Zarah
50 Fremont St., Suite 2450,
San Francisco, CA 94105-2230

U.S. Army, Combat Support Training
Center, Attn: Director of Public Works
B232 California Ave.,
Fort Hunter Liggett, CA 93928

Marine Corps Air/Ground Combat Ctr.
Attn: Installation & Logistics,
Commanding General
PO Box 788106
29 Palms, CA 92278-5001

Governor's Office of Planning &
Research - Attn: Scott Morgan
PO Box 3044
Sacramento, CA 95812-3044

Natural Resources Agency
1416 Ninth St, Suite 1311
Sacramento, CA 95814

Cal Dept of Fish & Wildlife, Region 6
3602 Inland Empire Blvd., #C-220,
Ontario, CA 91764

Cal. Dept. of Conservation
CA Geol Survey, State Geologist
801 K Street, Suite 1200,
Sacramento, CA 95814

Cal. Dept. of Conservation
Mining & Geology Board
801 K Street, MS 20-15
Sacramento, CA 95814

Cal. Dept. of Forestry & Fire Protection
210 W. San Jacinto Ave.
Perris, CA 92570-1915

South Coast Air Quality Mngmt Dist.
Office of Planning & Rules
21865 E. Copley Dr.
Diamond Bar, CA 91765-4178

California Air Resources Board
1001 I Street, PO Box 2815
Sacramento, CA 95812

Cal. Dept of Fish & Game
Environmental Svcs. Division
Attn: Scott Flint,
1416 Ninth St., 13th Floor
Sacramento, CA 95814

Mojave Desert Air Quality Mngmt Dist.
Attn: Charles Fryxell
14306 Park Ave.
Victorville, CA 92392-2310

Cal. Dept. of Conservation
Attn: Roseanne Taylor
801 K Street, MS-24-02
Sacramento, CA 95814

Cal. Dept. of Forestry & Fire Protection
Attn: Environ. Coordinator
1416 Ninth St., Room 1516-24,
Sacramento, CA 95814

Cal. Dept. of Water Resources
Attn: Nadell Gayou, Sr. Eng.
901 P Street, 2nd Floor
Sacramento, CA 95814

Native American Heritage Commission
Attn: Debbie Treadway
915 Capitol Mall, Room 364
Sacramento, CA 95814

Office of Historic Preservation
Attn: Michelle Messenger
PO Box 942896
Sacramento, CA 95814

Cal. Dept. of Transp., Region 11
Dev. Review and Public Transportation
P.O. Box 85406, MS-50
San Diego, CA 92186-5406

Cal. Dept. of Transp., Region 8
Forecasting / IGR-CEQA Review
464 W Fourth St., MS-722, 6th Floor
San Bernardino, CA 92401-1400

Cal. Dept. of Transportation
Division of Aeronautics
PO Box 942871 MS-40
Sacramento, CA 94274-0001

Cal. Dept. of Transportation Planning
PO Box 942874, MS-32
Sacramento, CA 94274-0001

Public Utilities Commission
Attn: Ken Lewis
505 Van Ness Ave.
San Francisco, CA 94102

California Energy Commission
Attn: Envir. Protection Officer
1516 Ninth St, MS-40
Sacramento, CA 95814

Cal. Regional WQ Control Board,
Colorado River Basin Region 7
73-720 Fred Waring Dr, Suite 100
Palm Desert, CA 92260-2564

State Water Resrces Control Board
Division of Water Quality
1001 I Street, PO Box 806
Sacramento, CA 95812-4025

State Water Resrcs Control Board
Division of Water Rights
1001 I Street, PO Box 2000
Sacramento, CA 95812-2000

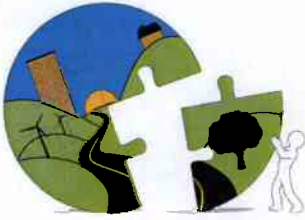
Cal. Dept. of Parks & Recreation
Environ. Stewardship Section
PO Box 942896
Sacramento, CA 94296-0001

Cal. State Lands Commission
Attn: G. Peika
200 Oceangate, Floor 12
Long Beach, CA 90802-4331

State School Lands
U.S. Dept. of the Interior
1849 C Street
Washington, DC 20240

California State School Lands
100 Howe Ave, Suite 100-South
Sacramento, CA 95825-8202

Regents of University of California
Director of Real Estate
1111 Franklin St., 6th Floor
Oakland, CA 94607-5201



RIVERSIDE COUNTY PLANNING DEPARTMENT

*Steven Weiss, AICP
Planning Director*

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

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

38686 El Cerrito Road
Palm Desert, California 92211

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

GPA001153

Project Title/Case Numbers

Cindy A. Thielman-Braun
County Contact Person

(951) 955-8632
Phone Number

N/A

State Clearinghouse Number (if submitted to the State Clearinghouse)

County of Riverside
Project Applicant

4080 Lemon Street, 12th Floor, Riverside, CA 92501-3634
Address

Countywide
Project Location

Proposal to amend the Riverside County General Plan to expand existing renewable energy policies to facilitate renewable energy development in the county, particularly the eastern desert and Salton Sea regions. The Land Use Element contains text revisions and new and revised policies to coordinate development of renewable energy in the Far Eastern Riverside County (FERCO) desert area (outside of existing Area Plans) and address both the U.S. Bureau of Land Management Solar Energy Program and the State's proposed Desert Renewable Energy Conservation Plan (DRECP). It will also improve public land coordination for a variety of federal lands within the County. Multipurpose Open Space Element revisions will expand the text and policies addressing renewable energy, including "emerging technologies." Lastly, for the Eastern Coachella Valley Area Plan, the GPA will establish the Salton Sea Renewable Energy Policy Area along with expanded text and policies. No changes to Land Use Designations or other land use entitlements are planned for this GPA; this GPA is not associated with any renewable energy development proposals. This work effort is funded by a grant from the California Energy Commission (REN-13-02).

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. A Mitigation Monitoring and Reporting Plan/Program WAS NOT adopted.
4. A statement of Overriding Considerations WAS NOT adopted.
5. Findings were made pursuant to the provisions of CEQA.

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

Signature

Project Planner _____
Title

Date

Date Received for Filing and Posting at OPR: _____



San Diego Assoc. of Governments
Wells Fargo Plaza
401 B St., Suite 800
San Diego, CA 92101

Southern California Association of
Governments
818 W 7th St, 12th Floor
Los Angeles, CA 90017

Coachella Valley Assoc. of Govts.
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Palm Desert, CA 92260-2553

County of Orange, Planning Director
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P.O. Box 4048
Santa Ana, CA 92703-5000

Imperial Valley Assoc. of Governments
940 West Main St., Suite 208
El Centro, CA 92243

San Bernardino Assoc of Govts.
1170 W 3rd St
San Bernardino, CA 92410-1715

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Director, Land Use Service Dept.
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San Bernardino, CA 92415-1008

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Planning Director
939 Main St., Suite B-1
El Centro, CA 92243-2843

County of La Paz
Planning Director
1112 S Joshua Ave., Suite 204
Parker, AZ 85344-5756

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Planning Director
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San Diego, CA 92123

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Planning Manager
69-825 Highway 111
Rancho Mirage, CA 92270

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Development Services Dept.
Attn: Walt Honse
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Blythe, CA 92225

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Planning Director
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Yucaipa, CA 92399-2434

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Planning Director
1515 Sixth St
Coachella, CA 92236

City of Yucca Valley
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Yucca Valley, CA 92284-2932

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City Planner
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Cathedral City, CA 92234

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Community Devel. Director
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Planning Director
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City of Blythe
Devel. Services Director
440 S Main St
Blythe, CA 92225

City of Calimesa
Planning Manager
P.O. Box 1190
Calimesa, CA 92320

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65-950 Pierson Blvd.
Desert Hot Springs, CA 92240

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Planning & Building Director
PO Drawer 1788
Indio, CA 92202

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Planning Director
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Indian Wells, CA 92210-7497

City of Palm Desert
Planning Director
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Palm Desert, CA 92260

City of Palm Springs
Planning Director
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Palm Springs, CA 92263

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Indio, CA 92201-4337

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Recreation & Parks District
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U.S. Dept. of Interior
650 E Tahquitz Canyon Way
Palm Springs, CA 92262

Bureau of Indian Affairs
Southern California Agency
Attn: Virgil Townsend,
2038 Iowa Ave, Ste 101
Riverside, CA 92507-0001

Bureau of Land Management
Palm Springs Resource Area
690 W Garnet Ave, PO Box 581260
N Palm Springs, CA 92258-1260

Bureau of Land Management
California Desert District Office
6221 Box Springs Ave
Riverside, CA 92507

Bureau of Land Management
Division of Land Acquisition
2800 Cottage Way
Sacramento, CA 95825

Bureau of Reclamation
Southern California Area Office
27708 Jefferson Ave., Suite 202
Temecula, CA 92590-2628

Bureau of Land Management
El Centro Field Office
1661 S 4th St
El Centro, CA 92243

Bureau of Land Management
U.S. Dept. of Interior
22835 Calle San Juan de los Lagos
Moreno Valley, CA 92553

