

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

3013



**FROM:** TLMA- Planning Department


**SUBMITTAL DATE:**  
June 30, 2016

**SUBJECT: GENERAL PLAN AMENDMENT NO. 1168 (Technical Amendment) and CHANGE of ZONE NO. 7904** – Intent to adopt a Negative Declaration – Applicant: Riverside County – First Supervisorial District – Good Hope Zoning Area – Mead Valley Area Plan: Rural: Rural Residential (RUR:RR) (5 acre minimum) – Policy Area: Highway 74 Good Hope – Location: Northerly side of Ethanac Road and westerly of Highway 74 – Project Size: 4.81 acres – Zoning: R-R (Rural Residential) – **REQUEST:** A General Plan Amendment to change the project site’s General Plan Foundation Component from Rural (RUR) to Community Development (CD), change its General Plan Land Use Designation from Rural Residential (RR) to Light Industrial (LI) (0.25 – 0.60 FAR), and to change the southern parcel of the project site’s Zoning Classification from R-R (Rural Residential) to M-SC (Manufacturing – Service Commercial). APNs: 345-070-037 and 345-070-038. Department Funds, Fiscal Year 15/16 to 16/17 100%.

Departmental Concurrence

  
Steve Weiss, AICP  
Planning Director

(Continued on next page)

  
Juan C. Perez  
TLMA Director

FINANCIAL DATA	Current Fiscal Year:	Next Fiscal Year:	Total Cost:	Ongoing Cost:	POLICY/CONSENT (per Exec. Office)
<b>COST</b>	\$ N/A	\$ N/A	\$ N/A	\$ N/A	Consent <input type="checkbox"/> Policy <input checked="" type="checkbox"/>
<b>NET COUNTY COST</b>	\$ 2,000	\$ 13,000	\$ 15,000	\$ N/A	

**SOURCE OF FUNDS:** Department Funds, Fiscal Year 15/16 to 16/17 100%  
**Budget Adjustment:** None  
**For Fiscal Year:** 15/16 to 16/17

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

APPROVE  
BY:   
Tina Grande

County Executive Office Signature

**MINUTES OF THE BOARD OF SUPERVISORS**

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

Prev. Agn. Ref.: | District: 1st | Agenda Number:

**16-1**

**SUBMITTAL TO THE BOARD OF SUPERVISORS, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA  
FORM 11: GENERAL PLAN AMENDMENT NO. 1168 AND CHANGE OF ZONE NO. 7904**

**DATE:** June 30, 2016

**PAGE:** Page 2 of 3

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

1. **ADOPT** a **NEGATIVE DECLARATION** for **ENVIRONMENTAL ASSESSMENT NO. 42886**, based on the findings incorporated in the initial study and the conclusion that the project will not have a significant effect on the environment; and
2. **TENTATIVELY APPROVE GENERAL PLAN AMENDMENT NO. 1168** amending the entire project site's General Plan Foundation Component from Rural (RUR) to Community Development (CD), amend its Land Use Designation from Rural Residential (RR) to Light Industrial (LI) (0.25 – 0.60 FAR), in accordance with the Proposed General Plan Land Use Exhibit #6; based on the findings and conclusions incorporated in the staff report; and, pending final adoption of the General Plan Amendment Resolution by the Board of Supervisors; and
3. **TENTATIVELY APPROVE CHANGE OF ZONE NO. 7904** changing the southern parcel of the project site's Zoning Classification from R-R (Rural Residential) to M-SC (Manufacturing – Service Commercial) in accordance with the Proposed Zoning Exhibit #3; based on the findings and conclusions incorporated in the staff report; and, pending final adoption of the Zoning Ordinance by the Board of Supervisors.

**BACKGROUND:**

*Project Scope*

The project site is located within the Mead Valley Area Plan, along the east side of Highway 74 and north of Ethanac Road. The site includes two parcels, totaling 4.81 acres. The existing onsite manufacturing wood shop business is a result of a relocation agreement between the County of Riverside and the property owners, Edward and Diana Ryder. Due to the Highway 74 expansion, the previous location of the business, a 3.45 acre property located approximately 1.5 miles to the north, was acquired by the Riverside County Transportation Commission ("RCTC"), as it was needed for additional right-of-way. The wood shop business was relocated to its current site in 2011.

In order for the site to accommodate the wood shop manufacturing business, a General Plan Amendment and Change of Zone were necessary to be processed, so that the use would be in conformance with the applicable land use designation and zoning classification. It was intended to change the General Plan Land Use Designation of both parcels associated with the site from Rural: Rural Residential to Community Development: Light Industrial and also change the Zoning Classification of both parcels from Rural Residential to Manufacturing – Service Commercial. However, at the time of relocation, only the northern parcel's Zone (File No. CZ07761) was appropriately changed and the General Plan Amendment was not completed. As a result, this project is a County-initiated Technical General Plan Amendment to fix the error in the Foundation Component and Change of Zone, which will correct the land use issue and complete the entitlement process for both parcels.

Additionally, a new wood shop building was approved under Plot Plan No. 19133, which resulted in the construction of a 10,500 square-foot industrial building on the northern parcel, under Building Permit No. BNR040015. A single-family dwelling unit with an attached garage and a guest house were permitted under Building Permit Nos. BRS041191 and BRS041192 also on the northern parcel, and a mobile home was permitted on the southern parcel under Building Permit BMR034333, all of which have been constructed and are in use. The Manufacturing – Service Commercial Zoning Classification provides for a wide variety of uses, including dwelling units when they are occupied by the owners of the accompanying onsite business. The Ryders are occupying the homes and operating their manufacturing wood shop business, in conformance with the provisions of the Manufacturing – Service Commercial Zoning Classification.

**SUBMITTAL TO THE BOARD OF SUPERVISORS, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA  
FORM 11: GENERAL PLAN AMENDMENT NO. 1168 AND CHANGE OF ZONE NO. 7904**

**DATE:** June 30, 2016

**PAGE:** Page 3 of 3

*Sphere of Influence*

The project site is located within the City of Perris Sphere of Influence boundary area and was submitted to them for their review. Currently, the City has no plans for annexation of the project site, nor its immediate surroundings. County staff received no comments from the City Perris regarding this proposed project.

*Planning Commission*

This project was presented to the Planning Commission for recommendation to the Board of Supervisors on June 1, 2016. The Planning Commission recommended approval of the project by a vote of 5-0.

**Impact on Citizens and Businesses**

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

**SUPPLEMENTAL:**

**Additional Fiscal Information**

General plan amendments not initiated by property owners are funded by the department's general fund allocation. The funding for this amendment is included in the department's approved budget. No new general fund is requested for this project.

**Contract History and Price Reasonableness**

N/A

**ATTACHMENTS**

**A. PLANNING COMMISSION MINUTES**

**B. PLANNING COMMISSION STAFF REPORT PACKAGE**



RIVERSIDE COUNTY  
PLANNING DEPARTMENT

**PLANNING COMMISSION  
MINUTE ORDER  
JUNE 1, 2016**

**I. AGENDA ITEM 4.3**

**GENERAL PLAN AMENDMENT NO. 1168 (TECHNICAL AMENDMENT) and CHANGE of ZONE NO. 7904** – Intent to Adopt a Negative Declaration – Applicant: Riverside County – First Supervisorial District – Good Hope Zoning Area – Mead Valley Area Plan – General Plan: Rural: Rural Residential (RUR:RR) (5-acre minimum) – Policy Area: Highway 74 Good Hope – Location: Northerly side of Ethanac Road and westerly of Highway 74 – Project Size: 4.81 acres – Zoning: R-R (Rural Residential).

**II. PROJECT DESCRIPTION:**

A General Plan Amendment to change the project site's General Plan Foundation Component from Rural (RUR) to Community Development (CD), change its General Plan Land Use Designation from Rural Residential (RR) to Light Industrial (LI) (0.25 – 0.60 FAR), and to change the southern parcel of the project site's Zoning Classification from R-R (Rural Residential) to M-SC (Manufacturing – Service Commercial).

**III. MEETING SUMMARY:**

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

No one spoke in favor, in opposition, or in a neutral position to the proposed project.

**IV. CONTROVERSIAL ISSUES:**

None.

**V. PLANNING COMMISSION ACTION:**

Public Comments: Closed

Motion by Chairman Leach, 2<sup>nd</sup> by Commissioner Taylor Berger

A vote of 5-0

**ADOPT PLANNING COMMISSION RESOLUTION No. 2016-007; and,**

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

**ADOPT a NEGATIVE DECLARATION for ENVIRONMENTAL ASSESSMENT NO. 42886; and**

**TENTATIVELY APPROVE GENERAL PLAN AMENDMENT NO. 1168; and**

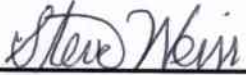
**TENTATIVELY APPROVE CHANGE OF ZONE NO. 7904.**

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

4.3

**Agenda Item No.:**  
**Area Plan:** Mead Valley  
**Zoning Area:** Good Hope  
**Supervisory District:** First  
**Project Planner:** John Earle Hildebrand III  
**Planning Commission:** June 1, 2016

**General Plan Amendment No.** 1168  
**Change of Zone No.** 7904  
**Environmental Assessment No.** 42886  
**Applicant:** County of Riverside

  
Steve Weiss, AICP  
Planning Director

## COUNTY OF RIVERSIDE PLANNING DEPARTMENT STAFF REPORT

### PROJECT DESCRIPTION AND LOCATION:

**GENERAL PLAN AMENDMENT NO. 1168 (Technical Amendment) and CHANGE of ZONE NO. 7904** – A General Plan Amendment to change the project site's General Plan Foundation Component from Rural (RUR) to Community Development (CD), change its General Plan Land Use Designation from Rural Residential (RR) to Light Industrial (LI) (0.25 – 0.60 FAR), and to change the southern parcel of the project site's Zoning Classification from R-R (Rural Residential) to M-SC (Manufacturing – Service Commercial), totaling 4.81 acres, located North of Ethanac Road and west of Highway 74, within the Mead Valley Area Plan.

### BACKGROUND:

The project site is located within the Mead Valley Area Plan, along the east side of Highway 74 and north of Ethanac Road. The site includes two parcels, totaling 4.81 acres. The existing onsite manufacturing wood shop business is a result of a relocation agreement between the County of Riverside and the property owners, Edward and Diana Ryder. Due to the Highway 74 expansion, the previous location of the business, a 3.45 acre property located approximately 1.5 miles to the north, was acquired by the Riverside County Transportation Commission ("RCTC"), as it was needed for additional right-of-way. The wood shop business was relocated to its current site in 2011.

In order for the site to accommodate the wood shop manufacturing business, a General Plan Amendment and Change of Zone was necessary to be processed, so that the use would be in conformance. It was intended to change the General Plan Land Use of both parcels associated with the site from Rural: Rural Residential to Community Development: Light Industrial and also change the Zoning Classification of both parcels from Rural Residential to Manufacturing – Service Commercial. However, at the time of relocation, only the northern parcel's Zone (File No. CZ07761) was appropriately changed and the General Plan Amendment was not completed. As a result, this project is a County initiated Technical General Plan Amendment and Change of Zone, to correct the land use issue and complete the entitlement process for both parcels.

Additionally, a new wood shop building was approved under Plot Plan No. 19133, which resulted in the construction of a 10,500 square-foot industrial building on the northern parcel, under Building Permit No. BNR040015. A single-family dwelling unit with an attached garage and a guest house were permitted under Building Permit Nos. BRS041191 and BRS041192 also on the northern parcel, and a mobile home was permitted on the southern parcel under Building Permit BMR034333, all of which have been constructed and are in use. The Manufacturing – Service Commercial Zoning Classification provides for a wide variety of uses, including dwelling units when they are occupied by the owners of the

accompanying onsite business. The Ryders are occupying the homes and operating their manufacturing wood shop business, in conformance with the provisions of the Manufacturing – Service Commercial Zoning Classification.

#### *Policy Area*

The project site is located within the Highway 74 Good Hope Policy Area. This Policy Area is described in the Mead Valley Area Plan as follows, “The County of Riverside is working with the Regional Transportation Commission and CALTRANS to widen State Highway Route 74 extending from the City of Perris to the City of Lake Elsinore. In conjunction with this widening, it may be necessary to relocate certain commercial and industrial uses.” This Policy Area includes a single policy, as follows, “MVAP 4.1 Existing commercial and industrial uses may be relocated to any location within the Highway 74 Good Hope Policy Area, the Highway 74 Perris Policy Area, or the Rural Village Land Use Overlay, as necessary in conjunction with the widening of State Highway Route 74.” As described in the above background section, this business was relocated from a location within the Highway 74 Good Policy Area, to a new location, within the Highway 74 Good Policy Area, due to the Highway 74 widening plan and is therefore consistent with the Policy.

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

Pursuant to SB 18 requirements, Riverside County staff requested a list from the Native American Heritage Commission (“NAHC”) of Native American Tribes whose historical extent includes the project site. Consultation request notices were sent to each of the Tribes on the list on March 24, 2016. SB 18 provides that the noticed Tribes have 90-days in which to request consultation regarding the proposed project. County staff received a letter from the Soboba Tribe requesting consultation under SB 18. County staff met with Soboba on April 27, 2016 to discuss the project, which resulted in no further consultation as this project’s scope is legislative in nature and does not propose any ground disturbance. No other requests for consultation under SB 18 were received during the 90-day review period and as a result, consultation under SB 18 has been concluded.

