

1 subdivision that is proposed to occupy the south-central portion of the  
2 Project site. The two potential sources of water quality degradation from a  
3 residential subdivision consist of domestic wastewater generation and non-  
4 point source storm water runoff from the future development. The  
5 wastewater from this Project site will be delivered to Eastern Municipal  
6 Water District (EMWD's) Temecula Valley Regional Water Reclamation  
7 Facility (WRF). According to the EMWD website this facility currently has  
8 typical daily wastewater flows of 12 million gallons per day. The plant's  
9 capacity is 18 MGD. Given the ongoing operation of this WRF in  
10 conformance with the permits issued by the San Diego Regional Water  
11 Quality Control Board (Regional Board), the discharge of wastewater by the  
12 future population occupying the Project site will not cause the violation of  
13 any water quality standards or waste discharge requirements.

14 The second source of potential water quality degradation is the storm water  
15 runoff from the proposed suburban development, both during construction  
16 and after occupancy. During construction the Project site will be exposed to  
17 rainfall and have a potential to cause erosion and generate sediment.  
18 Although implementation of a Storm Water Pollution Prevention Plan  
19 (SWPPP) is required by the State when an area greater than one acre will be  
20 disturbed by construction activities, mitigation is provided below to require  
21 implementation of the SWPPP during construction and identification of  
22 some preliminary best management practices (BMPs). Regarding long term  
23 storm water management, the Project design already incorporates a set of  
24 long-term BMPs, including basins to treat future storm water runoff from  
25 the developed Project. Mechanical treatment at the outlets will further  
26 reduce non-point source runoff potential to a less than significant impact  
27 level. Therefore, the potential to violate any water quality standards or

1 waste discharge requirements will be controlled by the surface runoff  
2 treatment system incorporated into the design of the Project. No further  
3 mitigation is required to address this issue.

4 Because of the onsite detention, the proposed Project will not substantially  
5 interfere with groundwater recharge that may have occurred on the site  
6 historically. Recharge will be partially maintained through the Project  
7 implementation. The groundwater table is well below the ground surface  
8 within the Project development area as indicated by the bed of Tualota  
9 Creek which is not always flowing and serves as the base elevation for  
10 water in the Project area. Therefore, there is no potential to encounter the  
11 groundwater table during grading, unless a small, localized perched water  
12 table is encountered. Regarding regional groundwater resources, Eastern  
13 Municipal Water District's Urban Water Management Plan indicates that  
14 with appropriate management, the groundwater resources within its service  
15 area can be maintained through a mix of judicious groundwater extractions  
16 and percolation of imported water to offset any substantial declines in the  
17 groundwater table. Based on these factors, the potential to adversely impact  
18 groundwater resources is considered to be a less than significant impact.

19 Due to the Project increasing the amount of impervious surface on the  
20 Project site, onsite runoff will be increased. However through a  
21 combination of the detention basins and porous landscaped areas on the  
22 Project site, the volume of runoff will not be substantially increased from  
23 the Project and the proposed Project will not exceed the capacity of the  
24 downstream drainage system, which consists of an existing drainage pipe  
25 along Calistoga Road and then discharge into Tualota Creek where these  
26 two features intercept each other. The capacity of the drainage system will  
27 not be exceeded and the water quality treatment provided by the basins and

1 the pre-discharge treatment system equipment will ensure that the Project  
2 will not create a substantial additional source of polluted runoff.

3 The proposed Project has no potential to place housing within a 100-year  
4 flood hazard boundary. The proposed Project has no potential to place  
5 structures within a 100-year flood hazard area that could then impede or  
6 redirect flood flows. No impact will occur under this issue.

7 No other potential sources of water quality degradation have been identified  
8 in conjunction with this proposed Project.

9 This Project does include new onsite treatment facilities that could  
10 adversely impact other environmental resource issues, such as odors and  
11 vectors. A mitigation measure is provided below to ensure funding is  
12 provided to maintain the onsite water quality/detention basins to ensure  
13 their effectiveness and control potential to generate odors or sustain vectors.  
14 This can be accomplished by ensuring that anaerobic conditions do not  
15 develop within the basins and by allowing the basins to dry periodically or  
16 be treated to control vectors. With this mitigation the potential  
17 environmental impacts from these hydrology/water quality facilities can be  
18 controlled to a less than significant level.

19  
20 2. Mitigation:

21 With the following Project conditions of approval there is no impact or the  
22 impacts are less than significant to hydrology and water quality:

- 23 a. 10.BS Grade.06: Construction activities including clearing,  
24 stockpiling, grading or excavation of land which disturbs less than 1  
25 acre and requires a grading permit or construction Building permit  
26 shall provide for effective control of erosion, sediment and all other  
27 pollutants year-round. The permit holder shall be responsible for the  
installation and monitoring of effective erosion and sediment

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controls. Such controls will be evaluated by the Department of Building and Safety periodically and prior to permit Final to verify compliance with industry recognized erosion control measures. Construction activities including clearing, stockpiling, grading or excavation of land which disturbs less than 1 acre and requires a grading permit or construction Building permit shall provide for effective control of erosion, sediment and all other pollutants year-round. The permit holder shall be responsible for the installation and monitoring of effective erosion and sediment controls. Such controls will be evaluated by the Department of Building and Safety periodically and prior to permit Final to verify compliance with industry recognized erosion control measures.

Construction activities including but not limited to clearing, stockpiling, grading or excavation of land, which disturbs 1 acre or more or on-sites which are part of a larger common plan of development which disturbs less than 1 acre are required to obtain coverage under the construction general permit with the State Water Resources Control Board. You are required to provide proof of WDID# and keep a current copy of the storm water pollution prevention plan (SWPPP) on the construction site and shall be made available to the Department of Building and Safety upon request.

Year-round, Best Management Practices (BMP's) shall be maintained and be in place for all areas that have been graded or disturbed and for all material, equipment and/or operations that need protection. Stabilized Construction Entrances and Project perimeter linear barriers are required year round. Removal BMP's (those BMP's which must be temporarily removed during construction

1 activities) shall be in place at the end of each working day.  
2 Monitoring for erosion and sediment control is required and shall be  
3 performed by the QSD or QSP as required by the Construction  
4 General Permit. Stormwater samples are required for all discharge  
5 locations and projects may not exceed limits set forth by the  
6 Construction General Permit Numeric Action Levels and/or  
7 Numeric Effluent Levels. A Rain Event Action Plan is required  
8 when there is a 50% or greater forecast of rain within the 48 hours,  
9 by the National Weather Service or whenever rain is imminent. The  
10 QSD or QSP must print and save records of the precipitation  
11 forecast for the Project location area from  
12 (<http://www.srh.noaa.gov/forecast>) and must accompany monitoring  
13 reports and sampling test data. A Rain gauge is required on site. The  
14 Department of Building and Safety will conduct periodic National  
15 Pollutant Discharge Elimination System (NPDES) inspections of the  
16 site throughout the recognized storm season to verify compliance  
17 with the Construction General Permit and Stormwater ordinances  
18 and regulations.

- 19 b. 60.BS GRADE 001: Prior to issuance of any grading or construction  
20 permits - whichever comes first - the applicant shall provide the  
21 Building and Safety Department evidence of compliance with the  
22 following: "Effective March 10, 2003 owner operators of grading or  
23 construction projects are required to comply with the NPDES  
24 requirement to obtain a construction permit from the State Water  
25 Resource Control Board (SWRCB). The permit requirement applies  
26 to grading and construction sites of "ONE" acre or larger. The owner  
27 operator can comply by submitting a "Notice of Intent" (NOI),

1 develop and implement a STORM WATER POLLUTION  
2 PREVENTION PLAN (SWPPP) and a monitoring program and  
3 reporting plan for the construction site. Additionally, at the time the  
4 County adopts regulations specific to the NPDES, this Project (or  
5 subdivision) shall comply with them.

6 F. Land Use and Planning

7 1. Impacts:

8 Implementation of the Project will result in change of the land uses and  
9 planning designations of the general Project area. Approval of the Project  
10 will cause an intensification of development greater than that which  
11 presently occurs on the site, as the residential site is currently vacant. It  
12 should be noted that the site currently has commercial, industrial and open  
13 space designations. Implementation of the Project will also result in  
14 cumulative impacts to the existing zoning; however, the Project will be  
15 consistent with the proposed zoning with the approval of the Project's  
16 General Plan Amendment (GPA), Change of Zone (CZ) and Specific Plan  
17 (SP) and will not be considered cumulative. However, the proposed Project  
18 continues a cumulative pattern of development within the Southwest Area  
19 Plan planning area of low density, suburban development. Aspects of this  
20 proposed Project are consistent with Regional Transportation Plan/  
21 Sustainable Communities Strategy (RTP/SCS) objectives and policies, but  
22 the proposed Project continues a pattern of development that has significant  
23 conflicts with key regional policies. This is considered a cumulatively  
24 considerable adverse impact of the Project.

25 The existing land use and planning setting of the Project site and  
26 surrounding area will be permanently altered as a result of Project  
27 implementation. The intensification of development is different than that

1 which would be allowed under the current SP 265; however, it is consistent  
2 with most adjacent land uses to the south and east (single-family  
3 residential). Based on the data and analysis presented in this subchapter,  
4 implementation of the Project will not cause significant adverse land use  
5 and planning impacts to these community characteristics, but the  
6 cumulative contribution to conflicts with regional policies is considered an  
7 unavoidable significant adverse impact of the proposed Project.

8 Cumulatively, development of the Project will result in change of the land  
9 uses and planning designations of the general Project area. Approval of the  
10 Project will cause an intensification of development greater than that which  
11 presently occurs on the site, as the site is currently vacant. It should be  
12 noted that the site currently has commercial, industrial and open space  
13 designations. Implementation of the Project will also result in cumulative  
14 impacts to the existing zoning; however, the Project will be consistent with  
15 the proposed zoning with the approval of the Project's General Plan  
16 Amendment (GPA), Change of Zone (CZ) and Specific Plan (SP) and will  
17 not be considered cumulative for the reasons discussed above. However, the  
18 proposed Project continues a cumulative pattern of development within the  
19 Southwest Area Plan planning area of low density, suburban development.  
20 Aspects of this proposed Project are consistent with regional RTP/SCS  
21 objectives and policies, but the proposed Project continues a pattern of  
22 development that has significant conflicts with key regional policies. This is  
23 considered a cumulatively considerable adverse impact of the Project.  
24 Therefore, CEQA requires Riverside County to adopt a statement of  
25 overriding considerations set forth in this resolution.

26 2. Mitigation:

27 No mitigation is required for direct Project impacts, and no mitigation is

1 available for cumulative impacts related land use and planning resources,  
2 with the exception of regional planning conflicts. No measures are  
3 available to address the regional planning conflicts.

4 G. Noise

5 1. Impacts:

6 The Project area is close to the French Valley Airport. With the exception  
7 of the proposed residential subdivision, the proximity to the Airport does  
8 not expose any sensitive land uses to potentially significant adverse noise  
9 impacts. After careful review it was determined that at full buildout the  
10 forecast noise level at the subdivision will be at or below 60 dBA CNEL.  
11 Thus, the proposed subdivision will not be exposed to significant aircraft  
12 noise now or in the future. Also, since there are no railroads located within  
13 the Project area, the site will not be exposed to any adverse railroad noise  
14 impacts. Since the Project site is located within the French Valley Airport  
15 Influence Area; the site will be exposed to noise levels ranging from 60 to  
16 65 CNEL. The removal of the second runway at the French Valley Airport  
17 ensures that aircraft noise will not be increased due to closer proximity of  
18 future aircraft operations on the second runway. Future building occupants  
19 must be notified of periodic loud noise associated with aircraft operations.  
20 The existing noise setting of the Project site will be permanently altered.  
21 Through the analysis contained in the Draft EIR No. 540, it was determined,  
22 that implementation of the proposed Project would not result in or expose  
23 people to highway noise that exceeds established thresholds, with the  
24 incorporation of mitigation measures. The Noise Analysis evaluated  
25 General Plan build-out traffic noise levels and found that the Project would  
26 not contribute to adverse noise impacts when combined with other projects  
27 in the area. Because Project impacts are below established thresholds for



1 these issue areas, the Project would not contribute to adverse noise impacts  
2 when combined with other projects in the area, it will not result in any  
3 cumulative impacts.

4 The intensification of development greater than that which presently occurs  
5 on the site results in an unavoidable adverse noise impact of the Project in  
6 terms of impacts to the immediate adjacent uses and the existing site  
7 zoning. Based on the data and analysis presented in EIR No. 540,  
8 implementation of the Project will cause an adverse noise impact, for which  
9 mitigation has been added. All other Project- related noise impacts can be  
10 controlled to less than significant levels with implementation of proposed  
11 mitigation.

12 Cumulatively, based on the information and analysis contained in the Initial  
13 Study/Environmental Assessment, implementation of the proposed Project  
14 would not result in impacts that would expose people residing or working in  
15 the Project area to excessive noise levels (for a project within the vicinity of  
16 a private airstrip); result in or expose people to railroad noise; result in or  
17 expose people to other noise; in a substantial permanent increase in ambient  
18 noise levels in the Project vicinity above levels existing without the Project;  
19 in a substantial temporary or periodic increase in ambient noise levels in the  
20 Project vicinity above levels existing without the Project; exposure of  
21 persons to or generation of noise levels in excess of standards established in  
22 the local general plan or noise ordinance, or applicable standards of other  
23 agencies; and/or, exposure of persons to or generation of excessive ground-  
24 borne vibration or ground-borne noise levels. Through the analysis  
25 contained in the Draft EIR No. 540, it was determined, that implementation  
26 of the proposed Project would not exceed established thresholds that would  
27 expose people residing or working in the Project area to excessive noise

1 levels (or a project located within an airport land use plan or, where such a  
2 plan has not been adopted, within two miles of a public airport or public use  
3 airport would the Project) under existing aircraft operation noise conditions  
4 or projected aircraft operation noise conditions in Year 2030. Through the  
5 analysis contained in the Draft EIR, it was determined, that implementation  
6 of the proposed Project would not result in or expose people to highway  
7 noise that exceeds established thresholds, with the incorporation of  
8 mitigation measures. The Noise Analysis evaluated General Plan build-out  
9 traffic noise levels and found that the Project would not contribute to  
10 adverse noise impacts when combined with other projects in the area.  
11 Because Project impacts are below established thresholds for these issue  
12 areas, the Project would not contribute to adverse noise impacts when  
13 combined with other projects in the area, it will not result in any cumulative  
14 impacts.

15 2. Mitigation:

16 The proposed Project has been modified to partially avoid or lessen  
17 significant impacts; and, impacts shall be fully mitigated below a level of  
18 significance with the following mitigation measures and conditions of  
19 approval:

- 20 a. 4.7-1: Prior to the issuance of building permits for residential uses  
21 within the 2030 60 dB CNEL contour of the Airport, the Project  
22 property owner/developer should submit a final acoustical report.  
23 The report shall show that the development will include mitigation  
24 measures to ensure that the Project is sound-attenuated against  
25 present and projected noise levels to meet the 45 dB CNEL interior  
26 noise standard in any habitable room.  
27 b. 4.7-2: Anyone buying or leasing a residential property within the

1 Project site should be notified that their home is within an “airport  
2 influence area” and informed of the associated noise implications.

3 c. 4.7-3: Future traffic noise levels at sensitive uses adjacent to  
4 Calistoga Drive could result in exterior noise levels greater than 65  
5 dB CNEL based on General Plan build-out traffic noise. In order to  
6 reduce potential noise levels below the Riverside County exterior  
7 noise compatibility guideline (65 dB CNEL) at the lots closest to  
8 Calistoga Drive, one or more of the following mitigation measures  
9 will be required to ensure residential uses adjacent to Calistoga  
10 Drive are adequately protected from roadway noise sources prior to  
11 the issuance of a building permit: sensitive uses adjacent to Calistoga  
12 Drive will be setback a minimum of 85 feet from Project access  
13 roadways, or a 5'-0" foot high perimeter wall or berm will be  
14 installed at homes backing up to or abutting Calistoga Drive,  
15 providing up to 5 dB attenuation. When the road is elevated above  
16 the pad elevation, the barrier shall extend to the recommended height  
17 above the highest point between the residential home and the road.  
18 The barrier must present a solid face from top to bottom.  
19 Unnecessary openings or decorative cutouts should not be made. All  
20 gaps (except for weep holes) should be filled with grout or caulking.

21 d. 4.7-4: In order to meet the County of Riverside 45 dBA CNEL  
22 interior noise standards the Project shall provide the following or  
23 equivalent noise mitigation measures: all windows and sliding glass  
24 doors shall be well fitted, well weather-stripped assemblies and shall  
25 have a minimum sound transmission class (STC) rating of 27; all  
26 exterior doors shall be well weather-stripped solid core assemblies at  
27 least one and three-fourths-inch thick; roof sheathing of wood

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construction shall be well fitted or caulked plywood of at least one-half inch thick. Ceilings shall be well fitted, well sealed gypsum board of at least one-half inch thick. Insulation with at least a rating of R-19 shall be used in the attic space; attic vents should be oriented away from Calistoga Drive. If such an orientation cannot be avoided, then an acoustical baffle shall be placed in the attic space behind the vents; supplemental ventilation, in conjunction with air conditioning, is required in any livable space where window closure to shut out roadway noise is needed to meet interior standards. Arrangements for any habitable room shall be such that any exterior door or window can be kept closed when the room is in use. A forced air circulation system (e.g. air conditioning) shall be provided which satisfies the requirements of the Uniform Mechanical Code. Wall mounted air conditioners shall not be used.

This shall be reflected on plans prior to building permit issuance, and inspected for compliance, prior to building final inspection.

- e. 10.Planning.20: The applicant shall provide evidence that the following was implemented during construction activities:
  - 1. All construction equipment shall be required to minimize noise from construction activities. Equipment mufflers shall be maintained in proper operating order. All equipment shall be operated in the quietest manner feasible.
  - 2. To the extent feasible, the noisiest operations shall be scheduled to occur simultaneously in the construction program to avoid prolonged periods of annoyance.
  - 3. The construction contractor shall locate equipment staging in areas that will create the greatest distance between

1 construction-related noise sources and noise sensitive  
2 receptors nearest the Project site during all Project  
3 construction.

4 4. No music or electronically reinforced speech from  
5 construction workers shall be audible at noise-sensitive  
6 property.

7 5. All Project workers exposed to noise levels above 80 dBA  
8 shall be provided with personal protective equipment for  
9 hearing protection (i.e., earplugs and/or earmuffs); areas  
10 where noise levels are routinely expected to exceed 80 dBA  
11 shall be clearly posted with signs requiring hearing  
12 protection be worn.

13 6. If blasting is required, blasts should be restricted to the  
14 hours of 8 a.m. to 5 p.m.

15 H. Transportation and Traffic

16 1. Impacts:

17 The proposed Project has no potential to alter flight operations at French  
18 Valley Airport and will not adversely impact any waterborne or rail traffic  
19 as none occurs within the Project area.

20 The Project's contribution to the TUMF program as a fair share contribution  
21 is considered sufficient to address the Project's fair share toward a  
22 mitigation measure or measures designed to alleviate any potential  
23 cumulative impacts. According to the traffic analysis, with adherence to  
24 standard conditions, and incorporation of mitigation measures, the Project  
25 will not exceed established thresholds related to transportation/traffic. The  
26 thresholds have been established to address Project-specific impacts, as well  
27 as their contribution to cumulative impacts. Since the Project is below the

1 established thresholds, cumulative impacts will remain less than significant.  
2 Implementation of the Project will not conflict with an applicable plan,  
3 ordinance or policy establishing a measure of effectiveness for the  
4 performance of the circulation system, taking into account all modes of  
5 transportation, including mass transit and non-motorized travel and relevant  
6 components of the circulation system, including but not limited to  
7 intersections, streets, highways and freeways, pedestrian and bicycle paths,  
8 and mass transit; conflict with an applicable congestion management  
9 program, including, but not limited to level of service standards and travel  
10 demand measures, or other standards established by the county congestion  
11 management agency for designated roads or highways; substantially  
12 increase hazards due to a design feature (e.g., sharp curves or dangerous  
13 intersections) or incompatible uses (e.g. farm equipment); cause an effect  
14 upon, or a need for new or altered maintenance of roads; cause an effect  
15 upon circulation during the Project's construction; result in inadequate  
16 emergency access or access to nearby uses; and/or, conflict with adopted  
17 policies, plans or programs regarding public transit, bikeways or pedestrian  
18 facilities, or otherwise substantially decrease the performance or safety of  
19 such facilities. County application materials, site-specific analysis,  
20 mitigation measures, standard conditions, and conditions of approval will  
21 ensure that impacts to transportation/traffic resources are fully addressed.  
22 Any impacts are considered less than significant. No unavoidable  
23 significant adverse traffic or circulation system impacts will result from  
24 implementing the proposed Project.

25 2. Mitigation:

26 The Project has been modified to mitigate or avoid the potentially  
27 significant impacts by the following mitigation measures:

- 1 a. 4.8-1: Prior to building final, the applicant shall pay Project Fair  
2 Share contributions, as reflected in Table 5-1 Project Fair Share  
3 Contribution to Study Area Intersections, of the TIA.
- 4 b. 4.8-2: Construction of the following on-site improvements shall  
5 occur in conjunction with adjacent Project development activity or  
6 as needed for Project access purposes: construct the proposed  
7 alignment of Calistoga Drive through the Project site as a collector  
8 roadway from the existing terminus of Calistoga Drive in the south  
9 to the proposed on-site roundabout; construct the proposed  
10 alignment of Calistoga Drive from the on-site roundabout to the  
11 Promontory Parkway terminus in the east as a 28 foot paved  
12 roadway; provide stop sign control at the Project driveways; on-site  
13 traffic signing and striping should be implemented in conjunction  
14 with detailed construction plans for the Project; and, verify that  
15 minimum sight distance is provided at the Project access points.
- 16 c. 4.8-3: Prior to any construction of any Project components within  
17 any existing roadway right- of-way, the developer shall submit a  
18 traffic control plan (TCP) for review and approval by the  
19 appropriate agency that has jurisdiction over that roadway. The  
20 TCP shall provide specific measures that ensure adequate  
21 emergency access to all parcels of land during construction and  
22 property owner access to occupied parcels during construction.

23 I. Utilities and Service Systems

24 1. Impact:

25 According to the Plan of Service Summary compiled by the Project  
26 engineer and Eastern Municipal Water District (EMWD), the proposed  
27 Project is forecast to create a demand for up to 243,900 gallons of water per

1 day at buildout. This includes both the proposed land use and the site  
2 landscaping. According to EMWD, this volume of water supply is  
3 available and the demand will be primarily supplied by imported water,  
4 supplemented by local groundwater resources. A review of the EMWD  
5 2010 Urban Water Management Plan (2011) documents the water  
6 availability for this Project and the whole EMWD service area, when the  
7 water shortage contingency plan and demand management measure are  
8 taken into account. Based on these substantiating data, provision of  
9 domestic water supply can be accomplished without causing significant  
10 impacts on the existing water system or existing entitlements. However, to  
11 minimize water demand during the drought the following mitigation  
12 measures will be implemented.

13 According to the data for wastewater treatment plants in the Southwest Area  
14 Planning area, a daily wastewater generation rate is about 250 gallons per  
15 day (gpd) per unit. Assuming 271 units at build-out, the proposed Project is  
16 forecast to generate up to 67,750 gallons of wastewater per day. This  
17 wastewater will be delivered to Eastern's Temecula Valley Regional Water  
18 Reclamation Facility. According to the EMWD website this facility  
19 currently has typical daily wastewater flows of 12 million gallons per day.  
20 The plant's capacity is 18 MGD. The Project's 0.067 MGD generation of  
21 wastewater would consume 0.1 percent of the remaining capacity. This  
22 consumption of capacity will not cause the construction of new wastewater  
23 treatment facilities. Thus, the proposed Project will consume some capacity  
24 of the existing Water Reclamation Facility, but the level of adverse impact  
25 is considered less than significant.

