

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

302B



FROM: TLMA- Planning Department

SUBMITTAL DATE:
December 14, 2015

SUBJECT: GENERAL PLAN AMENDMENT NO. 983 (Foundation and Entitlement/Policy Amendment) and CHANGE of ZONE NO. 7875 – Intent to adopt a Negative Declaration – APPLICANT: David Jeffers Consulting, Inc. – ENGINEER/REPRESENTATIVE: David Jeffers Consulting, Inc. – Third Supervisorial District – AREA PLAN: San Jacinto Valley – ZONE DISTRICT: Valle Vista – ZONE: Light Agriculture (A-1-5) – LOCATION: Northeast of Ramona Expressway, south of Mountain Avenue, and west of Cedar Avenue – PROJECT SIZE: 3.34 acres – REQUEST: The General Plan Amendment proposes to amend the project site's General Plan Foundation Component from Open Space (OS) to Community Development (CD) and amend its General Plan Land Use Designation from Conservation (C) to Commercial Retail (CR) (0.20-0.35 FAR), and the Change of Zone proposes to change the site's Zoning Classification from A-1-5 (Light Agriculture, 5-Acre Minimum) to C-1/C-P (General Commercial) on three parcels, totaling 3.34 acres, within the San Jacinto Valley Area Plan. Deposit Based Funds 100%.

RECOMMENDED MOTIONS: The Planning Commission and Staff Recommend That the Board of Supervisors:

- ADOPT** a **NEGATIVE DECLARATION** for **ENVIRONMENTAL ASSESSMENT NO. 41810**, 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, AICP
Planning Director

(Continued on next page)

Juan C. Perez
TLMA Director

FINANCIAL DATA	Current Fiscal Year:	Next Fiscal Year:	Total Cost:	Ongoing Cost:	POLICY/CONSENT (per Exec. Office)
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:

Budget Adjustment:

For Fiscal Year:

C.E.O. RECOMMENDATION:

APPROVE

BY
STEPHANIE PERSI

County Executive Office Signature

MINUTES OF THE BOARD OF SUPERVISORS

On motion of Supervisor Washington, seconded by Supervisor Ashley 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: January 26, 2016
xc: Planning(2), Applicant, Co.Co.

Kecia Harper-Ihem
Clerk of the Board
By:
Deputy

Prev. Agn. Ref.:

District: 3

Agenda Number:

16-1

Departmental Concurrence

Positions Added

Change Order

A-30

4/5 Vote

**SUBMITTAL TO THE BOARD OF SUPERVISORS, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA
FORM 11: GENERAL PLAN AMENDMENT NO. 983 and CHANGE of ZONE NO. 7875**

DATE: December 14, 2015

PAGE: Page 2 of 3

2. **TENTATIVELY APPROVE GENERAL PLAN AMENDMENT NO. 983** amending the project site's General Plan Foundation Component from Open Space (OS) to Community Development (CD) and amending its General Plan Land Use Designation from Conservation (C) to Commercial Retail (CR) (0.20-0.35 FAR), in accordance with the Proposed General Plan Land Use Exhibit #6; based on the findings and conclusions incorporated in the staff report; and, pending final adoption of the General Plan Amendment Resolution by the Board of Supervisors; and
3. **TENTATIVELY APPROVE CHANGE OF ZONE NO. 7875** changing the site's Zoning Classification from A-1-5 (Light Agriculture, 5-Acre Minimum) to C-1/C-P (General Commercial) in accordance with the Proposed Zoning Exhibit #3 based on the findings and conclusions incorporated in the staff report; and, pending final adoption of a Zoning Ordinance by the Board of Supervisors.

BACKGROUND:

Summary

Project Scope

This General Plan Amendment proposes to amend the project site's General Plan Foundation Component from Open Space (OS) to Community Development (CD) and amend its General Plan Land Use Designation from Conservation (C) to Commercial Retail (CR) (0.20-0.35 FAR), and the Change of Zone proposes to change the site's Zoning Classification from A-1-5 (Light Agriculture, 5-Acre Minimum) to C-1/C-P (General Commercial) on three parcels, totaling 3.34 acres, within the San Jacinto Valley Area Plan.

The project site is located adjacent to Ramona Expressway with existing residential development to the north, west, and south, and a flood control channel to the east. The project site contains a single family home, but the site is not conducive to support further residential development due to potential access issues from Ramona Expressway and the uncommon gore-shaped lot configuration. The County of Riverside's Economic Development Agency previously owned two of the three lots associated with this project, which have now been acquired by the applicant, pursuant to the original GPIP recommendation. Resulting from the acquisition, the applicant was able to consolidate an additional acre of property into the overall site, resulting in a slightly larger project area. The fact that the site is not conducive for additional residential development, has been previously disturbed, and has no value for conservation, a Foundation Component Amendment is appropriate.

General Plan Initiation Proceedings ("GPIP")

This project was submitted to the County of Riverside on February 14, 2008, during the 2008 General Plan Review Cycle application period and was recommended for initiation to the Board of Supervisors. On January 13, 2009, the Riverside County Board of Supervisors adopted an order initiating proceedings for General Plan Amendment No. 983.

Planning Commission

This project was presented to the Planning Commission for recommendation to the Board of Supervisors on November 4, 2015. The Planning Commission recommended approval of the project by a vote of 5-0. Staff received several letters in opposition of this amendment from residents of the mobile home park to the north of the project site. Residents of the community also spoke in opposition of the project during the Planning Commission hearing. All letters received are included in the attached Planning Commission staff report package.

Multiple Species Habitat Conservation Plan ("MSHCP")

The project site is located within a WRCMSHCP Criteria Cell and as a result, is subject to RCA review. A HANS application was submitted to the County on June 29, 2015, in accordance with Resolution No. 2013-111, and was reviewed by RCA. The RCA concluded that no portion of the project site has value for conservation as it does not connect to any established conservation corridor nor contain any remaining natural

**SUBMITTAL TO THE BOARD OF SUPERVISORS, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA
FORM 11: GENERAL PLAN AMENDMENT NO. 983 and CHANGE of ZONE NO. 7875**

DATE: December 14, 2015

PAGE: Page 3 of 3

habitat conducive for supporting wildlife or vegetation. Additionally, the site has been previously disturbed, as there is a single family home on the site.

Sphere of Influence

The project site is located within the City of Hemet's sphere of influence and was transmitted to them for review. Comments by the City of Hemet related to this General Plan Amendment have been addressed through previous correspondence. Specifically, the City of Hemet's primary concerns were related to a potential inconsistency with their General Plan and the site's proposed Commercial Land Use designation, traffic resulting from a future Commercial use, and general access to the site. Although, the project site's size of 3.34-acres is relatively negligible, Hemet's previous General Plan update accounted for a land use of Agriculture, rather than Commercial. During the time of an implementing project, a traffic analysis will be required to be prepared and submitted to the City of Hemet for their review, which will analyze vehicle counts and site access. Traffic mitigation related to any impacts resulting from the analysis will be imposed on the implementing project.

Environmental Assessment

The cumulative impacts of all proposed 2008 Foundation Component applications have been previously analyzed in conjunction with a County-wide General Plan Amendment. As a result, this project was analyzed under an Initial Study, which resulted in preparation of a Negative Declaration of environmental effects. This project includes a General Plan Amendment only. There is no accompanying implementing project and there will be no significant impacts resulting from this project.

Impact on Citizens and Businesses

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

SUPPLEMENTAL:

Additional Fiscal Information

N/A

Contract History and Price Reasonableness

N/A

ATTACHMENTS:

A. Planning Commission Minutes

B. Planning Commission Staff Report

Aparicio, Ashley

From: Dan Silver <dsilverla@me.com>
Sent: Friday, January 22, 2016 11:10 AM
To: Benoit, John; Jeffries, Kevin; Ashley, Marion; District3; cwashington@rcbos.org; Tavaglione, John; COB
Cc: Johnson, George; Perez, Juan; Weiss, Steven; Clack, Shellie; Balderrama, Olivia; Field, John; Magee, Robert; Mike Gialdini; Hernandez, Steven
Subject: RE: Items 16-1 – 16-3 (GPAs 983, 955, 917), Hearing Date: January 26, 2016
Attachments: EHL-BoS-Items16-1,16-2,16-3-1.26.16.pdf

January 22, 2016

The Hon John Benoit, Chair
Riverside County Board of Supervisors
4080 Lemon St
Riverside CA 92501

RE: Items 16-1 – 16-3 (GPAs 983, 955, 917), Hearing Date: January 26, 2016

Dear Chairman Benoit and Members of the Board:

Please find written testimony for your consideration.

With best wishes for the New Year,
Dan Silver

Dan Silver, Executive Director
Endangered Habitats League
8424 Santa Monica Blvd., Suite A 592
Los Angeles, CA 90069-4267

213-804-2750
dsilverla@me.com
www.ehleague.org

ENDANGERED HABITATS LEAGUE

DEDICATED TO ECOSYSTEM PROTECTION AND SUSTAINABLE LAND USE



January 22, 2016

VIA ELECTRONIC MAIL

The Hon. John Benoit, Chair
Riverside County Board of Supervisors
4080 Lemon St
Riverside CA 92501

RE: Items 16-1 – 16-3, Hearing Date: January 26, 2016

Dear Chairperson Benoit and Members of the Board:

Endangered Habitats League (EHL) appreciates the opportunity to provide written testimony on three items before you. For your reference, EHL served on the advisory committees for all three components of the Riverside County Integrated Project. As you consider these items we urge discipline against *ad hoc* amendments to the General Plan that lack a compelling planning rationale.

16-1 GPA 983 – *No position*

16-2 GPA 955 – *Recommend denial*

The initial staff recommendation for denial found no new conditions or circumstances that would justify this large 591-acre Foundation change, thus the General Plan standard is not met. A modification to 2-acre estate lots instead of low density residential does not change this fact. The current designation – Open Space Rural – is the lowest density in the General Plan and reflects the lack of infrastructure, services, and sewer. The project is simply sprawl, and reflects no documented need for an increase in General Plan housing capacity. Also, according to the staff report, the area is a “sand source” for the Coachella Valley Fringe-toed Lizard Preserve Dunes.

16-3 GPA 917 – *Recommend denial*

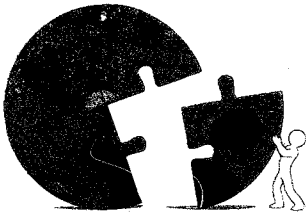
This GPA would convert Rural land in Reche Canyon to Rural Community estate lots. This is a high fire hazard area. There is no planning rationale for putting additional life and property at risk of fire, for adding population remote from most infrastructure and services, in using land inefficiently for large lots, or for adding long distance commuters to the highways. Please note that this GPA was initially recommended for *denial* of initiation by staff.

Thank you for your consideration, and best wishes for the New Year.

Yours truly,

A handwritten signature in black ink, appearing to read "Dan Silver", is centered on a light gray rectangular background.

Dan Silver
Executive Director



Steve Weiss, AICP
Planning Director

Clerk's Original
RIVERSIDE COUNTY 302B
PLANNING DEPARTMENT

01.26.16

DATE: 12/22/15

TO: Clerk of the Board of Supervisors

FROM: Planning Department - Riverside Office

SUBJECT: General Plan Amendment No. 983 and Change of Zone No. CZ07875
(Charge your time to these case numbers)

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

- | | |
|---|--|
| <input type="checkbox"/> Place on Administrative Action | <input checked="" type="checkbox"/> Set for Hearing (Legislative Action Required; CZ, GPA, SP, SPA) |
| <input type="checkbox"/> Receive & File | |
| <input type="checkbox"/> EOT | |
| <input type="checkbox"/> Labels provided If Set For Hearing | <input checked="" type="checkbox"/> Publish in Newspaper: |
| <input type="checkbox"/> 10 Day <input type="checkbox"/> 20 Day <input type="checkbox"/> 30 day | (3rd Dist) Press Enterprise |
| <input type="checkbox"/> Place on Consent Calendar | <input checked="" type="checkbox"/> Negative Declaration |
| <input type="checkbox"/> Place on Policy Calendar (Resolutions; Ordinances; PNC) | <input type="checkbox"/> 10 Day <input checked="" type="checkbox"/> 20 Day <input type="checkbox"/> 30 day |
| <input type="checkbox"/> Place on Section Initiation Proceeding (GPIP) | <input checked="" type="checkbox"/> Notify Property Owners (app/agencies/property owner labels provided) |

Designate Newspaper used by Planning Department for Notice of Hearing:
(3rd Dist) Press Enterprise

SCHEDULE FOR 01/12/16 BOS HEARING

3 Extra sets were taken to:
Clerk of the Board

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

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

"Planning Our Future... Preserving Our Past"

Attachment A:
Planning Commission Minutes



**PLANNING COMMISSION
MINUTE ORDER
NOVEMBER 4, 2015**

I. AGENDA ITEM 4.5

GENERAL PLAN AMENDMENT NO. 983 (Foundation and Entitlement/Policy) and CHANGE of ZONE NO. 7875 – Intent to Adopt a Negative Declaration – Applicant: David Jeffers Consulting, Inc. – Engineer/Representative: David Jeffers Consulting, Inc. – Third Supervisorial District – Area Plan: San Jacinto Valley – Zone District: Valle Vista – Zone: Light Agriculture (A-1-5) – Location: Northeast of Ramona Expressway, south of Mountain Avenue, and west of Cedar Avenue – Project Size: 3.34 acres.

II. PROJECT DESCRIPTION:

Proposal to amend the project site's General Plan Foundation Component from Open Space (OS) to Community Development (CD), amend its Land Use Designation from Conservation (C) to Commercial Retail (CR) (0.20-0.35 Floor Area Ratio), and change the site's zoning classification from A-1-5 (Light Agriculture, 5-acre minimum) to C-1/C-P (General Commercial) on three parcels, totaling 3.34 acres.

III. MEETING SUMMARY:

The following staff presented the subject proposal:

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

In favor of the proposed project:

Leo Wesselink, Applicant (951) 232-2130

Dave Jeffers, Applicant's Representative

Jesus Taitano, Applicant's Representative

In opposition:

Kenneth J. Cross, Neighbor, 24600 Mountain Ave., Sp. 7, Hemet (951) 663-7821

Peter Davies, 24600 Mountain Ave., Hemet (714) 364-7306

Karen Davies, 24600 Mountain Ave., Sp. 35, Hemet (714) 643-8842

IV. CONTROVERSIAL ISSUES:

None

V. PLANNING COMMISSION ACTION:

Public Comments: CLOSED

Motion by Commissioner Taylor Berger, 2nd by Commissioner Hake

A vote of 5-0

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



RIVERSIDE COUNTY
PLANNING DEPARTMENT

**PLANNING COMMISSION
MINUTE ORDER
NOVEMBER 4, 2015**

ADOPTED PLANNING COMMISSION RESOLUTION No. 2015-017; and,

THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS:

ADOPT a NEGATIVE DECLARATION for ENVIRONMENTAL ASSESSMENT NO. 41810; and,

TENTATIVELY APPROVE GENERAL PLAN AMENDMENT NO. 983; and,


TENTATIVELY APPROVE CHANGE OF ZONE NO. 7875.

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

Attachment B:
Planning Commission Report Package

Agenda Item No.: 4.15
Area Plan: San Jacinto Valley
Zoning District: Valle Vista
Supervisory District: Third
Project Planner: John Earle Hildebrand III
Planning Commission: November 4, 2015

General Plan Amendment No. 983
Change of Zone No. 7875
Environmental Assessment No. 41810
Applicant: David Jeffers Consulting, Inc.
Engineer/Representative: David Jeffers Consulting, Inc.


Steve Weiss, AICP
Planning Director

COUNTY OF RIVERSIDE PLANNING DEPARTMENT STAFF REPORT

PROJECT DESCRIPTION AND LOCATION:

General Plan Amendment No. 983 (Foundation and Entitlement/Policy Amendment) and Change of Zone No. 7875 – Proposal to amend the project site's General Plan Foundation Component from Open Space (OS) to Community Development (CD), amend its Land Use Designation from Conservation (C) to Commercial Retail (CR) (0.20-0.35 Floor Area Ratio), and change the site's Zoning Classification from A-1-5 (Light Agriculture, 5-Acre Minimum) to C-1/C-P (General Commercial) on three parcels, totaling 3.34 acres, located northeast of Ramona Expressway, south of Mountain Avenue, and west of Cedar Avenue, within the San Jacinto Valley Area Plan.

BACKGROUND:

General Plan Initiation Proceedings ("GPIP")

This project was submitted on February 14, 2008, during the 2008 General Plan Review Cycle application period and was recommended for initiation to the Board of Supervisors by County staff, the Planning Director, and the Planning Commission. On January 13, 2009, the Riverside County Board of Supervisors adopted an order initiating proceedings for General Plan Amendment No. 983. The GPIP report package is included with this report. GPA No. 983 and Change of Zone No. 7875 (the "project") are now being taken forward for consideration.

SB 18 and AB 52 Tribal Consultations

Pursuant to SB 18 requirements, Riverside County staff previously requested a list from the Native American Heritage Commission ("NAHC") of Native American Tribes whose historical extent includes the project site. Consultation request notices were sent to each of the Tribes on the list on May 27, 2010. SB 18 provides for a 90-day review period in which all noticed Tribes may request consultation regarding the proposed project. County staff received no consultation requests for this project during the 90-day review period.

AB 52 became effective on July 1, 2015. In compliance with AB 52, separate notices regarding this project were mailed to all requesting Tribes on September 10, 2015. AB 52 provides for a 30-day review period in which all noticed Tribes may request consultation regarding the proposed project. County staff received notification from the Pechanga Tribe within the 30-day period, requesting to initiate consultation on this project. County staff discussed this project with the Pechanga Tribe on October 10, 2015, explaining that the project scope includes a legislative action only. There is no accompanying implementing project and it will result in no physical disturbance of the site. The Pechanga Tribe concluded that this project could move forward with no additional consultation, provided they are again noticed during the time of any future implementing project. In accordance with this request and in

compliance with AB 52, County staff will notice the Pechanga tribe, as well as all other requesting Tribes, at the time a project is submitted.

MSHCP

A small portion of the project site to the east, is located within Criteria Cell No. 3414 of the Multiple Species Habitat Conservation Plan ("MSHCP") boundary and as a result, is subject to the Western Riverside county Regional Conservation Authority ("RCA") review. A Habitat Acquisition and Negotiation Strategy ("HANS") application (No. HANS02246) was submitted to the County on June 29, 2015, in accordance with Resolution No. 2013-111 and reviewed by the RCA. The RCA has confirmed that no portion of the project site is required to be conserved. The project site is located adjacent to existing residential development to the north, west, and south, with a flood control channel to the east. The project site has been determined to have no value for conservation as it does not connect to any established conservation corridor nor contain any remaining natural habitat conducive for supporting wildlife or vegetation. Additionally, the site has been previously disturbed, as there is a single family home on the site.

Sphere of Influence

The project site is located within the City of Hemet's sphere of influence and was previously submitted to them for their review. Currently, the City has no plans for annexation of the project site, nor its immediate surroundings. Comments by the City of Hemet related to this General Plan Amendment have been addressed through previous correspondence. Specifically, the City of Hemet's primary concerns were related to a potential inconsistency with their General Plan and the site's proposed Commercial Land Use designation, traffic resulting from a future Commercial use, and general access to the site. Although, the project site's size of 3.34-acres is relatively negligible, Hemet's previous General Plan update accounted for a land use of Agriculture, rather than Commercial. During the time of an implementing project, a traffic analysis will be required to be prepared and submitted to the City of Hemet for their review, which will analyze vehicle counts and site access. Traffic mitigation related to any impacts resulting from the analysis will be imposed on the implementing project.