In compliance with AB 52 requirements, Riverside County staff sent an information package relating to this project, to all requesting Tribes on March 24, 2016. AB 52 provides for a 30-day review period in which all noticed Tribes may request consultation regarding the proposed project. County staff received formal consultation requests within the 30-day review period from both Soboba and Pechanga Tribes. County staff met with Soboba on April 27, 2016 to discuss the project, which resulted in no further consultation as this project’s scope is legislative in nature and does not propose any ground disturbance. County staff met with Pechanga on April 28, 2016, which also resulted in no further consultation for the same reasons. As a result, consultation under AB 52 has been concluded.

#### *Sphere of Influence*

The project site is located within the City of Perris Sphere of Influence boundary area and was submitted to them for their review. Currently, the City has no plans for annexation of the project site, nor its immediate surroundings. At the time of staff report preparation, County staff received no comments from the City Perris regarding this proposed project.

### **FINDINGS:**

#### *General Plan Amendment Findings*

This project is a Technical General Plan Amendment, which involves changes to the General Plan of a technical nature, including technical corrections discovered in the process of implementing the General Plan. Documentable errors in the General Plan may include corrections to statistics, mapping error corrections, changes in spheres of influence and city boundaries, changes in unincorporated

communities, editorial clarifications, or changes in appendix information. As discussed previously, this Technical Amendment involves a correction to the project site's General Plan Foundation Component and General Plan Land Use Designation.

The Administration Element of the Riverside County General Plan and Article II Section 2.4(f)(1) of Ordinance No. 348, both provide that at least two (2) findings must be made for a Technical Amendment. This project is a County initiated request to change from one Foundation Component to another, as well as from one Land Use Designation to another. The Technical General Plan Amendment findings are as follows:

- 1) (TECHNICAL FINDING) *The proposed amendment would not change any policy direction or intent of the General Plan.*

In conformance with Mead Valley Area Plan (MVAP) Policy 4.1, which states, "Existing commercial and industrial uses may be relocated to any location within the Highway 74 Good Hope Policy Area, the Highway 74 Perris Policy Area, or the Rural Village Land Use Overlay, as necessary in conjunction with the widening of State Highway Route 74," the existing manufacturing business was relocated from 24790 Highway 74, Perris, CA. 92570 to the current location at 21638 Ethanac Road, Perris, CA 92570 due to the Highway 74 Expansion. It was originally intended that both parcels associated with the relocated project site were to go through a General Plan Amendment and accompanying Change of Zone, in order to accommodate the relocated manufacturing use. During the original entitlement process (File No. CZ07761) however, only the northern parcel was changed to an industrial Zoning Classification and the General Plan Amendment was not completed. This County initiated General Plan Amendment will result in a technical land use correction to finalize the land use changes to both parcels and change the southern parcel's Zoning Classification to match the northern parcel, enabling the relocated business to come into conformance. Furthermore, this technical correction does not change any policy direction or intent of the Riverside County General Plan and is consistent with the Mead Valley Area Plan.

- 2) (TECHNICAL FINDING) *An error or omission needs to be corrected.*

The County of Riverside previously worked with the Regional Transportation Commission and CalTrans to widen a portion of State Highway Route 74, extending from the City of Perris to the City of Lake Elsinore. In conjunction with the widening, it was necessary to relocate certain commercial and industrial uses that were impacted by the widening due to additional right-of-way acquisition. The project site contains a manufacturing business that was relocated from a site approximately 1.5 miles away to the north. As stated above, Mead Valley Area Plan (MVAP) Policy 4.1 provides for and encourages the relocation of existing businesses that are affected by the widening. The manufacturing business was relocated in conformance with this policy. However, the site's General Plan Land Use Designation and Zoning Classification for the subject property was not changed entirely, as originally intended, when the property was transferred to the business owner. This General Plan Amendment is a technical correction which will result in a change to both parcel's General Plan Foundation Components and General Plan Land Use Designations to Community Development: Light Industrial. In addition, the southern parcel's Zoning Classification will be changed to M-SC (Manufacturing – Service Commercial) matching that of the northern portion, which was previously changed. This change will bring the relocated manufacturing use into conformance with the Zone and Land Use. Pursuant to Zoning Ordinance 348, manufacturing uses are allowed within the M-SC (Manufacturing – Service Commercial) Zoning Classification, subject to Plot Plan approval. The use was previously approved under Plot Plan No. 19133, in 2004. Furthermore, as specified by the Riverside County General Plan, Chapter 3 – Land Use Element,

the Light Industrial General Plan Land Use Designation allows for a wide variety of industrial and related uses including, "assembly and light manufacturing, repair and other service facilities, warehousing, distribution centers, and supporting retail uses." Since both the proposed General Plan Land Use and Zoning Classification allow for manufacturing uses, they will be consistent with each other upon this change.

**SUMMARY OF FINDINGS:**

- |   |  |
|---|--|
| 1. Existing Foundation General Plan Land Use (Ex #6): | Rural (RUR) and Community Development (CD)   |
| 2. Proposed Foundation General Plan Land Use (Ex #6): | Community Development (CD)   |
| 3. Existing General Plan Land Use (Ex #6):            | Rural Residential (RR) and Light Industrial (LI)   |
| 4. Proposed General Plan Land Use (Ex #6):            | Light Industrial (LI) (0.25 – 0.60 FAR)  |
| 5. Surrounding General Plan Land Use (Ex #6):         | Rural Residential (RR) to north, west and east; Very Low Density Residential (VLDR) to the south |
| 3. Existing Zoning (Ex #3):                           | R-R (Rural Residential) and M-SC (Manufacturing-Service Commercial)                              |
| 4. Proposed Zoning (Ex #3):                           | M-SC (Manufacturing-Service Commercial)  |
| 5. Surrounding Zoning (Ex #3):                        | R-R (Rural Residential) on all sides   |
| 6. Existing Land Use (Ex #1):                         | Single-family house and light industrial   |
| 7. Surrounding Land Use (Ex #1):                      | Scattered single-family homes and vacant land  |
| 8. Project Size:                                      | Total Acreage: 4.81-Acres  |
| 9. Environmental Concerns:                            | See Environmental Assessment File No. EA42886  |

**RECOMMENDATIONS:**

**ADOPT PLANNING COMMISSION RESOLUTION No. 2016-007** recommending adoption of General Plan Amendment No. 1168 to the Riverside County Board of Supervisors.

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

**ADOPT a NEGATIVE DECLARATION** for **ENVIRONMENTAL ASSESSMENT NO. 42886**, based on the findings incorporated in the initial study and the conclusion that the project will not have a significant effect on the environment; and

**TENTATIVELY APPROVE GENERAL PLAN AMENDMENT NO. 1168** amending the entire project's site General Plan Foundation Component from Rural (RUR) to Community Development (CD), amend its Land Use Designation from Rural Residential (RR) to Light Industrial (LI) (0.25 – 0.60 FAR), in accordance with the Proposed General Plan Land Use Exhibit #6; based on the findings and conclusions incorporated in the staff report; and, pending final adoption of the General Plan Amendment Resolution by the Board of Supervisors; and



**TENTATIVELY APPROVE CHANGE OF ZONE NO. 7904** changing the southern parcel of the project site's Zoning Classification from R-R (Rural Residential) to M-SC (Manufacturing – Service Commercial) in accordance with the Proposed Zoning Exhibit #3; based on the findings and conclusions incorporated in the staff report; and, pending final adoption of the Zoning Ordinance by the Board of Supervisors.

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

1. The project site has a General Plan Land Use Designation of Rural Residential (RR) and is located within the Mead Valley Area Plan.
2. The project site is surrounded by properties which have a General Plan Land Use Designation of Rural Residential (RR) to the west, north, and east, and Very Low Density Residential (VLDR) to the south.
3. This Technical General Plan Amendment will result in a Land Use change from Rural: Rural Residential (RUR:RR) to Community Development: Light Industrial (CD:LI) (0.25 – 0.60 floor area ratio), on both of the project site's parcels, which was originally intended when the business was relocated.
4. This Technical General Plan Amendment will not result in a change to any General Plan policy not conflict with the intent of the General Plan.
5. This Technical General Plan Amendment is a result of an error correction to the project site's land use. Mead Valley Area Plan (MVAP) Policy 4.1 provides for and encourages the relocation of existing businesses that are affected by the Highway 74 widening. An existing manufacturing business was relocated to the project site, in conformance with this policy. However, at the time of relocation, only the northern parcel associated with the project site was changed to an appropriate Zoning Classification that supports the use. This correction will change the General Plan Land Use of both parcels, and the Zoning Classification of the southern parcel to enable the existing business to come into conformance with what was intended during the time of relocation.
6. The project site's northern parcel has a Zoning Classification of M-SC (Manufacturing-Service Commercial) and the southern parcel has a Zoning Classification of R-R (Rural Residential).
7. The project site is surrounded by properties which have a Zoning Classification R-R (Rural Residential) to the north, west, south, and east.
8. This Change of Zone will result in changing the southern parcel associated with the project site to M-SC (Manufacturing – Service Commercial), matching the northern parcel.
9. Environmental Assessment No. 42886 identified no potentially significant impacts, and resulted in a Negative Declaration of environmental effects.

**CONCLUSIONS:**

1. The project is in conformance with the Community Development: Light Industrial (LI) (0.25 – 0.60 floor area ratio) Land Use Designation, and with all other elements of the Riverside County General Plan.

2. The proposed project is consistent with the M-SC (Manufacturing – Service Commercial) zoning classification of Ordinance No. 348, and with all other applicable provisions of Ordinance No. 348.
3. The public's health, safety, and general welfare are protected through project design.
4. The proposed project is compatible with the present and future logical development of the area.
5. The proposed project will not have a significant effect on the environment.
6. The proposed project will not preclude reserve design for the WRCMSHCP.

**INFORMATIONAL ITEMS:**

1. As of this writing, no letters, in support or opposition have been received.
2. The project site **is not** located within:
  - a. The boundaries of a City; or
  - b. A the CVMSHCP boundary; or
  - c. A CSA; or
  - d. A Special Flood Hazard Area, an Area Drainage Plan, or Dam Inundation Area; or
  - e. A Fault Zone.
3. The project site **is** located within:
  - a. The City of Perris Sphere of Influence;
  - b. A "Very High" Wildfire Hazard Zone;
  - c. A State Responsibility Area; and
  - d. "Low" liquefaction area.
4. The project site is currently designated as Assessor's Parcel Numbers: 345-070-037 and 345-070-038.

2  
3 **RESOLUTION NO. 2016-007**  
4 **RECOMMENDING ADOPTION OF**  
5 **GENERAL PLAN AMENDMENT NO. 1168**  
6

7 **WHEREAS**, pursuant to the provisions of Government Code Section(s) 65350/65450 et. seq.,  
8 public hearings were held before the Riverside County Planning Commission in Riverside, California on  
9 June 1, 2016, to consider the above-referenced matter; and,

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

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

18 **BE IT RESOLVED, FOUND, DETERMINED, AND ORDERED** by the Planning  
19 Commission of the County of Riverside, in regular session assembled on June 1, 2016, that it has  
20 reviewed and considered the environmental document prepared or relied on and recommends the  
21 following based on the staff report and the findings and conclusions stated therein:  
22

23 **ADOPTION** of the Negative Declaration environmental document, Environmental Assessment  
24 No. 42886; and

25 **ADOPTION** of General Plan Amendment No. 1168  
26  
27  
28

**RIVERSIDE COUNTY PLANNING DEPARTMENT  
CZ07904 GPA01168  
VICINITY/POLICY AREAS**

Supervisor: Jeffries  
District 1

Date Drawn: 03/23/2016  
Vicinity Map



Zoning Area: Good Hope

Author: Vinnie Nguyen



**DISCLAIMER:** On October 7, 2009, the County of Riverside adopted a new General Plan providing one land use designations for unincorporated Riverside County parcels. The new General Plan may contain different type of land use than is provided in the current General Plan. The County of Riverside Planning Department (located at Riverside at 951955-5200) (Western County) or an authorized agent (951955-5277) (Eastern County) or Website: <http://planning.rivco.net>

# RIVERSIDE COUNTY PLANNING DEPARTMENT

## CZ07904 GPA01168

Supervisor: Jeffries  
District 1

Date Drawn: 03/23/2016

**LAND USE**

Exhibit 1



Zoning Area: Good Hope

Author: Vinnie Nguyen



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

RIVERSIDE COUNTY PLANNING DEPARTMENT

CZ07904 GPA01168

PROPOSED ZONING

Supervisor: Jeffries  
District 1

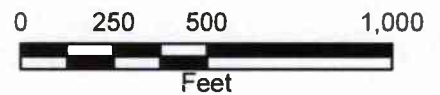
Date Drawn: 03/23/2016

Exhibit 3



Zoning Area: Good Hope

Author: Vinnie Nguyen



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RIVERSIDE COUNTY PLANNING DEPARTMENT