Bureau of Reclamation
Lower Colorado Region
PO Box 61470
Boulder City, NV 89006-1470

Joshua Tree National Park
National Park Service
74485 National Park Dr.
29 Palms, CA 92277-3533

Forest Service, U.S. Dept. of Agri.
San Jacinto Ranger Station
54270 Pinecrest, PO Box 518
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Natural Resources Conserv. Svc.
U.S. Dept. of Agriculture
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Indio, CA 92201-4355

San Bernardino National Forest
U.S. Forest Services
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San Bernardino, CA 92408-3430

Resource Conservation District,
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Blythe, CA 92225

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Colorado Desert District
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Borrego Springs, CA 92004-5005

Cal. Dept. of Parks & Recreation
Ocotillo Well (ORV Rec) District
PO Box 360
Borrego Springs, CA 92004-0360

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Transportation Division
825 East Third St.
San Bernardino, CA 92415

Desert Water Agency
1200 S. Gene Autry Trail
PO Box 2466
Palm Springs, CA 92264-3533

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85995 Avenue 52
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Metropolitan Water District of So Cal
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PO Box 54153
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Imperial Irrigation District
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Imperial, CA 92251-1773

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Blythe, CA 92225-2714

Southern California Gas Gompany
Engineering Dept.
1981 W Lugonia Ave, Mail Loc 8031
Redlands, CA 92374-9796

Southern California Gas Transmission
Attn: Region Planner
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Verizon Engineering
1980 Orange Tree Lane, Suite 100
Redlands, CA 92374

Desert Wind Energy Association
PO Box 206
N Palm Springs, CA 92258

AT&T - Attn: Maryann Cassaday
3939 E. Coronado, 2nd Floor
Anaheim, CA 92807

San Diego Gas & Electric Co.
Corporate Headquarters
101 Ash St
San Diego, CA 92101-3017

U.S. Army Corps of Engineers,
Los Angeles District Office
911 Wilshire Blvd, PO Box 532711
Los Angeles, CA 90053-2325

U.S. Department of Energy
Western Area Power Admin.
114 Park Shore Drive
Folsom, CA 95630-4710

California Reclamation Board
Div. of Flood Management
3310 El Camino Ave., Ste. LL-60,
Sacramento, CA 05821

California Dept. of Forestry & Fire
Protection, Riv. County Admin. HQ
210 W San Jacinto Ave,
San Jacinto, CA 92570

U.S. Fish & Wildlife Service
Div. Manager, Ecological Services
6010 Hidden Valley Rd.
Carlsbad, CA 92011

Federal Aviation Administration
Western Pacific Region
15000 Aviation Blvd.
Lawndale, CA 90261-1000

Marine Corps Air Station
Community Planning & Liason Office
Bldg. 699 Hart Street
Yuma, AZ 85365

U.S. Department of Transportation
Federal Highway Administration
650 Capitol Mall, Suite 4-100,
Sacramento, CA 95814

Natural Resources Conserv. Service
U.S. Dept. of Agriculture
950 N Ramona Blvd, Suite 6,
San Jacinto, CA 92582-2567

U.S. Navy, Attn: Community Plans
& Liaison Coordinator
1220 Pacific Highway,
San Diego, CA 92132-5190

US Marine Corps, Marine Corps
Installation West, Attn: Director,
Office of Govt & External Affairs
Building 1164, Box 555246
Camp Pendleton, CA 92055-5246

U.S. Army, National Training Center
Attn: Chief Strategic Plans, S3, NTC
PO Box 10172
Fort Irwin, CA 92310

U.S. Air Force, W. Reg. Environ. Office
Attn: Mr. Baha Y. Zarah
50 Fremont St., Suite 2450,
San Francisco, CA 94105-2230

U.S. Army, Combat Support Training
Center, Attn: Director of Public Works
B232 California Ave.,
Fort Hunter Liggett, CA 93928

Marine Corps Air/Ground Combat Ctr.
Attn: Installation & Logistics,
Commanding General
PO Box 788106
29 Palms, CA 92278-5001

Governor's Office of Planning &
Research - Attn: Scott Morgan
PO Box 3044
Sacramento, CA 95812-3044

Natural Resources Agency
1416 Ninth St, Suite 1311
Sacramento, CA 95814

Cal Dept of Fish & Wildlife, Region 6
3602 Inland Empire Blvd., #C-220,
Ontario, CA 91764

Cal. Dept. of Conservation
CA Geol Survey, State Geologist
801 K Street, Suite 1200,
Sacramento, CA 95814

Cal. Dept. of Conservation
Mining & Geology Board
801 K Street, MS 20-15
Sacramento, CA 95814

Cal. Dept. of Forestry & Fire Protection
210 W. San Jacinto Ave.
Perris, CA 92570-1915

South Coast Air Quality Mngmt Dist.
Office of Planning & Rules
21865 E. Copley Dr.
Diamond Bar, CA 91765-4178

California Air Resources Board
1001 I Street, PO Box 2815
Sacramento, CA 95812

Cal. Dept of Fish & Game
Environmental Svcs. Division
Attn: Scott Flint,
1416 Ninth St., 13th Floor
Sacramento, CA 95814

Mojave Desert Air Quality Mngmt Dist.
Attn: Charles Fryxell
14306 Park Ave.
Victorville, CA 92392-2310

Cal. Dept. of Conservation
Attn: Roseanne Taylor
801 K Street, MS-24-02
Sacramento, CA 95814

Cal. Dept. of Forestry & Fire Protection
Attn: Environ. Coordinator
1416 Ninth St., Room 1516-24,
Sacramento, CA 95814

Cal. Dept. of Water Resources
Attn: Nadell Gayou, Sr. Eng.
901 P Street, 2nd Floor
Sacramento, CA 95814

Native American Heritage Commission
Attn: Debbie Treadway
915 Capitol Mall, Room 364
Sacramento, CA 95814

Office of Historic Preservation
Attn: Michelle Messenger
PO Box 942896
Sacramento, CA 95814

Cal. Dept. of Transp., Region 11
Dev. Review and Public Transportation
P.O. Box 85406, MS-50
San Diego, CA 92186-5406

Cal. Dept. of Transp., Region 8
Forecasting / IGR-CEQA Review
464 W Fourth St., MS-722, 6th Floor
San Bernardino, CA 92401-1400

Cal. Dept. of Transportation
Division of Aeronautics
PO Box 942871 MS-40
Sacramento, CA 94274-0001

Cal. Dept. of Transportation Planning
PO Box 942874, MS-32
Sacramento, CA 94274-0001

Public Utilities Commission
Attn: Ken Lewis
505 Van Ness Ave.
San Francisco, CA 94102

California Energy Commission
Attn: Envir. Protection Officer
1516 Ninth St, MS-40
Sacramento, CA 95814

Cal. Regional WQ Control Board,
Colorado River Basin Region 7
73-720 Fred Waring Dr, Suite 100
Palm Desert, CA 92260-2564

State Water Resrces Control Board
Division of Water Quality
1001 I Street, PO Box 806
Sacramento, CA 95812-4025

State Water Resrcs Control Board
Division of Water Rights
1001 I Street, PO Box 2000
Sacramento, CA 95812-2000

Cal. Dept. of Parks & Recreation
Environ. Stewardship Section
PO Box 942896
Sacramento, CA 94296-0001

Cal. State Lands Commission
Attn: G. Peika
200 Oceangate, Floor 12
Long Beach, CA 90802-4331

State School Lands
U.S. Dept. of the Interior
1849 C Street
Washington, DC 20240

California State School Lands
100 Howe Ave, Suite 100-South
Sacramento, CA 95825-8202

Regents of University of California
Director of Real Estate
1111 Franklin St., 6th Floor
Oakland, CA 94607-5201

**REQUESTS RECEIVED AFTER
COB 2/23/16:**

Winter King
Shute, Mihaly & Weinberger LLP
396 Hayes Street
San Francisco, CA 94102

Joan Taylor
Sierra Club
1850 Smoke Tree Lane
Palm Springs, CA 92264



Steve Weiss AICP
Planning Director

RIVERSIDE COUNTY PLANNING DEPARTMENT

Memorandum

Date: February 24, 2016

To: Planning Commission

From: Cindy A. Thielman-Braun, Project Planner

RE: AGENDA ITEM 4.1, GENERAL PLAN AMENDMENT NO. 1153 ADDITIONAL INFORMATION

A revision was made to Table LU-7 and page LU-76 to reflect last week's federal action formally creating the Sand To Snow National Monument. (See Desert Sun article, attached.) Changes were also made to Table 2 and page 31 of the Western Coachella Valley Area Plan to reflect the new National Monument. In addition, a numbering error on page LU-82 was fixed and an edit was made to Figure ECVAP-4 to add shading for Joshua Tree National Park that was accidentally omitted. See attached pages; proposed new revisions in purple.