GPIP Provision

The project was originally submitted for a land use change on one parcel (APN: 551-200-061). During the GPIP hearing process, it was requested by the Planning Commission that the applicant pursue acquiring the adjacent two parcels to the northeast (APNs: 551-200-062 and 551-200-058) for inclusion into the project. After further review, it was determined that Riverside County's Economic Development Agency ("EDA") owned the two parcels. The applicant was eventually able to acquire the two additional parcels from the EDA and has included them with this project for consideration. Additionally, the application was originally submitted with a request to amend the land use to Medium Density Residential. It was also suggested by the Planning Commission during the GPIP process, that a commercial land use designation would be more appropriate for all three parcels, due to the uncommon configuration of the parcels and potential access issues. As a result, all three parcels which total 3.34 acres, are being requested for a land use amendment to a Commercial Retail designation.

ISSUES OF POTENTIAL CONCERN:

General Plan Amendment Findings

This project includes both a Regular Foundation Amendment and an Entitlement/Policy Amendment. A Regular Foundation Amendment application is allowed to be submitted only during a General Plan Review Cycle, which was previously every five (5) years and is now every eight (8) years. This project was submitted on February 14, 2008, within the 2008 General Plan Review Cycle application period. A Regular Foundation Amendment is required to adhere to a two-step approval process; whereby the first

step is for the Board of Supervisors to adopt an order to initiate the Amendment proceedings. The second step, after initiation, is for the proposed Regular Foundation Amendment to go through the entitlement process, where the project will be publicly noticed and prepared for both Planning Commission and Board of Supervisors hearings and finalized during an adoption cycle.

The Administration Element of the Riverside County General Plan and Article 2 of Ordinance No. 348 provides that three (3) findings must be made for a Regular Foundation Amendment. Additionally, five (5) findings must be made for an Entitlement/Policy Amendment. This proposed project is a request to change from one Foundation Component to another, as well as from one Land Use Designation to another. As a result, both sets of findings must be made. There is some overlap between the Foundation and Entitlement/Policy Amendment findings, which are further described below:

- 1) (FOUNDATION FINDING) The Foundation change is based on substantial evidence that new conditions or circumstances disclosed during the review process justify modifying the General Plan, that the modifications do not conflict with the overall Riverside County Vision, and that they would not create an internal inconsistency among the elements of the General Plan.

New Circumstance

The project site is located adjacent to Ramona Expressway with existing residential development to the north, west, and south and a flood control channel to the east. The project site contains a single family home, but the site is not conducive to support further residential development due to potential access issues from Ramona Expressway and the uncommon configuration of the lots. Furthermore, the site does not support any native habitat nor contribute to any corridor linkages, pursuant to the HANS determination. The property has no value as conservation or habitat, as it has been previously substantially disturbed. The County of Riverside's Economic Development Agency ("EDA") previously owned two of the three lots associated with this project, which have now been acquired by the applicant, pursuant to the original GPIP recommendation. The applicant was able to consolidate an additional acre of property into the overall site, resulting in a slightly larger project area. The fact that the site has been previously disturbed and has no value for conservation or a Land Use Designation of Open Space, a Foundation Component Amendment is appropriate.

Riverside County Vision

The Riverside County General Plan Vision Statement discusses many concepts, which are distinguished by categories such as housing, population growth, healthy communities, conservation, and transportation. This project has been reviewed in conjunction with the Vision Statement and staff has determined that the project is consistent with it. Specifically, the Jobs and the Economy portion of the General Plan Vision Statement says, "Economic development coalitions at several levels are active partners in implementing the County Plan through their involvement in stimulating new business development. This has resulted in new and expanded clusters of business activities, aided in part through cooperation with university and college research and development programs." Disposition of County owned land for purpose of infill development, will create an opportunity for a potential future commercial activity and possible creation of new jobs on the project site, benefitting the community as a whole. Additionally, the Financial Realities portion of the Vision Statement says, "The County has a reputation for being unusually creative in gaining leverage out of limited funds by using them as seed money to attract larger investments in community facilities and programs, to obtain public and private grants, and stimulate investment participation by the private sector." As a result of establishing a partnership with the private sector through land disposition, the County was able to work towards achieving a consolidated development footprint, which otherwise would have resulted in remainder parcels, which would be difficult to develop. For these reasons, this project is

consistent with the Riverside County Vision Statement and this General Plan Foundation Component change is justified.

Internal Consistency

The project site is not located within any policy area or special overlay that would result in an inconsistency from a Foundation Component Amendment of Open Space to Community Development. Furthermore, staff has reviewed this project in conjunction with each of the ten (10) Riverside County General Plan Elements, which includes Vision, Land Use, Circulation, Multi-Purpose Open Space, Safety, Noise, Housing, Air Quality, Healthy Communities, and Administration, and has determined that this project is in conformance with the policies and objectives of each element. This is supported through the Jobs and Economy section of the Vision Statement, which states the following:

- Jobs/housing balance is significantly improved overall, as well as within subregions of the County.

This proposed General Plan Foundation Component Amendment will provide an opportunity to establish a neighborhood serving commercial use under a future implementing project, further balancing the jobs/housing ratio. This project will not create an inconsistency with any of the General Plan elements and as a result, a General Plan Foundation Component Amendment is justified.

2) (ENTITLEMENT/POLICY FINDING) The proposed change does not involve a change in or conflict with:

a) The Riverside County Vision:

This proposed General Plan Foundation Component Amendment is consistent with the Vision element of the Riverside County General Plan through the creation of a public/private relationship for the purpose of property disposition. Furthermore, this proposed Entitlement/Policy Amendment is also consistent with the Vision Element. Under Jobs and the Economy section of the Vision Element, No. 2 states, "Jobs/housing balance is significantly improved overall, as well as within subregions of the County." The shift from a small Open Space designated property, which is already partially developed with a single family home, to a Commercial designation, supports this vision through providing a more appropriate balance of land uses in the community, which could result in the creation of jobs from a new commercial use.

b) Any General Plan Principle; or

Appendix B: General Planning Principles, within the Riverside County General Plan, consists of seven (7) categories, including Community Development, Environmental Protection, Transportation, Community Design, Agricultural, Rural Development, and Economic Development. This project has been reviewed in conjunction with these categories and staff has determined that the project is consistent with the planning principles contained within. Specifically, the following principle:

This principle is within the Community Design category – Community Variety, Choice, and Balance:

- Communities should range in location and type from urban to suburban to rural, and in intensity from dense urban centers to small cities and towns to rural country villages to ranches and farms. Low density residential development should not be the predominant use or standard by which residential desirability is determined.

- Each of the following should be considered, in no order of priority, as appropriate types of urban form and development:
 - Infill development and redevelopment

This project will result in a land use change from Open Space to a commercial land use, in support of the existing growth in the area and anticipated future trends. It will enable a future infill development project along a primary transportation corridor, providing a new opportunity for a variety of uses. There is no conflict with any of the General Plan principles.

c) Any Foundation Component designation in the General Plan.

This project is a proposal to change a General Plan Foundation Component to enable an accompanying Entitlement/Policy Amendment to the land use. As demonstrated in the findings, this land use change does not conflict with the Riverside County General Plan.

- 3) (ENTITLEMENT/POLICY FINDING) 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.

Policy LU 3.1(b) of the General Plan Land Use element states, "Assist in and promote the development of infill and underutilized parcels which are located in the Community Development areas, as identified on the General Plan Land Use Map." This General Plan Amendment will result in changing the project site from Open Space to a more appropriate commercial designation. The location of the project site, adjacent to a major vehicular corridor, is better suited to support commercial uses. As a result, this Amendment will further the General Plan's goals though enabling infill commercial development of an underutilized property.

Additionally, Policy LU 23.1 of the General Plan Land Use element states, "Accommodate the development of commercial uses in areas appropriately designated by the General Plan and Area Plan Land Use maps." The project site has a land use designation of Open Space; however, there is an existing single family home onsite. The site is underutilized and additional homes could be constructed; however, a residential use is not appropriate due to access issues and the uncommon configuration of the site. As a result, the project site is more appropriate for use as commercial.

- 4) (ENTITLEMENT/POLICY FINDING) Special circumstances or conditions have emerged that were unanticipated in preparing the General Plan.

As discussed in the above findings, the project site is unsuitable for conservation due it being previously disturbed and its general location with existing development on three sides. Additionally, the site contains an existing single family home, but long term use of the site would be more appropriate for commercial. As a result, this General Plan Amendment is a reasonable change based upon these circumstances.

SUMMARY OF FINDINGS:

- | | |
|---|---|
| 1. Existing Foundation General Plan Land Use (Ex #6): | Open Space (OS) |
| 2. Proposed Foundation General Plan Land Use (Ex #6): | Community Development (CD) |
| 3. Existing General Plan Land Use (Ex #6): | Conservation (C) |
| 4. Proposed General Plan Land Use (Ex #6): | Commercial Retail (CR) (0.20-0.35 Floor |

5. Surrounding General Plan Land Use (Ex #6):

Area Ratio)

City of Hemet to the west, Medium Density Residential (MDR) to the south, Open Space (OS) to the east, and Medium High Density Residential (MHDR) to the north

6. Existing Zoning (Ex #3):

Light Agriculture (A-1-5)

7. Proposed Zoning (Ex #3):

C-1/C-P (General Commercial)

8. Surrounding Zoning (Ex #3):

City of Hemet to the west, One Family Dwellings (R-1) to the south, Light Agriculture (A-1-5) to the east, and Mobile Home Subdivision (R-T) to the north

9. Existing Land Use (Ex #1):

Vacant Land & Single Family Home

10. Surrounding Land Use (Ex #1):

Single-Family Residential, Mobile Home Park, Flood Control Channel

11. Project Size (Ex #1):

Total Acreage: 3.34 Acres

12. Environmental Concerns:

See Environmental Assessment No. 41810

RECOMMENDATIONS:

ADOPT PLANNING COMMISSION RESOLUTION No. 2015-017 recommending adoption of General Plan Amendment No. 983 to the Riverside County Board of Supervisors;

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

ADOPT a **NEGATIVE DECLARATION** for **ENVIRONMENTAL ASSESSMENT NO. 41810**, 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. 983 amending the project site's General Plan Foundation Component from Open Space (OS) to Community Development (CD) and amending its Land Use Designation from Conservation (C) to Commercial Retail (CR) (0.20-0.35 Floor Area Ratio), in accordance with the Proposed General Plan Land Use Exhibit #6; based on the findings and conclusions incorporated in the staff report; and, pending final adoption of the General Plan Amendment Resolution by the Board of Supervisors; and,

TENTATIVELY APPROVE CHANGE OF ZONE NO. 7875 changing the zoning classification from A-1-5 (Light Agriculture, 5-acre minimum) to C-1/C-P (General Commercial) in accordance with the Proposed Zoning Exhibit #3 based on the findings and conclusions incorporated in the staff report; and, pending final adoption of a Zoning Ordinance by the Board of Supervisors.

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

1. The project site has a General Plan Land Use of Open Space: Conservation (OS:C) and is located within the San Jacinto Area Plan.

2. The project site is surrounded by properties which have a General Plan Land Use Designation of Medium Density Residential (MDR) to the south, Open Space (OS) to the east, Medium High Density Residential (MHDR) to the north, with the City of Hemet to the west.
3. This Regular Foundation Amendment and Entitlement/Policy Amendment will result in a Land Use change to Community Development: Commercial Retail (CD:CR) (0.20-0.35 Floor Area Ratio).
4. As provided in this staff report, this project is consistent with both the Administrative Element of the Riverside County General Plan and Sections 2.4 and 2.5 of Ordinance No. 348.
5. As provided in this staff report, this project is in conformance with each of the Riverside County General Plan Elements and will not create an internal inconsistency with them.
6. As provided in this staff report, this project does not conflict with nor does it require any changes to the Riverside County Vision Statement.
7. As provided in this staff report, this project is consistent with the planning principles in Appendix B of the Riverside County General Plan.
8. Special circumstances or conditions have emerged that were unanticipated in preparing the General Plan. Specifically, the project site is unsuitable for conservation due to it being previously disturbed and its general location with existing development on three sides. Additionally, the site contains an existing single family home, but long term use of the site would be more appropriate for commercial.
9. Policy LU 3.1(b) of the General Plan Land Use element states, "Assist in and promote the development of infill and underutilized parcels which are located in the Community Development areas, as identified on the General Plan Land Use Map." This General Plan Amendment will result in changing the project site from Open Space to a more appropriate commercial designation. The location of the project site, adjacent to a major vehicular corridor, is better suited to support commercial uses. As a result, this Amendment will further the General Plan's goals though enabling infill commercial development of an underutilized property.
10. Policy LU 23.1 of the General Plan Land Use element states, "Accommodate the development of commercial uses in areas appropriately designated by the General Plan and Area Plan Land Use maps." The project site has a land use designation of Open Space; however, there is an existing single family home onsite. The site is underutilized and additional homes could be constructed; however, a residential use is not appropriate due to access issues and the uncommon configuration of the site. As a result, the project site is more appropriate for use as commercial.
11. The project site has an existing Zoning Classification of Light Agriculture (A-1-5).
12. The project site is surrounded by properties which have a Zoning Classification of One Family Dwellings (R-1) to the south, Light Agriculture (A-1-5) (5-Acre Minimum) to the east, Mobile Home Subdivision (R-T) to the north, with the city of Hemet to the west.
13. A small portion of the project site to the east, is located within Criteria Cell No. 3414 of the Multiple Species Habitat Conservation Plan ("MSHCP") Boundary. A Habitat Acquisition and Negotiation Strategy ("HANS") application (No. HANS02246) was submitted on June 29, 2015, in

accordance with Resolution No. 2013-111 and was reviewed by the RCA. The RCA has confirmed that no portion of the project site is required to be conserved.

14. Environmental Assessment No. 41810 identified no potentially significant impacts, and resulted in a Negative Declaration of environmental effects.

CONCLUSIONS:

1. The proposed project is in conformance with the Community Development: Commercial Retail (CD:CR) (0.20-0.35 Floor Area Ratio) Land Use, and with all other elements of the Riverside County General Plan.
2. The proposed project is consistent with the General Commercial (C-1/C-P) 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 negative 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. The boundaries of a City; or
 - b. An Airport Influence Area ("AIA"); or
 - c. A Community Service Area ("CSA"); or
 - d. A 100-year flood plain, an area drainage plan, or dam inundation area; or
 - e. A "High" wildfire hazard zone; or
 - f. A State Responsibility area.
3. The project site is located within:
 - a. A the City of Hemet's sphere of influence; and
 - b. Criteria Cell No. 3414 of the Multi-Species Habitat Conservation Plan ("MSHCP"); and
 - c. A "Moderate" liquefaction area.
4. The project site is currently designated as Assessor's Parcel Number: 551-200-058, 551-200-061, & 551-200-062.

2
3 **RESOLUTION NO. 2015-017**
4 **RECOMMENDING ADOPTION OF**
5 **GENERAL PLAN AMENDMENT NO. 983**
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 November 4, 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 November 4, 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

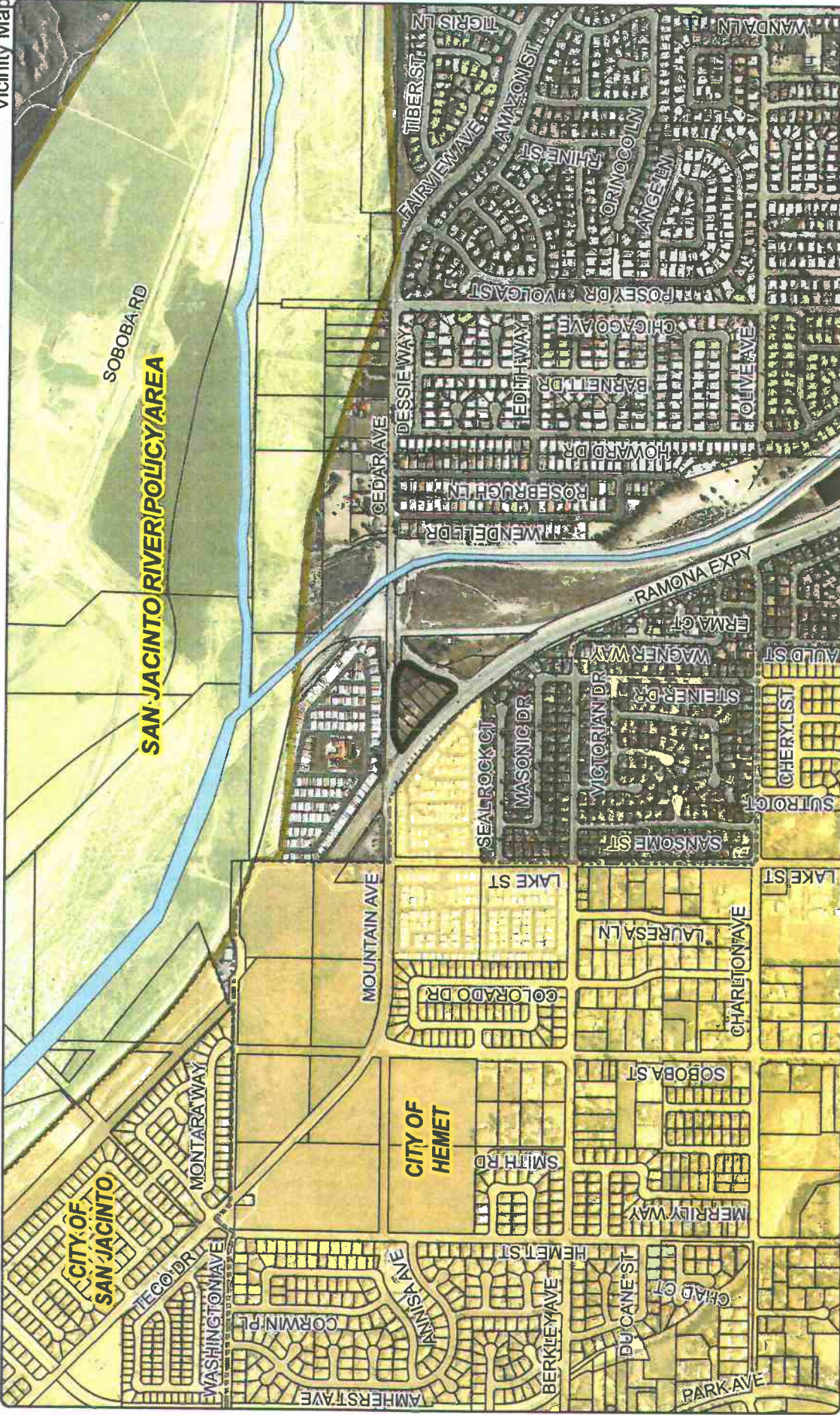
22 **ADOPTION** of the Negative Declaration environmental document, Environmental Assessment
23 File No. 41810; and
24

25 **ADOPTION** of General Plan Amendment No. 983
26
27
28

RIVERSIDE COUNTY PLANNING DEPARTMENT CZ07875 GPA00983 VICINITY/POLICY AREAS

Supervisor Washington
District 3

Date Drawn: 06/19/2015
Vicinity Map



Zoning District: Valle Vista

Author: Vinnie Nguyen



DISCLAIMER: On October 7, 2003, the County of Riverside adopted a new General Plan. The new General Plan contains different types of land use designations for various areas within the County. The new General Plan is intended to guide the County's future development and land use decisions. For further information, please contact the Riverside County Planning Department at (760) 865-8277 (Riverside County) or Website: www.riversidecounty.net

