

ATTACHMENTS FILED
WITH
THE CLERK OF THE BOARD

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

701B



FROM: TLMA – Planning Department

SUBMITTAL DATE:
October 29, 2015

SUBJECT: GENERAL PLAN AMENDMENT No. 960, CLIMATE ACTION PLAN – Intent to Certify an Environmental Impact Report No. 521 – Applicant: County of Riverside – Engineer/Representative: N/A – All Supervisorial Districts – All Zoning Districts/Areas – All Area Plans – All Land Use Designations – Location: Countywide – N/A Gross Acres – Zoning: N/A Zones – REQUEST: This County-Initiated General Plan Amendment proposes a comprehensive update to the Riverside County General Plan in accordance with the eight year Certainty System described in the General Plan Administration Element and Ordinance No. 348, Article II, Section 2.5. This update includes modifications to the Vision Statement, seven of the nine General Plan Elements, 19 Area Plans and updates to 12 Appendices. The Riverside County Climate Action Plan is being proposed concurrently with GPA No. 960 to ensure County Compliance with AB 32.

RECOMMENDED MOTION:

1. The Planning Commission recommends that the Board of Supervisors:

TENTATIVELY CERTIFY ENVIRONMENTAL IMPACT REPORT NO. 521, which has been completed in compliance with the State CEQA Guidelines and the Riverside County CEQA implementation procedures; pending adoption of a Resolution by the Board of Supervisors;

Steve Weiss
Steve Weiss, AICP
Planning Director

(Continued on next page)

Juan C. Perez
Juan C. Perez
TLMA Director

FINANCIAL DATA	Current Fiscal Year:	Next Fiscal Year:	Total Cost:	Ongoing Cost:	POLICY/CONSENT (per Exec. Office)
COST	\$ N/A	\$ N/A	\$ N/A	\$ 0	Consent <input type="checkbox"/> Policy <input checked="" type="checkbox"/>
NET COUNTY COST	\$ N/A	\$ N/A	\$ N/A	\$ 0	

SOURCE OF FUNDS:

Budget Adjustment:

For Fiscal Year:

C.E.O. RECOMMENDATION:

APPROVE

BY:

Tina Grande
Tina Grande

County Executive Office Signature

MINUTES OF THE BOARD OF SUPERVISORS

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

Prev. Agn. Ref.: 15.1, 10/21/2008

District: ALL

Agenda Number:

**SUBMITTAL TO THE BOARD OF SUPERVISORS, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA
FORM 11: GENERAL PLAN AMENDMENT NO. 521, CLIMATE ACTION PLAN, and
ENVIRONMENTAL IMPACT REPORT NO. 521**

DATE: October 29, 2015

PAGE: 2 of 5

RECOMMENDED MOTION (Continued):

TENTATIVELY APPROVE GENERAL PLAN AMENDMENT NO. 960, with the addition of Post Production Change Requests B-2 through B-9 as set forth in Attachment B(6) and the Planning Commission's modifications recommended on September 16, 2015 as set forth in Attachment C, based upon the findings and conclusions incorporated in the staff report, and pending Resolution adoption by the Board of Supervisors; and

TENTATIVELY APPROVE THE RIVERSIDE COUNTY CLIMATE ACTION PLAN, pending Resolution adoption by the Board of Supervisors.

BACKGROUND:

The Riverside County General Plan is intended to be a blueprint for Riverside County's future. It describes the future growth and development within the unincorporated areas of Riverside County over the long-term. The General Plan's Administration Element requires a General Plan Review Cycle every eight years to assess the Plan's progress, the County Vision, policies, planning principles and issues related to the Plan's implementation. General Plan Amendment No. 960 (GPA No. 960) is implementing this eight year periodic review.