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

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

Policy Areas

Since not all sectors within an area plan are the same, Area Plan land use designations don't always reflect the unique features found in an area. To preserve these distinctive land use patterns of different communities, policies tailored towards these unique features may be required. Accordingly, a Policy Area is a portion of an area plan that contains special or unique characteristics that merit detailed attention and focused policies. For example, the Hot Springs Policy Area in the Western Coachella Valley Area Plan is a thermal resource area with hot mineral water that is clean, clear, and free of sulfur odor. Therefore, even though most of the policy area is designated as Rural Desert in the Rural Foundation Component, additional land uses (more consistent with the Community Development Foundation Component) that utilize the natural resources, such as hotels, motels, recreational vehicle parks, mobile home parks, residential developments and institutional uses, may be considered without requiring a Foundation Component amendment.

Within a Policy Area, land use related requirements such as minimum lot sizes, allowable uses and project design may be more or less restrictive than the underlying Area Plan land use designation depending upon the purpose of that specific Policy Area. The Policy Areas are identified in their respective Area Plan maps and text. Most Policy Areas do not directly alter land use designations or planning assumptions. However, for the dozen or so that do, the specific land use and planning assumptions are associated with each of these Policy Areas are listed in Table E-14 of General Plan Appendix E-1.

Closed Landfill Policy Area

The Closed Landfill Policy Area may be applied to either publicly or privately owned properties that were once the sites of landfills, waste disposal or dump sites, or "burn" (former trash incineration) sites. The purpose of the policy area is to alert landowners and future land users that the subject parcel was utilized for this purpose in the past and to provide for review of development proposals by the Riverside County Department of Waste Management.

Policies:

The following policy applies to properties designated with the Closed Landfill Policy Area on an Area Plan Land Use Map:

- LU ~~35.4~~ 37.1 Require that proposed projects on properties designated with the Closed Landfill Policy Area be reviewed by the Department of Waste *Resources Management* and the Department of Environmental Health to assure that future development is designed to protect public health and safety.

Wilderness Policy Area

Under the Wilderness Act of 1964, the U.S. Congress is empowered to designate lands as "Wilderness" to ensure special protection of their unique values as lands "affected primarily by the forces of nature," "untrammelled by man" and with "outstanding opportunities for solitude." These Wildernesses are strictly managed, generally by the U.S. Bureau of Land Management (BLM), according to an adopted management plan.

Much of the far eastern third of Riverside County is comprised of public (federal) land designated as federal Wilderness. The purpose of the policy area is to alert landowners and future land owners of the location of

“

A wilderness, in contrast with those areas where man and his own works dominate the landscape, is hereby recognized as an area where the earth and its community of life are untrammelled by man, where man himself is a visitor who does not remain.

”

*- From the
Wilderness Act
of 1964*

these unique public lands in their vicinity. The goal is to prevent conflicts between future uses and existing Wilderness areas by ensuring any new land uses proposed within or adjacent to a Wilderness are properly considered in terms of their potential effects to these sensitive natural areas.

The Wilderness Policy Area may be applied to generally indicate areas that have been federally designated as Wilderness. The policy area may extend over both public and private lands. However mapping notwithstanding, County of Riverside jurisdiction and the policies herein only apply to the private lands. Similarly, federal Wilderness regulations only apply to the public federal lands so designated by Congress; the County's Wilderness Policy Area designation has no effect on their management or any other BLM actions.

Policies:

The following policies apply to properties designated with the Wilderness Policy Area on an Area Plan Land Use Map:

- LU 38.1 *When reviewing project proposals for private lands within or directly adjacent to a Wilderness Policy Area, County shall ensure that the proposal does not cause or encourage new intrusions into any federally-designated Wilderness by vehicles or equipment. This includes issues such as, avoiding creating new roads leading up to or into the federal Wilderness and ensuring grading and fire fuel modification zones do not encroach into the federal Wilderness.*
- LU 38.2 *To prevent conflicts between public and private land uses, development applications on private land within or adjacent to a Wilderness Policy Area shall provide the following additional information:*
- a. *Show the boundaries of any federally-designated Wilderness, National Park or similar protected public land.*
 - b. *Show all adjacent public lands on project site plans and indicate public use designations. Any other relevant federal land use designation or protection shall also be indicated, including, but not limited to named: Areas of Critical Environmental Concern (ACEC), Desert Wildlife Management Areas (DWMAs) and Wildlife Habitat Management Areas (WHMAs). This information is available from either the California Desert Conservation Area (CDCA) Plan or the Northern and Eastern Colorado Desert Cooperative Management Plan (NECO), both of which are available from the Bureau of Land Management.*
 - c. *Show how land use consistency shall be achieved between the boundary of the proposed use and the Wilderness area.*
- LU 38.3 *Where appropriate, the Wilderness Policy Area designation may be applied to areas where there is a need to coordinate private land uses near protected public lands to ensure that approved development does not conflict with public land uses, particularly conservation. This method may be applied to any area encompassing a combination of private and public lands, whether federal, state or other, where there is a need to coordinate with public land use plans.*
- LU 38.4 *Review any proposed project on private property within or adjacent to the Sand To Snow Wilderness Policy Area to ensure the proposed development would not create a significant land use conflict with proposed plans to protecting the public lands of the Sand To Snow National Monument, identified and mapped by BLM as having wilderness characteristics within the Policy Area (namely the identified public lands linking in particular its function as a linkage between the San Bernardino National Forest to the west and Joshua Tree National Park to the east).*

Table LU-7
Protected Federal Wilderness Areas in Eastern Riverside County

Resource ¹	Unit Name	Located Within Area Plans ²	Acreage in FERCO	Total Acreage in County
Wilderness	Beauty Mountain	REMAP	0	19,550
Wilderness	Big Maria Mountains	FERCO, PVV	35,950	46,460
Wilderness	Chuckwalla Mountains	FERCO, DC	101,520	108,760
Wilderness ³	Joshua Tree ³	FERCO, WCV, ECV, DC	397,090	493,750
National Park ⁴	Joshua Tree ⁴	FERCO, WCV, ECV, DC	125,690	159,650
Wilderness	Little Chuckwalla Mountains	FERCO	26,330	26,330
Wilderness	Mecca Hills	ECV	0	33,350
Wilderness	Orocoxia Mountains	FERCO, ECV	10,960	61,610
Wilderness	Palen / McCoy	FERCO, PVV	248,850	251,090
Wilderness	Palo Verde Mountains	PVV	0	540
Wilderness	Pinto Mountains	FERCO	23,110	23,110
Wilderness	Rice Valley	FERCO	43,440	43,440
Wilderness	Riverside Mountains	FERCO	25,130	25,130
Wilderness	San Geronio	WCV	0	13,060
Wilderness	San Jacinto	REMAP, PASS, WCV	0	226,810
Wilderness	Santa Rosa	REMAP, WCV, ECV	0	96,010
Proposed National Monument ⁵	Sand To Snow	WCV	0	{36,850} ⁶
Total			1,038,060	1,628,650 1,665,500

NOTES:

- 1 All areas listed are federal lands and all are managed by the U.S. Bureau of Land Management (BLM).
- 2 Area Plan abbreviations: WCV = Western Coachella Valley; ECV = Eastern Coachella Valley; DC = Desert Center; REMAP = Riverside Extended Mountains; PVV = Palo Verde Valley; PASS = San Geronio Pass; FERCO = Far Eastern Riverside County (areas not in any existing Area Plan). See Land Use Tables of the individual Area Plans for totals by Area Plan.
- 3 Portion of Joshua Tree Wilderness excluding Joshua Tree National Park.
- 4 Joshua Tree National Park portion of Joshua Tree Wilderness. Managed by the U.S. National Park Service.
- 5 Portion of the 154,000-acre National Monument created February 2016 by Presidential designation under the 1906 Antiquities Act. Area proposed for federal National Monument designation pursuant to the proposed federal California Desert Protection Act of 2011.
- 6 Proposed area, therefore not included in totals.

Renewable Energy Development in Far Eastern Riverside County

Over the last decade, renewable energy development in California has greatly expanded, triggered by the shifting economies of the State's increasing demand for "green" electricity. Since 2006, over 1,700 megawatts (MW) of wholesale renewable energy generation have been built within the desert in the far eastern third of Riverside County. By 2020 up to an additional 2,500 megawatts (MW) of solar generating capacity is expected to be added based on currently pending applications before the state. As the State of California develops and implements policies to reach its updated Renewable Energy Portfolio Standards, demand for land suitable for renewable energy development will likely continue to grow. With these needs in mind, the State and federal government have engaged in multiple rounds of planning aimed at ensuring the need for renewable energy is not met at the expense of the West's desert bounty. The sections below briefly discuss these planning efforts as they relate to land use planning for Riverside County.

BLM Riverside East Solar Energy Zone

In 2012, the BLM adopted a Solar Energy Program (SEP) to guide utility-scale (20 megawatts or more) solar energy development on public lands in six southwestern states, including California. Within the SEP is the Riverside East Solar Energy Zone (SEZ), which applies to federal land within Riverside County and identifies areas BLM consider provisionally suitable for commercial solar development. The State subsequently entered into a related planning effort to develop the Desert Renewable Energy Conservation Plan

(DRECP) over portions of six southern and eastern counties in the State, including 2.1 million acres in far eastern Riverside County. While the State's plan is not yet adopted, BLM has analyzed federal public lands within the proposed DRECP boundaries and adjusted its land uses, including SEZs, where necessary to ensure consistency between the SEP and the DRECP. Figure LU-8 shows both the SEZ areas adopted by BLM and additional areas proposed under the DRECP. Notwithstanding the Riverside East SEZ boundaries, the BLM program does not explicitly apply to privately-owned land.