26 A residential solid waste generation rate of 13 lbs./residential unit per day  
27 was selected to forecast the daily and annual capacity of solid waste



1 generation at full development, 271 single family residences. Average daily  
2 solid waste generation would be about 3,523 lbs. per day (1.76 tons).  
3 Annual average solid waste generation would be about 1,285,895 lbs. or  
4 about 643 tons per year. Assuming a mandatory 50% recycling rate, daily  
5 solid waste generation is forecast to be about 0.88 tons per day for disposal  
6 at either the El Sobrante Landfill or the Lambs Canyon Landfill. This is  
7 approximately one ton per day or an increase in solid waste disposal of  
8 about 0.05% at either landfill. Thus, the proposed Project will consume  
9 some capacity of the existing landfills, but the level of adverse impact is  
10 considered less than significant. There is adequate capacity at the area  
11 landfills to accommodate the solid waste generated by the proposed Project,  
12 and the Project will comply with all laws and regulations in managing solid  
13 waste.

14 Annual estimated electricity consumption based on SCAQMD values for  
15 single-family residential units is 5626 Kw per year. For the proposed 281  
16 single-family residential units, annual energy consumption is estimated to  
17 be about 1,524,646 Kw per year or about 1,525 Mw per year. Adequate  
18 commercial electricity supplies are presently available in southern  
19 California to meet this forecast demand.

20 According to SCAQMD consumption data, new single-family units  
21 consume 6,665 cubic feet per month. Annual consumption of natural gas  
22 by the proposed 271 residential units is forecast to be about 21,675 MCF  
23 (the term MCF equals 1,000 cubic feet) per year. Adequate commercial  
24 natural gas supplies are available to meet this forecast demand.

25 The communication system is provided by Verizon. Verizon is a private  
26 company that provides connection to the communication system on an as  
27 needed basis. No expansion of facilities will be necessary to connect the

1 Project to the communication system located adjacent to the Project site.  
2 New streetlights will be installed by the proposed Project in accordance  
3 with standard requirements and County Ordinance No. 655. The  
4 installation of these lighting improvements are part of the proposed Project  
5 and with compliance with Ordinance No. 655, the installation and future  
6 operation of these street lights can be accomplished without causing  
7 significant adverse environmental impact.

8 The Project will add new roads and circulation system improvements to the  
9 County's circulation system. Other Project features, such as street lights,  
10 will also require future maintenance by the County. Ongoing maintenance  
11 costs will be covered by annual property taxes of the proposed Project and  
12 the future maintenance of public facilities will not cause significant adverse  
13 environmental impacts in the future.

14 The proposed Project must incorporate all of the current energy  
15 conservation design measures established by State law under Title 24.  
16 These requirements will be met for the new structures that will be installed  
17 if the proposed Project is approved. Therefore, the proposed Project will  
18 not have any conflict with energy conservation plans.

19 2. Mitigation:

20 With the following Project conditions of approval there is no impact or they  
21 are less than significant to utilities and service systems.

22 a. 10.Planning.21: Native and ornamental drought resistant plants shall be  
23 used in the common landscaped area and no invasive plant species listed  
24 in Table 6-2 of the MSHCP shall be planted within the landscaped  
25 areas.

26 b. 10.Planning.22: The Project landscape areas shall be plumbed with  
27 purple pipe. If and when reclaimed water becomes available at the

1 Project site, the site landscape shall be watered with reclaimed water.

2 c. 10.Planning.23: The applicant shall provide evidence to Building and  
3 Safety during the final inspection of all residential structures that  
4 demonstrates that low water consuming plumbing fixtures (toilets, etc.)  
5 were installed in the Project residences.

6 **BE IT FURTHER RESOLVED** by the Board of Supervisors that all applicable regulatory  
7 requirements and feasible mitigation measures to reduce environmental impacts have been considered and  
8 are applied as conditions of the Project approval, yet the following impacts potentially resulting from the  
9 Project cannot be fully mitigated and will be only partially avoided or lessened by the mitigation  
10 measures hereinafter specified; a statement of overriding findings is therefore included herein:

11 A. Greenhouse Gas

12 1. Impacts:

13 The proposed Project would exceed the SCAQMD suggested GHG  
14 threshold of 3,000 MT/year with implementation of all reasonably available  
15 mitigation measures related to Energy Efficient Project Design. The Project  
16 would have a significant cumulative adverse impact with respect to GHG  
17 emissions. Further, the inability to achieve CAP compliance with feasible  
18 measures is considered a conflict with applicable plans, policies and  
19 regulations. As such, the proposed Project would result in a significant  
20 unavoidable adverse impact with respect to GHG emissions.

21 2. Mitigation:

22 The proposed Project cannot be fully mitigated below a level of significance  
23 for this issue area. There is no mitigation that is applicable.

24 B. Land Use/Planning

25 1. Impacts:

26 Implementation of the Project will result in change of the land uses and  
27 planning designations of the general Project area. Approval of the Project

1 will cause an intensification of development greater than that which  
2 presently occurs on the site, as the residential site is currently vacant. It  
3 should be noted that the site currently has commercial, industrial and open  
4 space designations. Implementation of the Project will also result in  
5 cumulative impacts to the existing zoning; however, the Project will be  
6 consistent with the proposed zoning with the approval of the Project's  
7 General Plan Amendment (GPA), Change of Zone (CZ) and Specific Plan  
8 (SP) and will not be considered cumulative. However, the proposed Project  
9 continues a cumulative pattern of development within the Southwest Area  
10 Plan planning area of low density, suburban development. Aspects of this  
11 proposed Project are consistent with regional RTP/SCS objectives and  
12 policies, but the proposed Project continues a pattern of development that  
13 has significant conflicts with key regional policies. This is considered a  
14 cumulatively considerable adverse impact of the Project.

15 The existing land use and planning setting of the Project site and  
16 surrounding area will be permanently altered as a result of Project  
17 implementation. The intensification of development is different than that  
18 which would be allowed under the current SP 265; however, it is consistent  
19 with most adjacent land uses to the south and east (single-family  
20 residential). Based on the data and analysis presented in this subchapter,  
21 implementation of the Project will not cause significant adverse land use  
22 and planning impacts to these community characteristics, but the  
23 cumulative contribution to conflicts with regional policies is considered an  
24 unavoidable significant adverse impact of the proposed Project.

25 2. Mitigation:

26 The proposed Project cannot be fully mitigated below a level of significance  
27 for this issue area. There is no mitigation that is applicable.

1           **BE IT FURTHER RESOLVED** by the Board of Supervisors that it has considered the following  
2 alternatives identified in EIR No. 540 in light of the environmental impacts which cannot be avoided or  
3 substantially lessened and has rejected those alternatives as infeasible for the reasons described below:

4           A.     Alternative 1 – No Project Alternative

- 5                     1.     The No Project Alternative would allow the Project site to be developed  
6                             with more intense industrial and commercial uses based on the existing land  
7                             use designation.
- 8                     2.     Under the No Build Alternative, the construction of new residential  
9                             structures and recreational facilities would be prohibited. This alternative  
10                            would be infeasible because it fails to achieve any of the Project objectives.
- 11                    3.     Under the No Development Alternative, the project would be infeasible  
12                            because the infrastructure improvements that would benefit County  
13                            residents would not occur, including a community park site, the installation  
14                            of a regional trail and the preservation of 93.8 acres of permanent open  
15                            space.
- 16                    4.     Under the No Development Alternative, the project would be infeasible  
17                            because no permanent open space would be established, and therefore, no  
18                            formal protection of the on-site biological resources would occur.

19           B.     Alternative 2 – Existing Specific Plan Alternative

- 20                    1.     This alternative assumes that there would be no General Plan Amendment  
21                            or Zone Change to allow development on the site as proposed under  
22                            Specific Plan No. 265, A1. This Alternative would allow up to 2,071,626  
23                            square feet of industrial uses and about 161,000 square feet of commercial  
24                            development. This alternative would not include the preservation of 93.8  
25                            acres of open space. No residential uses would be allowed.
- 26                    2.     Under the Existing Specific Plan Alternative, the project would be  
27                            infeasible because none of the residential Project objectives would be met.

1                   3.     This alternative would substantially increase the adverse impacts of site  
2                                   development and result in significantly greater environmental effects. The  
3                                   project would be infeasible because it is the least Environmentally Superior  
4                                   Alternative and would not meet Project objectives.

5     C.     Alternative 3 – Expanded Park Area Alternative

6                   1.     This alternative would also reduce the total number of developable lots.  
7                                   The required park area for the proposed Project is 4.1 acres (based on 269  
8                                   lots), but under this Alternative, a total of 5.7 acres of park area will be  
9                                   developed. In order to accommodate the expanded park area within the  
10                                  Project site, a small reduction in the total number of lots will occur. A total  
11                                  of five lots will be eliminated, reducing the total number of units to 264  
12                                  lots.

13                   2.     This Alternative would result in a minor reduction of impacts to air  
14                                  emissions, direct noise impacts and transportation/traffic impacts. Impacts  
15                                  of this Alternative would remain the same for biology resources and cultural  
16                                  resources as the same footprint would be disturbed by this alternative. The  
17                                  impacts to GHG and the regional planning issues would be reduced, but not  
18                                  below a level of significant impact. Thus, the unavoidable significant  
19                                  impacts would remain, but would be less significant than the proposed  
20                                  Project.

21                   3.     Based on small reduction in overall impacts this Alternative would be  
22                                  environmentally superior to the proposed Project but would be infeasible  
23                                  because it would fail to meet the project goals.

24                   **BE IT FURTHER RESOLVED** by the Board of Supervisors that it has balanced the “economic,  
25     legal, social, technological, and other benefits of the Project, against the unavoidable adverse  
26     environmental effects thereof, and has determined that the following benefits outweigh and render  
27     acceptable those environmental effects:

- 1           A.    The greenhouse gasses and land use/planning impacts are outweighed and rendered  
2           acceptable because the proposed Project would provide for a variety of housing types  
3           within the Project site, which would assist the County in meeting for the County's overall  
4           housing needs.
- 5           B.    The greenhouse gasses and land use/planning impacts are outweighed and rendered  
6           acceptable because the proposed Project would preserve in perpetuity 93.8 acres of open  
7           space.
- 8           C.    The greenhouse gasses and land use/planning impacts are outweighed and rendered  
9           acceptable because development of the Project will generate additional employment  
10          opportunities (during and following construction) for skilled labor within Riverside  
11          County. Environmentally superior Project alternatives would create a nominal increase  
12          array of new employment opportunities to utilize the skilled labor pool within Riverside  
13          County to the same extent as the proposed.
- 14          D.    The greenhouse gasses and land use/planning impacts are outweighed and rendered  
15          acceptable because the Project will create an aesthetically pleasing and distinct community  
16          identity (sense of place) through the establishment of design criteria for architecture,  
17          landscaping, walls, street improvements, signs, entry monuments, and other planning and  
18          design features. Riverside County has determined and finds that it is more important in  
19          this case to obtain the benefit of the Project's aesthetic enhancement for the community  
20          than to forego the Project out of regard for the greenhouse gasses and land use/planning  
21          impacts.
- 22          E.    The greenhouse gasses and land use/planning impacts are outweighed and rendered  
23          acceptable because the Project will construct regional and community trails which will  
24          help to accommodate the recreational needs of both Project and nearby residents.  
25          Riverside County has determined and finds that it is more important in this case to obtain  
26          the benefit of the Project's contribution to recreational facilities within the Project area  
27          than to forego the Project out of regard for the greenhouse gasses and land use/planning

1 impacts.

2 **BE IT FURTHER RESOLVED** by the Board of Supervisors that State CEQA Guidelines  
3 (Section 15126, (g)), requires an EIR to discuss how a proposed Project could directly or indirectly lead to  
4 economic, population, or housing growth. The following growth-inducing impacts were considered in  
5 relation to the proposed Project:

- 6 A. The Project proposes single family residential units similar in scale and intensity to the  
7 existing single family residential units located immediately south and east of TTM 36546.  
8 The development would not require a significant extension of infrastructure to support the  
9 proposed Project. Infrastructure would be extended from adjacent properties to serve the  
10 site. Only the immediate access roads to the site would require expansion to serve the site.  
11 The Project would not provide infrastructure or service capacity that accommodates  
12 growth beyond the levels currently permitted by local or regional land use plans.
- 13 B. The proposed Project is not in an isolated area and would not extend substantial urban  
14 infrastructure into a new area that might cause new or additional development pressure on  
15 the intervening and surrounding land. Generally speaking, medium density residential  
16 development exists surrounding the Project area. The Project site is an existing approved  
17 Specific Plan and the proposed TTM 36546 would provide residential development in a  
18 manner consistent with the adjacent land uses to the east and south of the site.
- 19 C. The proposed Project is not a large-scale project, relative to the surrounding area, that  
20 would have the potential of producing a “multiplier effect” resulting in substantial indirect  
21 community growth. Existing development within the vicinity of the Specific Plan includes  
22 the Southwest Justice Center located north of the Project site, the French Valley Airport  
23 located west of the site, single-family small agricultural uses located east of the site and  
24 medium density single family development to the south and east of the area proposed for  
25 the TTM. Any future development proposed on adjacent or nearby lands would be  
26 required to be consistent with the land use designations for the location or would require  
27 approvals to alter land use designations that would require future environmental review.



1 No growth beyond that which is provided for in the County and/or City land use policies  
2 and plans could occur without subsequent review, including a separate environmental  
3 analysis, of land use policy. To reiterate, any future development that might be proposed  
4 for the land adjacent to the proposed Project would require subsequent environmental  
5 review, including review for consistency with the general plan. Similarly, any change in  
6 land use designations that might be proposed for land adjacent to the proposed Project  
7 would require subsequent environmental review.

- 8 D. Due to the nature and scale of the proposed Project, it will not induce substantial  
9 population growth in an area, either directly (for example, by proposing a substantial  
10 number of new homes and businesses) or indirectly (for example, through extension of  
11 roads or other infrastructure.)

12 **BE IT FURTHER RESOLVED** by the Board of Supervisors that the Project will implement  
13 applicable elements of the Riverside County General Plan as follows:

14 A. Land Use Element

- 15 1. The Project includes a GPA, Specific Plan, and Change of Zone to allow  
16 development of the site with uses other than those planned in the General  
17 Plan. These changes would allow residential an open space development of  
18 the site. The proposed changes to the General Plan land use designations are  
19 allowed pursuant to policies within the Administrative Element. With  
20 approval of the proposed GPA, the Project would be consistent with land  
21 use designations; therefore, the proposed Project would be consistent with  
22 this policy. Analysis of applicable policies of the Land Use Element is  
23 presented throughout EIR No. 540 and concludes that the Project would not  
24 conflict with any applicable policy of the General Plan Land Use Element.  
25 Furthermore the proposed Project complies with all design standards for the  
26 various land use designation and considers the unique characteristics and  
27 features of the Project site and surrounding community. The proposed

1 Project is consistent with the General Plan Land Use Element, and is  
2 therefore consistent with the General Plan.

3 B. Circulation Element

- 4 1. The Project will construct or contribute its fair share of the costs associated  
5 with the improvement of roadways and certain intersections. The Project  
6 will implement mitigation measures that address Project-specific and  
7 cumulative transportation and traffic impacts, and based thereon, the Board  
8 of Supervisors finds that the Project is consistent with the General Plan  
9 Circulation Element. All required improvements that are directly  
10 attributable to the Project would be constructed as part of the Project and  
11 fair share costs would be contributed for improvements to affected off-site  
12 roadways through payment of the TUMF, and County's Development  
13 Impact Fee. In addition, the Specific Plan would provide for a variety of  
14 transportation options. The Specific Plan includes the provision of bike  
15 lanes for bicyclists and trails and sidewalks for pedestrians. There is no bus  
16 service adjacent to the Project. The proposed Project is consistent with the  
17 General Plan Circulation Element, and is therefore consistent with the  
18 General Plan.

19 C. Multipurpose Open Space Element

- 20 1. The Multipurpose Open Space Element of the General Plan describes an  
21 open space system which includes methods for the acquisition,  
22 maintenance, and operation of a variety of open spaces. The County's open  
23 spaces are utilized for visual relief, natural resources protection, habitat  
24 protection, recreational uses, and protection from natural hazards for public  
25 health and safety. Approximately 93.8 acres of the Project site is proposed  
26 for open space conservation. This area contains habitat targeted by the  
27 MSHCP for preservation and contributes to a regional wildlife linkage for

1 various animal species. Implementation of the Project will not result in  
2 cultural resource impacts (including paleontological resources), that will  
3 exceed the established thresholds of significance. Nonetheless, as part of  
4 mitigation for potential impacts to unknown cultural resources, all ground-  
5 disturbing activities would be monitored.

6 Furthermore, the proposed Project would provide adequate on-site facilities  
7 to meet the local parkland and open space requirements of Riverside County  
8 Ordinance 460, Section 10.35, and State Quimby Act requirements. The  
9 proposed Project is consistent with the General Plan's Multipurpose Open  
10 Space Element, and is therefore consistent with the General Plan.

11 D. Safety Element

12 1. The Project complies with all applicable building codes, County  
13 Ordinances, and State and Federal laws. The Project complies with all  
14 applicable provisions of the Alquist-Priolo Earthquake Fault Zoning Act,  
15 and as concluded by the Project geotechnical study, the Project site is not  
16 subject to significant hazards associated with earthquake induced  
17 liquefaction, landsliding, or settlement (assuming the implementation of  
18 mitigation). In addition, the proposed Project would not be subject to flood  
19 or dam inundation. The Project also would comply with all applicable  
20 standards for fire safety and be consistent with the Riverside County Fire  
21 Protection Master Plan. Furthermore, Project impacts associated with  
22 hazardous waste and materials on the Project site would be mitigated below  
23 a level of significance, and the proposed Project would not conflict with any  
24 disaster preparedness plans nor subject individuals to significant risk of  
25 loss, injury, or death involving wildland fires, erosion, seismic activity,  
26 blowsand, or flooding. The proposed Project is consistent with the General  
27 Plan Safety Element, and is therefore consistent with the General Plan.

1 E. Noise Element

- 2 1. Project construction and operational noise impacts would be less than  
3 significant with mitigation incorporated. Mitigation is provided to reduce  
4 noise impacts to below a level of significance. With implementation of the  
5 recommendations provided in the noise impact analysis and the required  
6 mitigation measures, the Project would be consistent with the General Plan  
7 Noise Element, and is therefore consistent with the General Plan.

8 F. Air Quality Element

- 9 1. The project-specific evaluation of emissions presented in the FEIR analysis  
10 demonstrates that after implementation of the recommended mitigation  
11 measures, construction of the proposed Project would not result in  
12 exceedances of regional air quality thresholds. Thus, construction activity is  
13 not projected to result in unavoidable significant adverse impacts. Once  
14 construction is completed the site will be occupied by future residents. The  
15 emission forecast for the project, once occupied (over the long-term), do not  
16 exceed the SCAQMD thresholds; however, mitigation is identified to  
17 reduce greenhouse gas emissions that also reduce overall energy  
18 consumption and related criteria air pollutants. Implementation of the  
19 mitigation measures and recommendations provided in Section 5.3 of EIR  
20 No. 530, and in the air quality technical study would ensure that the  
21 proposed Project would be consistent with the Air Quality Element and  
22 General Plan.

23 G. Healthy Communities Element

- 24 1. The proposed project is consistent with the Healthy Communities  
25 element. More specifically the project includes several trails to encourage  
26 walking, as prescribed for in policy HC 3.2. These trails are designed to  
27 carry pedestrians through the site and beyond, connecting to existing trail in

1 existing residential communities to the to the south of the project site as  
2 prescribed for in policies HC 5.4 and 6.4. These include bike trails,  
3 pedestrian trails and jogging trails. Additionally, the project is within a  
4 Specific Plan that places residential uses close to large job centers including  
5 business parks, office, and retail uses intended to foster walking between  
6 retail, jobs, and residential uses which is specifically prescribed for in  
7 policies HC 6.5, HC 2.2 and HC 4.2. High density apartments are included  
8 in the project as prescribed for in policy HC 3.1 and 3.4.

9 H. Housing Element

- 10 1. The purpose of the General Plan Housing Element is to meet the needs of  
11 existing and future residents in Riverside County through the establishment  
12 of policies to guide County decision-making and to establish an action plan  
13 to meet the County's housing goals in the next seven years. The Project  
14 would further the goals of the General Plan Housing Element by reducing  
15 the use of energy in residences and providing residential units that would  
16 contribute to meeting the County's housing needs. Although the land uses  
17 proposed by the Project would require a GPA, there are no characteristics of  
18 the Project that would inhibit the County's ability to achieve the goals set  
19 forth by the General Plan Housing Element. Accordingly, the proposed  
20 Project would be consistent with the General Plan Housing Element and  
21 General Plan.

22 I. Administration Element

- 23 1. The Administration Element contains information regarding the structure of  
24 the General Plan as well as general planning principles and a statement  
25 regarding the vision for Riverside County. The General Plan Amendment  
26 proposed by the Project would be consistent with the Administration  
27 Element policies governing Foundation Amendments, as the proposed

1 Project would help to achieve the purposes of the General Plan through  
2 compliance with applicable General Plan policies.

3 **BE IT FURTHER RESOLVED** by the Board of Supervisors that the Project would not conflict  
4 with the conservation requirements of the Western Riverside Multiple Species Habitat Conservation Plan  
5 (MSHCP) in that:

- 6 A. Tentative Tract Map No. 36546 site is located within Criteria Cells Cell #5976 of Cell  
7 Group V, Cell #6071 and Cell #6074 of Cell Group W in Cell Group W of the French  
8 Valley/Lower Sedco Hills Sub Unit (5) of the Southwest Area Plan. 0.45 acres of the site  
9 are located within Cell #5976, and 154.78 acres of the site are located within Cell #6074.  
10 A Habitat Acquisition and Negotiation Strategy (HANS) Application was submitted to the  
11 County Environmental Programs Department (EPD) in April 2013. The application was  
12 assigned HANS Case No. 2112. In a letter dated September 30, 2014, the County  
13 identified areas on the site where no development may occur and this property should be  
14 conserved. The area, approximately 93.89 acres of the 161.62-acre site, is proposed for  
15 conservation on the Project site. This area includes 2,500 lineal feet of Tualota Creek on  
16 the site; all areas of the site located west and north of Tualota Creek will also be  
17 conserved. Wildlife movement corridors will also be conserved along the site's south and  
18 east property lines. Thus, proposed wildlife movement corridors will completely surround  
19 the area of the site proposed for development.
- 20 B. The pertinent text of the JPR agreement for Reserve Assembly states: The project site is  
21 located in the eastern portion of Cell Group W. The project will conserve 93.89 acres of  
22 habitat, including Tualota Creek on site. The project has considered fragmentation and  
23 edge effects in its Conservation design by including a 300-foot buffer from Tualota Creek  
24 within the Conservation Area. Additionally, the Conservation Areas have been designed  
25 to align with existing Conservation to the south and southeast of the site which meet the  
26 Criteria for Cell Group W. Wildlife crossings will be installed along Calistoga Drive at the  
27 eastern and southwestern ends of the project area, allowing for movement under the road

1 and to the Conservation Area on either side of the road in those two locations. Based on  
2 the proposed Conservation configuration which links up existing Conservation and  
3 provides connectivity between those areas, the project does not affect the Reserve  
4 Assembly goals of the MSHCP.

5 C. Section 6.0 of the MSHCP, the MSHCP Implementation Structure, imposes all other terms  
6 of the MSHCP, including but not limited to the protection of species associated with  
7 riparian/riverine areas and vernal pools, narrow endemic plant species, urban/wildlands  
8 interface guidelines, and additional survey needs and procedures set forth in Sections 6.1.2,  
9 6.1.3, 6.1.4, and 6.3.2. After detailed analysis of each of these issues in a site biology  
10 study, each issue was found to be consistent with the MSHCP. Thus, overall under the  
11 current site conditions the proposed Project appears to not have any conflicts with the  
12 MSHCP or any other habitat or natural community conservation plan.