GPA No. 960 was initiated by the Board of Supervisors on October 21, 2008. It represents the first comprehensive General Plan update since the adoption of the 2003 General Plan—a primary component of the 2003 Riverside County Integrated Project. GPA No. 960 incorporates a new Climate Action Plan (CAP) pursuant to state law and fully analyzed by Environmental Impact Report No. 521 (EIR No. 521). To achieve the updated objectives established in the Administration Element, the General Plan was evaluated and proposals were developed by staff so that:

- The General Plan provides a clear and consistent set of directions for implementing the Riverside County Vision throughout the county over the next five to ten years and into the future (2035 and beyond). Where clarification or additional direction is needed, policies were added or modified. Where no longer relevant or appropriate, policies were deleted or revised.
- The General Plan's Elements, Area Plans and policies continue to provide clear, consistent direction for implementing Riverside County's Vision. A thorough evaluation was conducted to determine that the land use direction and planned intensities in these areas remain appropriate for their given locations. Mapping items found to be inconsistent or inappropriate were corrected.
- Policy Areas, Study Areas and Overlays throughout Riverside County continue to ensure that coordinated development occurs at appropriate intensities in the manner envisioned in the General Plan. All such policy areas throughout Riverside County were evaluated towards this end to ensure their continued utility.
- Resource maps and other data-based information in the General Plan accurately reflect current data. Toward this end, these maps and other data-based information in the General Plan were examined and updated, as needed. Similarly, the General Plan policies and directives related to these resource maps were also revised where warranted by the updates.
- References and discussions in the General Plan reflect and address the current statutes, regulations and policies of the County of Riverside and applicable outside agencies. Updates were made as needed to ensure this.

**SUBMITTAL TO THE BOARD OF SUPERVISORS, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA
FORM 11: GENERAL PLAN AMENDMENT NO. 521, CLIMATE ACTION PLAN, and
ENVIRONMENTAL IMPACT REPORT NO. 521**

DATE: October 29, 2015

PAGE: 3 of 5

The proposed General Plan Amendment reflects less intensive and more balanced land uses than the existing General Plan, with development moving away from remote rural areas toward community development areas that can better provide needed services.

Over the course of this project, the Planning Department has engaged in extensive public participation culminating with a series of six public outreach meetings in July of 2015 and three Planning Commission hearings in August and September of 2015. The following is a summary of outreach measures implemented by the Department throughout the development of GPA No. 960. In addition to the measures listed below, the Planning Department fielded numerous calls and participated in numerous informal meetings to ensure that members of the public had the information they need to understand how the proposed GPA No. 960 affected them.

- Public Hearings/Workshops/Updates:
 - Board of Supervisors: 1 prior meeting
 - Planning Commission: 9 meetings
- Tribal Consultation: 80+ written communications and meetings
- General Plan Advisory Committee Meetings: 13
- California Environmental Quality Act Meetings/Notices:
 - CEQA Scoping Meetings: 2
 - Notice of EIR Preparation: 1
 - Notice of Draft EIR No. 521 Availability: 1
 - Notice of Availability of Recirculated Draft EIR No 521: 1
 - Newspaper Notices: 17
 - Notices mailed to 600+ individuals/entities and sent via e-mail blasts
- Municipal Advisory Committees/Community Advisory Councils: 7+ meetings
- Public Outreach Meetings: 6
- GPA No. 960 Subject Matter Meetings: Numerous
- GPA No. 960 Web Page: <http://planning.rctlma.org/>
- Planning Hotlines: 951-955-6892 or 951-955-6573
- Twitter

As indicated above, the Draft GPA No. 960, Draft EIR No. 521 and CAP documents were circulated first in May 1, 2014 and recirculated in February 21, 2015 for public comment. With the 2014 circulation, the County received 78 comment letters that resulted in a number of changes to the documents to ensure clarity. Following the February 2015 recirculation effort, the County received 114 comment letters.

A full summary of the key project components and major milestones is captured in the August 19, 2015 staff report to the Planning Commission (Attachment A). Included as Attachment B is a DVD with the following project documents:

1. Final Supplemental Response to Comments and Complete Errata
2. Recirculated Draft EIR No. 521 (February 2015)
3. Draft General Plan Amendment (February 2015)
4. Draft Climate Action Plan (February 2015)
5. Final Environmental Impact Report No. 521
6. Updated Post Production Change Requests

The documents contained on this DVD are available for public inspection at 23 public libraries throughout Riverside County, on the 12th Floor of the County Administrative Center, in the County Planning

**SUBMITTAL TO THE BOARD OF SUPERVISORS, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA
FORM 11: GENERAL PLAN AMENDMENT NO. 521, CLIMATE ACTION PLAN, and
ENVIRONMENTAL IMPACT REPORT NO. 521**

DATE: October 29, 2015

PAGE: 4 of 5

Department's office located at 77588 El Duna Ct. in Palm Desert, and on the Planning Department's web site located at <http://planning.rctlma.org/>.