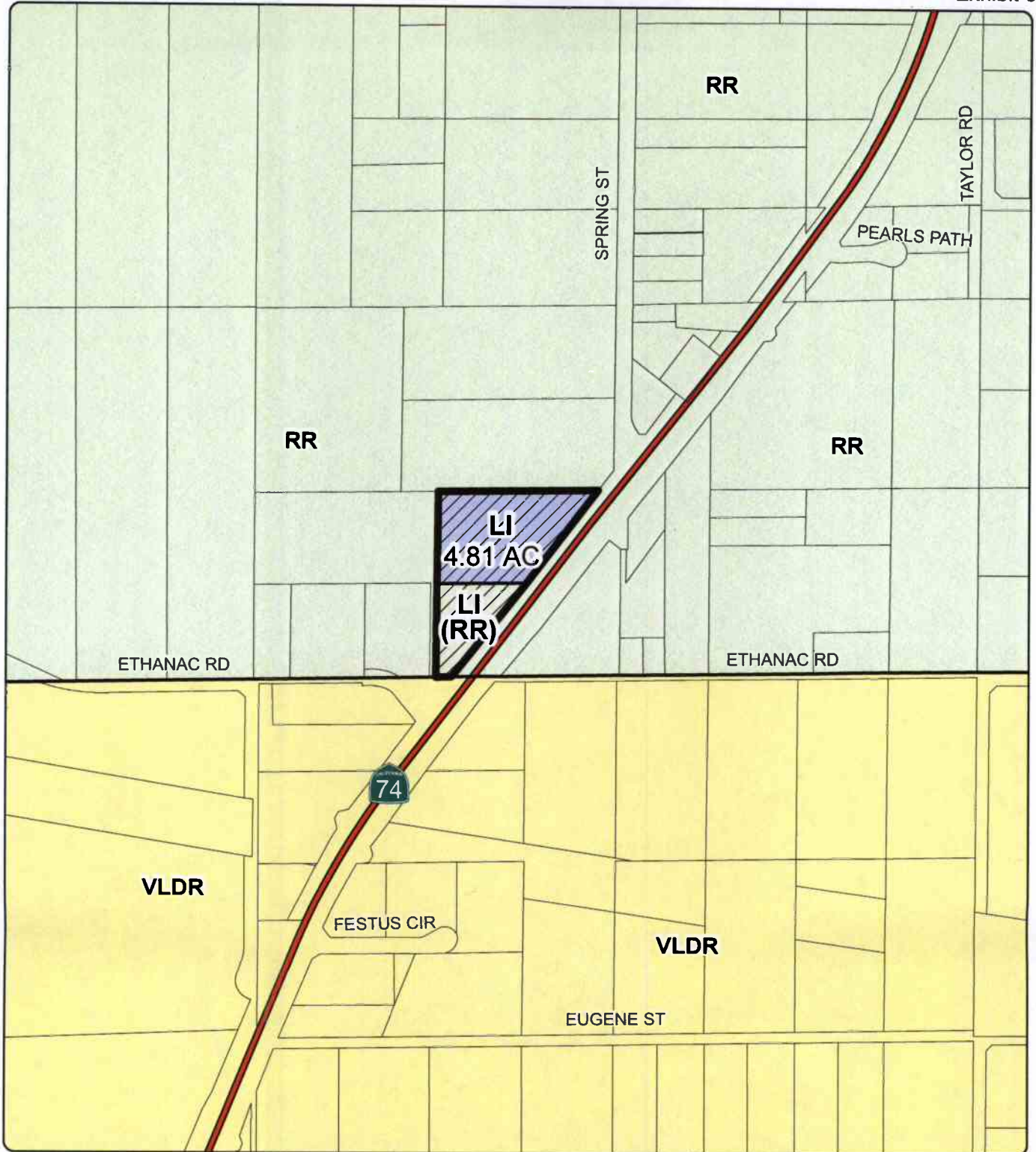
CZ07904 GPA01168

PROPOSED GENERAL PLAN

Supervisor: Jeffries  
District 1

Date Drawn: 03/23/2016

Exhibit 6



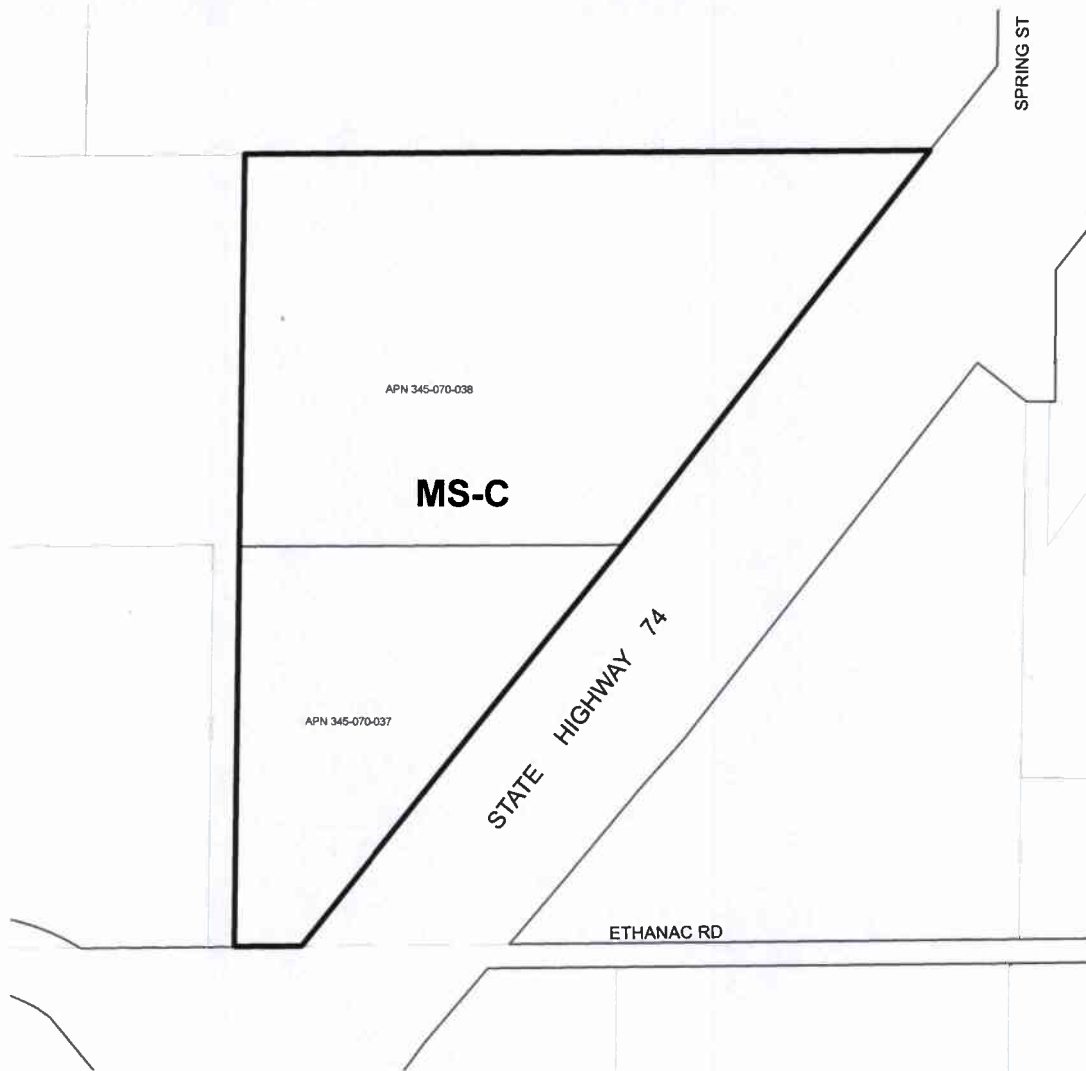
Zoning Area: Good Hope

Author: Vinnie Nguyen



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GOOD HOPE AREA  
SEC. 10 T. 5 S., R. 4 W. S.B.B. & M.



**MS-C** MANUFACTURING- SERVICE COMMERCIAL

MAP NO. 2.2396  
CHANGE OF OFFICIAL ZONING PLAN  
**AMENDING**  
**MAP NO. 2 ORDINANCE NO. 348**

CHANGE OF ZONE CASE NO. 7904  
ADOPTED BY ORDINANCE NO. 348.4838  
DATE: \_\_\_\_\_



RIVERSIDE COUNTY BOARD OF SUPERVISORS



# COUNTY OF RIVERSIDE

## ENVIRONMENTAL ASSESSMENT FORM: INITIAL STUDY

**Environmental Assessment No.:** 42886

**Project Case:** General Plan Amendment No. 1168 & Change of Zone No. 7904

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

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

**Lead Agency Contact Person:** John Earle Hildebrand III

**Lead Agency Telephone Number:** (951) 955-1888

**Applicant's Name:** County of Riverside

**Applicant's Address:** 4080 Lemon Street, Riverside CA 92501

**Applicant's Telephone Number:** (951) 955-1888

### I. PROJECT INFORMATION

#### A. Project Description:

A General Plan Amendment to change the project site's General Plan Foundation Component from Rural (RUR) to Community Development (CD), change its General Plan Land Use Designation from Rural Residential (RR) to Light Industrial (LI) (0.25 – 0.60 FAR), and to change the southern parcel of the project site's Zoning Classification from R-R (Rural Residential) to M-SC (Manufacturing – Service Commercial), totaling 4.81 acres, located North of Ethanac Road and west of Highway 74, within the Mead Valley Area Plan.

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

**C. Total Project Area:** 4.81

**D. Assessor's Parcel Nos.:** 345-070-037 and 345-070-038

**E. Street References:** The project site is located northerly of Ethanac Road and westerly of Highway 74.

**F. Section, Township, and Range Description:** Section 10, Township 5 South, Range 4 East

**G. Brief description of the existing environmental setting of the project site and its surroundings:** The project site contains a 10,500 square-foot industrial building, a single-family home, and a mobile home. The project site is surrounded by a combination of scattered single-family residences to the west, vacant land to the east, a convenience store to the southeast, and an a light industrial use to the north.

### II. APPLICABLE GENERAL PLAN AND ZONING REGULATIONS

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

- 1. Land Use:** This project includes a General Plan Amendment and Change of Zone only. There is no development plan associated with this project. This project will result in an amendment to the site's General Plan Foundation Component, Land Use Designation, and a Change of Zone in order to support future development. As a result, this project is consistent with the provisions of the Land Use Element.
- 2. Circulation:** The project is consistent with the provisions of the Circulation Element.

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

B. **General Plan Area Plan:** Mead Valley

C. **General Plan Foundation Component (Existing):** Rural (RUR)

D. **General Plan Land Use Designation (Existing):** Rural Residential (R-R)

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

F. **General Plan Land Use Designation (Proposed):** Light Industrial (LI) (0.25 – 0.60 FAR)

G. **Overlays:** None

H. **Policy Areas:** Highway 74 Good Hope

I. **Adjacent and Surrounding:**

1. **Area Plan:** Mead Valley to the north, south, east, and west.
2. **Foundation Component(s):** Rural (RUR) on north, west, south, and east.
3. **Land Use Designation(s):** Rural Residential (RR) to the north, west, south, and east.
4. **Overlay(s), if any:** None
5. **Policy Area(s), if any:** Highway 74 Good Hope

J. **Adopted Specific Plan Information**

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

K. **Zoning (Existing):** M-SC (Manufacturing – Service Commercial) & R-R (Rural Residential)

L. **Zoning (Proposed):** M-SC (Manufacturing – Service Commercial)

M. **Adjacent and Surrounding Zoning:** R-R (Rural Residential) to the north, west, south, and east

### III. ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED

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

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

### IV. DETERMINATION

On the basis of this initial evaluation:

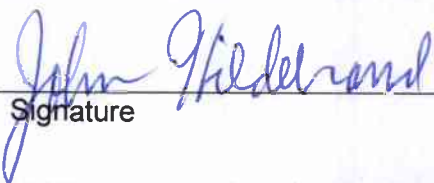
#### A PREVIOUS ENVIRONMENTAL IMPACT REPORT/NEGATIVE DECLARATION WAS NOT PREPARED

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

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

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

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



Signature

04/27/2016

Date

John Earle Hildebrand III, *Principal Planner*

For: Steve Weiss, AICP – *Planning Director*

Printed Name

## V. ENVIRONMENTAL ISSUES ASSESSMENT

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

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>AESTHETICS</b> Would the project				
<b>1. Scenic Resources</b>				
a) Have a substantial effect upon a scenic highway corridor within which it is located?	<input type="checkbox"/>	<input type="checkbox"/>	<input 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 9 in Mead Valley Area Plan – “Scenic Highways”

Findings of Fact:

a-b) Pursuant to the Riverside County General Plan Figure 9 in Mead Valley Area Plan – “Scenic Highways” exhibit, the project site is located immediately adjacent to a State Eligible scenic highway corridor.

However, this is a programmatic level CEQA analysis. At this stage, the project does not provide the opportunity for physical disturbance of the site, as there is no associated development project. This project will result in amending the site’s General Plan Foundation Component, General Plan Land Use Designation, and also a Change of Zone, which could eventually lead to development on the property. Should a development proposal or land use application for subdividing, grading, or construction of the site be submitted, a subsequent Environmental Analysis shall be prepared, to assess the potential impacts. As a result, impacts associated with this project are considered less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

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

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Source: GIS database, Ord. No. 655 (Regulating Light Pollution), Riverside County General Plan Figure 6 in Mead Valley Area Plan – “Mt. Palomar Nighttime Lighting Policy”

Findings of Fact:

a) Pursuant to the Riverside County General Plan Figure 6 in Mead Valley Area Plan – “Mt. Palomar Nighttime Lighting Policy” exhibit, the project site is located within Zone B. Any implementing project will be required to comply with Riverside County Ordinance No. 655, which is intended to restrict the use of certain light sources from emitting light spread into the night sky, resulting in undesirable light glow, which can negatively affect astronomical observations and research.

