

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



FROM: TLMA – Planning Department

SUBMITTAL DATE:
November 24, 2015

SUBJECT: GENERAL PLAN AMENDMENT NO. 950, CHANGE OF ZONE NO. 7830 – EA41779, Intent to Adopt a Negative Declaration - Applicant: MDMG, Inc. – Engineer/Representative: MDMG, Inc. – First Supervisorial District – North Perris Zoning Area – Mead Valley Area Plan – Rural Community: Very Low Density Residential (RC:VLDR) (1 Acre Minimum Lot Size) – Location: Southerly of Water Street, northerly of Orange Avenue, easterly of Tobacco Road, and westerly of Harvill Avenue – 4.54 Gross Acres – Zoning: Light Agricultural – 1 Acre Minimum Lot Size (A-1-1) – Request: to amend the General Plan Foundation Component of the subject site from Rural to Community Development and to amend the land use designation of the subject site from Very Low Density Residential (RC:VLDR) (1 Acre Minimum Lot Size) to Business Park (CD:BP). The Change of Zone proposes to amend the zoning designation of the subject site from Light Agriculture One Acre Minimum (A-1-1) to Industrial Park (IP). Deposit Based Funds 100%.

RECOMMENDED MOTION: That the Board of Supervisors:

- ADOPT a NEGATIVE DECLARATION for ENVIRONMENTAL ASSESSMENT NO. 41779**, based on the findings incorporated in the initial study and the conclusion that the project will not have a significant effect on the environment; and,

Steve Weiss

Steve Weiss, AICP
Planning Director
SW:lr

(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	\$ N/A	Consent <input type="checkbox"/> Policy <input checked="" type="checkbox"/>
NET COUNTY COST	\$ N/A	\$ N/A	\$ N/A	\$ N/A	
SOURCE OF FUNDS: Deposit based funds				Budget Adjustment: N/A	
				For Fiscal Year: N/A	

C.E.O. RECOMMENDATION:

APPROVE

BY: *Tina Grande*
Tina Grande

County Executive Office Signature

MINUTES OF THE BOARD OF SUPERVISORS

On motion of Supervisor Jeffries, seconded by Supervisor Tavaglione and duly carried by unanimous vote, IT WAS ORDERED that the above matter is tentatively approved as recommended, and staff is directed to prepare the necessary documents for final action.

Ayes: Jeffries, Tavaglione, Washington, Benoit and Ashley
Nays: None
Absent: None
Date: December 15, 2015
xc: Planning(2), Applicant, Co.Co.

Kecia Harper-Ihem
Clerk of the Board
By: *[Signature]*
Deputy

Prev. Agn. Ref.:

District: 1

Agenda Number:

16-1

Departmental Concurrence

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

**SUBMITTAL TO THE BOARD OF SUPERVISORS, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA
FORM 11: GENERAL PLAN AMENDMENT NO. 950, CHANGE OF ZONE NO. 7830**

DATE: November 24, 2015

PAGE: Page 2 of 3

RECOMMENDED MOTION (continued):

2. **TENTATIVELY APPROVE GENERAL PLAN AMENDMENT NO. 950**, amending the Land Use Designation for the subject property from Rural Community-Very Low Density Residential (RC:VLDR) to Community Development-Business Park (CD:BP) in accordance with the General Plan Land Use Exhibit; based on the findings and conclusions incorporated in the staff report, pending final adoption of the Resolution by the Board of Supervisors; and,
3. **TENTATIVELY APPROVE CHANGE OF ZONE NO. 7830**, amending the zoning classification for the subject property from Light Agriculture – 1 Acre Minimum (A-1-1) to Industrial Park (IP) in accordance with the Zoning Exhibit, based upon the findings and conclusions incorporated in the staff report, pending final adoption of the Zoning Ordinance by the Board of Supervisors.

BACKGROUND:

Summary

The project is requesting a Foundation level change and amendment of the Land Use designation from Rural Community: Very Low Density Residential (RC:VLDR) (1 acre minimum lot size) to Community Development: Business Park (CD:BP) on approximately 4.54 acres. The application for the Foundation level change was submitted February 13, 2008, during the permitted window and is therefore consistent with the Certainty System as outlined in the General Plan.

The proposed changes to both the zoning and the general plan land use designations are consistent with adjacent Industrial Park zoning and the Business Park Designations in the area. Subsequent specific projects that may be proposed on the subject parcel will be subject to further land use permits and hearings.

The Project was presented to the Planning Commission for recommendation to the Board on September 16, 2015. The Planning Commission recommended approval of the project by a vote of 4-0.

The project was recommended for initiation at the Planning Commission on January 7, 2009, at that meeting Planning staff recommended that three parcels to the south of the project be added to the project to make the whole block Business Park and continue the logical transition of Business Park in the Area. At the Board of Supervisors meeting on March 3, 2009, the Board agreed with staff to include the three parcels to the south and initiated the project, for a total of four parcels and directed staff to reach out the owners of the adjacent parcels to inquire as to their interest in joining this application.

Since only one out of the three parcels (it is the one the furthest from the application parcel) wants to be part of the project, staff is recommending that the three additional parcels that were initiated be removed from the project description. Staff is recommending action only on the parcel for which we have an application.

Change of Zone No. 7830 proposes to change the zoning on the site from Light Agriculture – 1 Acre Minimum (A-1-1) to Industrial Park (IP) to be consistent with the proposed General Plan Amendment change.

Impact on Citizens and Businesses

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

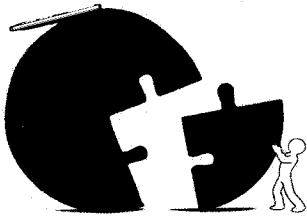
**SUBMITTAL TO THE BOARD OF SUPERVISORS, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA
FORM 11: GENERAL PLAN AMENDMENT NO. 950, CHANGE OF ZONE NO. 7830**

DATE: November 24, 2015

PAGE: Page 3 of 3

ATTACHMENTS:

- A. September 16, 2015 Planning Commission Agenda Item 4.1 Staff Report**
- B. September 16, 2015 Memo to Planning Commission with attached letters**



RIVERSIDE COUNTY
PLANNING DEPARTMENT

Steve Weiss, AICP
Planning Director

Memorandum

DATE: December 15, 2015

TO: Board of Supervisors

FROM: Larry Ross, Project Planner

RE: Item 16-1 - letter from Ms. Anita Bramlette (attached) and location map of Ms. Bramlette in relation to project site (attached)

Ms. Bramlette's property is approximately 1000 ft. from the project site.

Letter summary:

- Opposed to project in its current form
- If making a change at the project site, then the County should go all the way to the mountain to the west and all the way up to Placentia Ave as well and include the properties in the area that would be impacted by the project.
- "We are not opposed to progress, so we propose all or nothing"

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Palm Desert, California 92211
(760) 863-8277 · Fax (760) 863-7555

12-15-15
16-1

Ross, Larry

From: Anita Bramlette <anitabramlette@yahoo.com>
Sent: Tuesday, December 08, 2015 9:40 AM
To: Ross, Larry
Subject: General Plan Amendment No. 41779

Clerk of the Board,

This letter is to inform you I do object to the Project General Plan Amendment # 950 in its current form. For over 30 years I have owned 2 parcels, approx. 3.8 acres on the corner of Placentia Ave & Tabacco Rd. My concern, after living in the neighborhood & developing a horse ranch is what happened right down the st. (Sharon Ann Ln). My long time friend of 32 yrs. is looking at the back of a Dog food factory. Every so often the factory releases steam or something with a loud irritating noise. The noise also scares our pregnant horses, right up the street. Once in a while we still smell The Resin factory up on Seaton St, not far from us. In addition the project will change the horse community with more noise & traffic etc. We are not against progress, so we propose all or none. What I mean by this is the area between Orange St. to west of Tabacco Rd to the mountains, not much of a stretch to Placentia Ave. , including our property, should be included in the project rezoning. This is going to happen eventually anyway. As I understand it, Riv. Co. is already in plans to build a County vehicle parking & storage here on the corner of Harvill, Placentia & Water st. Also across the street from me, Thrifty Oil owns approx. 10 acres, which is a commercial enterprise (Tabacco & Placentia) The writing is on the wall, so we should include all the properties affected by this project. Then we can make plans for our future.

Thank you Anita

Bramlette
23551 Placentia
Ave.
Perris, Ca.
92570
(760)-920-
9671

GPA 950 - Anita Bramlette



- Legend**
- City Boundaries
 - Cities
 - roads
 - highways
 - HWY
 - INTERCHANGE
 - INTERSTATE
 - OFFRAMP
 - ONRAMP
 - USHWY
 - counties
 - cities
 - hydrographylines
 - waterbodies
 - Lakes
 - Rivers

Notes

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

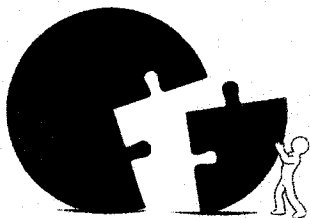


0 860 1,720 Feet



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RIVERSIDE COUNTY PLANNING DEPARTMENT

Steve Weiss, AICP
Planning Director

12/15/15

DATE: November 24, 2015

TO: Clerk of the Board of Supervisors

FROM: Planning Department - Riverside Office

SUBJECT: GPA00950, CZ 7830

(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: (1st Dist) Press Enterprise
 - Negative Declaration
 - 10 Day 20 Day 30 day
- Notify Property Owners (app/agencies/property owner labels provided)

Designate Newspaper used by Planning Department for Notice of Hearing:
(1st Dist) Press Enterprise

Planning is requesting December 15, 2015 Agenda. Any questions please contact Larry Ross.

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

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P.O. Box 1409, Riverside, California 92502-1409
(951) 955-3200 • Fax (951) 955-1811

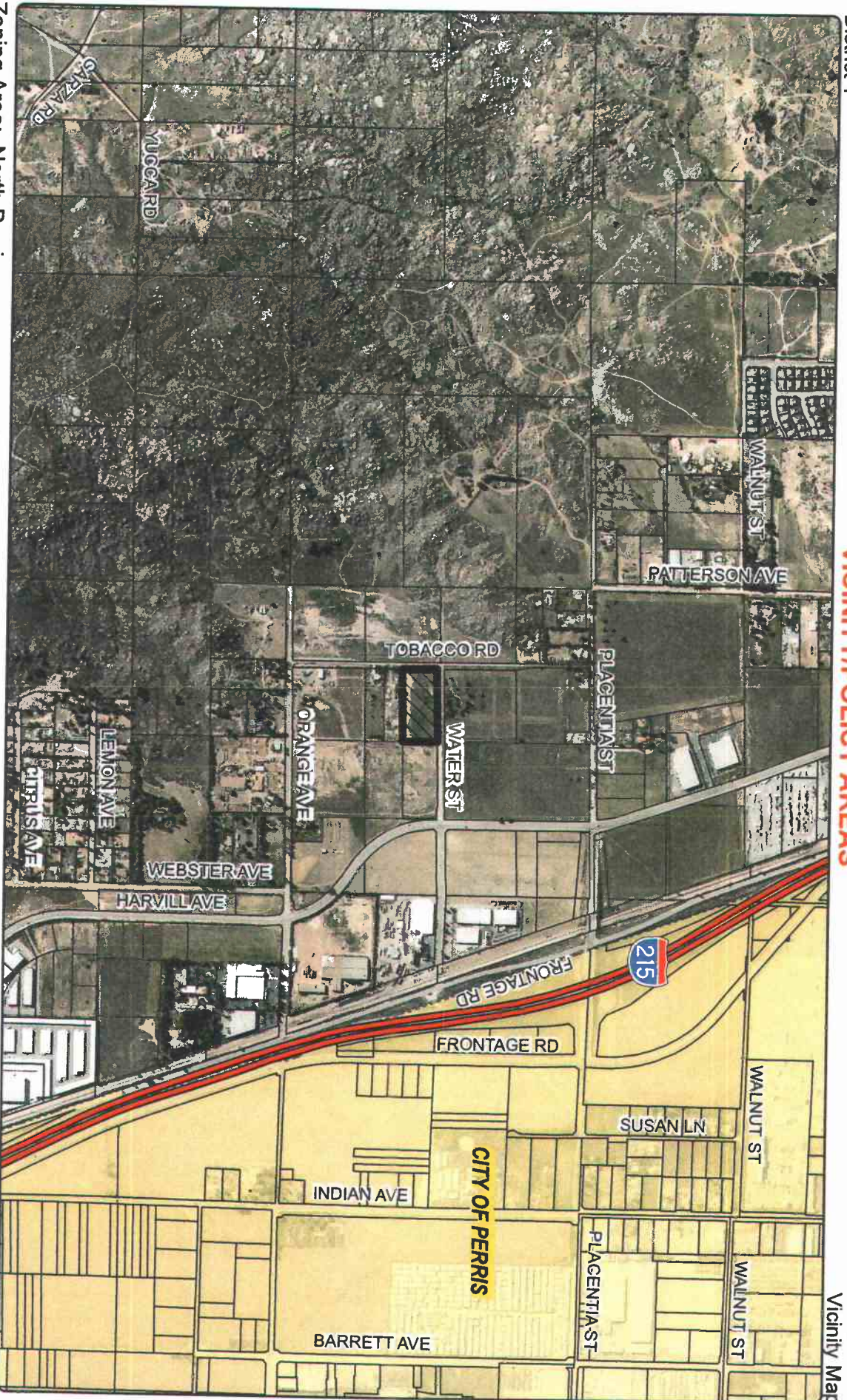
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Palm Desert, California 92211
(760) 863-8277 • Fax (760) 863-7040

"Planning Our Future... Preserving Our Past"

Supervisor Jeffries
District 1

RIVERSIDE COUNTY PLANNING DEPARTMENT
CZ07830 GPA0950
VICINITY/POLICY AREAS

Date Drawn: 06/17/2015
Vicinity Map



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 for various zoning, zoning, fire, and other purposes. The County of Riverside Planning Department offices in Riverside at (951)955-3200 (Riverside County) or in Palm Desert at (760)862-2777 (Palm Desert County) or Whittier at (562)257-1111 (Whittier City) are the



RIVERSIDE COUNTY PLANNING DEPARTMENT

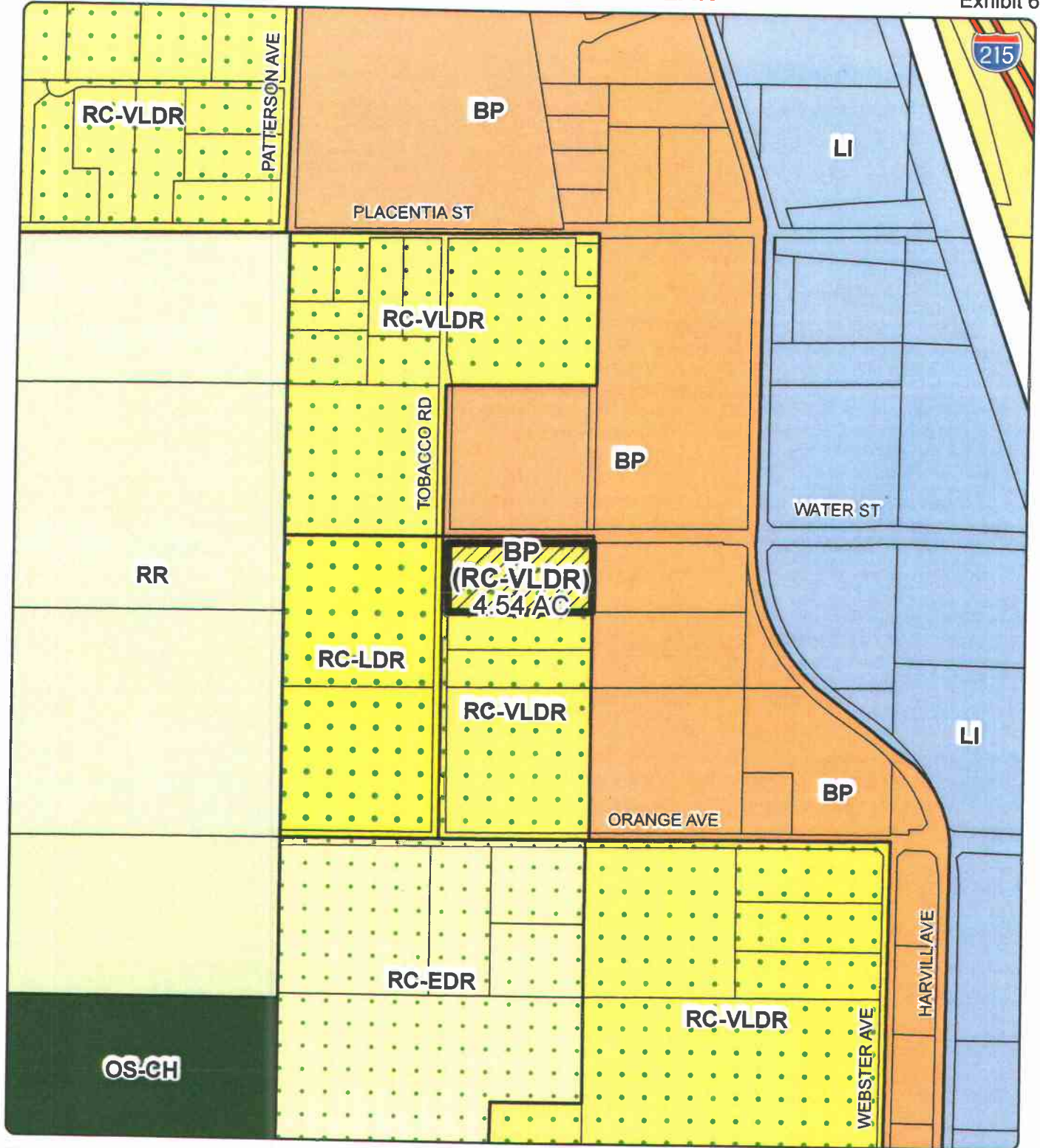
CZ07830 GPA0950

PROPOSED GENERAL PLAN

Supervisor Jeffries
District 1

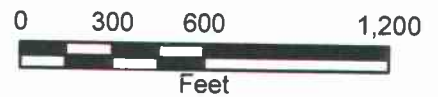
Date Drawn: 06/17/2015

Exhibit 6

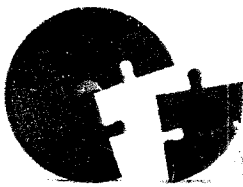


Zoning Area: North Perris

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)985-3200 (Western County) or in Palm Desert at (760)863-8277 (Eastern County) or Website <http://planning.rctiwa.org>



RIVERSIDE COUNTY
PLANNING DEPARTMENT

PLANNING COMMISSION HEARING
REPORT OF ACTIONS
SEPTEMBER 16, 2015

1.0 **CONSENT CALENDAR**

1.1 NONE

2.0 **GENERAL PLAN AMENDMENT INITIATION PROCEEDINGS**

2.1 NONE

3.0 **PUBLIC HEARINGS – CONTINUED ITEMS:**

3.1 **GENERAL PLAN AMENDMENT NO. 960, CLIMATE ACTION PLAN** – Intent to Certify Environmental Impact Report No 521 – Applicant: County of Riverside – All Supervisorial Districts – All Zoning Districts/Areas – All Area Plans – All Land Use Designations – Location: Countywide – **REQUEST:** This County-Initiated General Plan Amendment proposes a comprehensive update to the Riverside County General Plan in accordance with the 8-year Certainty System described 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 Climate Action Plan is being proposed concurrently with GPA No. 960 to ensure County Compliance with AB 32 – The Global Warming Solutions Act of 2006. Continued from August 19, 2015 and August 26, 2015. Project Planner: Kristi Lovelady at (951) 955-0781 or email klovelad@rcplma.org.

Planning Commission Action:
Public Hearing: Closed

By A Vote Of 4-0 (Commissioner Taylor Berger absent)

ADOPTED PLANNING COMMISSION RESOLUTION NO. 2015-011; and,

RECOMMEND that THE BOARD OF SUPERVISORS TAKE THE FOLLOWING ACTIONS:

TENTATIVELY CERTIFY ENVIRONMENTAL IMPACT REPORT NO. 521; and,

TENTATIVELY APPROVE GENERAL PLAN AMENDMENT NO. 960 as modified by the Planning Commission at this hearing, and with any necessary clean up revisions that need to be done to; and,

APPROVE THE RIVERSIDE COUNTY CLIMATE ACTION PLAN.

4.0 **PUBLIC HEARINGS – NEW ITEMS:**

4.1 **GENERAL PLAN AMENDMENT NO. 950, CHANGE OF ZONE NO. 7830** – Adopt Negative Declaration – Applicant: MDMG Inc. – Engineer/Representative: MDMG Inc. – First Supervisorial District – North Perris Area – Mead Valley Area Plan – Rural Community: Very Low Density Residential (RC:VLDR) (1 acre minimum lot size) – Location: south of Water Street, north of Orange Ave, east of

Planning Commission Action:
Public Comments: Closed

By A Vote Of 4-0 (Commissioner Taylor Berger absent)

APPROVED PLANNING COMMISSION RESOLUTION NO. 2015-010;

**PLANNING COMMISSION HEARING
REPORT OF ACTIONS
SEPTEMBER 16, 2015**

Tobacco Road, and west of Harvill Avenue. – 4.54 acres – Zoning: Light Agriculture 1 Acre Minimum (A-1-1) – **REQUEST:** The applicant proposes to amend the General Plan Component and Land Use designations of the subject site from Rural Community: Very Low Density Residential (RC:VLDR) (1 acre minimum lot size) to Community Development: Business Park (CD:BP) on approximately 4.54 acres. The application was submitted during the permitted time period to request foundation changes in 2008. Change of Zone No. 7830 proposes to change the zoning on the 4.54 acre site from Light Agriculture 1 Acre Minimum (A-1-1) to Industrial Park (IP). Project Planner: Larry Ross at (951) 955-9294 or email lross@rctlma.org.

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

ADOPT a NEGATIVE DECLARATION for ENVIRONMENTAL ASSESSMENT NO. 41779; and,

TENTATIVELY APPROVE GENERAL PLAN AMENDMENT NO. 950; and,

TENTATIVELY APPROVE CHANGE OF ZONE NO. 7830.