Summary:

Over the course of three public hearings, the Planning Commission considered verbal and written testimony from the public regarding GPA No. 960, the CAP and EIR No. 521. These included 31 correspondences and 20 individuals providing verbal testimony. Of the 31 comment letters, 18 were negative, 12 were neutral and one was in favor. Of the 20 speakers providing testimony, eight spoke in favor of GPA No. 960, two were opposed, nine were neutral and one was undeclared. The *Final Supplemental Response to Comments Received During Planning Commission Hearings and Complete Errata for GPA960, EIR521 and CAP through October 5, 2015*, contained in Attachment B(1) includes comments made by the public and the Planning Commissioners during the course of the Planning Commission hearings, responses to the aforementioned comments, and the resultant changes in a complete and updated Errata. Attachment C documents the changes recommended by the Planning Commission during their final September 16, 2015 meeting. Attachment D includes the Planning Commission minutes from each of the three meetings concerning GPA No. 960, EIR No. 521 and the CAP.

Following the development of GPA No. 960 and EIR No. 521, members of the public and various entities requested 31 Land Use Designation changes, a roadway reclassification and correction to a Policy Area boundary. To maintain the integrity of the extensive GPA No. 960 and Draft EIR No. 521 analyses, many of the change requests could not be acted upon by staff at the time they were proposed. However, these *Post Production Change Requests* are captured in Attachment B(6) of this staff report and the information included therein incorporates requests made through the September 16, 2015, Planning Commission meeting.

Section A of Attachment B(6) identifies those requests that represent changes from the underlying General Plan foundation component to one of greater land use intensity. The General Plan Administration Element and Ordinance No. 348 require that these requests be considered during an 8-year General Plan review cycle. The period for the GPA No. 960 review cycle closed on February 15, 2008. Therefore, staff recommends that these be submitted during the 2016 Foundation Amendment Cycle. Change requests identified in Section B of Attachment B(6) would not be considered significant because they will not cause any additional impacts nor alter the impact determinations within EIR No. 521. Change requests identified in Section C of Attachment B(6) may impact the conclusions reached in EIR No. 521 therefore, staff does not recommend that these be considered at this time. During their September 16, 2015, the Planning Commission recommended inclusion of the Post Production Change Requests identified in Section B with the exception of request B-1.

Changes made to GPA No. 960, EIR No. 521 and the CAP after the close of the February 2015 recirculation of Draft EIR No. 521 and throughout the public hearing process are noted in the Errata included as Attachment B(1) of this staff report. The changes to the documents do not affect the overall policies and conclusions of the GPA No. 960 or the Draft EIR 521, and instead represent changes to provide clarification, amplification and/or insignificant modifications as needed as a result of public comments on the documents or due to additional information received during the public review period. None of the Errata reflect a new significant environmental impact, a substantial increase in the severity of an environmental impact for which mitigation is not proposed, or a new feasible alternative or mitigation measure that would clearly lessen significant environmental impacts but is not adopted, nor do the Errata reflect a fundamentally flawed or conclusory Draft EIR.

**SUBMITTAL TO THE BOARD OF SUPERVISORS, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA
FORM 11: GENERAL PLAN AMENDMENT NO. 521, CLIMATE ACTION PLAN, and
ENVIRONMENTAL IMPACT REPORT NO. 521**

DATE: October 29, 2015

PAGE: 5 of 5

Impact on Citizens and Businesses

Periodic updates to the Riverside County General Plan provides clarity concerning the long term build out of the County, creates transparency for land use planning within the County, and enables people affected by the General Plan to participate in the General Plan development process. The impacts of this project have been evaluated through the environmental review and public hearing process by Planning staff, the Planning Commission and most importantly, through extensive public input.