13 D. In accordance with MSHCP requirements, appropriate habitat evaluation and field surveys  
14 were conducted for all of the sensitive species that might occur on the Project site. The  
15 Project site is located within the Stephens' Kangaroo Rat (SKR) Mitigation Fee Area  
16 (Riverside County Ordinance 663) and the site is assumed to be occupied by this species.  
17 Payment of the mandatory fee is considered adequate compensation for loss of habitat for  
18 this species. During surveys coastal California gnatcatcher (a Federal Threatened Species)  
19 was heard and observed within the Riversidean sage scrub. These are the only two listed  
20 species that occupy a portion of the Project site. Due to the limited area of development,  
21 payment of the SKR Fee, and the conservation of 93.89 acres of the 161.62-acre Project  
22 site, primarily coastal sage scrub, the biology study for the Project site concluded that  
23 neither species should experience a significant adverse impact. In addition, the proposed  
24 Project will be required to pay the MSHCP Fee.

25 E. In accordance with MSHCP requirements, appropriate habitat evaluation and field surveys  
26 were conducted for all of the sensitive species that might occur on the Project site. None  
27 of the potential sensitive species identified in the MSHCP or other documents were found

1 to occupy the Project site. However, to ensure that the no burrowing owl inhabit the site  
2 prior to future development of the site, a preconstruction survey will need to be conducted  
3 and mitigation will be implemented if burrowing owl are found during this survey. This is  
4 a contingency measure to protect this mobile species should it migrate to the Project site  
5 prior to construction. Additional mitigation will be implemented to address the presence  
6 of nesting birds on the Project site when construction proceeds in the future.

7 F. The primary stream channel on the Project site, Tusalota Creek (approximately 2,500 feet  
8 in length on the property), will be conserved under the HANS 2112 – PAR 1343  
9 agreement reached between the property owner and the County. The biology study  
10 identifies Tusalota Creek and areas to the south and east as assumed wildlife movement  
11 corridors. Based on the conservation of these corridors, the proposed Project should not  
12 substantially interfere with the movement of native resident wildlife species or otherwise  
13 impede the use of native wildlife nursery sites.

14 G. As noted, the primary stream channel on the Project site, Tusalota Creek (approximately  
15 2,500 feet in length on the property), will be conserved under the HANS 2112 – PAR 1343  
16 agreement reached between the property owner and the County. On the remainder of the  
17 Project site, the biology study identified one ephemeral drainage and a “few small  
18 washes.” The entire riparian habitat has been conserved on the Project site. None of the  
19 other drainages contain any riparian habitat or other sensitive natural communities. Of the  
20 approximate 78 acres of Riversidean sage scrub on the property, approximately 60.27 acres  
21 (~77%), will be conserved. About 18.3 acres of this habitat will be eliminated by the  
22 proposed residential development.

23 H. All wetlands subject to Corps jurisdiction appear to have been preserved on the property.  
24 The other channels on the Project site have no associated wetlands and are not considered  
25 to be subject to Corps jurisdiction. These channels may be considered waters of the State  
26 of California and appear to be subject to regulation by the California Department of Fish  
27 and Wildlife. To offset the potential impact to these small washes will require mitigation



1 to be implemented. Due to the low quality waters of the State on the project site, the  
2 preservation of the several acres of habitat in Tualota Creek is considered sufficient  
3 mitigation to compensate for the loss of less than one acre of these waters.

4 I. With approval of the Project and transfer of property to be conserved to the County, no  
5 other areas on the property contain significant biological resources that require protection.  
6 Therefore, no potential for conflict with such policies can occur through approval of the  
7 proposed Project.

8 **BE IT FURTHER RESOLVED** by the Board of Supervisors that Specific Plan No. 265, A1 is  
9 consistent with the Riverside County General Plan.

10 **BE IT FURTHER RESOLVED** by the Board of Supervisors that it has reviewed and considered  
11 EIR No. 540 in evaluating Specific Plan No. 265, A1 that EIR No. 540 is an accurate and objective  
12 statement that complies with the California Environmental Quality Act and reflects the County's  
13 independent judgment, and that EIR No. 540 is incorporated herein by this reference.

14 **BE IT FURTHER RESOLVED** by the Board of Supervisors that it **CERTIFIES** EIR No. 540  
15 and **ADOPTS** the Mitigation Monitoring and Reporting Plan specified therein. In the event of any  
16 inconsistencies between the mitigation measures as set forth herein and the Mitigation Monitoring and  
17 Reporting Program, the Mitigation Monitoring and Reporting Program shall control.

18 **BE IT FURTHER RESOLVED** by the Board of Supervisors that the Specific Plan No. 265, A1,  
19 on file with the Clerk of the Board, including the final conditions of approval and exhibits, is hereby  
20 adopted as the Specific Plan of Land Use for the real property described and shown in the plan, and said  
21 real property shall be developed substantially in accordance with the plan, unless the plan is amended by  
22 the Board.

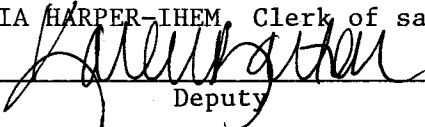
23 **BE IT FURTHER RESOLVED** by the Board of Supervisors that copies of the Specific Plan No.  
24 265, A1 shall be placed on file in the Clerk of the Board, in the Office of the Planning Director, and in the  
25 Office of the Building and Safety Director, and that no applications for other development approvals shall  
26 be accepted for real property described and shown in the Project, unless such applications are  
27 substantially in accordance herewith.

1 **BE IT FURTHER RESOLVED** by the Board of Supervisors that the custodians of the  
2 documents upon which this decision is based are the Clerk of the Board of Supervisors and the County  
3 Planning Department and that such documents are located at 4080 Lemon Street, Riverside, California.  
4  
5  
6

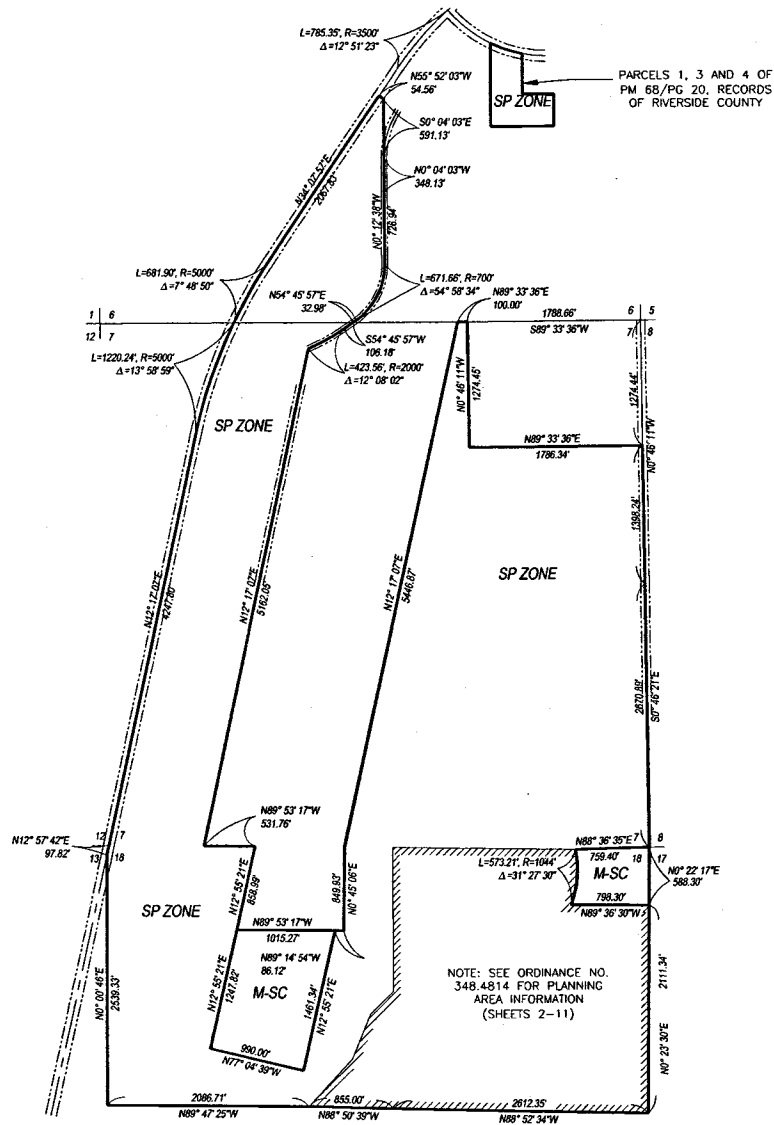
7 ROLL CALL:

8 Ayes: Jeffries, Tavaglione, Washington, Benoit and Ashley  
9 Nays: None  
10 Absent: None

11 The foregoing is certified to be a true copy of a resolution duly  
12 adopted by said Board of Supervisors on the date therein set forth.

13 KECIA HARPER-IHEM, Clerk of said Board  
14 By   
15 Deputy  
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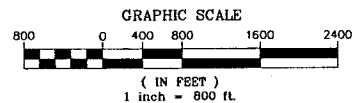
# RANCHO CALIFORNIA AREA SEC. 6, 7 & 18 T.7S., R.2W. S.B.B. & M.



- SP ZONE** SPECIFIC PLAN (SPA0265A1)
- M-SC** MANUFACTURING - SERVICE COMMERCIAL

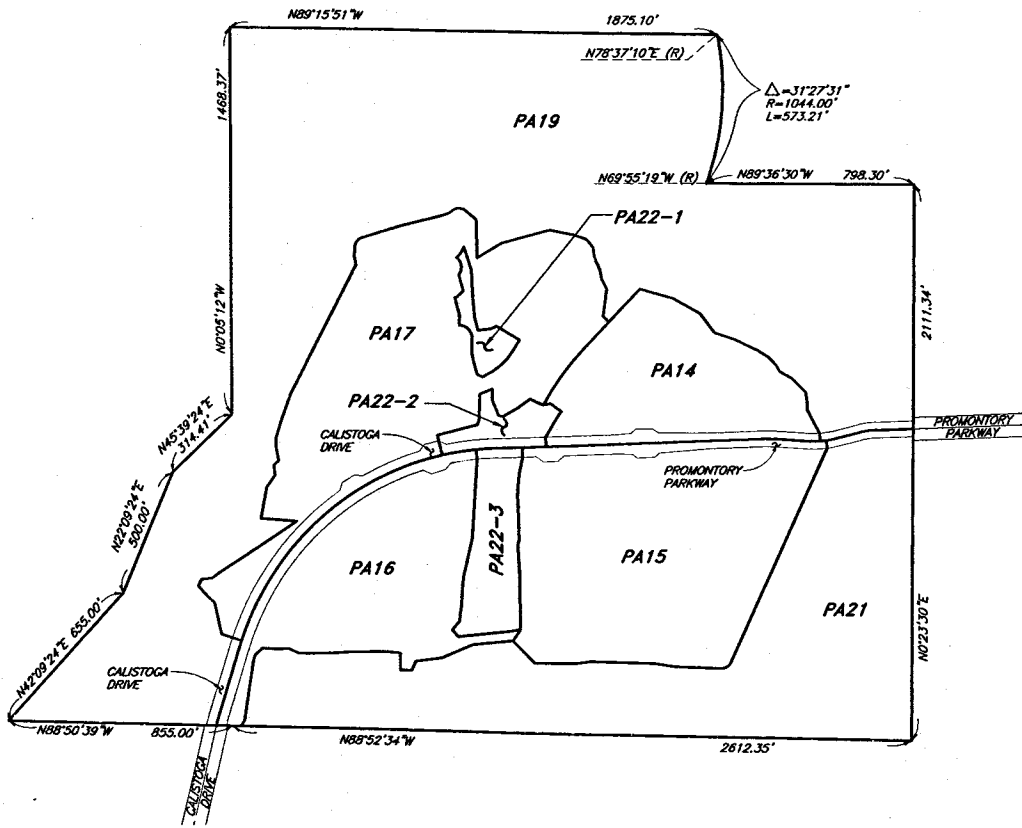
MAP NO. 2.2381  
CHANGE OF OFFICIAL ZONING PLAN  
AMENDING  
MAP NO. 2, ORDINANCE NO. 348  
CHANGE OF ZONE CASE NO. 7806  
ADOPTED BY ORDINANCE NO. 348.4814  
SEPTEMBER 22, 2015

RIVERSIDE COUNTY BOARD OF SUPERVISORS



**RANCHO CALIFORNIA AREA  
SEC. 18 T.7S., R.2W., S.B.B. & M.**

SHEET 2 OF 11



**SP ZONE** SPECIFIC PLAN (SP265A1)

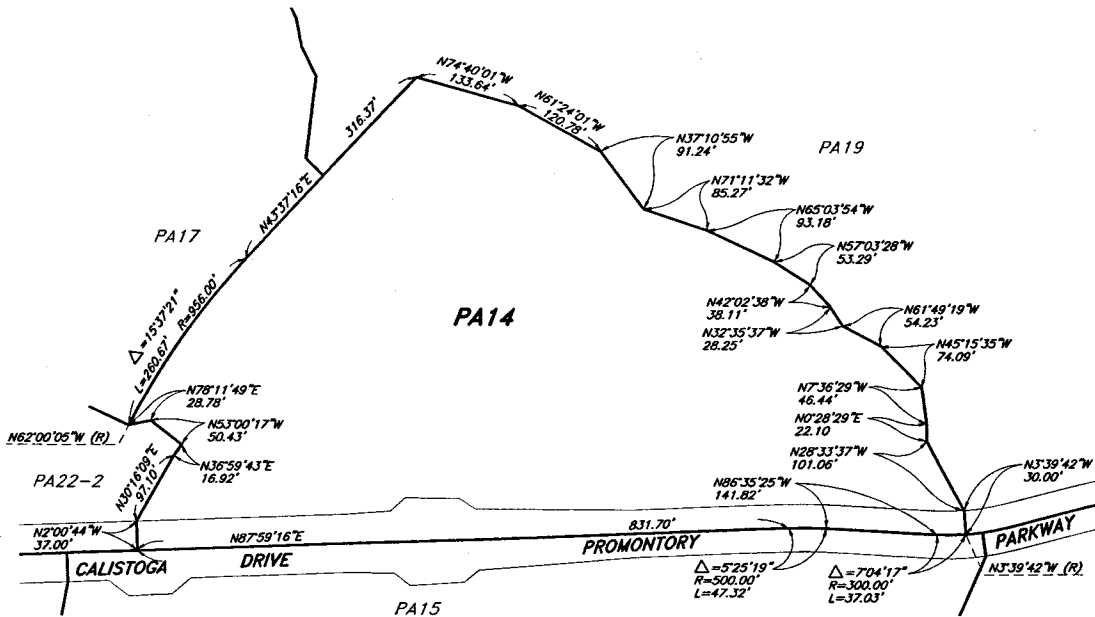
MAP NO. 2.2381  
**CHANGE OF OFFICIAL ZONING PLAN**  
 AMENDING  
**MAP NO. 2, ORDINANCE NO. 348**  
 CHANGE OF ZONE CASE NO. 7806  
 ADOPTED BY ORDINANCE NO. 348.4814  
 SEPTEMBER 22, 2015

RIVERSIDE COUNTY BOARD OF SUPERVISORS



**RANCHO CALIFORNIA AREA  
SEC. 18 T.7S., R.2W., S.B.B. & M.**

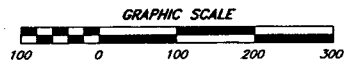
SHEET 3 OF 11



**SP ZONE** SPECIFIC PLAN (SP265A1)

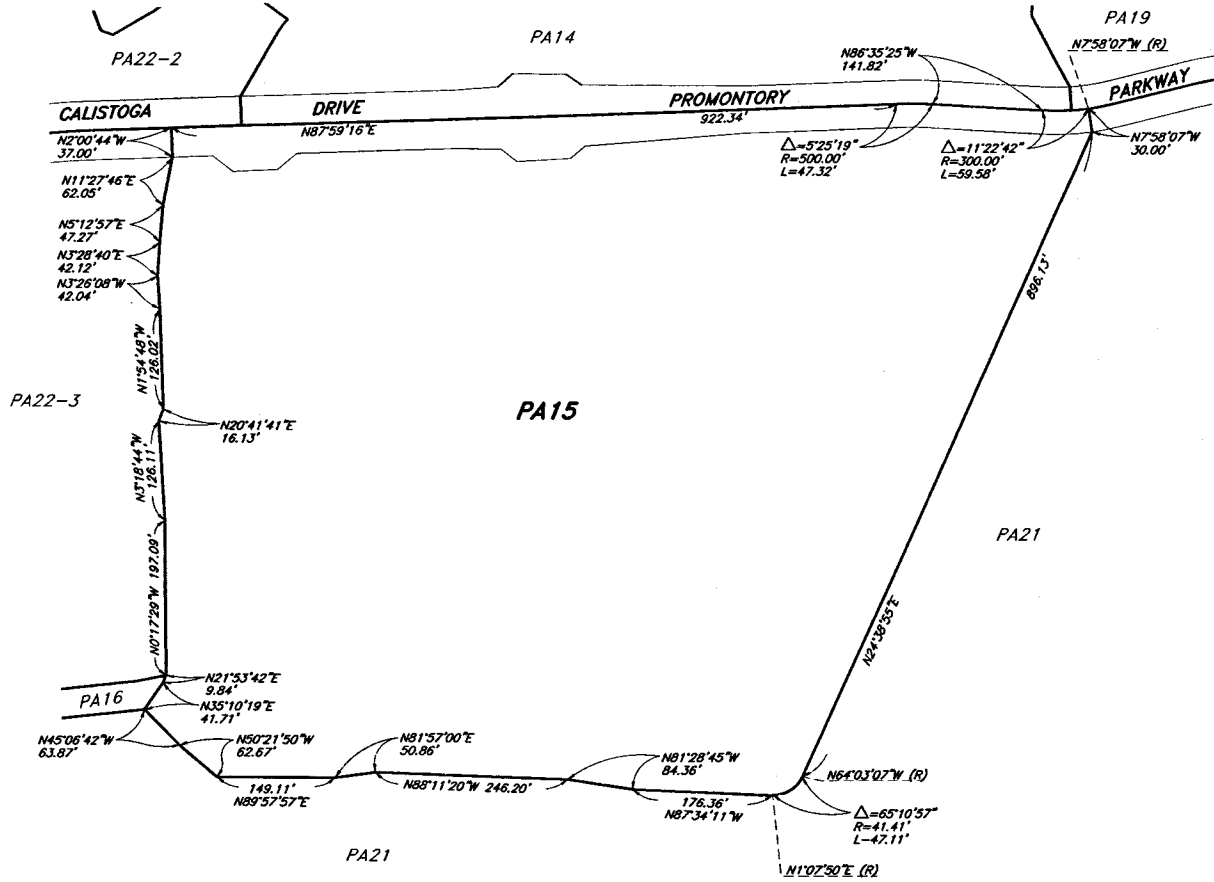
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CHANGE OF OFFICIAL ZONING PLAN  
AMENDING  
MAP NO. 2, ORDINANCE NO. 348  
CHANGE OF ZONE CASE NO. 7806  
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RIVERSIDE COUNTY BOARD OF SUPERVISORS



**RANCHO CALIFORNIA AREA  
SEC. 18 T.7S., R.2W., S.B.B. & M.**

SHEET 4 OF 11



**SP ZONE** SPECIFIC PLAN (SP265A1)

MAP NO. 2.2381  
**CHANGE OF OFFICIAL ZONING PLAN**  
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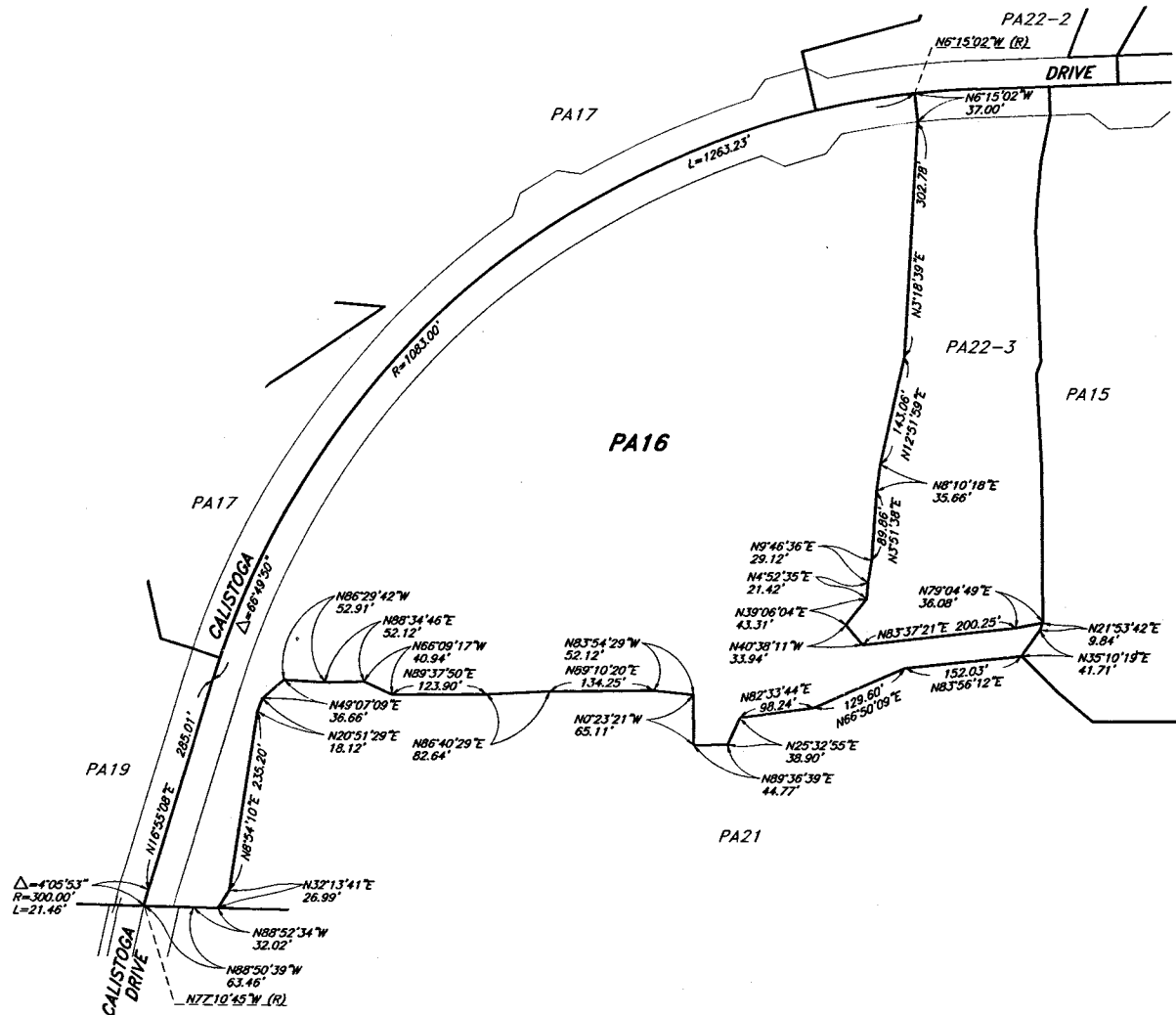
RIVERSIDE COUNTY BOARD OF SUPERVISORS



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**RANCHO CALIFORNIA AREA  
SEC. 18 T.7S., R.2W., S.B.B. & M.**