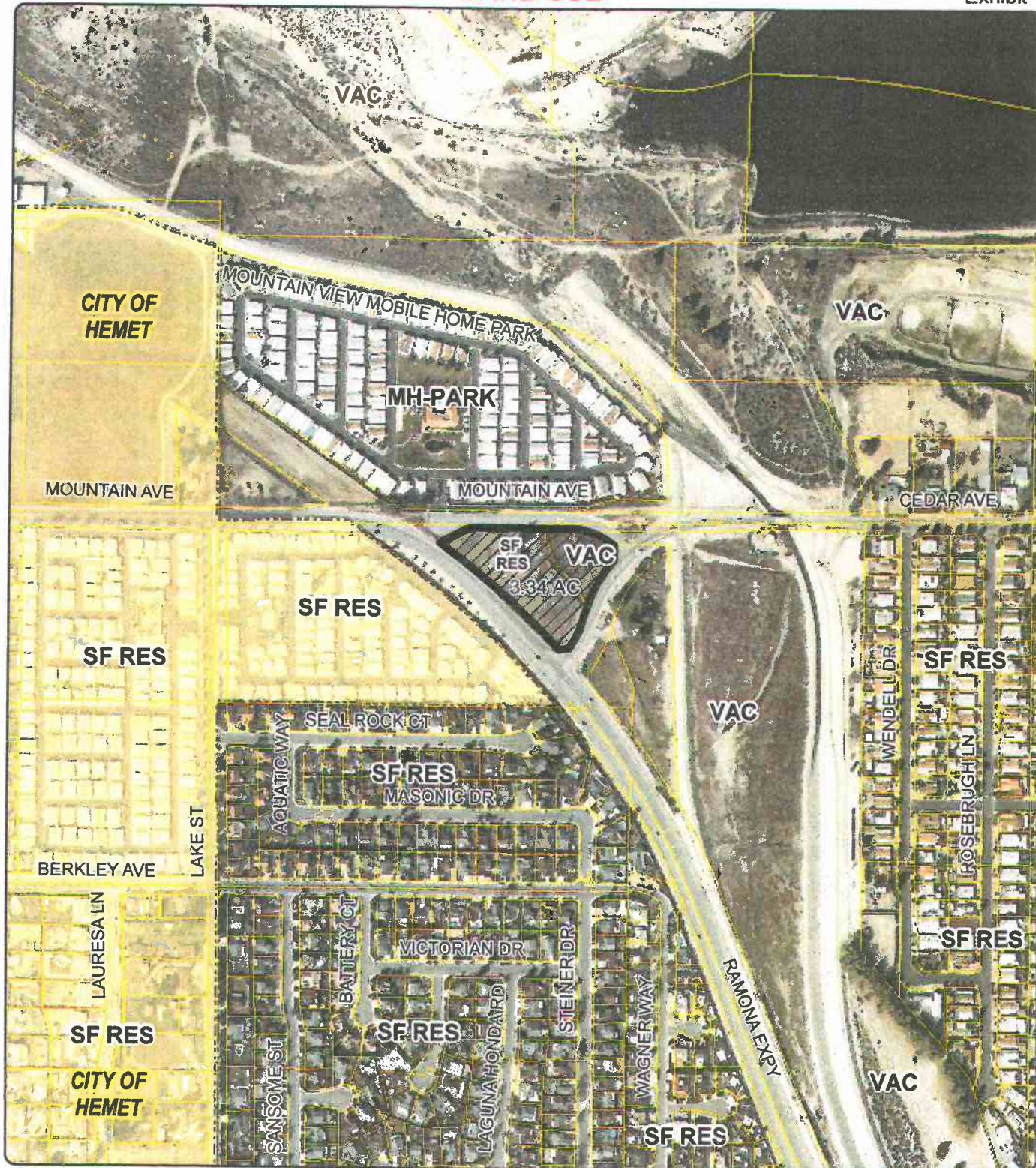
RIVERSIDE COUNTY PLANNING DEPARTMENT

CZ07875 GPA00983

Supervisor Washington
District 3

Date Drawn: 06/19/2015
Exhibit 1

LAND USE



Zoning District: Valle Vista

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.rcinfo.org>

RIVERSIDE COUNTY PLANNING DEPARTMENT

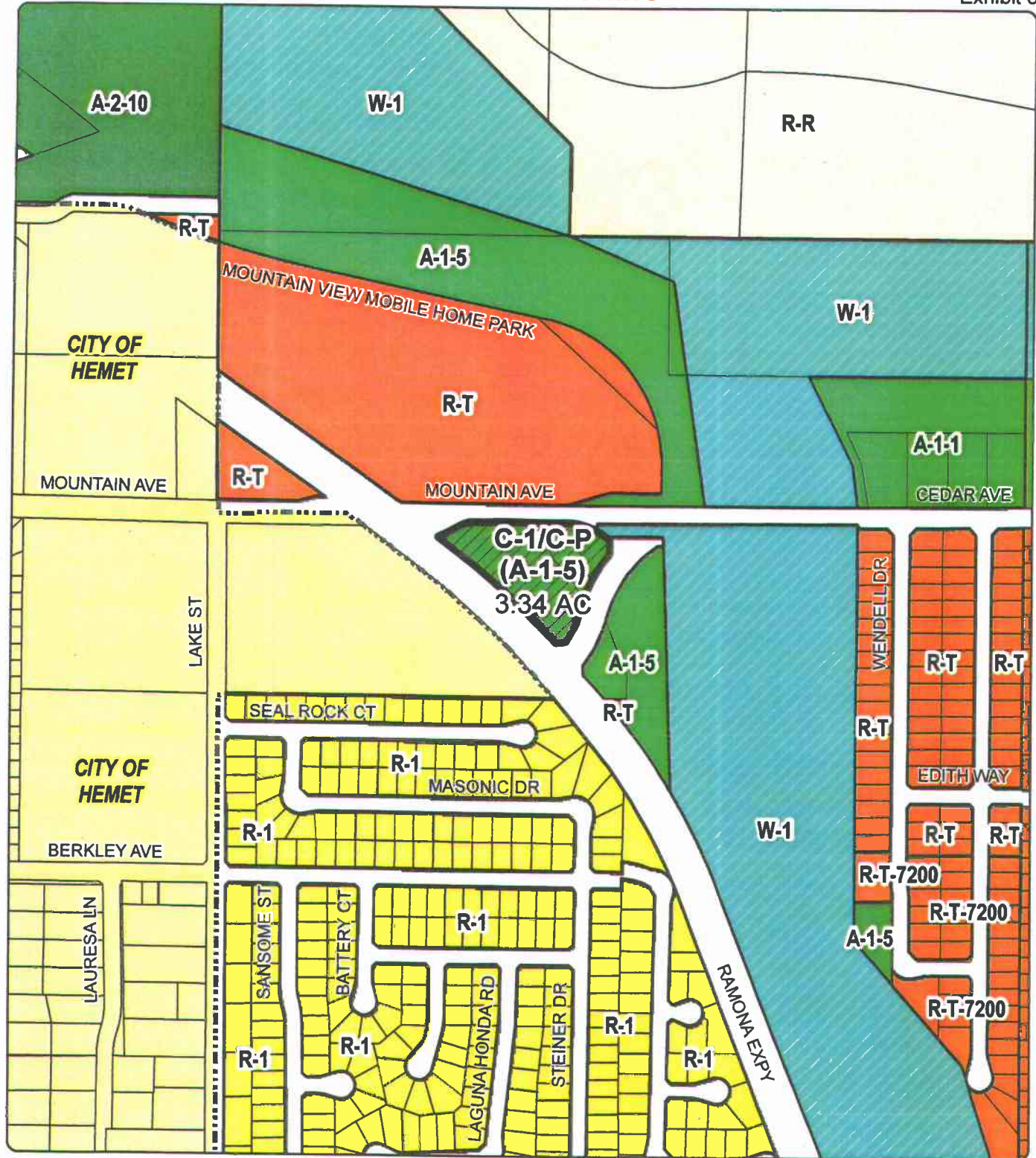
CZ07875 GPA00983

PROPOSED ZONING

Supervisor Washington
District 3

Date Drawn: 06/19/2015

Exhibit 3



Zoning District: Valle Vista

Author: Vinnie Nguyen



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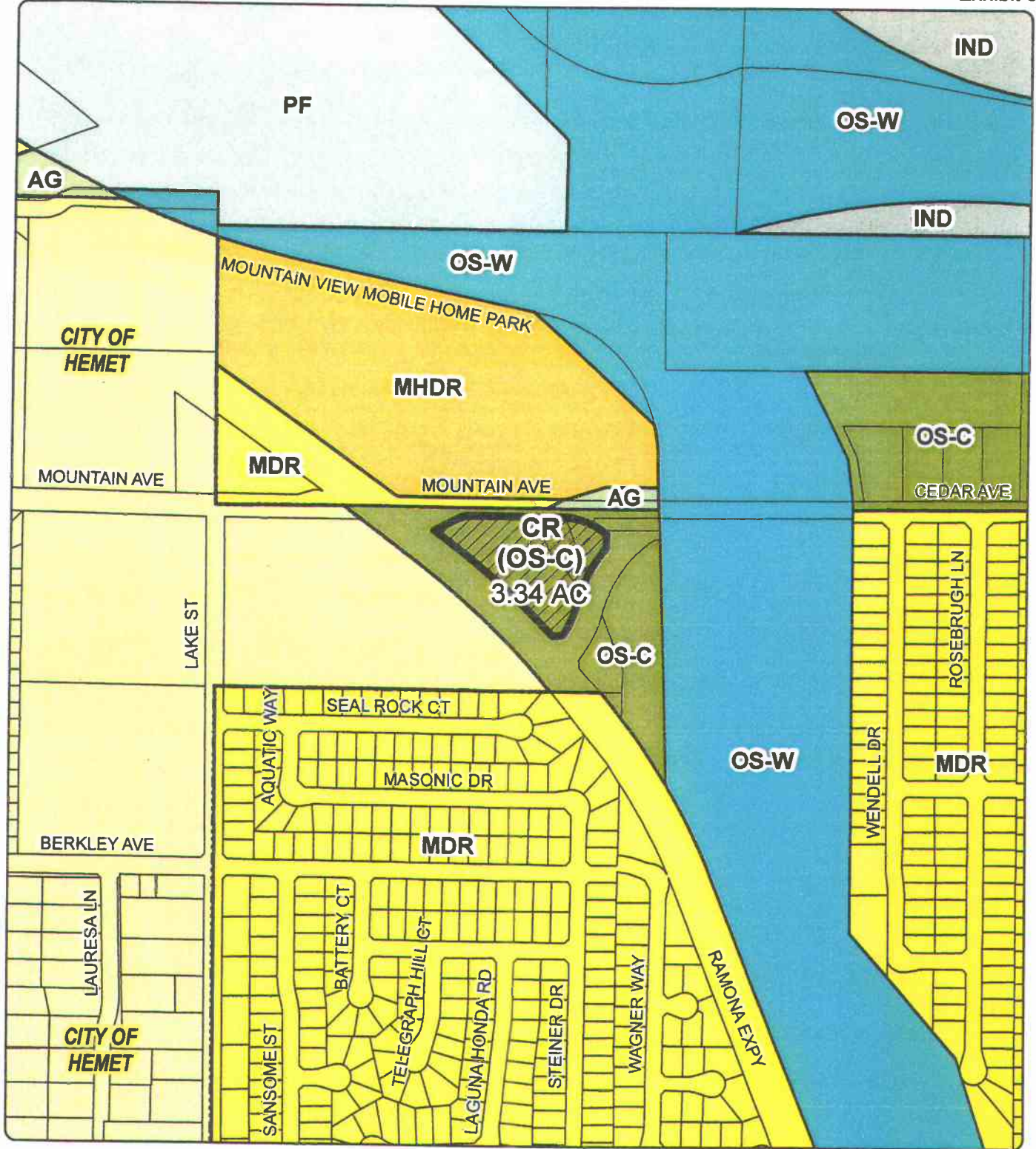
RIVERSIDE COUNTY PLANNING DEPARTMENT

CZ07875 GPA00983

PROPOSED GENERAL PLAN

Supervisor Washington
District 3

Date Drawn: 06/19/2015
Exhibit 6



Zoning District: Valle Vista

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.rctima.org>

COUNTY OF RIVERSIDE

ENVIRONMENTAL ASSESSMENT FORM: INITIAL STUDY

Environmental Assessment Number: 41810

Project Cases: General Plan Amendment No. 983 & Change of Zone No. 7875

Lead Agency Name: County of Riverside Planning Department

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

Lead Agency Contact Person: John Earle Hildebrand III

Lead Agency Telephone Number: (951) 955-1888

Applicant's Name: David Jeffers Consulting, Inc.

Applicant's Address: 19 Spectrum Pointe Drive, Suite 609, Lake Forest, CA 92630

Applicant's Telephone Number: (949) 586-5778

I. PROJECT INFORMATION

A. Project Description:

General Plan Amendment No. 983, to amend the General Plan Foundation Component from Open Space (OS) to Community Development (CD) and to amend the General Plan Land Use Designation from Conservation (C) to Commercial Retail (CR) (0.20-0.35 Floor Area Ratio) and Change of Zone No. 7875 to change the Zoning Classification from A-1-5 (Light Agriculture, 5-acre minimum) to C-1/C-P (General Commercial) on three parcels, totaling 3.34 acres.

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

C. Total Project Area: 3.34 acres

D. Assessor's Parcel Nos.: 551-200-058, 551-200-061, & 551-200-062

E. Street References: The project site is located northeast of Ramona Expressway, south of Mountain Avenue, and west of Cedar Avenue.

F. Section, Township, and Range Description: Section 6, Township 5 South, Range 1 East

G. Brief description of the existing environmental setting of the project site and its surroundings: A portion of the project site includes a single family detached dwelling unit, but is primarily vacant land. It is surrounded by a combination of other vacant land, single-family detached dwelling units, and a mobile home park.

II. APPLICABLE GENERAL PLAN AND ZONING REGULATIONS

A. General Plan Elements/Policies:

1. **Land Use:** This project includes a General Plan Amendment and Change of Zone only. There is no development plan associated with this project. This project will result in an amendment to the Riverside County General Plan Foundation Component, the General Plan Land Use, and the underlying Zoning designation in order to support future development. As a result, this project is consistent with the provisions of the Land Use Element.

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

3. **Multipurpose Open Space:** The project is consistent with the policies of the Open Space Element.
 4. **Safety:** The project is consistent with the policies of the Safety Element.
 5. **Noise:** The project is consistent with the policies of the Noise Element.
 6. **Housing:** The project is consistent with the policies of the Housing Element.
 7. **Air Quality:** The project is consistent with the policies of the Air Quality Element.
 8. **Healthy Communities:** The project is consistent with the policies of the Air Quality Element.
- B. General Plan Area Plan(s):** San Jacinto Valley
- C. General Plan Foundation Component (Existing):** Open Space (OS)
- D. General Plan Land Use Designation (Existing):** Conservation (C)
- E. General Plan Foundation Component (Proposed):** Community Development (CD)
- F. General Plan Land Use Designation (Proposed):** Commercial Retail (CR) (0.20-0.35 Floor Area Ratio)
- G. Overlays:** None
- H. Policy Area:** None
- I. Adjacent and Surrounding:**
1. **Area Plan:** San Jacinto Valley to the north, south, east, and west.
 2. **Foundation Component(s):** Rural Community to the north and west, and Community Development to the south and east.
 3. **Land Use Designation(s):** City of Hemet to the west, Medium High Density Residential (MHDR) (5-8 du/ac) to the north, Open Space-Water to the east, and Medium Density Residential (MDR) (2-5 du/ac) to the south.
 4. **Overlay(s), if any:** N/A
 5. **Policy Area(s), if any:** San Jacinto River Policy Area to the north.
- J. Adopted Specific Plan Information**
1. **Name and Number of Specific Plan, if any:** None
 2. **Specific Plan Planning Area, and Policies, if any:** None
- K. Zoning (Existing):** A-1-5 (Light Agriculture, 5-acre minimum)

L. **Zoning (Proposed):** General Commercial (C-1/C-P)

M. **Adjacent and Surrounding Zoning:** City of Hemet to the west, Mobile Home Subdivisions & Mobile Home Parks (R-T) to the north, Watercourse, Watershed and Conservation Area to the east, and One-Family Dwelling (R-1) to the south.

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,

☐ or (D)

he 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


Signature

08/31/2015

Date

John Earle Hildebrand III, *Project Planner*
Printed Name

For: Steve Weiss, AICP – *Planning Director*

V. ENVIRONMENTAL ISSUES ASSESSMENT

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

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
AESTHETICS Would the project				
1. Scenic Resources				
a) Have a substantial effect upon a scenic highway corridor within which it is located?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings and unique or landmark features; obstruct any prominent scenic vista or view open to the public; or result in the creation of an aesthetically offensive site open to public view?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source: Riverside County General Plan Figure 9 in The San Jacinto Valley Area Plan – "Scenic Highways"

Findings of Fact:

a-b) Pursuant to the Riverside County General Plan Figure 9 in The San Jacinto Valley Area Plan – "Scenic Highways" exhibit, the project site is located adjacent to the Ramona Expressway, which is designated as a "County Eligible Scenic Highway". All implementing projects will be required to conform to the San Jacinto Valley Area Plan and the Circulation element policies, relating to scenic highway criteria.

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

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

2. Mt. Palomar Observatory				
a) Interfere with the nighttime use of the Mt. Palomar	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source: GIS database, Ord. No. 655 (Regulating Light Pollution), Riverside County General Plan Figure 6 in The San Jacinto Valley Area Plan – “Mt. Palomar Nighttime Lighting Policy”

Findings of Fact:

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

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

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

3. Other Lighting Issues

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

☐ ☐ ☒ ☐

b) Expose residential property to unacceptable light levels?

☐ ☐ ☒ ☐

Source: On-site Inspection, Project Application Description

Findings of Fact:

a-b) A Land Use change from Open-Space Conservation to Commercial Retail will result in the implementation of more lighting at build-out. Lighting requirements and any subsequent restrictions will be reviewed in conjunction with a future implementing project's lighting plan.

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

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

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

AGRICULTURE & FOREST RESOURCES Would the project

4. Agriculture

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

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

Findings of Fact:

a) Pursuant to the Riverside County General Plan Figure OS-2 "Agricultural Resources" exhibit, the project site is located within an area designated as "Urban Built-Up Land". The California State Department of Conservation makes these designations based on soil types and land use designations. Although the current Zoning would allow light agricultural uses, the project site is too small to feasibly support commercial agricultural uses. In addition, this project includes a Change of Zone application, to change the Zoning designation from A-1-5 (Light Agriculture, 5-acre minimum) to C-1/C-P (General Commercial), which does not allow agricultural uses. Therefore, there is no impact.

b) There are no Williamson Act contracts on the site, and neither the Zoning nor the Land Use designations will be Agriculture upon approval of this project. There are no impacts.

c-d) The properties surrounding the project site are Zoned residential. There are no impacts.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

5. Forest

a) Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Govt. Code section 51104(g))?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Result in the loss of forest land or conversion of	<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
--	--------------------------------------	--	---------------------------------------	--------------

forest land to non-forest use?

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?

☐ ☐ ☐ ☒

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

Findings of Fact:

a-c) Pursuant to the Riverside County General Plan Figure OS-3 "Parks, Forests, and Recreation Areas" exhibit, the project site is not located within any designated forest land area. 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?