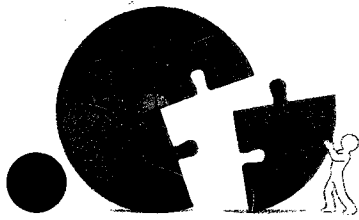
5.0 WORKSHOP

5.1 NONE

6.0 ORAL COMMUNICATION ON ANY MATTER NOT ON THE AGENDA

7.0 DIRECTOR'S REPORT

8.0 COMMISSIONER'S COMMENTS



RIVERSIDE COUNTY
PLANNING DEPARTMENT

Steve Weiss, AICP
Planning Director

Memorandum

DATE: September 16, 2015
TO: Planning Commission
FROM: Larry Ross, Project Planner
RE: Letter of support from Paz Trevino (attached)

Letter summary:

- Positive changes to the County from income from higher property taxes
- Increased property values from an increase in the utility of the land
- Usable land to bring in hard working families and small businesses into area driving out criminal element.

4.1

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(951) 955-3200 · Fax (951) 955-1811

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Palm Desert, California 92211
(760) 863-8277 · Fax (760) 863-7555

Ross, Larry

From: Paz Trevino <trevinopaz@yahoo.com>
Sent: Tuesday, September 15, 2015 9:52 AM
To: Ross, Larry
Subject: Re: change of zone 7830

RE: Change of Zone no. 7830

As a private citizen and business owner in Riverside county I would like to show my support for the above mentioned Change of Zone application. I believe that rezoning certain areas will lead to positive changes to the County in the form of income from higher property taxes collected as land increases in value. The benefits to the community will include the increase in property values resulting from an increase in the utility of the land. Useable land will bring in hard working families and small businesses and drive out the criminal element who will sell their properties to take advantage of the increasing property values. Crime rates will drop from the influx of hard working families or businesses to the area due to the availability of large tracts of useable land. Criminal elements and burdens to the county will sell out and be gradually replaced by hard working productive citizens who pay taxes, apply for permits and hire employees bringing money and prosperity to a county in need. Thanks for your consideration.

Paz Trevino

OM, "Ross, Larry" <LROSS@rctlma.org> wrote:

Paz,

You can comment by email or letter. Use the address below or you can send your comment to this email.

Thanks,

Larry Ross
Principal Planner
Riverside County Planning Department
4080 Lemon Street, 12th Floor
PO Box 1409
Riverside, CA 92502
951-955-9294

Follow us on Twitter!

From: Paz Trevino [mailto:trevinopaz@yahoo.com]

Sent: Thursday, August 20, 2015 4:29 PM

To: Ross, Larry

Subject: change of zone 7830


Hello Larry,

I would like to comment on the above listed Change of Zone no. 7830. Please send me the address to where I should send the letter. Thanks for your help

Paz Trevino

Agenda Item No.: 4.1
Area Plan: Mead Valley
Zoning Area: North Perris
Supervisorial District: First
Project Planner: Larry Ross
Planning Commission: September 16, 2015

General Plan Amendment No. 950
Change of Zone No. 7830
Environmental Assessment No. 41779
Applicant: MDMG Inc.
Engineer/Representative: MDMG Inc.


Steve Weiss, AICP
Planning Director

COUNTY OF RIVERSIDE PLANNING DEPARTMENT STAFF REPORT

PROJECT DESCRIPTION AND LOCATION:

The applicant proposes to amend the General Plan Foundation Component and Land use designations of the subject site from Rural Community: Very Low Density Residential (RC:VLDR) (1 acre minimum lot size) to Community Development: Business Park (CD:BP) on approximately 4.54 acres. The application was submitted during the permitted time period to request foundation changes in 2008.

Change of Zone No. 7830 proposes to change the zoning on the 4.54 acre site from Light Agriculture 1 Acre Minimum (A-1-1) to Industrial Park (IP).

The project is located south of Water Street, north of Orange Ave, east of Tobacco Road, and west of Harvill Avenue.

BACKGROUND:

The project is requesting a Foundation Level change. The application was submitted February 13, 2008. The application for the change was submitted during the permitted window in 2008 and is therefore consistent with the 'Certainty System' as outlined in the General Plan.

The proposed General Plan Amendment was before the Planning Commission on January 7, 2009 and before the Board of Supervisors on March 3, 2009 as part of the General Plan Initiation process (GPIP).

At the Planning Commission hearing Planning Staff recommended that 3 parcels to the south of the project be added to the project to make the whole block Business Park and continue the logical transition of Business Park in the Area. The Planning Commission did state their concern about adding parcels to the project without notifying the parcel owners.

At the Board of Supervisors, the Board agreed with staff to include the 3 parcels to the south and initiated the project, for a total of four parcels.

Staff attempted to contact the owners of the three parcels that were added to the project several times, but were unsuccessful. On December 15, 2014 staff sent out certified letters to the three parcel owners. The return receipt came back for the adjacent parcel to south owned by Mr. and Mrs. Park (apn 317-270-003), acknowledging receipt of the letter, but no response came back from the letter. The second parcel to the south owned by Mr. Malcolm Seton (apn 317-270-004), did come back with a response to the certified letter. Mr. Seton in a letter stated that he was not interested in being involved in this project. The third parcel down from the project site, owned by Mr. Dan Cederberg also came back with a

response to the certified letter. Mr. Cederburg stated in an email that he did want to be involved in this project, but as of the writing of this staff report an application was never submitted.

As the addition of the three parcels made sense as a block, but only one out of the three parcels, and it is the one the furthest from the application parcel, wants to be part of the project, staff is recommending that the three additional parcels that were initiated be removed from the project description. As of now, staff is recommending action only on the parcel that we have an application.

POTENTIAL ISSUES OF CONCERN:

Airport Compatibility

The project was submitted to the Airport Land Use Commission(ALUC) and was heard on October 9, 2014. ALUC found the project consistent as proposed, but reserves their authority to review when an actual ground disturbing project is submitted. The reason behind the caveat for future review was that ALUC reviewed the project based upon likely or projected uses consistent with the proposed general plan designation and proposed zoning. Also, since both the general plan amendment and the change of zone are not conditioned, the ALUC wanted to be able to condition a ground disturbing project when it was submitted.

SB-18 Tribal Consultation

The Pechanga Tribe, through State required SB-18 consultation, has requested that any implementing project within the project area contact the Pechanga Tribe while processing any required entitlements. They additionally request to participate in all future CEQA analysis.

General Plan Findings

In order to support a proposed General Plan Amendment, it must be established that the proposal satisfies certain required findings. The Administration Element of the General Plan and Sections 2.4 and 2.5 of Ordinance No. 348 explain that there are four categories of amendments, Technical, Entitlement/Policy, Foundation, and Agriculture. Each category has distinct required findings that must be made by the Board of Supervisors at a noticed public hearing.

General Plan Amendment No. 950 falls into the Foundation Component- Regular category, because the request to change foundations was made during the permitted 5 year (now 8 year) General Plan Review Cycle as outlined the General Plan.

The Administration Element of the General Plan explains that two findings must be made to justify a Foundation Component- Regular amendment. Further, the Administrative Element of the General Plan explains that an Entitlement/Policy Amendment requires that four findings must be made to justify an Entitlement/Policy Amendment. As the proposed project is changing from one foundation to another, and from one designation to another, both sets of findings must be made. The six required findings are:

a. The proposed change does not involve a change in or conflict with:

- (1) The Riverside County Vision.
- (2) Any General Plan Principal set forth in General Plan Appendix B.

- b. The proposed change does not involve a change in or conflict with any Foundation Component Designation in the General Plan.
- c. The proposed amendment would either contribute to the achievement of the purposes of the General Plan or, at a minimum would not be detrimental to them.
- d. The change would not create an internal inconsistency among the elements of the General Plan.
- e. That there are new conditions or special circumstances that were disclosed during the review process that were unanticipated in preparing the General Plan and subsequently justify modifying the General Plan.
- f. An amendment is required to expand basic employment job opportunities (jobs that contribute directly to the County's economic base) and that would improve the ratio of jobs-to-workers in the County.

Consideration Analysis:

The first required finding per the General Plan Administrative Element explains that proposed change does not involve a change in or conflict with either the Riverside County Vision or any General Plan principal as set forth in General Plan Appendix B.

The General Plan envisioned the parcel in question as Very Low Density Residential and the three parcels to the south as Very Low Density Residential. The General Plan also considered the two parcels to the west and southwest as Low Density Residential. It would have been a logical transition to have all of these six parcels including the property in question changed to Business Park, so there would not have been an island of residential between the mountain and the Business Park designations. The presumed reasoning behind the residential designation for the property in question and the three parcels to the south was that in 2003 when the General Plan was adopted, those three parcels were occupied by single family homes. Despite the fact that three parcels with homes present on them existed, staff presented to the Board of Supervisors the alternate proposal of changing these three parcels as well as the property in question to a Business Park Designation. The Board of Supervisors agreed with the logic of changing the designation on all four parcels and initiated this case with all four parcels with the Business Park Designation. The County General Plan Vision discusses many concepts; they are broken into categories including housing, population growth, community, transportation, etc. The project has been reviewed against these Visions and staff has determined that they are consistent with them. More specifically, to select a few key concepts, the Plan Integration portion of the Riverside County Vision states that corridors are crucial for linking communities, that "many of the corridors are recognized, not only as community links or buffers, but also as unifying elements that reinforce a community." The Business Park designation on the project site furthers this goal by continuing the logical progression of Business Park designations in this corridor toward the mountain and reducing incompatible islands of residential in the area. The project also furthers the Jobs and the Economy portion of the Riverside County Vision by adding more land that could be used to improve the jobs/housing balance and expanding the potential for employment in the high-tech industries that could utilize the Business Park designation. Therefore, there is no conflict with the Riverside County Vision.

Principals in General Plan Appendix B consist of seven categories of principals; these categories of principals include Community Development, Environmental Protection, Transportation, Community Design, Agricultural, Rural Development, and Economic Development. The project has been reviewed

against these categories and the principals within them and staff has determined that the project is consistent with those principals. There are two principals that are of special note and they specifically apply to this project.

The first principal of note is within the Community Design category, the principal is Community Variety, Choice and Balance:

Balanced growth is achieved in more than one way by:

Ensuring a balance of jobs, housing and services within communities.

The proposed project will bring more balance between jobs, housing, and services within this community by increasing both the number of jobs and potentially the amount of services depending on what types of uses ultimately go into the project site.

The second principal of note is within the Economic Development category, the principal is Land and Development Activity:

Establish sufficient acreage of well distributed industrial sites and business park uses, so that workers and employers have more locational options in the County and, because of convenience, allow a choice of making shorter commutes.

The 4.54 acres of the proposed project added to the approximately 29 acres to the east is sufficient acreage to have a viable business park site, and this site, when projects come in under the proposed general plan designation, will provide jobs to the local community.

Therefore, based upon the above there is no conflict with the General Plan Principals in Appendix B.

The second required finding per the General Plan Administrative Element states that the proposed change does not involve a change in or conflict with any Foundation Component Designation in the General Plan.

Upon changing the Foundation from Rural Community to Community Development, the designation change from Very Low Density Residential to Business Park is consistent with Community Development Foundation. Once foundation change to Community Development has been changed, no further changes will be needed and therefore there will not be any conflict with any Foundation Component Designation in the General Plan.

The third required finding per the General Plan Administrative Element states that the proposed amendment would either contribute to the achievement of the purposes of the General Plan or, at a minimum would not be detrimental to them.

One of the main purposes of the General Plan is for the logical development of the County. And it was anticipated that this type of change, like the proposed project, would be coming to the area as reflected in the Introduction section for the Mead Valley Area Plan:

Business Expansion Center. A major thrust of the Riverside County General Plan is to attract new businesses that can provide jobs for the extensive local labor force that now, in significant

numbers, must commute to Orange and Los Angeles Counties. A substantial industrial strip covers almost the entire eastern edge of Mead Valley, which provides outstanding rail and freeway access. This not only leverages the Employment Center immediately adjacent to it, but focuses more intensive activities where multiple transportation modes converge.

Since the proposed project is a further logical extension of Business Expansion Center, therefore based upon the above, the proposed project contributes to the purposes of the General Plan.

The fourth required finding per the General Plan Administrative Element is that the change would not create an internal inconsistency among the elements of the General Plan.

The County General Plan consists of nine elements; these elements include Vision, Land Use, Circulation, Multipurpose Open Space, etc. The project has been reviewed against these elements and staff has determined that the project is consistent with them and it causes no internal inconsistency among the elements. As mentioned above, the Introduction section of the Mead Valley Area Plan anticipated this type of change and the proposed project is a logical extension of the Business Expansion Center and therefore the change would not cause an internal inconsistency. Further, there are no specific policies or overlays that would prohibit the proposed change, and therefore no inconsistencies would be created.

The fifth required finding per the General Plan Administrative Element is that there are new conditions or special circumstances that were disclosed during the review process that were unanticipated in preparing the General Plan and subsequently justify modifying the General Plan.

The new condition that occurred that was unanticipated during the preparation of the General Plan is the shift of available jobs to the citizens of Riverside County. With the proliferation of online retail, the number of brick and mortar retail stores/businesses has declined and in its place a new economic paradigm has been created. Jobs are switching from the traditional brick and mortar retail to fulfillment centers and related support services. Also due to major shifts in energy policy, energy technology has been expanding, everything from battery technology to bio-fuels. This change in energy policy is creating small startup companies that desire to be in technology parks. This new condition was not anticipated in 2003 and the addition of the project site to Mead Valley Business Expansion Center would create an additional opportunity for residents of this area to have local jobs. Therefore, this change justifies modifying the General Plan.

The sixth required finding per the General Plan Administrative Element is an amendment to expand basic employment job opportunities (jobs that contribute directly to the County's economic base) and that would improve the ratio of jobs-to-workers in the County.

The proposed General Plan Amendment and Change of Zone would be reclassifying the potential land uses from residential to business park type of uses, thus expanding job opportunities. The proposed change would increase and expand employment job opportunities, and improve the ratio of jobs-to-workers in the County.

SUMMARY OF FINDINGS:

- | | |
|--|---|
| 1. Existing General Plan Land Use (Ex. #5): | Rural Community: Very Low Density Residential |
| 2. Proposed General Plan Land Use (Ex. #5): | Community Development: Business Park (CD:BP) |
| 3. Surrounding General Plan Land Use (Ex. #5): | Community Development: Business Park to the north, and east. Rural Community: Very Low Density Residential to the south. Rural Community: Low Density Residential to the west. Light Agriculture 1 acre minimum (A-1-1) |
| 4. Existing Zoning (Ex. #2): | Industrial Park (IP) |
| 5. Proposed Zoning (Ex. #2): | Industrial Park (IP) |
| 6. Surrounding Zoning (Ex. #2): | Light Agriculture 1 acre minimum (A-1-1) to the south, Light Agriculture (A-1) to the west, Industrial Park (I-P) to the north, and Manufacturing – Service Commercial (M-SC) to the east. |
| 7. Existing Land Use (Ex. #1): | Vacant land. |
| 8. Surrounding Land Use (Ex. #1): | Large lot single family homes, agriculture, and vacant land. |
| 9. Project Data: | Total Acreage: 4.54 |
| 10. Environmental Concerns: | See attached environmental assessment |

RECOMMENDATIONS:

APPROVE PLANNING COMMISSION RESOLUTION NO. 2015-010 recommending adoption of General Plan Amendment No. 950 to the Riverside County Board of Supervisors;

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

ADOPT a **NEGATIVE DECLARATION** for **ENVIRONMENTAL ASSESSMENT NO. 41779**, based on the findings incorporated in the initial study and the conclusion that the project will not have a significant effect on the environment; and,

TENTATIVELY APPROVE GENERAL PLAN AMENDMENT NO. 950, amending the Land Use Designation for the subject property from Rural Community: Very Low Density Residential (RC:VLDR) to Community Development: Business Park (CD:BP) in accordance with the General Plan Land Use Exhibit #6; based on the findings and conclusions incorporated in the staff report; and, pending final adoption of the General Plan Amendment Resolution by the Board of Supervisors; and,

TENTATIVELY APPROVE CHANGE OF ZONE NO. 7830, amending the zoning classification for the subject property from Light Agriculture 1 acre minimum (A-1-1) to Industrial Park (IP) in accordance with Zoning Exhibit #3; based upon the findings and conclusions incorporated in the staff report; and, pending Ordinance adoption by the Board of Supervisors.

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

1. The project site is designated Rural Community: Very Low Density Residential (RC:VLDR) (1 acre minimum lot size) on the Mead Valley Area Plan.
2. The project site is surrounded by properties which are designated Community Development: Business Park to the north, and east. Rural Community: Very Low Density Residential to the south. Rural Community: Low Density Residential to the west.
3. As the required findings for a Foundation Change – Regular and Entitlement/Policy Change are substantially the same in both the Administrative Element of the General Plan and Sections 2.4 and 2.5 of Ordinance No. 348, the required findings for the both demonstrate that the project is consistent with both the General Plan and Zoning Ordinance No. 348.
4. Based upon staff analysis, the proposed change does not involve a change in or conflict with the Riverside County Vision. The Plan Integration portion of the Riverside County Vision states that corridors are crucial for linking communities. And that “many of the corridors are recognized, not only as community links or buffers, but also as unifying elements that reinforce a community.” The Business Park designation on the project site furthers this goal by continuing the logical progression of Business Park designations in this corridor toward the mountain and reducing incompatible islands of residential in the area. The project also furthers the Jobs and the Economy portion of the Riverside County Vision by adding more land that could be used to improve the jobs/housing balance and expanding the potential for employment in the high-tech industries that could utilize the Business Park designation.
5. Based upon staff analysis, the proposed change does not involve a change in or conflict with the Principals in General Plan Appendix B. Principals in General Plan Appendix B consist of seven categories of principals; these categories of principals include Community Development, Environmental Protection, Transportation, Community Design, Agricultural, Rural Development, and Economic Development. The project has been reviewed against these categories and the principals within them and staff has determined that the project is consistent with those principals. There are two principals that are of special note and they specifically apply to this project.

The first principal of note is within the Community Design category, the principal is Community Variety, Choice and Balance:

Balanced growth is achieved in more than one way by:

Ensuring a balance of jobs, housing and services within communities.

The proposed project will bring more balance between jobs, housing, and services within this community by increasing both the number of jobs and potentially the amount of services depending on what types of uses ultimately go into the project site.

The second principal of note is within the Economic Development category, the principal is Land and Development Activity:

Establish sufficient acreage of well distributed industrial sites and business park uses, so that workers and employers have more locational options in the County and, because of

convenience, allow a choice of making shorter commutes.

The 4.54 acres of the proposed project added to the approximately 29 acres to the east is sufficient acreage to have a viable business park site, and this site, when projects come in under the proposed general plan designation, will provide jobs to the local community. Therefore, based upon the above there is no conflict with the General Plan Principals in Appendix B.

6. The proposed change does not involve a change in or conflict with any Foundation Component Designation in the General Plan. Upon changing the Foundation from Rural Community to Community Development, the designation change from Very Low Density Residential to Business Park is consistent with Community Development Foundation. Once the foundation change to Community Development has been changed, no further changes will be needed.
7. One of the main purposes of the General Plan is for the logical development of the County. And it was anticipated that this type of change, like the proposed project, would be coming to the area as reflected in the Introduction section for the Mead Valley Area Plan:

Business Expansion Center. A major thrust of the Riverside County General Plan is to attract new businesses that can provide jobs for the extensive local labor force that now, in significant numbers, must commute to Orange and Los Angeles Counties. A substantial industrial strip covers almost the entire eastern edge of Mead Valley, which provides outstanding rail and freeway access. This not only leverages the Employment Center immediately adjacent to it, but focuses more intensive activities where multiple transportation modes converge.

Since the proposed project is a further logical extension of Business Expansion Center, therefore based upon the above, the proposed project contributes to the purposes of the General Plan.

8. The proposed project change would not create an internal inconsistency among the elements of the General Plan. The County General Plan consists of nine elements; these elements include Vision, Land Use, Circulation, Multipurpose Open Space, etc. The project has been reviewed against these elements and staff has determined that the project is consistent with them and it causes no internal inconsistency among the elements. The Introduction section of the Mead Valley Area Plan anticipated this type of change; it just was not anticipated at the project site because of the existing residential uses to the south of the project site appear to preclude this type of designation, however since the subject site does not currently have residential uses, nor did it have residential uses on the site at the time of the adoption in 2003, it could have been considered for a Business Park designation at the time of adoption of the General Plan in 2003, but ultimately it was not. Further, there are no specific policies or overlays that would prohibit the proposed change, and therefore no inconsistencies would be created.
9. There are new conditions or special circumstances that were disclosed during the review process that were unanticipated in preparing the General Plan and subsequently justify modifying the General Plan. The new condition that occurred that was unanticipated during the preparation of the General Plan is the shift of available jobs to the citizens of Riverside County. With the proliferation of online retail, the number brick and mortar retail stores/businesses has declined and in its place a new economic paradigm has been created. Jobs are switching from the traditional brick and mortar retail to fulfillment centers and related support services. Also due to major shifts in energy policy, energy technology has been expanding, anything from battery technology to bio-fuels. This change in energy policy is creating small startup companies that desire to be in technology parks. This new condition was not anticipated in 2003 and the addition

of the project site to Mead Valley Business Expansion Center would create an additional opportunity for residents of this area to have local jobs. Therefore, this change justifies modifying the General Plan.

10. The proposed General Plan Amendment and Change of Zone would be reclassifying the potential land uses from residential to business park type of uses, thus expanding job opportunities. The proposed change would increase and expand employment job opportunities, and improve the ratio of jobs-to-workers in the County.
11. The zoning for the subject site is Light Agriculture 1 acre minimum (A-1-1).
12. The project site is surrounded by properties which are zoned Light Agriculture 1 acre minimum (A-1-1) to the south, Light Agriculture (A-1) to the west, Industrial Park (I-P) to the north, and Manufacturing – Service Commercial (M-SC) to the east.
13. The proposed Business Park Land Use Designation and the proposed Industrial Park zoning are consistent. The Business Park land use designation allows for employee-intensive uses, including research and development, technology centers, corporate and support office uses, “clean” industry and supporting retail uses. Building intensity ranges from 0.25 to 0.6 floor area ratio (FAR). Industrial Park zoning allows for research and development, technology centers, corporate and support office uses, “clean” industry and supporting retail uses. Therefore, the Business Park Land Use Designation and the Industrial Park zoning are consistent.
14. The project is consistent with both SB-18 and AB-52 and all the required consultations have been made.
15. This project is located within a Criteria Area of the Multi-Species Habitat Conservation Plan and as such was required to go through the HANS process. On December 18, 2014 a determination was made that no conservation was required for the project.
16. Environmental Assessment No. 41779 did not identify any potentially significant impacts.