**SHEET 5 OF 11**



**SP ZONE** SPECIFIC PLAN (SP265A1)

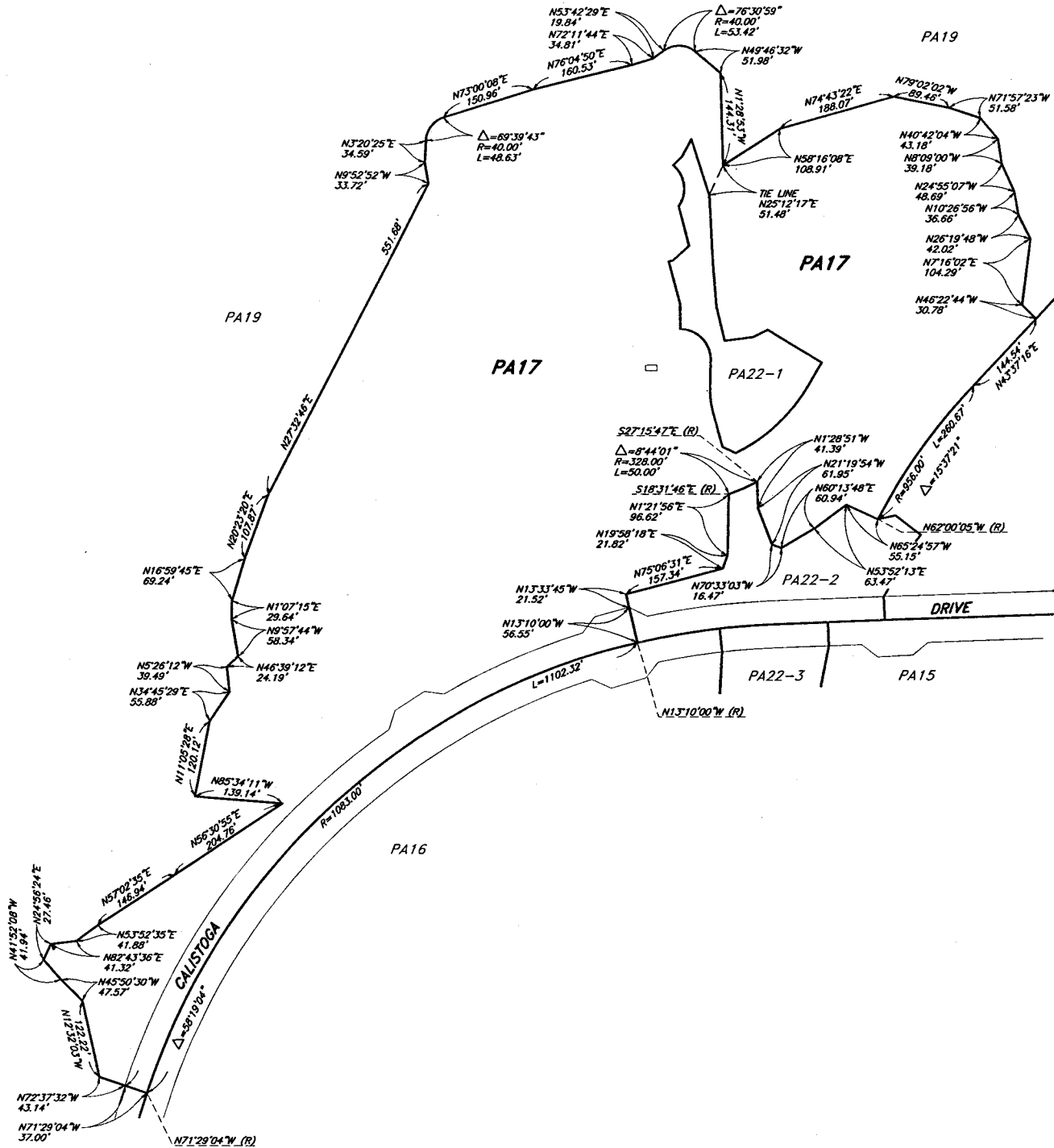
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**CHANGE OF OFFICIAL ZONING PLAN**  
**AMENDING**  
**MAP NO. 2, ORDINANCE NO. 348**  
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RIVERSIDE COUNTY BOARD OF SUPERVISORS



**RANCHO CALIFORNIA AREA  
SEC. 18 T.7S., R.2W., S.B.B. & M.**

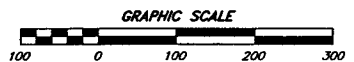
**SHEET 6 OF 11**



**SP ZONE** SPECIFIC PLAN (SP265A1)

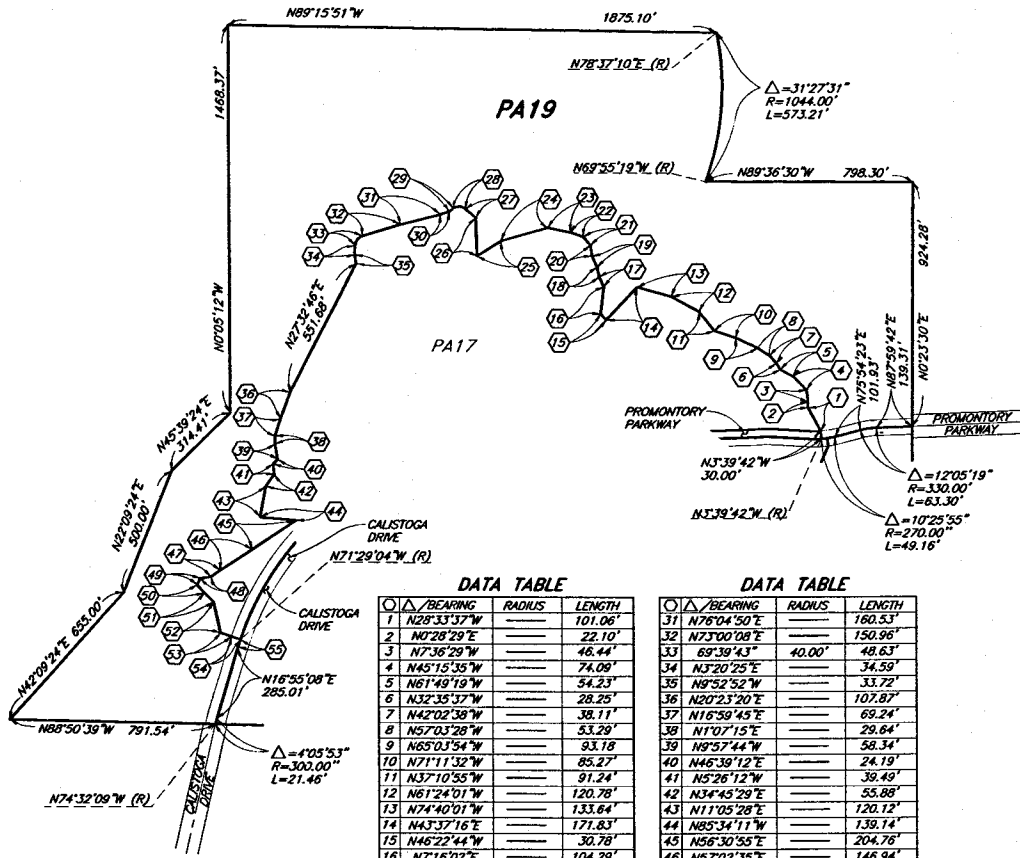
MAP NO. 2.2381  
**CHANGE OF OFFICIAL ZONING PLAN**  
**AMENDING**  
**MAP NO. 2, ORDINANCE NO. 348**  
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 SEPTEMBER 22, 2015

RIVERSIDE COUNTY BOARD OF SUPERVISORS





**RANCHO CALIFORNIA AREA  
SEC. 18 T.7S., R.2W., S.B.B. & M.**



DATA TABLE

NO	Δ / BEARING	RADIUS	LENGTH
1	N28°33'37"W	101.06'	
2	N0°28'29"E	22.10'	
3	N7°36'29"W	46.44'	
4	N45°15'35"W	74.09'	
5	N61°49'19"W	54.23'	
6	N32°35'37"W	28.25'	
7	N42°02'38"W	38.11'	
8	N57°03'28"W	53.29'	
9	N65°03'54"W	93.18'	
10	N71°11'32"W	85.27'	
11	N37°10'55"W	91.24'	
12	N61°24'01"W	120.78'	
13	N74°40'01"W	133.84'	
14	N43°37'16"E	171.83'	
15	N46°22'44"W	30.78'	
16	N7°16'02"E	104.29'	
17	N26°19'48"W	42.02'	
18	N10°26'58"W	36.86'	
19	N24°55'07"W	48.89'	
20	N8°09'00"W	39.18'	
21	N40°42'04"W	43.18'	
22	N71°57'23"W	51.58'	
23	N79°02'02"W	89.46'	
24	N74°43'22"E	188.07'	
25	N58°16'08"E	108.91'	
26	N1°28'53"W	144.31'	
27	N48°46'32"W	51.98'	
28	76°30'59"	40.00'	53.42'
29	N63°42'29"E		19.84'
30	N72°11'44"E		34.81'

DATA TABLE

NO	Δ / BEARING	RADIUS	LENGTH
31	N76°04'50"E		160.53'
32	N73°00'08"E		150.96'
33	69°39'43"	40.00'	48.63'
34	N3°20'25"E		34.59'
35	N9°52'52"W		33.72'
36	N20°23'20"E		107.87'
37	N16°59'45"E		69.24'
38	N10°17'15"E		29.64'
39	N9°57'44"W		58.34'
40	N46°39'12"E		24.19'
41	N5°26'12"W		39.49'
42	N34°45'29"E		55.88'
43	N11°05'28"E		120.12'
44	N85°34'11"W		139.14'
45	N56°30'55"E		204.76'
46	N57°02'35"E		146.94'
47	N53°52'35"E		41.88'
48	N82°43'36"E		41.32'
49	N24°56'24"E		27.46'
50	N41°52'08"W		41.94'
51	N45°50'30"W		47.55'
52	N12°32'03"W		122.22'
53	N72°37'32"W		43.14'
54	N71°29'04"W		37.00'
55	1°35'48"	1083.00'	30.18'

**SP ZONE** SPECIFIC PLAN (SP265A1)

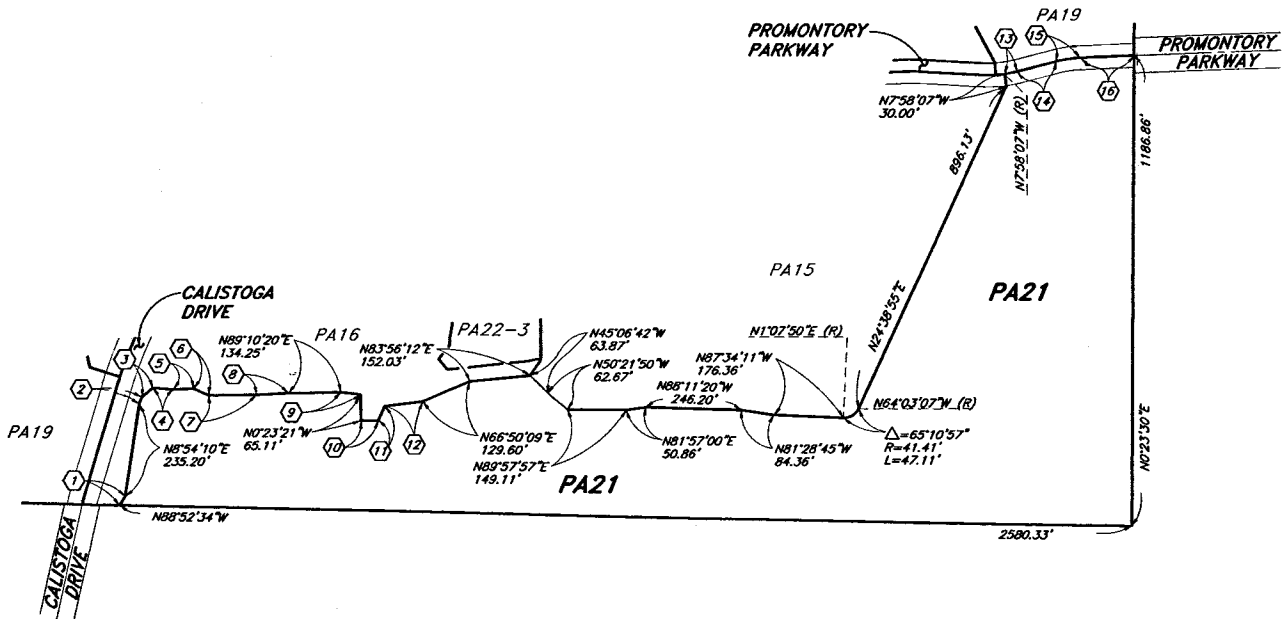
MAP NO. 2.2381  
CHANGE OF OFFICIAL ZONING PLAN  
AMENDING  
MAP NO. 2, ORDINANCE NO. 348  
CHANGE OF ZONE CASE NO. 7806  
ADOPTED BY ORDINANCE NO. 348.4814  
SEPTEMBER 22, 2015

RIVERSIDE COUNTY BOARD OF SUPERVISORS



**RANCHO CALIFORNIA AREA  
SEC. 18 T.7S., R.2W., S.B.B. & M.**

**SHEET 8 OF 11**



**DATA TABLE**

NO.	BEARING	RADIUS	LENGTH
1	N32°13'41"E	---	26.99'
2	N20°51'29"E	---	18.12'
3	N49°07'09"E	---	36.66'
4	N86°29'42"W	---	52.91'
5	N88°34'46"E	---	52.12'
6	N66°09'17"W	---	40.94'
7	N89°37'50"E	---	123.90'
8	N86°40'29"E	---	82.64'
9	N83°54'29"W	---	52.12'
10	N89°36'39"E	---	44.77'
11	N25°32'55"E	---	38.90'
12	N82°33'44"E	---	98.24'
13	6°07'50"	300.00'	32.07'
14	N75°54'23"E	---	101.93'
15	12°05'19"	300.00'	63.30'
16	N87°59'42"E	---	139.31'

**SP ZONE** SPECIFIC PLAN (SP265A1)

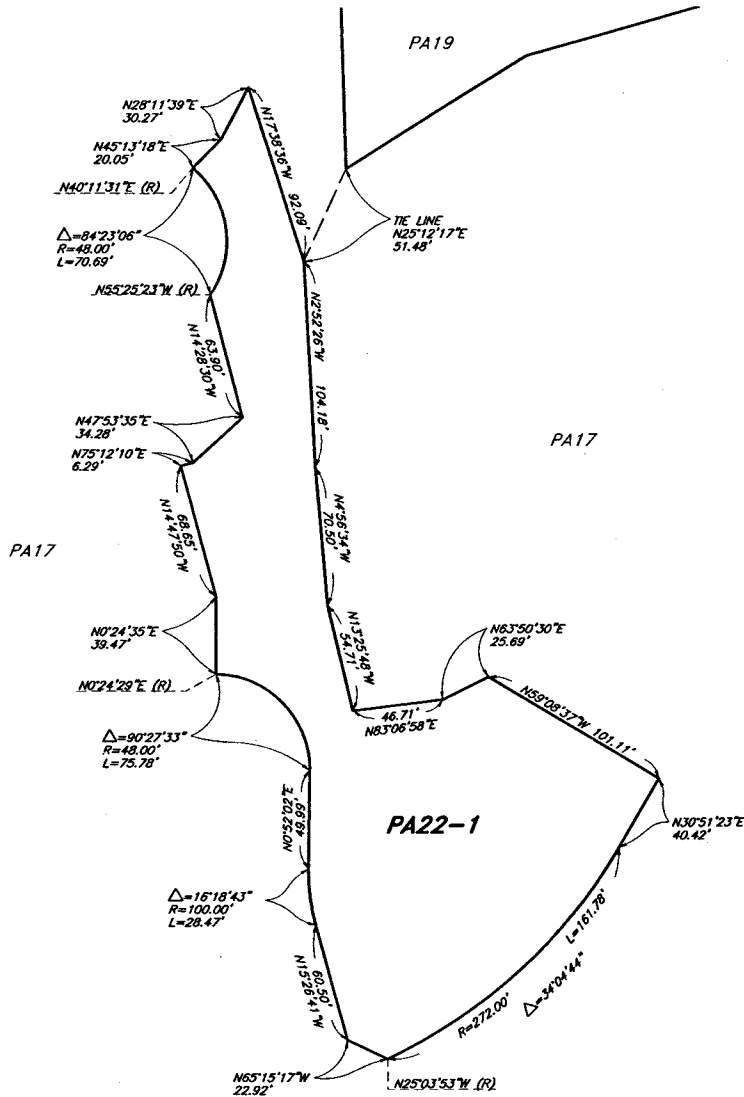
MAP NO. 2.2381  
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RIVERSIDE COUNTY BOARD OF SUPERVISORS



**RANCHO CALIFORNIA AREA  
SEC. 18 T.7S., R.2W., S.B.B. & M.**

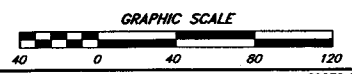
SHEET 9 OF 11



**SP ZONE** SPECIFIC PLAN (SP265A1)

MAP NO. 2.2381  
CHANGE OF OFFICIAL ZONING PLAN  
AMENDING  
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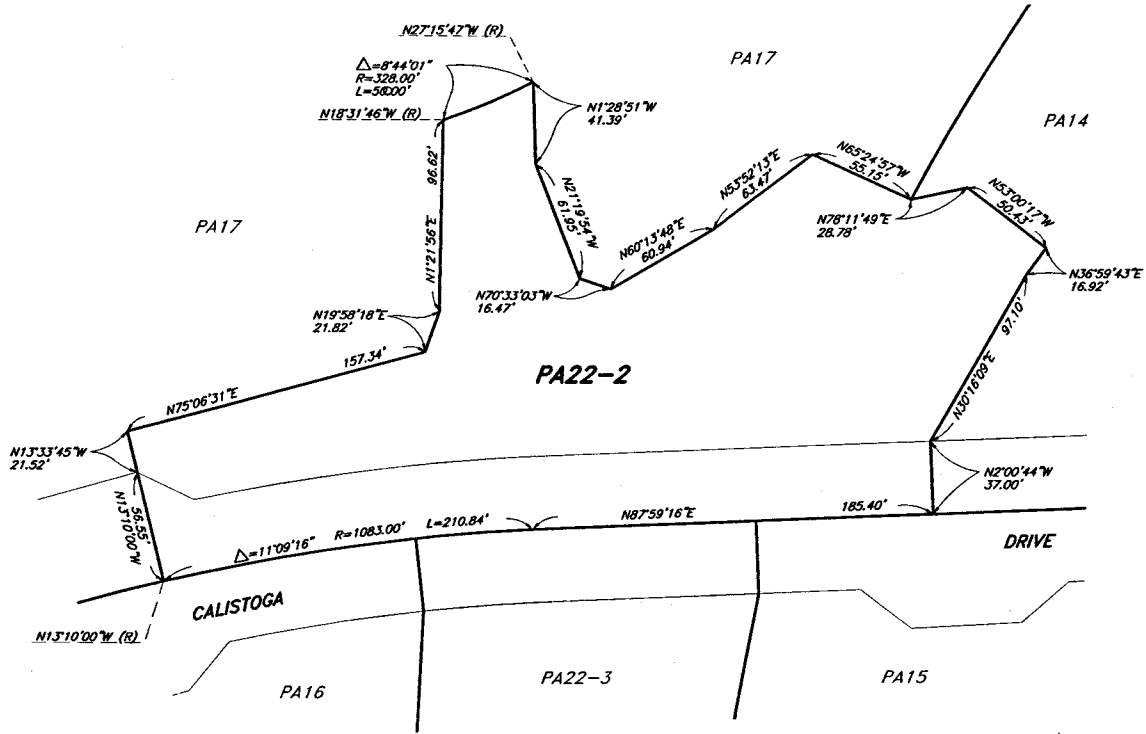
RIVERSIDE COUNTY BOARD OF SUPERVISORS



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**RANCHO CALIFORNIA AREA  
SEC. 18 T.7S., R.2W., S.B.B. & M.**

**SHEET 10 OF 11**



**SP ZONE** SPECIFIC PLAN (SP265A1)

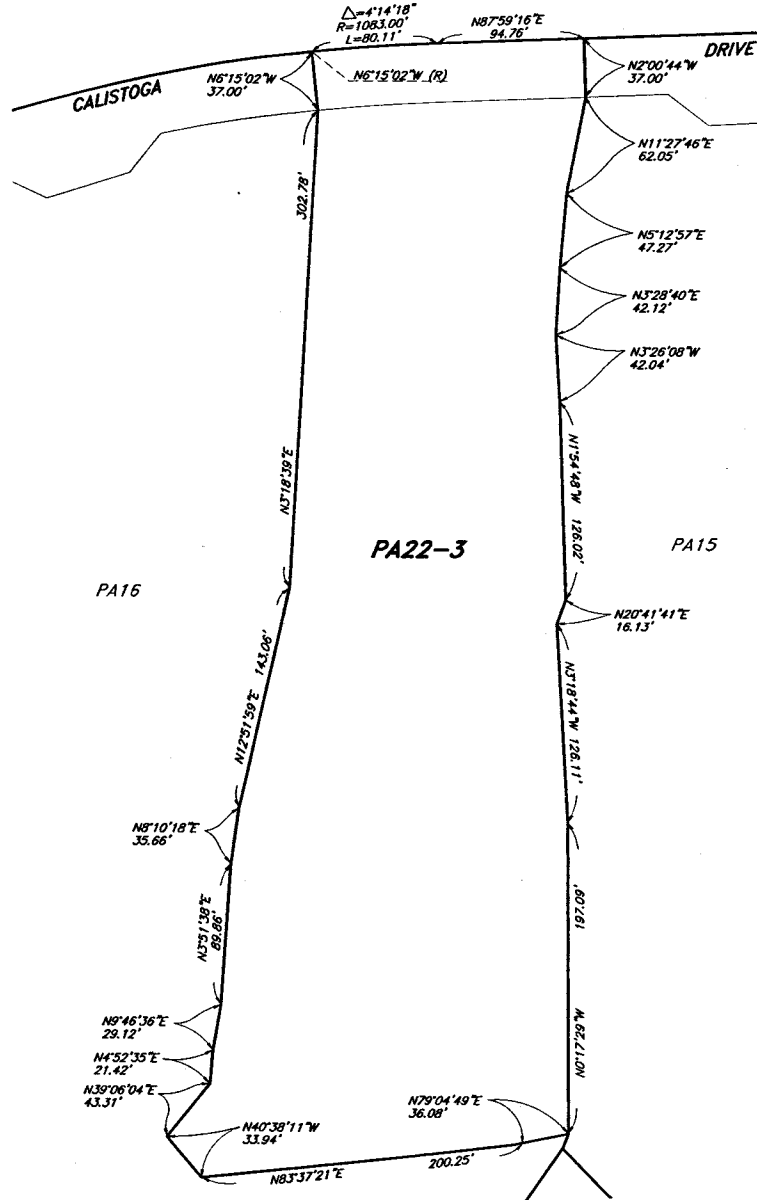
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RIVERSIDE COUNTY BOARD OF SUPERVISORS



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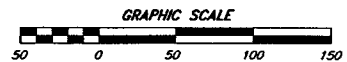
**RANCHO CALIFORNIA AREA  
SEC. 18 T.7S., R.2W., S.B.B. & M.**



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 SEPTEMBER 22, 2015

RIVERSIDE COUNTY BOARD OF SUPERVISORS





OFFICE OF  
CLERK OF THE BOARD OF SUPERVISORS  
1st FLOOR, COUNTY ADMINISTRATIVE CENTER  
P.O. BOX 1147, 4080 LEMON STREET  
RIVERSIDE, CA 92502-1147  
PHONE: (951) 955-1060  
FAX: (951) 955-1071

KECIA HARPER-IHEM  
Clerk of the Board of Supervisors

KIMBERLY A. RECTOR  
Assistant Clerk of the Board

September 24, 2015

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RE: ADOPTION OF ORDINANCE NO. 348.4804

To Whom It May Concern:

Attached is a copy for publication in your newspaper for **ONE (1) TIME** on **Wednesday, September 30, 2015**.

We require your affidavit of publication immediately upon completion of the last publication.

Your invoice must be submitted to this office, **WITH TWO CLIPPINGS OF THE PUBLICATION**.