This is a programmatic level CEQA analysis. At this stage, the project does not provide the opportunity for physical disturbance of the site, as there is no associated development project. This project will result in amending the site’s General Plan Foundation Component, General Plan Land Use Designation, and also a Change of Zone, which could eventually lead to development on the property. Should a development proposal or land use application for subdividing, grading, or construction of the site be submitted, a subsequent Environmental Analysis shall be prepared, to assess the potential impacts. As a result, impacts associated with this project are considered less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

**3. Other Lighting Issues**

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

b) Expose residential property to unacceptable light levels?

Source: On-site Inspection, Project Application Description

Findings of Fact:

a-b) A land use change from Rural – Rural Residential (R-R) to Light Industrial (LI) (0.25 – 0.60 FAR) will result in the implementation of more lighting at build-out. Lighting requirements and any subsequent restrictions will be reviewed in conjunction with a future implementing project’s lighting plan.

This is a programmatic level CEQA analysis. At this stage, the project does not provide the opportunity for physical disturbance of the site, as there is no associated development project. This project will result in amending the site’s General Plan Foundation Component, General Plan Land Use Designation, and also a Change of Zone, which could eventually lead to development on the property. Should a development proposal or land use application for subdividing, grading, or construction of the site be submitted, a subsequent Environmental Analysis shall be prepared, to assess the potential impacts. As a result, there will be no impacts.

Mitigation: No mitigation is required.

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

**AGRICULTURE & FOREST RESOURCES** Would the project

**4. Agriculture**

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

b) Conflict with existing agricultural zoning, agricultural use or with land subject to a Williamson Act contract or land within a Riverside County Agricultural Preserve?

c) Cause development of non-agricultural uses within 300 feet of agriculturally zoned property (Ordinance No. 625 "Right-to-Farm")?

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?

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

Findings of Fact:

a) Pursuant to the Riverside County General Plan Figure OS-2 "Agricultural Resources" exhibit, the project site is located within an area designated as "other lands". The California State Department of Conservation determines these designations based on soil types and land use. Agricultural and farming related activities have historically not been conducted at the project site, nor is the location viable for future agriculture activities, due to the soil type and proximity to Highway 74. Therefore, there is no impact.

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

c-d) The properties surrounding the project site include a mixture of vacant land and rural residential uses. There are no properties zoned for commercial agricultural uses and there are no commercial farms in the area. As a result, there are no impacts.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

**5. Forest**

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

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

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

Findings of Fact:

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

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

**AIR QUALITY** Would the project

**6. Air Quality Impacts**

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

Source: SCAQMD CEQA Air Quality Handbook

Findings of Fact:

a-f) The proposed land use change could result in a net increase in population and/or vehicle trips at build out, based upon the proposed land use change. However, the amount of increase is too speculative to provide a detailed analysis at this time.



Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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This is a programmatic level CEQA analysis. At this stage, the project does not provide the opportunity for physical disturbance of the site, as there is no associated development project. This project will result in amending the site's General Plan Foundation Component, General Plan Land Use Designation, and also a Change of Zone, which could eventually lead to development on the property. Should a development proposal or land use application for subdividing, grading, or construction of the site be submitted, a subsequent Environmental Analysis shall be prepared, to assess the potential impacts. As a result, impacts associated with this project are considered less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

**BIOLOGICAL RESOURCES** Would the project

**7. Wildlife & Vegetation**

a) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Conservation Community Plan, or other approved local, regional, or state conservation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Have a substantial adverse effect, either directly or through habitat modifications, on any endangered, or threatened species, as listed in Title 14 of the California Code of Regulations (Sections 670.2 or 670.5) or in Title 50, Code of Federal Regulations (Sections 17.11 or 17.12)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U. S. Wildlife Service?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input checked="" 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, WRCMSHCP and/or CVMSHCP, On-site Inspection

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

a-g) County mapping shows that no parcels associated with this project site are located within a habitat area designated under the WRMSHCP. Furthermore the site is nearly built-out with a 10,500 square-foot industrial building, a single-family home, and a mobile home, all constructed under previously approved building permits. This proposed land use change will have no impacts.

**Mitigation:** No mitigation is required.

**Monitoring:** No monitoring is required.

**CULTURAL RESOURCES** Would the project

**8. Historic Resources**

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

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

**Findings of Fact:**

a-b) There are no known historic features located on the project site. Additionally, the project site has been previously disturbed through the issuance of several building permits to construct a 10,500 square-foot industrial building, a single-family home, and a mobile home. The necessity for a historic resource study will be determined at the time of any future implementing project. As a result, there will be no impacts.

**Mitigation:** No mitigation is required.

**Monitoring:** No monitoring is required.

**9. Archaeological Resources**

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

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Source: On-site Inspection, Project Application Materials

Findings of Fact:

a-d) Pursuant to SB 18 requirements, Riverside County staff requested a list from the Native American Heritage Commission (“NAHC”) of Native American Tribes whose historical extent includes the project site. Consultation request notices were sent to each of the Tribes on the list on March 24, 2016. SB 18 provides that the noticed Tribes have 90-days in which to request consultation regarding the proposed project. County staff received a letter from the Soboba Tribe requesting consultation under SB 18. County staff met with Soboba on April 27, 2016 to discuss the project, which resulted in no further consultation as this project’s scope is legislative in nature and does not propose any ground disturbance. No other requests for consultation under SB 18 were received during the 90-day review period and as a result, consultation under SB 18 has been concluded.

In compliance with AB 52 requirements, Riverside County staff sent an information package relating to this project, to all requesting Tribes on March 24, 2016. AB 52 provides for a 30-day review period in which all noticed Tribes may request consultation regarding the proposed project. County staff received formal consultation requests within the 30-day review period from both Soboba and Pechanga Tribes. County staff met with Soboba on April 27, 2016 to discuss the project, which resulted in no further consultation as this project’s scope is legislative in nature and does not propose any ground disturbance. County staff met with Pechanga on April 28, 2016, which also resulted in no further consultation for the same reasons. As a result, consultation under AB 52 has been concluded.

This is a programmatic level CEQA analysis. At this stage, the project does not provide the opportunity for physical disturbance of the site, as there is no associated development project. This project will result in amending the site’s General Plan Foundation Component, General Plan Land Use Designation, and also a Change of Zone, which could eventually lead to development on the property. Should a development proposal or land use application for subdividing, grading, or construction of the site be submitted, a subsequent Environmental Analysis shall be prepared, to assess the potential impacts. As a result, impacts associated with this project are considered less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

**10. Paleontological Resources**

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

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

Findings of Fact:

a) Pursuant to the Riverside County General Plan, Figure OS-8, the project site is located within an area of “Low” Sensitivity. Prior to site disturbance and during the time of an implementing project, analysis through the preparation of a Biological Study and Cultural Resource Study may be required.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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This is a programmatic level CEQA analysis. At this stage, the project does not provide the opportunity for physical disturbance of the site, as there is no associated development project. This project will result in amending the site's General Plan Foundation Component, General Plan Land Use Designation, and also a Change of Zone, which could eventually lead to development on the property. Should a development proposal or land use application for subdividing, grading, or construction of the site be submitted, a subsequent Environmental Analysis shall be prepared, to assess the potential impacts. As a result, there will be no impacts.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

**GEOLOGY AND SOILS** Would the project

<b>11. Alquist-Priolo Earthquake Fault Zone or County Fault Hazard Zones</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
a) Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Be subject to rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

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

Findings of Fact:

a-b) Pursuant to the Riverside County General Plan Figure S-2 "Earthquake Fault Study Zones" map, the nearest fault is located approximately .49 miles to the northwest of the project site boundary.

At this time, the project includes a General Plan Amendment and Change of Zone only. As a result, no people or structures will be exposed to any adverse effects associated with the fault zone. Additionally, any future development will be required to comply with the California Building Code, as it relates to development within proximity of a fault zone.

This is a programmatic level CEQA analysis. At this stage, the project does not provide the opportunity for physical disturbance of the site, as there is no associated development project. This project will result in amending the site's General Plan Foundation Component, General Plan Land Use Designation, and also a Change of Zone, which could eventually lead to development on the property. Should a development proposal or land use application for subdividing, grading, or construction of the site be submitted, a subsequent Environmental Analysis shall be prepared, to assess the potential impacts. As a result, there will be no impacts.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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**12. Liquefaction Potential Zone**

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

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

Findings of Fact:

a) Pursuant to the Riverside County General Plan Figure S-3 "Generalized Liquefaction", the project site is mapped as an area of "Low" liquefaction potential.

This is a programmatic level CEQA analysis. At this stage, the project does not provide the opportunity for physical disturbance of the site, as there is no associated development project. This project will result in amending the site's General Plan Foundation Component, General Plan Land Use Designation, and also a Change of Zone, which could eventually lead to development on the property. Should a development proposal or land use application for subdividing, grading, or construction of the site be submitted, a subsequent Environmental Analysis shall be prepared, to assess the potential impacts. As a result, there will be no impacts.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

**13. Ground-shaking Zone**

a) Be subject to strong seismic ground shaking?

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

Findings of Fact:

a) Every project in California has some degree of potential exposure to significant ground shaking. This is a programmatic level CEQA analysis. At this stage, the project does not provide the opportunity for physical disturbance of the site, as there is no associated development project.

This project will result in amending the site's General Plan Land Use and Change of Zone, which could eventually lead to development on the property. Should a development proposal or land use application for subdividing, grading, or construction of the site be submitted, a subsequent Environmental Analysis shall be prepared, to assess the potential impacts. This will include adherence to the California Building code, Title 24, which will mitigate to some degree, the potential for ground shaking impacts. As a result, there will be no impacts.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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**14. Landslide Risk**

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

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

Findings of Fact:

a) Pursuant to the Riverside County General Plan Figure S-5 "Regions Underlain by Steep Slope" exhibit, there are no steep slopes on or near the project site that could potentially result in landslides.

This is a programmatic level CEQA analysis. At this stage, the project does not provide the opportunity for physical disturbance of the site, as there is no associated development project. This project will result in amending the site's General Plan Foundation Component, General Plan Land Use Designation, and also a Change of Zone, which could eventually lead to development on the property. Should a development proposal or land use application for subdividing, grading, or construction of the site be submitted, a subsequent Environmental Analysis shall be prepared, to assess the potential impacts. As a result, there will be no impacts.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

**15. Ground Subsidence**

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

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

Findings of Fact:

a) Pursuant to the Riverside County General Plan Figure S-7 "Documented Subsidence Areas Map" exhibit, the project site is mapped as an area of "Susceptible" subsidence. Future development of the site may require the preparation of a soils analysis to determine adequate mitigation for construction.

This is a programmatic level CEQA analysis. At this stage, the project does not provide the opportunity for physical disturbance of the site, as there is no associated development project. This project will result in amending the site's General Plan Foundation Component, General Plan Land Use Designation, and also a Change of Zone, which could eventually lead to development on the property. Should a development proposal or land use application for subdividing, grading, or construction of the site be submitted, a subsequent Environmental Analysis shall be prepared, to assess the potential impacts. As a result, impacts associated with this project are considered less than significant.

Mitigation: No mitigation is required.

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

**16. Other Geologic Hazards**

a) Be subject to geologic hazards, such as seiche, mudflow, or volcanic hazard?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Source: On-site Inspection, Project Application Materials, Geologist Review

Findings of Fact:

a) The project site is not located within any other significant geologic hazard.

This is a programmatic level CEQA analysis. At this stage, the project does not provide the opportunity for physical disturbance of the site, as there is no associated development project. This project will result in amending the site's General Plan Foundation Component, General Plan Land Use Designation, and also a Change of Zone, which could eventually lead to development on the property. Should a development proposal or land use application for subdividing, grading, or construction of the site be submitted, a subsequent Environmental Analysis shall be prepared, to assess the potential impacts. As a result, there will be no impacts.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

**17. Slopes**

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

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

Findings of Fact:

a-c) Pursuant to the Riverside County General Plan Figure S-5 "Regions Underlain by Steep Slope" exhibit, there are no steep slopes on or near the project site that could potentially result in landslides.

This is a programmatic level CEQA analysis. At this stage, the project does not provide the opportunity for physical disturbance of the site, as there is no associated development project. This project will result in amending the site's General Plan Foundation Component, General Plan Land Use Designation, and also a Change of Zone, which could eventually lead to development on the property. Should a development proposal or land use application for subdividing, grading, or construction of the

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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site be submitted, a subsequent Environmental Analysis shall be prepared, to assess the potential impacts. As a result, there will be no impacts.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

**18. Soils**

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

Source: Project Application Materials, On-site Inspection

Findings of Fact:

a-c) This is a programmatic level CEQA analysis. At this stage, the project does not provide the opportunity for physical disturbance of the site, as there is no associated development project. This project will result in amending the site's General Plan Foundation Component, General Plan Land Use Designation, and also a Change of Zone, which could eventually lead to development on the property. Should a development proposal or land use application for subdividing, grading, or construction of the site be submitted, a subsequent Environmental Analysis shall be prepared, to assess the potential impacts. As a result, there will be no impacts.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

**19. Erosion**

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

Source: Project Application Materials, On-site Inspection

Findings of Fact:

a-b) This is a programmatic level CEQA analysis. At this stage, the project does not provide the opportunity for physical disturbance of the site, as there is no associated development project. This project will result in amending the site's General Plan Foundation Component, General Plan Land Use



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

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

<b>20. Wind Erosion and Blowsand from project either on or off site.</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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a) Be impacted by or result in an increase in wind erosion and blowsand, either on or off site?