ATTACHMENTS:

- A. August 19, 2015 Staff Report to the Planning Commission**
- B. DVD With the Following Documents (See also <http://planning.rctlma.org/>)**
 - 1. Final Supplemental Response to Comments Received During Planning Commission Hearings and Complete Errata for GPA960, EIR521 and CAP through October 5, 2015**
 - 2. Recirculated Draft EIR No. 521 (February 2015)**
 - 3. Draft GPA No. 960 (February 2015)**
 - 4. Draft CAP (February 2015)**
 - 5. Final EIR No. 521**
 - 6. Updated Post Production Change Requests**
- C. Recommended Changes Proposed by Planning Commission on September 16, 2015**
- D. Planning Commission Minutes**

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



16-1

10:30 a.m. being the time set for public hearing on the recommendation from Transportation And Land Management Agency/Planning regarding the Public Hearing on General Plan Amendment No. 960, Climate Action Plan – Intent to Certify Environmental Impact Report No. 521 – Recommendation of Approval of General Plan Amendment No. 960 which proposes a variety of revisions to the current Riverside County General Plan to update existing policies, maps and implementing directions, and provide new information and policies where needed. Various revisions are proposed for nearly all of the General Plan's Elements and Area Plans. Some items affect countywide policies, and some items affect specific parcels. Maps and data may be viewed online. The proposed revisions will ensure that Riverside County's General Plan continues to provide a clear and consistent set of directions for implementing the County of Riverside's Vision throughout Riverside County over the next eight years and into the future. The Climate Action Plan (CAP) was developed in order to provide implementation measures for the policies within the General Plan related to Greenhouse Gas reduction, and in order to achieve the goals outlined in the General Plan Policies. The County of Riverside has committed to prepare and implement the CAP to help ensure that the impact of development on air quality is minimized, energy is conserved and land use decisions made by Riverside County and all internal operations within Riverside County are consistent with adopted state legislation pertaining to Greenhouse Gas Emissions, the Chairman called the matter for hearing:

Staff Presentations by Juan Perez, Director, Kristi Lovelady, Principal Planner, and Anne Mayer, Director of RCTC.

The following people spoke on the matter:

George Hague	Britt Holmstrom	Larry Robillond
Bruce Colbert	Debbie Walsh	Grant Becklund
John Roth	Cheri Thompson	Paul Depalatis
Kathy Smigun	Wayne Kiley	

The chairman closed the public hearing.

Continued to page 2.

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



16-1

Page 2

On motion of Supervisor Benoit, seconded by Supervisor Jeffries and duly carried, IT WAS ORDERED to close the public hearing and direct staff to prepare the final documents consistent with the Planning staff recommendations and Board's discussion today, including the modifications and additions to GPA No. 960, which include the two lane road, change in designation to Lone Canyon, additional recommendation to add two transportation policies and clarification to the circulation element and that the matter be continued to Tuesday, December 8, 2015, at 9:00 a.m. for approval.

Roll Call:

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

I hereby certify that the foregoing is a full true, and correct copy of an order made and entered on November 10, 2015 of Supervisors Minutes.

WITNESS my hand and the seal of the Board of Supervisors
Dated: November 10, 2015
Kecia Harper-Ihem, Clerk of the Board of Supervisors, in
and for the County of Riverside, State of California.

(seal)

By: [Signature] Deputy

AGENDA NO.

16-1

xc: Planning, COB

**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: Marty Nicholson

Address: 24910 Las Brisas Rd
(only if follow-up mail response requested)

City: Marrieta **Zip:** 92562

Phone #: 951-219-5230

Date: 12-8-15 **Agenda #** 3-54

PLEASE STATE YOUR POSITION BELOW:

Position on "Regular" (non-appealed) Agenda Item:

 Support X **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:

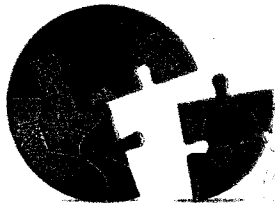
Individual speakers are limited to a maximum of three (3) minutes. Please step up to the podium when the Chairman calls your name and begin speaking immediately. Pull the microphone to your mouth so that the Board, audience, and audio recording system hear you clearly. Once you start speaking, the "green" 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.



Steve Weiss
Director

RIVERSIDE COUNTY PLANNING DEPARTMENT

Memorandum

DATE: December 8, 2015

TO: Board of Supervisors

FROM: TLMA-Planning Department, Kristi Lovelady *KL*

RE: Responses to One Comment Letter Received After the November 10, 2015 Board of Supervisors Hearing Regarding Board Agenda, Item 16-1 Concerning GPA No. 960, CAP and EIR No. 521 and One Comment Letter Received in Conjunction with Oral Testimony Given During the November 10, 2015 Hearing

On November 10, 2015 the Board of Supervisors held a public hearing to solicit comments on GPA No. 960, EIR No. 521 and the Climate Action Plan (CAP). Following extensive testimony, the Board closed the hearing on November 10, 2015. Subsequently, the Clerk of the Board received a letter from the Federal Emergency Management Agency (FEMA) on November 23, 2015 which is attached to this memo. Staff has prepared the following response to that letter.