**NOTE: PLEASE COMPOSE THIS PUBLICATION INTO A SINGLE COLUMN FORMAT.**

Thank you in advance for your assistance and expertise.

Sincerely,

*Cecilia Gil*

Board Assistant to:  
KECIA HARPER-IHEM, CLERK OF THE BOARD

**Gil, Cecilia**

---

**From:** PEC Legals Master <legalsmaster@pe.com>  
**Sent:** Thursday, September 24, 2015 8:31 AM  
**To:** Gil, Cecilia  
**Subject:** Re: FOR PUBLICATION: Adoption of Ord. No. 348.4804

Received for publication on Sept. 30. Proof with cost to follow.  
Thank you.

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**From:** Gil, Cecilia <CCGIL@rcbos.org>  
**Sent:** Thursday, September 24, 2015 7:52 AM  
**To:** PEC Legals Master  
**Subject:** FOR PUBLICATION: Adoption of Ord. No. 348.4804

One more...Adoption of Ord. for publication on Wednesday, Sept. 30, 2015. Please confirm. THANK YOU!

*Cecilia Gil*  
Board Assistant  
Clerk of the Board  
951-955-8464  
MS# 1010

BOARD OF SUPERVISORS OF THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA

**ORDINANCE NO. 348.4804**  
**AN ORDINANCE OF THE COUNTY OF RIVERSIDE**  
**AMENDING ORDINANCE NO. 348 RELATING TO ZONING**

The Board of Supervisors of the County of Riverside Ordains as follows:

Section 1. Section 4.1 of Ordinance No. 348, and Official Zoning Plan Map No. 2, as amended, are further amended by placing in effect in the Elsinore Area Plan, the zone or zones as shown on the map entitled "Change of Official Zoning Plan Amending Ordinance No. 348, Map No. 2.2374, Change of Zone Case No. 7143," which map is made a part of this ordinance.

Section 2. Article XVIIa of Ordinance No. 348 is amended by adding thereto a new Section 17.122 to read as follows:

"Section 17.122 SP ZONE REQUIREMENTS AND STANDARDS FOR SPECIFIC PLAN NO. 364.

a. Planning Area 1

(1) The uses permitted in Planning Area 1 of Specific Plan No. 364 shall be the same as those uses permitted in Article IXb, Section 9.50 of Ordinance No. 348, except that the uses permitted pursuant to Section 9.50.a. (5), (7), (13), (16), (23), (25), (28), (30), (31), (32), (52), (55), (64), (77), (80), (82), (85), (93), (98), and (99); and b. (1), (2), (3), (5), (7), (8), (9), (10), (13), (15), (16), (17), (18), (19), (25) and (26) shall not be permitted. In addition, the uses permitted under Section 9.50.a. shall include combined residential/commercial development, attached clustered residential development, detached clustered residential development, medical and dental offices, real estate offices, public schools and congregate care residential facilities.

(2) The development standards for commercial development within Planning Area 1 of Specific Plan No. 364 shall be the same as those standards identified in Article IXb, Section 9.53 of Ordinance No. 348.

(3) The development standards for combined residential/commercial development in Planning Area 1 of Specific Plan No. 364 shall be the same as those standards identified in Article VIII, Section 8.2 of Ordinance No. 348, except that the development standards set forth in Article VIII, Section 8.2 a., b., c., d., e., and f. shall be deleted and replaced with the following:

- A. The minimum lot width shall be sixty feet (60').
- B. The front of the building shall not be less than ten feet (10') from the property line.
- C. The side yard shall not be less than five feet (5').
- D. Except for lots with alleys, the rear yard shall not be less than ten feet (10'). Lots with alleys have no rear yard requirements.
- E. Where the front, side or rear yard is adjacent to a residential lot with a minimum lot size of half an acre or larger, all buildings shall not be less than twenty-five feet (25') from the adjacent residential property line.
- F. The maximum building height shall be fifty feet (50').
- G. Fireplaces and air conditioning units shall be allowed to encroach into the required front, side or rear setbacks a maximum of two feet (2'). No air conditioning units are permitted in the front of a residential building. Encroachments for balconies, porches, decks and attached patio covers shall be allowed to encroach into the required front and rear setbacks a maximum of seven feet (7'). No other structural encroachments shall be permitted in the front, side or rear yard except as provided for in Section 18.19 of Ordinance No. 348.
- H. Trash collection areas shall be screened by landscaping or architectural features in such a manner as not to be visible from a public street or from any adjacent residential area.



- I. Outside storage areas are prohibited.
- J. All lighting fixtures, including spot lights, electrical reflectors and other means of illumination for signs, buildings, landscaping, parking, loading, unloading and similar areas, shall be focused, directed and arranged to prevent glare or direct illumination on residential uses.

(4) The development standards for detached clustered residential development in Planning Area 1 of Specific Plan No. 364 shall be the same as those standards identified in Article VII of Ordinance No. 348 except Sections 7.2, 7.3, 7.4, 7.5, 7.6, 7.7, 7.8, 7.9, 7.10, and 7.11 of Ordinance No. 348 shall be deleted and replaced with the following:

- A. The minimum lot size shall be 7,200 square feet.
- B. The minimum lot width shall be thirty-one feet (31').
- C. The minimum front yard setback (to a habitable portion of the main building) shall be five feet (5') from the right of way.
- D. The minimum setback for a porch shall be five feet (5') from the right of way.
- E. The minimum distance between the front of a building and any adjacent building shall be twenty feet (20') at the first story and thirty feet (30') at the second story, regardless of lot lines.
- F. For motor courts, which shall be defined herein as single family detached homes grouped around a common private drive, all side yards shall not be less than four feet (4').
- G. For garden courts, which shall be defined herein as single family detached homes grouped around a private lawn, side yards on corner lots shall not be less than five feet (5') and interior side yards shall not be less than four feet (4').
- H. The minimum rear yard for garden courts shall be five feet (5').
- I. The minimum rear yard for motor courts shall be eight feet (8').
- J. Driveways shall be less than three feet (3') in length or at least eighteen feet (18') in length; driveway lengths between three feet (3') and eighteen feet (18') are prohibited.
- K. The minimum distance between the front of a building to the side of another building shall be twenty feet (20').
- L. The minimum distance between the side of a building and the rear of another building shall be ten feet (10').
- M. The minimum distance between the rear of a building and the rear of another building shall be fifteen feet (15').
- N. The minimum distance between the rear of a building and the rear of another building across an alley or motor court shall be thirty feet (30').
- O. The minimum distance between the rear of a building and any adjacent building (not including detached garages on the same lot) shall be ten feet (10') at the first story, twenty feet (20') at the second story, and thirty feet (30') between garages, regardless of lot lines.
- P. The maximum lot coverage shall be 60%.
- Q. The maximum building height shall be forty feet (40').
- R. The minimum private open space shall be one hundred eighty square feet (180') with a minimum width of twelve feet (12') and length of ten feet (10').

(5) The development standards for attached clustered residential development in Planning Area 1 of Specific Plan No. 364 shall be the same as those standards identified in Article VII of Ordinance No. 348 except Sections 7.2, 7.3, 7.4, 7.5, 7.6, 7.7, 7.8, 7.9, 7.10, and 7.11 of Ordinance No. 348 shall be deleted and replaced with the following:

- A. The minimum lot size shall be 5,000 square feet.
- B. The minimum lot width shall be sixty feet (60').
- C. The minimum front yard setback (to a habitable portion of the main building) shall be ten feet (10') from the right of way.

- D. For townhomes, which shall be defined herein as multi-family attached row homes with garages typically in the rear of the building, the minimum setback for porches shall be five feet (5') from the property line.
- E. For courtyards, which shall be defined herein as multi-family attached row homes grouped around a common private drive or along a drive lane, the minimum setback for porches shall be twelve feet (12') from the property line.
- F. For townhomes and courtyards, side yards shall not be less than ten feet (10').
- G. For townhomes, the distance between buildings shall not be less than twenty-five feet (25').
- H. For courtyards, the distance between buildings shall not be less than twenty feet (20').
- I. The rear yard distance between buildings (to habitable portion of the main building) shall not be less than twenty feet (20').
- J. Driveways shall be less than three feet (3') in length or at least eighteen feet (18') in length; driveway lengths between three feet (3') and eighteen feet (18') are prohibited.
- K. The minimum private open space shall be one hundred square feet (100') with a minimum width of ten feet (10') and length of eight feet (8').
- L. The maximum building height shall be forty-eight feet (48').
- (6) The development standards for congregate care residential facilities within Planning Area 1 of Specific Plan No. 364 shall be the same standards as those identified in Article XIXe, Section 19.102 of Ordinance No. 348.

(7) Except as provided above, all other zoning requirements shall be the same as those requirements identified in Article VII, Article VIII, Article IXb and Article XIXe of Ordinance No. 348.

b. Planning Area 2

(1) The uses permitted in Planning Area 2 of Specific Plan No. 364 shall be the same as those uses permitted in Article VII, Section 7.1 of Ordinance No. 348 except that the uses permitted in Section 7.1.a.(1), (2), (3), (4), (6), (7), (8), (9), (10), (11), and (12); Section 7.1.b.(2), (3), (5), (6), (7), (8), (9), and (10); and Section 7.1.c.(1) and (2) shall not be permitted. In addition, the uses permitted under Section 7.1.b. shall include public schools, detached clustered residential development and attached clustered residential development.

(2) The development standards for detached clustered residential development in Planning Area 2 of Specific Plan No. 364 shall be the same as those standards identified in Article VII of Ordinance 348 except Sections 7.2, 7.3, 7.4, 7.6, 7.7, 7.8, 7.9, 7.10, and 7.11 of Ordinance No. 348 shall be deleted and replaced with the following:

- A. The minimum lot size shall be 7,200 square feet.
- B. The minimum lot width shall be thirty-one feet (31').
- C. The minimum front yard setback (to a habitable portion of the main building) shall be five feet (5') from the right of way.
- D. The minimum setback for a porch shall be five feet (5') from the right of way.
- E. The minimum distance between the front of a building and any adjacent building shall be twenty feet (20') at the first story and thirty feet (30') at the second story, regardless of lot lines.
- F. All side yards for motor courts shall not be less than four feet (4').
- G. All side yards for garden courts shall not be less than five feet (5').
- H. The rear yard for garden courts shall not be less than five feet (5').
- I. The rear yard for motor courts shall not be less than eight feet (8').
- J. Driveways shall be less than three feet (3') in length or at least eighteen feet (18') in length; driveway lengths between three feet (3') and eighteen feet (18') are prohibited.
- K. The minimum distance between the front of a building and the side of a building shall be twenty feet (20').

- L. The minimum distance between the front of a building and the side of another building shall be ten feet (10').
  - M. The minimum distance between the rear of a building and the rear of another building shall be fifteen feet (15').
  - N. The minimum distance between the rear of a building and the rear of another building across an alley or motor court shall be thirty feet (30').
  - O. The minimum distance between the rear of a building and any adjacent building (not including detached garages on the same lot) shall be ten feet (10') at the first story, twenty feet (20') at the second story, and thirty feet (30') between garages, regardless of lot lines.
  - P. The maximum coverage shall be 60%.
  - Q. The maximum building height shall be forty feet (40').
  - R. The minimum private open space shall be one hundred eighty square feet (180') with a minimum width of twelve feet (12') and length of ten feet (10').
- (3) The development standards for attached clustered residential development in Planning Area 2 of Specific Plan No. 364 shall be the same as those standards identified in Article VII of Ordinance No. 348 except Sections 7.2, 7.3, 7.4, 7.5, 7.6, 7.7, 7.8, 7.9, 7.10, and 7.11 of Ordinance No. 348 shall be deleted and replaced with the following:
- A. The minimum lot size shall be 7,200 square feet.
  - B. The minimum lot width shall be sixty feet (60').
  - C. The minimum front yard setback (to a habitable portion of the main building) shall be ten feet (10') from the right of way.
  - D. The minimum setback for townhome porches shall be five feet (5') from the right of way.
  - E. The minimum setback for courtyard porches shall be twelve feet (12') from the right of way.
  - F. Side yards on corner lots (facing street) shall not be less than ten feet (10'), with five feet (5') of public space and five feet (5') of private space.
  - G. For townhomes and courtyards, interior side yards shall not be less than ten feet (10').
  - H. For townhomes, the distance between buildings shall not be less than twenty-five feet (25').
  - I. For courtyards, the distance between buildings shall not be less than twenty feet (20').
  - J. The rear yard (to the habitable portion of the main building) shall not be less than ten feet (10').
  - K. The minimum distance between the rear of a building and the rear of another building shall be twenty feet (20').
  - L. Driveways shall be less than three feet (3') in length, or at least eighteen feet (18') in length; driveway lengths between three feet (3') and eighteen feet (18') are prohibited.
  - M. The minimum private open space shall be one hundred square feet (100') with a minimum width of ten feet (10') and length of eight feet (8').
  - N. The maximum building height shall be forty-eight feet (48').
- (4) Except as provided above, all other zoning requirements shall be the same as those requirements identified in Article VII of Ordinance No. 348.
- c. Planning Areas 3 and 5
- (1) The uses permitted in Planning Areas 3 and 5 of Specific Plan No. 364 shall be the same as those uses permitted in Article VI, Section 6.1 of Ordinance No. 348, except that the uses permitted pursuant to Section 6.1.a.(2), (3), (5), (7) and (8); Section 6.1.b.(3), (4), (5), and (6); Section 6.1.c.(1); and Section 6.1.e.(1) shall not be permitted. In addition, the uses permitted under Section 6.1.b. shall include public schools, detached clustered residential development and attached clustered residential development.

(2) The development standards for residential development in Planning Area 3 and 5 of Specific Plan No. 364 shall be the same as those standards identified in Article VI, Section 6.2 of Ordinance No. 348, except that the development standards set forth in Section 6.2.a, b, c, d, e(1), e(2), e(3), and e(4) shall be deleted and replaced with the following:

- A. The minimum lot size shall be 4,000 square feet for Planning Area 3 and 5,000 square feet for Planning Area 5.
- B. The minimum lot width for standard lots shall be fifty feet (50').
- C. The minimum lot width for lots along a cul-de-sac shall be thirty-five feet (35').
- D. The minimum front yard setback (to a habitable portion of the main building) shall be twelve feet (12') from the right of way.
- E. The minimum setback for front-entry garages shall be twenty feet (20') from the right of way and fifteen feet (15') for side-entry garages.
- F. The minimum front yard setback for porches shall be eight feet (8') from the right of way.
- G. Side yards for interior lots shall be not less than five feet (5').
- H. Side yards on corner lots (facing street) shall not be less than ten feet (10') with five feet (5') of public space and five feet (5') of private space.
- I. Fireplaces and air conditioning units shall be allowed to encroach into the required side yard setback a maximum of two feet (2'). Covered Patios, balconies and decks shall be allowed to encroach into the required rear yard setback a maximum of five feet (5'). No other structure encroachment shall be permitted in the front, side, or rear yard, except as provided for in Section 18.19 of Ordinance No. 348.
- J. The rear yard shall not be less than fifteen feet (15').
- K. The maximum building height shall be forty feet (40').
- L. The maximum lot coverage shall be 60% for single story dwellings and 50% for two story dwellings.
- M. All playground equipment and public gathering areas within Planning Areas 3 and 5 shall be shaded in accordance with the Shade Standards described in Section IV.E.2 of Specific Plan No. 364.

(3) The development standards for detached clustered residential development in Planning Areas 3 and 5 of Specific Plan No. 364 shall be the same as those standards identified in Section Article VI, 6.2 of Ordinance No. 348, except that the development standards set forth in Section 6.2.a, b, c, d, e(1), e(2), e(3), and e(4) shall be deleted and replaced with the following:

- A. The minimum lot size shall be 3,000 square feet.
- B. The minimum lot width for standard lots shall be twenty-five feet (25'). The minimum lot width for lots along a cul-de-sac shall be twenty feet (20').
- C. The minimum front yard setback (to a habitable portion of the main building) shall be ten feet (10') from the right of way.
- D. The minimum front yard setback from the right of way to garages shall be twenty feet (20').
- E. Covered porches and balconies may encroach into the required front yard setback a maximum of five feet (5'). No other structure encroachment shall be permitted in the front, side, or rear yard, except as provided for in Section 18.19 of Ordinance No. 348.
- F. The side yard shall not be less than four feet (4').
- G. The rear yard shall not be less than five feet (5').
- H. The minimum setback for garages located to the rear of lot shall be two feet (2') from the property line.
- I. The minimum distance between the rear of a building and any adjacent building (not including detached garages on the same lot) shall be ten feet (10') at the first story and twenty feet (20') at the second story, regardless of lot lines.

J. The minimum private open space shall be four hundred (400) square feet with a minimum width of fifteen feet (15') and length of fifteen feet (15').

K. The maximum lot coverage shall be 60%.

(4) The development standards for attached clustered residential development in Planning Areas 3 and 5 of Specific Plan No. 364 shall be the same as those standards identified in Article VII of Ordinance No. 348, except that the development standards set forth in Sections 7.2, 7.3, 7.4, 7.5, 7.6, 7.7, 7.8, 7.9, 7.10, and 7.11 of Ordinance No. 348 shall be deleted and replaced with the following:

A. The minimum lot size shall be 7,200 square feet.

B. The minimum lot width shall be thirty-one feet (31').

C. The minimum front yard setback (to a habitable portion of the main building) shall be eight feet (8') from the right of way.

D. The minimum setback from the right of way to front entry garages shall be twenty feet (20').

E. Covered porches and balconies may encroach into the required front yard setback a maximum of two feet (2'). Covered patios, balconies and decks may encroach into the required rear yard setback a maximum of four feet (4'). No other structure encroachment shall be permitted in the front, side, or rear yard, except as provided for in Section 18.19 of Ordinance No. 348.

F. The minimum distance between the front of a building and any adjacent building shall be twenty feet (20'), regardless of lot lines.

G. Side yards on corner lots (facing street) shall not be less than ten feet (10') with five feet (5') of public space and five feet (5') of private space.

H. Side yards for interior lots shall not be less than five feet (5').

I. The rear yard shall not be less than eight feet (8').

J. Driveways shall be less than three feet (3') in length or at least eighteen feet (18') in length; driveway lengths between three feet (3') and eighteen feet (18') are prohibited.

K. The minimum distance between the front of a building and the side of another building shall be twenty feet (20').

L. The minimum distance between the side of a building and the side of another building shall be ten feet (10').

M. The minimum distance between the rear of a building and the rear of another building shall be fifteen feet (15').

N. The minimum distance between the rear of a building and the rear of another building across alley or motor court shall be thirty feet (30').

O. The minimum private open space shall be two hundred (200) square feet with a minimum width of ten feet (10') and length of ten feet (10').

P. The maximum lot coverage shall be 60%.

Q. The maximum building height shall be forty feet (40').

(5) Except as provided above, all other zoning requirements shall be the same as those requirements identified in Article VI and Article VII of Ordinance No. 348.

d. Planning Area 4A

(1) The uses permitted in Planning Area 4A of Specific Plan No. 364 shall be the same as those uses permitted in Article VIII, Section 8.100 of Ordinance No. 348, except that the uses permitted in Section 8.100.a., b., and c. shall not be permitted. In addition, the permitted uses identified under Section 8.100.a. shall also include public schools, public parks, private recreation areas, and trails.

(2) The development standards for Planning Area 4A of Specific Plan No. 364 shall be the same as those standards identified in Article VIII, Section 8.101 of Ordinance No. 348.

(3) Except as provided above, all other zoning requirements shall be the same as those requirements identified in Article VIII of Ordinance No. 348.

e. Planning Area 4B

(1) The uses permitted in Planning Area 4B of Specific Plan No. 364 shall be the same as those uses permitted in Article VIII, Section 8.100 of Ordinance No. 348, except that the uses permitted in Section 8.100.a., b., and c., shall not be permitted. In addition, the permitted uses identified under Section 8.100.a. shall also include public schools, non-commercial community centers, libraries, and senior centers.

(2) The development standards for Planning Area 4B of Specific Plan No. 364 shall be the same as those standards identified in Article VIII, Section 8.101 of Ordinance No. 348.

(3) Except as provided above, all other zoning requirements shall be the same as those requirements identified in Article VIII of Ordinance No. 348.

f. Planning Area 6 and 7

(1) The uses permitted in Planning Areas 6 and 7 of Specific Plan No. 364 shall be the same as those uses permitted in Article VIII, Section 8.100 of Ordinance No. 348, except that the uses permitted pursuant to Section 8.100.a., b., and c. shall not be permitted. In addition, the permitted uses identified under Section 8.100.a. shall also include natural open space, overlooks, and trails.

(2) The development standards for Planning Areas 6 and 7 of Specific Plan No. 364 shall be the same as those standards identified in Article VIII, Section 8.101 of Ordinance No. 348.

(3) Except as provided above, all other zoning requirements shall be the same as those requirements identified in Article VIII of Ordinance No. 348.

Section 3. This ordinance shall take effect 30 days after its adoption.

Marion Ashley, Chairman of the Board

I HEREBY CERTIFY that at a regular meeting of the Board of Supervisors of said County, held on **September 22, 2015** the foregoing Ordinance consisting of three (3) sections was adopted by said Board by the following vote:

AYES: Jeffries, Tavaglione, Washington, Benoit and Ashley  
NAYS: None  
ABSENT: None

Kecia Harper-Ihem, Clerk of the Board  
By: Cecilia Gil, Board Assistant



OFFICE OF  
CLERK OF THE BOARD OF SUPERVISORS  
1st FLOOR, COUNTY ADMINISTRATIVE CENTER  
P.O. BOX 1147, 4080 LEMON STREET  
RIVERSIDE, CA 92502-1147  
PHONE: (951) 955-1060  
FAX: (951) 955-1071

KECIA HARPER-IHEM  
Clerk of the Board of Supervisors

KIMBERLY A. RECTOR  
Assistant Clerk of the Board

September 24, 2015

THE PRESS ENTERPRISE  
ATTN: LEGALS  
P.O. BOX 792  
RIVERSIDE, CA 92501

FAX: (951) 368-9018  
E-MAIL: [legals@pe.com](mailto:legals@pe.com)

RE: ADOPTION OF ORDINANCE NO. 348.4814

To Whom It May Concern:

Attached is a copy for publication in your newspaper for **ONE (1) TIME** on **Wednesday, September 30, 2015**.

We require your affidavit of publication immediately upon completion of the last publication.

Your invoice must be submitted to this office, WITH TWO CLIPPINGS OF THE PUBLICATION.

NOTE: PLEASE COMPOSE THIS PUBLICATION INTO A SINGLE COLUMN FORMAT.

Thank you in advance for your assistance and expertise.

Sincerely,

*Cecilia Gil*

Board Assistant to:  
KECIA HARPER-IHEM, CLERK OF THE BOARD

**Gil, Cecilia**

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**From:** PEC Legals Master <legalsmaster@pe.com>  
**Sent:** Thursday, September 24, 2015 8:30 AM  
**To:** Gil, Cecilia  
**Subject:** Re: FOR PUBLICATION: Adoption of Ord. 348.4814

Received for publication on Sept. 30. Proof with cost to follow.

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**From:** Gil, Cecilia <CCGIL@rcbos.org>  
**Sent:** Thursday, September 24, 2015 7:51 AM  
**To:** PEC Legals Master  
**Subject:** FOR PUBLICATION: Adoption of Ord. 348.4814

Adoption of Ordinance, for publication on September 30, 2015. Please confirm. THANK YOU!

*Cecilia Gil*

Board Assistant  
Clerk of the Board  
951-955-8464  
MS# 1010



BOARD OF SUPERVISORS OF THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA

**ORDINANCE NO. 348.4814**

**AN ORDINANCE OF THE COUNTY OF RIVERSIDE**  
**AMENDING ORDINANCE NO. 348 RELATING TO ZONING**

The Board of Supervisors of the County of Riverside Ordains as follows:

Section 1. Section 4.1 of Ordinance No. 348 and Official Zoning Plan Map No. 2, as amended, are further amended by placing in effect in the Rancho California Area the zone or zones as shown on the map entitled "Change of Official Zoning Plan Amending Ordinance No. 348 Map No. 2.2381, Change of Zone Case No. 7806," which map is made a part of this ordinance.