CONCLUSIONS:

1. The proposed project is in conformance with the proposed Community Development: Business Park (CD:BP) Land Use Designation, and with all other elements of the Riverside County General Plan.
2. The proposed project is consistent with the proposed Industrial Park (IP) zoning classification of Ordinance No. 348, and with all other applicable provisions of Ordinance No. 348.
3. The public’s health, safety, and general welfare are protected through project design.
4. The proposed project is compatible with the present and future logical development of the area.
5. The proposed project will not have a significant effect on the environment.
6. The proposed project will not preclude reserve design for the Western Riverside County Multiple Species Habitat Conservation Plan (WRCMSHCP).

INFORMATIONAL ITEMS:

1. As of this writing, no letters, in support or opposition have been received.
2. The project site is not located within:
 - a. A 100-year flood plain, an area drainage plan, or dam inundation area;
 - b. A Recreation and Parks District;
 - c. High fire area or State Responsibility Area.
3. The project site is located within:
 - a. The City of Perris sphere of influence.
 - b. The Stephens Kangaroo Rat Fee Area; and
 - c. A low area of liquefaction.

The subject site is currently designated as Assessor's Parcel Number: 317-270-002

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Date Prepared: 6/15/15

Date Revised: 6/15/15

2
3 **RESOLUTION**
4 **RECOMMENDING ADOPTION OF**
5 **GENERAL PLAN AMENDMENT NO. 2015-010**
6

7 **WHEREAS**, pursuant to the provisions of Government Code Section(s) 65350/65450 et. seq.,
8 public hearings were held before the Riverside County Planning Commission in Riverside, California on
9 September 16, 2015, to consider the above-referenced matter; and,

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

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

17 **BE IT RESOLVED, FOUND, DETERMINED, AND ORDERED** by the Planning
18 Commission of the County of Riverside, in regular session assembled on September 16, 2015, that it has
19 reviewed and considered the environmental document prepared or relied on and recommends the
20 following based on the staff report and the findings and conclusions stated therein:
21

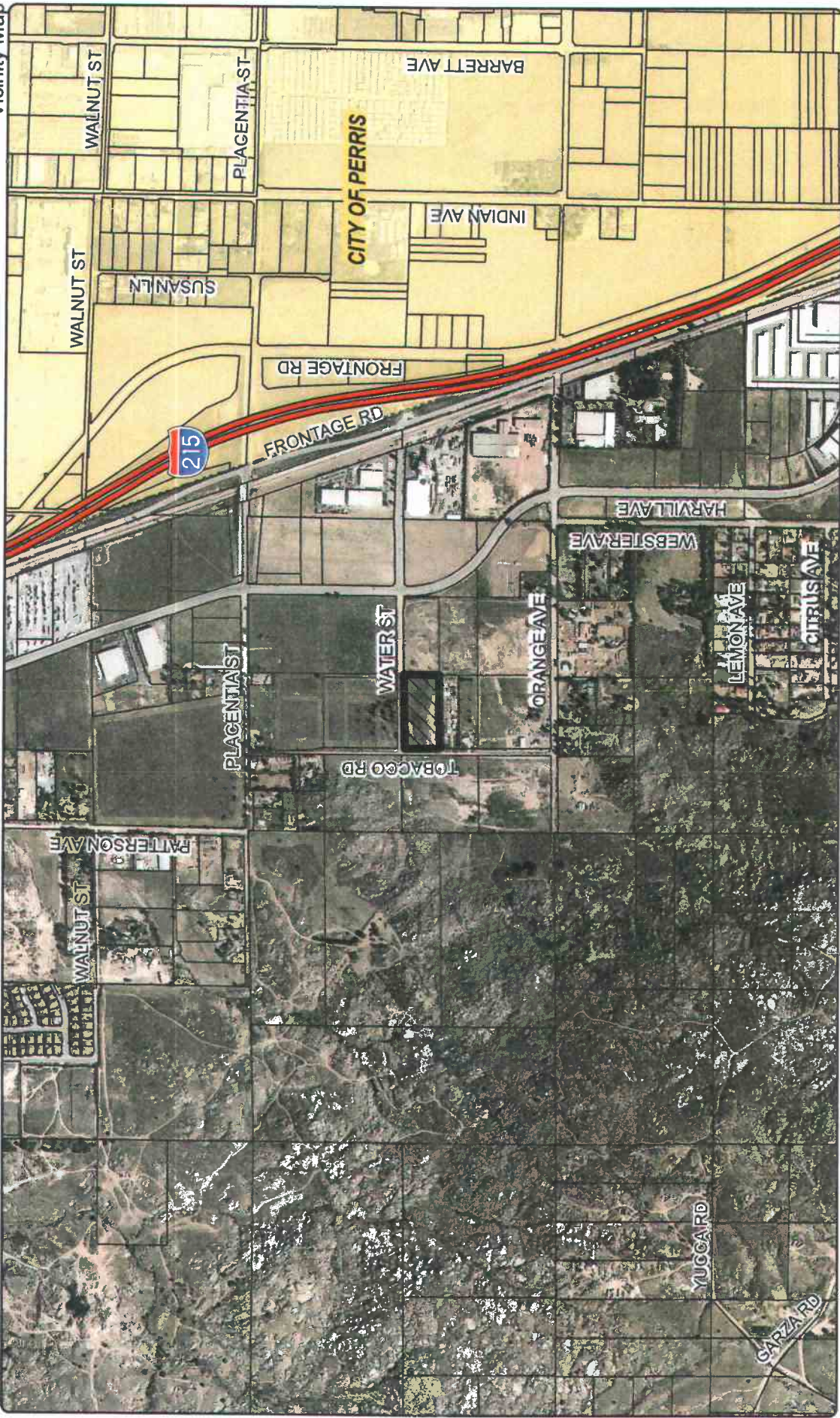
22 **ADOPTION** of the Negative Declaration environmental document, Environmental Assessment
23 No. 41779; and
24

25 **ADOPTION** of General Plan Amendment No. 950
26
27
28

RIVERSIDE COUNTY PLANNING DEPARTMENT
CZ07830 GPA0950
VICINITY/POLICY AREAS

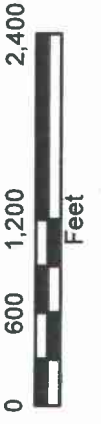
Supervisor Jeffries
 District 1

Date Drawn: 06/17/2015
 Vicinity Map



Zoning Area: North Perris

Author: Vinnie Nguyen



DISCLAIMER: On October 7, 2015, the County of Riverside adopted a new General Plan providing more land use designations for unincorporated Riverside County. This map was prepared for the Planning Department of Riverside County for use in the future. For further information, please contact the Riverside County Planning Department office in Riverside at (951)938-3200 (Western County) or in Palm Desert at (760)867-2777 (Eastern County) or Website: <http://www.riversideca.gov>

RIVERSIDE COUNTY PLANNING DEPARTMENT
CZ07830 GPA0950

Supervisor Jeffries
District 1

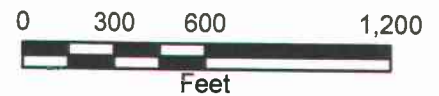
Date Drawn: 10/24/13
Exhibit 1

LAND USE



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.rivcoba.org>

RIVERSIDE COUNTY PLANNING DEPARTMENT

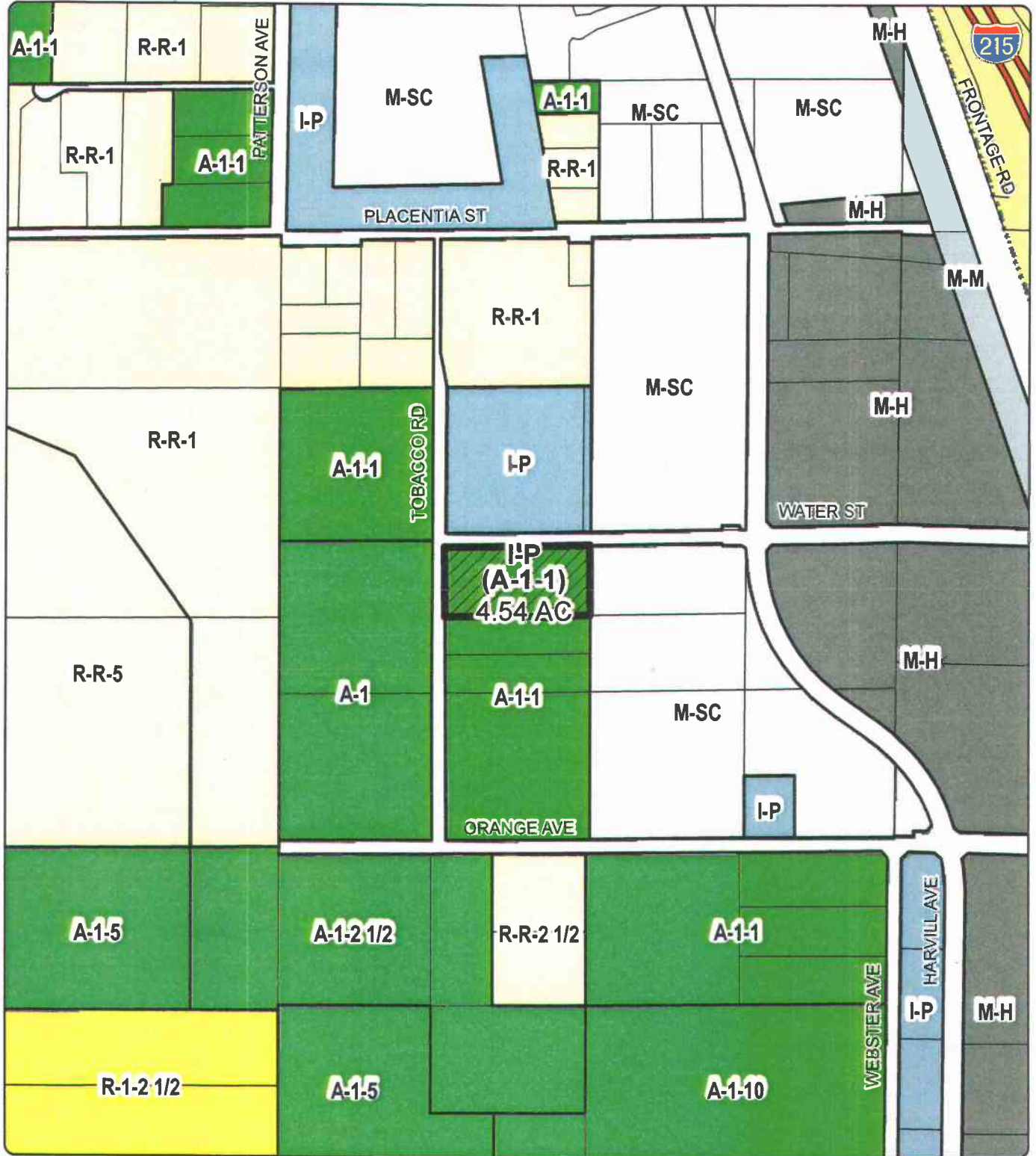
CZ07830 GPA0950

PROPOSED ZONING

Supervisor Jeffries
District 1

Date Drawn: 06/17/2015

Exhibit 3



Zoning Area: North Perris

Author: Vinnie Nguyen



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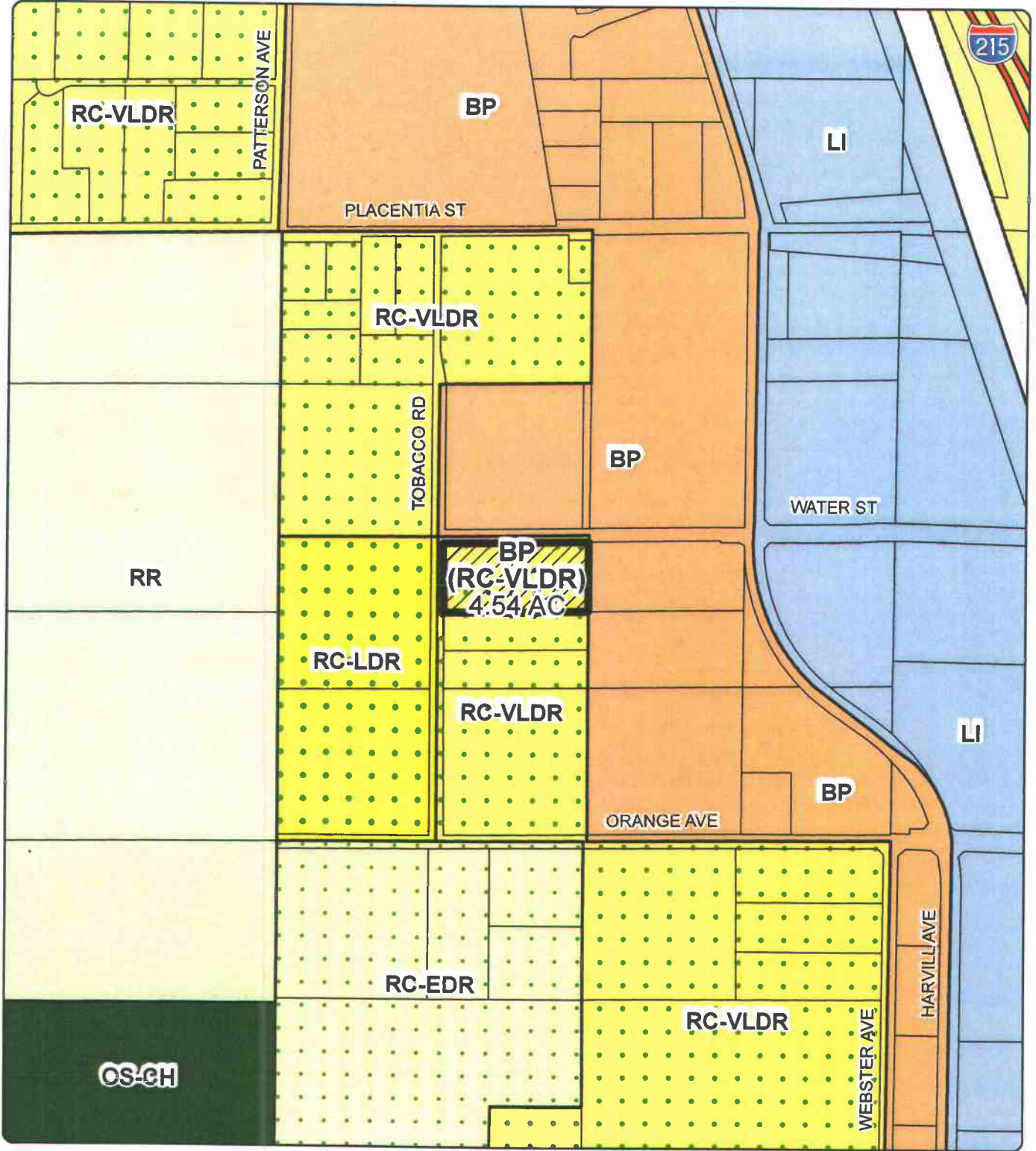
RIVERSIDE COUNTY PLANNING DEPARTMENT

CZ07830 GPA0950

PROPOSED GENERAL PLAN

Supervisor Jeffries
District 1

Date Drawn: 06/17/2015
Exhibit 6



Zoning Area: North Perris

Author: Vinnie Nguyen



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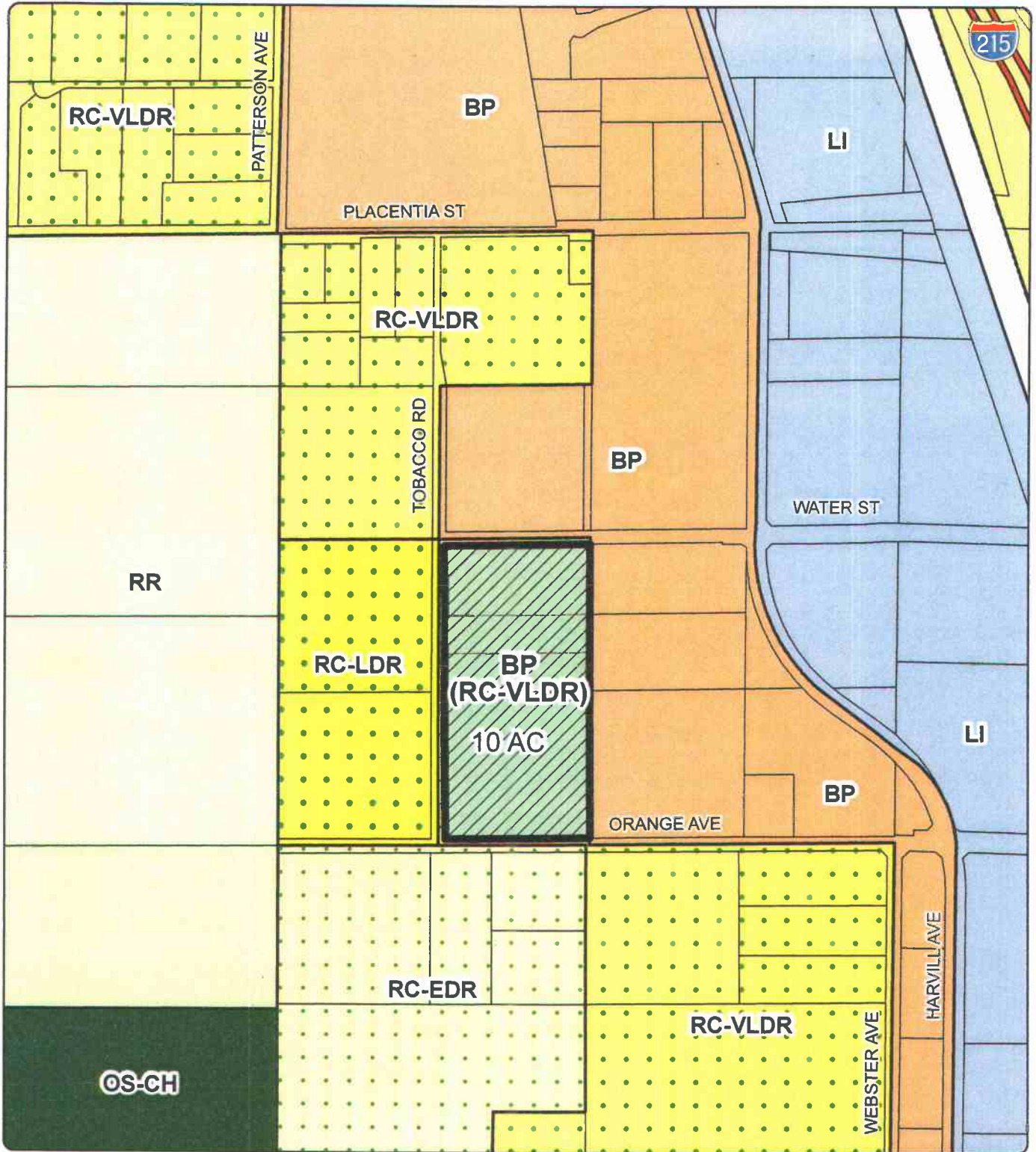
RIVERSIDE COUNTY PLANNING DEPARTMENT

CZ07830 GPA0950

Supervisor Jeffries
District 1

INITIATED BY THE BOARD OF SUPERVISORS ON MARCH 3, 2009

Date Drawn: 08/19/2015
Exhibit 8



Zoning Area: North Perris

Author: Vinnie Nguyen



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RIVERSIDE COUNTY PLANNING DEPARTMENT

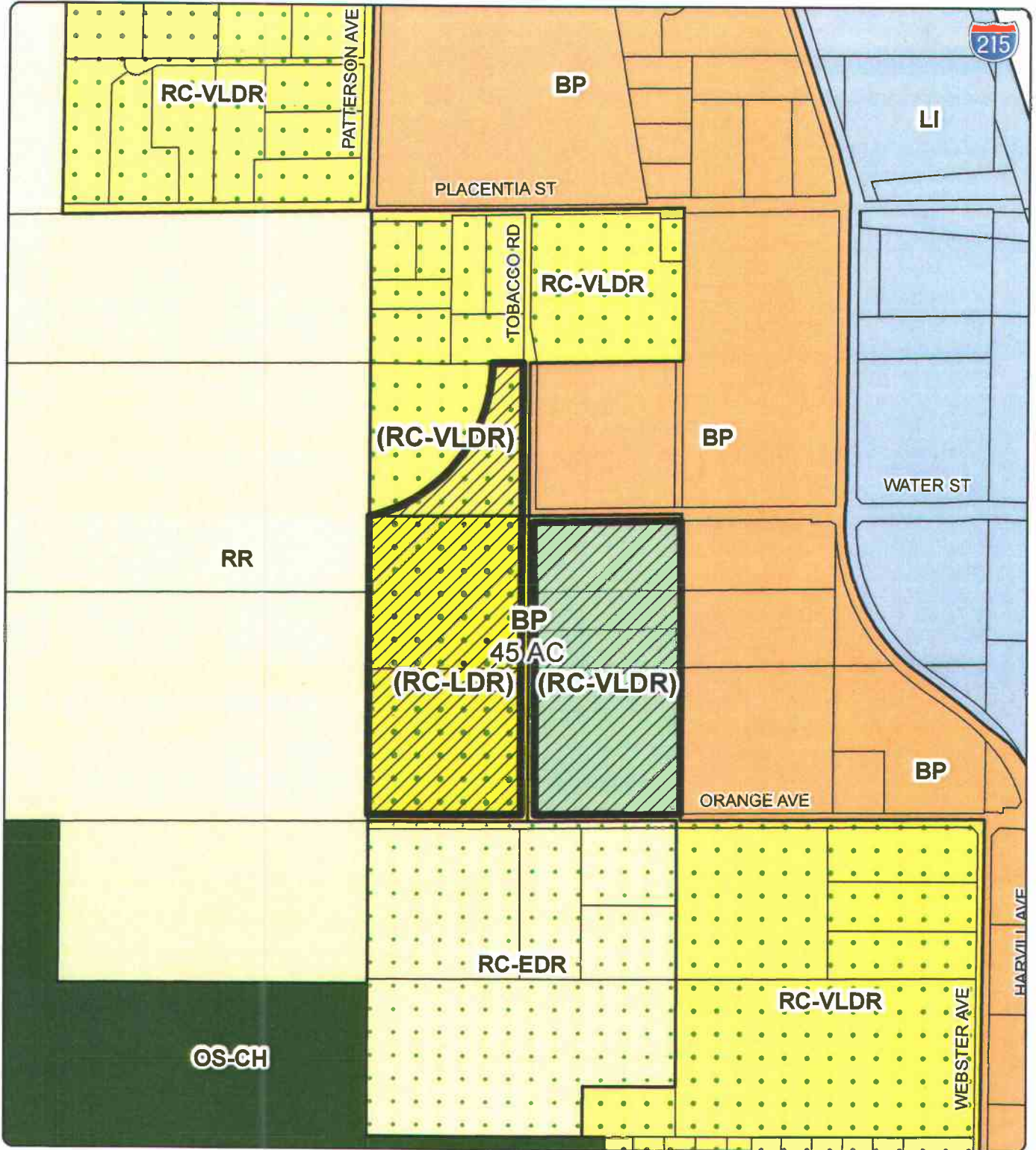
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Supervisor Jeffries
District 1