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

Findings of Fact:

a) Pursuant to the Riverside County General Plan Figure S-8 "Wind Erosion Susceptibility Map" exhibit, the project site is located within an area of "Moderate" wind erosion.

This is a programmatic level CEQA analysis. At this stage, the project does not provide the opportunity for physical disturbance of the site, as there is no associated development project. This project will result in amending the site's General Plan Foundation Component, General Plan Land Use Designation, and also a Change of Zone, which could eventually lead to development on the property. Should a development proposal or land use application for subdividing, grading, or construction of the site be submitted, a subsequent Environmental Analysis shall be prepared, to assess the potential impacts. As a result, there will be no impacts.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

**GREENHOUSE GAS EMISSIONS** Would the project

<b>21. Greenhouse Gas Emissions</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?

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

Findings of Fact:

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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a-b) This project will result in changing the 4.81 acre project site's land use designation from Rural to Light Industrial. This could result in the generation of additional vehicle trips to and from the site and the area as a whole, although given the relatively small size of the project site, the amount of new vehicle trips may be negligible. Trip generation and subsequent mitigation measures may be required to be analyzed in conjunction with a future implementing project.

This is a programmatic level CEQA analysis. At this stage, the project does not provide the opportunity for physical disturbance of the site, as there is no associated development project. This project will result in amending the site's General Plan Foundation Component, General Plan Land Use Designation, and also a Change of Zone, which could eventually lead to development on the property. Should a development proposal or land use application for subdividing, grading, or construction of the site be submitted, a subsequent Environmental Analysis shall be prepared, to assess the potential impacts. Additionally, any future implementing project on this site will be required to comply with California's AB-32 greenhouse gas reduction requirements. Many of the identified potential mitigation measures as a result of GHG impacts are implemented during the construction phase of the project. As a result, impacts associated with this project are considered less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

**HAZARDS AND HAZARDOUS MATERIALS** Would the project

**22. Hazards and Hazardous Materials**

a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Impair implementation of or physically interfere with an adopted emergency response plan or an emergency evacuation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Project Application Materials

Findings of Fact:

a-b, d-e) This is a programmatic level CEQA analysis. At this stage, the project does not provide the opportunity for physical disturbance of the site, as there is no associated development project. This

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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project will result in amending the site's General Plan Foundation Component, General Plan Land Use Designation, and also a Change of Zone, which could eventually lead to development on the property. Should a development proposal or land use application for subdividing, grading, or construction of the site be submitted, a subsequent Environmental Analysis shall be prepared, to assess the potential impacts. As a result, there will be no impacts.

c) The project will could result in higher development intensity of the site than. The increase in density could result in an overburden of streets previously identified as evacuation routes for other projects. However, the Transportation Department may require any future development proposals on the site, to add mitigation to those projects to assure the streets will accommodate adequate emergency provisions. As a result, impacts associated with this project are considered less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

**23. Airports**

a) Result in an inconsistency with an Airport Master Plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Require review by the Airport Land Use Commission?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) For a project within the vicinity of a private airstrip, or heliport, would the project result in a safety hazard for people residing or working in the project area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

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

Findings of Fact:

a-d) Pursuant to the Riverside County General Plan Figure S-19 "Airport Locations" exhibit, the project site is not located within the Airport Influence Area ("AIA"). Additionally, the nearest airport is located approximately 4 miles east of the project site. There will be no impacts.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

**24. Hazardous Fire Area**

a) Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Source: Riverside County General Plan Figure S-11 "Wildfire Susceptibility," GIS database

Findings of Fact:

a) Pursuant to the Riverside County General Plan Figure S-11 "Wildfire Susceptibility" exhibit, the project site is located within a "Very High" Wildfire Susceptibility Area. However, the project site is adjacent to Highway 74 and surrounded by other developments. Actual wildfire risk to the project site is considered low. Therefore, there is a less than significant impact.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

**HYDROLOGY AND WATER QUALITY** Would the project

**25. Water Quality Impacts**

a) Substantially alter the existing drainage pattern of the site or area, including the alteration of the course of a stream or river, in a manner that would result in substantial erosion or siltation on- or off-site?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Violate any water quality standards or waste discharge requirements?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Create or contribute runoff water that would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Place housing within a Special Flood Hazard Area, as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
f) Place within a Special Flood Hazard Area structures which would impede or redirect flood flows?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g) Otherwise substantially degrade water quality?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
h) Include new or retrofitted stormwater Treatment Control Best Management Practices (BMPs) (e.g. water quality treatment basins, constructed treatment wetlands), the operation of which could result in significant environmental effects (e.g. increased vectors or odors)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Riverside County Flood Control District Review.

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

a-h) This project site is not located within a Special Flood Hazard Area. The project proposes no grading or construction at this time; therefore, there are no potential impacts to or from flood hazards. There is no land alteration proposed at this time that would alter any flows, violate any standards, impact ground water resources, create any runoff, or require any BMP's. No additional studies of the current conditions were conducted because there is no accompanying development project.

This is a programmatic level CEQA analysis. At this stage, the project does not provide the opportunity for physical disturbance of the site, as there is no associated development project. This project will result in amending the site's General Plan Foundation Component, General Plan Land Use Designation, and also a Change of Zone, which could eventually lead to development on the property. Should a development proposal or land use application for subdividing, grading, or construction of the site be submitted, a subsequent Environmental Analysis shall be prepared, to assess the potential impacts. As a result, there are no impacts.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

**26. Floodplains**

Degree of Suitability in Special Flood Hazard Area. As indicated below, the appropriate Degree of Suitability has been checked.

NA - Not Applicable <input checked="" type="checkbox"/>	U - Generally Unsuitable <input type="checkbox"/>	R - Restricted <input type="checkbox"/>	
a) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner that would result in flooding on- or off-site?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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"/>
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"/>
d) Changes in the amount of surface water in any water body?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

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

Findings of Fact:

a-d) Pursuant to the Riverside County General Plan Figure S-9 "100- and 500-Year Flood Hazard Zones" exhibit, the project site is not located within the 100-year flood plain (now referred to as "Special Flood Hazard Area"). This project does not include any grading or construction as it's a General Plan Amendment and Change of Zone only; therefore, there are no potential impacts to or

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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from flood hazards. There is no land alteration proposed at this time that would alter any flows, violate any standards, impact ground water resources, create any runoff, or require any BMP's. No additional studies of the current conditions were conducted because there is no accompanying development project. Additionally, pursuant to the Riverside County General Plan Figure S-10 "Dam Failure Inundation Zone" exhibit, the project site is not located within close proximity to any "Dam Failure Inundation Zones".

This is a programmatic level CEQA analysis. At this stage, the project does not provide the opportunity for physical disturbance of the site, as there is no associated development project. This project will result in amending the site's General Plan Foundation Component, General Plan Land Use Designation, and also a Change of Zone, which could eventually lead to development on the property. Should a development proposal or land use application for subdividing, grading, or construction of the site be submitted, a subsequent Environmental Analysis shall be prepared, to assess the potential impacts. As a result, there will be no impacts.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

**LAND USE/PLANNING** Would the project

**27. Land Use**

a) Result in a substantial alteration of the present or planned land use of an area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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, Project Application Materials

Findings of Fact:

a) Approval of this project will result in changes to the site's General Plan Land Use Designation and Zoning Classification, to enable the previously relocated manufacturing business to be in conformance. The project site is mostly built out with a 10,500 square-foot industrial building, a single-family home, and a mobile home. The site is currently designated as Rural Residential. This General Plan Amendment will result in changing the site to Light Industrial, matching the actual establish onsite operating business. This is a Technical land use correction, consistent with the procedure and findings as specified in the Riverside County General Plan. As a result, there will be no impacts.

b) The project site is located within the designated City of Perris sphere of influence area. The City of Perris was provided an opportunity to consult with the County, as they received information regarding the proposed General Plan Amendment and Change of Zone. The City of Perris had no concerns or comments regarding this project. As a result, there will be no impacts.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>28. Planning</b>				
a) Be consistent with the site's existing or proposed zoning?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Be compatible with existing surrounding zoning?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Be compatible with existing and planned surrounding land uses?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input checked="" type="checkbox"/>
e) Disrupt or divide the physical arrangement of an established community (including a low-income or minority community)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

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

Findings of Fact:

a-e) The project site is currently zoned R-R (Rural Residential). The Change of Zone application proposes to change the project site to M-SC (Manufacturing Commercial), to bring the site into conformance with the existing manufacturing use. The business was relocated to the project site from a location approximately 1.5 miles to the north, as a result of the Highway 74 expansion. This project includes a County initiated Technical General Plan Amendment and Change of Zone, to rectify the land use issue. There will be no impacts.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

**MINERAL RESOURCES** Would the project

<b>29. Mineral Resources</b>				
a) Result in the loss of availability of a known mineral resource that would be of value to the region or the residents of the State?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Be an incompatible land use located adjacent to a State classified or designated area or existing surface mine?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Expose people or property to hazards from proposed, existing or abandoned quarries or mines?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

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

Findings of Fact:

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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a-d) Pursuant to the Riverside County General Plan Figure OS-5 "Mineral Resources Area" exhibit, the project site is located within the MRZ-3 Zone, which is an area where mineral deposits may occur, but their significance is undetermined, requiring additional analysis for viability of extraction. Generally, the site is not known to contain any substantial source of mineral material. Furthermore, this project will result in a land use change to Light Industrial, which precludes mineral extraction. There will be no impacts.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

**NOISE** Would the project result in

**Definitions for Noise Acceptability Ratings**

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

NA - Not Applicable

A - Generally Acceptable

B - Conditionally Acceptable

C - Generally Unacceptable

D - Land Use Discouraged

**30. Airport Noise**

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

NA  A  B  C  D

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

NA  A  B  C  D

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

Findings of Fact:

a-b) Pursuant to the Riverside County General Plan Figure S-19 "Airport Locations" exhibit, the project site is not located within an Airport Influence Area ("AIA"). As a result, there will be no impacts.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

**31. Railroad Noise**

NA  A  B  C  D

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

Findings of Fact:



Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Pursuant to the Riverside County General Plan Figure C-1 "Circulation Plan" exhibit, the project site is not located within close proximity of a railroad line. As a result, there will be no impacts.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

**32. Highway Noise**

NA  A  B  C  D

Source: On-site Inspection, Project Application Materials

Findings of Fact:

The project is located immediately adjacent to Highway 74. However, noise impacts to light industrial uses are considered negligible and an industrial use adjacent to a highway is compatible. Therefore, there will be a less than significant impact.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

**33. Other Noise**

NA  A  B  C  D

Source: Project Application Materials, GIS database

Findings of Fact:

There are no other anticipated noise impacts that the site would be exposed to. As a result, there will be no impacts.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

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

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

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

c) Exposure of persons to or generation of noise levels in excess of standards established in the local

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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general plan or noise ordinance, or applicable standards of other agencies?

d) Exposure of persons to or generation of excessive ground-borne vibration or ground-borne noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Source: Riverside County General Plan, Table N-1 ("Land Use Compatibility for Community Noise Exposure"); Project Application Materials

Findings of Fact:

a-d) This General Plan land use change may result in the creation of higher noise impacts at the time build-out. However, all future onsite uses will be required to adhere to the Riverside County's allowable noise standards for Industrial designations and will be analyzed at the time of an implementing project. As a result, there will be no impacts.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

**POPULATION AND HOUSING** Would the project

**35. Housing**

a) Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Create a demand for additional housing, particularly housing affordable to households earning 80% or less of the County's median income?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Affect a County Redevelopment Project Area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Cumulatively exceed official regional or local population projections?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

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

Findings of Fact:

a-f) This General Plan Amendment will result in a land use change from Rural to Light Industrial over a relatively small, 4.18 acre site. Demand for new housing as a result of the change will be negligible, nor will any existing housing be displaced. As a result, there will be no impacts.

Mitigation: No mitigation is required.