The Riverside East SEZ encompasses approximately 203,000 acres within the County, of which 148,000 acres are considered developable for utility-scale solar power plants, 11,500 acres are deemed undevelopable (that is, solar exclusion areas) and 15,800 acres are already permitted for solar energy projects. See Figure LU-8. Projects approved within the Riverside East SEZ collectively produce nearly 1,200 MW of electricity annually.

At full buildout capacity, BLM estimates the Riverside East SEZ could produce between 13,000 to 24,000 MW of new electrical generation capacity (although full buildout is unlikely; BLM estimates 80% buildout as the expected upper end). New transmission lines and upgrades of existing transmission lines would be required to convey the electricity to load centers throughout the state.

The Riverside East SEZ is supported by two main energy corridors: a two-mile (3-km) wide corridor federally designated under Section 368 of the Energy Policy Act of 2005 runs along Interstate 10, generally south of the Riverside East SEZ which carries 500-kilovolt (kV) transmission lines; and a second corridor which runs north-south along the east edge of the Riverside East SEZ and carries slightly smaller lines. In addition, several major lines run roughly north-south through from the San Geronio Pass area connecting Riverside County with San Bernardino County. The ability of solar facilities to connect to the regional electricity market via these transmission corridors is critical to successful energy development.

The following policies are designed to ensure that any future renewable energy development occurring in the far eastern desert region of Riverside County is carried out in a manner that avoids both land use conflicts and adverse effects to sensitive natural and cultural resources.

Policies:

- LU 40.1 *Support solar power plants, in a fiscally and environmentally responsible manner, on BLM land within the Riverside East Solar Energy Zone and suitable adjacent public, private, state, tribal or Department of Defense-withdrawn lands, particularly lands with low resource conflicts, degraded, disturbed, previously disturbed or contaminated areas and idle or underutilized industrial sites.*
- LU 40.2 *Encourage solar power plants in areas where collocation with other energy development may be feasible (such as, wind, geothermal and other appropriate uses).*
- LU 40.3 *Encourage solar power plants to locate in areas that avoid significant impacts to sensitive resources, such as rare and special status species, unique plant communities, important biological connectivity areas, designated wildlife habitat management areas, lands with wilderness characteristics and areas with high concentrations of ethnobotanical resources of importance for Native American use.*



The U.S. Bureau of Land Management (BLM) is tasked by law with managing **National Conservation Lands** throughout the country. Lands included in the NCL system include Wilderness Areas, Wilderness Study Areas, Wild and Scenic Rivers, National Scenic and Historic Trails and other special areas as identified through acts of Congress.

Chapter 3 Land Use Element

California Desert Renewable Energy Conservation Plan (DRECP)

In 2009 the State of California initiated the Desert Renewable Energy Conservation Plan (DRECP), an ambitious planning effort to develop a comprehensive plan that “provides for renewable energy and transmission development projects and for the conservation of sensitive species and ecosystems in California’s Mojave and Colorado/Sonoran deserts.”

The proposed DRECP spans nearly 22.6 million acres across seven counties—roughly 2.1 million acres in Riverside County alone. See Figure LU-9. Of the 22.6 million acres, roughly 10% is proposed for renewable energy development as “Development Focus Areas,” including up to 42,000 acres of public and private lands in Riverside County.

As of 2015, the DRECP is being developed in collaboration among the California Energy Commission (CEC), California Department of Fish and Wildlife (CDFW), U.S. Fish and Wildlife Service (FWS) and the federal Bureau of Land Management (BLM).

Unlike the BLM’s Solar Energy Program, which only applies to federal lands, the DRECP is intended to address both public and private lands, including those under the jurisdictions of BLM and California State Lands Commission (CSLC), as well as the County of Riverside and its cities for private lands. However, nothing in the DRECP changes Riverside County’s jurisdiction or land use authority. The DRECP only addresses development of renewable energy and related transmission projects.

This ambitious plan is yet to be finalized. In the interim, the County of Riverside has developed the following policies to recognize the DRECP and coordinate land use planning within the County’s jurisdiction in a manner that is consistent with or complementary to the objectives of the DRECP as currently proposed in 2015.

Policies:

- LU 41.1 *Encourage protection of existing values of specially designated areas and lands with wilderness characteristics when reviewing utility-scale renewable energy projects proposed within the far eastern desert region of Riverside County.*
- LU 41.2 *When reviewing utility-scale renewable energy projects within the far eastern desert region of Riverside County, coordinate with federal and state agencies, property owners, Tribes and other stakeholders as early as possible in the planning process to identify potentially sensitive land uses and issues.*
- LU 41.3 *Require that proposed projects on properties within or adjacent to a proposed or adopted Desert Renewable Energy Conservation Plan (DRECP) Development Focus Area be reviewed by the County Environmental Programs Department to assure that future development is designed to avoid significant adverse effects to lands identified for conservation or other such natural resource protection under the DRECP.*
- LU 41.4 *Require development applications on private land within or adjacent to a Desert Renewable Energy Conservation Plan (DRECP) Development Focus Area to:*
- a. For all land within one mile of the project site, show all land uses proposed or adopted pursuant to the DRECP, including, but not limited to:*
 - i. Existing protected or conserved lands (Wilderness, Areas of Critical Environmental Concern, Desert Wildlife Management Areas and other protected lands).*

- ii. *BLM multiple use class (MUC) land use designations for any public (federal) lands within the one-mile radius. This information is available from either the California Desert Conservation Area (CDCA) Plan or the Northern and Eastern Colorado Desert Cooperative Management Plan (NECO), both of which are available from the Bureau of Land Management.*
 - iii. *Lands proposed for conservation as part of the DRECP General Conservation Plan and/or Natural Community Conservation Plan, including any "Conservation Planning Areas" identified for the DRECP Plan-Wide Reserve Design or as Biological Conservation Priority Areas on non-BLM lands.*
 - iv. *Any lands otherwise identified for conservation by the BLM pursuant to the National Landscape Conservation System.*
- b. *Analyze and show how land use consistency shall be achieved between the proposed use and any adjacent or surrounding proposed DRECP uses, including any of the DRECP conservation areas/uses indicated in item a, above.*
 - c. *Analyze potential impacts on any/all "Covered Species" included in the DRECP known or expected to occur on the project site, and outline how the project will minimize, reduce or avoid any such significant impacts to the maximum extent feasible.*
 - d. *Analyze potential impacts (including reasonably foreseeable indirect and cumulative) on any tribal cultural resources known or expected to occur on the project site, and outline how the project will minimize, reduce or avoid any such significant impacts to the maximum extent feasible.*

LU ~~41-6~~ 41.5 *Require all development projects in the far eastern desert region of Riverside County involving temporary use areas in open space to develop and implement restoration plans to ensure all temporary use areas are restored appropriately.*

LU ~~41-8~~ 41.6 *Once the Desert Renewable Energy Conservation Plan (DRECP) is finalized and adopted by the State, the County shall examine existing General Plan land use designations for all private land falling within the DRECP boundaries and consider revisions as deemed appropriate in the next General Plan update. Particular emphasis should be given to land use designations reflecting potential renewable energy development on high-priority lands within identified Development Focus Areas and for conservation designations reflecting adopted conservation areas, as appropriate.*

Western Coachella Valley Area Plan

	<ul style="list-style-type: none"> In some rural village areas, identified as Rural Village Overlay Study Areas, the final boundaries will be determined at a later date during the consistency zoning program. (The consistency zoning program is the process of bringing current zoning into consistency with the adopted general plan.)
Historic District Overlay (HDO)	<ul style="list-style-type: none"> This overlay allows for specific protections, land uses, the application of the Historic Building Code, and consideration for contributing elements to the District.
Specific Community Development Designation Overlay	<ul style="list-style-type: none"> Permits flexibility in land uses designations to account for local conditions. Consult the applicable Area Plan text for details.
Policy Areas	<ul style="list-style-type: none"> Policy Areas are specific geographic districts that contain unique characteristics that merit detailed attention and focused policies. These policies may impact the underlying land use designations. At the Area Plan level, Policy Areas accommodate several locally specific designations, such as the Cherry Valley Policy Area (The Pass Area Plan), or the Highway 79 Policy Area (Sun City/Menifee Valley Area Plan). Consult the applicable Area Plan text for details.

NOTES:

- 1 FAR = Floor Area Ratio, which is the measurement of the amount of non-residential building square footage in relation to the size of the lot. Du/ac = dwelling units per acre, which is the measurement of the amount of residential units in a given acre.
- 2 The building intensity range noted is exclusive, that is the range noted provides a minimum and maximum building intensity.
- 3 Clustering is encouraged in all residential designations. The allowable density of a particular land use designation may be clustered in one portion of the site in smaller lots, as long as the ratio of dwelling units/area remains within the allowable density range associated with the designation. The rest of the site would then be preserved as open space or a use compatible with open space (e.g., agriculture, pasture or wildlife habitat). Within the Rural Foundation Component and Rural Designation of the Open Space Foundation Component, the allowable density may be clustered as long as no lot is smaller than 0.5 acre. This 0.5 acre minimum lot size also applies to the Rural Community Development Foundation Component. However, for sites adjacent to Community Development Foundation Component areas, 10,000 square foot minimum lots are allowed. The clustered areas would be a mix of 10,000-square-foot and 0.5 acre lots. In such cases, larger lots or open space would be required near the project boundary with Rural Community and Rural Foundation Component areas.
- 4 The minimum lot size required for each permanent structure with plumbing fixtures utilizing an onsite wastewater treatment system to handle its wastewater is 0.5 acre per structure.