☐ ☐ ☒ ☐

b) Violate any air quality standard or contribute substantially to an existing or projected air quality violation?

☐ ☐ ☒ ☐

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)?

☐ ☐ ☒ ☐

d) Expose sensitive receptors which are located within 1 mile of the project site to project substantial point source emissions?

☐ ☐ ☐ ☒

e) Involve the construction of a sensitive receptor located within one mile of an existing substantial point source emitter?

☐ ☐ ☐ ☒

f) Create objectionable odors affecting a substantial number of people?

☐ ☐ ☐ ☒

Source: SCAQMD CEQA Air Quality Handbook

Findings of Fact:

a-f) The proposed Land Use change could result in a net increase in population and/or vehicle trips at build out, based upon the proposed change. However, the amount of the increase is too speculative to provide a detailed analysis at this time. Given the relatively small size of the project site (3.34 acres), development of the site would not substantially contribute to negative air quality impacts in the region. Additionally, there are no point source emitters within one mile of the project site.

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

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

BIOLOGICAL RESOURCES Would the project

7. Wildlife & Vegetation

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

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

☐ ☐ ☐ ☒

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

☐ ☐ ☐ ☒

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

☐ ☐ ☐ ☒

e) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, and regulations or by the California Department of Fish and Game or U. S. Fish and Wildlife Service?

☐ ☐ ☐ ☒

f) Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?

☐ ☐ ☐ ☒

g) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?

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Source: GIS database, WRCMSHCP and/or CVMSHCP, On-site Inspection

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

a-g) A portion of the project site on the west side, is located within Multi-Species Habitat Conservation Plan ("MSHCP") Criteria Area Cell 3414 of the Western Riverside County Multiple Species Habitat Conservation Plan. As a result, this project is subject to the Regional Conservation Authority ("RCA") review. This project went through the RCA review process and it was determined that no portion of the project site is required to be conserved. The project site is located adjacent to existing residential development to the north, west, and south, with a flood control channel to the east. The project site has been determined to have no value for conservation as it does not connect to any established conservation corridor and the site has been previously disturbed.

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

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

CULTURAL RESOURCES Would the project

8. Historic Resources

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

Source: On-site Inspection, Project Application Materials

Findings of Fact:

a-b) There are no known historic features located on the project site. Furthermore, portions of the project site have been previously disturbed. The necessity for additional historic resource studies will be determined at the time of an implementing project.

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

Mitigation: No mitigation is required.

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

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: On-site Inspection, Project Application Materials

Findings of Fact:

a-e) Pursuant to SB 18 requirements, Riverside County staff previously requested a list from the Native American Heritage Commission ("NAHC") of Native American Tribes whose historical extent includes the project site. Consultation request notices were sent to each of the Tribes on the list on May 27, 2010. SB 18 provides for a 90-day review period in which all noticed Tribes may request consultation regarding the proposed project. County staff received no consultation requests for this project during the 90-day review period.

AB 52 became effective on July 1, 2015. In compliance with AB 52, separate notices regarding this project were mailed to all requesting Tribes on September 10, 2015. AB 52 provides for a 30-day review period in which all noticed Tribes may request consultation regarding the proposed project. County staff received notification from the Pechanga Tribe within the 30-day period, requesting to initiate consultation on this project. County staff discussed this project with the Pechanga Tribe on October 10, 2015, explaining that the project scope includes a legislative action only. There is no accompanying implementing project and it will result in no physical disturbance of the site. The Pechanga Tribe concluded that this project could move forward with no additional consultation, provided they are again noticed during the time of any future implementing project. In accordance with this request and in compliance with AB 52, County staff will notice the Pechanga tribe, as well as all other requesting Tribes, at the time a project is submitted.

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

Mitigation: No mitigation is required.

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

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

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

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

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 checked="" type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input type="checkbox"/>
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Source: Riverside County General Plan Figure S-2 "Earthquake Fault Study Zones," GIS database, Geologist Comments

Findings of Fact:

a-b) Pursuant to the Riverside County General Plan Figure S-2 "Earthquake Fault Study Zones" map, there is a fault zone located approximately 200-feet to the east of the project site, identified as "San Jacinto Fault Zone". At this time, this project includes a General Plan Amendment and Change of

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Zone only. As a result, no people or structures will be exposed to adverse effects associated with the fault zone. Additionally, any future development will be required to comply with the California Building Code, as it relates to development with proximity of a fault zone.

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

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

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

Findings of Fact:

a) Pursuant to the Riverside County General Plan Figure S-3 "Generalized Liquefaction", the project site is located within an area identified as having "Moderate" liquefaction potential. At this time, this project includes a General Plan Amendment and Change of Zone only. As a result, no people or structures will be exposed to adverse effects associated with the fault zone. Additionally, any future development will be required to comply with the California Building Code, as it relates to development with proximity of a fault zone potential for liquefaction.

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

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

13. Ground-shaking Zone

a) Be subject to strong seismic ground shaking?

<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-4 "Earthquake-Induced Slope Instability Map," and Figures S-13 through S-21 (showing General Ground Shaking Risk)

Findings of Fact:

a) Every project in California has some degree of potential exposure to significant ground shaking. This is a programmatic level CEQA analysis. At this stage, the project does not provide the opportunity for physical disturbance of the site, as there is no associated development project. This project will result in amending the site's General Plan Land Use and underlying Zone, which could eventually lead to development on the property. Should a development proposal or land use application for subdividing, grading, or construction of the site be submitted, a subsequent Environmental Analysis shall be prepared, to assess the potential impacts. This will include adherence to the California Building code, Title 24, which will mitigate to some degree, the potential for ground shaking impacts. As a result, impacts associated with this project are considered 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?

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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 upon the Riverside County General Plan Figure S-5 "Regions Underlain by Steep Slope" exhibit, 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?

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

Findings of Fact:

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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a) Pursuant to the Riverside County General Plan Figure S-7 "Documented Subsidence Areas Map" exhibit, the project site is located within an area identified as having "Susceptible" subsidence potential. At this time, this project includes a General Plan Amendment and Change of Zone only. As a result, no people or structures will be exposed to adverse effects associated with the fault zone. Additionally, any future development will be required to comply with the California Building Code, as it relates to development within the proximity of a fault zone.

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

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

16. Other Geologic Hazards

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

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Source: On-site Inspection, Project Application Materials

Findings of Fact:

a) The project site is not located within any other geological hazards or risks. There will be no impacts.

Mitigation: No mitigation is required

Monitoring: No monitoring is required

17. Slopes

a) Change topography or ground surface relief features?

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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b) Create cut or fill slopes greater than 2:1 or higher than 10 feet?

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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c) Result in grading that affects or negates subsurface sewage disposal systems?

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Source: Riverside County General Plan Figure S-5 "Regions Underlain by Steep Slope", Project Application Materials

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 site is generally flat and pursuant to the Riverside County General Plan Figure S-5 "Regions Underlain by Steep Slope" exhibit, 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.

18. Soils

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

Source: Project Application Materials, On-site Inspection

Findings of Fact:

a-c) This is a programmatic level CEQA analysis. At this stage, the project does not provide the opportunity for physical disturbance of the site, as there is no associated development project. This project will result in amending the site's General Plan Land Use Designation and the Zoning Classification only, which could lead to future development of the property. Should a development proposal or land use application for subdividing, grading, or construction of the site be submitted, a subsequent Environmental Assessment shall be prepared, to determine potential impacts. There will be no impacts.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

19. Erosion

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

Source: Project Application Materials, On-site Inspection

Findings of Fact:

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

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

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

Findings of Fact:

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

This is a programmatic level CEQA analysis. At this stage, the project does not provide the opportunity for physical disturbance of the site, as there is no associated development project. This project will result in amending the site's General Plan Land Use Designation and the Zoning Classification only, which could lead to future development of the property. Should a development proposal or land use application for subdividing, grading, or construction of the site be submitted, a subsequent Environmental Assessment shall be prepared, to determine potential impacts. There will be no impacts.

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?

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

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

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

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

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

HAZARDS AND HAZARDOUS MATERIALS Would the project

22. Hazards and Hazardous Materials

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

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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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"/>
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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"/>
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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"/>
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Source: Project Application Materials

Findings of Fact:

a-b, d-e) This is a programmatic level CEQA analysis. At this stage, the project does not provide the opportunity for physical disturbance of the site, as there is no associated development project. This project will result in amending the site's General Plan Land Use Designation and the Zoning Classification only, which could lead to future development of the property. Should a development

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

c) The project will result in higher development intensity of the site than was proposed in the General Plan in 2003. The increase in density 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. As a result, impacts associated with this project are considered less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

23. Airports

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

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

Findings of Fact:

a-d) Pursuant to the Riverside County General Plan Figure S-19 "Airport Locations" exhibit, the project site is not located within an Airport Influence Area or Compatibility Zone and therefore, does not require review by the Airport Land Use Commission ("ALUC"). As a result, there are no impacts.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

24. Hazardous Fire Area

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

Findings of Fact:

a) Pursuant to the Riverside County General Plan Figure S-11 "Wildfire Susceptibility: exhibit, the project is not located within a Wildfire Susceptibility Area. As a result, there are no impacts.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

HYDROLOGY AND WATER QUALITY Would the project

25. Water Quality Impacts

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

Findings of Fact:

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

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

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

26. Floodplains

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

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

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

Findings of Fact:

a-d) Pursuant to the Riverside County General Plan Figure S-9 "100- and 500-Year Flood Hazard Zones" exhibit, the project site is not located within a flood zone. Additionally, pursuant to the Riverside County General Plan Figure S-10 "Dam Failure Inundation Zone" exhibit, the project site is not located within close proximity to any "Dam Failure Inundation Zones". As a result, there are no impacts.

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

Monitoring: No monitoring is required.

LAND USE/PLANNING Would the project

27. Land Use

a) Result in a substantial alteration of the present or planned land use of an area?

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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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"/>
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Source: Riverside County General Plan, GIS database, Project Application Materials

Findings of Fact:

a) This project will result in changes to the General Plan Land Use pattern to the site. The project site has a current land use of Open Space. However, the proposed land use change is a reasonable integration of a small commercial site to the area, which could provide general service commercial uses to the surrounding residents. This project includes an accompanying Change of Zone for the purpose of creating consistency between the proposed General Plan Land Use Amendment and underlying Zone. Although the project site has a current Land Use Designation of Open Space-Conservation, the property has no value as conserved land as it's nearly surrounded by existing developments. Furthermore, the project site has been previously disturbed and there is an existing single family home on site. The property does not contribute to any MSHCP corridor, nor does it contain any habitat in support of native species of plants or animal. As a result, impacts associated with this project are considered less than significant.

b) The project site is located within the City of Hemet's sphere of influence. Currently, the City has no plans for annexation of the project site, nor its immediate surroundings. However, this General Plan Amendment was previously submitted for review by Riverside County to the City of Hemet. Concerns by the City of Hemet related to the General Plan Amendment have been previously resolved. Additionally, any future implementing project will also be subject for review by the City of Hemet. As a result, impacts associated with this project are considered less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

28. Planning

a) Be consistent with the site's existing or proposed zoning?

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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b) Be compatible with existing surrounding zoning?

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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c) Be compatible with existing and planned surrounding land uses?

<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
d) Be consistent with the land use designations and policies of the General Plan (including those of any applicable Specific Plan)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Disrupt or divide the physical arrangement of an established community (including a low-income or minority community)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

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

Findings of Fact:

a-e) This project will result in changes to the General Plan Land Use pattern of the site. The project site is currently designated Open Space. However, the proposed land use change is a reasonable integration of a small commercial site to the area, which could provide general service commercial uses to the surrounding residents. This proposed land use amendment will result in a change to the existing land use, but will the change will be compatible with the surrounding community. This project includes an accompanying Change of Zone for the purpose of establishing consistency between the proposed General Plan land use amendment and underlying Zoning.

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

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

MINERAL RESOURCES Would the project

29. Mineral Resources

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

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

Findings of Fact:

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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a-d) Pursuant to the Riverside County General Plan Figure OS-5 "Mineral Resources Area" exhibit, the project site located within the "MRZ-3" Mineral Resource Area. However, due to the small size of the project site and the existing developments within the surrounding area, extracting minerals from the project would be unfeasible.

This is a programmatic level CEQA analysis. At this stage, the project does not provide the opportunity for physical disturbance of the site, as there is no associated development project. This project will result in amending the site's General Plan Land Use Designation and the Zoning Classification only, which could lead to future development of the property. Should a development proposal or land use application for subdividing, grading, or construction of the site be submitted, a subsequent Environmental Assessment shall be prepared, to determine potential impacts. There will be no impacts.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

NOISE Would the project result in

Definitions for Noise Acceptability Ratings

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

NA - Not Applicable

A - Generally Acceptable

B - Conditionally Acceptable

C - Generally Unacceptable

D - Land Use Discouraged

30. Airport Noise

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

☐ ☐ ☐ ☒

NA ☒ A ☐ B ☐ C ☐ D ☐

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

☐ ☐ ☐ ☒

NA ☒ A ☐ B ☐ C ☐ D ☐

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

Findings of Fact:

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

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

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

Pursuant to the Riverside County General Plan Figure C-1 "Circulation Plan" exhibit, the project site is not located within close proximity of a railroad. As a result, there will be no impacts.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

32. Highway Noise

NA ☒ A ☐ B ☐ C ☐ D ☐ ☐ ☐ ☐ ☒

Source: On-site Inspection, Project Application Materials

Findings of Fact:

The project site is located adjacent to Ramona Expressway, which has the potential to generate highway noise. However, this project will result in a land use change to commercial which typically does not include sensitive receptors. As a result, any noise generated from Ramona Expressway will not negatively impact the future use of the site. There will be no impacts.

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 site is not located near any other source of significant potential noise. As a result, there will be no impacts.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

34. Noise Effects on or by the Project

☐ ☐ ☐ ☒

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?				
b) A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Exposure of persons to or generation of excessive ground-borne vibration or ground-borne noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

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

Findings of Fact:

a-d) Development of the project site under a future implementing project could lead to a greater level noise at build-out. Any future use will be subject to Riverside County's noise requirements.

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

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

POPULATION AND HOUSING Would the project

35. Housing

a) Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input 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 type="checkbox"/>	<input checked="" type="checkbox"/>
d) Affect a County Redevelopment Project Area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Cumulatively exceed official regional or local population projections?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
f) Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

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

Findings of Fact:

a-f) This project will result in a land use change from open space conservation to commercial. Although there is one single family home on site, removal of the home in place of a commercial use, will not create a substantial displacement of existing residents. Furthermore, the location of this existing home is not conducive to support residential long-term, due its proximity to Ramona Expressway. Commercial is a more appropriate land use for the site.

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

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

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

Findings of Fact:

All development projects, once implemented, create an increased need for at least some public services. At time of future construction, resulting from an implementing project, costs associated with the potential increased need for Fire Services will be assessed. As a result, there will be no impacts.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

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

Source: Riverside County General Plan

Findings of Fact:

All development projects, once implemented, create an increased need for at least some public services. At time of future construction, resulting from an implementing project, costs associated with the potential increased need for Sheriff Services will be assessed. As a result, there will be no impacts.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

38. Schools	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Source: Hemet Unified School District, GIS database

Findings of Fact:

All development projects, once implemented, create an increased need for at least some public services. At time of future construction, resulting from an implementing project, costs associated with the potential increased need for School Services will be assessed. As a result, there will be no impacts.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

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

Findings of Fact:

All development projects, once implemented, create an increased need for at least some public services. At time of future construction, resulting from an implementing project, costs associated with the potential increased need for Library Services will be assessed. As a result, there will be no impacts.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

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

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

All development projects, once implemented, create an increased need for at least some public services. At time of future construction, resulting from an implementing project, costs associated with the potential increased need for Health Services will be assessed. As a result, there will be no impacts.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

RECREATION

41. Parks and Recreation

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

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

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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c) Is the project located within a Community Service Area (CSA) or recreation and park district with a Community Parks and Recreation Plan (Quimby fees)?

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Source: GIS database, Ord. No. 460, Section 10.35 (Regulating the Division of Land – Park and Recreation Fees and Dedications), Ord. No. 659 (Establishing Development Impact Fees), Parks & Open Space Department Review

Findings of Fact:

a-c) This project will result in a land use change to commercial. As a result, Quimby fees are not applicable and will not be assessed.

Pursuant to the Riverside County GIS database, the project site is located within close proximity to the Valle Vista Community Service Area ("CSA") (No. 91). Upon implementation of a future development project, the site may be required to be annexed into the CSA.

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

Mitigation: No mitigation is required.

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

42. Recreational Trails

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Source: Open Space and Conservation Map for Western County trail alignments

Findings of Fact:

There are several trails within close proximity to the project site. Although this project will result in a land use change to commercial, open space and trail connection requirements will be analyzed during the time of a future implementing development project, to ascertain potential contribution. As a result, there will be no impacts.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

TRANSPORTATION/TRAFFIC Would the project

43. Circulation

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

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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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"/>
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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"/>
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d) Alter waterborne, rail or air traffic?

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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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"/>
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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"/>
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g) Cause an effect upon circulation during the project's construction?

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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h) Result in inadequate emergency access or access to nearby uses?

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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i) Conflict with adopted policies, plans or programs regarding public transit, bikeways or pedestrian facilities, 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
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otherwise substantially decrease the performance or safety of such facilities?

Source: Riverside County General Plan, San Jacinto Valley Area Plan

Findings of Fact:

a) The project site is located within the San Jacinto Valley Area Plan of the Riverside County General Plan. Details of any future implementing project will be reviewed in conjunction with all applicable circulation plans. Additionally, the Land Use Amendment and Zone Change by itself are consistent with the existing circulation plans for the area. As a result, the impacts are less than significant.

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

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

e-i) There is no accompanying development associated with this proposed General Plan Amendment and Change of Zone; therefore, there are no design changes to the streets or roads that may increase hazards. The proposed change does not conflict with any adopted policies regarding public transit, bikeways, or pedestrian access, as the project site is currently vacant land. The surrounding circulation system will not change and therefore, will not impact any policies regarding transit or other alternative means of travel. Once a development proposal or land use application to subdivide, grade, or build on the property is submitted, a subsequent review and EA shall be prepared assessing potential impacts. As a result, the impacts are less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

44. Bike Trails

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

Findings of Fact:

There are several trails within close proximity to the project site. Although this project will result in a land use change to commercial, open space and trail connection requirements will be analyzed during the time of a future implementing development project, to ascertain potential contribution.

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

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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project will result in amending the site's General Plan Land Use Designation and the Zoning Classification only, which could lead to future development of the property. Should a development proposal or land use application for subdividing, grading, or construction of the site be submitted, a subsequent Environmental Assessment shall be prepared, to determine potential impacts. As a result, there will be no impacts.