LOGICAL PROGRESSION OF BUSINESS PARK IN THE AREA

Date Drawn: 08/19/2015

Exhibit 9



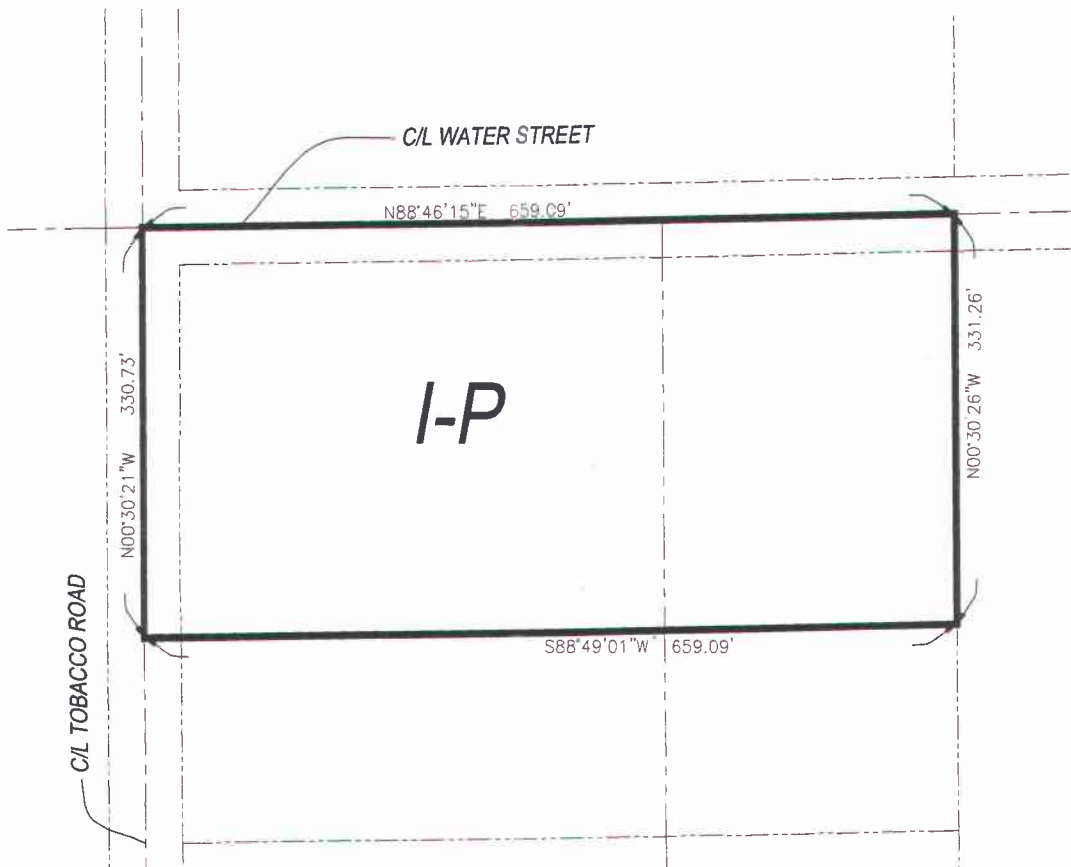
Zoning Area: North Perris

Author: Vinnie Nguyen



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RANCHO CALIFORNIA AREA
SEC. 13 T 4 S, R 4 W S. B. & M.

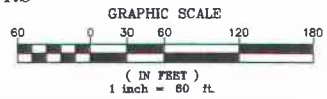


I-P INDUSTRIAL PARK

MAP NO. X.XXXXX
CHANGE OF OFFICIAL ZONING PLAN
AMENDING
MAP NO. 2, ORDINANCE NO. 348
CHANGE OF ZONE CASE NO. 7830

ADOPTED BY ORDINANCE NO. XXX.XXXX
MONTH X, 20XX

RIVERSIDE COUNTY BOARD OF SUPERVISORS



APN'S 317-270-002



RIVERSIDE COUNTY PLANNING DEPARTMENT

Juan C. Perez
Interim Planning Director

December 15, 2014

Dan Cederberg
23672 Orange Ave
Perris, CA 92570

Dear Owner:

On February 13, 2008, the owners of the property located at the southeast corner of Tobacco Road and Water Street submitted an application to the Riverside County Planning Department to change the property's General Plan Land Use Designation from Rural Community - Very Low Density Residential One Acre Minimum to Community Development - Business Park.

The property's owners submitted the application with no intention of developing the property at this time, but instead were thinking that the property could be developed in the future or sold to someone who wanted to develop it. They looked at the properties to the north and east and saw that they had the Community Development - Business Park General Plan Land Use Designation and they thought it would be a good fit for their property as well.

The owners submitted the General Plan Amendment application during the County's timeframe to change this type of General Plan Land Use Designation. Since changing a property's General Plan Land Use Designation can be expensive and time consuming, the County instituted an early look process where an applicant can get a sense if the County would be willing to make the applicant's proposed change. When the proposed change was taken before the Board of Supervisors to get that early look, the Board of Supervisors authorized the proposed change to proceed through the planning review process. At the meeting, the Board also instructed the Planning Department to add three properties to the south to the proposed change. These three additional properties include your property identified as APN No. 317-270-011.

The Board of Supervisors felt changing the whole property block to Community Development – Business Park would reduce impacts to neighbors because development consistent with this designation tend to be large acre projects and more acreage made sense if a change would be allowed at all.

This letter is to request your feedback on whether you would like to process a General Plan Amendment application to change your property's General Plan Land Use Designation from Rural Community – Very Low Density Residential (1 acre minimum) to Community Development – Business Park. As an applicant you would be required to pay the related costs of processing the application. You may process an application separately from the other property owners or with the current applicant to share costs. Additionally, if your proposed change is approved by the Board of Supervisors, you would be required to indemnify the County against any legal challenge brought against the approval, including paying any related legal costs. It is recommended that you consult a professional engineer or planner experienced in land development if you are interested in submitting such an application.

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

Desert Office • 77-588 El Duna Court, Suite H
Palm Desert, California 92211
(760) 863-8277 • Fax (760) 863-7555

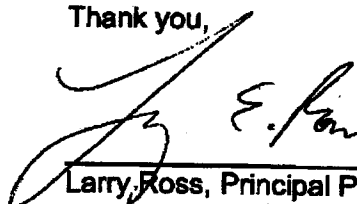
Please respond in writing either my e-mail or letter within 30 days of this letter's date to let the County know if you would like to process an application to change your property's General Plan Land Use Designation from Rural Community – Very Low Density Residential (1 acre minimum) to Community Development – Business Park. The Planning Department's mailing address is the following:

Riverside County Planning Department
Attn: Larry Ross, Principal Planner (GPA00950)
4080 Lemon Street, 12th Floor
P.O. Box 1409
Riverside, CA 92502-1409

Also, please be aware that your application would be processed, heard and decided in accordance with all the procedures applicable to General Plan Amendments, including public hearings before the Planning Commission and the Board of Supervisors. Submitting an application does not mean the Board of Supervisors will approve the application.

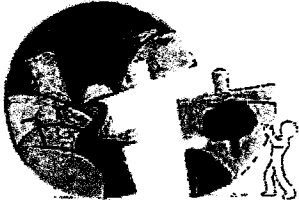
You may contact me at 951-955-9294 or at LROSS@RCTLMA.ORG to find out more about this process and how it will impact your property.

Thank you,



Larry Ross, Principal Planner

Enc. GPA 950 Recommended General Plan changes map



RIVERSIDE COUNTY PLANNING DEPARTMENT

Juan C. Perez
Interim Planning Director

December 15, 2014

Malcom Seton and Dolly Seton
20860 Tobacco Road
Perris, CA 92570

Dear Owners:

On February 13, 2008, the owners of the property located at the southeast corner of Tobacco Road and Water Street submitted an application to the Riverside County Planning Department to change the property's General Plan Land Use Designation from Rural Community - Very Low Density Residential One Acre Minimum to Community Development - Business Park.

The property's owners submitted the application with no intention of developing the property at this time, but instead were thinking that the property could be developed in the future or sold to someone who wanted to develop it. They looked at the properties to the north and east and saw that they had the Community Development - Business Park General Plan Land Use Designation and they thought it would be a good fit for their property as well.

The owners submitted the General Plan Amendment application during the County's timeframe to change this type of General Plan Land Use Designation. Since changing a property's General Plan Land Use Designation can be expensive and time consuming, the County instituted an early look process where an applicant can get a sense if the County would be willing to make the applicant's proposed change. When the proposed change was taken before the Board of Supervisors to get that early look, the Board of Supervisors authorized the proposed change to proceed through the planning review process. At the meeting, the Board also instructed the Planning Department to add three properties to the south to the proposed change. These three additional properties include your property identified as APN No. 317-270-004.

The Board of Supervisors felt changing the whole property block to Community Development - Business Park would reduce impacts to neighbors because development consistent with this designation tend to be large acre projects and more acreage made sense if a change would be allowed at all. This letter is to request your feedback on whether you would like to process a General Plan Amendment application to change your property's General Plan Land Use Designation from Rural Community - Very Low Density Residential (1 acre minimum) to Community Development - Business Park. As an applicant you would be required to pay the related costs of processing the application. You may process an application separately from the other property owners or with the current applicant to share costs. Additionally, if your proposed change is approved by the Board of Supervisors, you would be required to indemnify the County against any legal challenge brought against the approval, including paying any related legal costs. It is recommended that you consult a professional engineer or planner experienced in land development if you are interested in submitting such an application.

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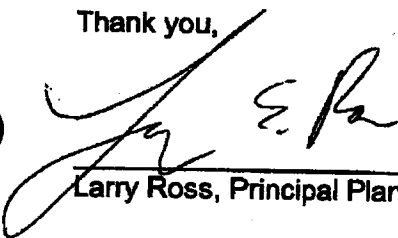
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Attn: Larry Ross, Principal Planner (GPA00950)
4080 Lemon Street, 12th Floor
P.O. Box 1409
Riverside, CA 92502-1409

Also, please be aware that your application would be processed, heard and decided in accordance with all the procedures applicable to General Plan Amendments, including public hearings before the Planning Commission and the Board of Supervisors. Submitting an application does not mean the Board of Supervisors will approve the application.

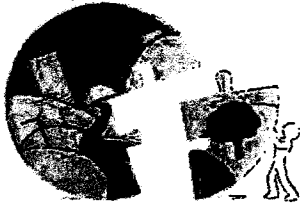
You may contact me at 951-955-9294 or at LROSS@RCTLMA.ORG to find out more about this process and how it will impact your property.

Thank you,



Larry Ross, Principal Planner

Enc. GPA 950 Recommended General Plan changes map



RIVERSIDE COUNTY PLANNING DEPARTMENT

Juan C. Perez
Interim Planning Director

December 15, 2014

Jo and Young Park
20800 Tobacco Road
Perris, CA 92570

Dear Owners:

On February 13, 2008, the owners of the property located at the southeast corner of Tobacco Road and Water Street submitted an application to the Riverside County Planning Department to change the property's General Plan Land Use Designation from Rural Community - Very Low Density Residential One Acre Minimum to Community Development - Business Park.

The property's owners submitted the application with no intention of developing the property at this time, but instead were thinking that the property could be developed in the future or sold to someone who wanted to develop it. They looked at the properties to the north and east and saw that they had the Community Development - Business Park General Plan Land Use Designation and they thought it would be a good fit for their property as well.

The owners submitted the General Plan Amendment application during the County's timeframe to change this type of General Plan Land Use Designation. Since changing a property's General Plan Land Use Designation can be expensive and time consuming, the County instituted an early look process where an applicant can get a sense if the County would be willing to make the applicant's proposed change. When the proposed change was taken before the Board of Supervisors to get that early look, the Board of Supervisors authorized the proposed change to proceed through the planning review process. At the meeting, the Board also instructed the Planning Department to add three properties to the south to the proposed change. These three additional properties include your property identified as APN No. 317-270-003.

The Board of Supervisors felt changing the whole property block to Community Development – Business Park would reduce impacts to neighbors because development consistent with this designation tend to be large acre projects and more acreage made sense if a change would be allowed at all. This letter is to request your feedback on whether you would like to process a General Plan Amendment application to change your property's General Plan Land Use Designation from Rural Community – Very Low Density Residential (1 acre minimum) to Community Development – Business Park. As an applicant you would be required to pay the related costs of processing the application. You may process an application separately from the other property owners or with the current applicant to share costs. Additionally, if your proposed change is approved by the Board of Supervisors, you would be required to indemnify the County against any legal challenge brought against the approval, including paying any related legal costs. It is recommended that you consult a professional engineer or planner experienced in land development if you are interested in submitting such an application.

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

Desert Office • 77-588 El Duna Court, Suite H
Palm Desert, California 92211
(760) 863-8277 • Fax (760) 863-7555

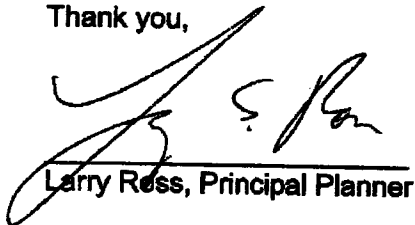
Please respond in writing either my e-mail or letter within 30 days of this letter's date to let the County know if you would like to process an application to change your property's General Plan Land Use Designation from Rural Community - Very Low Density Residential (1 acre minimum) to Community Development - Business Park. The Planning Department's mailing address is the following:

Riverside County Planning Department
Attn: Larry Ross, Principal Planner (GPA00950)
4080 Lemon Street, 12th Floor
P.O. Box 1409
Riverside, CA 92502-1409

Also, please be aware that your application would be processed, heard and decided in accordance with all the procedures applicable to General Plan Amendments, including public hearings before the Planning Commission and the Board of Supervisors. Submitting an application does not mean the Board of Supervisors will approve the application.

You may contact me at 951-955-9294 or at LROSS@RCTLMA.ORG to find out more about this process and how it will impact your property.

Thank you,



Larry Ross, Principal Planner

Enc. GPA 950 Recommended General Plan changes map

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

Malcom Seton and Dolly Seton
20860 Tobacco Road
Perris, CA 92570
 (GPA00950)

COMPLETE THIS SECTION ON DELIVERY

A. Signature Agent
 Addressee
 B. Received by (Printed Name) C. Date of Delivery
 D. Is delivery address different from item 1? Yes
 If YES, enter delivery address below: No

3. Service Type
 Certified Mail Express Mail
 Registered Return Receipt for Merchandise
 Insured Mail C.O.D.

4. Restricted Delivery? (Extra Fee) Yes

2. Article Number

(Transfer from service label)

7009 2820 0004 4457 3054

PS Form 3811, February 2004

Domestic Return Receipt

102595-02-M-1540

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

Dan Cederberg
23672 Orange Ave
Perris, CA 92570
 (GPA00950)

COMPLETE THIS SECTION ON DELIVERY

A. Signature Agent
 Addressee
 B. Received by (Printed Name) C. Date of Delivery
 D. Is delivery address different from item 1? Yes
 If YES, enter delivery address below: No

3. Service Type
 Certified Mail Express Mail
 Registered Return Receipt for Merchandise
 Insured Mail C.O.D.

4. Restricted Delivery? (Extra Fee) Yes

2. Article Number

(Transfer from service label)

7009 2820 0004 4457 3719

PS Form 3811, February 2004

Domestic Return Receipt

102595-02-M-1540

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

Jo and Young Park
20800 Tobacco Road
Perris, CA 92570
 (GPA00950)

COMPLETE THIS SECTION ON DELIVERY

A. Signature Agent
 Addressee
 B. Received by (Printed Name) C. Date of Delivery
 D. Is delivery address different from item 1? Yes
 If YES, enter delivery address below: No

3. Service Type
 Certified Mail Express Mail
 Registered Return Receipt for Merchandise
 Insured Mail C.O.D.

4. Restricted Delivery? (Extra Fee) Yes

2. Article Number

(Transfer from service label)

7009 2820 0004 4457 4396

PS Form 3811, February 2004

Domestic Return Receipt

102595-02-M-1540

Ross, Larry

From: PAUL CLARK <smiley535353@msn.com>
Sent: Sunday, January 11, 2015 10:11 AM
To: Ross, Larry
Subject: application request to change land use designation

Dear Mr. Ross,

I, Dan Cederburg request an application form the Riverside County Planning Department to change my property (APN No.317-270-001) General Plan Land Use Designation from Rural Community-Very Low Density Residential One Acre Minimum to Community Development - Business Park. If you have any questions contact me at 951-570-6231.

Thank you for you patients and assistance,

Dan Cederburg

12/21/2014

LARRY ROSS

RE: ZAP 1099 MA14

RE: GPA # 950 CZ 7830

IN REFERENCE TO CHANGE OF ZONE -
- NOT INTERESTED -

IN REFERENCE TO GENERAL PLAN AMENDMENT -
- NOT INTERESTED -

AS FAR AS I'M CONCERNED, OUR PROPERTY IS STILL ZONED
A-I-R, AND HAS NOT BEEN CHANGED, TO MY KNOWLEDGE
I'M NOT INTERESTED IN CHANGING IT.

SINCE 2007, SS & R INVEST. CO. REPRESENTATIVE
MDMG INC. HAVE TRIED TO CHANGE THE PROPERTY BY
USING ME (MALCOLM SETON APN 317 270 004), "JOE" YOUNG PARK
(APN 317 270 003), AND DAN CEDERBURG (APN 317 270 011).
NOW, HERE IT IS 2014, THEY'RE TRYING TO DO IT AGAIN.

I TALKED TO YOU ON THE PHONE ABOUT THIS BEFORE.
THEY'VE GONE THROUGH COUNTY, CITY OF PERRIS, MEAD
VALLEY, AND NOW AIRPORT LAND USE COMMISSION, TO
BENEFIT THE USAGE OF THEIR PROPERTY. IF THEY WANT
THEIR PROPERTY CHANGED, THEN THAT'S GOOD FOR THEM,
BUT I'M TIRED OF THEM USING ME TO BENEFIT

● What they're TRYING to do by INVOLVING us AND MY PROPERTY as a PERSONAL GAIN for them. I Live on this property, it's NOT VACANT LAND.

AS FAR AS I'M CONCERNED, the people that own that property should have an abatement done by the COUNTY, because it has NOTHING but dead dogs buried on it, TRASH FROM DUMPETS, STOLEN CARS ARE LEFT there — AND The COUNTY has to keep cleaning it up. IT'S ALSO A FIRE HAZARD FOR WEED ABATEMENT.

LARRY, I'D LIKE TO THANK YOU FOR HELPING. I KNOW YOU'RE THE PRINCIPLE PLANNER AND YOU HAVE TO SUBMIT IT TO THE COUNTY SUPERVISORS FOR APPROVAL, but, like I SAID before, I'M SICK & TIRED OF these people.

THANK YOU

MAC SETON - APN. 317270004

26860 TOBACCO RD.

● Pereis CA 92570

951-943-2809

MALCOLM SETON
20800 TOBACCO RD.
PERRIS, CA 92570

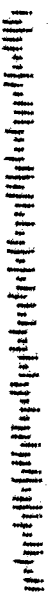
SN BERNARDINO CA 924

22 DEC 2014 PM 2 T



MR. LARRY ROSS, PRINCIPAL PLANNER
Riverside County Planning Depart.
4080 LEMON STREET, 12th Floor
Riverside, CA 92501

9250138634



COUNTY OF RIVERSIDE

ENVIRONMENTAL ASSESSMENT FORM: INITIAL STUDY

Environmental Assessment (E.A.) Number: 41779

Project Case Type (s) and Number(s): General Plan Amendment No. 950 and Change of Zone No. 7830

Lead Agency Name: County of Riverside Planning Department

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

Contact Person: Larry Ross

Telephone Number: 951-955-9294

Applicant's Name: MDMG Inc.

Applicant's Address: 41635 Enterprise Circle North, Suite B, Temecula, CA 92590

I. PROJECT INFORMATION

A. Project Description: The General Plan Amendment proposes to amend the General Plan Foundation Component and Land use designations of the subject site from Rural Community: Very Low Density Residential (RC:VLDR) (1 acre minimum lot size) to Community Development: Business Park (CD:BP) on approximately 4.54 acres. The application was submitted during the permitted time period to request foundation changes in 2008. Change of Zone No. 7830 proposes to change the zoning on the 4.54 acre site from Light Agriculture 1 Acre Minimum (A-1-1) to Industrial Park (IP).