Table 2: Statistical Summary of Western Coachella Area Plan

LAND USE	AREA		STATISTICAL CALCULATIONS ¹		
	ACREAGE ²	D.U.	POP.	EMPLOY.	
LAND USE ASSUMPTIONS AND CALCULATIONS³					
LAND USE DESIGNATIONS BY FOUNDATION COMPONENTS					
AGRICULTURE FOUNDATION COMPONENT					
Agriculture (AG)	0	0	0		0
<i>Agriculture Foundation Sub-Total:</i>	<i>0</i>	<i>0</i>	<i>0</i>		<i>0</i>
RURAL FOUNDATION COMPONENT					
Rural Residential (RR)	19,909	2,986	7,263		NA
Rural Mountainous (RM)	565	28	69		NA
Rural Desert (RD)	12,043	602	1,464		NA
<i>Rural Foundation Sub-Total:</i>	<i>32,516</i>	<i>3,617</i>	<i>8,796</i>		<i>0</i>
RURAL COMMUNITY FOUNDATION COMPONENT					
Estate Density Residential (RC-EDR)	215	75	183		NA
Very Low Density Residential (RC-VLDR)	756	567	1,379		NA
Low Density Residential (RC-LDR)	0	0	0		NA
<i>Rural Community Foundation Sub-Total:</i>	<i>971</i>	<i>642</i>	<i>1,562</i>		<i>0</i>
OPEN SPACE FOUNDATION COMPONENT					
Open Space-Conservation (OS-C)	2,339	NA	NA		NA
Open Space-Conservation Habitat (OS-CH)	106,351	NA	NA		NA
Open Space-Water (OS-W)	4,082	NA	NA		NA
Open Space-Recreation (OS-R)	1,839	NA	NA		276
Open Space-Rural (OS-RUR)	66,086	1,652	4,018		NA
Open Space-Mineral Resources (OS-MIN)	2,487	NA	NA		75
<i>Open Space Foundation Sub-Total:</i>	<i>183,184</i>	<i>1,652</i>	<i>4,018</i>		<i>351</i>
COMMUNITY DEVELOPMENT FOUNDATION COMPONENT					
Estate Density Residential (EDR)	1,024	359	872		NA
Very Low Density Residential (VLDR)	408	306	744		NA
Low Density Residential (LDR)	297	445	1,083		NA

Western Coachella Valley Area Plan

Medium Density Residential (MDR)	7,990	27,964	68,009	NA
Medium-High Density Residential (MHDR)	1,501	9,755	23,724	NA
High Density Residential (HDR)	1,099	12,085	29,390	NA
Very High Density Residential (VHDR)	169	2,866	6,970	NA
Highest Density Residential (HHDR)	0	0	0	NA
Commercial Retail ² (CR)	460	NA	NA	6,920
Commercial Tourist (CT)	358	NA	NA	5,850
Commercial Office (CO)	29	NA	NA	1,097
Light Industrial (LI)	4,529	NA	NA	58,229
Heavy Industrial (HI)	36	NA	NA	314
Business Park (BP)	119	NA	NA	1,943
Public Facilities (PF)	2,162	NA	NA	2,162
Community Center (CC) ³	0	0	0	0
Mixed Use Planning Area (MUPA) ¹	42	0	0	679
<i>Community Development Foundation Sub-Total:</i>	<i>20,223</i>	<i>53,780</i>	<i>130,792</i>	<i>77,194</i>
SUB-TOTAL FOR ALL FOUNDATION COMPONENTS:	236,894	59,691	145,168	77,545
NON-COUNTY JURISDICTION LAND USES				
OTHER LANDS NOT UNDER PRIMARY COUNTY JURISDICTION				
Cities	173,385	---	---	---
Indian Lands	9,230	---	---	---
Freeways	1,629	---	---	---
<i>Other Lands Sub-Total:</i>	<i>184,244</i>			
TOTAL FOR ALL LANDS:	421,138	59,691	145,168	77,545
SUPPLEMENTAL LAND USE PLANNING AREAS				
<i>These SUPPLEMENTAL LAND USES are overlays, policy areas and other supplemental items that apply OVER and IN ADDITION to the base land use designations. The acreage and statistical data below represent ALTERNATE land use or buildout scenarios.</i>				
OVERLAYS AND POLICY AREAS				
OVERLAYS^{4,5}				
Rural Village Overlay	115			
<i>Total Area Subject to Overlays:^{4,5}</i>	<i>115</i>			
POLICY AREAS⁶				
San Geronio Pass Wind Energy	23,718	---	---	---
Hot Springs	3,066	---	---	---
Rancho Mirage Sphere of Influence	5,473	---	---	---
Bermuda Dunes Airport Influence Area	13,782	---	---	---
Palm Springs International Airport Influence Area	428	---	---	---
Chriaco Planned Communities Policy Area	115	---	---	---
Cahuilla Hills Policy Area	636	---	---	---
<i>San Geronio Wilderness Policy Area⁹</i>	<i>13,061</i>	---	---	---
<i>San Jacinto Wilderness Policy Area⁹</i>	<i>55,555</i>	---	---	---
<i>Santa Rosa Wilderness Policy Area⁹</i>	<i>12,375</i>	---	---	---
<i>Joshua Tree Wilderness Policy Area^{9,10}</i>	<i>7,063</i>	---	---	---
<i>Proposed Sand To Snow¹¹ Wilderness Policy Area</i>	<i>36,850</i>	---	---	---
<i>Total Area Within Policy Areas:⁶</i>	<i>68,044 192,948</i>			
TOTAL AREA WITHIN SUPPLEMENTALS:	68,159 193,063			

FOOTNOTES:

- 1 Statistical calculations are based on the midpoint for the theoretical range of buildout projections. Reference Appendix E-1 of the General Plan for assumptions and methodology used.
- 2 For calculation purposes, it is assumed that CR designated lands will build out at 40% CR and 60% MDR.
- 3 Note that "Community Center" is used both to describe a land use designation and a type of overlay. These two terms are separate and distinct; are calculated separately; and, are not interchangeable terms.
- 4 Overlays and certain Policy Areas provide alternate land uses that may be developed *instead of* the underlying base use designations.
- 5 Policy Areas indicate where additional policies or criteria apply, *in addition to* the underlying base use designations. As Policy Areas are supplemental, it is possible for a given parcel of land to fall within one or more Policy Areas. It is also possible for a given Policy Area to span more than one Area Plan.
- 6 A given parcel of land can fall within more than one Policy Area or Overlay. Thus, this total is *not* additive.
- 7 Acreages in the table are calculated with associated land use assumption formulas as well as the spatial circumstances. Thus the acreage tabulation in the table does not reflect the actual geographical statistics of the Area Plan.

⁸ Statistical calculation of the land use designations in the table represents addition of Overlays and Policy Areas.

⁹ Only the portion within this Area Plan listed.

¹⁰ Includes 7,063 acres within the Joshua Tree National Park

¹¹ Portion of the 154,000-acre Sand to Snow National Monument created February 2016 by Presidential designation under the 1906 Antiquities Act. Encompasses area proposed for federal National Monument designation pursuant to the proposed federal California Desert Protection Act of 2011.

Policy Areas

Not all areas within an Area Plan are the same. Distinctiveness is a primary means of avoiding the uniformity that so often plagues conventional suburban development. A Policy Area is a portion of an Area Plan that contains special or unique characteristics that merit detailed attention and focused policies. The location and boundaries of Policy Areas are shown on Figure 4, Overlays and Policy Areas, and are described in detail below.

Policy Areas

Four policy areas have been designated within the Western Coachella Valley Area Plan. In some ways, these policies are even more critical to the sustained character of the Western Coachella Valley than some of the basic land use policies because they reflect deeply held beliefs about the kind of place this is and should remain. Their boundaries are shown on Figure 4, Overlays and Policy Areas. These boundaries are only approximate and may be interpreted more precisely as decisions are called for in these areas. This flexibility, then, calls for considerable sensitivity in determining where conditions related to the policies actually exist, once a focused analysis is undertaken on a proposed development project.

Rancho Mirage Sphere of Influence Policy Area

The Rancho Mirage Sphere of Influence Policy Area is generally located in the center of the Western Coachella Valley planning area, on both sides of Interstate 10 at Ramon Road. The area includes the entire sphere of influence of the City of Rancho Mirage. Characterized by a series of sloping dunes, hillsides and flat desert terrain, this area consists primarily of large vacant parcels, with some commercial uses near the intersection of Interstate 10 and Ramon Road. South of Interstate 10 in this policy area lies the Agua Caliente Casino. The community of Thousand Palms abuts the eastern edge of the Policy Area.