Section 2. Article XVIIa Section 17.70 of Ordinance No. 348 is hereby amended in its entirety to read as follows:

Section 17.70 SP ZONE REQUIREMENTS AND STANDARDS FOR SPECIFIC PLAN NO. 265.

a. Planning Area 1.

(1) The uses permitted in Planning Area 1 of Specific Plan No. 265 shall be the same as those uses permitted in Article XI, Section 11.2 of Ordinance No. 348, except that the uses permitted pursuant to Section 11.2.b. (1) c) 1. through 4. and 6.; d) 1. through 4.; f) 1.; g) 1. and 5.; h) 1., 2., 7. and 8.; i) 1. and 2.; k) 2., 4., 5., 6., 7. and 8; m) 1., 4. and 9.; Section 11.2.b. (2) c), i), k), 1), o), s), t), u), v), w), x) and y); Section 11.2.c. 2), 3), 6), 7), 8), 9), 10), 11), 13), 14), 15), 16) and 17); and Section 11.2.e. shall not be permitted. In addition, the permitted uses identified under section 11.2.b. of Ordinance No. 348 shall also include telephone exchanges and switching equipment, post offices, fire and police stations, water and gas company service facilities, parcel delivery services, golf courses and driving ranges.

(2) The development standards for Planning Area 1 of Specific Plan No. 265 shall be the same as those standards identified in Article XI, Section 11.4 of Ordinance No. 348 except that the development standard set forth in Article XI, Section 11.4.a. shall be deleted and replaced by the following:

A. The minimum lot size shall be twenty thousand square feet (20,000') with a minimum average width of seventy-five feet (75 ').

(3) Except as provided above, all other zoning requirements shall be the same as those requirements identified in Article XI of Ordinance No. 348.

b. Planning Area 2.

(1) The uses permitted in Planning Area 2 of Specific Plan No. 265 shall be the same as those uses permitted in Article XI, Section 11.2 of Ordinance No. 348, except that the uses permitted

pursuant to Section 11.2.b. (1) c) 1. through 4. and 6.; d) 1. through 4.; f) 1.; g) 1. and 5.; h) 1., 2., 7. and 8.; i) 1. and 2.; k) 2., 4., 5., 6., 7. and 8.; m) 1., 2. and 9.; Section 11.2.b. (2) c), i), k), 1), o), s), t), u), v), w), x) and y); Section 11.2.c. (2), (3), (6), (7); (8), (9), (10), (11), (13), (14), (15), (16) and (17); and Section 11.2.e. shall not be permitted. In addition, the permitted uses identified under section 11.2.b. of Ordinance 348 shall also include aircraft taxiways, telephone exchanges and switching equipment, post offices, fire and police stations, water and gas company service facilities, and parcel delivery services.

(2) The development standards for Planning Area 2 of Specific Plan No. 265 shall be the same as those standards identified in Article XI, Section 11.4 of Ordinance No. 348 except that the development standard set forth in Article XI, Section 11.4.a. shall be deleted and replaced by the following:

A. The minimum lot size shall be twenty thousand square feet (20,000') with a minimum average width of seventy-five feet (75 ').

(3) Except as provided above, all other zoning requirements shall be the same as those requirements identified in Article XI of Ordinance No. 348.

c. Planning Area 3.

(1) The uses permitted in Planning Area 3 of Specific Plan No. 265 shall be the same as those uses permitted in Article XI, Section 11.2 of Ordinance No. 348, except that the uses permitted pursuant to Section 11.2.b. (1) c) 1. through 4. and 6.; d) 1. through 4.; f) 1.; g) 1. and 5.; h) 1. through 9.; i) 1., 2. and 5.; k) 1. through 8.; m) 1., 4. and 9.; Section 11.2.b. (2), c), i), k), 1), o), s), t), u), v), w), x) and y); Section 11.2.c. (2), (3), (6) and (17); and Section 11.2.e. shall not be permitted.

(2) The development standards for Planning Area 3 of Specific Plan No. 265 shall be the same as those standards identified in Article XI, Section 11.4 of Ordinance No. 348.

(3) Except as provided above, all other zoning requirements shall be the same as those requirements in Article XI of Ordinance No. 348.

d. Planning Areas 4, 6, and 7.

(1) The uses permitted in Planning Areas 4, 6, and 7 of Specific Plan No. 265 shall be the same as those uses permitted in Article XI, Section 11.2 of Ordinance No. 348, except that the uses permitted pursuant to Section 11.2.b. (1) c) 1. through 4. and 6.; d) 1. through 4.; f) 1.; g) 1. and 5.; h) 1. through 9.; i) 1., 2. and 5.; k) 1. through 8.; m) 1., 4. and 9.; Section 11.2.b. (2), c), i), k), 1), o), s), t), u), v), w), x) and y); Section 11.2.c. (2), (3), (6) and (17); and Section 11.2.e. shall not be permitted. In addition, the permitted uses identified under Section 11.2.c. shall include organic fertilizer production, composting and recycling of green waste, not including food waste.

(2) The development standards for Planning Areas 4, 6, and 7 of Specific Plan No. 265 shall be the same as those standards identified in Article XI, Section 11.4 of Ordinance No. 348.

(3) Except as provided above, all other zoning requirements shall be the same as those requirements in Article XI of Ordinance No. 348.

e. Planning Area 5.

(1) The uses permitted in Planning Area 5 of Specific Plan No. 265 shall be the same as those uses permitted in Article XI, Section 11.2 of Ordinance No. 348, except that the uses permitted pursuant to section 11.2.b. (1) c) 1. through 4. and 6.; d) 1. through 4.; f) 1.; g) 1. and 5.; h) 1. through 9.; i) 1., 2. and 5.; k) 1. through 8.; m) 1., 4. and 9.; Section 11.2.b. (2), c), i), k), 1), o), s), t), u), v), w), x) and y); Section 11.2.c. (2), (3), (6) through (17); and Section 11.2.e. shall not be permitted.

(2) The development standards for Planning Area 5 of Specific Plan No. 265 shall be the same as those standards identified in Article XI, Section 11.4 of Ordinance No. 348.

(3) Except as provided above, all other zoning requirements shall be the same as those requirements identified in Article XI of Ordinance No. 348.

f. Planning Area 8.

(1) The uses permitted in Planning Area 8 of Specific Plan No. 265 shall be the same as those permitted in Article IXd, Section 9.72 of Ordinance No. 348 except that the uses permitted pursuant to Section 9.72.a.(2), (9) and (10) and Section 9.72.b. (4) shall not be permitted.

(2) The development standards for Planning Area 8 of Specific Plan No. 265 shall be the same as those standards identified in Article IXd, Section 9.73 of Ordinance No. 348, except that the development standards set forth in Article IXd, Section 9.73.b. shall be deleted and replaced by the following:

- A. Where the front, side or rear yard adjoins a street, the minimum setback shall be twenty-five feet (25') from the property line.
- B. Where the front, side or rear yard adjoins a lot zoned R-R, R-1, R-A, R-2, R-3, R-4, R-6, R-T, R-T-R, W-2, W-2-M or SP with a residential zone, the minimum setback shall be twenty-five feet (25') from the property line.
- C. Where the front, side, or rear yard adjoins a lot zoned other than R-R, R-1, R-A, R-2, R-3, R-4, R-6, R-T, R-T-R, W-2, W-2-M, or SP with a residential zone, there is no minimum setback.

(3) Except as provided above, all other zoning requirements shall be the same as those requirements identified in Article IXd of Ordinance No. 348.

g. Planning Areas 9 and 11.

(1) The uses permitted in Planning Areas 9 and 11 of Specific Plan No. 265 shall be the same as those uses permitted in Article IXb, Section 9.50 of Ordinance No. 348, except that the uses permitted pursuant to Section 9.50.a. (2), (3), (6), (7), (12), (13), (16), (18), (20), (21), (25), (26), (27), (31), (32), (34), (35), (36), (38), (40), (42), (43), (45), (46), (47), (48), (52), (53), (58), (62), (64), (65),

(67), (68), (70), (76), (77), (78), (79), (80), (83), (84), (86), (87), (89), (92), (93), (95), (96), (97), (98) and (101) and b.(1) through (6), (8), (10), (11), (13) through (20), (22) and (23) shall not be permitted.

(2) The development standards for Planning Areas 9 and 11 of Specific Plan No. 265 shall be the same as those standards identified in Article IXb Section 9.53 of Ordinance No. 348 except that the development standards set forth in Article IXb, Section 9.53.b. shall be deleted and replaced by the following:

- A. Where the front, side or rear yard adjoins a street, the minimum setback shall be twenty-five feet (25') from the property line.
- B. Where the front, side or rear yard adjoins a lot zoned R-R, R-1, R-A, R-2, R-3, R-4, R-6, R-T, R-T-R, W-2-M, or SP with a residential use, the minimum setback shall be twenty-five feet (25') from the property line.
- C. Where the front, side, or rear yard adjoins a lot zoned other than R-R, R-1, R-A, R-2, R-3, R-4, R-6, R-T, R-T-R, W-2-M, or SP with a residential use, there is no minimum setback.

(3) Except as provided above, all other zoning requirements shall be the same as those requirements identified in Article IXb of Ordinance No. 348.

h. Planning Area 10.

(1) The uses permitted Planning Area 10 of Specific Plan No. 265 shall be the same as those uses permitted in Article IXb, Section 9.50 of Ordinance No. 348.

(2) The development standards for Planning Area 10 of Specific Plan No. 265 shall be the same as those standards identified in Article IXb, Section 9.53 of Ordinance No. 348.

(3) Except as provided above, all other zoning requirements shall be the same as those requirements identified in Article IXb of Ordinance No. 348.

i. Planning Areas 12 and 13.

(1) The uses permitted in Planning Areas 12 and 13 of Specific Plan No. 265 shall be the same as those uses permitted in Article IXb, Section 9.50 of Ordinance No. 348, except that the uses permitted pursuant to Section 9.50.a (100) and (102) shall not be permitted. In addition, the permitted uses identified under Section 9.50.a. of Ordinance No. 348 shall also include law, medical, dental, chiropractic, architectural, engineering, community planning, and real estate offices. In addition, the permitted uses identified under Section 9.50.b. of Ordinance No. 348 shall include health and exercise centers, provided all facilities are located within an enclosed building.

(2) The development standards for Planning Areas 12 and 13 of Specific Plan No. 265 shall be the same as those standards identified in Article IXb, Section 9.53 of Ordinance No. 348.

(3) Except as provided above, all other zoning requirements shall be the same as those requirements identified in Article IXb of Ordinance No. 348.

j. Planning Areas 14 and 17.

(1) The uses permitted in Planning Areas 14 and 17 of Specific Plan No. 265 shall be the same as those uses permitted in Article VII, Section 7.1 of Ordinance No. 348, except that the uses permitted pursuant to Section 7.1.a. (2), (3), (4), (10), (11), (12); b. (3), (5), (6), (7) and (9); and c. (l) and (2) shall not be permitted. In addition, the uses permitted under Section 7.1.b shall include private recreational parks/areas.

(2) The development standards for Planning Areas 14 and 17 of Specific Plan No. 265 shall be the same as those standards identified in Article VII of Ordinance No. 348 except Sections 7.2, 7.3, 7.4, 7.5, 7.6, 7.7, 7.8, 7.9, 7.10, and 7.11 of Ordinance No. 348 shall be deleted and replaced with the following development standards:

- A. The minimum lot size shall be four thousand five hundred square feet (4,500').
- B. The minimum lot width shall be forty-five feet (45').
- C. The front yard setback shall be a minimum of fifteen feet (15').
- D. The minimum corner side yard setback shall be ten feet (10'). All other side yard setbacks shall be five feet (5'). The minimum side yard distance between structures shall be at least ten feet (10')
- E. The minimum rear yard setback shall be fifteen feet (15').
- F. The minimum garage setback shall be eighteen feet (18').
- G. The maximum building height shall be thirty-five feet (35').
- H. The maximum lot coverage shall be 60% for single story buildings and 50% for two story buildings. Lot coverage includes, but is not limited to, garages, covered porches, and balconies.
- I. Encroachments for fireplaces, air conditioning units and media centers shall not exceed more than two feet (2') into the front, side, or rear setbacks. No air conditioning units shall be permitted in front of the structure. Encroachments for balconies, porches, decks, and attached patio covers shall not exceed ten feet (10') into the front or rear setback. The side yard with gate access shall at all times maintain a five feet (5') clearance regardless of encroachments. No other structural encroachments shall be permitted in the front, rear or side yard except as provided for in Section 18.19 of Ordinance No. 348.
- J. All playground equipment shall be shaded in accordance with the Shade Standards described in Section IV.E.3 of Specific Plan No. 265.

(3) Except as provided above, all other zoning requirements shall be the same as those requirements identified in Article VII of Ordinance No. 348.

k. Planning Area 15.

(1) The uses permitted in Planning Area 15 of Specific Plan No. 265 shall be the same as those uses permitted in Article VII, Section 7.1 of Ordinance No. 348, except that the uses permitted pursuant to Section 7.1. a.(2), (3), (4), (6), (8), (9), (10), (11) and (12); b.(1), (2), (3), (5), (6), (7), (8), (9) and (10); and c.(1) and (2) shall not be permitted. In addition, the uses permitted under Section 7.1.a shall include single-family detached dwellings with zero lot lines and Section 7.1.b shall include private recreational parks/areas.

(2) The development standards for Planning Area 15 of Specific Plan No. 265 shall be the same as those standards identified in Article VII of Ordinance 348, except that the development standards set forth in Section 7.3, 7.4, 7.9, 7.10, and 7.11 of Ordinance No. 348 shall be deleted and replaced with the following:

- A. The minimum lot size shall be three thousand seven hundred and eighty square feet (3,780').
- B. The minimum lot width shall be forty-two feet (42') and minimum frontage on cul-de-sac shall be twenty two-feet (22').
- C. The minimum front facing street setback shall be ten feet (10').
- D. The minimum front entry garage setback shall be twenty feet (20') and side entry garage setback shall be fifteen feet (15').
- E. The minimum street side setbacks shall be ten feet (10') and interior side setbacks shall be at least five feet (5').
- F. The minimum rear setback shall be ten feet (10') when building element is twenty feet (20') in width or less otherwise it shall be fifteen feet (15').
- G. There shall be a minimum twenty feet (20') separation between the second stories of adjacent buildings.
- H. Encroachments for balconies, porches, decks, and attached patio covers shall not exceed five feet (5') into the rear setback. No other structural encroachments shall be permitted in the front, rear or side yard except as provided for in Section 18.19 of Ordinance No. 348.
- I. Any driveway shall be less than three feet (3') in length or at least eighteen feet (18') in length; driveway lengths between three feet (3') and eighteen feet (18') are not permitted.

(3) Except as provided above, all other zoning requirements shall be the same as those requirements identified in Article VII of Ordinance No. 348.

I. Planning Area 16.

(1) The uses permitted in Planning Area 16 of Specific Plan No. 265 shall be the same as those uses permitted in Article VII, Section 7.1 of Ordinance No. 348, except that the uses permitted

pursuant to Section 7.1. a. (2), (3), (4), (10), (11), (12); b. (3), (5), (6), (7) and (9); and c. (l) and (2) shall not be permitted. In addition, the uses permitted under Section 7.1.b shall include private recreational parks/areas.

(2) The development standards for Planning Area 16 of Specific Plan No. 265 shall be the same as those standards identified in Article VII of Ordinance 348, except that the development standards set forth in Section 7.3, 7.4, 7.9, 7.10, and 7.11 of Ordinance No. 348 shall be deleted and replaced with the following:

- A. The minimum lot size shall be four thousand five hundred square feet (4,500').
- B. The minimum lot width shall be thirty-eight feet (38') and minimum frontage on cul-de-sac shall be twenty-two feet (22').
- C. The minimum front facing street setback shall be eighteen feet (18').
- D. The minimum front entry garage setback shall be eighteen feet (18').
- E. The minimum street side setbacks shall be five feet (5') and interior side setbacks shall be at least five feet (5').
- F. The minimum rear setback shall be five feet (5').
- G. There shall be a minimum twenty feet (20') separation between the second stories of adjacent buildings.
- H. Encroachments for balconies, porches, decks, and attached patio covers shall not exceed five feet (5') into the rear setback. No other structural encroachments shall be permitted in the front, rear or side yard except as provided for in Section 18.19 of Ordinance No. 348.
- I. Any driveway shall be less than three feet (3') in length or at least eighteen feet (18') in length; driveway lengths between three feet (3') and eighteen feet (18') are not permitted.

(3) Except as provided above, all other zoning requirements shall be the same as those requirements identified in Article VII of Ordinance No. 348.

m. Planning Areas 18, 19, 20, 21, and 23.

(1) The uses permitted in Planning Areas 18, 19, 20, 21, and 23 of Specific Plan No. 265 shall be the same as those uses permitted in Article VIIIe, Section 8.100 of Ordinance No. 348 except that the uses permitted pursuant to Section 8.100.a.1, 2, 5, 7 and 8; b.; and c. shall not be permitted. In addition, the permitted uses identified under Section 8.100.a. shall also include natural open space and trails.

(2) The development standards for Planning Areas 18, 19, 20, 21, and 23 of Specific Plan No. 265 shall be the same as those standards identified in Article VIIIe of Ordinance No. 348.

(3) Except as provided above, all other zoning requirements shall be the same as those

requirements identified in Article VIII of Ordinance No. 348.

n. Planning Area 22.

(1) The uses permitted in Planning Area 22 of Specific Plan No. 265 shall be the same as those uses permitted in Article VIII, Section 8.100 of Ordinance No. 348 except that the uses permitted pursuant to Section 8.100.a.1, 2, 5, 7; b.; and c. shall not be permitted. In addition, the permitted uses identified under Section 8.100.a. shall also include parks and trails.

(2) The development standards for Planning Area 22 of Specific Plan No. 265 shall be the same as those standards identified in Article VIII of Ordinance No. 348 with the addition of the following standard:

A. All playground equipment shall be shaded in accordance with the Shade Standards described in Section IV.E.3 of Specific Plan No. 265.

(3) Except as provided above, all other zoning requirements shall be the same as those set forth in Article VIII of Ordinance 348.

Section 3. This ordinance shall take effect 30 days after its adoption.

Marion Ashley, Chairman of the Board

I HEREBY CERTIFY that at a regular meeting of the Board of Supervisors of said County, held on **September 22, 2015** the foregoing Ordinance consisting of three (3) sections was adopted by said Board by the following vote:

AYES: Jeffries, Tavaglione, Washington, Benoit and Ashley  
NAYS: None  
ABSENT: None

Kecia Harper-Ihem, Clerk of the Board  
By: Cecilia Gil, Board Assistant



**Riverside County Board of Supervisors  
Request to Speak**

Submit request to Clerk of Board (right of podium),  
Speakers are entitled to three (3) minutes, subject  
to Board Rules listed on the reverse side of this form.

**SPEAKER'S NAME:** Holmstrom

**Address:** \_\_\_\_\_  
(only if follow-up mail response requested)

**City:** Upton Hills **Zip:** \_\_\_\_\_

**Phone #:** Northern Mead Valley

**Date:** \_\_\_\_\_ **Agenda #** 3-25

**PLEASE STATE YOUR POSITION BELOW:**

**Position on "Regular" (non-appealed) Agenda Item:**  
\_\_\_\_\_ **Support**      \_\_\_\_\_ **Oppose**      \_\_\_\_\_ **Neutral**

**Note:** If you are here for an agenda item that is filed  
for "Appeal", please state separately your position on  
the appeal below:

\_\_\_\_\_ **Support**      \_\_\_\_\_ **Oppose**      \_\_\_\_\_ **Neutral**

**I give my 3 minutes to:** \_\_\_\_\_

## **BOARD RULES**

### **Requests to Address Board on "Agenda" Items:**

You may request to be heard on a published agenda item. Requests to be heard must be submitted to the Clerk of the Board before the scheduled meeting time.

### **Requests to Address Board on items that are "NOT" on the Agenda:**

Notwithstanding any other provisions of these rules, member of the public shall have the right to address the Board during the mid-morning "Oral Communications" segment of the published agenda. Said purpose for address must pertain to issues which are under the direct jurisdiction of the Board of Supervisors. YOUR TIME WILL BE LIMITED TO THREE (3) MINUTES.

### **Power Point Presentations/Printed Material:**

Speakers who intend to conduct a formalized Power Point presentation or provide printed material must notify the Clerk of the Board's Office by 12 noon on the Monday preceding the Tuesday Board meeting, insuring that the Clerk's Office has sufficient copies of all printed materials and at least one (1) copy of the Power Point CD. Copies of printed material given to the Clerk (by Monday noon deadline) will be provided to each Supervisor. If you have the need to use the overhead "Elmo" projector at the Board meeting, please insure your material is clear and with proper contrast, notifying the Clerk well ahead of the meeting, of your intent to use the Elmo.

### **Individual Speaker Limits:**

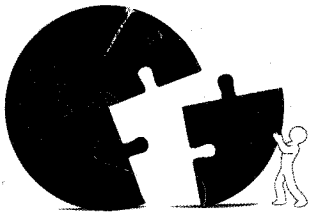
**Individual speakers are limited to a maximum of three (3) minutes.** Please step up to the podium when the Chairman calls your name and begin speaking immediately. Pull the microphone to your mouth so that the Board, audience, and audio recording system hear you clearly. Once you start speaking, the "green" podium light will light. The "yellow" light will come on when you have one (1) minute remaining. When you have 30 seconds remaining, the "yellow" light will begin flash, indicating you must quickly wrap up your comments. Your time is up when the "red" light flashes. The Chairman adheres to a strict three (3) minutes per speaker. **Note: If you intend to give your time to a "Group/Organized Presentation", please state so clearly at the very bottom of the reverse side of this form.**

### **Group/Organized Presentations:**

Group/organized presentations with more than one (1) speaker will be limited to nine (9) minutes at the Chairman's discretion. The organizer of the presentation will automatically receive the first three (3) minutes, with the remaining six (6) minutes relinquished by other speakers, as requested by them on a completed "Request to Speak" form, and clearly indicated at the front bottom of the form.

### **Addressing the Board & Acknowledgement by Chairman:**

The Chairman will determine what order the speakers will address the Board, and will call on all speakers in pairs. The first speaker should immediately step to the podium and begin addressing the Board. The second speaker should take up a position in one of the chamber aisles in order to quickly step up to the podium after the preceding speaker. This is to afford an efficient and timely Board meeting, giving all attendees the opportunity to make their case. Speakers are prohibited from making personal attacks, and/or using coarse, crude, profane or vulgar language while speaking to the Board members, staff, the general public and/or meeting participants. Such behavior, at the discretion of the Board Chairman may result in removal from the Board Chambers by Sheriff Deputies.



**RIVERSIDE COUNTY  
PLANNING DEPARTMENT**

205 B

Steve Weiss, AICP  
Planning Director

DATE: September 8, 2015

TO: Clerk of the Board of Supervisors

FROM: Planning Department - Riverside Office

SUBJECT: 2<sup>nd</sup> Land Use/2<sup>nd</sup> Circulation GPA Cycle of 2015 (GPAs, 743, 856, 928D1, 954, 1058, 1123, 1126, 1128, and 1132.)