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

**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:

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

This is a programmatic level CEQA analysis. At this stage, the project does not provide the opportunity for physical disturbance of the site, as there is no associated development project. This project will result in amending the site's General Plan Foundation Component, General Plan Land Use Designation, and also a Change of Zone, which could eventually lead to development on the property. Should a development proposal or land use application for subdividing, grading, or construction of the site be submitted, a subsequent Environmental Analysis shall be prepared, to assess the potential impacts. As a result, there will be no impacts.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

**37. Sheriff Services**

Source: Riverside County General Plan

Findings of Fact:

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

This is a programmatic level CEQA analysis. At this stage, the project does not provide the opportunity for physical disturbance of the site, as there is no associated development project. This project will result in amending the site's General Plan Foundation Component, General Plan Land Use Designation, and also a Change of Zone, which could eventually lead to development on the property. Should a development proposal or land use application for subdividing, grading, or construction of the

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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site be submitted, a subsequent Environmental Analysis shall be prepared, to assess the potential impacts. As a result, there will be no impacts.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

**38. Schools**

Source: School District, GIS Database

Findings of Fact:

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

This is a programmatic level CEQA analysis. At this stage, the project does not provide the opportunity for physical disturbance of the site, as there is no associated development project. This project will result in amending the site's General Plan Foundation Component, General Plan Land Use Designation, and also a Change of Zone, which could eventually lead to development on the property. Should a development proposal or land use application for subdividing, grading, or construction of the site be submitted, a subsequent Environmental Analysis shall be prepared, to assess the potential impacts. As a result, there will be no impacts.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

**39. Libraries**

Source: Riverside County General Plan

Findings of Fact:

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

This is a programmatic level CEQA analysis. At this stage, the project does not provide the opportunity for physical disturbance of the site, as there is no associated development project. This project will result in amending the site's General Plan Foundation Component, General Plan Land Use Designation, and also a Change of Zone, which could eventually lead to development on the property. Should a development proposal or land use application for subdividing, grading, or construction of the site be submitted, a subsequent Environmental Analysis shall be prepared, to assess the potential impacts. As a result, there will be no impacts.

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

**Monitoring:** No monitoring is required.

**40. Health Services**

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

**Findings of Fact:**

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

This is a programmatic level CEQA analysis. At this stage, the project does not provide the opportunity for physical disturbance of the site, as there is no associated development project. This project will result in amending the site's General Plan Foundation Component, General Plan Land Use Designation, and also a Change of Zone, which could eventually lead to development on the property. Should a development proposal or land use application for subdividing, grading, or construction of the site be submitted, a subsequent Environmental Analysis shall be prepared, to assess the potential impacts. As a result, there will be no impacts.

**Mitigation:** No mitigation is required.

**Monitoring:** No monitoring is required.

**RECREATION**

**41. Parks and Recreation**

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

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

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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c) Is the project located within a Community Service 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, Ord. No. 460, Section 10.35 (Regulating the Division of Land – Park and Recreation Fees and Dedications), Ord. No. 659 (Establishing Development Impact Fees), Parks & Open Space Department Review

**Findings of Fact:**

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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a-c) There are no designated trails or parks proposed or required near the project site, nor is the project site located within a CSA. Any required park fees will be assessed in the future when an implementing project is submitted.

This is a programmatic level CEQA analysis. At this stage, the project does not provide the opportunity for physical disturbance of the site, as there is no associated development project. This project will result in amending the site's General Plan Foundation Component, General Plan Land Use Designation, and also a Change of Zone, which could eventually lead to development on the property. Should a development proposal or land use application for subdividing, grading, or construction of the site be submitted, a subsequent Environmental Analysis shall be prepared, to assess the potential impacts. As a result, there will be no impacts.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

**42. Recreational Trails**

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

Findings of Fact:

There are no designated trails or parks proposed or required near the project site. Any required park and/or trail fees will be assessed in the future when an implementing project is submitted.

This is a programmatic level CEQA analysis. At this stage, the project does not provide the opportunity for physical disturbance of the site, as there is no associated development project. This project will result in amending the site's General Plan Foundation Component, General Plan Land Use Designation, and also a Change of Zone, which could eventually lead to development on the property. Should a development proposal or land use application for subdividing, grading, or construction of the site be submitted, a subsequent Environmental Analysis shall be prepared, to assess the potential impacts. As a result, there will be no impacts.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

**TRANSPORTATION/TRAFFIC** Would the project

**43. Circulation**

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

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
management program, including, but not limited to level of service standards and travel demand measures, or other standards established by the county congestion management agency for designated roads or highways?				
c) Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?	<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, Mead Valley Policy

Findings of Fact:

a) The project site is located within the Mead Valley Policy Area of the Riverside County General Plan. This is a General Plan Amendment and Change of Zone application only and will result in changing the land use from Rural to Light Industrial. Details of a future implementing project will be reviewed in conjunction with any other circulation plans. Additionally, this land use amendment by itself is consistent with the existing circulation plans for the area. As a result, the impacts are less than significant.

b) The future implementing project will address any congestion management programs through standard fees and mitigation. As previously discussed, this is a programmatic level CEQA analysis. At this stage, the project does not provide the opportunity for physical disturbance of the site, as there is no associated development project. This project will result in amending the site's General Plan Foundation Component, General Plan Land Use Designation, and also a Change of Zone, which could eventually lead to development on the property. Should a development proposal or land use application for subdividing, grading, or construction of the site be submitted, a subsequent Environmental Analysis shall be prepared, to assess the potential impacts. As a result, the impacts are less than significant.

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

e-i) There is no accompanying development associated with this proposed General Plan Amendment, therefore there are no design changes to the streets or roads that may increase hazards due to road design. The proposed change does not conflict with any adopted policies regarding public transit,

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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bikeways, or pedestrian access, as the project site is currently vacant land. The surrounding circulation system will not change and therefore, will not impact any policies regarding transit or other alternative means of travel. Once a development proposal or land use application to subdivide, grade, or build on the property is submitted, a subsequent review and EA shall be prepared assessing potential impacts. As a result, the impacts are less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

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**44. Bike Trails**

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

Findings of Fact:

Any demand or requirement for bike trails shall be reviewed and imposed upon a future implementing project. This is a programmatic level CEQA analysis. At this stage, the project does not provide the opportunity for physical disturbance of the site, as there is no associated development project. This project will result in amending the site's land use and zone, which could eventually lead to development on the property. Should a development proposal or land use application for subdividing, grading, or construction of the site be submitted, a subsequent Environmental Analysis shall be prepared, to assess the potential impacts. As a result, there will be no impacts.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

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**UTILITY AND SERVICE SYSTEMS** Would the project

**45. Water**

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

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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b) Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?

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

Findings of Fact:

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



Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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This is a programmatic level CEQA analysis. At this stage, the project does not provide the opportunity for physical disturbance of the site, as there is no associated development project. This project will result in amending the site's General Plan Foundation Component, General Plan Land Use Designation, and also a Change of Zone, which could eventually lead to development on the property. Should a development proposal or land use application for subdividing, grading, or construction of the site be submitted, a subsequent Environmental Analysis shall be prepared, to assess the potential impacts. As a result, there will be no impacts.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

**46. Sewer**

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

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

Source: Department of Environmental Health Review

Findings of Fact:

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

This is a programmatic level CEQA analysis. At this stage, the project does not provide the opportunity for physical disturbance of the site, as there is no associated development project. This project will result in amending the site's General Plan Foundation Component, General Plan Land Use Designation, and also a Change of Zone, which could eventually lead to development on the property. Should a development proposal or land use application for subdividing, grading, or construction of the site be submitted, a subsequent Environmental Analysis shall be prepared, to assess the potential impacts. As a result, there will be no impacts.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

**47. Solid Waste**

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

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

Findings of Fact:

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

This is a programmatic level CEQA analysis. At this stage, the project does not provide the opportunity for physical disturbance of the site, as there is no associated development project. This project will result in amending the site's General Plan Foundation Component, General Plan Land Use Designation, and also a Change of Zone, which could eventually lead to development on the property. Should a development proposal or land use application for subdividing, grading, or construction of the site be submitted, a subsequent Environmental Analysis shall be prepared, to assess the potential impacts. As a result, there will be no impacts.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

**48. Utilities**

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

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

Source: Application Materials

Findings of Fact:

a-g) The type and scale of the future implementing project will determine the specific size, quantity, and design of additional utility services needed at the project site. At this stage, the utility requirements are too speculative to analyze.

This is a programmatic level CEQA analysis. At this stage, the project does not provide the opportunity for physical disturbance of the site, as there is no associated development project. This project will result in amending the site's General Plan Foundation Component, General Plan Land Use Designation, and also a Change of Zone, which could eventually lead to development on the property.

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

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

**49. Energy Conservation**

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

Source: Riverside County General Plan

Findings of Fact:

a) Any future implementing project will be required to comply with California’s AB-32 greenhouse gas reduction requirements, as well as Riverside County’s Climate action Plan. Many of the potential mitigation measures are reviewed and subsequently implemented during the construction phase of the project.

This is a programmatic level CEQA analysis. At this stage, the project does not provide the opportunity for physical disturbance of the site, as there is no associated development project. This project will result in amending the site’s General Plan Foundation Component, General Plan Land Use Designation, and also a Change of Zone, which could eventually lead to development on the property. Should a development proposal or land use application for subdividing, grading, or construction of the site be submitted, a subsequent Environmental Analysis shall be prepared, to assess the potential impacts. As a result, there will be no impacts.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

**MANDATORY FINDINGS OF SIGNIFICANCE**

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

Source: Staff review, Project Application Materials

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

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

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

Source: Staff review, Project Application Materials

Findings of Fact:

The project does not have impacts which are individually limited, but cumulatively considerable. This is a programmatic level CEQA analysis. At this stage, the project does not provide the opportunity for physical disturbance of the site, as there is no associated development project. This project will result in amending the site's General Plan Foundation Component, which could eventually lead to development on the property. Should a development proposal or land use application for subdividing, grading, or construction of the site be submitted, a subsequent Environmental Analysis shall be prepared, to assess the potential impacts. As a result, the impacts are less than significant.

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

Source: Staff review, project application

Findings of Fact:

The proposed project would not result in environmental effects which would cause substantial adverse effects on human beings, either directly or indirectly. This is a programmatic level CEQA analysis. At this stage, the project does not provide the opportunity for physical disturbance of the site, as there is no associated development project. This project will result in amending the site's General Plan Foundation Component, General Plan Land Use Designation, and also a Change of Zone, which could eventually lead to development on the property. Should a development proposal or land use application for subdividing, grading, or construction of the site be submitted, a subsequent Environmental Analysis shall be prepared, to assess the potential impacts. As a result, there will be no impacts.

**VI. EARLIER ANALYSES**

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Earlier analyses may be used where, pursuant to the tiering, program EIR, or other CEQA process, an effect has been adequately analyzed in an earlier EIR or negative declaration as per California Code of Regulations, Section 15063 (c) (3) (D).

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

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

**VII. AUTHORITIES CITED**

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

4/21/16  
April 21, 2016

Attn: Heather Thomson, Archaeologist  
Riverside County  
Planning Department  
4080 Lemon Street, 12<sup>th</sup> Floor  
Riverside, CA 92502-1409



EST. JUNE 19, 1883

**RE: AB 52 Consultation; General Plan Amendment No. 1168 and Change of Zone No. 7904**

The Soboba Band of Luiseño Indians has received your notification pursuant under Assembly Bill 52.

Soboba Band of Luiseño Indians is requesting to initiate formal consultation with the County of Riverside. A meeting can be scheduled by contacting me via email or phone. All contact information has been included in this letter.

I look forward to hearing from and meeting with you soon.

Sincerely,

Joseph Ontiveros, Director of Cultural Resources  
Soboba Band of Luiseño Indians  
P.O. Box 487  
San Jacinto, CA 92581  
Phone (951) 654-5544 ext. 4137  
Cell (951) 663-5279  
[jontiveros@soboba-nsn.gov](mailto:jontiveros@soboba-nsn.gov)

Confidentiality: The entirety of the contents of this letter shall remain confidential between Soboba and the County of Riverside. No part of the contents of this letter may be shared, copied, or utilized in any way with any other individual, entity, municipality, or tribe, whatsoever, without the expressed written permission of the Soboba Band of Luiseño Indians.

John  
April 21, 2016

Attn: Heather Thomson, County Archaeologist  
Riverside County  
Planning Department  
4080 Lemon Street, 12<sup>th</sup> Floor  
Riverside, CA 92502-1409



**RE: SB 18 Consultation; General Plan Amendment No. 1168**

The Soboba Band of Luiseño Indians appreciates your observance of Tribal Cultural Resources and their preservation in your project. The information provided to us on said project has been assessed through our Cultural Resource Department, where it was concluded that although it is outside the existing reservation, the project area does fall within the bounds of our Tribal Traditional Use Areas. This project location is in proximity to known sites, is a shared use area that was used in ongoing trade between the tribes, and is considered to be culturally sensitive by the people of Soboba.

Soboba Band of Luiseño Indians is requesting the following:

1. **Government to Government** consultation in accordance to SB18. Including the transfer of information to the Soboba Band of Luiseño Indians regarding the progress of this project should be done as soon as new developments occur.
2. Soboba Band of Luiseño Indians continue to be a consulting tribal entity for this project.
3. Working in and around traditional use areas intensifies the possibility of encountering cultural resources during the construction/excavation phase. For this reason the Soboba Band of Luiseño Indians requests that Native American Monitor(s) from the Soboba Band of Luiseño Indians Cultural Resource Department to be present during any ground disturbing proceedings. Including surveys and archaeological testing.
4. Request that proper procedures be taken and requests of the tribe be honored (Please see the attachment)

Sincerely,

A handwritten signature in black ink, appearing to read "JOE", with a long horizontal line extending to the right.