One of the primary goals of this area plan is to contain and concentrate growth in several strategic unincorporated areas while preserving the rural and open space characteristics of the outlying areas. As demand for new development continues, the importance of the areas designated for community development will magnify, as will the need for sound, comprehensive planning.

This policy area, the majority of which is designated for community development, is one of the key components of the Western Coachella Valley Area Plan. Several issues and opportunities underlie the importance of the study area, including:

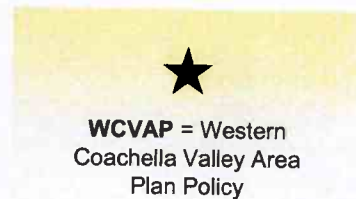
- Biological and visual values of Indio Hills;
- Supply of affordable housing for future Casino and other employment-generating land uses;
- Adequate public facilities, including transportation, for future development;
- Transit opportunities with direct access to rail and Interstate 10;

- Burgeoning resort and casino industries and regional commercial demand;
- Prominent, centralized location within the Coachella Valley; and
- Abundance of vacant and/or underutilized land, divided among large parcels.

Dealing with these issues and maximizing these opportunities requires meaningful, action-oriented, inter-jurisdictional cooperation.

Though this policy area overlaps areas under the jurisdiction of the County of Riverside, the City of Rancho Mirage, and the Agua Caliente Band of Cahuilla Indians, each shall retain land use authority over properties within their respective boundaries, unless other arrangements are made.

Policies:



- WCVAP 1.1 Form a joint planning effort with the City of Rancho Mirage and the Agua Caliente Band of Cahuilla Indians to address land use planning and environmental review of development projects within the Policy Area, as identified on Figure 4, Overlays and Policy Areas.
- WCVAP 1.2 Coordinate with local agencies to ensure adequate service provision for all development within the Policy Area.
- WCVAP 1.3 Encourage property owners within this policy area to develop their properties under a single Specific Plan application covering the entire area.
- WCVAP 1.4 Coordinate development strategies with the Thousand Palms Community Council and the Riverside County Economic Development Agency.
- WCVAP 1.5 Coordinate development strategies with the cities of Palm Desert and Cathedral City to ensure that development within the Policy Area does not adversely impact these cities.
- WCVAP 1.6 Require that development be sensitive to and retain the unique topographical features within and adjacent to the planning area.
- WCVAP 1.7 Ensure a mix of land uses that creates a vital, economically and environmentally healthy area that is supportive of transit and other forms of alternative modes of transportation, promotes walkability and civic life, and provides a variety of housing, civic, employment, and open space opportunities throughout the planning area. General land uses may include a mix of:
 - Regional and local-serving commercial uses;
 - Tourist facilities;
 - Residential densities from Medium to High Density Residential;
 - Active and passive open space areas;

Wilderness by vehicles or equipment. This includes issues such as, avoiding creating new roads leading up to or into the federal Wilderness and ensuring grading and fire fuel modification zones do not encroach into the federal Wilderness.

WCVAP 5.2

To prevent conflicts between public and private land uses, development applications on private land within or adjacent to a Wilderness Policy Area shall provide the following additional information:

- a. Show the boundaries of any federally-designated Wilderness, National Park or similar protected public land.*
- b. Show all adjacent public lands on project site plans and indicate public use designations. Any other relevant federal land use designation or protection shall also be indicated, including, but not limited to named: Areas of Critical Environmental Concern (ACEC), Desert Wildlife Management Areas (DWMAs) and Wildlife Habitat Management Areas (WHMAs). This information is available from either the California Desert Conservation Area (CDCA) Plan or the Northern and Eastern Colorado Desert Cooperative Management Plan (NECO), both of which are available from the Bureau of Land Management.*
- c. Show how land use consistency shall be achieved between the boundary of the proposed use and the Wilderness area.*

WCVAP 5.3

Where appropriate, the Wilderness Policy Area designation may be applied to areas where there is a need to coordinate private land uses near protected public lands to ensure that approved development does not conflict with public land uses, particularly conservation. This method may be applied to any area encompassing a combination of private and public lands, whether federal, state or other, where there is a need to coordinate with public land use plans.

WCVAP 5.4

Periodically review and update existing Wilderness Policy Areas to ensure they continue to reflect current federal Wilderness areas. The periodic review should also be used to evaluate other public lands to determine if there is a need for a Wilderness Policy Area to prevent conflicts between public and private lands.

WCVAP 5.5

Review any proposed project on private property within or adjacent to the Sand To Snow Wilderness Policy Area to ensure the proposed development would not create a significant land use conflict with proposed plans to protecting the public lands of the Sand To Snow National Monument, identified and mapped by BLM as having wilderness characteristics within the Policy Area (namely the identified public lands linking in particular its function as a linkage between the San Bernardino National Forest to the west and Joshua Tree National Park to the east).

Specific Plans

Specific plans are regulatory documents that provide a bridge between the General Plan and individual development projects in a more area-specific manner than is possible with community-wide zoning ordinances. Specific



The authority for preparation of Specific Plans is found in the California Government Code, Sections 65450 through 65457.

plans establish detailed land use, density and development standards, infrastructure requirements, and other policies addressing relevant area issues.

Specific Plans are identified in this section as Policy Areas because detailed study and development direction is provided in each plan. Policies related to any listed specific plan can be reviewed at the Riverside County Planning Department. The eight specific plans located in the Western Coachella Valley planning area are listed in Table 3, Adopted Specific Plans in Western Coachella Valley Area Plan. Each of these specific plans is determined to be a Community Development Specific Plan, with the exception of Specific Plan No. 170 (Tesoro).

Specific Plan No. 170 (Tesoro) was approved for development a number of years ago, but was never developed and has subsequently been purchased for habitat conservation. The approval of the Tesoro Specific Plan will be considered for rescission during the initial round of Specific Plan reviews.

Table 3: Adopted Specific Plans in Western Coachella Valley Area Plan

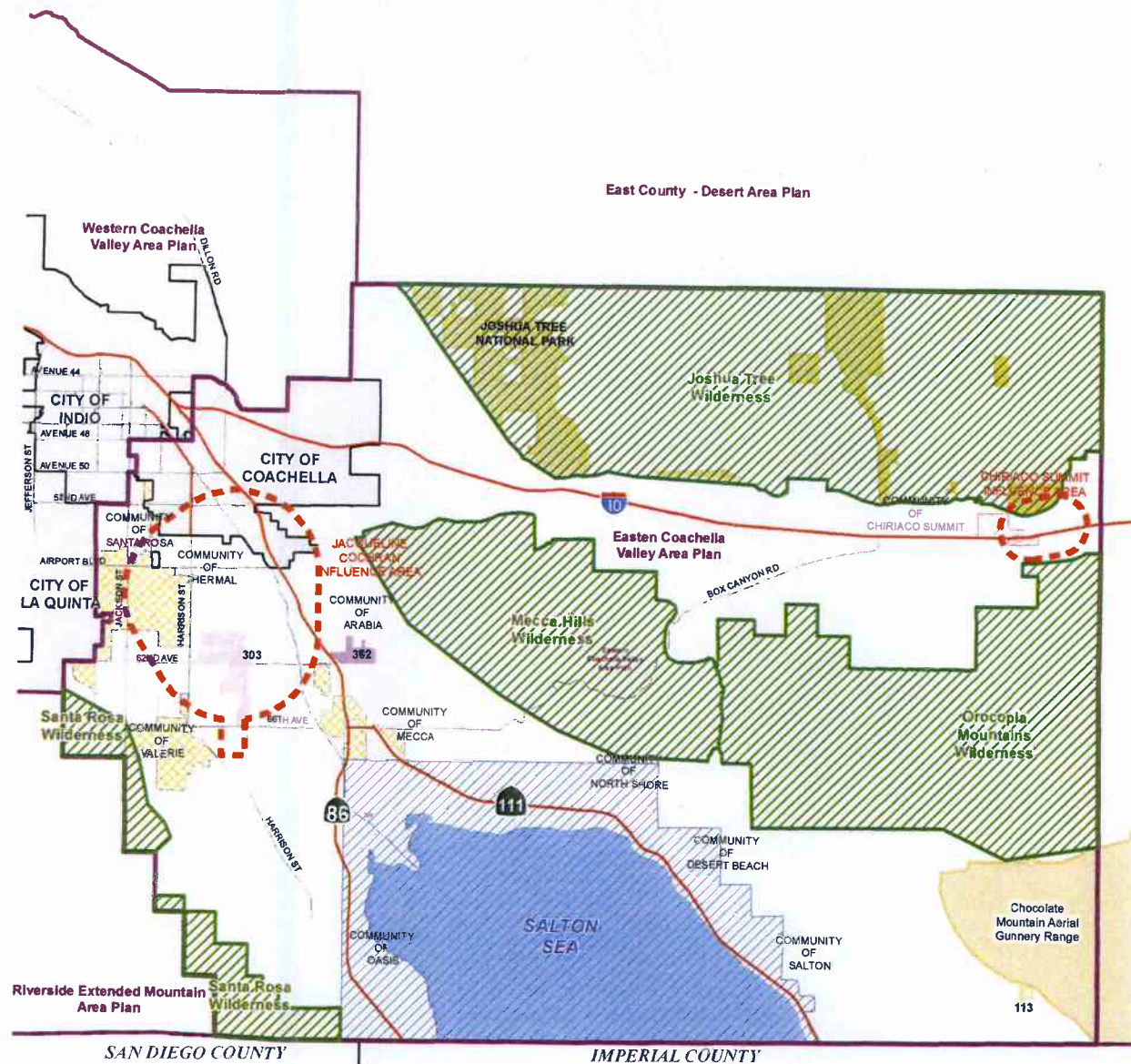
Specific Plan	Specific Plan #
Mission Lakes	107
North Star	343
Tesoro	170
Andreas Cove	211
Del Webb's Sun City	281
The Mirasera	338
Desert Dunes	336
Valante	360

Source: Riverside County Planning Department.