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: Department of Environmental Health Review

Findings of Fact:

a-b) An assessment of the availability of water to service the area, will be required prior to the approval of an implementing project. This will include a commitment from the water purveyor to provide water to the site (beyond what currently exists). However, at this stage, the specific size and need of water infrastructure to the area, is too speculative to analyze as there is no implementing project.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

46. Sewer

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

☐ ☐ ☐ ☒

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

☐ ☐ ☐ ☒

Source: Department of Environmental Health Review

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 future implementing project may be required to connect to and construct a sewer system, which could result in impacts. However, at this stage, the specific size and need of any new sewer infrastructure in the area, is too speculative to analyze as there is no implementing project. As a result, there will be no impacts.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

47. Solid Waste

a) Is the project served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Does the project comply with federal, state, and local statutes and regulations related to solid wastes including the CIWMP (County Integrated Waste Management Plan)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Riverside County General Plan, Riverside County Waste Management District correspondence

Findings of Fact:

a-b) The type and scale of the future implementing project will determine the solid waste needs of the site's development. At this stage, specific solid waste needs are too speculative to analyze. As a result, there will be no impacts.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

48. Utilities

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

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

Source: Application Materials

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

a-g) The scope of any the future implementing project will determine the specific size, quantity, and design of additional utility services needed at the project site. At this stage, the utility requirements are too speculative to analyze, as there is no implementing project. As a result, there will be no impacts.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

49. Energy Conservation

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

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

Findings of Fact:

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

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

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

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?

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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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, reduce the number or restrict the range of rare or endangered plants or animals, or eliminate important examples of the major periods of California history or prehistory. As a result, there will be no impacts.

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

Source: Staff review, Project Application Materials

Findings of Fact:

The project does not have impacts which are individually limited, but cumulatively considerable. This is a programmatic level CEQA analysis. At this stage, the project does not provide the opportunity for physical disturbance of the site, as there is no associated development project. This project will result in amending the site's General Plan Land Use Designation and the Zoning Classification only, which could lead to future development of the property. Should a development proposal or land use application for subdividing, grading, or construction of the site be submitted, a subsequent Environmental Assessment shall be prepared, to determine potential impacts. As a result, there will be no 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. This is a programmatic level CEQA analysis. At this stage, the project does not provide the opportunity for physical disturbance of the site, as there is no associated development project. This project will result in amending the site's General Plan foundation component and zoning, which could eventually lead to development on the property. Should a development proposal or land use application for subdividing, grading, or construction of the site be submitted, a subsequent Environmental Analysis shall be prepared, to assess the potential impacts. As a result, there will be no impacts.

VI. EARLIER ANALYSES

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

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

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

VII. AUTHORITIES CITED

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



City of Hemet

445 E. FLORIDA AVENUE • HEMET, CALIFORNIA 92543 • (951) 765-2375

PLANNING DEPARTMENT

May 13, 2013

Tamara Harrison
County of Riverside
Transportation Land Management Agency
Planning Department
4080 Lemon Street, 12th Floor
Riverside, California 92501
Via email: tharriso@rctlma.org

RE: GENERAL PLAN AMENDMENT NO. 00983

Dear Ms. Harrison:

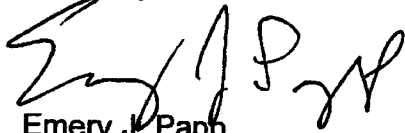
Thank you for the opportunity to comment on General Plan Amendment No. 00983. City staff is concerned about processing a standalone General Plan Amendment and its associated environmental impacts when no development project has been submitted. It would appear as though the proposed GPA is for the benefit of one property and one property owner. Absent a development proposal, the request and processing of a GPA at this time seems premature. At a minimum, any environmental review documents prepared for the proposed GPA must consider the potential outcome of the proposed GPA, and evaluate the potential impacts of changing the Land Use designation from Open Space-Conservation to Commercial use. In addition, the City has the following comments:

1. The EIR for the City of Hemet 2030 General Plan evaluated the impacts of this site as Agricultural, not Commercial. The proposed Land Use is not consistent with the City of Hemet General Plan Land Use map, or the final environmental impact report prepared for the City of Hemet 2030 General Plan;
2. The City recommends that a traffic study is prepared for the project;
3. The City is concerned with circulation and access for the project, as it is located on a curve;
4. The project site is located within an area having a moderate seismic hazard and is in close proximity to, but not in a fault zone;
5. The project site is located in an area identified as having a potentially high probability as a cultural resource site;
6. Has the County begun an SB18 Tribal Consultation? If so, to whom were consultation letters sent, and what were the responses, if any?;
7. How many, if any, General Plan Amendments have been processed by Riverside County in the last year? Is this project being included in an update Cycle, or will this project use one of four updates permitted each year?

8. Has a Negative Declaration or a Mitigated Negative Declaration for the proposed project been prepared? If so, City staff requests the opportunity to review the draft document. If not, please notify the City of Hemet when the appropriate document is available for peer review.

Should you have any questions or comments, please feel free to contact me at (951) 765-2456, Monday through Thursday between the hours of 7:30 AM to 5:30.

Sincerely,



Emery J. Papp
Principal Planner



Board of Directors

Chairman
John Tavaglione
County of Riverside

Vice Chairman
Eugene Montanez
City of Corona

Marion Ashley
County of Riverside

Kevin Bash
City of Norco

Ben Benoit
City of Wildomar

John Benoit
County of Riverside

Tim Brown
City of Canyon Lake

Maryann Edwards
City of Temecula

Jeffrey Hewitt
City of Calimesa

Kevin Jeffries
County of Riverside

D. LaDonna Jempson
City of Moreno Valley

Natasha Johnson
City of Lake Elsinore

Linda Krupa
City of Hemet

Verne Lauritzen
City of Jurupa Valley

Matt Liesemeyer
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Clint Lorimore
City of Eastvale

Andy Melendrez
City of Riverside

Scott Miller
City of San Jacinto

George Moyer
City of Banning

Mark Orozco
City of Beaumont

David S. Rabb
City of Perris

Harry Ramos
City of Murrieta

Chuck Washington
County of Riverside

Executive Staff

Charles Landry
Executive Director

3403 10th Street, Suite 320
Riverside, California 92501

P.O. Box 1667
Riverside, California 92502-1667

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

September 28, 2015

Laura Magee
Environmental Programs Department
County of Riverside
4080 Lemon Street, 12th Floor
Riverside, California 92501

RECEIVED
Environmental Programs

OCT 01 2015

Dear Ms. Magee:

Please find the following JPR attached:

JPR 15-09-17-01. Permittee: Riverside County Planning Department
Environmental Programs Division (EPD). The Local identifier is HANS 2246 Lite.
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
- County-Provided Intake Map
- Regional Map
- MSHCP HANS 02246.

Thank you,

Noelle Ronan

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



RCA Joint Project Review (JPR)

JPR #: 15-09-17-01

Date: 09/28/2015

Project Information

Permittee: County of Riverside EPD
Case Information: HANS LITE 2246 = GPA 00983
Site Acreage: 3.38 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 Core 5

Area Plan: San Jacinto Valley

APN	Sub-Unit	Cell Group	Cell
551-200-058 551-200-061 551-200-062	SU3 - Upper San Jacinto River/Bautista Creek	T	3414

Criteria and Project Information

Criteria Comments:

- a. As stated in Section 3.2.3 of the MSHCP, "Proposed Core 5 is comprised of the portion of the upper San Jacinto River extending from the San Jacinto Mountains to just west of State Street. It is contiguous with Core Areas in the San Jacinto Mountains and areas downstream along the San Jacinto River. Planning Species for which Habitat is provided within this Core include mountain yellow-legged frog, arroyo toad, least Bell's vireo, southwestern willow flycatcher, San Bernardino kangaroo rat, and Los Angeles pocket mouse. Maintenance of floodplain processes and water quality of the San Jacinto River is important for these species, as well as maintenance of habitat quality. This Core likely provides for movement of mammals such as mountain lion and bobcat, connecting to Core Areas in the San Jacinto Mountains, Lake Perris and San Jacinto Wildlife Refuge. In addition to indirect effects associated with adjacent planned land uses identified in Section 6.0 of the MSHCP "document, flood control activities resulting from adjacent planned land uses may also adversely affect species such as arroyo toad, San Bernardino kangaroo rat, least Bell's vireo, southwestern willow flycatcher and Los Angeles pocket mouse."
- b. The project site is located within Cell 3414 of Cell group T'. As stated in Section 3.3.13 of the MSHCP, "Conservation within this Cell Group will contribute to assembly of Proposed Core 5."



RCA Joint Project Review (JPR)

JPR #: 15-09-17-01

Date: 09/28/2015

Conservation within this Cell Group will focus on Riversidean alluvial fan sage scrub habitat and adjacent habitat expanding existing conserved wetland habitat along the San Jacinto River. Areas conserved within this Cell Group will be connected to Riversidean alluvial fan sage scrub habitat proposed for conservation in Cell Group U' to the east. Conservation within this Cell Group will be approximately 5% of the Cell Group focusing in the northern portion of the Cell Group."

- c. Rough Step: The proposed project is within Rough Step Unit 2. Rough Step 2 encompasses 177,606 acres along the northern border and within the northeastern corner of western Riverside County (see Figure 5, Rough Step Unit #2). This area includes the Badlands, Reche Canyon, San Timoteo Creek, and the San Jacinto Mountains. This area is bounded by Interstate 215 to the west, the San Jacinto River to the southwest, the San Jacinto Mountains to the southeast, and the San Bernardino Mountains to the northeast. There are over 61,020 acres within the Criteria Area in Rough Step 2. Key vegetation communities within Rough Step 2 include coastal sage scrub; grasslands; riparian scrub, woodland, forest; Riversidean alluvial fan sage scrub; and woodlands and forests. Based on the 2013 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 September 1, 2015. This HANS Lite project is being processed with GPA 00983. The project site is mostly undeveloped, with a residence onsite. The site is surrounded by existing residential development. It is bordered by Ramona Expressway to the west, Mountain Avenue to the north, and Cedar Avenue to the east. No project description information was provided by EPD.
- f. Reserve Assembly: As discussed above, the project site is located in Cell 3414, which is intended to contribute to Proposed Core 5. A small portion of the project site is located along the west-central edge of Cell 3414, not the northern portion of the Cell which is the area described for Conservation. Approximately half of the area in the northern portion of the Cell described for conservation (San Jacinto River) is already MSHCP Conserved land. The remaining portion of the Cell described for conservation is either PQP land or is undeveloped land that could be subject to conservation in the future. Most of the southern portion of the Cell is currently developed with residential development, and roads. The proposed project would not cause any new fragmentation in the area described for conservation to the west that would impede the ability of the Reserve Feature to be built out. Future



RCA Joint Project Review (JPR)

JPR #: 15-09-17-01

Date: 09/28/2015

proposed development of the project site in the west-central portion of Cell 3414 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.

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 San Bernardino kangaroo rat and Los Angeles pocket mouse. 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.



RCA Joint Project Review (JPR)

JPR #: 15-09-17-01

Date: 09/28/2015

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 a 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 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 San Bernardino kangaroo rat (SBKR) and Los Angeles pocket mouse (LAPM). When a specific development is proposed, a habitat assessment shall be conducted by a qualified biologist to determine whether suitable habitat for these small mammal species is present/absent on site, and if so, focused surveys during the appropriate season is required. If SBKR or LAPM are detected, areas with long term conservation value 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 SBKR and/or LAPM 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, other mitigation measures may be proposed. 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



RCA Joint Project Review (JPR)

JPR #: 15-09-17-01

Date: 09/28/2015

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.
- 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.

NR

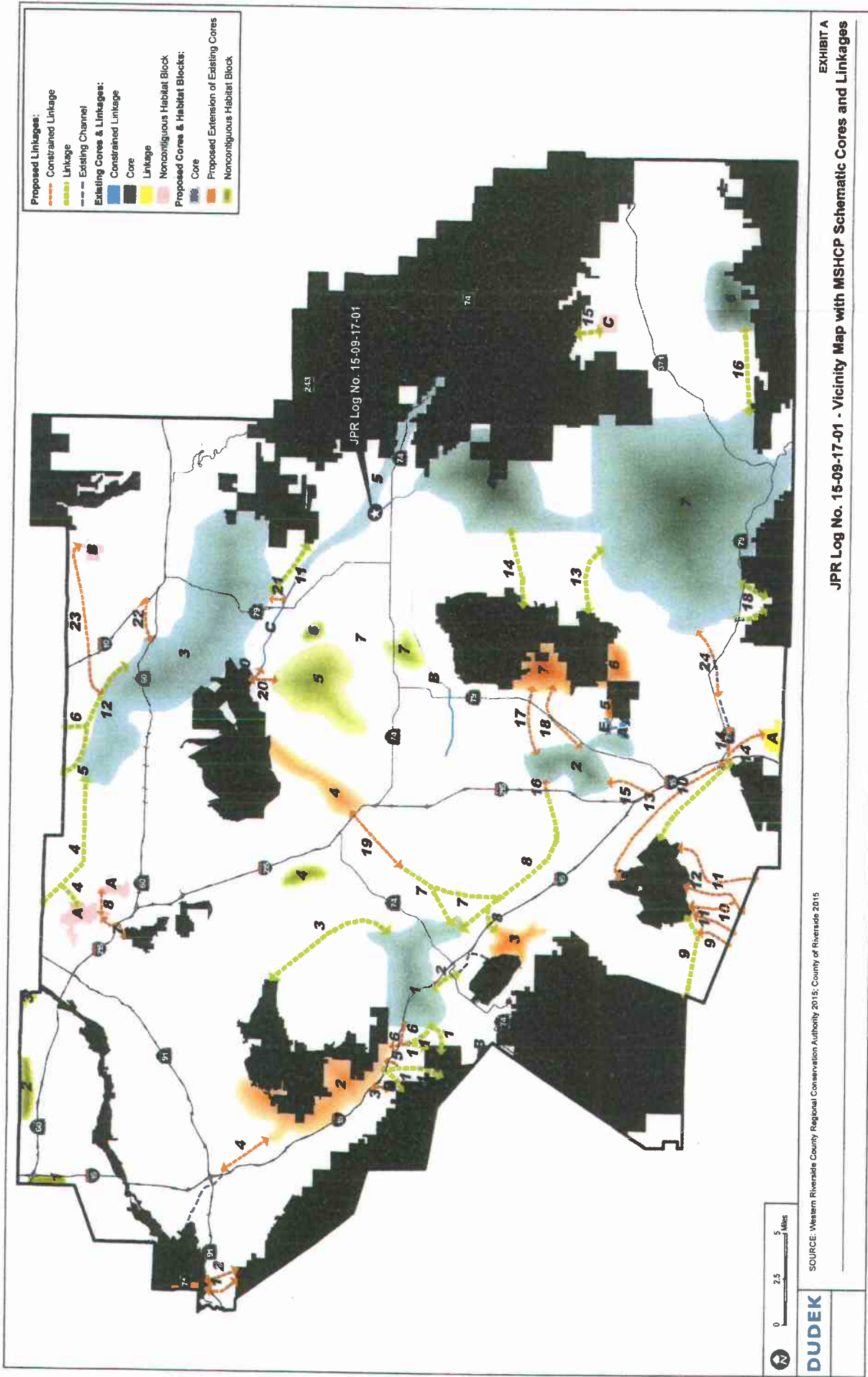


RCA Joint Project Review (JPR)

JPR #: 15-09-17-01

Date: 09/28/2015

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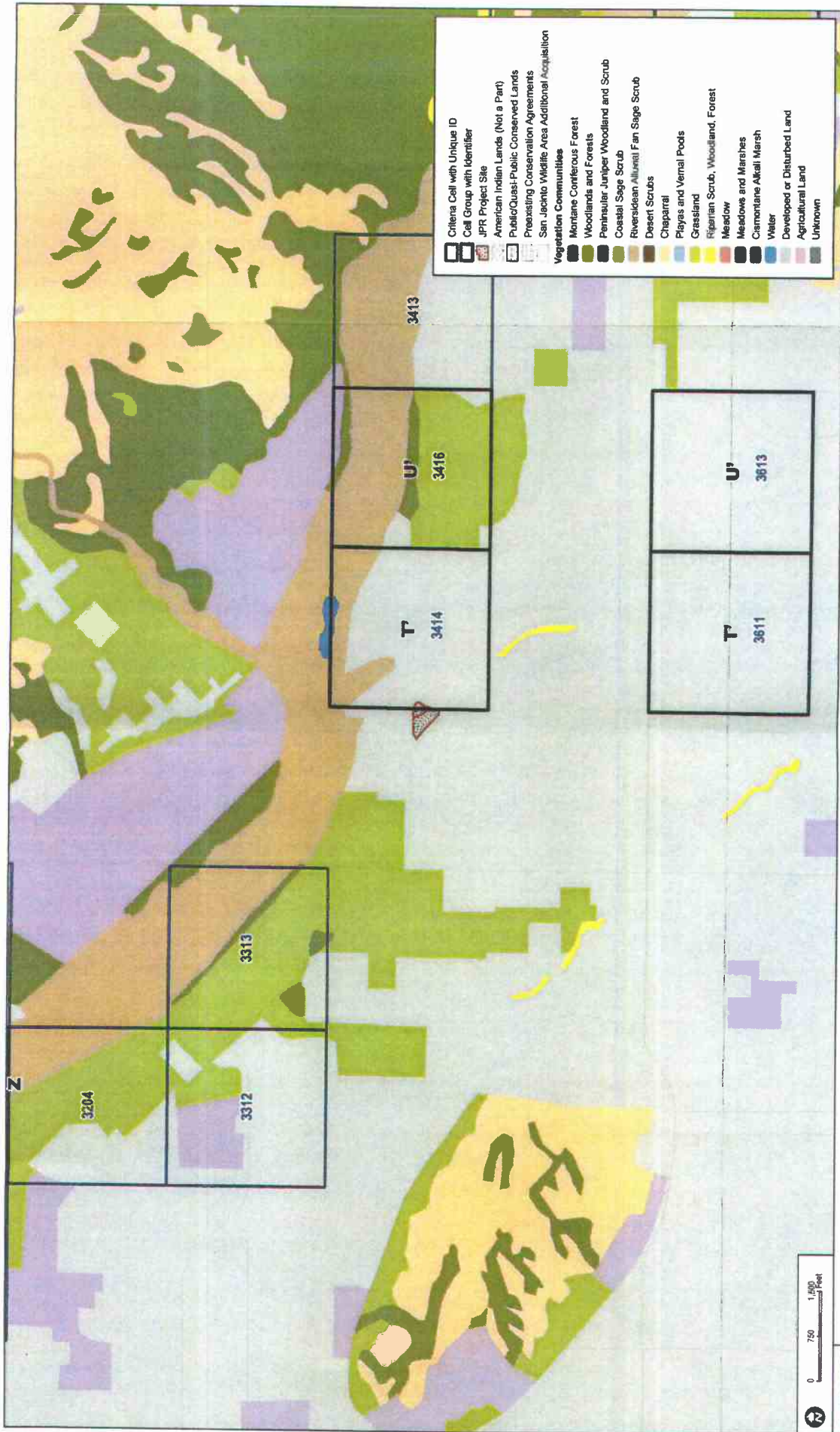
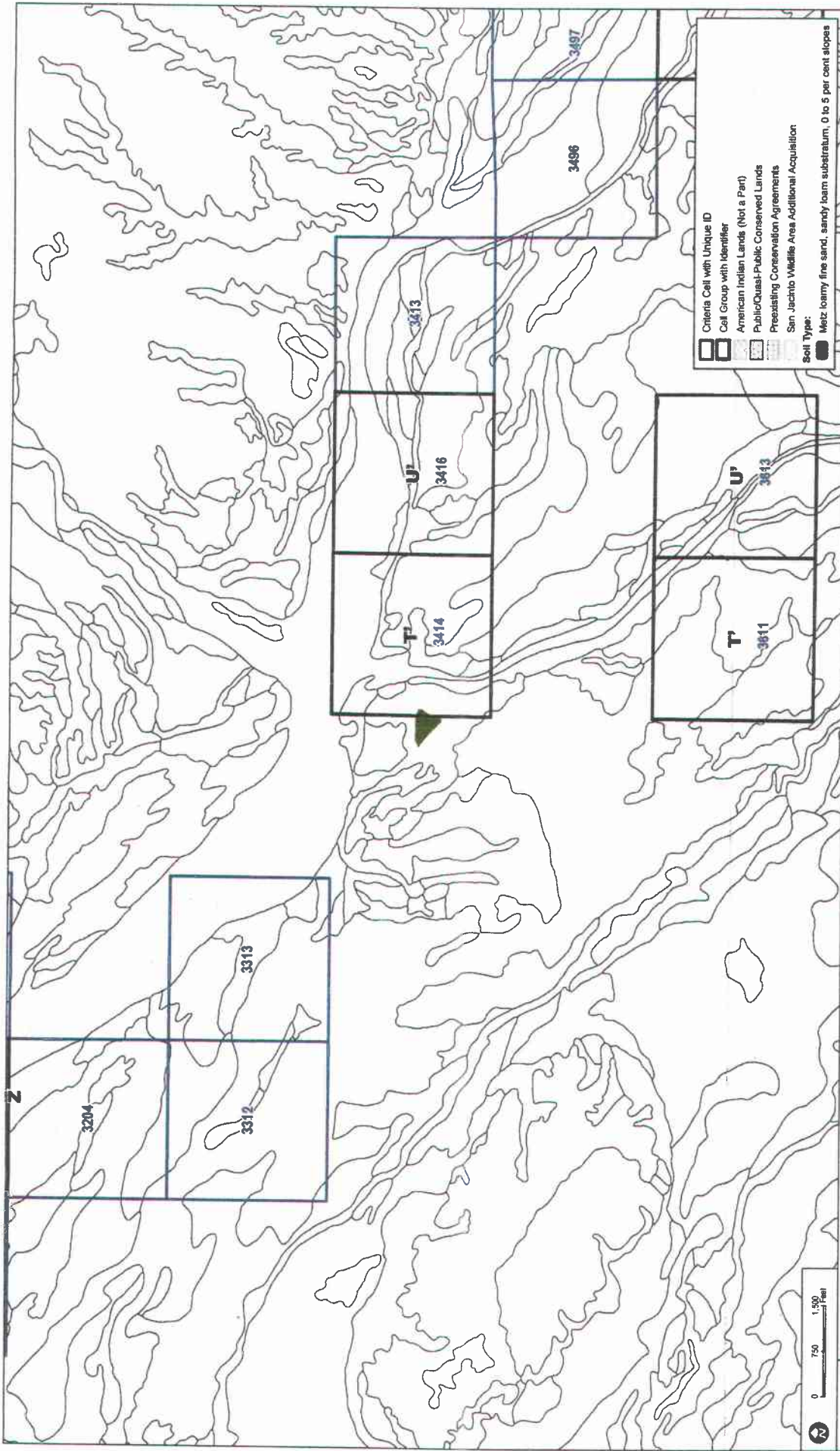