1. A correspondence from the FEMA, dated November 12, 2015.

This letter was submitted previously by FEMA on August 24, 2015 and was included as comment letter and response 25 in the Supplemental Response to Comments document. As noted in the August 24, 2015 response, the County compiles flood hazard maps using the Riverside County Special Flood Hazard Area database. This flood zone database is maintained by the Riverside County Flood Control and Water Conservation District (RCFWCD), as stipulated in Riverside County Ordinance 4.58-14 Section 5. The flood areas identified using the Riverside County Special Flood Hazard Area database include FEMA 100-year flood areas, select Army Corps of Engineers inundation boundaries, as well as a number of boundaries for County inundation zones, as enumerated in Ordinance 458-14 Section 5. The database is updated by RCFWCD quarterly, and incorporates new flood zones as necessary. This flood hazard zone is supported by numerous policies in order to ensure the safety of development within the County

Further, the GPA No. 960 *Safety Element* outlines several policies that support the National Flood Insurance Program's (NFIP) floodplain management building

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

Desert Office • 77588 El Duna Ct. Suite H
Palm Desert, California 92211
(760) 863-8277 • Fax (760) 863-7555

requirements policies outlined by the commenter. Refer to *Safety Element* page S-33 for a description of these policies.

During the November 10, 2015 hearing, Ms. Debbie Walsh provided verbal testimony and the attached written correspondence pertaining to the project. Staff has prepared the following response.

2. A correspondence from the Debbie Walsh, dated November 10, 2015.

For the response to Ms. Walsh's verbal testimony, refer to speaker number four, listed in the December 8, 2015 Memo, titled "*Updated and Complete Additional Information for GPA No. 960, EIR No. 521 and the Climate Action Plan in Response to Correspondence and Public Testimony Received Regarding November 10, 2015 Board Agenda, Item 16-1*". In Ms. Walsh's written comments, she conveys her concerns about new development that may occur in conjunction with the 5th Cycle Housing Element update recently initiated by the County of Riverside. While these comments are noted, the 5th Cycle Housing Element is currently being processed by the County Planning Department as GPA No. 1120, and is still under development. The commenter also refers to other General Plan Amendments within the County. While these comments are noted, these projects are independent from GPA No. 960 and as such are not under consideration at this time. Furthermore, all future development projects within the County would be required to undergo project level review, including extensive environmental analysis under CEQA, prior to approval in order to ensure that impacts related to future development are disclosed and mitigated where appropriate. While the submitted comments are duly noted, they do not indicate a substantial error or omission within GPA No. 960, EIR No. 521, and the Climate Action Plan and therefore do not affect Staff's recommendations related to the Project.

U.S. Department of Homeland Security
FEMA Region IX
1111 Broadway, Suite 1200
Oakland, CA. 94607-4052



FEMA

November 12, 2015

Kecia Harper-Ihem, Clerk of the Board
Riverside County
4080 Lemon Street, 1st Floor
P. O. Box 1147
Riverside, California 92502-1147

Dear Ms. Harper-Ihem:

This is in response to your request for comments regarding the Notice of Public hearing before the Board of Supervisors of Riverside County on Countywide General Plan Amendment and Climate Action Plan and Notice of Intent to Certify an Environmental Impact Report.

Please review the current effective countywide Flood Insurance Rate Maps (FIRMs) for the County of Riverside (Community Number 060245), Maps revised August 18, 2014. Please note that the County of Riverside, California is a participant in the National Flood Insurance Program (NFIP). The minimum, basic NFIP floodplain management building requirements are described in Vol. 44 Code of Federal Regulations (44 CFR), Sections 59 through 65.