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

C. Total Project Area: 4.54 acres

Residential Acres: n/a

Lots: n/a

Units: n/a

Projected No. of Residents: n/a

Commercial Acres: n/a

Lots: n/a

Sq. Ft. of Bldg. Area: n/a

Est. No. of Employees: n/a

Industrial Acres: 4.54

Lots: 1

Sq. Ft. of Bldg. Area: n/a

Est. No. of Employees: n/a

D. Assessor's Parcel No(s): 317-270-002.

E. Street References: South of Water Street, north of Orange Ave, east of Tobacco Road, and west of Harvill Avenue.

F. Section, Township & Range Description or reference/attach a Legal Description:
Section 13, Township 4 South, Range 4 West

G. Brief description of the existing environmental setting of the project site and its surroundings: Large lot single family homes, agriculture, and vacant land.

II. APPLICABLE GENERAL PLAN AND ZONING REGULATIONS

A. General Plan Elements/Policies:

1. **Land Use:** Once the project is approved, the project is consistent with the provisions of the Land Use Element.

2. **Circulation:** The project is consistent with the policies of the Circulation Element.

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

B. General Plan Area Plan(s): Mead Valley

C. Foundation Component(s): Rural Community

D. Land Use Designation(s): Rural Community: Very Low Density Residential (RC:VLDR) (1 acre minimum lot size)

E. Overlay(s), if any: N/A

F. Policy Area(s), if any: N/A

G. Adjacent and Surrounding:

1. **Area Plan(s):** Mead Valley to the north, south, east and west
2. **Foundation Component(s):** Rural Community to the west, and south. Community Development to the east and north.
3. **Land Use Designation(s):** Community Development: Business Park to the north, and east. Rural Community: Very Low Density Residential to the south. Rural Community: Low Density Residential to the west.
4. **Overlay(s), if any:** None.
5. **Policy Area(s), if any:** None.

H. Adopted Specific Plan Information

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

I. Existing Zoning: Light Agriculture 1 Acre Minimum (A-1-1).

J. Proposed Zoning, if any: Industrial Park (IP).

K. Adjacent and Surrounding Zoning: zoned Light Agriculture 1 acre minimum (A-1-1) to the south, Light Agriculture (A-1) to the west, Industrial Park (I-P) to the north, and Manufacturing – Service Commercial (M-SC) to the east.

III. ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED

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

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

IV. DETERMINATION

On the basis of this initial evaluation:

A PREVIOUS ENVIRONMENTAL IMPACT REPORT/NEGATIVE DECLARATION WAS NOT PREPARED

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

A PREVIOUS ENVIRONMENTAL IMPACT REPORT/NEGATIVE DECLARATION WAS PREPARED

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

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


Signature

Larry Ross, project planner
Printed Name

June 12, 2015

Date

For Steve Weiss, AICP, Planning Director

V. ENVIRONMENTAL ISSUES ASSESSMENT

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

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

1. Scenic Resources

a) Have a substantial effect upon a scenic highway corridor within which it is located?

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?

Source: Riverside County General Plan Figure 9 in the Mead Valley Area Plan- "Scenic Highways"

Findings of Fact:

a-b) The proposed project is not located along any scenic highway corridors in the Mead Valley Area plan. The two closest Scenic Highway Corridors are the Ramona Expressway and Highway 74. This project will not impact any scenic highway corridors.

The proposed project does not provide the opportunity for physical disturbance of the property; therefore, there is no potential for any impacts to scenic resources. The proposed project will change the General Plan designation for the site, which could eventually lead to a higher level of development on the property. Once a development proposal or land use application to subsequently subdivide, grade, or build on the property associated with General Plan Amendment No. 950 and Change of Zone No. 7830 is submitted, a subsequent review and Environmental Assessment shall be prepared assessing potential impacts.

Mitigation: No mitigation is required

Monitoring: No monitoring is required

2. Mt. Palomar Observatory

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

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Source: GIS database, Ord. No. 655 (Regulating Light Pollution), Mead Valley Area Plan Figure 6

Findings of Fact:

a) The proposed project is located within Zone b of the Palomar Nighttime Lighting Policy Area according to figure 6 in the Mead Valley Area Plan section of the General Plan. However, the project does not provide the opportunity for physical disturbance of the property; therefore, there is no potential for any impacts.

The proposed project does not provide the opportunity for physical disturbance of the property; therefore, there is no potential for any impacts to scenic resources. The proposed project will change the General Plan designation for the site, which could eventually lead to a higher level of development on the property. Once a development proposal or land use application to subsequently subdivide, grade, or build on the property associated with General Plan Amendment No. 950 and Change of Zone No. 7830 is submitted, a subsequent review and Environmental Assessment shall be prepared assessing potential impacts.

Mitigation: No mitigation is required

Monitoring: No monitoring is required

3. Other Lighting Issues

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

Source: On-site Inspection, Project Application Description

Findings of Fact:

a-b) The proposed project does not provide the opportunity for physical disturbance of the property; therefore, there is no potential for any impacts to scenic resources. The proposed project will change the General Plan designation for the site, which could eventually lead to a higher level of development on the property. Once a development proposal or land use application to subsequently subdivide, grade, or build on the property associated with General Plan Amendment No. 950 and Change of Zone No. 7830 is submitted, a subsequent review and Environmental Assessment shall be prepared assessing potential impacts.

Mitigation: No mitigation is required

Monitoring: No monitoring is required

AGRICULTURE & FOREST RESOURCES Would the project

4. Agriculture

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

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

Findings of Fact:

a) The proposed project is located within an area of designated "local importance" and "other lands" in the General Plan. Farmland of Local Importance is either currently producing, or has the capability of production, but does not meet the criteria of Prime Farmland, Farmland of Statewide Importance, or Unique Farmland. The California State Department of Conservation makes these designations based on soil types and land use designations. However, the current Land Use designations for the property do not permit commercial agricultural use. Therefore, there is no impact.

b) There are no Williamson Act contracts on the site. The zoning on the property is zoned Light Agricultural 1 Acre Minimum which is intended for agricultural uses and the General Plan has a Rural Community: Very Low Density Residential (RC:VLDR) (1 acre minimum lot size) designation which is intended primarily for large lot single family residential with possible limited agriculture and animal keeping. As a result, the current zoning is consistent with the General Plan. The proposed general plan designation and proposed zoning will also be consistent with each other. Therefore, with the change to the general plan and zoning there will be no conflicts with agricultural zoning. There are no substantial impacts.

c-d) The proposed project will change the General Plan designation for the site, which could eventually lead to a higher level of development on the property. Once a development proposal or land use application to subsequently subdivide, grade, or build on the property associated with General Plan Amendment No. 950 and Change of Zone No. 7830 is submitted, a subsequent review and Environmental Assessment shall be prepared assessing potential impacts to neighboring agriculturally zoned properties. There are no substantial impacts.

Mitigation: No mitigation is required

Monitoring: No monitoring is required

5. Forest	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
a) Conflict with existing zoning for, or cause rezoning				

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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))?				
b) Result in the loss of forest land or conversion of forest land to non-forest use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of forest land to non-forest use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

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

Findings of Fact:

a-c) The County has no forest land zoning, nor is the property forested. There will be no impacts.

Mitigation: No mitigation is required

Monitoring: No monitoring is required

AIR QUALITY Would the project

6. Air Quality Impacts

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

Source: SCAQMD CEQA Air Quality Handbook

Findings of Fact:

a-f) The proposed land use change would result in an intensification of the use on the site, in terms of building and traffic trips. However, the amount of the increase is too speculative to provide a detailed analysis at this stage. This is a programmatic level CEQA analysis. The General Plan includes

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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assumptions that could be used to estimate floor to area ratio, but the new water quality requirements for the State's mandated Low Impact Development (LID) standards will result in a lower density yield on development of all designations. The proposed change will eliminate residential and create industrial, thus decreasing the population for the area, thus not impacting the local Air Quality Management Plans. There are no point source emitters within 1 mile of the proposed site. Once a development proposal or land use application to subsequently subdivide, grade, or build on the property associated with General Plan Amendment No. 950 and Change of Zone No. 7830 is submitted, a subsequent review and Environmental Assessment shall be prepared assessing potential impacts to air quality. At this stage, the impacts are considered less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

BIOLOGICAL RESOURCES Would the project

7. Wildlife & Vegetation

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

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Source: GIS database, WRCMSHCP, HANS02186

Findings of Fact:

a) The proposed project does not conflict with the provisions of an adopted Habitat Conservation Plan, Natural Conservation Community Plan, or other approved local, regional, or state conservation plan. The project site is within a criteria cell of the Western Riverside County Multi-Species Habitat Conservation program. A Habitat Evaluation and Acquisition Negotiation Strategy (HANS) review occurred, HANS02186, and found that no land will need to be conserved at the project site. The proposed project does not provide the opportunity for physical disturbance of the property; therefore, there is no potential for any impacts to biological resources. The proposed project will change the General Plan designation for the site, which could eventually lead to a higher level of development on the property. Once a development proposal or land use application to subsequently subdivide, grade, or build on the property associated with General Plan Amendment No. 950 and Change of Zone No. 7830 is submitted, a subsequent review and Environmental Assessment shall be prepared assessing potential impacts. Therefore, the impacts are less than significant.

b) The proposed project will not 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). The proposed project does not provide the opportunity for physical disturbance of the property; therefore, there is no potential for any impacts to biological resources. The proposed project will change the General Plan designation for the site, which could eventually lead to a higher level of development on the property. Once a development proposal or land use application to subsequently subdivide, grade, or build on the property associated with General Plan Amendment No. 950 and Change of Zone No. 7830 is submitted, a subsequent review and Environmental Assessment shall be prepared assessing potential impacts. Therefore, the impacts are less than significant.

c) The proposed project does not 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. The proposed project does not provide the opportunity for physical disturbance of the property; therefore, there is no potential for any impacts to biological resources. The proposed project will change the General Plan designation for the site, which could eventually lead to a higher level of development on the property. Once a development proposal or land use application to subsequently subdivide, grade, or build on the property associated with General Plan Amendment No. 950 and Change of Zone No. 7830 is submitted, a subsequent review and Environmental Assessment shall be prepared assessing potential impacts. Therefore, the impacts are less than significant.

d) The proposed project does not 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. The proposed project does not provide the opportunity for physical disturbance of the property; therefore, there is no potential for any impacts to biological resources. The proposed project will change the General Plan designation for the site, which could eventually lead to a higher level of development on the property. Once a development proposal or land use application to subsequently subdivide, grade, or build on the property associated with General Plan Amendment No. 950 and Change of Zone No. 7830 is submitted, a subsequent review and Environmental Assessment shall be prepared assessing potential impacts. Therefore, the impacts are less than significant.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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e) The proposed project does not 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. The proposed project does not provide the opportunity for physical disturbance of the property; therefore, there is no potential for any impacts to biological resources. The proposed project will change the General Plan designation for the site, which could eventually lead to a higher level of development on the property. Once a development proposal or land use application to subsequently subdivide, grade, or build on the property associated with General Plan Amendment No. 950 and Change of Zone No. 7830 is submitted, a subsequent review and Environmental Assessment shall be prepared assessing potential impacts. Therefore, the impacts are less than significant.

f) The proposed project does not 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. The proposed project does not 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. The proposed project does not provide the opportunity for physical disturbance of the property; therefore, there is no potential for any impacts to biological resources. The proposed project will change the General Plan designation for the site, which could eventually lead to a higher level of development on the property. Once a development proposal or land use application to subsequently subdivide, grade, or build on the property associated with General Plan Amendment No. 950 and Change of Zone No. 7830 is submitted, a subsequent review and Environmental Assessment shall be prepared assessing potential impacts. Therefore, the impacts are less than significant.

g) The proposed project does not conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance. The proposed project does not provide the opportunity for physical disturbance of the property; therefore, there is no potential for any impacts to biological resources. The proposed project will change the General Plan designation for the site, which could eventually lead to a higher level of development on the property. Once a development proposal or land use application to subsequently subdivide, grade, or build on the property associated with General Plan Amendment No. 950 and Change of Zone No. 7830 is submitted, a subsequent review and Environmental Assessment shall be prepared assessing potential impacts. Therefore, the impacts are less than significant.

Mitigation: No mitigation is required

Monitoring: No monitoring is required

CULTURAL RESOURCES Would the project

8. Historic Resources

a) Alter or destroy an historic site?

b) Cause a substantial adverse change in the significance of a historical resource as defined in California Code of Regulations, Section 15064.5?

Source: Project Application Materials

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

a-b) Based on aerial maps, there are no historic sites on the property. The proposed project does not provide the opportunity for physical disturbance of the property; therefore, there is no potential for any impacts. The proposed project will change the General Plan designation for the site, which could eventually lead to a higher level of development on the property. Once a development proposal or land use application to subsequently subdivide, grade, or build on the property associated with General Plan Amendment No. 950 and Change of Zone No. 7830 is submitted, a subsequent review and Environmental Assessment shall be prepared assessing potential ground disturbing cultural impacts.

Mitigation: No mitigation is required

Monitoring: No monitoring is required

9. Archaeological Resources

a) Alter or destroy an archaeological site.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to California Code of Regulations, Section 15064.5?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Disturb any human remains, including those interred outside of formal cemeteries?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Restrict existing religious or sacred uses within the potential impact area?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Cause a substantial adverse change in the significance of a tribal cultural resource as defined in Public Resources Code 21074?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source: Project Application Materials

Findings of Fact:

a-e) The proposed project does not provide the opportunity for physical disturbance of the property; therefore, there is no potential for any impacts. As a result, no site specific archeological studies were requested. The proposed project will change the General Plan designation for the site, which could eventually lead to a higher level of development on the property. Once a development proposal or land use application to subsequently subdivide, grade, or build on the property associated with General Plan Amendment No. 950 and Change of Zone No. 7830 is submitted, a subsequent review and EA shall be prepared assessing potential impacts.

Additionally, the Pechanga Tribe, through State required SB-18 consultation, has requested that any implementing project within the project area contact the Pechanga Tribe while processing any required entitlements. The Pechanga Tribe also wanted to go on record that they consider the project site a "Traditional Cultural Property (TCP)." They additionally request to participate in all future CEQA analysis.

Mitigation: No mitigation is required

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

10. Paleontological Resources

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

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Source: Riverside County General Plan Figure OS-8 "Paleontological Sensitivity"

Findings of Fact:

a) According to the General Plan the project is in an area of high sensitivity (high B). The proposed project does not provide the opportunity for physical disturbance of the property; therefore, there is no potential for any impacts at this stage. The proposed project will change the General Plan designation for the site, which could eventually lead to a higher level of development on the property. Once a development proposal or land use application to subsequently subdivide, grade, or build on the property associated with General Plan Amendment No. 950 and Change of Zone No. 7830 is submitted, a subsequent review and Environmental Assessment shall be prepared assessing potential impacts. Without ground disturbance the project's impacts are less than significant.

Mitigation: No mitigation is required

Monitoring: No monitoring is required

GEOLOGY AND SOILS Would the project

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

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

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

Findings of Fact:

a-b) According to the General Plan, there are no map fault zones within or near the project site. There are no impacts.

Mitigation: No mitigation is required

Monitoring: No monitoring is required

12. Liquefaction Potential Zone

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

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Source: Riverside County General Plan Figure S-3 "Generalized Liquefaction"

Findings of Fact:

a) According to the General Plan, the project site is mapped as areas of low liquefaction potential. The proposed project does not provide the opportunity for physical disturbance of the property; therefore, there is no potential for any impacts at this stage. The proposed project will change the General Plan designation for the site, which could eventually lead to a higher level of development on the property. Once a development proposal or land use application to subsequently subdivide, grade, or build on the property associated with General Plan Amendment No. 950 and Change of Zone No. 7830 is submitted, a subsequent review and Environmental Assessment shall be prepared assessing potential impacts. Therefore the project's impacts are less than significant.

Mitigation: No mitigation is required

Monitoring: No monitoring is required

13. Ground-shaking Zone

a) Be subject to strong seismic ground shaking?

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

Findings of Fact:

a) Every project in California has some degree of potential exposure to significant ground shaking. The proposed project does not provide the opportunity for physical disturbance of the property; therefore, there is no potential for any impacts. The proposed project will change the General Plan designation for the site, which could eventually lead to a higher level of development on the property. Once a development proposal or land use application to subsequently subdivide, grade, or build on the property associated with General Plan Amendment No. 950 and Change of Zone No. 7830 is submitted, a subsequent review and Environmental Assessment shall be prepared assessing potential impacts. This will include adherence to the California Building code, Title 24, which will mitigate to some degree, the potential for ground shaking impacts. Therefore the project's impacts are less than significant.

Mitigation: No mitigation is required

Monitoring: No monitoring is required

14. Landslide Risk

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

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Source: On-site Inspection, Riverside County General Plan Figure S-5 "Regions Underlain by Steep Slope"

Findings of Fact:

a) The project site is generally flat and based on exhibit S-5 from the General Plan, there are no steep slopes that could potentially result in landslides. There will be no impacts.

Mitigation: No mitigation is required

Monitoring: No monitoring is required

15. Ground Subsidence

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

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

Findings of Fact:

a) According to the General Plan, Figure S-7, the site is in an area potentially susceptible to subsidence. For the purposes of a stand-alone General Plan Amendment, the indicated level of subsidence does not preclude the potential development of the property at any level. Therefore, there are no substantial impacts based on the proposed project.

Mitigation: No mitigation is required

Monitoring: No monitoring is required

16. Other Geologic Hazards

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

Source: Project Application Materials, GIS database

Findings of Fact:

a) Lake Perris is located about 4.3 miles to the east of the project site. The project site is not located within a Dam Inundation zone for Lake Perris. Based on the above, the potential for seiche or inundation is considered low. The proposed project will change the General Plan designation for the site, which could eventually lead to a higher level of development on the property. Once a development proposal or land use application to subsequently subdivide, grade, or build on the property associated with General Plan Amendment No. 950 and Change of Zone No. 7830 is submitted, a subsequent review and Environmental Assessment shall be prepared assessing

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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potential impacts. As that no human occupation or ground disturbance is proposed with this project the impact is less than significant.

Mitigation: No mitigation is required

Monitoring: No monitoring is required

17. Slopes

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

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

Findings of Fact:

a-c) The project proposes no grading or construction of any kind, therefore there are no potential impacts to or from slopes. As was previously explained, the site is general flat. Once a development proposal or land use application to subsequently subdivide, grade, or build on the property associated with General Plan Amendment No. 950 and Change of Zone No. 7830 is submitted, a subsequent review and Environmental Assessment shall be prepared assessing potential impacts.

Mitigation: No mitigation is required

Monitoring: No monitoring is required

18. Soils

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

Source: Project Application Materials, On-site Inspection

Findings of Fact:

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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a-c) The project proposes no grading or construction of any kind, therefore there are no potential impacts to soils or septic tanks. The project proposes to increase the intensity of the property. Once a development proposal or land use application to subsequently subdivide, grade, or build on the property associated with General Plan Amendment No. 950 and Change of Zone No. 7830 is submitted, a subsequent review and Environmental Assessment shall be prepared assessing potential impacts. Therefore there is no impact.

Mitigation: No mitigation is required

Monitoring: No monitoring is required

19. Erosion

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

Source: Project Application Materials, On-site Inspection

Findings of Fact:

a-b) The project proposes no grading or construction of any kind; therefore there are no potential impacts to or from erosion. However, the proposed project will change the General Plan designation for the site, which could eventually lead to a higher level of development on the property. Once a development proposal or land use application to subsequently subdivide, grade, or build on the property associated with General Plan Amendment No. 950 and Change of Zone No. 7830 is submitted, a subsequent review and Environmental Assessment shall be prepared assessing potential impacts. Therefore there is no impact.

Mitigation: No mitigation is required

Monitoring: No monitoring is required

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

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

Findings of Fact:

a) According to General Plan figure S-8 the project is not located in an area of high wind erosion. Once a development proposal or land use application to subsequently subdivide, grade, or build on the property associated with General Plan Amendment No. 950 and Change of Zone No. 7830 is

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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submitted, a subsequent review and Environmental Assessment shall be prepared assessing potential impacts. Therefore there is no impact.

Mitigation: No mitigation is required

Monitoring: No monitoring is required

GREENHOUSE GAS EMISSIONS Would the project

21. Greenhouse Gas Emissions

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

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

Source: Application Materials

Findings of Fact:

a.-b.) The proposed project is a General Plan Amendment only, there is no ground disturbance proposed. The proposed amendment will increase the potential intensity of the site, which would have an increase in potential impacts because there could be more traffic trips in the area (traffic trips are the largest generator of greenhouse gasses in this area). However, this CEQA analysis is intended to be a programmatic CEQA level review. Any future implementing project on this site will be required to comply with California's AB-32 greenhouse gas reduction requirement. At this stage, it is too speculative to review the specific potential impacts as the size of the proposed development (implementing project) is not known. Additionally, many of the identified potential mitigation for GHG impacts are implemented at the construction level of development. Once a development proposal or land use application to subsequently subdivide, grade, or build on the property associated with General Plan Amendment No. 950 and Change of Zone No. 7830 is submitted, a subsequent review and Environmental Assessment shall be prepared assessing potential impacts. Therefore the project's impacts are less than significant.

Mitigation: No mitigation is required

Monitoring: No monitoring is required

HAZARDS AND HAZARDOUS MATERIALS Would the project

22. Hazards and Hazardous Materials

a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?

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?

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
c) Impair implementation of or physically interfere with an adopted emergency response plan or an emergency evacuation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Project Application Materials

Findings of Fact:

a-b, d-e) The project proposes no grading or construction of any kind; therefore there are no potential impacts that could result from the transportation of hazardous materials; nor will the proposed change in land use density result in an increased potential for generating anything hazardous. The site is not listed as a hazardous materials site. Once a development proposal or land use application to subsequently subdivide, grade, or build on the property associated with General Plan Amendment No. 950 and Change of Zone No. 7830 is submitted, a subsequent review and Environmental Assessment shall be prepared assessing potential impacts. Therefore, the project has no impact.

c) The project will result in higher development intensity of the site than was proposed in the General Plan in 2003. The increase in intensity may result in an overburden of streets previously identified as evacuation routes for other projects. However, the Transportation Department will require any future development proposals on the site to add mitigation to those projects to assure the streets will accommodate adequate emergency provisions. Therefore, the project has no significant impact.