(Charge your time to these case numbers)

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

- Place on Administrative Action (Receive & File; EOT)
  - Labels provided If Set For Hearing
    - 10 Day  20 Day  30 day
- Place on Consent Calendar
- Place on Policy Calendar (Resolutions; Ordinances; PNC)
- Place on Section Initiation Proceeding (GPIP)
- Set for Hearing (Legislative Action Required; CZ, GPA, SP, SPA)
- Publish in Newspaper:
  - \*\*SELECT Advertisement\*\*
  - \*\*SELECT CEQA Determination\*\*
    - 10 Day  20 Day  30 day
- Notify Property Owners (app/agencies/property owner labels provided)

**Staff is requesting September 22, 2015 BOS date.**

**3 Extra sets were taken to:  
Clerk of the Board**

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

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

"Planning Our Future... Preserving Our Past"

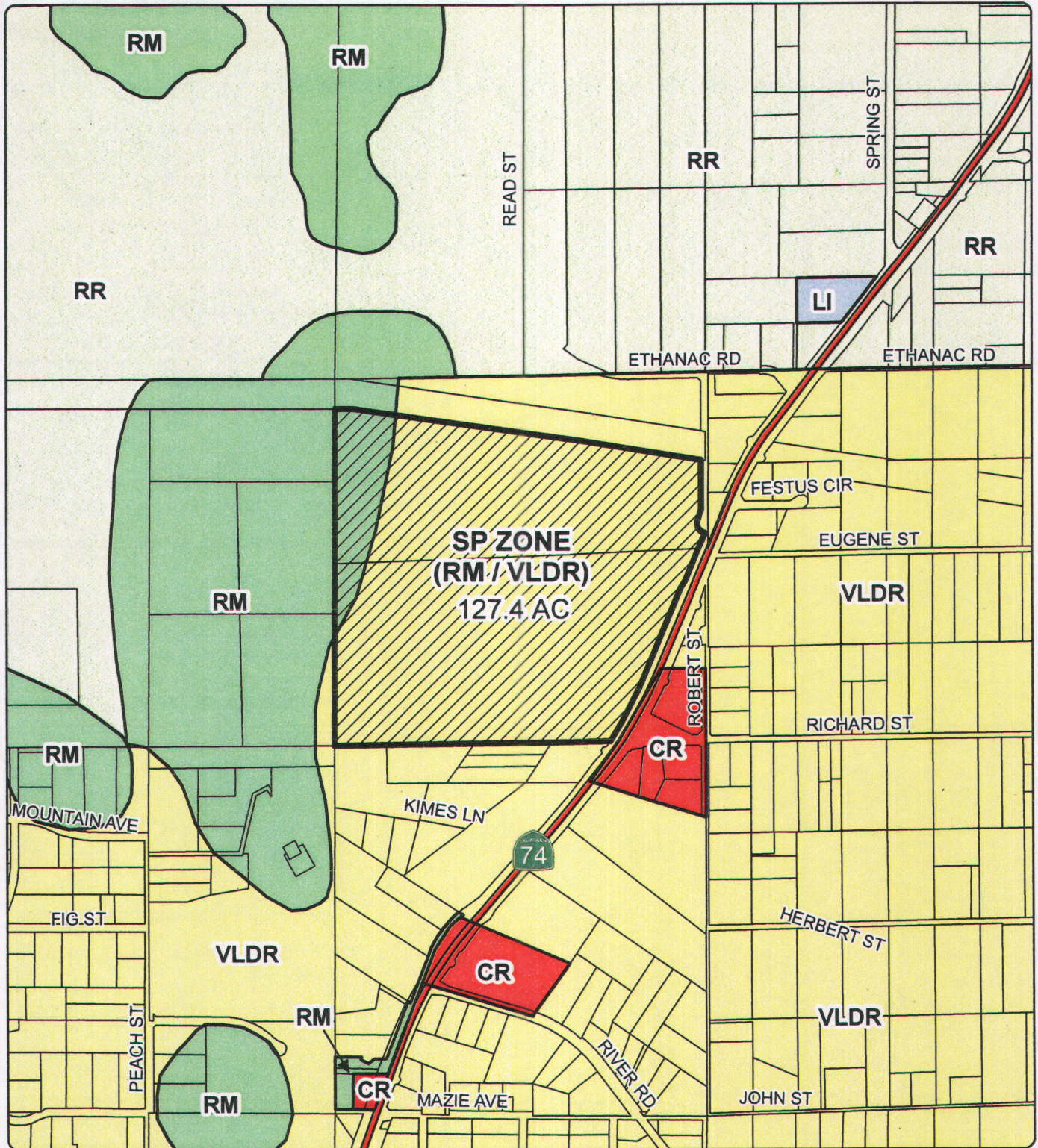
RIVERSIDE COUNTY PLANNING DEPARTMENT

CZ07143 GPA00743 SP00364

PROPOSED GENERAL PLAN

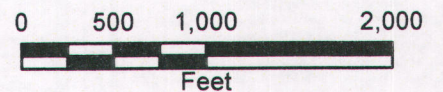
Supervisor Jeffries  
District 1

Date Drawn: 01/21/2015  
Exhibit 6



Zoning Area: Meadowbrook

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.rcplma.org>

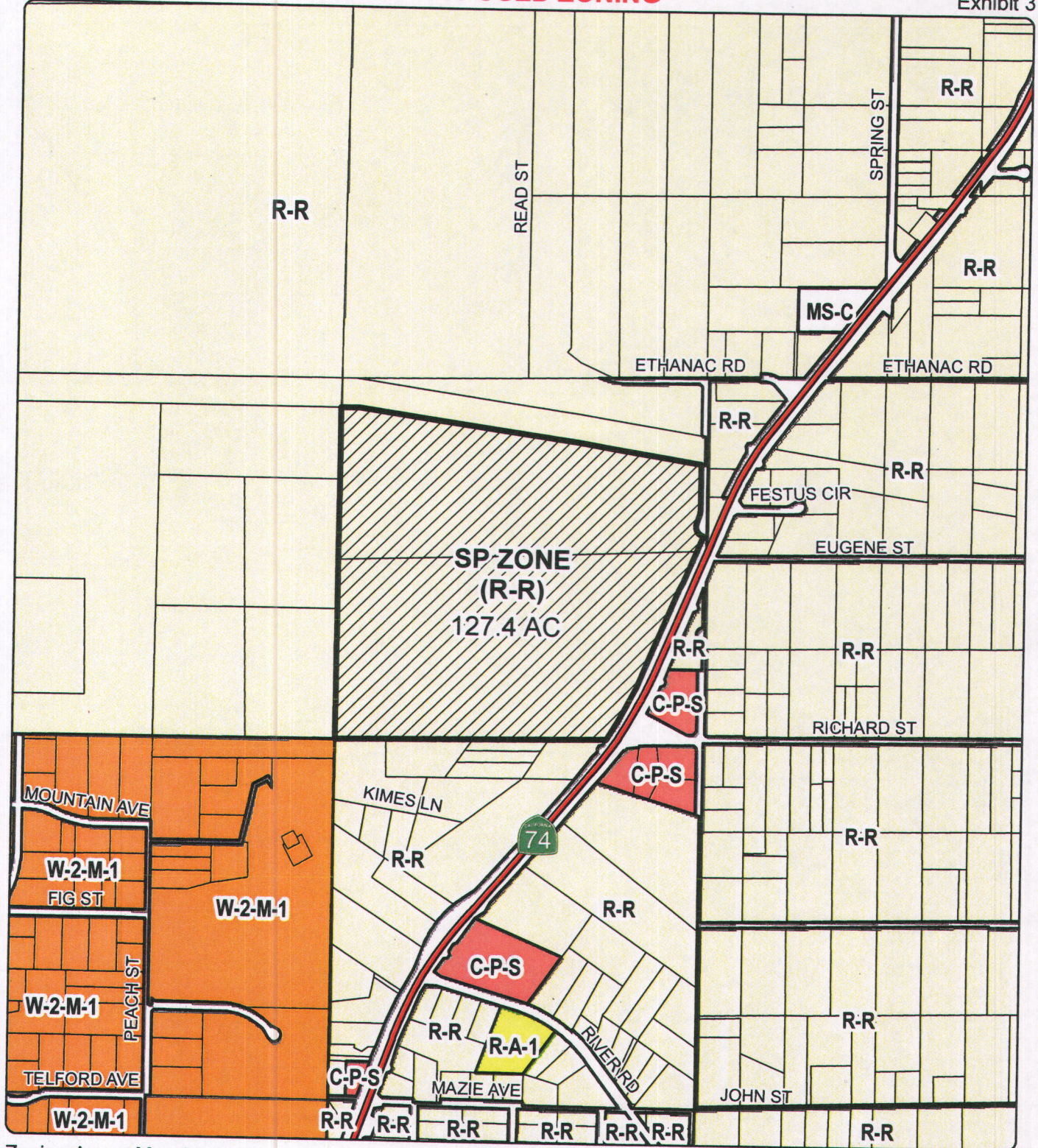
# RIVERSIDE COUNTY PLANNING DEPARTMENT

## CZ07143 GPA00743 SP00364

### PROPOSED ZONING

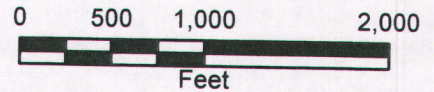
Supervisor Jeffries  
District 1

Date Drawn: 01/21/2015  
Exhibit 3

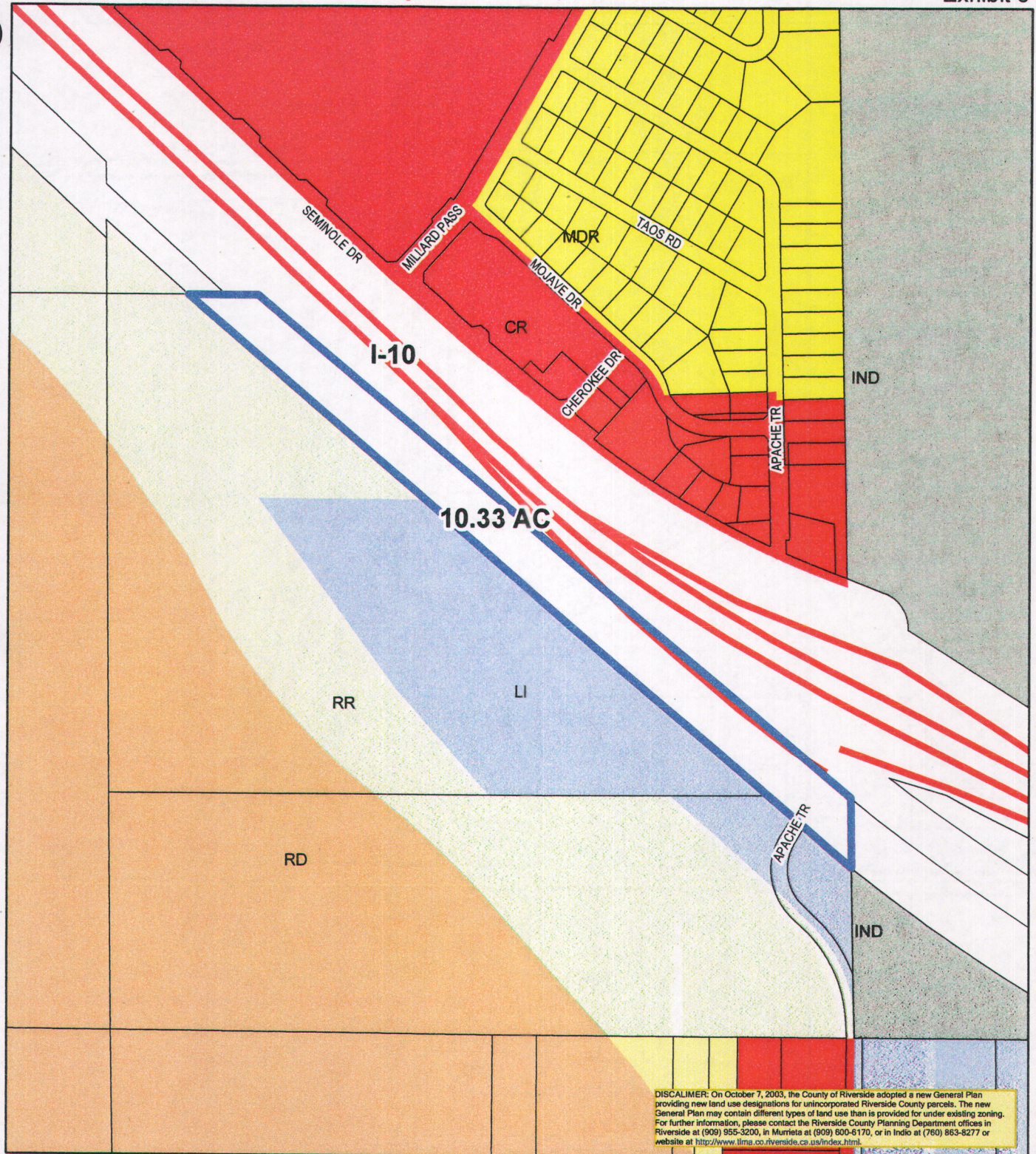


Zoning Area: Meadowbrook

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>

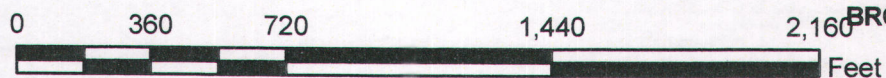


RIVERSIDE COUNTY PLANNING DEPARTMENT

Zone  
District: Pass & Desert

Township/Range: T3SR2E

Section : 7



ASSESSORS

BK. PG. 519-17

THOMAS  
BROS.PG 723 A3

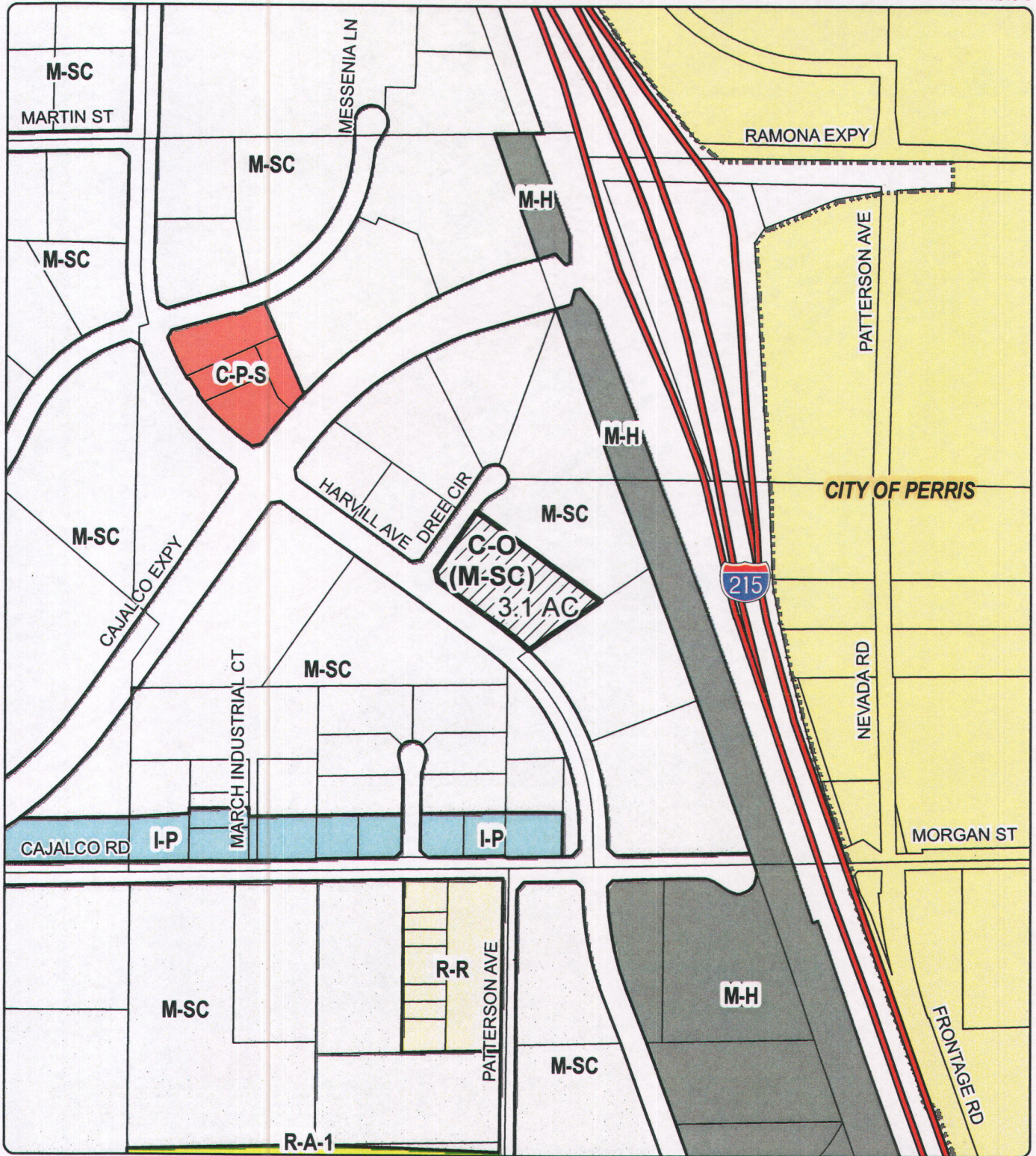
RIVERSIDE COUNTY PLANNING DEPARTMENT

CZ07672 GPA01058 CUP03599

Supervisor Jeffries  
District 1

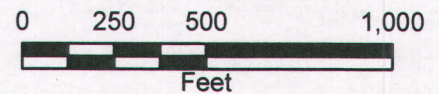
Date Drawn: 03/04/2015  
Exhibit 3

PROPOSED ZONING



Zoning Area: North Perris

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.rcplma.org>

# COUNTY OF RIVERSIDE

## ENVIRONMENTAL ASSESSMENT FORM: INITIAL STUDY

**Environmental Assessment (E.A.) Number:** 41355  
**Project Case Type (s) and Number(s):** General Plan Amendment No. 856  
**Lead Agency Name:** County of Riverside Planning Department  
**Address:** 77588 El Duna Court Palm Desert, CA 92211  
**Contact Person:** Jay Olivas, Project Planner  
**Telephone Number:** (760) 863-7050  
**Applicant's Name:** General Outdoor Advertising, Inc.  
**Applicant's Address:** 632 South Hope Avenue, Ontario CA 91761  
**Engineer's Name:** CASC Engineering and Consulting  
**Engineer's Address:** 1470 East Cooley Drive Colton, CA 92324

### I. PROJECT INFORMATION

**A. Project Description: General Plan Amendment No. 856 (Entitlement/Policy Amendment and Technical Amendment)** proposes to establish a General Plan Land Use Designation (GP-LUD) of "Light Industrial (0.25 - 0.60 Floor Area Ratio)" to a 10.23 acre property adjacent to Interstate 10 which currently has no County General Plan land use designation and is identified as "Not Designated", proposes to modify Figure C-9, Scenic Highways, of the Riverside County General Plan Circulation Element, and proposes to modify Figure 9, Scenic Highways, of the Riverside County Pass Area Plan, to reflect recent changes to Section 263.3 of the California Streets and Highway Code which removed the portion of State Highway Route 10 between Route 38 near Redlands and Route 62 near Whitewater in the Counties of San Bernardino and Riverside from the state scenic highway system.

Additionally, the project proposes to place two (2) outdoor advertising displays (Plot Plan Nos. 25549 and 25550) on the subject property which are approximately 7'x40' in area.

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

**C. Total Project Area:** 10.23 Acres

<b>Residential Acres:</b> n/a	<b>Lots:</b> n/a	<b>Units:</b> n/a	<b>Projected No. of Residents:</b> n/a
<b>Commercial Acres:</b>	<b>Lots:</b>	<b>Sq. Ft. of Bldg. Area:</b>	<b>Est. No. of Employees:</b> n/a
<b>Industrial Acres:</b> 10.23	<b>Lots:</b> 1	<b>Sq. Ft. of Bldg. Area:</b> n/a	<b>Est. No. of Employees:</b> n/a
<b>Other:</b> n/a			

**D. Assessor's Parcel No(s):** 519-170-009

**E. Street References:** The site is located southwesterly of Interstate 10, and westerly of Apache Trail in Cabazon.

**F. Section, Township & Range Description or reference/attach a Legal Description:** Township 3 South, Range 2 East, Section 7

**G. Brief description of the existing environmental setting of the project site and its surroundings:** The 10.23 acre project site is mostly vacant but contains an existing Outdoor Advertising Display (billboard) measuring approximately 5'x36' (180 square feet) at a maximum height of 25 feet. Surrounding land uses consist of commercial retail outlets to the north, commercial asphalt plants and surface mine to the south, hotel/casino to the east, and vacant land to the west. The project's environmental setting is not within a conservation area of the Coachella Valley Multiple Species Habitat Conservation Plan (CVMSHCP).



## II. APPLICABLE GENERAL PLAN AND ZONING REGULATIONS

### A. General Plan Elements/Policies:

1. **Land Use:** The proposed general plan amendment is consistent with the proposed land use designation of Light Industrial (CD: LI) (.25 - .60 Floor Area Ratio) since future development would be intended for commercial or industrial type development such as outdoor advertising displays.
2. **Circulation:** The project has adequate circulation to the site and is therefore consistent with the Circulation Element of the General Plan. The proposed project meets all other applicable circulation policies of the General Plan.
3. **Multipurpose Open Space:** The proposed project meets all applicable Multipurpose Open Space element policies.
4. **Safety:** The proposed general plan amendment would be consistent with safety element policies measures.
5. **Noise:** The project will not generate noise levels in excess of standards established in the General Plan or noise ordinance. The project meets all other applicable Noise Element Policies.
6. **Housing:** The proposed project is not subject Housing Element Policies.
7. **Air Quality:** The proposed project would not conflict with SCQAMD standards due to nature of project with as a general plan amendment. The proposed project meets all other applicable Air Quality element policies.

B. **General Plan Area Plan(s):** The Pass Area Plan

C. **Foundation Component(s):** Not Designated

D. **Land Use Designation(s):** Not Designated (Proposed: Light Industrial)

E. **Overlay(s), if any:** Not Applicable

F. **Policy Area(s), if any:** Not Applicable

G. **Adjacent and Surrounding Area Plan(s), Foundation Component(s), Land Use Designation(s), and Overlay(s) and Policy Area(s), if any:** The project site is surrounded by properties which are designated Commercial Retail, Indian Lands, Light Industrial, Rural Residential, and Rural Desert.

### H. Adopted Specific Plan Information

1. **Name and Number of Specific Plan, if any:** Not Applicable

2. **Specific Plan Planning Area, and Policies, if any:** Not Applicable

I. **Existing Zoning:** Manufacturing Service Commercial (M-SC) and Controlled Development Areas (W-2-10)

J. Proposed Zoning, if any: Not Applicable

K. Adjacent and Surrounding Zoning: Manufacturing Service Commercial (M-SC), Controlled Development Areas (W-2 and W-2-10), Scenic Highway Commercial (C-P-S) and General Commercial (C-1/C-P).

### 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.

*Jay Olivas*  
Signature

November 5, 2014  
Date

Jay Olivas, Project Planner

For Juan C. Perez, Interim 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 type="checkbox"/>	<input checked="" type="checkbox"/>
b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings and unique or landmark features; obstruct any prominent scenic vista or view open to the public; or result in the creation of an aesthetically offensive site open to public view?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source: Riverside County General Plan Figure C-9 "Scenic Highways" and Figure 9 "Pass Area Plan Scenic Highways"

Findings of Fact:

- a) The project is currently adjacent to scenic highway corridor as reflected with current Riverside County General Plan Figures C-9 (Circulation Element) and Figure 9 (Pass Area Plan). However, this general plan amendment proposes to remove the scenic highway designations from the above County General Plan Figures to be consistent with recent changes to Section 263.3 of the California Streets and Highway Code Law which removed the scenic corridor designation along this portion of Interstate 10. Therefore, there would be no impact.
- b) The proposed project will not 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 since any future construction such as outdoor advertising displays (OAD's) or billboards by separate plot plan (Plot Plan Nos. 25549 and 25550) along this portion of Interstate 10 in the San Gorgonio Pass shall be required to comply with the development standards of Section 19.3 of Zoning Ordinance No. 348 (Outdoor Advertising Displays).