Joseph Ontiveros  
Soboba Cultural Resource Department  
P.O. Box 487  
San Jacinto, CA 92581  
Phone (951) 654-5544 ext. 4137  
Cell (951) 663-5279  
[jontiveros@soboba-nsn.gov](mailto:jontiveros@soboba-nsn.gov)

**Cultural Items (Artifacts).** Ceremonial items and items of cultural patrimony reflect traditional religious beliefs and practices of the Soboba Band. The Developer should agree to return all Native American ceremonial items and items of cultural patrimony that may be found on the project site to the Soboba Band for appropriate treatment. In addition, the Soboba Band requests the return of all other cultural items (artifacts) that are recovered during the course of archaeological investigations. Where appropriate and agreed upon in advance, Developer's archeologist may conduct analyses of certain artifact classes if required by CEQA, Section 106 of NHPA, the mitigation measures or conditions of approval for the Project. This may include but is not limited or restricted to include shell, bone, ceramic, stone or other artifacts.

The Developer should waive any and all claims to ownership of Native American ceremonial and cultural artifacts that may be found on the Project site. Upon completion of authorized and mandatory archeological analysis, the Developer should return said artifacts to the Soboba Band within a reasonable time period agreed to by the Parties and not to exceed (30) days from the initial recovery of the items.

#### **Treatment and Disposition of Remains**

A. The Soboba Band shall be allowed, under California Public Resources Code § 5097.98 (a), to (1) inspect the site of the discovery and (2) make determinations as to how the human remains and grave goods shall be treated and disposed of with appropriate dignity.

B. The Soboba Band, as MLD, shall complete its inspection within twenty-four (24) hours of receiving notification from either the Developer or the NAHC, as required by California Public Resources Code § 5097.98 (a). The Parties agree to discuss in good faith what constitutes "appropriate dignity" as that term is used in the applicable statutes.

C. Reburial of human remains shall be accomplished in compliance with the California Public Resources Code § 5097.98 (a) and (b). The Soboba Band, as the MLD in consultation with the Developer, shall make the final discretionary determination regarding the appropriate disposition and treatment of human remains.

D. All parties are aware that the Soboba Band may wish to rebury the human remains and associated ceremonial and cultural items (artifacts) on or near, the site of their discovery, in an area that shall not be subject to future subsurface disturbances. The Developer should accommodate on-site reburial in a location mutually agreed upon by the Parties.

E. The term "human remains" encompasses more than human bones because the Soboba Band's traditions periodically necessitated the ceremonial burning of human remains. Grave goods are those artifacts associated with any human remains. These items, and other funerary remnants and their ashes are to be treated in the same manner as human bone fragments or bones that remain intact.



**Coordination with County Coroner's Office.** The Lead Agencies and the Developer should immediately contact both the Coroner and the Soboba Band in the event that any human remains are discovered during implementation of the Project. If the Coroner recognizes the human remains to be those of a Native American, or has reason to believe that they are those of a Native American, the Coroner shall ensure that notification is provided to the NAHC within twenty-four (24) hours of the determination, as required by California Health and Safety Code § 7050.5 (c).

**Non-Disclosure of Location Reburials.** It is understood by all parties that unless otherwise required by law, the site of any reburial of Native American human remains or cultural artifacts shall not be disclosed and shall not be governed by public disclosure requirements of the California Public Records Act. The Coroner, parties, and Lead Agencies, will be asked to withhold public disclosure information related to such reburial, pursuant to the specific exemption set forth in California Government Code § 6254 (r).

Ceremonial items and items of cultural patrimony reflect traditional religious beliefs and practices of the Soboba Band. The Developer agrees to return all Native American ceremonial items and items of cultural patrimony that may be found on the project site to the Soboba Band for appropriate treatment. In addition, the Soboba Band requests the return of all other cultural items (artifacts) that are recovered during the course of archaeological investigations. Where appropriate and agreed upon in advance, Developer's archeologist may conduct analyses of certain artifact classes if required by CEQA, Section 106 of NHPA, the mitigation measures or conditions of approval for the Project. This may include but is not limited or restricted to include shell, bone, ceramic, stone or other artifacts.

**Confidentiality:** The entirety of the contents of this letter shall remain confidential between Soboba and the County of Riverside. No part of the contents of this letter may be shared, copied, or utilized in any way with any other individual, entity, municipality, or tribe, whatsoever, without the expressed written permission of the Soboba Band of Luiseño Indians.



**PECHANGA CULTURAL RESOURCES**  
*Temecula Band of Luiseño Mission Indians*

Post Office, Box 2183 • Temecula, CA 92593  
Telephone (951) 308-9295 • Fax (951) 506-9491

April 14, 2016

Chairperson:  
Neal Ibanez

Vice Chairperson:  
Bridgett Barcello

Committee Members:  
Mary Bear Magee  
Evie Gerber  
Darlene Miranda  
Richard B. Searce, III  
Michael Vasquez

Director:  
Gary DuBois

Coordinator:  
Paul Macarro

Planning Specialist:  
Tuba Ebru Ozdil

Cultural Analyst:  
Anna Hoover

**VIA E-MAIL and USPS**

Heather Thomson  
County Archaeologist  
Riverside County  
Planning Department  
P.O. Box 1409  
Riverside, CA 92502-1409

**Re: Pechanga Tribe Request for Consultation Pursuant to AB 52 for the GPA 1168**

Dear Ms. Thomson;

This letter is written on behalf of the Pechanga Band of Luiseño Indians (hereinafter, "the Tribe" and/or "Payómkawichum"), a federally recognized Indian tribe and sovereign government in response to the AB 52 notice provided by the County of Riverside dated March 23, 2016 and received in our office March 30, 2016.

This letter serves as the Tribe's formal request to begin consultation under AB 52 for this Project. Per AB 52, we intend to assist the County in determining the type of environmental document that should be prepared for this Project (i.e. EIR, MND, ND); with identifying potential tribal cultural resources (TCRs); determining whether potential substantial adverse effects will occur to them; and to develop appropriate preservation, avoidance and/or mitigation measures, as appropriate. Preferred TCR mitigation is always avoidance and the Tribe requests that all efforts to preserve sensitive TCRs be made as early in the development process as possible.

Please add the Tribe to your distribution list(s) for public notices and circulation of all documents, including environmental review documents, archaeological reports, development plans, conceptual grading plans (if available), and all other applicable documents pertaining to this Project. The Tribe further requests to be directly notified of all public hearings and scheduled approvals concerning this Project, and that these comments be incorporated into the record of approval for this Project.

The Pechanga Tribe asserts that the Project area is part of Payómkawichum (Luiseño), and therefore the Tribe's, aboriginal territory as evidenced by the existence of Payómkawichum

Pechanga Comment Letter to the County of Riverside  
Re: Pechanga Tribe Request: AB 52 RE GPA 1168  
April 14, 2016  
Page 2

cultural resources, named places, *tóota yixélval* (rock art, pictographs, petroglyphs), and an extensive Payómkawichum artifact record in the vicinity of the Project. This culturally sensitive area is affiliated with the Pechanga Band of Luiseño Indians because of the Tribe's cultural ties to this area as well as our extensive history with the County and other projects within the area. During our consultation we will provide more specific, confidential information on potential TCRs that may be impacted by the proposed Project.

As you know, the AB 52 consultation process is ongoing and continues until appropriate mitigation has been agreed upon for the TCRs that may be impacted by the Project. As such, under both AB 52 and CEQA, we look forward to working closely with the County on ensuring that a full, comprehensive environmental review of the Project's impacts is completed, including addressing the culturally appropriate and respectful treatment of human remains and inadvertent discoveries.

In addition to those rights granted to the Tribe under AB 52, the Tribe reserves the right to fully participate in the environmental review process, as well as to provide further comment on the Project's impacts to cultural resources and potential mitigation for such impacts.

The Pechanga Tribe looks forward to working together with the County of Riverside in protecting the invaluable Pechanga cultural resources found in the Project area. The formal contact person for this Project will be Anna Hoover. Please contact her at 951-770-8104 or at [ahoover@pechanga-nsn.gov](mailto:ahoover@pechanga-nsn.gov) within 30 days of receiving these comments so that we can begin the consultation process. Thank you.

Sincerely,



Anna Hoover  
Cultural Analyst

Cc Pechanga Office of the General Counsel

# RINCON BAND OF LUISEÑO INDIANS

## Cultural Resources Department

1 W. Tribal Road · Valley Center, California 92082 ·  
(760) 297-2635 Fax:(760) 749-2639



March 31, 2016

Heather Thomson  
Riverside County  
Planning Department  
4080 Lemon Street, 12<sup>th</sup> Floor  
Riverside, CA 92502

**Re: General Plan Amendment No. 1168 and Change of Zone No. 7904**

Dear Ms. Thomson:

This letter is written on behalf of Rincon Band of Luiseño Indians. We have received your notification regarding General Plan Amendment No. 1168 and Change of Zone No. 7904 Project and we thank you for the consultation notification. The location you have identified is within the Territory of the Luiseño people.

Embedded in the Luiseño Territory are Rincon's history, culture and identity. The project is within the Luiseño Aboriginal Territory of the Luiseño people however, it is not within Rincon's Historic Boundaries. We do not have any additional information regarding this project but, we defer this project to the Pechanga Band of Luiseño Indians or Soboba Band of Luiseño Indians who are located closer to your project area.

Thank you for the opportunity to protect and preserve our cultural assets.

Sincerely,

Vincent Whipple  
Manager  
Rincon Cultural Resources Department

# AGUA CALIENTE BAND OF CAHUILLA INDIANS

TRIBAL HISTORIC PRESERVATION



59075

April 11, 2016

[VIA EMAIL TO:Hthomson@rcthma.org]  
Riverside County  
Ms. Heather Thomson  
4080 Lemon Street, 12th Floor, P.O. Box 1409  
Riverside, CA 92502-1409

**Re: General Plan Amendment No. 1168 and Change of Zone No. 7904**

Dear Ms. Heather Thomson,

The Agua Caliente Band of Cahuilla Indians (ACBCI) appreciates your efforts to include the Tribal Historic Preservation Office (THPO) in the General Plan Amendment No. 1168 and Change of Zone No. 7904 project. A records check of the ACBCI cultural registry revealed that the project area is not located within the Tribe's Traditional Use Area (TUA). We currently have no concerns regarding this project. This letter shall conclude our consultation efforts.

Again, the Agua Caliente appreciates your interest in our cultural heritage. If you have questions or require additional information, please call me at (760)699-6981. You may also email me at [vharvey@aguacaliente.net](mailto:vharvey@aguacaliente.net).

Cordially,

Victoria Harvey  
Archaeological Monitoring Coordinator  
Tribal Historic Preservation Office  
AGUA CALIENTE BAND  
OF CAHUILLA INDIANS

**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. 1168** (Technical Amendment) and **CHANGE of ZONE NO. 7904** – Intent to Adopt a Negative Declaration – Applicant: Riverside County – First Supervisorial District – Good Hope Zoning Area – Mead Valley Area Plan – Policy Area: Highway 74 Good Hope – Location: Northerly side of Ethanac Road and westerly of Highway 74 – Project Size: 4.81 acres – **REQUEST:** A General Plan Amendment to change the project site's General Plan Foundation Component from Rural (RUR) to Community Development (CD), change its General Plan Land Use Designation from Rural Residential (RR) to Light Industrial (LI) (0.25 – 0.60 FAR), and to change the southern parcel of the project site's Zoning Classification from R-R (Rural Residential) to M-SC (Manufacturing – Service Commercial) – Project Planner: John Hildebrand at (951) 955-1888 or email [jhildebr@rctlma.org](mailto:jhildebr@rctlma.org).

TIME OF HEARING:                   **9:00 am** or as soon as possible thereafter  
**JUNE 1, 2016**  
RIVERSIDE COUNTY ADMINISTRATIVE CENTER  
BOARD CHAMBERS, 1ST FLOOR  
4080 LEMON STREET  
RIVERSIDE, CA 92501

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

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

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

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

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

PROPERTY OWNERS CERTIFICATION FORM

I, VINNIE NGUYEN, certify that on 3/23/2016

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

APN (s) or case numbers CZ07904/GPA01168 For

Company or Individual's Name Planning Department,

Distance buffered 800'.