A summary of these NFIP floodplain management building requirements are as follows:

- All buildings constructed within a riverine floodplain, (i.e., Flood Zones A, AO, AH, AE, and A1 through A30 as delineated on the FIRM), must be elevated so that the lowest floor is at or above the Base Flood Elevation level in accordance with the effective Flood Insurance Rate Map.
- If the area of construction is located within a Regulatory Floodway as delineated on the FIRM, any **development** must not increase base flood elevation levels. **The term development means any man-made change to improved or unimproved real estate, including but not limited to buildings, other structures, mining, dredging, filling, grading, paving, excavation or drilling operations, and storage of equipment or materials.** A hydrologic and hydraulic analysis must be performed *prior* to the start of development, and must demonstrate that the development would not cause any rise in base flood levels. No rise is permitted within regulatory floodways.

2015-11-129629

Kecia Harper-Ihem, Clerk of the Board

Page 2

November 12, 2015

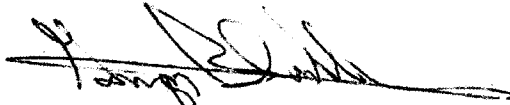
- Upon completion of any development that changes existing Special Flood Hazard Areas, the NFIP directs all participating communities to submit the appropriate hydrologic and hydraulic data to FEMA for a FIRM revision. In accordance with 44 CFR, Section 65.3, as soon as practicable, but not later than six months after such data becomes available, a community shall notify FEMA of the changes by submitting technical data for a flood map revision. To obtain copies of FEMA's Flood Map Revision Application Packages, please refer to the FEMA website at <http://www.fema.gov/business/nfip/forms.shtm>.

Please Note:

Many NFIP participating communities have adopted floodplain management building requirements which are more restrictive than the minimum federal standards described in 44 CFR. Please contact the local community's floodplain manager for more information on local floodplain management building requirements. The Riverside County floodplain manager can be reached by calling Deborah de Chambeau, Senior Civil Engineer, at (951) 955-1265.

If you have any questions or concerns, please do not hesitate to call Frank Mansell of the Mitigation staff at (510) 627-7191.

Sincerely,



Gregor Blackburn, CFM, Branch Chief
Floodplain Management and Insurance Branch

cc:

Deborah de Chambeau, Senior Civil Engineer, Riverside County

Garret Tam Sing/Salomon Miranda, State of California, Department of Water Resources,
Southern Region Office

Frank Mansell, NFIP Planner, DHS/FEMA Region IX

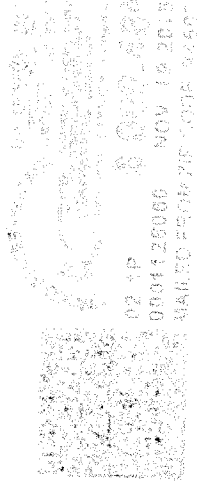
Alessandro Amaglio, Environmental Officer, DHS/FEMA Region IX

U.S. Department of Homeland Security
Region IX
1111 Broadway, Suite 1200
Oakland, CA 94607-4052

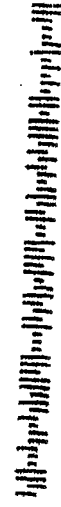


FEMA

Kecia Harper-Ithem, Clerk of the Board
Riverside County
4080 Lemon Street, 1st Floor
P. O. Box 1147
Riverside, California 92502-1147



92502114747



URBAN RESIDENTIAL LAND USES.

Prior to the adoption of the Mead Valley Community Plan two areas of high density housing (Stonewood and Country Place) were approved and built. These were addressed in the Urban Land Uses section of the MVCP. Category II (Stonewood and Country Place) allows 2-5 dwelling units per acre.

URBAN RESIDENTIAL DEVELOPMENT

Category I - Heavy Urban Residential (8 to 20 residential units per acre) - NOT ALLOCATED IN MVCP AREA.

It is not the intent of the Mead Valley Community Plan to permit the establishment of residential land uses at Category I densities within the MVCP area (MVCP).