Mitigation: No mitigation is required

Monitoring: No monitoring is required

23. Airports

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

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-19 "Airport Locations," GIS database

Findings of Fact:

a-d) Based on the General Plan, figure S-19, the project is located within the March Air Reserve Base Airport Influence area. The project was reviewed by the Airport Land Use Commission on October 9, 2014 and was found consistent with the plan. Therefore the project is consistent with Airport Master Plans. The project would not result in a safety for people working or residing in the area as that the project is consistent with the Airport Land Use Plan. Once a development proposal or land use application to subsequently subdivide, grade, or build on the property associated with General Plan Amendment No. 950 and Change of Zone No. 7830 is submitted, a subsequent review and Environmental Assessment shall be prepared assessing potential impacts. Therefore, the project has no impact.

Mitigation: No mitigation is required

Monitoring: No monitoring is required

24. Hazardous Fire Area

a) Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?

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

Findings of Fact:

a) According to General Plan Figure S-11 the project is not located within a Wildfire Susceptibility Area. The project is not within a high fire area, and the project is not located within a state fire responsibility area. As that the project proposes no physical changes to the property, therefore it will not expose people or structures to any risk. Once a development proposal or land use application to subsequently subdivide, grade, or build on the property associated with General Plan Amendment No. 950 and Change of Zone No. 7830 is submitted, a subsequent review and Environmental Assessment shall be prepared assessing potential impacts. Therefore, the project has no impact.

Mitigation: No mitigation is required

Monitoring: No monitoring is required

HYDROLOGY AND WATER QUALITY Would the project

25. Water Quality Impacts

a) Substantially alter the existing drainage pattern of the site or area, including the alteration of the course of a stream or river, in a manner that would result in substantial erosion or siltation on- or off-site?

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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: Riverside County Flood Control District Review, GIS database .

Findings of Fact:

a-h) The project site is not within a mapped flood zone. The project proposes no grading or construction of any kind; therefore there are no potential impacts to or from flood hazards. There is no land alteration proposed at this time that would alter any flows, violate any standards, impact ground water resources, create any runoff, or require any BMP's. No additional study of the current conditions was performed at this time because the proposed General Plan Amendment is not proposing any ground alteration at this time. However, the proposed project will change the General Plan designation for the site, which could eventually lead to a higher level of development on the property. Once a development proposal or land use application to subsequently subdivide, grade, or build on the property associated with General Plan Amendment No. 950 and Change of Zone No. 7830 is submitted, a subsequent review and Environmental Assessment shall be prepared assessing potential impacts which will include a hydrology analysis. Therefore the project has no impact.

Mitigation: No mitigation is required

Monitoring: No monitoring is required

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

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

NA - Not Applicable U - Generally Unsuitable R - Restricted

a) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner that would result in flooding on- or off-site?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Changes in absorption rates or the rate and amount of surface runoff?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam (Dam Inundation Area)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Changes in the amount of surface water in any water body?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

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

Findings of Fact:

a, b, d) The project site is not located within a flood zone. The project proposes no grading or construction of any kind; therefore there are no potential impacts to or from flood hazards. There is no land alteration proposed at this time that would alter any flows, violate any standards, impact ground water resources, create any runoff, or require any BMP's. However, the proposed project will change the General Plan designation for the site, which could eventually lead to a higher level of development on the property. Once a development proposal or land use application to subsequently subdivide, grade, or build on the property associated with General Plan Amendment No. 950 and Change of Zone No. 7830 is submitted, a subsequent review and Environmental Assessment shall be prepared assessing potential impacts. Therefore the project has no impact.

c) The project is not within a dam inundation area, and the project does not propose any structures and would not expose people injury or death involving flooding as a result of a failure of a levee or dam. Once a development proposal or land use application to subsequently subdivide, grade, or build on the property associated with General Plan Amendment No. 950 and Change of Zone No. 7830 is submitted, a subsequent review and Environmental Assessment shall be prepared assessing potential impacts. Therefore, the project has a less than significant impact.

Mitigation: No mitigation is required

Monitoring: No monitoring is required

LAND USE/PLANNING Would the project

27. Land Use	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
a) Result in a substantial alteration of the present or planned land use of an area?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
b) Affect land use within a city sphere of influence and/or within adjacent city or county boundaries?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

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

Findings of Fact:

a) The project will result in changes to the Land Use patterns in the area. The area is currently designated for residential uses with a 1 acre minimum lot size. The General Plan when it was adopted in 2003 did not anticipate the shift of available jobs for the citizens of Riverside County. With the proliferation of online retail, the number brick and mortar retail stores/businesses has declined and in its place a new economic paradigm has been created. Jobs are switching from the traditional brick and mortar retail to fulfillment centers and related support services. Also due to major shifts in energy policy, energy technology has been expanding, anything from battery technology to bio-fuels. This change in energy policy is creating small startup companies that desire to be in technology parks. This new condition was not anticipated in 2003 and the addition of the project site to Mead Valley Business Expansion Center would create an additional opportunity for residents of this area to have local jobs. This change will not be a substantial alteration of the present or planned land use of the area, simply a continuation of the existing trend for more business park that has been long established.

b) The project site is not within a city sphere of influence or adjacent to a city or county boundary.

The proposed project will change the General Plan designation for the site, which could eventually lead to a higher level of development on the property. Once a development proposal or land use application to subsequently subdivide, grade, or build on the property associated with General Plan Amendment No. 950 and Change of Zone No. 7830 is submitted, a subsequent review and Environmental Assessment shall be prepared assessing potential impacts. For these reasons, the Land Use and zoning impacts are considered less than significant.

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

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Source: Riverside County General Plan Land Use Element, Staff review, GIS database

Findings of Fact:

a-e) The project includes a Change of Zone to insure the General Plan and zoning are consistent. The proposed zoning will be a continuation of the existing zoning that occurs directly adjacent to the east. The proposed Land Use change is consistent with all policies of the General Plan and will not be dividing the physical arrangement of any communities. As previously stated, the potential impacts in this Environmental Assessment are being evaluated for the Land Use only. Once a development proposal or land use application to subsequently subdivide, grade, or build on the property associated with General Plan Amendment No. 950 and Change of Zone No. 7830 is submitted, a subsequent review and Environmental Assessment shall be prepared assessing potential impacts. For these reasons, the Land Use and zoning impacts are considered less than significant.

Mitigation: No mitigation is required

Monitoring: No monitoring is required

MINERAL RESOURCES Would the project

29. Mineral Resources

a) Result in the loss of availability of a known mineral resource that would be of value to the region or the residents of the State?

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?

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

Findings of Fact:

a-d) According to the General Plan figure OS-5 the project is in MRZ-3a, which means that the project site is located in an area known to have mineral resources, but the significance of the deposit is undetermined. However, the project proposes no grading or construction of any kind; therefore there are no potential impacts to or from mineral resources. There are no known mines on or near the site. The proposed project will change the General Plan designation for the site, which could eventually lead to a higher level of development on the property. Once a development proposal or land use application to subsequently subdivide, grade, or build on the property associated with General Plan Amendment No. 950 and Change of Zone No. 7830 is submitted, a subsequent review and Environmental Assessment shall be prepared assessing potential impacts.

Mitigation: No mitigation is required

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

NOISE Would the project result in

Definitions for Noise Acceptability Ratings

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

NA - Not Applicable

A - Generally Acceptable

B - Conditionally Acceptable

C - Generally Unacceptable

D - Land Use Discouraged

30. Airport Noise

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

NA A B C D

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

NA A B C D

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

Findings of Fact:

a-b) According to the General Plan, Figure S-19, the project is located within an airport influence area. As that the project site is currently vacant land and that the project proposes no physical changes to the property, therefore it will not expose people to excessive noise levels. Once a development proposal or land use application to subsequently subdivide, grade, or build on the property associated with General Plan Amendment No. 950 and Change of Zone No. 7830 is submitted, a subsequent review and EA shall be prepared assessing potential impacts. Therefore, the project has no impact.

Mitigation: No mitigation is required

Monitoring: No monitoring is required

31. Railroad Noise

NA A B C D

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

Findings of Fact:

The project is located 2,000 feet from a railroad, however the proposed project does not provide the opportunity for physical disturbance of the property; therefore, there is no potential for any impacts from railroad noise. The proposed project will change the General Plan designation for the site, which

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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could eventually lead to a higher level of development on the property. Once a development proposal or land use application to subsequently subdivide, grade, or build on the property associated with General Plan Amendment No. 950 and Change of Zone No. 7830 is submitted, a subsequent review and Environmental Assessment shall be prepared assessing potential impacts. Therefore, there is no significant impact.

Mitigation: No mitigation is required

Monitoring: No monitoring is required

32. Highway Noise

NA A B C D

Source: Project Application Materials

Findings of Fact:

The project site is approximately 2,000 feet from Interstate 215. It is unknown at this time what type of use will go in at this project site, it may or may not have sensitive receptors that would be impacted by highway noise. Once a development proposal or land use application to subsequently subdivide, grade, or build on the property associated with General Plan Amendment No. 950 and Change of Zone No. 7830 is submitted, a subsequent review and Environmental Assessment shall be prepared assessing potential impacts. Therefore, there is no significant impact.

Mitigation: No mitigation is required

Monitoring: No monitoring is required

33. Other Noise

NA A B C D

Source: Project Application Materials, GIS database

Findings of Fact:

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

Mitigation: No mitigation is required

Monitoring: No monitoring is required

34. Noise Effects on or by the Project

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

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

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

Findings of Fact:

a-d) The project proposes no grading or construction of any kind. With no structures proposed on the site, and no expressed use permitted, no additional noise analysis is required at this time. The proposed project will change the General Plan designation for the site, which could eventually lead to a higher level of development on the property. Once a development proposal or land use application to subsequently subdivide, grade, or build on the property associated with General Plan Amendment No. 950 and Change of Zone No. 7830 is submitted, a subsequent review and EA shall be prepared assessing potential impacts. Therefore, the project will not cause significant impacts.

Mitigation: No mitigation is required

Monitoring: No monitoring is required

POPULATION AND HOUSING Would the project

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

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

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

a-f) The project site is within the I-215 Corridor redevelopment area. There are no residential structures on the subject site, so no or little displacement will occur. The proposed project will change the Land Use to Business Park, thus potentially adding a demand for additional housing through the creation of jobs. The proposed project will change the General Plan designation for the site, which could eventually lead to a higher level of development on the property. Once a development proposal or land use application to subsequently subdivide, grade, or build on the property associated with General Plan Amendment No. 950 and Change of Zone No. 7830 is submitted, a subsequent review and EA shall be prepared assessing potential impacts. Therefore, the project will not cause significant impacts.

Mitigation: No mitigation is required

Monitoring: No monitoring is required

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

36. Fire Services

Source: Riverside County General Plan Safety Element

Findings of Fact:

The project would result in an increased need for all public services, including fire. However, the costs associated with the increased need are addressed through the County's Development Impact Fees which would be required of all development on the subject site. As such, the impacts would be less than significant.

Mitigation: No mitigation is required

Monitoring: No monitoring is required

37. Sheriff Services

Source: Riverside County General Plan

Findings of Fact:

The project would result in an increased need for all public services, including the Sheriff. However, the costs associated with the increased need are addressed through the County's Development Impact Fees which would be required of all development on the subject site. As such, the 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 is required

Monitoring: No monitoring is required

38. Schools	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Source: GIS database

Findings of Fact:

The project would not result in an increased need for schools. As such, the impacts would be less than significant.

Mitigation: No mitigation is required

Monitoring: No monitoring is required

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

Findings of Fact:

The project would not result in an increased need for books and materials for libraries. As such, the impacts would be less than significant.

Mitigation: No mitigation is required

Monitoring: No monitoring is required

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

Findings of Fact:

The project would result in an increased need for all public services, including the Health services. However, health care is generally driven by market forces and any increase in population is generally addressed through market demand forces. As such, the impacts would be less than significant.

Mitigation: No mitigation is required

Monitoring: No monitoring is required

RECREATION

41. Parks and Recreation	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
a) Would the project include recreational facilities or	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?

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?

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)?

Source: GIS database, Ord. No. 460, Section 10.35 (Regulating the Division of Land – Park and Recreation Fees and Dedications), Ord. No. 659 (Establishing Development Impact Fees), Parks & Open Space Department Review

Findings of Fact:

a-c) The project site is not located within a local Recreation and Park District. There are no parks proposed or required near the site. Quimby fees are not required on industrial development. There will be no impacts.

Mitigation: No mitigation is required

Monitoring: No monitoring is required

42. Recreational Trails

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

Findings of Fact:

There is a Community trail programmed along Tobacco Road. The proposed project will change the General Plan designation for the site, which could eventually lead to a higher level of development on the property. Once a development proposal or land use application to subsequently subdivide, grade, or build on the property associated with General Plan Amendment No. 950 and Change of Zone No. 7830 is submitted, a subsequent review and EA shall be prepared assessing potential impacts to the trail system.

Mitigation: No mitigation is required

Monitoring: No monitoring is required

TRANSPORTATION/TRAFFIC Would the project

43. Circulation

a) Conflict with an applicable plan, ordinance or policy establishing a measure of effectiveness for the performance of the circulation system, taking into account all modes of transportation, including mass transit and non-

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

Source: Riverside County General Plan, Project Materials

Findings of Fact:

a) The project will not 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. As previously explained, the proposed project will change the General Plan designation for the site, which could eventually lead to a higher level of development on the property. Once a development proposal or land use application to subsequently subdivide, grade, or build on the property associated with General Plan Amendment No. 950 and Change of Zone No. 7830 is submitted, a subsequent review and EA shall be prepared assessing potential impacts.

b) The proposed project will not 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. As previously explained, the proposed project will change the General Plan designation for the site, which could eventually lead to a higher level of development on the property. Once a development proposal or land use application to subsequently subdivide, grade, or build on the

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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property associated with General Plan Amendment No. 950 and Change of Zone No. 7830 is submitted, a subsequent review and EA shall be prepared assessing potential impacts.

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

e-i) The project is not proposing any development at the time, therefore there are no design changes to the streets or roads that may increase hazard due to road design. The increase in density will create a need to evaluate the impacts to the existing street design; however, the potential impacts would be too speculative at this stage, because the actual level of impact from the implementing development is not known at this time. The proposed change does not conflict with any adopted policies regarding public transit, bikeways or pedestrian access because the site is rural today, and the proposed change will maintain the rural nature of the area. The efficiency of transit will not change, and therefore not impact any policies regarding transit or other alternative means of travel. Once a development proposal or land use application to subsequently subdivide, grade, or build on the property associated with General Plan Amendment No. 950 and Change of Zone No. 7830 is submitted, a subsequent review and EA shall be prepared assessing potential impacts.

Mitigation: No mitigation is required

Monitoring: No monitoring is required

44. Bike Trails

Source: Riverside County General Plan

Findings of Fact:

There is a Community trail programmed along Tobacco Road. The proposed project will change the General Plan designation for the site, which could eventually lead to a higher level of development on the property. Once a development proposal or land use application to subsequently subdivide, grade, or build on the property associated with General Plan Amendment No. 950 and Change of Zone No. 7830 is submitted, a subsequent review and EA shall be prepared assessing potential impacts to the trail system.

Mitigation: No mitigation is required

Monitoring: No monitoring is required

UTILITY AND SERVICE SYSTEMS Would the project

45. Water

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

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

Source: Project Materials

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

a-b) The project is not proposing any construction at this time. However, the proposed project will change the General Plan designation for the site, which could eventually lead to a higher level of development on the property. An assessment of the availability of water to service the area will be required prior to the approval of an implementing project. This will include a commitment from the water purveyor in that area to provide water to the site (beyond that which already exists). Many of the homes in the area currently use well water. The increase intensity will likely require connection to a public water system, the construction of which will have potential impacts. However, at this stage, the specific size and need of water infrastructure to the area would be too speculative to analyze. Once a development proposal or land use application to subsequently subdivide, grade, or build on the property associated with General Plan Amendment No. 950 and Change of Zone No. 7830 is submitted, a subsequent review and Environmental Assessment shall be prepared assessing potential impacts. Therefore, the project's impacts are less than significant.

Mitigation: No mitigation is required

Monitoring: No monitoring is required

46. Sewer

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

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

Source: Project Materials

Findings of Fact:

a-b) The project is not proposing any construction at this time. However, the proposed project will change the General Plan designation for the site, which could eventually lead to a higher intensity of development on the property. The homes near project site are currently using septic systems. Specific permitting is required prior to the use of any septic system or sewer system. At this stage, the specific size and need of sewer infrastructure to the area would be too speculative to analyze. Once a development proposal or land use application to subsequently subdivide, grade, or build on the property associated with General Plan Amendment No. 950 and Change of Zone No. 7830 is submitted, a subsequent review and Environmental Assessment shall be prepared assessing potential impacts.

Mitigation: No mitigation is required

Monitoring: No monitoring is required

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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47. Solid Waste

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

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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b) Does the project comply with federal, state, and local statutes and regulations related to solid wastes including the CIWMP (County Integrated Waste Management Plan)?

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Source: Riverside County General Plan, Riverside County Waste Management District correspondence

Findings of Fact:

a-b) The project is not proposing any construction at this time. However, the proposed project will change the General Plan designation for the site, which could eventually lead to a higher level of development on the property. Once a development proposal or land use application to subsequently subdivide, grade, or build on the property associated with General Plan Amendment No. 950 and Change of Zone No. 7830 is submitted, a subsequent review and EA shall be prepared assessing potential impacts. Therefore, the proposed project will have no impact.

Mitigation: No mitigation is required

Monitoring: No monitoring is required

48. Utilities

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

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

Source: Application Materials

Findings of Fact:

a-g) The project is not proposing any construction at this time. At this stage, the specific size and need of infrastructure to the area would be too speculative to analyze. However, the proposed project will change the General Plan designation for the site, which could eventually lead to a higher intensity of development on the property. Once a development proposal or land use application to subsequently subdivide, grade, or build on the property associated with General Plan Amendment No.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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950 and Change of Zone No. 7830 is submitted, a subsequent review and Environmental Assessment shall be prepared assessing potential impacts. Therefore, the proposed project will have no impact.

Mitigation: No mitigation is required

Monitoring: No monitoring is required

49. Energy Conservation

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

Source:

Findings of Fact:

a) The County has no specific energy conservation plans that would conflict with the project.

Mitigation: No mitigation is required

Monitoring: No monitoring is required

MANDATORY FINDINGS OF SIGNIFICANCE

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

Source: Staff review, Project Application Materials

Findings of Fact: 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
--------------------------------	--	------------------------------	-----------

Source: Staff review, Project Application Materials

Findings of Fact: The project does not have impacts which are individually limited, but cumulatively considerable. The proposal will increase the density of the area, which could potentially impact CEQA study areas cumulatively. At this stage, the specific level of changes is not known, as there is no construction proposed with this project. Once a development proposal or land use application to subsequently subdivide, grade, or build on the property associated with General Plan Amendment No. 950 and Change of Zone No. 7830 is submitted, a subsequent review and Environmental Assessment shall be prepared assessing potential impacts.

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

Source: Staff review, project application

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

VI. EARLIER ANALYSES

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

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

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

VII. AUTHORITIES CITED

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

Revised: 8/26/2015 3:41 PM
EA for GPA00945D1

LAND DEVELOPMENT COMMITTEE
INITIAL CASE TRANSMITTAL
RIVERSIDE COUNTY PLANNING DEPARTMENT - RIVERSIDE
P.O. Box 1409
Riverside, CA 92502-1409

DATE: August 6, 2014

FILE COPY

TO:

Riv. Co. Transportation Dept.
Riv. Co. Environmental Health Dept.
Riv. Co. Fire Department
Riv. Co. Building & Safety – Grading
Riv. Co. Building & Safety – Plan Check
Regional Parks & Open Space District.
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P.D. Geology Section-D. Jones
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ALUC – John Guerin
City of Perris
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Southern California Edison
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GENERAL PLAN AMENDMENT NO. 950 and CHANGE OF ZONE NO. 7830 – EA41779 - Applicant: Markham Development Management Group, Inc. – Engineer/Representative: Markham Development Management Group, Inc. – First/First Supervisorial District – North Perris Zoning Area – Mead Valley Area Plan: Rural Community: Very Low Density Residential (RC:VLDR) (1 Acre Minimum) - Location: Southerly side of Water Avenue, Easterly side of Tobacco Road, North of Orange Avenue, West of Harvill Avenue – 4.54 Net Acres – Zoning: Light Agriculture-1 Acre Minimum (A-1-1) **REQUEST:** Change of Zone No. 7830 proposes to change the site's existing zoning from Light Agriculture-1 Acre Minimum (A-1-1) to Industrial Park (IP). General Plan Amendment No. 950 proposes to change the General Plan from Rural Commercial: Very Low Density Residential (RC:VLDR) (1 Acre Minimum) to Community Development: Business Park (CD:BP) (0.25-0.60 Floor Area Ratio) on APN 317-270-002. (Please note: the Board of Supervisors initiated this General Plan Amendment to include three parcels outside of the control of the applicant 317-270-003, 317-270-004, and 317-270-011 to be Community Development: Business Park (CD:BP) these parcels are shown on the exhibit as directly south of the applicant controlled parcel.) - APN: 317-270-002 - Related Cases: N/A – Concurrent Cases: N/A

Please review the attached map(s) and/or exhibit(s) for the above-described project. This case is scheduled for a **LDC meeting on August 28, 2014**. All LDC Members please have draft conditions in the Land Management System on or before the above date. If it is determined that the attached map(s) and/or exhibit(s) are not acceptable, please have corrections in the system and DENY the routing on or before the above date. Once the route is complete, and the approval screen is approved with or without corrections, the case can be scheduled for a public hearing.

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Should you have any questions regarding this project, please do not hesitate to contact **Larry Ross**, Principal Planner, at (951) 955-9294 or email at lross@rctlma.org / **MAILSTOP# 1070**.

COMMENTS:

DATE: _____ SIGNATURE: _____

PLEASE PRINT NAME AND TITLE: _____

TELEPHONE: _____

If you do not include this transmittal in your response, please include a reference to the case number and project planner's name. Thank you.