**Table 4: Airport Land Use Compatibility Criteria for Riverside County
(Applicable to Bermuda Dunes Airport)**

Zone	Locations	Maximum Densities / Intensities				Additional Criteria		
		Residential (d.u./ac) ¹	Other Uses (people/ac) ²			Req'd Open Land ³	Prohibited Uses ⁴	Other Development Conditions ⁵
			Average ⁶	Single Acre ⁷	with Bonus ⁸			
A	Runway Protection Zone and within Building Restriction Line	0	0	0	0	All Remaining	<ul style="list-style-type: none"> • All structures except ones with location set by aeronautical function • Assemblages of people • Objects exceeding FAR Part 77 height limits • Storage of hazardous materials • Hazards to flight⁹ 	<ul style="list-style-type: none"> • Avigation easement dedication

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East County - Desert Area Plan

Western Coachella Valley Area Plan

Eastern Coachella Valley Area Plan

Riverside Extended Mountain Area Plan

SAN DIEGO COUNTY

IMPERIAL COUNTY

Legend

- Joshua Tree National Park
- Wilderness Policy Areas
- Closed Landfill Policy Area
- Planned Communities Policy Area - Chiriaco Summit
- Vista Santa Rosa Policy Area
- Salton Sea Renewable Policy Area
- Community Development Overlay
- Specific Plans
- Airport Influence Area
- Highways
- Area Plan Boundary
- City Boundary
- Waterbodies

Data Source: Riverside County (2010)

Figure ECVAP-4



February 8, 2016

0 1.75 3.5 Miles

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



**EASTERN COACHELLA VALLEY AREA PLAN
OVERLAYS AND POLICY AREAS**

Obama protects 1.8 million acres of California desert

[Sammy Roth](#), The Desert Sun 9:34 a.m. PST February 12, 2016



The thorny ends of a plant in the Castle Mountains.(Photo: Jay Calderon/The Desert Sun)

President Barack Obama designated three national monuments in California on Friday, setting aside nearly 1.8 million acres for permanent conservation and bringing to fruition Sen. Dianne Feinstein's years-long effort to protect some of the desert's most treasured landscapes and ecosystems.

The Sand to Snow National Monument will stretch from the desert floor near Palm Springs to the peak of Mount San Gorgonio in the San Bernardino National Forest, comprising 154,000 acres. The Mojave Trails National Monument, which spans 1.6 million acres, will surround historic Route 66, between the Mojave National Preserve and Joshua Tree National Park. The Castle Mountains National Monument will fill a 21,000-acre gap in the Mojave National Preserve, protecting rare desert grassland teeming with Joshua trees.

Obama's decision to establish the monuments, using his authority under the 1906 Antiquities Act, is sure to draw criticism from some Republican politicians, even those who supported legislative efforts to protect the lands in question. Feinstein spent six years pushing versions of the monument plan in Congress, but when her latest bill failed to get traction last year, she urged Obama to designate the monuments himself.



President Barack Obama used his executive authority under the Antiquities Act to protect this lush expanse of Joshua trees in the Castle Mountains. (Photo: Jay Calderon/The Desert Sun)

The monuments should help fortify the desert against the impacts of climate change, the White House said in a statement announcing Obama's decision Thursday night. The newly protected lands will connect millions of acres of already-protected lands, creating corridors through which at-risk species like bighorn sheep can travel as some areas become less habitable due to rising temperatures.

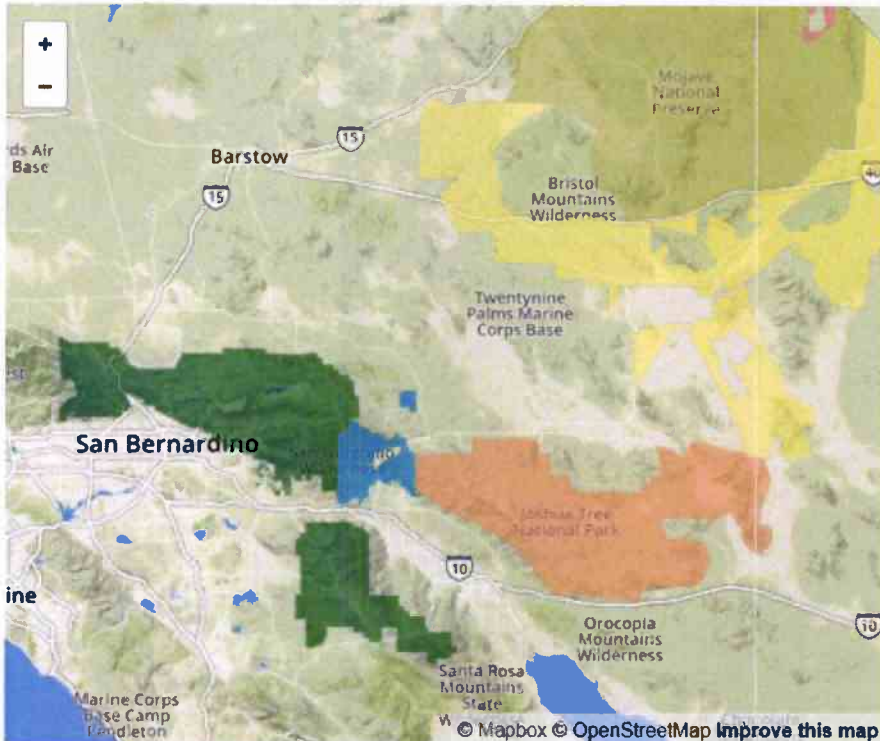
"Building on the Administration's commitment to protect our land and water, today's designations will nearly double the number of acres of public lands previously protected as national monuments by President Obama — demonstrating the Administration's strong commitment to aggressive action to protect the environment for future generations," the White House said.

Obama will be in Palm Springs on Friday, although it's not clear when and where he'll sign the monument designation. He's expected to arrive Friday and leave Tuesday afternoon, following a summit with Southeast Asian leaders at Sunnyslans in Rancho Mirage.

In some ways, the road to the new monuments began in 1994, when Feinstein wrote the California Desert Protection Act. The Senate and House passed the bill by overwhelming margins, creating Joshua Tree and Death Valley national parks, and the Mojave National Preserve. The legislation, which protected about nine million acres, was spurred by a desire to limit mining, grazing and off-roading.

New national monuments

President Barack Obama designated three national monuments in California on Friday, setting aside nearly 1.8 million acres for permanent conservation.



SOURCES: Sen. Dianne Feinstein's office, the Bureau of Land Management and the National Park Service
MAP: Robert Hopwood, The Desert Sun



This area, known as the Devil's Playground, is populated by many species of cacti and will be included in the Sand to Snow National Monument. The area is just west of Highway 62, near Mission Creek Road. (Photo: Jay Calderon/The Desert Sun)

By 2009, conservationists saw a new threat to the California desert: solar and wind farms. Encouraged by Obama's support for renewable energy, developers proposed dozens of solar and wind projects on public land in California, alarming environmentalists who saw the industrial facilities as a threat to sensitive ecosystems, at-risk species and breathtaking landscapes.

Most of those power plants never got built, many of them bogged down by opposition from conservation groups. But the specter of the renewable energy "gold rush" still looms large over desert conservationists, many of whom worked with Feinstein on her legislation.

"These national monuments will play a vital role in the long-term sustainability and health of the region, and the protection of our beautiful, diverse deserts," Theresa Pierno, president of the National Parks Conservation Association, said in a statement.



The Castle Peaks rise high above the desert floor. At right is the Ivanpah Solar Power Facility in the distance. Jay Calderon/The Desert Sun

Monument status precludes industrial development, from solar and wind farms to new mining. The designations are also expected to bring funding from the federal government, which the National Park Service could use to study wildlife and plant species and to teach visitors about the areas' histories and ecologies. The park service will also promote the monuments, probably boosting tourism.

The Sand to Snow National Monument will help link the San Bernardino National Forest, the San Jacinto Mountains and Joshua Tree National Park, connecting a diverse array of ecosystems and protecting a wildlife corridor traversed by mountain lions, bighorn sheep and desert tortoises, among other species. The monument will also include 30 miles of the Pacific Crest National Scenic Trail.