The General Plan update calls for adding (HHDR) Highest Density Residential zoning to several areas in Mead Valley for a total of 323 acres. The 15 acre parcel APN 318-100-011 at the corner of Clark and Cajalco is currently zoned RC-LDC (allows 2-5 dwelling units per acre) and proposed for HHDR land use under the General plan update. The proposed changes would allow 600 homes on this property. This is a rural community and therefore does not have the infrastructure to accommodate this type of super high density housing or Mixed Use Area (MUA) land use. There are 2 elementary schools, one middle school and a library within 1 to 2 blocks of this proposed super high density zoning. It is physically impossible for thousands of vehicles that this project will produce to safely access Clark or Cajalco Road. This will increase green house gasses dramatically in a poor rural community as idling trucks and cars produce substantially more smog and diesel particulates as they wait as the signal light at the intersection of Cajalco and Clark. Children and the elderly are most susceptible to high concentrations of diesel particulates in the air. Mead Valley is one of the poorest rural areas in Riverside County and residents are less likely to have adequate health care to deal with the additional green house gasses and diesel particulates that will be emitted by thousands of additional logistics trucks that will be forced to use Cajalco Expressway and local two lane rural roads in order to bypass the I-60 and I-215 Freeways that will be completely gridlocked in the near future. Millions of square feet of logistics warehouses are proposed along the I-215 between Nandina and Nuevo Road. The trucks from the current warehouses in the Mead Valley Industrial Corridor are already bypassing the I-215 and using Cajalco Road. Increases in truck traffic will force thousands of additional trucks to use alternative routes by using rural roads that are not built for the abuse of heavy truck traffic. Logistics trucks will soon be using Nandina to access Barton road to Van Buren in order to get to the I-91 Freeway. The particulates from these diesel trucks will increase dramatically as trucks are forced to idle in traffic. This puts an undue burden on residents who are the most vulnerable the poor, elderly and children.

Building in the middle of a creek is not good planning.

The area depicted on the map "Mead Valley Town Center" Figure A-6.2 in the Housing Element Plan is within the 100 year flood plain. The 100 year flood plain (Cajalco Creek and its tributaries) is located from Clark Street and extends beyond Brown Street to Lake Mathews following Cajalco Road.

Property owners over the years have filled in Cajalco Creek leading to massive flooding events during normal rain storms. 100 year flood occurrences would cause extensive damage to property in this area. County Planning should look for alternative areas for HHDR and MUA zoned areas.

General Plan Amendments 1151 and 1152 propose to change current residential land uses in the rural community of Mead Valley to Industrial land uses so that massive logistics warehouses can be built

outside of the current Industrial corridor. This will add millions of additional square feet of warehouse space to the current general plan for the area.

We already have hundreds of these massive logistics warehouses in Northwestern Riverside County either built or approved for construction. It is pretty simple. There are not enough roads and infrastructure to accommodate all of these trucks and vehicles that these massive warehouses will generate.

Even if the County were to approve adding additional lanes on all of the freeways, there is not enough time or money to keep up with the demand that these warehouses are putting on our roads and freeways. Riverside County is building warehouses without any foresight as to how these trucks will get from the ports to the warehouses and back. State regulations require big rig diesel trucks to be equipped with filters that reduce particulates. Unfortunately, the addition of hundreds of thousands of additional logistics truck trips per day will result in substantially more particulates and smog in the region. Added to this is the fact that most if not all of these trucks will be idling in traffic for hours going to and from the ports due to gridlock on freeways and local roads.

Truck drivers will use the most expedient route possible to get to their destination. As the freeways become more and more gridlocked trucks will use local roads to bypass our freeways. Local roads travel next to schools, day care centers and parks. Public health and safety must be a priority in zoning and land use changes for the updates to the general plan.

The County of Riverside needs to have a moratorium on building massive logistics warehouses. We already have enough of these warehouses. The infrastructure cannot take any more and there is no way to keep up with the massive building that is current going on.

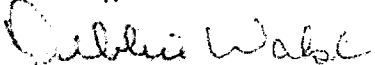
Placing super high density housing in the middle of a 100 year flood plain is unsound planning and will certainly lead to disasters.

Additional HUA and HHDR zoning is proposed in the Mead Valley Industrial area from Water Street to Nuevo Road. The current zoning for this area is business park. Removing business park zoning that will generate revenue and jobs into the community and replacing this with super high density housing that produces thousands of additional vehicles on our already overburdened freeways is not sustainable.

Widening Cajalco Road will take many years to complete in stages. Building high density housing along two lane roads is inadequate and will lead to even more gridlock on local roads.

Placing super Highest Density Residential (HHDR) zoning in a flood plain and changing business park zoning with more super high density housing is not appropriate for a rural community. I suggest that Planning staff look at more appropriate options in other areas of the County to fulfill their quota of HHDR and MUA for the General Plan update.

Sincerely,



Debbie Walsh

ATTACHMENTS FILED
WITH
THE CLERK OF THE BOARD