EXHIBIT B
JPR Log No. 15-09-17-01 - Criteria Area Cells with MSHCP Vegetation and Project Location



SOURCE: US DNR/CRS Soils, County of Riverside 2014

DUDEK

JPR Log No. 15-09-17-01 - Criteria Area Cells with MSHCP Soils and Project Location

EXHIBIT C

JPR 15-09-17-01



MSHCP HANS 02246



San Jacinto
Quadrangle

ROADS

PARCELS

INTAKE BOUNDARIES

HANS Designations

Proposed MSHCP Conservation Area

Development

UNKNOWN

Culture Sites

FINAL

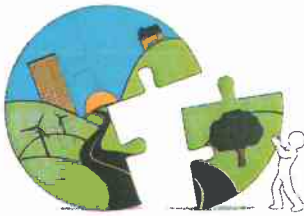
8/6/2015



Disclaimer: Maps and data are to be used for reference purposes only. No warranty is made, and no responsibility is accepted, for the accuracy, reliability, or completeness of any of the data provided, and any use of this product with respect to accuracy and precision shall be the sole responsibility of the user.



Maple Valley
Legacy Group/Project/EPD/HANS/02246_2300/mshcp-hans_2015_hans02246.mxd



RIVERSIDE COUNTY PLANNING DEPARTMENT

*Steven Weiss, AICP
Planning Director*

November 4, 2015

MEMO

RE: AGENDA ITEM 4.5 – GPA00983 & CZ07875 – STAFF RESPONSES TO LETTERS

To: Planning Commission

After preparation of the staff report package and prior to the Planning Commission hearing, County staff received the attached letters regarding GPA00983. Below is a listing, citing each letter and a brief accompanying staff response.

1. Mountain View Mobile Home Park

- Owner/Manager of the mobile home park (directly north of project site) is concerned about commercial property adjacent to residential. Specifically, is worried about crime, traffic, and property values. Is opposed to the change.

2. Paul Selegean

- Mountain View Mobile Home Park resident. Is opposed to the land use change. Has concerns about traffic, noise, people, trash, and homelessness that a commercial use would bring to the site.

3. John & Priscilla Schaefer

- Mountain View Mobile Home Park resident. Is opposed to the land use change. Is concerned about safety and access to the site, as well as more traffic.

4. Janie Pence

- Mountain View Mobile Home Park resident. Is opposed to the land use change. Is concerned about potential crime and traffic the commercial use might bring into the area.
- Each of the above issues expressed by the residents will be thoroughly addressed during the time of any implementing project. There will likely be no direct access from Ramona to the project site. Access would be provided from one of the existing east-west streets adjacent to the property. This would be same requirement if the property maintained its current designation and was proposed to be developed. Traffic, noise, and trash can all be addressed and

mitigated through design of the site as well as general operations of the future commercial use.

5. Ezra Cox

- Mountain View Mobile Home Park resident. Is opposed to the land use change. Would prefer the area stay rural.

6. Jean Parsons

- Mountain View Mobile Home Park resident. Is opposed to the land use change. Would prefer the area stay rural. Is also concerned about trash and truck traffic.

7. Peter Davies

- Mountain View Mobile Home Park resident. Is opposed to adding any commercial property nearby. States there is sufficient amount of property in the area.

8. Olga Laureckas

- Mountain View Mobile Home Park resident. Is opposed to adding any commercial property nearby. States there is sufficient amount of property in the area.

9. Patricia Ekwall

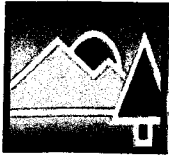
- Mountain View Mobile Home Park resident. Is opposed to adding any commercial property nearby. States there is sufficient amount of property in the area.

10. Joan Saeger

- Mountain View Mobile Home Park resident. Is opposed to adding any commercial property nearby. States there is sufficient amount of property in the area.

11. Endangered habitats League (EHL)

- Has no comments or position on this application.



MOUNTAIN VIEW PARK

24600 Mountain Ave. #113
Hemet, CA 92544
951-927-7966 Fax 951-927 1436
mtnviewpark@roadrunner.com

October 30, 2015

Mountain View Mobile Home Park
24600 Mountain Ave.#113
Hemet, CA 92544

Riverside County Planning Department
Attention: John Hildebrand
P.O. Box 1409
Riverside CA 92502-1409

Mr. Hildebrand,

We, the owners and managers of Mountain View Park have thoroughly read the Notice of Public Hearing regarding the General Plan Amendment #983 and the change of Zone # 7875. We are very much opposed to the plan.

Mountain View Park is a quiet over 55 Manufactured Homes Park. We are currently hidden from the general public and thus have little to no crime. Converting the zone to Commercial/Retail would destroy our quiet community.

This new zoning will bring increased traffic and excess people to our area.

We have a local shopping area and a gas station less than 1/2 mile up Ramona Highway.

This change will decrease the value of our beautiful park and our residents homes.

We will work hard to make sure this change does not go through.

Thank you for considering our appeal,

George and Elizabeth Kramar
Mountain View Park Owners
Audrey Coring and Linda Phalen
Mountain View Park Managers

Riverside County Planning Commission
Attn: John Hildebrand
P.O. Box 1409
Riverside, Ca. 92502-1409
951-955-1888

Mr. John Earle Hildebrand III,

After reviewing the petition and scheduled hearing for change of zone No. 7875 and General Plan Amendment No. 983 I feel I need to voice my concerns as well as those of our Senior Mobile Home Park (Mountain View Mobile Home Park 24600 Mountain Ave. Hemet, Ca. 92544) residences.

We feel that converting the zone from Conservation to Commercial/Retail would be detrimental (for several reasons) to our community as well as those surrounding the proposed zone change.

First, the added traffic would create a hazard at the intersection of Ramona Expressway and Cedar Ave. It would also create an elevate noise level to our quite community.

Secondly, it would bring excess people to our area that could very well disrupt the peacefulness of ours and the surrounding communities.

Thirdly, the smell and debris from trash would escalate the non-cleanliness to our area.

Fourthly, the influx of traffic and homeless persons would bring definite unrest and possibly an escalated crime rate in our community. (See Stater Bros. Shopping area approximately ½ mile from our community). The homeless population targets retail outlets for aggressive type of "panhandling" and other crimes. Note that there is a retail shopping and a gas station area ½ mile from this proposed zone change. We feel that this change is very unnecessary and not warranted at this time or any future time.

Finally, the property values in our community could very well decrease due to the extreme close proximity of the proposed zone change. Fewer persons would want to purchase our homes.

Thank you for your consideration,

Mr. Paul Selegan

24600 Mountain Ave. #136

Hemet, Ca. 92544

Mountain View Mobile Park HOA President

951-796-3947

Hildebrand, John

From: jack schaefer <cj5231959@yahoo.com>
Sent: Saturday, October 31, 2015 9:00 AM
To: Hildebrand, John
Subject: General plan amendment #983..Change of zone #7875

ATTN: John Earle Hildebrand III:

We reside at Space # 111 in The Mountain View
Mobile home park that borders the property related to
GPA# 983.

It is our understanding that a process has commenced
to change THE ZONING structure of this property
from residential to commercial status.

We know very little (other than rumors) as to what form
of construction is contemplated, but it is our strong opinion
that any introduction of any form of additional traffic added
to Cedar avenue...at this complex intersection would
create a further traffic calamity.....to a situation that
has been a known safety factor since its inception.

The property in question is on a SEVERE S curve on Cedar avenue.
Moreover, the approach to our resident exit to Cedar avenue is hindered
significantly, by (approaching Ramona Expressway) a deep, partially
blind spot at the beginning of the S curve.

Add to this scenario the potential for a myriad of additional vehicles
entering/exiting the proposed commercial enterprisethe result;
a public safety nightmare!!!!!!

Therefore, we trust that The Riverside General Planning Foundation
will give PRIMARY consideration to these factors and REJECT
the proposed zoning change...thereby, maintaining the residential
environment of the area in question.

Respectfully

John and Priscilla Schaefer

Hildebrand, John

From: Janie Pence <janie_pence@yahoo.com>
Sent: Monday, November 02, 2015 12:03 PM
To: Hildebrand, John
Subject: General Plan Amendment No. 983

This letter is regarding General Plan Amendment No. 983, the proposal to amend project site's General Plan Foundation Component from "Open Space" to Community Development (CD), amend its Land Use Designation from Conservation to Commercial Retail, and change the site's zoning classification from A-1-5 (Light Agriculture, 5-acre minimum) to C-1/C-P (General Commercial on three parcels, totaling 3.34 acres.

Mountain View Park, is on Mountain Avenue, a very short street that sits right behind the property you are considering for change. We are a senior citizen mobile home park and would be in jeopardy of increasing crime due to the proximity of this property to our one and only access gate. There is a large number of very elderly people that live on the perimeter of the park and we feel that a commercial zoning of this property would negatively impact their property and safety.

Please take this into consideration when you are making any decision to change the zoning of the property referred to.

If you have any questions regarding our concerns please feel free to call me at 619.322.5836 or our HOA President, Paul Selegan at 951.796.3947.

Thank you for taking our concerns into consideration.

Janie Pence
Mountain View Park
24600 Mountain Ave., #24
Hemet, CA 92544
619.322.5836

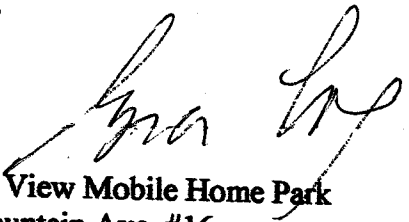
October 29, 2015

General Planning Foundation of Riverside County
John Earle Hildebrand III
4080 Lemon St. (1st floor)
Riverside, CA 92502

Greetings,

If I may weigh in on the proposed land zoning change near Ramona Expy. And Mountain Ave. east Hemet—the family/rural present usage is much preferred by area residents than would be “commercial” (as you are probably aware of). Thank you for the present serene zoning status.

Sincerely,


Ezra Cox
Mountain View Mobile Home Park
24600 Mountain Ave. #16
Hemet, CA 92544

November 1, 2015

General Planning Foundation

County of Riverside, CA

Attn: John Earle Hildebrand III

4080 Lemon Street

Riverside, CA 92502

Re: Zoning of property to commercial at Mountain Avenue/ Ramona Expressway and Cedar Street.

Mr. Hildebrand,

I am a senior citizen who moved from Orange County, CA to the quiet of Hemet, thirteen years ago. I chose Hemet to escape from the noise, pollution, crowds and traffic that the OC was full of. I have supported and paid my taxes to Riverside County for those years and my mother did so for 20 years before that.

I am appalled that you scheduled a meeting with very short notice and in Riverside so far away so that I cannot attend. It appears that you have already taken a stance on this issue without giving us a chance to express our views.

I have lived next to property that was changed from agriculture to a commercial strip mall and was burglarized twice and they entered from that area and experienced late night semi trucks making deliveries as well. We had an infestation of roaches because the trash was pushed up to my fence and was unattended properly.

I am totally against changing the status of the property at the corner of the Ramona Expressway and Cedar Street. There are so many other properties available near other commercial businesses along the expressway which would not impact the residents.

Please do not force this on me.

Jean A. Parsons

24600 Mountain Avenue

Hemet, CA

Hildebrand, John

From: peter davies <pkjota@yahoo.com>
Sent: Tuesday, November 03, 2015 4:37 PM
To: Hildebrand, John
Subject: Rezoning No.7875. Plan No. 983

As vice president of the home owners association at the mobile home park situated 24600 Mountain Avenue I intend to attend the meeting November 4th with a few others from the park.

We understand the need for growth and do not wish to oppose progress. However we are questioning the need for a zoning change in this particular area. The community is well served as far as retail trade is concerned with the following all less than half mile away.

- Supermarket
- Drug store
- Sandwich shop
- Dollar store
- Restaurant
- Two fast food restaurants
- Two gas stations, one with repair facilities
- Restaurant/bar
- Various other small businesses

Any commercial or retail expansion would severely impact the residents by way of extra traffic and people. There is a strong possibility that we would experience increased crime, panhandlers and other undesirables both within the park and in the area just outside.

Our property values would certainly be impacted negatively and our quality of life would be affected. Many of the owners of property within the park are of advanced age and have chosen this semi rural area to be the place where they live out their time. They have chosen this because it is quiet and has some natural beauty. There is not a need for commercial property in this immediate area and we sincerely hope that this application is turned down so that the 500 approx people in the park can look forward to a happy retirement.

Peter Davies. PK

October 29, 2015

Mr. John E. Hildebrand, III
4080 Lemon Street (1st floor)
Riverside, California 92502

Mr. Hildebrand:

I am a resident in a mobile home park (Mountain View) that is adjacent to a piece of property that is being considered for a zone change from open conservation to commercial/retail (Ramona Expressway & Cedar Avenue, Hemet).

There is no reasonable explanation why this change would even be considered other than somebody with money and information is willing to buy what they want. This is a residential neighborhood and definitely not conducive to any commercial/retail development.

Have you seen the property in question? If not, you should visit this part of Riverside County. If you have seen the property, you can see that commercial development is not feasible. There is a shopping area ½ mile away that is very adequate for the area.

Any future hearings should be held in the Hemet area in order to be fair to those who would be affected by this ridiculous change.

Sincerely,



Olga R. Laureckas

24600 Mountain Avenue, Sp. 69

Hemet, CA 92544

(951) 927-9648

Hemet California 92544

29 October 2015

John E. Hildebrand III
4080 Lemon Street (1st Floor)
Riverside, CA 92502

Sir,

It has come to my attention that the horse property directly in front of my home may be re-zoned to commercial-retail space. Are you kidding? Have you been out to see this property-area? We are located a short mile from Florida Avenue - Hwy 74 - that is loaded with gas stations, strip malls, shopping of every sort to meet any and every one's needs.

As a life-long San Jacinto Valley resident who remembers the beautiful orange groves, apricots and walnut groves and dairy farms and have witnessed an unhealthy growth in population and increase in crime, etc.

I urge you to abandon this plan. This is a gem in the Inland Empire - east Hemet up the mountain to Idyllwild - let's keep and preserve our open, scenic spaces for all to continue to enjoy. Please visit our area if you have not done so - talk with the folks who live and love it here.

Thank you for your time.

Patricia Ekwall

Mr. John Carle Hildebrand III
4080 Lemon Street
Fiverside, CA. 92502

Mr. Hildebrand III,

This letter is in regards to Zone # 7875, General Plan Amendment #983. My name is Joan Saeger. I live in Mountain View Park, Space 4, Hemet, CA. 92544. I am concerned that the possibility of the horse area by the entrance of our Park could be turned into something unquestionable, and undesirable to our Park. Our Park is most beautiful, and carefully kept. It would be a pity if the horse area were turned into something questionable, and become somewhat dangerous for our Park and its residents. The added noise, traffic, trash, smells and people hanging around would not be desirable for our Park.

We are a 55 and over adult Park and wish to feel safe as we live our older lives. We love living here and don't want things to change so that we would no longer feel safe. Obviously, we have earned our lives here and wish to remain here for the rest of our lives without the worry of what that space would become.

Please consider us, and listen to our pleas. There are 140 homes here, and it's a lovely place to live. It is our home, and we wish to live here in peace.

Thank you very much.

Joan M. Saeger
24600 Mountain Ave. Space 4
Hemet, CA. 92544
(951) 663-5733

ENDANGERED HABITATS LEAGUE

DEDICATED TO ECOSYSTEM PROTECTION AND SUSTAINABLE LAND USE



October 29, 2015

VIA ELECTRONIC MAIL

Planning Commission
Riverside County
4080 Lemon St
Riverside CA 92501

RE: Items 4.1 – 4.7, Hearing Date: November 4, 2015

Dear Chair and Members of the Commission:

Endangered Habitats League (EHL) appreciates the opportunity to comment on three items before you. For your reference, EHL served on the advisory committees for all three components of the Riverside County Integrated Project.

4.1 GPA 896 – *No position*

This GPA would change land in Temescal Wash from OS to CD. Prior to Commission action, MSHCP consistency should be confirmed via adherence to the HANS determination to set aside the southern portion of the site for wildlife connectivity.

4.2 GPA 917 – *Recommend denial*

This GPA would convert Rural land in Reche Canyon to RC estate lots. It is in an high fire hazard area. There is no planning rationale for putting additional life and property at risk of fire, for adding population remote from most infrastructure and services, in using land inefficiently for large lots, or for adding long distance commuters to the highways. Please note that this GPA was initially recommended for denial of initiation by staff.

4.3 GPA 945 – *Recommend denial*

The conversion of this 19-acre Rural parcel to Community Development (commercial retail) would “leapfrog” over vacant parcels already so designated. Note that this GPA was initially recommended for denial of initiation by staff.