AIRPORT LAND USE COMMISSION RIVERSIDE COUNTY

CHAIR October 14, 2014

Simon Housman
Rancho Mirage

VICE CHAIRMAN
Rod Ballance
Riverside

COMMISSIONERS

Arthur Butler
Riverside

John Lyon
Riverside

Glen Holmes
Hemet

Greg Pettis
Cathedral City

Richard Stewart
Moreno Valley

STAFF

Director
Ed Cooper

John Guerin
Russell Brady
Barbara Santos

County Administrative Center
4080 Lemon St., 14th Floor
Riverside, CA 92501
(951) 955-5132

www.rcaluc.org

Mr. Larry Ross, Principal Planner
Riverside County Planning Department
4080 Lemon Street, 12th Floor
Riverside CA 92501

[VIA HAND DELIVERY]

RE: AIRPORT LAND USE COMMISSION (ALUC) DEVELOPMENT REVIEW
File No.: ZAP1099MA14
Related File No.: GPA No. 950, CZ No. 7830
APNs: 317-270-002, 317-270-003, 317-270-004, 317-270-011

Dear Mr. Ross:

On October 9, 2014, the Riverside County Airport Land Use Commission (ALUC) found County of Riverside Case GPA No. 950, a proposal to change the General Plan (Mead Valley Area Plan) land use designation of 18.46 acres (four parcels) located southerly of Water Street, easterly of Tobacco Road, westerly of Harvill Avenue, and northerly of Orange Avenue from Rural Community: Very Low Density Residential (RC:VLDR) to Community Development: Business Park (CD:BP), **CONSISTENT** with the 1984 Riverside County Airport Land Use Plan, as applied to the Airport Influence Area of March Air Force Base (now March Air Reserve Base/Inland Port Airport).

On October 9, 2014, the Riverside County Airport Land Use Commission found County of Riverside Case CZ No. 7830, a proposal to change the zoning classification of the most northerly of these parcels, Assessor's Parcel Number 317-270-002, a 5.01-acre gross area property (4.54 net acres) located at the southeasterly corner of Water Street and Tobacco Road, from Light Agriculture One-Acre Minimum lot size (A-1-1) to Industrial Park (I-P), **CONSISTENT** with the 1984 Riverside County Airport Land Use Plan, as applied to the Airport Influence Area of March Air Force Base (now March Air Reserve Base/Inland Port Airport),

If you have any questions, please contact Russell Brady, ALUC Contract Planner, at (951) 955-0549 or John Guerin, ALUC Principal Planner, at (951) 955-0982.

Sincerely,
RIVERSIDE COUNTY AIRPORT LAND USE COMMISSION


Edward C. Cooper, Director

RB:bks

Attachment: Notice of Airport in Vicinity

RIVERSIDE COUNTY AIRPORT LAND USE COMMISSION

October 14, 2014

cc: S.S.R. Investment Co., LP (South Pasadena) (applicant/payee)
S.S.R. Investment Co., LP (Arlington TX) (landowner)
Larry Markham, MDMG, Inc. (applicant's representative)
Young Park, et al. (owner, APN 317-270-003)
Malcolm and Dolly Seton, et al. (owner, APN 317-270-004)
Dan Cederburg (owner, APN 317-270-011)
Gary Gosliga, Airport Manager, March Joint Powers Authority
Denise Hauser or Sonia Pierce, March Air Reserve Base
ALUC Case File

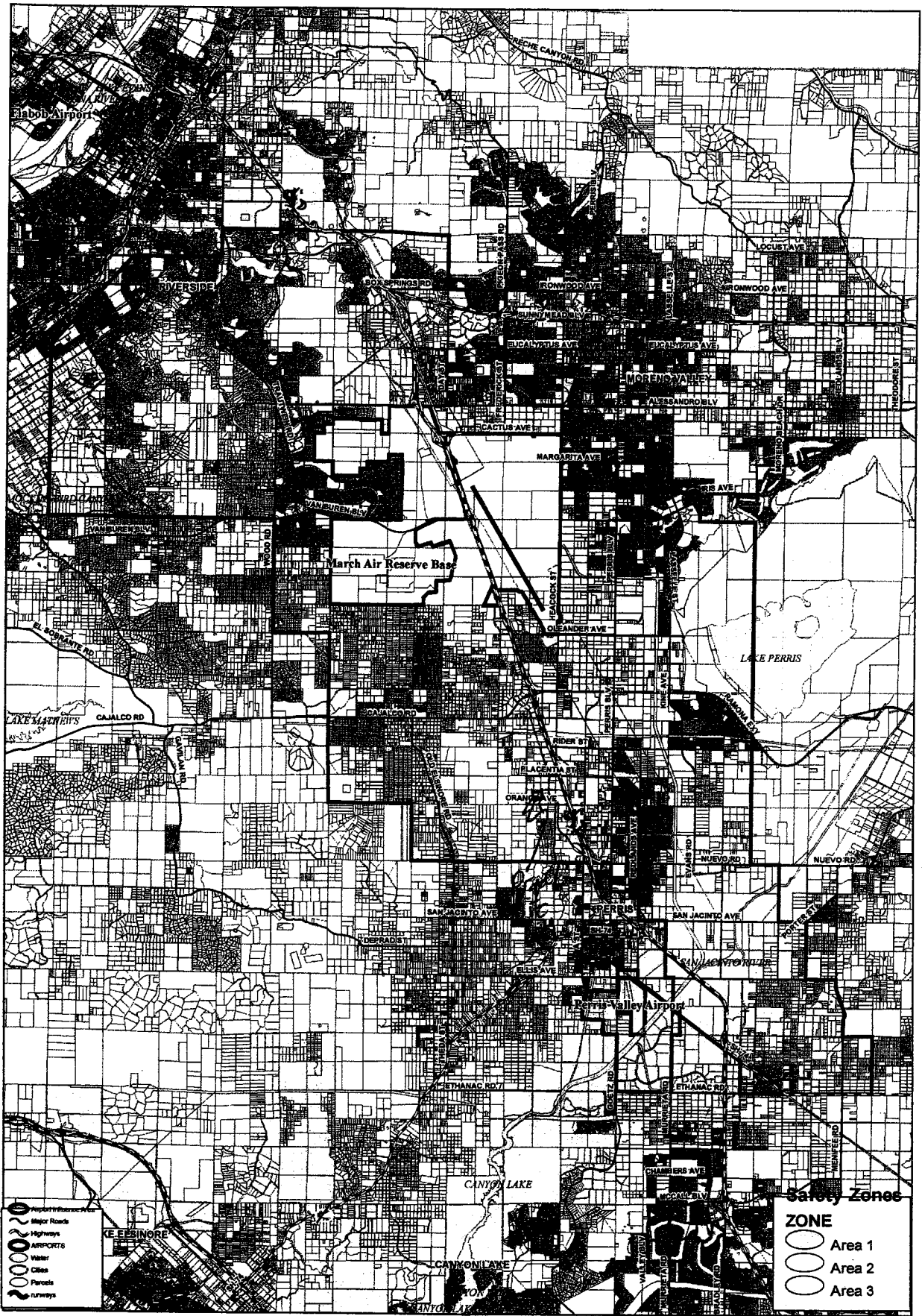
Y:\AIRPORT CASE FILES\March\ZAP1099MA14\ZAP1099MA14.LTR.doc

NOTICE OF AIRPORT IN VICINITY

This property is presently located in the vicinity of an airport, within what is known as an airport influence area. For that reason, the property may be subject to some of the annoyances or inconveniences associated with proximity to airport operations (for example: noise, vibration, or odors). Individual sensitivities to those annoyances can vary from person to person. You may wish to consider what airport annoyances, if any, are associated with the property before you complete your purchase and determine whether they are acceptable to you. Business & Professions Code Section 11010 (b) (13)(A)

Riverside County Airports

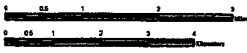
March Air Reserve Base



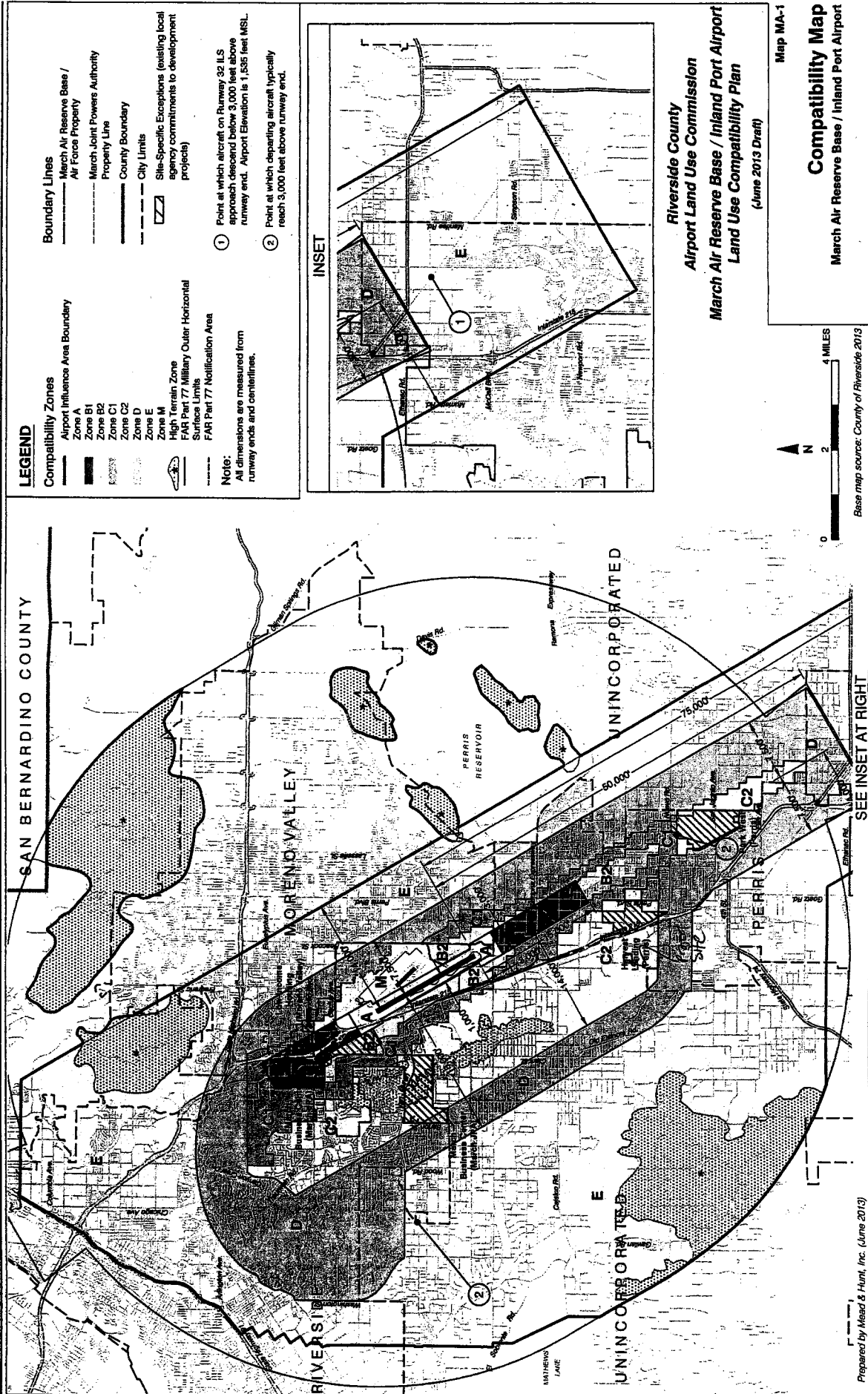
- Airport
- Major Road
- Highway
- Interchange
- Village
- City
- Parkway
- Turnway

- Safety Zones**
- ZONE**
- Area 1
 - Area 2
 - Area 3

Date: 12-28-2004
 Source: c:\work\spc\doc\march\march-1917-Parish.mxd



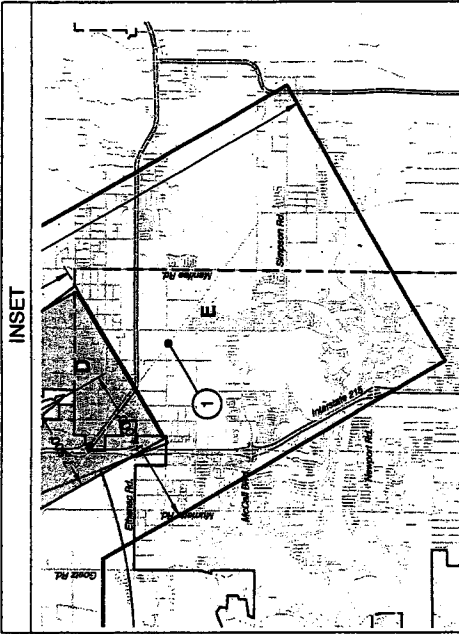
The County of Riverside assumes no warranty or legal responsibility for the information contained on this map. Data and information represented on this map is subject to updates, modifications and may not be complete or appropriate for all purposes. County GIS and other sources should be queried for the most current information. Do not copy or reuse this map.



LEGEND

- Compatibility Zones**
- Airport Influence Area Boundary
 - Zone A
 - Zone B1
 - Zone B2
 - Zone C1
 - Zone C2
 - Zone D
 - Zone E
 - Zone M
 - High Terrain Zone
 - Part Part 77 Military Outer Horizontal Surface Limits
 - Part Part 77 Notification Area
- Note:**
All dimensions are measured from runway ends and centerlines.

- Boundary Lines**
- March Air Reserve Base / Air Force Property
 - March Joint Powers Authority Property Line
 - County Boundary
 - City Limits
 - ▨ Site-Specific Exceptions (existing local agency commitments to development projects)
- ① Point at which aircraft on Runway 32 ILS approach descend below 3,000 feet above runway end. Airport Elevation is 1,535 feet MSL.
- ② Point at which departing aircraft typically reach 3,000 feet above runway end.



Riverside County
Airport Land Use Commission
March Air Reserve Base / Inland Port Airport
Land Use Compatibility Plan
(June 2013 Draft)

Map MA-1
Compatibility Map
March Air Reserve Base / Inland Port Airport

Base map source: County of Riverside 2013

SEE INSET AT RIGHT



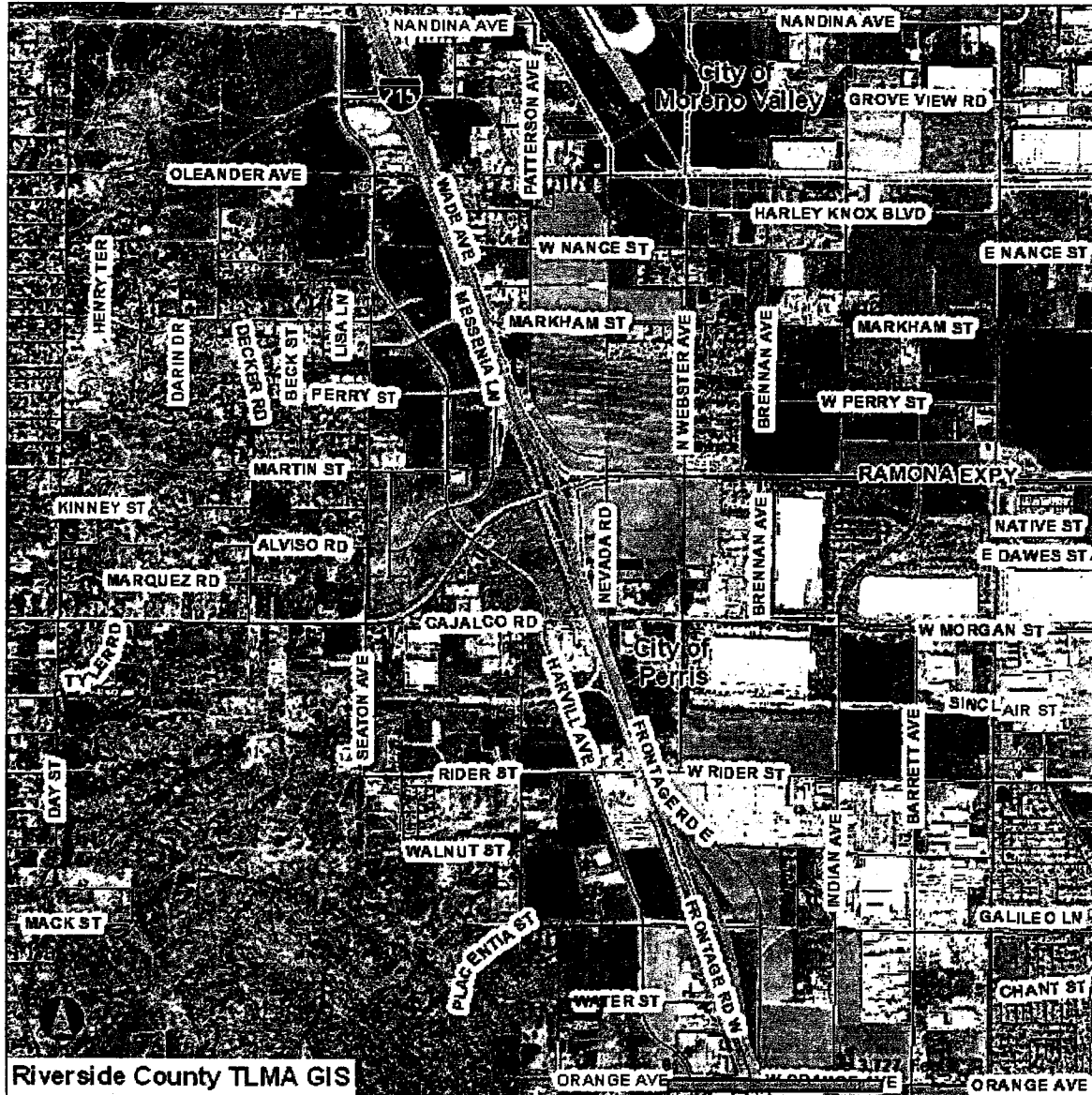
Google earth

miles
km

5 9



RIVERSIDE COUNTY GIS



Selected parcel(s):
317-270-002

AIRPORTS

-  INTERSTATES
-  HIGHWAYS
-  STREETS
-  AIRPORT RUNWAYS
-  AIRPORT INFLUENCE AREAS
-  AIRPORT BOUNDARIES

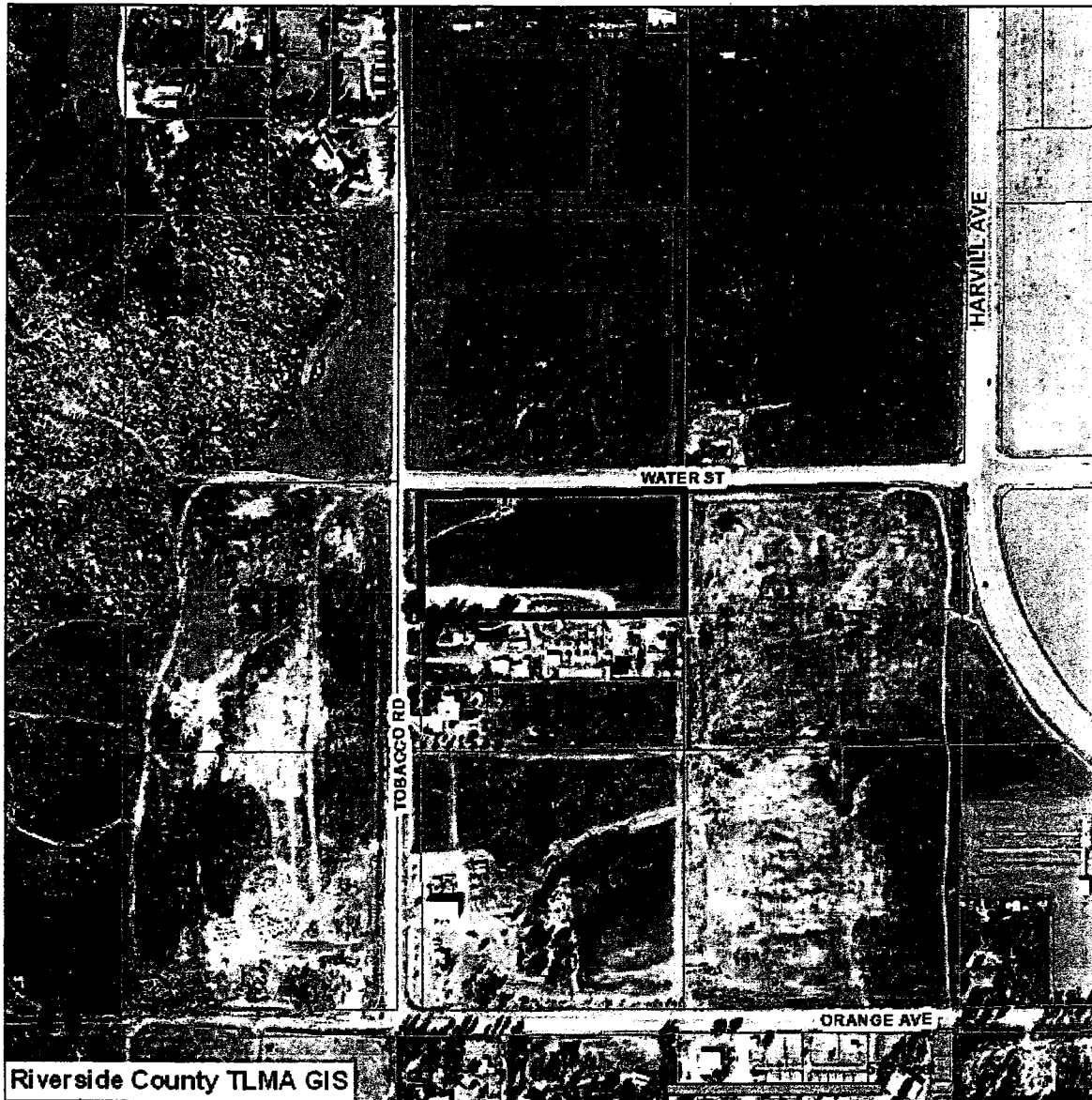
IMPORTANT

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

REPORT PRINTED ON...Wed Sep 17 14:42:27 2014

Version 131127

RIVERSIDE COUNTY GIS



Selected parcel(s):
317-270-002

AIRPORTS

SELECTED PARCEL

INTERSTATES

HIGHWAYS

PARCELS

AIRPORT INFLUENCE AREAS

IMPORTANT

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REPORT PRINTED ON...Wed Sep 17 14:38:55 2014

Version 131127

AUG 02 2014

County of Riverside
4080 Lemon St., 8th Floor
Riverside, CA 92501

August 28, 2014

Attention: Planning

Subject: General Plan Amendment No. 950
APN317-270-002, -003, 004, & -011

Please be advised that the division of the property shown on General Plan Amendment No. 950 will not unreasonably interfere with the free and complete exercise of any easements and/or facilities held by Southern California Edison Company within the boundaries of said map.