The Mojave Trails area includes sand dunes, ancient lava flows, 550 million-year-old fossil beds and the Sleeping Beauty Valley, a remarkably intact West Mojave Desert ecosystem. The protected lands will also boast significant historical value, conservationists say.

"The monument will protect irreplaceable historic resources including ancient Native American trading routes, World War II-era training camps, and the longest remaining undeveloped stretch of Route 66," the White House said.



These foothills and snow-covered peaks, along with the entrance to the Mission Creek Preserve, will be included in the Sand to Snow National Monument. (Photo: Jay Calderon/The Desert Sun)

Feinstein's bill called for the Mojave Trails monument to cover 942,000 acres, but the White House said its version of the monument would span 1.6 million acres. It wasn't clear Thursday night what additional lands Obama decided to include in the monument.

The 20,920-acre Castle Mountains monument will be small by comparison, but conservationists say it's no less important. The area fosters a diversity of plant and animal life unmatched almost anywhere else in the California desert, thanks to its high elevation and monsoonal summer rains. The area is also part of the world's largest Joshua tree forest. In some ways, it provides better habitat for Joshua trees than Joshua Tree National Park, where the namesake species is struggling to reproduce amid a changing climate.

Feinstein's latest bill would have created the Sand to Snow and Mojave Trails monuments, while adding the Castle Mountains to the Mojave National Preserve. A competing proposal from Rep. Paul Cook, a Yucca Valley Republican who represents the High Desert, would have handled Sand to Snow and the Castle Mountains the same way, while offering a lesser level of protection to the Mojave Trails. Under Cook's bill, 10 percent of the Mojave Trails "special management area" would have been opened to new mining.

At a contentious public meeting in October, John Sobel, Cook's chief of staff, expressed hope that his boss and Feinstein could compromise. He criticized Feinstein and conservation groups for calling on Obama to use the Antiquities Act, saying a presidential designation would create "second-rate monuments because they lack the adequate support of locals and of Congress."

A diverse coalition of large mining companies, off-road vehicle enthusiasts and local politicians joined conservationists in supporting Feinstein's bill, since she included provisions to protect their interests. Many of those supporters rejected the push for executive action, fearful a presidential designation would hew more closely to the desires of conservationists, perhaps banning off-roading or mining in certain areas. It was unclear Thursday night whether Obama's designations would mirror the language of Feinstein's bill.

Obama has now used the Antiquities Act to create or expand 22 national monuments, including eight in California. The Mojave Trails monument is his second-largest designation, trailing only a 258-million-acre addition to the Pacific Remote Islands Marine monument.

Sammy Roth writes about energy and the environment for The Desert Sun. He can be reached at sammy.roth@desertsun.com, (760) 778-4622 and [@Sammy_Roth](https://twitter.com/Sammy_Roth).



An old gold mine, right, is cut into the Castle Mountains. The Castle Mountains are surrounded on three sides by the Mojave National Preserve. (Photo: Jay Calderon/The Desert Sun)

COMMENT LETTERS

From: Winter King [<mailto:king@smwlaw.com>]

Sent: Tuesday, February 23, 2016 5:46 PM

To: Thielman-Braun, Cindy; Clack, Shellie

Cc: North, Tiffany; Rebecca Loudbear (rloudbear@critdoj.com); Tori Ballif Gibbons; Sara A. Clark

Subject: CRIT Comments on Proposed General Plan Amendment (GPA) No. 1153 and accompanying environmental analysis

Importance: High

Dear Ms. Thielman-Braun and Ms. Clack,

We are writing on behalf of our client, the Colorado River Indian Tribes (Tribes), regarding Riverside County's proposed General Plan Amendment (GPA) No. 1153 and accompanying environmental analysis. The Tribes just became aware of this GPA today and have had no chance to review the proposed amendment or consult with Riverside County regarding potential cultural resource impacts. For this reason, we request that the Planning Commission suspend consideration of GPA No. 1153 and the Intent to Adopt a Negative Declaration so that Tribal review and consultation can occur prior to the Planning Commission consideration.

The Colorado River Indian Tribes is a federally recognized Indian tribe comprised of over 4,200 members belonging to the Mohave, Chemehuevi, Hopi, and Navajo tribes. The approximately 300,000-acre Colorado River Indian Reservation sits astride the Colorado River between Blythe, California and Parker, Arizona. The ancestral homelands of the Colorado River Indian Tribes' members, however, extend far beyond the Reservation boundaries. Indeed, significant portions of public and private lands in Riverside County were once occupied by the ancestors of the Tribes' Mohave and Chemehuevi members since time immemorial. Because of this, the Tribes are very concerned with land use planning policies like those in GPA No. 1153 that impact the footprint of these Mohave and Chemehuevi ancestors.

In particular, the Tribes are troubled by the GPA's focus on siting utility-scale renewable energy in their ancestral territory; even more alarming is the County's apparent conclusion that no Tribal Cultural Resources will be significantly impacted by industrial-scale utility development there. The Tribes have submitted numerous comments to Riverside County regarding the cultural importance of these lands and the harm caused by development there. Indeed, while this GPA was being developed, the Tribes and Riverside County were engaged in litigation over the cultural resource impacts of a solar energy project located in the Tribes' ancestral land near Blythe. The Tribes have consistently expressed their concerns regarding the cultural resource sensitivity of eastern Riverside County, the harm caused by proposed development there, and culturally-appropriate mitigation measures. As a result, the Tribes must object to any general plan amendment that expands the scope or intensity of utility-scale energy development in these areas.

The Tribes will be reviewing the proposed GPA and accompanying environmental documents and will be providing additional written comments to the County prior to consideration by the Board of Supervisors. We also request that the Planning Commission remove the GPA from its February 24, 2016 agenda in order to allow the County to consult with the Tribes regarding these comments and the potential cultural resource impacts of the proposed project prior to consideration by the Planning Commission.

Please do not hesitate to contact me with any question.

Winter King
Shute, Mihaly & Weinberger LLP
396 Hayes Street
San Francisco, CA 94102
Tel: (415) 552-7272
Fax: (415) 552-5816
king@smwlaw.com

Thielman-Braun, Cindy

From: Joan Taylor <palmcanyon@mac.com>
Sent: Tuesday, February 23, 2016 9:41 PM
To: Thielman-Braun, Cindy; Lovelady, Kristi; Stark, Mary
Subject: Comments on Item 4.1 GENERAL PLAN AMENDMENT NO. 1153 (Entitlement / Policy), the 2/24/16 meeting

Please deliver this email to the Planning Commission.

Re: Item 4.1 GENERAL PLAN AMENDMENT NO. 1153

Chairman and Commissioners:

I am writing as the Energy Chair for the San Geronio Chapter of the Sierra Club to comment on the above referenced item. During the last year I have communicated Sierra Club's interest in the General Plan Amendment (GPA) on renewable energy to Riverside County staff. Unfortunately the revised policy is not posted on the relevant County webpage. See attached screen shot. Therefore, we did not become aware that draft policies were available and were to be voted on by the Planning Commission until I asked County staff for a status report yesterday and was advised to check the agenda for tomorrow's meeting.

Due to prior commitments, I have just this evening found time to briefly skim the proposed policy changes that are in the staff report for item 4.1. Based on admittedly inadequate review, here are the Chapter's comments at this time:

- In spite of communicating Sierra Club's interest in this issue (also evidenced by the comments that were submitted on the larger GPA regarding renewable energy siting) we did not receive notice that the draft was available or that it was to be considered at a hearing. In view of this, we request a continuation of the hearing to provide time to fully consider and make recommendations on this important policy.
- Although by and large the proposed policy changes are informational or benign, some of them may affect future land use changes which could have significant impacts to environmental resources requiring the preparation of an EIR. Moreover, providing policies only, without land use or zoning changes accompanying them may piecemeal the action.
- Upon brief review, the thrust of many of the proposed policy changes appears positive and supportable, such as policies supporting distributed generation. We applaud the County for this.
- But some of the information presented is unclear or incorrect. For example, Figure OS-5 does not represent Renewable Energy Resources, it represents renewable energy facilities. For another, at page OS-37 it states that approximately 11% of the world's wind powered electricity is generated in California; however, the entire United States only generates less than 10% of same. See https://en.wikipedia.org/wiki/Wind_power_by_country and California has less capacity than Texas. Also, there are statements about California wind energy supplying enough electricity to power the City of San Francisco, or County solar powering 250,000 homes. These statements need to be substantiated, given the intermittency of most renewables, save geothermal.

Given the inadequate time for review, the above examples are not exhaustive.

- To be consistent with policies protecting wildlife, the County should adopt a policy of requiring third party, publicly available avian mortality monitoring at all large utility scale wind projects, optimally in concert with a regional monitoring plan including projects on BLM land. Also, the County should encourage re-powering of

existing older wind turbines, as well as infill and build out of the San Geronio Pass Wind Resource Area in preference to siting large utility scale wind farms in undisturbed habitat areas.

In sum, Sierra Club requests additional time to review and provide input to the GPA for renewable energy. This is an important issue, we appreciate the County making a good start, and we would like adequate time to provide constructive input into the process and product.

Thank you for your consideration of this request.

Very truly yours,

Joan Taylor