4.4 GPA 955 – *Recommend denial*

The initial staff recommendation for denial found no new conditions or circumstances that would justify this large 591-acre Foundation change, thus the General Plan standard is not met. The modification to 2-acre estate lots instead of low density

residential does not change this fact. The current designation – Open Space Rural – is the lowest density in the General Plan and reflects the lack of infrastructure, services, and sewer. The project is simply sprawl. Also, according to the staff report, the area is a “sand source” for the Coachella Valley Fringe-toed Lizard Preserve Dunes.

4.5 GPA 983 – *No position*

4.6 GPA 1036 – *No position*

4.7 GPA 1039 – *No position*

Thank you for considering our views.

Yours truly,

A handwritten signature in black ink, appearing to read "Dan Silver", written in a cursive style.

Dan Silver
Executive Director

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

815B



FROM: TLMA - Planning Department

SUBMITTAL DATE:
December 22, 2008

SUBJECT: GENERAL PLAN AMENDMENT NO. 983 (Foundation - Regular) - Applicant: David Jeffers Consulting, Inc. - Engineer / Representative: Dave Jeffers - Third Supervisorial District - Valle Vista Zoning District - San Jacinto Valley Area Plan: Open Space: Conservation (OS:C) - Location: Northeasterly of the Ramona Expressway, southerly of Mountain Avenue, and westerly of Cedar Avenue - 3.34 Gross Acres - Zoning: Light Agriculture - 5 Acre Minimum (A-1-5) - REQUEST: Propose to amend General Plan foundation component of the subject site from Open Space (OS) to COMMUNITY DEVELOPMENT (CD) and to amend General Plan land use designation of the subject site from Conservation (C) to Commercial Retail (CR) (0.20 - 0.35 Floor Area Ratio)

RECOMMENDED MOTION:

The Planning Director recommends that the Board of Supervisors adopt an order initiating the above referenced general plan amendment based on the attached report. The initiation of proceedings by the Board of Supervisors for the amendment of the General Plan, or any element thereof, shall not imply any such amendment will be approved.

BACKGROUND:

The initiation of proceedings for any General Plan Amendment (GPA) requires the adoption of an order by the Board of Supervisors. The Planning Director is required to prepare a report and recommendation on every GPA application and submit it to the Board of Supervisors. Prior to the submittal to the Board, comments on the application are requested from the Planning Commission, and the Planning Commission comments are included in the report to the Board. The Board will either approve or disapprove the initiation of proceedings for the GPA requested in the application. The consideration of the initiation of proceedings by the Planning Commission and the Board of Supervisors pursuant to this application does not require a noticed public

Ron Goldman
Planning Director

RG:aja

REVIEWED BY EXECUTIVE OFFICE

DATE 11/7/08 TMG

Tina Grande
Departmental Concurrence

Dep't Recomm.:	<input type="checkbox"/>	Consent	<input checked="" type="checkbox"/>	Policy
Per Exec. Ofc.:	<input type="checkbox"/>	Consent	<input checked="" type="checkbox"/>	Policy

Prev. Agn. Ref.

District: Third

Agenda Number:

15.4

The Honorable Board of Supervisors
RE: GENERAL PLAN AMENDMENT NO. 983
December 22, 2008
Page 2 of 2

hearing. However, the applicant was notified by mail of the time, date and place when the Planning Commission and the Board of Supervisors would consider this GPA initiation request.

If the Board of Supervisors adopts an order initiating proceedings pursuant to this application, the proposed amendment will thereafter be processed, heard and decided in accordance with all the procedures applicable to GPA applications, including noticed public hearings before the Planning Commission and Board of Supervisors. The adoption of an order initiating proceedings does not imply that any amendment will be approved. If the Board of Supervisors declines to adopt an order initiating proceedings, no further proceedings on this application will occur.

The Board of Supervisors established the procedures for initiation of GPA applications with the adoption of Ordinance No. 348.4573 (effective May 8, 2008), which amended Article II of that ordinance.

Agenda Item No.:
Area Plan: San Jacinto Valley
Zoning District: Valle Vista
Supervisory District: Third
Project Planner: Amy Aldana
Planning Commission: October 1, 2008
Continued from: August 12, 2008

General Plan Amendment No. 983
(Foundation – Regular)
Applicant: David Jeffers Consulting, Inc.
Engineer/Rep.: Dave Jeffers

COUNTY OF RIVERSIDE PLANNING DIRECTOR'S REPORT AND RECOMMENDATIONS

RECOMMENDATIONS:

The Planning Director recommended General Plan Amendment No. 983 which proposes to change the foundation component from Open Space (OS) to Community Development (CD) and the General Plan land use designation from Conservation (C) to Commercial Retail (CR) for an approximately 3.34-acre property. The site is not suited for medium high density residential purposes as originally proposed due to the parcels size, shape, and location. Including two parcels to the northeast of the subject site (APNs 551-200-058 and 551-200-062) and continuing the recommendation to a commercial retail designation for all three parcels is more appropriate. The Planning Commission made the comments below. The Planning Director continues to recommend the initiation of General Plan Amendment No. 983 from OS:C to CD:CR. For additional information regarding this case, see the attached Planning Department Staff Report.

PLANNING COMMISSION COMMENTS TO THE PLANNING DIRECTOR:

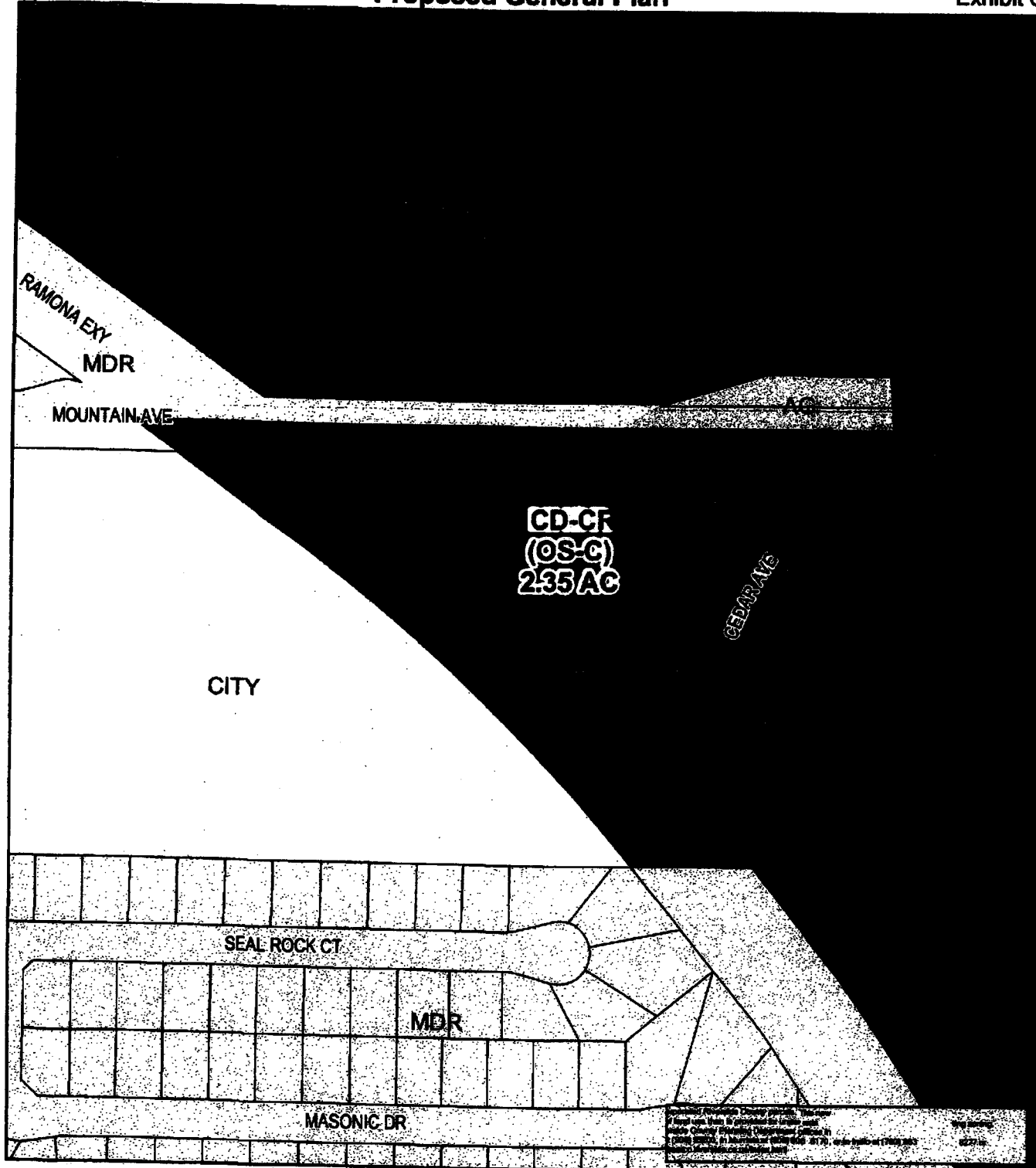
The following comment(s) were provided by the Planning Commission to the Planning Director:

- Commissioner John Roth:** No comments.
- Commissioner John Snell:** No comments.
- Commissioner John Petty:** Not in favor of accessibility to the site from the Ramona Expressway. Concur with the recommendation to initiate the change to Community Development: Commercial Retail and include the lots to the northeast (Assessor's Parcel Numbers 551-200-058 and 551-200-062).
- Commissioner Jim Porras:** No comments.
- Commissioner Jan Zuppardo:** No comments.

Supervisor Stone
District 3
Date: 3/07/08

GPA00983
Proposed General Plan

Planner: Amy Aldana
Date: 3/11/08
Exhibit 6



District
Plan: Valle Vista
Township/Range: T5SR1E
Section: 6

RIVERSIDE COUNTY PLANNING DEPARTMENT

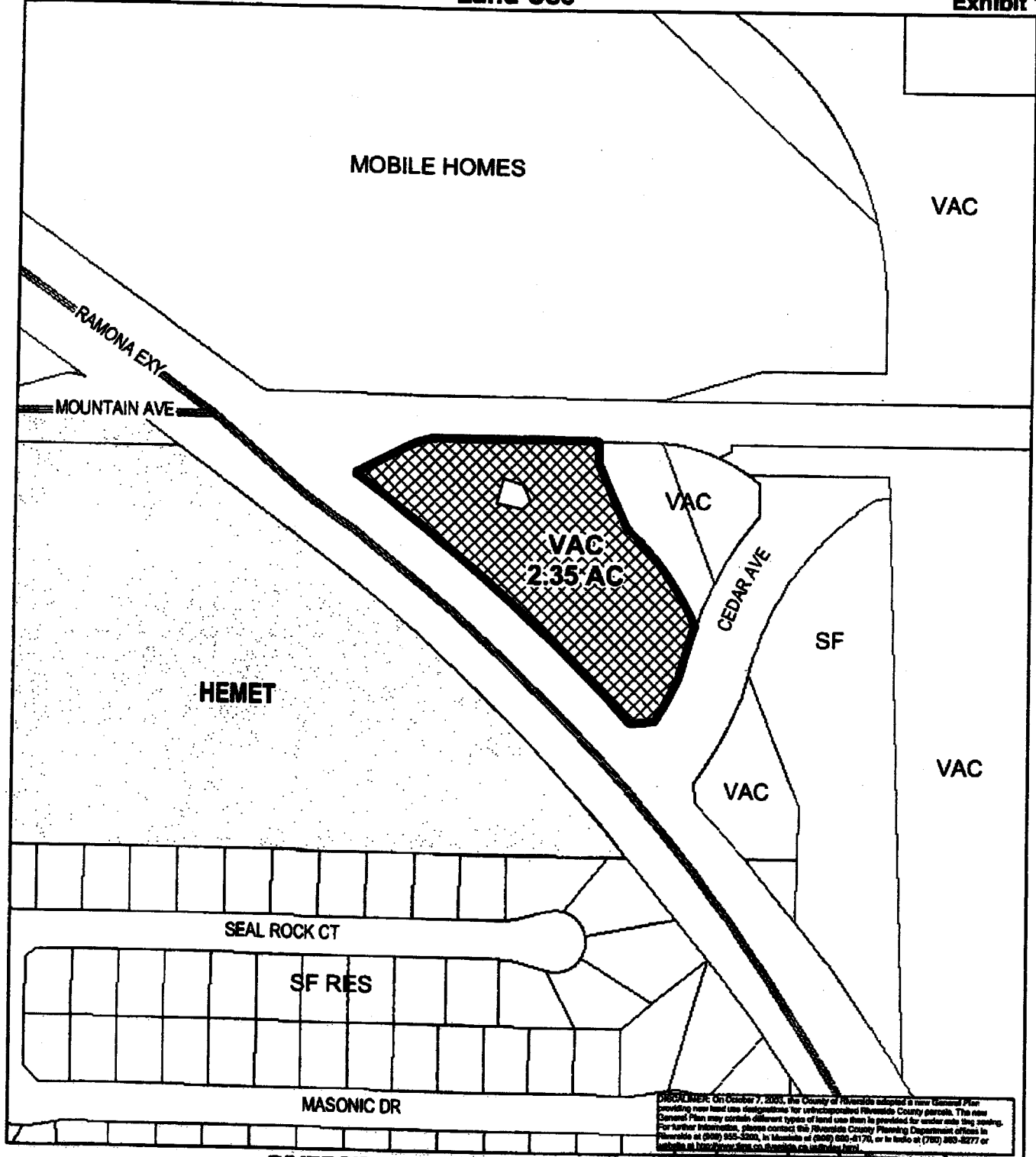


Assessors
Bk. Pg. 551-20
Thomas
Bros. Pg. 811 H5

Supervisor Stone
District 3
Date Drawn: 3/07/08

GPA00983
Land Use

Planner: Amy Aldana
Date: 3/11/08
Exhibit 1



RIVERSIDE COUNTY PLANNING DEPARTMENT

Zone
District: Valle Vista
Township/Range: T5SR1E
Section : 6



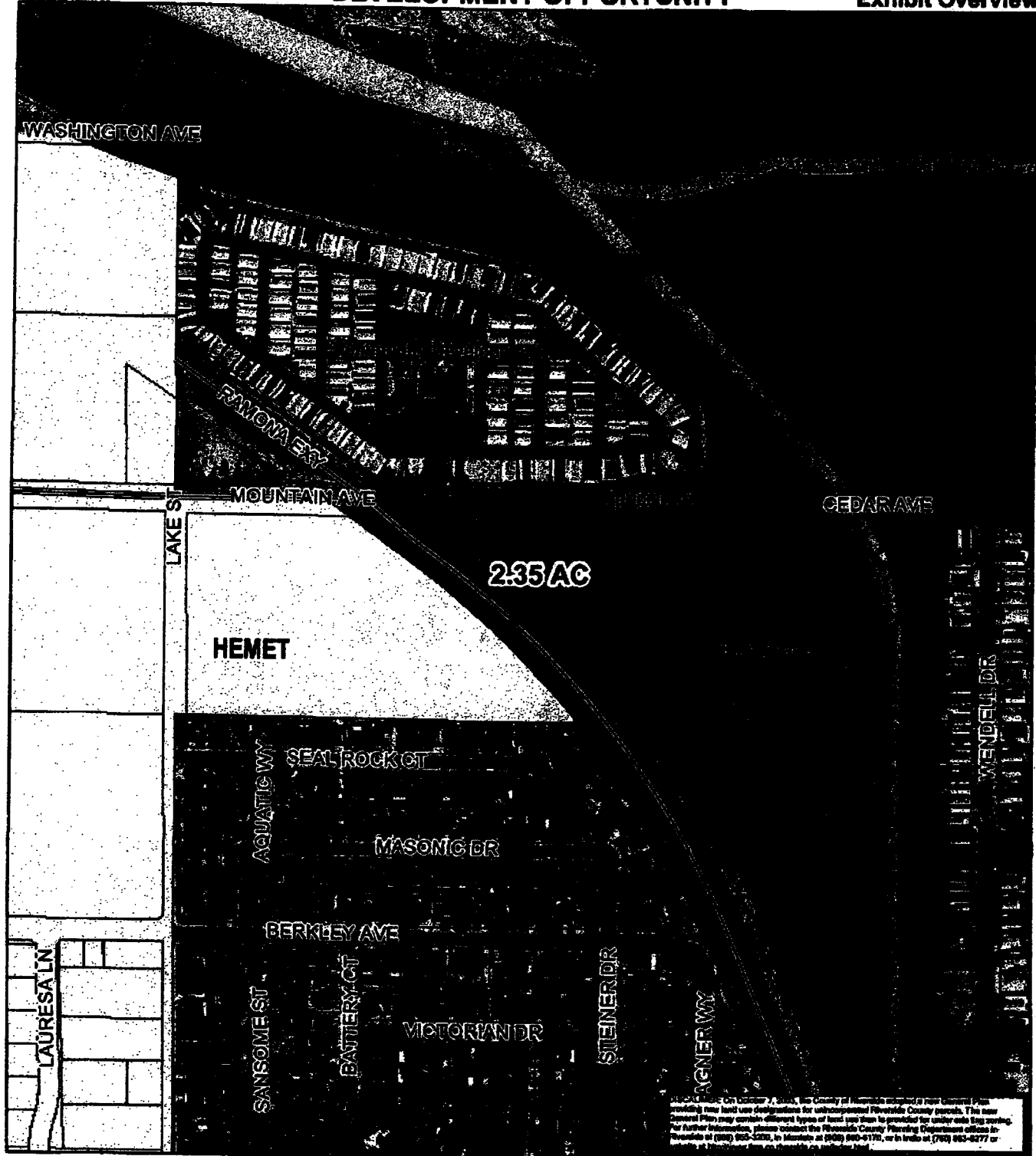
Assessors
Bk. Pg. 551-20
Thomas
Bros. Pg. 811 H5