This letter should not be construed as a subordination of the Company's rights, title and interest in and to said easement(s), nor should this letter be construed as a waiver of any of the provisions contained in said easement(s) or a waiver of costs for relocation of any affected facilities.

In the event that the development requires relocation of facilities, on the subject property, which facilities exist by right of easement or otherwise, the owner/developer will be requested to bear the cost of such relocation and provide Edison with suitable replacement rights. Such costs and replacement rights are required prior to the performance of the relocation.

If you have any questions, or need additional information in connection with the subject subdivision, please contact me at (626) 302-4473.

Steven D. Lowry
Title and Real Estate Services
Corporate Real Estate Department

LAND DEVELOPMENT COMMITTEE
INITIAL CASE TRANSMITTAL
RIVERSIDE COUNTY PLANNING DEPARTMENT - RIVERSIDE
P.O. Box 1409
Riverside, CA 92502-1409

DATE: August 6, 2014

TO:

Riv. Co. Transportation Dept.
Riv. Co. Environmental Health Dept.
Riv. Co. Fire Department
Riv. Co. Building & Safety – Grading
Riv. Co. Building & Safety – Plan Check
Regional Parks & Open Space District.
Riv. Co. Environmental Programs Dept.

P.D. Geology Section-D. Jones
P.D. Archaeology Section-H. Thompson
Riverside Transit Agency
Riv. Co. Sheriff's Dept.
Riv. Co. Waste Management Dept.
1st District Supervisor
1st District Planning Commissioner

ALUC – John Guerin
City of Perris
Eastern Municipal Water Dist.
Southern California Edison
Southern California Gas Co.

GENERAL PLAN AMENDMENT NO. 950 and CHANGE OF ZONE NO. 7830 – EA41779 - Applicant: Markham Development Management Group, Inc. – Engineer/Representative: Markham Development Management Group, Inc. – First/First Supervisorial District – North Perris Zoning Area – Mead Valley Area Plan: Rural Community: Very Low Density Residential (RC:VLDR) (1 Acre Minimum) - Location: Southerly side of Water Avenue, Easterly side of Tobacco Road, North of Orange Avenue, West of Harvill Avenue – 4.54 Net Acres – Zoning: Light Agriculture-1 Acre Minimum (A-1-1) **REQUEST:** Change of Zone No. 7830 proposes to change the site's existing zoning from Light Agriculture-1 Acre Minimum (A-1-1) to Industrial Park (IP). General Plan Amendment No. 950 proposes to change the General Plan from Rural Commercial: Very Low Density Residential (RC:VLDR) (1 Acre Minimum) to Community Development: Business Park (CD:BP) (0.25-0.60 Floor Area Ratio) on APN 317-270-002. (Please note: the Board of Supervisors initiated this General Plan Amendment to include three parcels outside of the control of the applicant 317-270-003, 317-270-004, and 317-270-011 to be Community Development: Business Park (CD:BP) these parcels are shown on the exhibit as directly south of the applicant controlled parcel.) - APN: 317-270-002 - Related Cases: N/A – Concurrent Cases: N/A

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COMMENTS: *Low Veg. + Subside => GFD.*
Low Pctd

DATE: 8/28/14

SIGNATURE: 

PLEASE PRINT NAME AND TITLE: DWina / Christy Barb

TELEPHONE: x56863

If you do not include this transmittal in your response, please include a reference to the case number and project planner's name. Thank you.

Index #1

LAND DEVELOPMENT COMMITTEE
INITIAL CASE TRANSMITTAL
RIVERSIDE COUNTY PLANNING DEPARTMENT - RIVERSIDE
P.O. Box 1409
Riverside, CA 92502-1409

DATE: August 6, 2014

TO:

Riv. Co. Transportation Dept.
Riv. Co. Environmental Health Dept.
Riv. Co. Fire Department
Riv. Co. Building & Safety – Grading
Riv. Co. Building & Safety – Plan Check
Regional Parks & Open Space District.
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City of Perris
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COMMENTS:

The applicant must begin an aggressive public outreach campaign with his neighbors.

DATE: 8/20/14 SIGNATURE: *R. E. Meyer*

PLEASE PRINT NAME AND TITLE: Robert E. Meyer

TELEPHONE: _____

If you do not include this transmittal in your response, please include a reference to the case number and project planner's name. Thank you.

LAND DEVELOPMENT COMMITTEE
INITIAL CASE TRANSMITTAL
RIVERSIDE COUNTY PLANNING DEPARTMENT - RIVERSIDE
P.O. Box 1409
Riverside, CA 92502-1409

Airport Land Use Committee
Received
AUG 11 2014

DATE: August 6, 2014

TO:

Riv. Co. Transportation Dept.
Riv. Co. Environmental Health Dept.
Riv. Co. Fire Department
Riv. Co. Building & Safety - Grading
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COMMENTS: *The project site is located within Airport Area II of the March Air Reserve Base Airport Influence Area, and within proposed Compatibility Zone C2 pursuant to the Draft March ALUCP. All GPAs and zoning changes within Airport Influence Areas require ALUC hearing.*

DATE: August 20, 2014

SIGNATURE: John J. Guerin

PLEASE PRINT NAME AND TITLE: John J. Guerin, Principal Planner

TELEPHONE: (951) 955-0982

If you do not include this transmittal in your response, please include a reference to the case number and project planner's name. Thank you.

JM

ok clear
jm

LAND DEVELOPMENT COMMITTEE
INITIAL CASE TRANSMITTAL
RIVERSIDE COUNTY PLANNING DEPARTMENT - RIVERSIDE
P.O. Box 1409
Riverside, CA 92502-1409

DATE: August 6, 2014

TO:

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Southern California Gas Co.

GENERAL PLAN AMENDMENT NO. 950 and CHANGE OF ZONE NO. 7830 - EA41779 - Applicant: Markham Development Management Group, Inc. - Engineer/Representative: Markham Development Management Group, Inc. - First/First Supervisorial District - North Perris Zoning Area - Mead Valley Area Plan: Rural Community: Very Low Density Residential (RC:VLDR) (1 Acre Minimum) - Location: Southerly side of Water Avenue, Easterly side of Tobacco Road, North of Orange Avenue, West of Harvill Avenue - 4.54 Net Acres - Zoning: Light Agriculture-1 Acre Minimum (A-1-1) **REQUEST:** Change of Zone No. 7830 proposes to change the site's existing zoning from Light Agriculture-1 Acre Minimum (A-1-1) to Industrial Park (IP). General Plan Amendment No. 950 proposes to change the General Plan from Rural Commercial: Very Low Density Residential (RC:VLDR) (1 Acre Minimum) to Community Development: Business Park (CD:BP) (0.25-0.60 Floor Area Ratio) on APN 317-270-002. (Please note: the Board of Supervisors initiated this General Plan Amendment to include three parcels outside of the control of the applicant 317-270-003, 317-270-004, and 317-270-011 to be Community Development: Business Park (CD:BP) these parcels are shown on the exhibit as directly south of the applicant controlled parcel.) - APN: 317-270-002 - Related Cases: N/A - Concurrent Cases: N/A

Please review the attached map(s) and/or exhibit(s) for the above-described project. This case is scheduled for a **LDC meeting on August 28, 2014**. All LDC Members please have draft conditions in the Land Management System on or before the above date. If it is determined that the attached map(s) and/or exhibit(s) are not acceptable, please have corrections in the system and DENY the routing on or before the above date. Once the route is complete, and the approval screen is approved with or without corrections, the case can be scheduled for a public hearing.

All other transmitted entities, please have your comments, questions and recommendations to the Planning Department on or before the above date. Your comments/recommendations/conditions are requested so that they may be incorporated in the staff report for this particular case.

Should you have any questions regarding this project, please do not hesitate to contact **Larry Ross**, Principal Planner, at (951) 955-9294 or email at lross@rctlma.org / MAILSTOP# 1070.

COMMENTS: *No Comments*

COUNTY OF RIVERSIDE
WASTE MANAGEMENT
AUG 11 AM 10:04

DATE: 8-11-14

SIGNATURE: *Jose L. Merlan*

PLEASE PRINT NAME AND TITLE: Jose L. Merlan Urban/Regional Planner II

TELEPHONE: (951) 486-3351

If you do not include this transmittal in your response, please include a reference to the case number and project planner's name. Thank you.



RIVERSIDE COUNTY
PLANNING DEPARTMENT

Juan C. Perez
Interim Planning Director

December 18, 2014

SSR Investments
c/o MDMG Inc.
41635 Enterprise Circle N Suite B
Temecula Ca 92590

Dear SSR Investments:

Re: JPR 14-08-29-01 Determination Letter – No Conservation
HANS No. 2186
Case No. GPA00950
Assessor's Parcel Number(s): 317-270-002

This letter is to inform you that the HANS determination for the subject property was forwarded to the Regional Conservation Authority (RCA) for Joint Project Review (JPR) pursuant to Section 6.6.2 of the Western Riverside Multiple Species Habitat Conservation Plan (MSHCP). As stated on the attached "RCA JPR Review", the RCA has concurred with the County that no conservation is described for this property.

You may proceed with the planning process for this property. Please note, however, that this determination does not preclude compliance with any conditions incorporated into your final project approval.

If you have further questions concerning the attached comments, please contact the Environmental Programs Division of the Planning Department at (951) 955-6892.

Sincerely,

PLANNING DEPARTMENT

Chad Young
Senior Ecological Resources Specialist

CY:ms

xc: Karin Watts-Bazan, Deputy County Counsel
David Jones, Chief Engineering Geologist
Brian Beck, RCA
Stephanie Standerfer, Dudek

Riverside Office · 4080 Lemon Street, 12th Floor
P.O. Box 1409, Riverside, California 92502-1409
(951) 955-6892 · Fax (951) 955-1811

Desert Office · 38686 El Cerrito Road
Palm Desert, California 92211
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Riverside, California 92502-1667

Phone: (951) 955-9700
Fax: (951) 955-8873
www.wrc-rca.org

September 11, 2014

Chad Young
Environmental Programs Department
County of Riverside
4080 Lemon Street, 12th Floor
Riverside, California 92501

Dear Mr. Young

Please find the following JPR attached:

JPR 14-08-29-01. Permittee: Riverside County, HANS LITE 2186. The JPR file attached includes the following:

- RCA JPR
- Exhibit A, Vicinity Map with MSHCP Schematic Cores and Linkages
- Exhibit B, Criteria Area Cells with MSHCP Vegetation and Project Location
- Exhibit C, Criteria Area Cells with MSHCP Soils and Project Location
- HANS 2186 County-Provided Intake Map
- Regional Map.

Thank you,

Stephanie Standerfer
Western Riverside County Regional Conservation Authority

cc: Karin Cleary-Rose
U.S. Fish and Wildlife Service
777 East Tahquitz Canyon Way,
Suite 208
Palm Springs, California 92262

Heather A. Pert
California Dept. of Fish and Wildlife
3602 Inland Empire Blvd. #C220
Ontario, California 91764

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SEP 16 2014
ADMINISTRATION
RIVERSIDE COUNTY
PLANNING DEPARTMENT



RCA Joint Project Review (JPR)

JPR #: 14-08-29-01

Date: 9/11/14

Project Information

Permittee: County of Riverside EPD
 Case Information: HANS LITE 2186 = GPA 00925
 Site Acreage: 4.54 acres
 Portion of Site Proposed for MSHCP Conservation Area: 0 acres

Criteria Consistency Review

Consistency Conclusion: *The project is consistent with both the Criteria and Other Plan requirements.*

Data:

Applicable Core/Linkage: Proposed Noncontiguous Habitat Block 4
 Area Plan: Mead Valley

APN	Sub-Unit	Cell Group	Cell
317-270-002	SU1 – Motte/Rimrock	Independent	2529

Criteria and Project Information

Criteria Comments:

- a. As stated in Section 3.2.3 of the MSHCP, “Proposed Noncontiguous Habitat Block 4 is comprised of the Motte Rimrock Reserve. It provides Habitat for a number of Planning Species, including Quino checkerspot butterfly, coastal California gnatcatcher, and Stephens’ kangaroo rat. Maintenance of large intact interconnected habitat blocks is important for these species. As shown in the table below, areas not affected by edge total approximately 920 acres of the total 1,150 acres occupied by this habitat block. Since this habitat block may be affected by edge, treatment and management of edge conditions will be necessary to ensure that it provides Habitat and movement functions for species using this habitat block as planned adjacent land uses are developed along the edge. Guidelines”
- b. The project site is located within Cell 2529. As stated in Section 3.3.15 of the MSHCP, “Conservation within this Cell will contribute to assembly of Proposed Noncontiguous Habitat Block 4. Conservation within this Cell will focus on assembly of coastal sage scrub habitat. Areas conserved within this Cell will be connected to coastal sage scrub habitat proposed for conservation in Cell Group B to the west. Conservation within this Cell will range from 5%-15% of the Cell focusing in the western portion of the Cell.”



RCA Joint Project Review (JPR)

JPR #: 14-08-29-01

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- c. Rough Step: The proposed project is within Rough Step Unit 7. . Rough Step Unit 7 encompasses 130,824 acres within the central northwestern corner of western Riverside County. The Rough Step Unit 7 area includes Lake Matthews, Estelle Mountain, Motte Rimrock Preserve, and upland habitats in the Gavilan Hills and Harford Springs Park. Rough Step Unit 7 also includes portions of the cities of Corona, Riverside, and Perris. Rough Step Unit 7 is bounded by State Route 91 to the north, Interstate 215 to the east, and the Santa Ana Mountains to west. Within Rough Step Unit 7, there are 26,775 acres within the Criteria Area. Key vegetation communities within Rough Step Unit 7 include coastal sage scrub; grasslands; woodlands and forests; riparian scrub, woodland, forest; and Riversidean alluvial fan sage scrub. Based on the 2012 MSHCP Annual Report, all vegetation categories are "in" rough step. Based on the MSHCP baseline vegetation mapping, the vegetation communities on site include developed and disturbed lands. Therefore the project will not affect Rough Step status.
- d. Per County of Riverside Resolution No. 2013-111, for stand alone General Plan Amendments (i.e. without any other entitlement applications), the County will conduct a determination if any portion of the property is needed to meet the requirements of the conservation Criteria of the MSHCP, but survey reports for Sections 6.1.2, 6.1.3 and 6.3.2 will not be conducted until a specific development/entitlement application is submitted to the County. The County has deemed projects with General Plan Amendments only as "Habitat Acquisition and Negotiation Strategy (HANS) LITE" cases.
- e. Project information was provided by the Permittee in the JPR application, including a MSHCP Compliance Review Worksheet prepared by Riverside County Environmental Programs Department (EPD) dated August 13, 2014. This HANS Lite project is being processed with GPA 00925. EPD states, "GPA 00925 will not alter the General Plan Designation on the portions of the property described for conservation under the MSHCP." The project site is currently undeveloped, but located adjacent to a developed site. The site is bordered by Water Street to the north and Tobacco Road to the west which are both dirt roads. No project description information was provided by EPD.
- f. Reserve Assembly: As discussed above, the project site is located in Cell 2529, which is intended to contribute to Proposed Noncontiguous Habitat Block 4. The project site is located in the central portion of Cell 2529, not the western portion of the Cell which is the area described for Conservation. Of the 160 acres in Cell 2529, approximately 5% is currently developed with rural residential development, and roads. There currently is vacant land located along the western portion of the Cell Group that could be subject to conservation in the future. There is currently no fragmentation to the west that would impede the ability of the Reserve Feature to be built out. Future proposed development of the project site in the central portion of Cell 2529 will not preclude the ability of MSHCP Conservation goals to be reached in this area. The project does not affect the Reserve Assembly goals of the MSHCP.



RCA Joint Project Review (JPR)

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Other Plan Requirements

Per County of Riverside Resolution No. 2013-111, and as stated above, HANS LITE applications are not subject to other Plan requirements. Any future entitlement applications involving the subject parcels, that do not qualify for HANS LITE, will be subject to a full HANS process including analysis of other Plan requirements.

Data:

Section 6.1.2 – Was Riparian/Riverine/Vernal Pool Mapping or Information Provided?

Undetermined. No biological surveys have been completed to date. Upon submittal of any future development/entitlement submitted for this project, biological surveys and evaluations of Section 6.1.2 resources shall be submitted to the RCA for concurrence. If any impacts to Section 6.1.2 resources will occur as a result of development, a Determination of Biologically Equivalent or Superior Preservation (DBESP) shall be required and submitted to the RCA and Wildlife Agencies pursuant to Section 6.1.2 of the MSHCP.

Section 6.1.3 – Was Narrow Endemic Plant Species Survey Information Provided?

No. The project site is not located within a Narrow Endemic Plant Species Survey Area (NEPSSA).

Section 6.3.2 – Was Additional Survey Information Provided?

Undetermined. The project site is located within an Additional Survey Needs and Procedures Area for burrowing owl. No biological surveys have been conducted to date. Upon submittal of any future development/entitlement submitted for this project, biological surveys and evaluations of Section 6.3.2 resources shall be submitted to the RCA for concurrence. If any impacts to Section 6.3.2 resources will occur as a result of development, a DBESP shall be required and submitted to the RCA and Wildlife Agencies pursuant to Section 6.3.2 of the MSHCP.

Section 6.1.4 – Was Information Pertaining to Urban/Wildland Interface Guidelines Provided?

Yes. The property is located near future and existing Conservation Areas.

Other Plan Requirement Comments:

- a. Section 6.1.2: The project consists of a General Plan Amendment with no development proposed at this time. Per Riverside County Resolution No. 2013-111, MSHCP required habitat assessments and surveys shall not be required until land use application is submitted to the County. When a specific development is proposed, a habitat assessment shall be conducted by a qualified biologist to determine presence or absence of riparian and riverine resources, riparian birds, vernal pools, and fairy shrimp, and avoidance of these habitats, where possible. If the future proposed project cannot avoid riparian/riverine resources, a



RCA Joint Project Review (JPR)

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- DBESP including appropriate mitigation (i.e., on-site or off-site enhancement, restoration, establishment (creation), preservation, payment into habitat mitigation banks or in lieu fee programs, or a combination of one of these options) to offset the loss of functions and values as they pertain to the MSHCP covered species, is required. The project will demonstrate compliance with Section 6.1.2 of the MSHCP when any future land use application requiring discretionary approval is submitted.
- b. Section 6.3.2: The project site is located within an Additional Survey Needs and Procedures Area for burrowing owl. When a specific development is proposed, a habitat assessment shall be conducted by a qualified biologist to determine whether suitable habitat for burrowing owl are present/absent on site, and if so, focused surveys during the appropriate nesting season is required. If burrowing owls are detected, areas with long term conservation value (generally a minimum of 3 pairs of owls and 35 acres of habitat) are subject to avoidance of 90% of portions of the property that provide for long-term conservation value. If 90% avoidance of areas with long-term conservation value for burrowing owl cannot be met, a DBESP shall be prepared and submitted along with the JPR, to the Permittee, RCA, and Wildlife Agencies for review and approval. If there is no long-term conservation value, the burrowing owls may be relocated. The project will demonstrate compliance with Section 6.3.2 of the MSHCP when any future land use application requiring discretionary approval is submitted.
 - c. Section 6.1.4: Future and existing Conservation Areas are located adjacent to the project site. To preserve the integrity of areas dedicated as MSHCP Conservation Areas, the guidelines contained in Section 6.1.4 related to controlling adverse effects for development adjacent to the MSHCP Conservation Area shall be implemented by the Permittee in their actions relative to the project. Specifically, the Permittee should include as project conditions of approval, once a development/entitlement proposal is processed, including the following measures:
 - i. Incorporate measures to control the quantity and quality of runoff from the site entering the MSHCP Conservation Area. In particular, measures shall be put in place to avoid discharge of untreated surface runoff from developed and paved areas into MSHCP Conservation Areas.
 - ii. Land uses proposed in proximity to the MSHCP Conservation Area that use chemicals or generate bioproducts, such as manure, that are potentially toxic or may adversely affect wildlife species, Habitat, or water quality shall incorporate measures to ensure that application of such chemicals does not result in discharge to the MSHCP Conservation Area. The greatest risk is from landscaping fertilization overspray and runoff.
 - iii. Night lighting shall be directed away from the MSHCP Conservation Area to protect species within the MSHCP Conservation Area from direct night lighting. Shielding shall be incorporated in project designs to ensure ambient lighting in the MSHCP Conservation Area is not increased.
 - iv. Proposed noise-generating land uses affecting the MSHCP Conservation Area shall incorporate setbacks, berms, or walls to minimize the effects of noise on MSHCP Conservation Area resources pursuant to applicable rules, regulations, and guidelines related to land use noise standards.



RCA Joint Project Review (JPR)

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- v. Consider the invasive, non-native plant species listed in Table 6-2 of the MSHCP in approving landscape plans to avoid the use of invasive species for the portions of the project that are adjacent to the MSHCP Conservation Area. Considerations in reviewing the applicability of this list shall include proximity of planting areas to the MSHCP Conservation Areas, species considered in the planting plans, resources being protected within the MSHCP Conservation Area and their relative sensitivity to invasion, and barriers to plant and seed dispersal, such as walls, topography, and other features.
- vi. Proposed land uses adjacent to the MSHCP Conservation Area shall incorporate barriers, where appropriate, in individual project designs to minimize unauthorized public access, domestic animal predation, illegal trespass, or dumping into the MSHCP Conservation Areas. Such barriers may include native landscaping, rocks/boulders, fencing, walls, signage, and/or other appropriate mechanisms.
- vii. Manufactured slopes associated with the proposed site development shall not extend into the MSHCP Conservation Area.

SNS



RCA Joint Project Review (JPR)

JPR #: 14-08-29-01

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