The County's zoning standards for OAD's such as maximum area of 300 square feet each, maximum heights of 25 feet, and spacing distance between billboards of 500 feet, shall be required under Plot Plan Nos. 25549 and 25550 which proposes two (2) billboards approximately 7'x40' in area. Therefore, scenic resource impacts from any future billboards would be less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

---

**2. Mt. Palomar Observatory**

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

---

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

Findings of Fact:

- a) According to GIS database, the project site is located approximately 38.98 miles away from Mt. Palomar Observatory. The project shall comply with requirements for lighting in accordance with Ord. No. 655 with any future construction such as potential OAD's or billboards (Plot Plan Nos. 25549 and 25550). Impacts would be less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are 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: Site Visit, Project Description

Findings of Fact:

- a) The proposed project with any future construction such as OAD's or billboards by separate plot plan (Plot Plan Nos. 25549 and 25550) related to this general plan amendment would be required to maintain lighting that is hooded and directed no further than the property boundaries. Impacts would be less than significant.
- b) The proposed project will not expose residential property to unacceptable light levels. No impacts are expected.

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
--	--------------------------------	--	------------------------------	-----------

**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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Conflict with existing agricultural zoning, agricultural use or with land subject to a Williamson Act contract or land within a Riverside County Agricultural Preserve?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Cause development of non-agricultural uses within 300 feet of agriculturally zoned property (Ordinance No. 625 "Right-to-Farm")?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: GIS database, and Project Application Materials.

Findings of Fact:

- a) The proposed project will not impact land designated as Prime, Unique, or Farmland of Statewide Importance to a non-agricultural use. Therefore, there is no impact.
- b) According to GIS database, the project is not located within an Agriculture Preserve or under a Williamson Act contract; therefore, no impact will occur as a result of the proposed project.
- c) The project site is not surrounded by agriculturally zoned land. Therefore, the project will not cause development of a non-agricultural use within 300 feet of agriculturally zoned property.
- d) The project will not involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use. Therefore, there is no impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are 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 Code section 4526), or timberland zoned Timberland Production (as defined by Govt. Code section 51104(g))?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Result in the loss of forest land or conversion of forest land to non-forest use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of forest land to non-forest use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

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

Findings of Fact:

a) The project is not located within the boundaries of a forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Govt. Code section 51104(g)). Therefore, the proposed project will not impact land designated as forest land, timberland, or timberland zoned Timberland Production. Therefore, there is no impact.

b) According to General Plan, the project is not located within forest land and will not result in the loss of forest land or conversion of forest land to non-forest use; therefore, no impact will occur as a result of the proposed project.

c) The project will not 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. Therefore, there is no impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are 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 type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input checked="" 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

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

- a) The proposed project as a general plan amendment would not conflict with or obstruct implementation of the applicable air quality plan due to nature of project with likely future static billboards by separate plot plan (Plot Plan Nos. 25549 and 25550) to be in compliance with California Building Code.
- b) The proposed project will not violate any air quality standard or contribute substantially to an existing or projected air quality violation.
- c) The proposed project will not 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).
- d) The project will not expose sensitive receptors which are located within 1 mile of the project site to project substantial point source emissions.
- e) The project will not involve the construction of a sensitive receptor located within one mile of an existing substantial point source emitter.
- f) The project will not create objectionable odors affecting a substantial number of people.

**Mitigation:** No mitigation measures are required.

**Monitoring:** No monitoring measures are required.

**BIOLOGICAL RESOURCES** Would the project

**7. Wildlife & Vegetation**

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

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

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

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

e) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in



	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
local or regional plans, policies, regulations or by the California Department of Fish and Game or U. S. Fish and Wildlife Service?				
f) Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?	<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, CV-MSHCP, Environmental Programs Department review

**Findings of Fact:** The site is not within a Conservation Area of the Coachella Valley Multiple Species Habitat Conservation Plan (CV-MSHCP). Based upon habitat and geographic ranges, no listed species or special status species meeting CEQA guidelines for a mandatory finding of significance is likely to occur; therefore, the project will not:

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

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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- g) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance.

Mitigation: No mitigation measures required.

Monitoring: No monitoring measures required.

**CULTURAL RESOURCES** Would the project

**8. Historic Resources**

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

Source: Project Application Materials

Findings of Fact:

a-b) The project is not affected by historic resources since the proposed general plan amendment is for Entitlement/Policy Amendment and Technical Amendment to establish general plan land use designation and correct map figures. Any potential impacts as result of future construction may be addressed by conditions such as cultural resource monitoring under Plot Plan Nos. 25549 and 25550 for two (2) new billboards. Therefore, impacts would be less than significant.

Mitigation: No mitigation measures required.

Monitoring: No monitoring measures 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 type="checkbox"/>	<input checked="" type="checkbox"/>
d) Restrict existing religious or sacred uses within the potential impact area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Project Application Materials

Findings of Fact:

a-e) The project is not affected by archaeological resources since the proposed general plan amendment is for Entitlement/Policy Amendment and Technical Amendment to establish general plan land use designation which involves mapping changes to the County's General Plan. Any potential impacts as result of future construction may be addressed by conditions such as cultural resource monitoring under Plot Plan Nos. 25549 and 25550 for two (2) new billboards. Therefore, impacts would be less than significant.

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

**Monitoring:** No monitoring measures required.

**10. Paleontological Resources**

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

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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**Source:** GIS database

**Findings of Fact:**

a) According to GIS database, this site has been mapped as having a low potential for paleontological resources. No impacts are anticipated.

**Mitigation:** No mitigation measures are required.

**Monitoring:** No monitoring measures are required

**GEOLOGY AND SOILS** Would the project

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

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

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

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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**Source:** GIS Database

**Findings of Fact:** There are no known active or potentially active faults that traverse the site. The potential for active fault rupture at this site is considered very low. The site is likely to be subjected to moderate ground shaking during the expected life span of the project. The nearest active fault is the local segment of the San Andreas Fault Zone, referred to as the San Bernardino strand. Therefore, the proposed project will not:

- a) Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death.
- b) Be subject to rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault.

**Mitigation:** No mitigation measures are required.

**Monitoring:** No monitoring measures are 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) Liquefaction potential is considered to be moderate at this site. Liquefaction potential from strong ground shaking is considered to be very low. Since the site contains existing billboard with no human occupancy structures and any future construction would comply with California Building Code, no impacts are expected.

Mitigation: No mitigation measures required.

Monitoring: No monitoring measures are required.

**13. Ground-shaking Zone**

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:

There are no known active or potentially active faults that traverse the site and the site is not located within an Alquist-Priolo Earthquake Fault Zone. The principal seismic hazard that could affect the site is ground shaking resulting from an earthquake occurring along several major active or potentially active faults in southern California. The proposed general plan amendment involves mapping changes to the County's General Plan with no construction, therefore no impacts expected. Any future construction would be reviewed in accordance with California Building Code.

Mitigation: No mitigation measures are required.

Monitoring: No mitigation measures are required.

**14. Landslide Risk**

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

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

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

a) According to the GIS Database, landslides are not a potential hazard to the site. The project will have no impact.

**Mitigation:** No mitigation measures are required.

**Monitoring:** No monitoring measures are required.

**15. Ground Subsidence**

a) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in ground subsidence?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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**Source:** GIS database

**Findings of Fact:**

a) According to GIS database, the site is susceptible to ground subsidence. However, subsidence will not cause any differential settlement or cracking subject to building codes for any future development such as OAD's or billboards, and will therefore have a minimal impact. No impacts are expected.

**Mitigation:** No mitigation measures are required.

**Monitoring:** No monitoring measures are 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:** Project Application Materials

a) According to the GIS Database, tsunamis and seiching are not potential hazards to the site. The project will have no impact.

**Mitigation:** No mitigation measures are required.

**Monitoring:** No monitoring measures are required.

**17. Slopes**

a) Change topography or ground surface relief features?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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b) Create cut or fill slopes greater than 2:1 or higher than 10 feet?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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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"/>
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**Source:** Riv. Co. 800 Scale Slope Maps

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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**Findings of Fact:** The proposed project site will not:

- a) Change topography or ground surface relief features.
- b) Create cut or fill slopes greater than 2:1 or higher than 10 feet.
- c) Result in grading that affects or negates subsurface sewage disposal systems.

**Mitigation:** No mitigation measures are required.

**Monitoring:** No monitoring measures are 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:** General Plan figure S-6 "Engineering Geologic Materials Map", Project Application Materials

**Findings of Fact:**

- a) The project site will not result in substantial soil erosion or the loss of topsoil. Therefore, there is no impact.
- b) The project site will not be located on expansive soil creating substantial risks to life or property since any future development are subject to California building codes.

**Mitigation:** No mitigation measures are required.

**Monitoring:** No monitoring measures are 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:** Flood Control District review, Project Application Materials

**Findings of Fact:**

- a) This project will not change deposition, siltation, or erosion that may modify the channel of a river or stream or the bed of a lake. Therefore, there is no impact.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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- b) The proposed project will not result in an increase in water erosion either on or off since the site is developed with existing billboard and any future development such as future billboards (Plot Plan Nos. 25549 and 25550) relating to this general plan amendment would have minimal exposed foundation and negligible impervious surface. Therefore, there is no impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

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

- a) Be impacted by or result in an increase in wind erosion and blowsand, either on or off site?

Source: Riverside County General Plan Figure S-8 "Wind Erosion Susceptibility Map," Ord. 460, Sec. 14.2 & Ord. 484

Findings of Fact:

- a) This project will not be impacted by or result in a substantial increase in wind erosion and blow sand, either on or off-site, since any future development as result of the mapping change with the GPA would require PM10 dust control measures during any future construction (Plot Plan Nos. 25549 and 25550). Impacts would be less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**GREENHOUSE GAS EMISSIONS** Would the project

**21. Greenhouse Gas Emissions**

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

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

Source: Project application materials

Findings of Fact:

- a) Due to the nature of the project as a general plan amendment intended for future static billboards by separate plot plan (Plot Plan Nos. 25549 and 25550), no greenhouse gas emissions are expected.
- b) The project will not conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases. Therefore, there is no impact.

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

Monitoring: No monitoring measures are 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 type="checkbox"/>	<input checked="" 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: The project will not:

- a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials due to the nature of the project as a general plan amendment to correct mapping within the County's General Plan, and for future development of potential static billboards (Plot Plan Nos. 25549 and 25550). Therefore, there is no impact.
- 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.
- c) Impair implementation of or physically interfere with an adopted emergency response plan or an emergency evacuation plan.
- d) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school.
- 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.



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

**Monitoring:** No monitoring measures are 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

- a) The project site is not located within an Airport Influence Area, the project will not result in an inconsistency with the Airport Master Plan. Therefore, there is no impact.
- b) The project site is located within the vicinity of the Banning airport; but will not require review by the Airport Land Use Commission.
- c) The project is not located within an airport land use plan and would not result in a safety hazard for people residing or working in the project area.
- d) The project is not within the vicinity of a private airstrip, or heliport and would not result in a safety hazard for people residing or working in the project area.

**Mitigation:** No mitigation measures are required.

**Monitoring:** No monitoring measures are required.

**24. Hazardous Fire Area**

a) Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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**Source:** Riverside County General Plan Figure S-11 "Wildfire Susceptibility," GIS database

**Findings of Fact:**

- a) The project site is located in a high fire area, but no impact is anticipated as result of the general plan amendment to change mapping with the County's General Plan and for potential future unmanned billboards (Plot Plan Nos. 25549 and 25540).

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

Monitoring: No monitoring measures are required.

**HYDROLOGY AND WATER QUALITY** Would the project

**25. Water Quality Impacts**

a) Substantially alter the existing drainage pattern of the site or area, including the alteration of the course of a stream or river, in a manner that would result in substantial erosion or siltation on- or off-site?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Violate any water quality standards or waste discharge requirements?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Create or contribute runoff water that would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Place housing within a 100-year flood hazard area, as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Place within a 100-year flood hazard area structures which would impede or redirect flood flows?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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: GIS Database

Findings of Fact:

- a) The site is within the Whitewater Rivershed but would not substantially alter the existing drainage pattern of the area due to proposed general plan amendment to change mapping within the County's General Plan and potential future unmanned billboards (Plot Plan Nos. 25549 & 25540). No impacts are expected.
- b) The proposed project will not violate any water quality standards or waste discharge requirements.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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- c) The proposed project will not 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).
- d) The proposed project will not create or contribute runoff water that would exceed the capacity of existing or planned storm water drainage systems or provide substantial additional sources of polluted runoff due to potential future development as result of the proposed general plan amendment or future billboards.
- e) The proposed project does not contain housing related structures within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map. Therefore, there would be no impact.
- f) The proposed project will not place structures within a 100 year flood zone or redirect flows since proposed general plan amendment involves no immediate construction and is to change mapping within the County's General Plan.
- g) The proposed project will not substantially degrade water quality since no immediate construction and is to change mapping within the County's General Plan.
- h) The proposed project will not 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 and odors).

**Mitigation:** No mitigation measures are required.

**Monitoring:** No monitoring measures are required.

**26. Floodplains**

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

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

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Source: Riverside County General Plan Figure S-9 "100- and 500-Year Flood Hazard Zones," Figure S-10 "Dam Failure Inundation Zone,"

Findings of Fact:

- a) The project will not substantially alter the existing drainage pattern of the area since general plan amendment is to change mapping and create land use designation with future potential unmanned billboards by separate plot plan (Plot Plan Nos. 25549 and 25550).
- b) The project will not cause a change in absorption rates and the rate and amount of surface runoff.
- c) The project will not expose people or structures to a significant risk, loss, injury or death involving flooding.
- d) The proposed project will not change in the amount of surface water in any water body.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are 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?

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

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

Findings of Fact:

- a) The proposed project would not result in a substantial land use alteration of the present land use of the land. The present land use of the subject property is currently "Not Designated" and is proposed to be changed to "Light Industrial (LI) (0.25 - 0.60 Floor Area Ratio)" by General Plan Amendment (Entitlement/Policy and Technical Amendment). The subject property is 10.23 acres consisting of narrow strip of land owned by Southern Pacific Railroad adjoining Interstate 10 intended for potential future commercial and industrial related development such as OAD's or billboards that would be reviewed by separate development applications (Plot Plan Nos. 25549 and 25550). The present land use of the area includes vacant land and existing billboard on the subject site. Impacts would be less than significant.
- b) The project is not located within a city sphere of influence, therefore there would be no impact.

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

**Monitoring:** No monitoring measures are required.

**28. Planning**

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

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

**Findings of Fact:**

a-b) The proposed project is compatible with existing and surrounding zoning consisting of Manufacturing Service Commercial (M-SC) and Controlled Development Areas (W-2-10) since any future development related to this general plan amendment would be reviewed for compliance with development standards of subject zoning designations. Therefore, impacts would be less than significant.

c) The subject 10.23 acre property is mostly vacant except for existing billboard. Any future development such as potential OAD's or billboards (Plot Plan Nos. 25549 and 25550) on the subject narrow strip of land would be subject to applicable zoning standards and would be compatible with existing and planned surrounding land uses based on compliance with those zoning standards. Therefore, impacts would be less than significant.

d)The proposed project is consistent with the proposed "Light Industrial (LI) (0.25 - 0.60 Floor Area Ratio)" land use designation in that the proposed designation allows commercial and industrial type uses which would be reviewed by separate development application. Therefore, impacts would be less than significant.

e)The project does not Disrupt or divide the physical arrangement of an established community (including a low-income or minority community) and there would be no impact.

**Mitigation:** No mitigation measures are required.

**Monitoring:** No monitoring measures are required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>MINERAL RESOURCES</b> 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: The proposed project will not:

- a) Result in the loss of availability of a known mineral resource in an area classified or designated by the State that would be of value to the region or the residents of the State. Therefore, there is no impact.
- b) Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan.
- c) Be an incompatible land use located adjacent to a State classified or designated area or existing surface mine.
- d) Expose people or property to hazards from proposed, existing or abandoned quarries or mines.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are 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

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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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) The proposed project is not located within an airport land use plan. While within approximately two miles of a public airport or public use airport to the west (Banning Municipal Airport) it will not expose people residing or working in the project area to excessive noise levels since it is very likely to be an unmanned commercial or industrial type project on narrow strip of land adjacent to Interstate 10. Therefore, there is no impact.
- b) The proposed project is not within the vicinity of a private airstrip; therefore, will not expose people residing or working in the project area to excessive noise levels. Therefore, there is no impact.

**Mitigation:** No mitigation measures are required.

**Monitoring:** No monitoring measures are 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:** While the project is located on land owned by Southern Pacific Railroad with existing railroad tracks, it will not be impacted by railroad noise due to likely unmanned industrial nature of any future project such as for billboards. Therefore, there is no impact.

**Mitigation:** No further mitigation required.

**Monitoring:** No further monitoring is required.

**32. Highway Noise**

NA  A  B  C  D

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

**Findings of Fact:** The proposed project will not be impacted by highway noise due to industrial nature of the project.

**Mitigation:** No mitigation measures are required.

**Monitoring:** No monitoring measures are required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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<b>33. Other Noise</b>				
NA <input checked="" type="checkbox"/> A <input type="checkbox"/> B <input type="checkbox"/> C <input type="checkbox"/> D <input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Project Application Materials, GIS database

Findings of Fact: The proposed project will not be impacted by other noise impacts.

Mitigation: No additional mitigation is required.

Monitoring: No additional monitoring is required.

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

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

Findings of Fact:

- a) The proposed project will not cause a substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project. Therefore, there is no impact.
- b) The proposed project will not cause a substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project. Therefore, there is no impact.
- c) The proposed project would not cause exposure of persons to or generation of significant noise levels as result of the general plan amendment in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies. Impacts would be less than significant with any future construction as result of any future implementing project as a result of the general plan amendment.
- d) The proposed project will not cause exposure of persons to or generation of excessive ground-borne vibration or ground-borne noise levels. Therefore, there is no impact.



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

**Monitoring:** No mitigation measures are 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 checked="" type="checkbox"/>	<input 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) The scope of the development will not displace existing housing since it consists of proposed industrial land with no existing housing units and will not necessitate the construction of replacement housing elsewhere. Therefore, there would be no impact.

b) The project will not create a demand for additional housing particularly housing affordable to households earning 80% or less of the County's median income since project involves no new housing. Therefore, there would be no impact.

c) The project will not displace substantial numbers of people, necessitating the construction of replacement housing elsewhere.

d) The project is located within the Cabazon Redevelopment Area.

e) The project will not cumulatively exceed official regional or local population projections.

**Mitigation:** No mitigation measures are required.

**Monitoring:** No monitoring measures are required.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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**PUBLIC SERVICES** Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered government facilities or the need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:

**36. Fire Services**

Source: Riverside County General Plan Safety Element

Findings of Fact:

The project area is serviced by the Riverside County Fire Department. The project area shall maintain current fire codes, comply with required standards and inspections, with any future construction as result of general plan amendment and future zoning permits such as a plot plan for future OAD's or billboards (Plot Plan Nos. 25549 and 25550). Impacts would be less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**37. Sheriff Services**

Source: Riverside County General Plan

Findings of Fact:

The proposed area is serviced by the Riverside County Sheriff's Department. The proposed project would have an incremental effect on the level of sheriff services provided in the vicinity of the project area as result of future construction as result of the general plan amendment. There is no Crime Prevention Through Environmental Design (CPTED) issues for the proposed project. Impacts would be less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**38. Schools**

Source: Palm Springs Unified School District correspondence, GIS database

Findings of Fact: The proposed project is located within the Banning Unified School District. Future impacts such as school fees as result of any future commercial construction would be less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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<b>39. Libraries</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Source: Riverside County General Plan

Findings of Fact: The proposed project will not create an incremental demand for library services. No impacts are anticipated.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

<b>40. Health Services</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Source: Riverside County General Plan

Findings of Fact: The use of the proposed area would not cause an incremental impact on health services. The site is located within the service parameters of County health centers. No impacts are anticipated.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**RECREATION**

<b>41. Parks and Recreation</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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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:

a) The project would not include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment. Therefore, there is no impact.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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b) The project would not include the use of existing neighborhood or regional parks or other recreation facilities such that substantial physical deterioration of the facility would occur or be accelerated. Therefore, there is no impact.

c) The project is not located within a county service area, but is located within the Riverside County Open Space and Recreation District. However, no new park impacts are anticipated due to nature of the project as a general plan amendment for future non-residential type development.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**42. Recreational Trails**

Source: Riv. Co. 800 Scale Equestrian Trail Maps, Open Space and Conservation Map

Findings of Fact: No impacts are anticipated as the site is located within existing land owned by the Southern Pacific Railroad adjacent to Interstate 10. Therefore, there is no impact.

Mitigation: No Mitigation measures are required.

Monitoring: No Monitoring measures are required.

**TRANSPORTATION/TRAFFIC** Would the project

**43. Circulation**

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

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

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

d) Alter waterborne, rail or air traffic?

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

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

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
g) Cause an effect upon circulation during the project's construction?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
h) Result in inadequate emergency access or access to nearby uses?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Riverside County General Plan

Findings of Fact:

- a) The proposed project will not exceed, either individually or cumulatively, a level of service standard established by the county congestion management agency for designated road or highways. The existing adjacent right of way for the project is partially improved and allows access to site including for future project such as for billboards (Plot Plan Nos. 25549 and 25550). Impacts would be less than significant.
- b) The proposed project will not 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. Therefore, there would be no impact.
- c) The proposed project will not alter waterborne, rail or air traffic. Therefore, there would be no impact.
- d) The proposed project will not substantially increase hazards to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g. farm equipment). Therefore, there would be no impact.
- e) The proposed project will not result in inadequate emergency access or access to nearby uses. Therefore, there would be no impact.
- f) The proposed project will not conflict with adopted policies supporting alternative transportation (e.g. bus turnouts, bicycle racks). Therefore, there would be no impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**44. Bike Trails**

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

Findings of Fact: No connection is available for a Class I Bikeway adjacent to Interstate 10. Therefore, there would be no impact.

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

Monitoring: No monitoring measures are required.

**UTILITY AND SERVICE SYSTEMS** Would the project

**45. Water**

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

b) Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?

Source: Department of Environmental Health Review

Findings of Fact:

- a) The proposed project is unlikely to require or result in the construction of new water treatment facilities or expansion of existing facilities as result of the general plan amendment or related implementing project such as for billboards (Plot Plan Nos. 25549 and 25550). No impacts are expected.
- b) The proposed project is unlikely to require future water supplies as result of future entitlements. No impacts are anticipated.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are 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) The proposed project will not require the construction of new wastewater treatment facilities that would cause significant environmental effects. No impacts are anticipated.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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- b) The project will not 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. No impacts are anticipated.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**47. Solid Waste**

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

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

Findings of Fact:

- a) The project will be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs including any future construction wastes. Impacts are less than significant.
- b) The project will comply with federal, state, and local statutes and regulations related to solid wastes (including the CIWMP (County Integrated Waste Management Plan)).

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**48. Utilities**

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

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

Source: General Plan

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

a-g) No letters have been received eliciting responses that the proposed project would require substantial new facilities. Any impacts from future construction as result of land use designation from this general plan amendment would less than significant.

**Mitigation:** No mitigation measures are required.

**Monitoring:** No monitoring measures are required.

**49. Energy Conservation**

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

**Source:** General Plan

a-b) The proposed project will not conflict with any adopted energy conservation plans.

**Mitigation:** No mitigation measures are required.

**Monitoring:** No monitoring measures are required.

**MANDATORY FINDINGS OF SIGNIFICANCE**

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

**Source:** Staff review, Project Application Materials

**Findings of Fact:** 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.

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)?



Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Source: Staff review, Project Application Materials

Findings of Fact: The project does not have impacts which are individually limited, but cumulatively considerable.

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

Findings of Fact: The proposed project would not result in environmental effects which would cause substantial adverse effects on human beings, either directly or indirectly.

**VI. EARLIER ANALYSES**

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

Earlier Analyses Used, if any:

- Riverside County General Plan
- Riverside County Zoning Ordinance No. 348

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

Location: County of Riverside Planning Department  
77588 El Duna Court  
Palm Desert, CA 92211

**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.