Supervisor Stone
District 3
Date Drawn: 3/07/08

GPA00983
DEVELOPMENT OPPORTUNITY

Planner: Amy Aldana
Date: 3/11/08
Exhibit Overview



District
Plan: Valle Vista
Township/Range: T5SR1E
Section: 6

RIVERSIDE COUNTY PLANNING DEPARTMENT



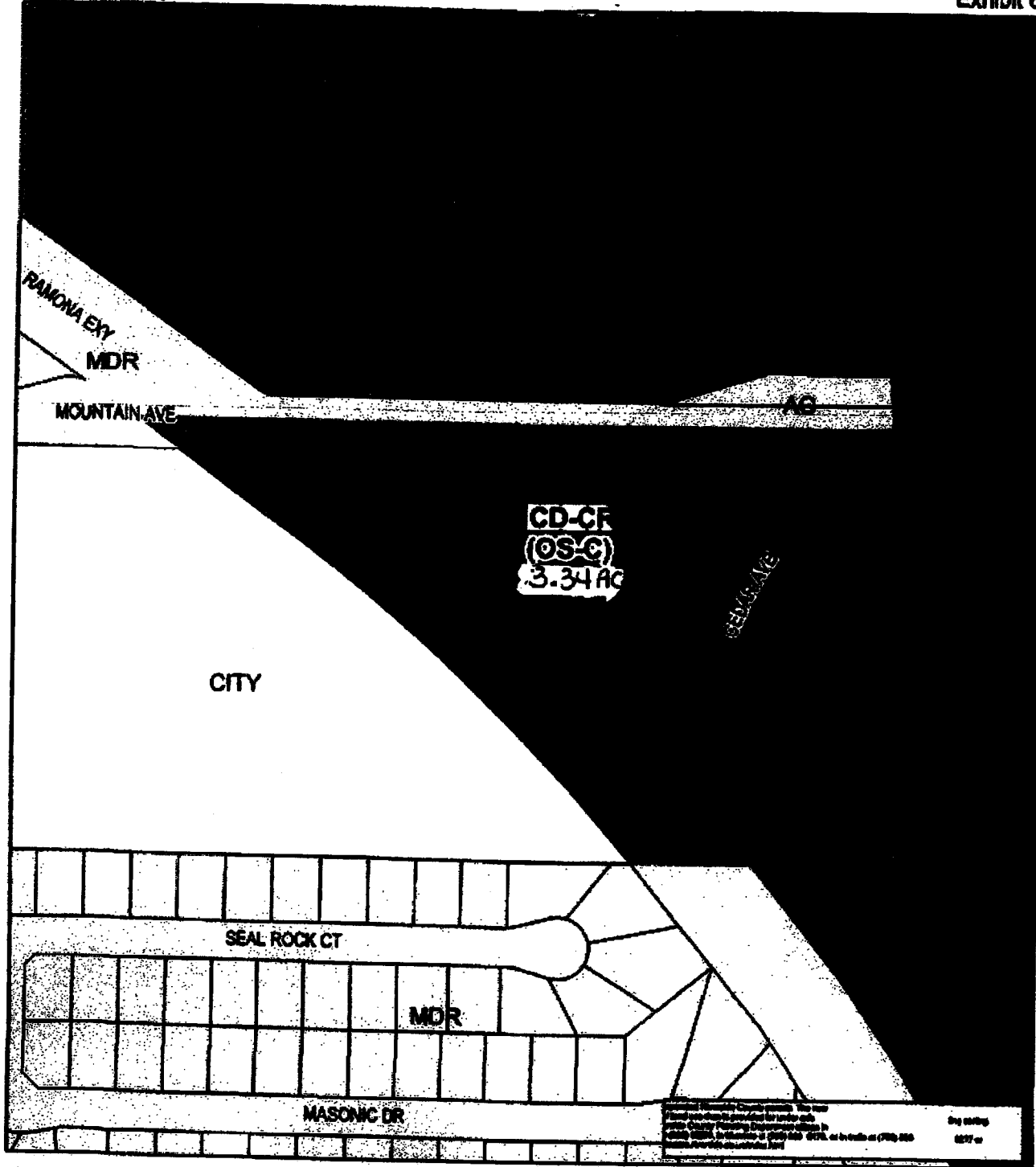
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Assessors
Bk. Pg. 551-20
Thomas
Bros. Pg. 811 H5

Supervisor Stone
District 3
Date: 3/07/08

GPA00983
RECOMMENDED GENERAL PLAN

Planner: Amy Aldana
Date: 3/11/08
Exhibit 6



RIVERSIDE COUNTY PLANNING DEPARTMENT

District
Plan: Valle Vista
Township/Range: T5SR1E
Section: 6



Assessors
Bk. Pg. 551-20
Thomas
Bros. Pg. 811 H5

Supervisor Stone
District 3

Date Drawn: 3/07/08

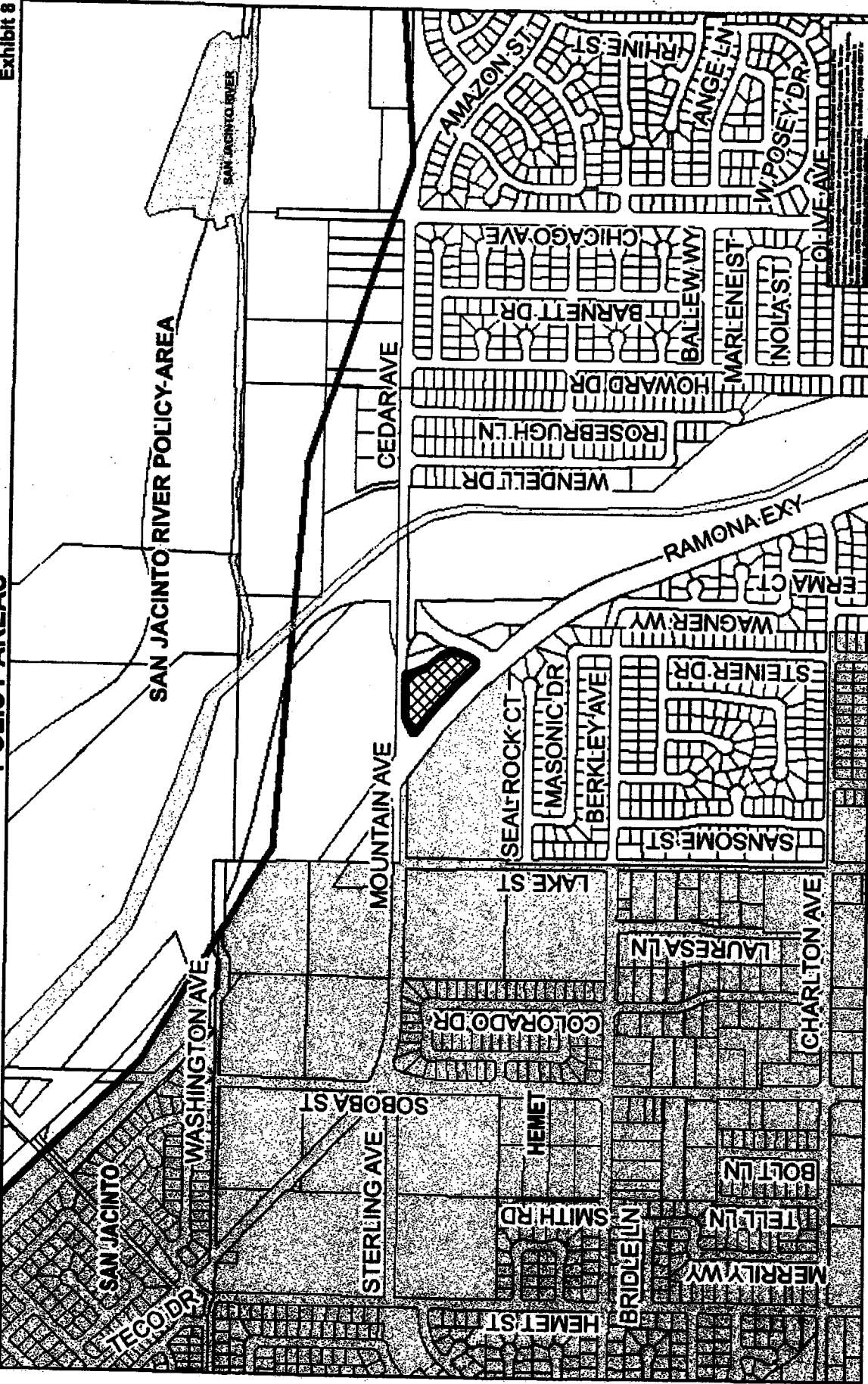
GPA00983

POLICY AREAS

Planner: Amy Aldana

Date: 3/11/08

Exhibit 8



Zone

District: Valle Vista

Township/Range: T5SR1E

Section : 6

RIVERSIDE COUNTY PLANNING DEPARTMENT

Assessors

Bk. Pg. 551-20

Thomas

Bros. Pg. 811 H5

3,800

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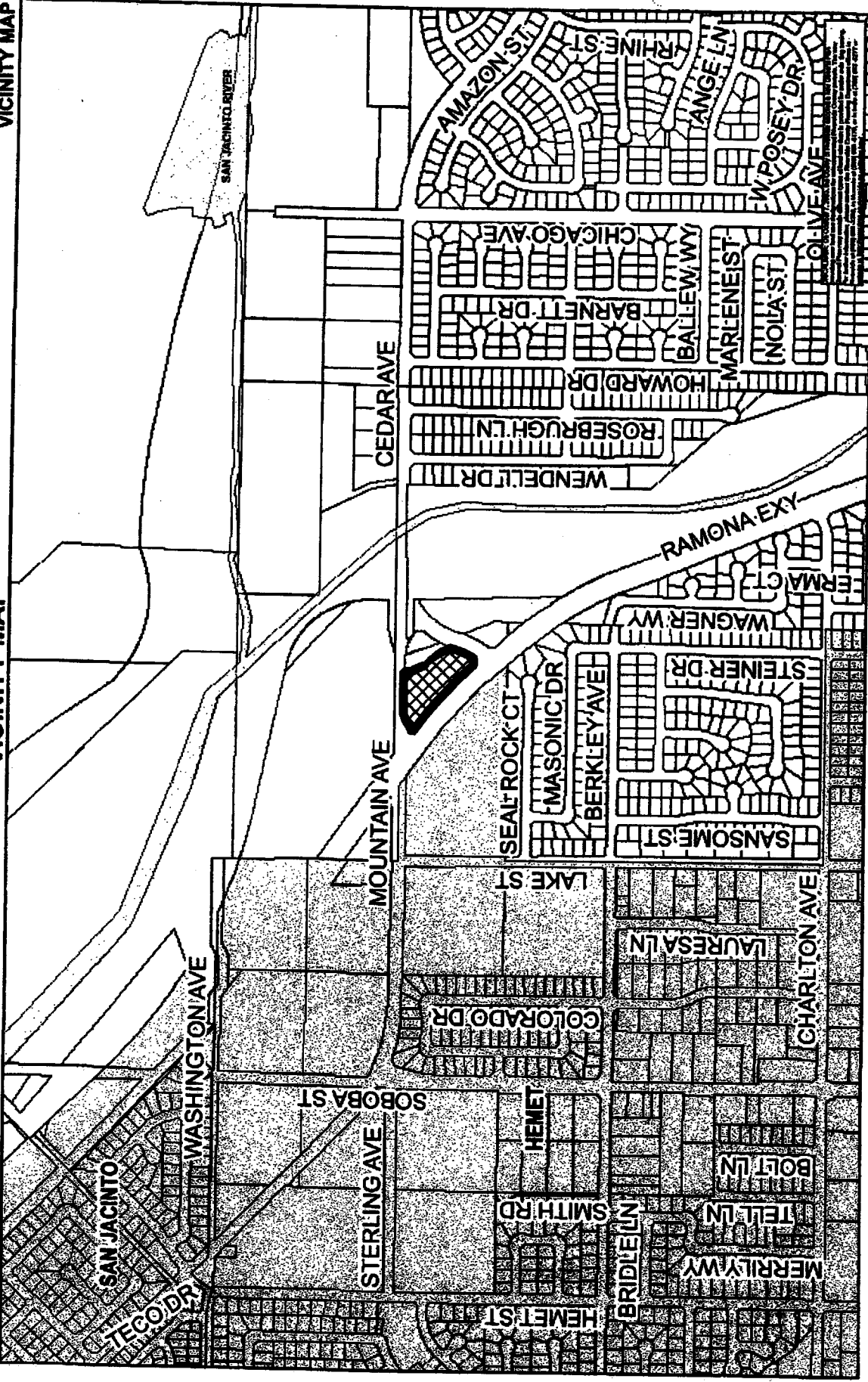
Feet

Supervisor Stone
District 3

Date Drawn: 3/07/08

GPA00983 VICINITY MAP

Planner: Amy Aldana
Date: 3/11/08
VICINITY MAP



Zone
District: Valle Vista

Township/Range: T5SR1E

Section : 6

RIVERSIDE COUNTY PLANNING DEPARTMENT

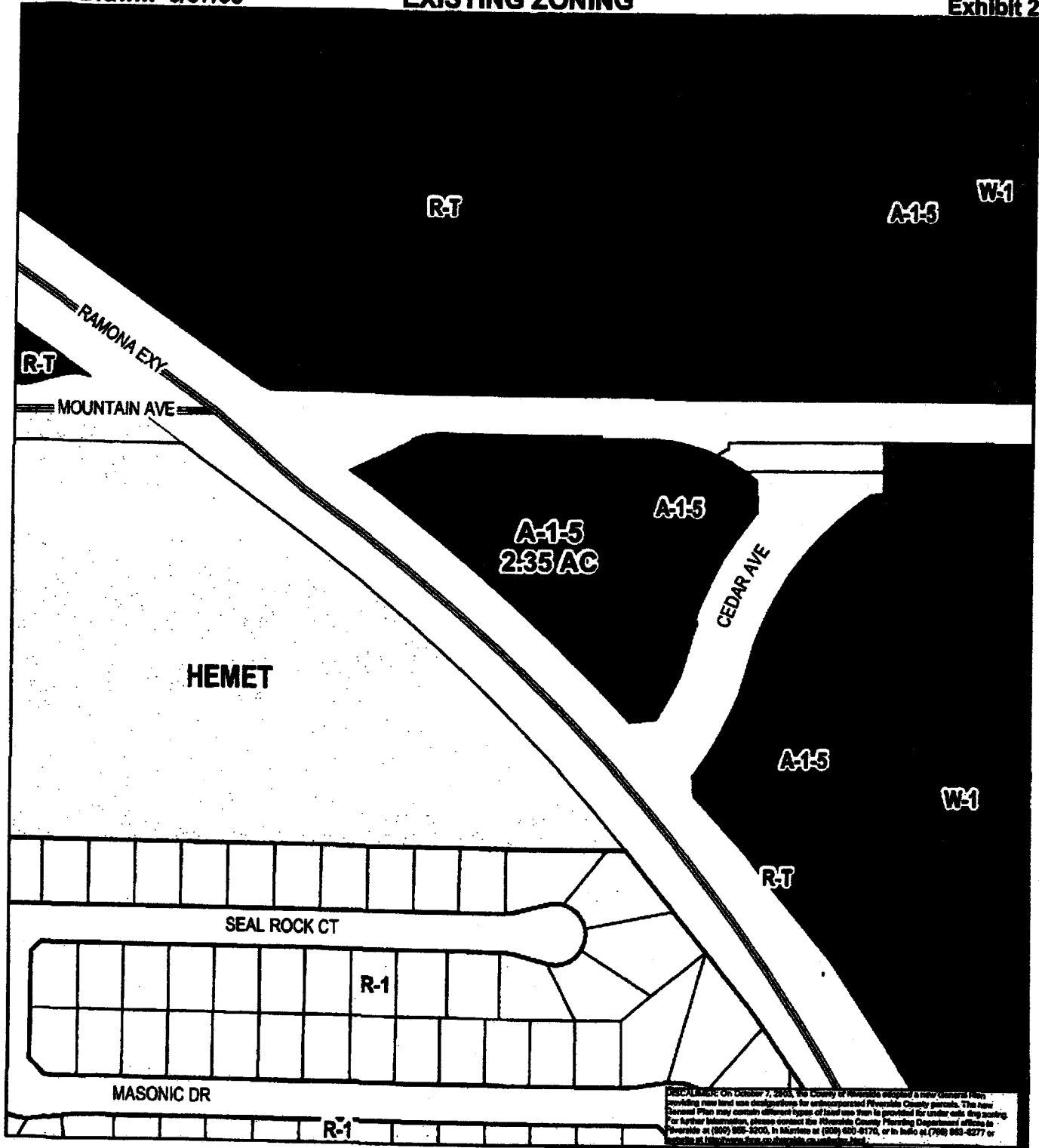
Assessors
Blk. Pg. 551-20
Thomas
Bros. Pg. 811 H5



Supervisor Stone
District 3
Date Drawn: 3/07/08

GPA00983
EXISTING ZONING

Planner: Amy Aldana
Date: 3/11/08
Exhibit 2



Zone
District: Valle Vista
Township/Range: T5SR1E
Section : 6

RIVERSIDE COUNTY PLANNING DEPARTMENT



Assessors
Bk. Pg. 551-20
Thomas
Bros. Pg. 811 H5



ENDANGERED HABITATS LEAGUE

DEDICATED TO ECOSYSTEM PROTECTION AND SUSTAINABLE LAND USE



January 11, 2009

VIA ELECTRONIC MAIL AND FACSIMILE

The Hon. Roy Wilson
Riverside County Board of Supervisors
4080 Lemon St. 5th Floor
Riverside, CA 92501

RE: Item 15, General Plan Amendment Initiation Proceedings (January 13, 2009)

Dear Chairman Wilson and Members of the Board:

The Endangered Habitats League (EHL) wishes to express some general concerns about the landowner-initiated GPA process and then comment about specific items on the January 13 agenda.

As you know, the Five-Year Update Cycle is the time to take stock of the County's future. Over the last five years, your Board has exerted commendable discipline over proposed Foundation amendments. In our view, it is imperative that this discipline now be extended to both the landowner-initiated and County-initiated GPAs. A list of suggested guiding principles is as follows:

- The Foundation map should not be eroded unless to correct errors or in the event of *compelling* planning reasons. The vision of the 2003 General Plan is not broken.
- The Board should provide stability for land use and transportation planning, and focus on making better use of the large amount of land already designated for Community Development.
- The Board should protect intact Rural and Agriculture lands from both urban and estate lot (Rural Community) development. The latter is inefficient and thus costly in terms of infrastructure and services.
- Land within MSHCP Criteria Cells should not be up-planned except in carefully selected instances where, consistent with the MSHCP, it provides an incentive for a site design that better implements the MSHCP.
- Finally, the Board should fully implement a key recommendation of the Riverside County Fire Hazard Reduction Task Force to reduce future loss of life and property and save the taxpayer money:

Update the Riverside County General Plan and complete consistency zoning actions to limit residential growth within or adjacent to high fire hazard areas.

We have the following concerns with the process to date, and request that the next Five-Year Update Cycle be improved to address these concerns:

- Given the importance of the Five-Year Update Cycle, there should have been more outreach to interested stakeholders for both the landowner-initiated GPAs and the County-initiated GPA 960 process.
- There is insufficient coordination between GPA 960 and landowner-initiated GPAs. For example, in the Coachella Valley, 13,000 acres of urban conversion is being initiated through the landowner process, with thousands more acres of such conversion being considered in GPA 960. Landowner initiation is proceeding absent an understanding of the "big picture" of what amount of additional Community Development land is actually needed or a meaningful discussion of where, from an infrastructure and services standpoint, it might best be sited. This non-comprehensive approach defeats the purpose of the Five-Year Cycle.
- The 140 landowner-initiated GPAs are not being presented to the public in a holistic manner, for example in workshops, even though they have the potential to erode the Foundation system. Instead of a "user friendly" approach, members of the public must track multiple Commission and Board agendas.
- Some decisions to date reflect a lack of planning discipline, such as GPA 996 (600 acres of remote Rural land in the Pass/National Forest area, of high fire hazard, initiated as a conversion to Rural Community estates).

Comments on specific items on the January 13, 2009 agenda are as follows:

Item 15.1. GPA 963 (Lake Mathews)

Concur with the staff recommendation for non-initiation, as the proposal would introduce a "spot zone" of Community Development in generally rural area. The result would not be orderly development in the context of a larger urban plan. Furthermore, the proposed change would undermine MSHCP planning in a Criteria Cell.

Item 6.4. GPA 994 (Jurupa)

Concur with the staff recommendation to change Rural Community to Community Development Overlay. The property borders substantial urban development and is surrounded by golf course and Rural Community. If developed, the site should be used efficiently rather than subdivided into estate lots. However, staff correctly notes that there is as yet no comprehensive plan for urbanization of the area, and it is thus appropriate to use the Overlay pending such planning. We are troubled, though that no information has been provided as to whether there is an overall shortage of land already designated as Community Development, and if more is actually needed.

Item 6.5. GPA 1024 (Mira Loma)

No position.

Item 6.7. GPA 983 (San Jacinto Valley)