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

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

NAME: Vinnie Nguyen

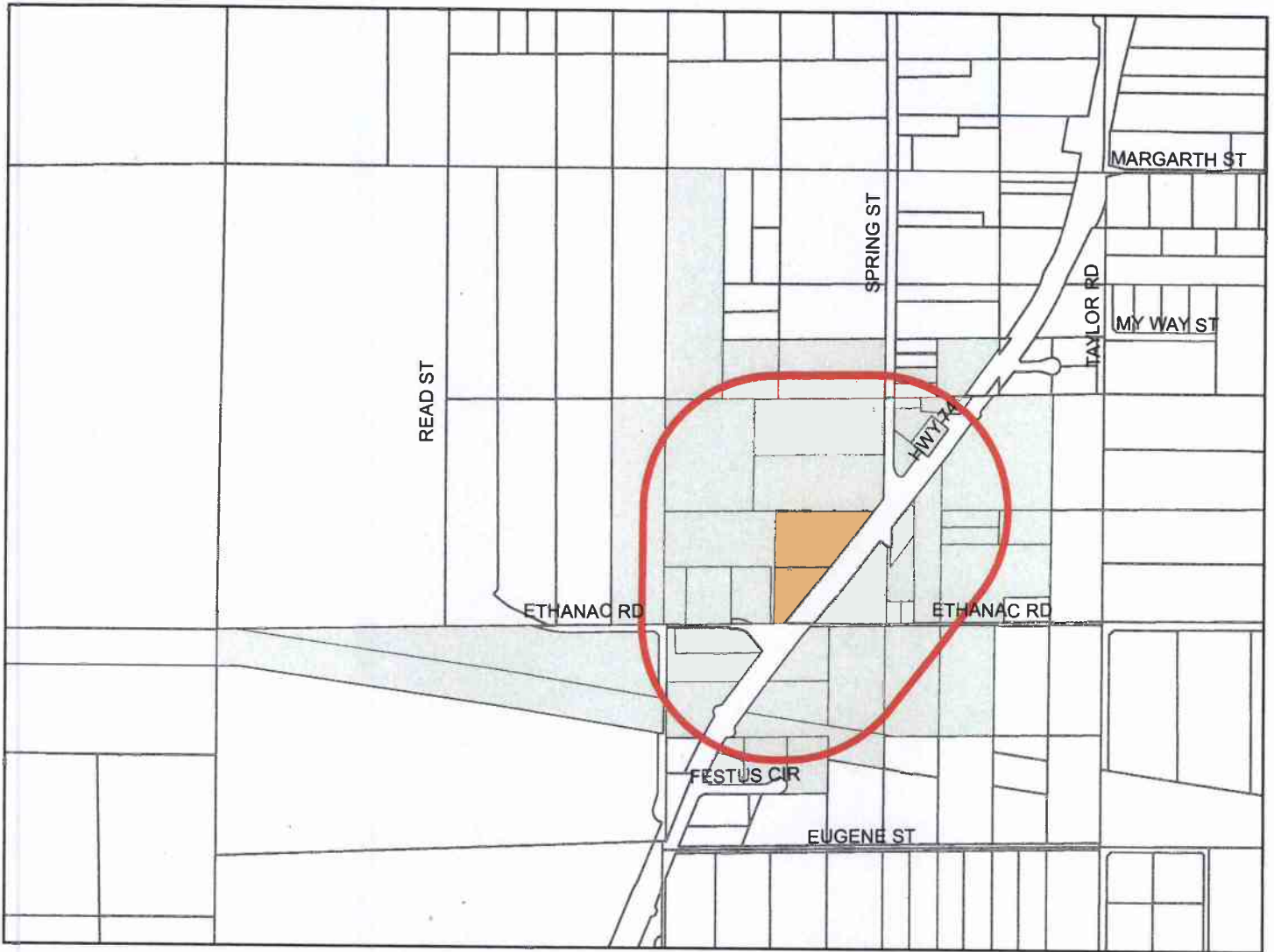
TITLE GIS Analyst

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

Riverside, Ca. 92502

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

**CZ07904 / GPA01168 (800 feet buffer)**



**Selected Parcels**

345-150-030	345-150-015	345-070-025	345-070-028	345-060-030	345-070-037	345-070-038	345-060-037	345-070-006	345-060-010
345-070-033	345-060-001	345-070-044	345-070-015	345-060-007	345-070-046	345-150-033	345-150-034	345-070-043	345-070-042
345-070-016	345-020-019	345-070-001	345-070-045	345-070-004	345-070-002	345-070-040	345-070-039	345-060-063	345-070-012
345-150-029	345-150-037	345-150-031	345-190-014	345-070-011	345-150-038	345-150-039	345-150-040	345-190-002	345-070-007
345-070-026	345-070-027	345-070-036	345-150-013	345-150-014	345-150-041	345-070-041			



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



ASMT: 345020019, APN: 345020019  
JUAN ABREU  
2519 HOPE ST  
HUNTINGTON BEACH CA 90255

ASMT: 345070001, APN: 345070001  
KBS DAUGHTERS  
4231 N ST HWY 161 STE 101  
IRVING TX 75038

ASMT: 345060001, APN: 345060001  
JOSE GARCIA, ETAL  
13259 COLUMBIA WAY  
DOWNEY CA 90242

ASMT: 345070004, APN: 345070004  
MARIA GARCIA  
25885 HIGHWAY 74  
PERRIS, CA. 92570

ASMT: 345060007, APN: 345060007  
JEWELL ALEX  
741 MAR VISTA DR  
LOS OSOS CA 93402

ASMT: 345070006, APN: 345070006  
PATRICIA WEISZ, ETAL  
39100 CALLE BELLAGIO  
TEMECULA CA 92592

ASMT: 345060010, APN: 345060010  
FREEMAN FONTENOT  
22338 MOUNTAIN AVE  
PERRIS CA 92570

ASMT: 345070007, APN: 345070007  
STEVEN MARTIN  
3622 W SLAUSON AVE  
LOS ANGELES CA 90043

ASMT: 345060030, APN: 345060030  
DENISE CHAVIRA  
25738 SPRING ST  
PERRIS, CA. 92570

ASMT: 345070011, APN: 345070011  
ROBERTO DELATORRE, ETAL  
16670 CATALONIA DR  
RIVERSIDE CA 92504

ASMT: 345060037, APN: 345060037  
ERIC LARSON  
25726 SPRING ST  
PERRIS, CA. 92570

ASMT: 345070015, APN: 345070015  
JEANENE SHARP  
25746 SPRING ST  
PERRIS, CA. 92570

ASMT: 345060063, APN: 345060063  
QUYNH PHAM  
8401 HAZARD ST  
WESTMINSTER CA 92683

ASMT: 345070016, APN: 345070016  
JOSEPH BUBBICO  
500 W GRAHAM AVE NO 1310  
LAKE ELSINORE CA 92531



ASMT: 345070025, APN: 345070025  
GILBERT CAMPAS, ETAL  
C/O GILBERT CAMPAS  
25850 ETHANAC RD  
PERRIS CA 92570

ASMT: 345070040, APN: 345070040  
NGUYEN DINH, ETAL  
3831 LINCOLN HIGH PL  
LOS ANGELES CA 90031

ASMT: 345070026, APN: 345070026  
SUNRISE FOUNDATION FUND  
C/O JAMES F MILLER  
25852 HIGHWAY 74  
PERRIS, CA. 92570

ASMT: 345070041, APN: 345070041  
SUSIE KWAN, ETAL  
21576 ETHANAC RD  
PERRIS, CA. 92570

ASMT: 345070028, APN: 345070028  
NICOLAS DIAZ, ETAL  
C/O NICOLAS MAGANA DIAZ  
21766 ETHANAC ST  
PERRIS, CA. 92570

ASMT: 345070042, APN: 345070042  
JOSE MACIEL  
23525 ORANGE AVE  
PERRIS CA 92570

ASMT: 345070033, APN: 345070033  
GRACE CAMPAS, ETAL  
25850 HIGHWAY 74  
PERRIS, CA. 92570

ASMT: 345070043, APN: 345070043  
MARIA CORTES, ETAL  
21240 MILO AVE  
PERRIS CA 92570

ASMT: 345070036, APN: 345070036  
SYLVETTE BANKSTON  
25869 HIGHWAY 74  
PERRIS, CA. 92570

ASMT: 345070044, APN: 345070044  
VICENTA CRUZ, ETAL  
75 W NUEVO RD STE E  
PERRIS CA 92571

ASMT: 345070038, APN: 345070038  
DIANA RYDER, ETAL  
25911 STATE HIGHWAY 74  
PERRIS CA 92585

ASMT: 345070045, APN: 345070045  
LINDA REEDY  
25840 HIGHWAY 74  
PERRIS, CA. 92570

ASMT: 345070039, APN: 345070039  
PRIME CORNERS LP  
12671 HIGH BLUFF DR 150  
SAN DIEGO CA 92130

ASMT: 345150015, APN: 345150015  
KENYON KING, ETAL  
21851 ETHANAC RD  
PERRIS, CA. 92570



ASMT: 345150029, APN: 345150029  
RIVERSIDE COUNTY TRANSPORTATION COMM  
C/O DEPT OF FACILITIES MANAGEMENT  
PO BOX 12008  
RIVERSIDE CA 92502

ASMT: 345150041, APN: 345150041  
VALERIE GERSCH  
9780 KIWI MEADOW LN  
ESCONDIDO CA 92026

ASMT: 345150030, APN: 345150030  
ESTELLA PENA, ETAL  
24392 ARMADA DR  
DANA POINT CA 92629

ASMT: 345190002, APN: 345190002  
SOUTHERN CALIFORNIA EDISON CO  
2ND FLOOR  
2131 WALNUT GROVE AVE  
ROSEMEAD CA 91770

ASMT: 345150031, APN: 345150031  
JEANETTE MOORE, ETAL  
21670 FESTUS CIR  
PERRIS, CA. 92570

ASMT: 345190014, APN: 345190014  
SANDRA BRETTO  
21451 ETHANAC RD  
PERRIS, CA. 92570

ASMT: 345150033, APN: 345150033  
JOHN MARRELLI  
3160 LIONSHEAD AVE NO 1  
CARLSBAD CA 92010

ASMT: 345150034, APN: 345150034  
ANTONIA GARCIA, ETAL  
2733 WEBSTER AVE  
LONG BEACH CA 90810

ASMT: 345150037, APN: 345150037  
ELENA ESPARZA, ETAL  
26020 HIGHWAY 74  
PERRIS, CA. 92570

ASMT: 345150040, APN: 345150040  
SOUTHERN CALIFORNIA EDISON CO  
C S REENDERS ASST COMPTROLLER  
P O BOX 800  
ROSEMEAD CA 91770





# RIVERSIDE COUNTY PLANNING DEPARTMENT

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

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

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

38686 El Cerrito Road  
Palm Desert, California 92211

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

General Plan Amendment No. 1168 and Change of Zone No. 7904

*Project Title/Case Numbers*

John Earle Hildebrand III – Principal Planner  
*County Contact Person*

(951) 955-1888  
*Phone Number*

N/A

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

County of Riverside  
*Project Applicant*

4080 Lemon Street, 12<sup>th</sup> Floor, Riverside, CA 92501  
*Address*

The project site is located northerly of Ethanac Road and westerly of Highway 74.  
*Project Location*

A General Plan Amendment to change the project site's General Plan Foundation Component from Rural (RUR) to Community Development (CD), change its General Plan Land Use Designation from Rural Residential (RR) to Light Industrial (LI) (0.25 – 0.60 FAR), and to change the southern parcel of the project site's Zoning Classification from R-R (Rural Residential) to M-SC (Manufacturing – Service Commercial), totaling 4.81 acres, located North of Ethanac Road and west of Highway 74, within the Mead Valley Area Plan.  
*Project Description*

This is to advise that the Riverside County Board of Supervisors, as the lead agency, has approved the above-referenced project on Month Day, 2016, and has made the following determinations regarding that project:

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

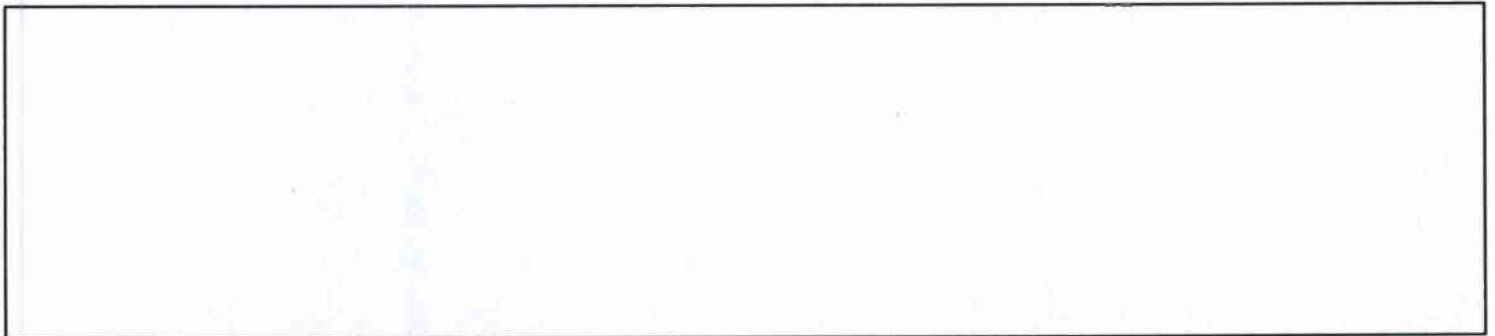
This is to certify that the Negative Declaration, with any comments, responses, and record of project approval is available to the general public at: Riverside County Planning Department, 4080 Lemon Street, 12th Floor, Riverside, CA 92501.

\_\_\_\_\_  
*Signature*

Principal Planner  
*Title*

Month Day, 2016  
*Date*

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





# RIVERSIDE COUNTY PLANNING DEPARTMENT

Steven Weiss, AICP  
Planning Director

## NEGATIVE DECLARATION

Project/Case Number: General Plan Amendment No. 1168 & Change of Zone No. 7904

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

PROJECT DESCRIPTION, LOCATION (see Environmental Assessment).

### COMPLETED/REVIEWED BY:

By: John Earle Hildebrand III Title: Principal Planner Date: April 27, 2016

Applicant/Project Sponsor: County of Riverside Date Submitted: April 27, 2016

**ADOPTED BY:** Board of Supervisors

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

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

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

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

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

Please charge deposit fee case#: ZEA42886 ZCFG06260 .

**FOR COUNTY CLERK'S USE ONLY**