

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



503B

**FROM:** TLMA- Planning Department

**SUBMITTAL DATE:**  
January 5, 2015

**SUBJECT: GENERAL PLAN AMENDMENT NO. 1036 (Foundation and Entitlement/Policy Amendment)** – Intent to adopt a Negative Declaration – **APPLICANT:** Miguel Sandoval – **ENGINEER/REPRESENTATIVE:** Miguel Sandoval – **First Supervisorial District – AREA PLAN:** Mead Valley – **ZONE AREA:** Good Hope – **ZONE:** Rural Residential (R-R) – **LOCATION:** North of Steele Peak Drive, east of Belita Drive, south of Mountain Avenue, and West of Read Street – **PROJECT SIZE:** 4.19 acres – **REQUEST:** The General Plan Amendment proposes to amend the project site's General Plan Foundation Component from Rural (R) to Rural Community (RC) and to amend its Land Use Designation from Rural Residential (RR) (5-Acre Minimum) to Very Low Density Residential (VLDR) (1-Acre Minimum) on one parcel, totaling 4.19 acres, located in the Mead 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. 41870**, based on the findings incorporated in the initial study and the conclusion that the project will not have a significant effect on the environment; and

*Steve Weiss*

Steve Weiss, AICP  
Planning Director

(Continued on next page)

*Juan C. Perez*

Juan C. Perez  
TLMA Director

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

<b>SOURCE OF FUNDS:</b> Deposit Based Funds	<b>Budget Adjustment:</b>
	For Fiscal Year:

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

APPROVE

BY *Tina Grande*

Tina Grande

**County Executive Office Signature**

**MINUTES OF THE BOARD OF SUPERVISORS**

On motion of Supervisor Jeffries, seconded by Supervisor 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:** February 2, 2016  
**xc:** Planning(2), Applicant, Co.Co.

Kecia Harper-Ihem  
Clerk of the Board  
By *Kecia Harper-Ihem*  
Deputy

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

Departmental Concurrence

**SUBMITTAL TO THE BOARD OF SUPERVISORS, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA  
FORM 11: GENERAL PLAN AMENDMENT NO. 1036**

**DATE:** January 5, 2015

**PAGE:** Page 2 of 3

2. **TENTATIVELY APPROVE GENERAL PLAN AMENDMENT NO. 1036** amending the project site's General Plan Foundation Component from Rural (R) to Rural Community (RC) and amending its General Plan Land Use Designation from Rural Residential (RR) (5-Acre Minimum) to Very Low Density Residential (VLDR) (1-Acre Minimum) 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.

**BACKGROUND:**

**Summary**

*Project Scope*

This General Plan Amendment proposes to amend the project site's General Plan Foundation Component from Rural (R) to Rural Community (RC) and to amend its Land Use Designation from Rural Residential (RR) (5-Acre Minimum) to Very Low Density Residential (VLDR) (1-Acre Minimum) on one parcel, totaling 4.19 acres, located in the Mead Valley Area Plan.

*General Plan Initiation Proceedings ("GPIP")*

This project was submitted to the County of Riverside on February 15, 2008, during the 2008 General Plan Review Cycle application period and was recommended for initiation to the Board of Supervisors. On September 1, 2009, the Riverside County Board of Supervisors adopted an order initiating proceedings for General Plan Amendment No. 1036.

*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.

*Airport Influence Area ("AIA")*

The project site is located within the March Air Reserve Base AIA and as a result, is subject to ALUC review. This project was submitted to the ALUC for review in July 2015. Based upon the location of the project site and its relative distance to the airport, the ALUC confirmed that no restrictions are imposed upon the site or the site's ultimate residential use.

*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.

*General Plan Amendment Findings*

Pursuant to the Riverside County General Plan, certain findings justifying this General Plan Amendment were made and discussed in the accompanying Planning Commission staff report. During the time between Planning Commission staff report preparation and the Board of Supervisors staff report preparation, the county-wide General Plan Amendment (GPA00960) was approved. The findings made for this project reference the previous General Plan; however, these findings are still consistent with the Amended Riverside County General Plan and are therefore applicable.

**Impact on Citizens and Businesses**

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

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

**FORM 11: GENERAL PLAN AMENDMENT NO. 1036**

**DATE:** January 5, 2015

**PAGE:** Page 3 of 3

**SUPPLEMENTAL:**

**Additional Fiscal Information**

N/A

**Contract History and Price Reasonableness**

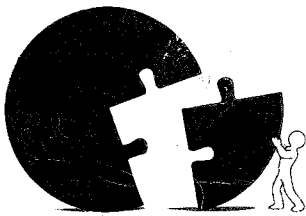
N/A

**ATTACHMENTS:**

**A. Planning Commission Minutes**

**B. Indemnity Agreement**

**C. Planning Commission Staff Report**



**RIVERSIDE COUNTY**  
**PLANNING DEPARTMENT**

*Original*

503B

*Steve Weiss, AICP*  
*Planning Director*

**DATE: 01/05/16**

**TO: Clerk of the Board of Supervisors**

**FROM: Planning Department - Riverside Office**

**SUBJECT: General Plan Amendment No. 1036**

(Charge your time to these case numbers)

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

- Place on Administrative Action
- Receive & File
- EOT
- Labels provided If Set For Hearing
  - 10 Day
  - 20 Day
  - 30 day
- Place on Consent Calendar
- Place on Policy Calendar (Resolutions; Ordinances; PNC)
- Place on Section Initiation Proceeding (GPIP)
- Set for Hearing (Legislative Action Required; CZ, GPA, SP, SPA)
- Publish in Newspaper: (1st Dist) Press Enterprise
- Negative Declaration
  - 10 Day
  - 20 Day
  - 30 day
- Notify Property Owners (app/agencies/property owner labels provided)

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

**SCHEDULE FOR 02/02/16 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"*

Original

PROPERTY OWNERS CERTIFICATION FORM

I, VINNIE NGUYEN, certify that on 8/6/2015

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

APN (s) or case numbers GPA01036 For

Company or Individual's Name Planning Department,

Distance buffered 800'

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

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

NAME: Vinnie Nguyen

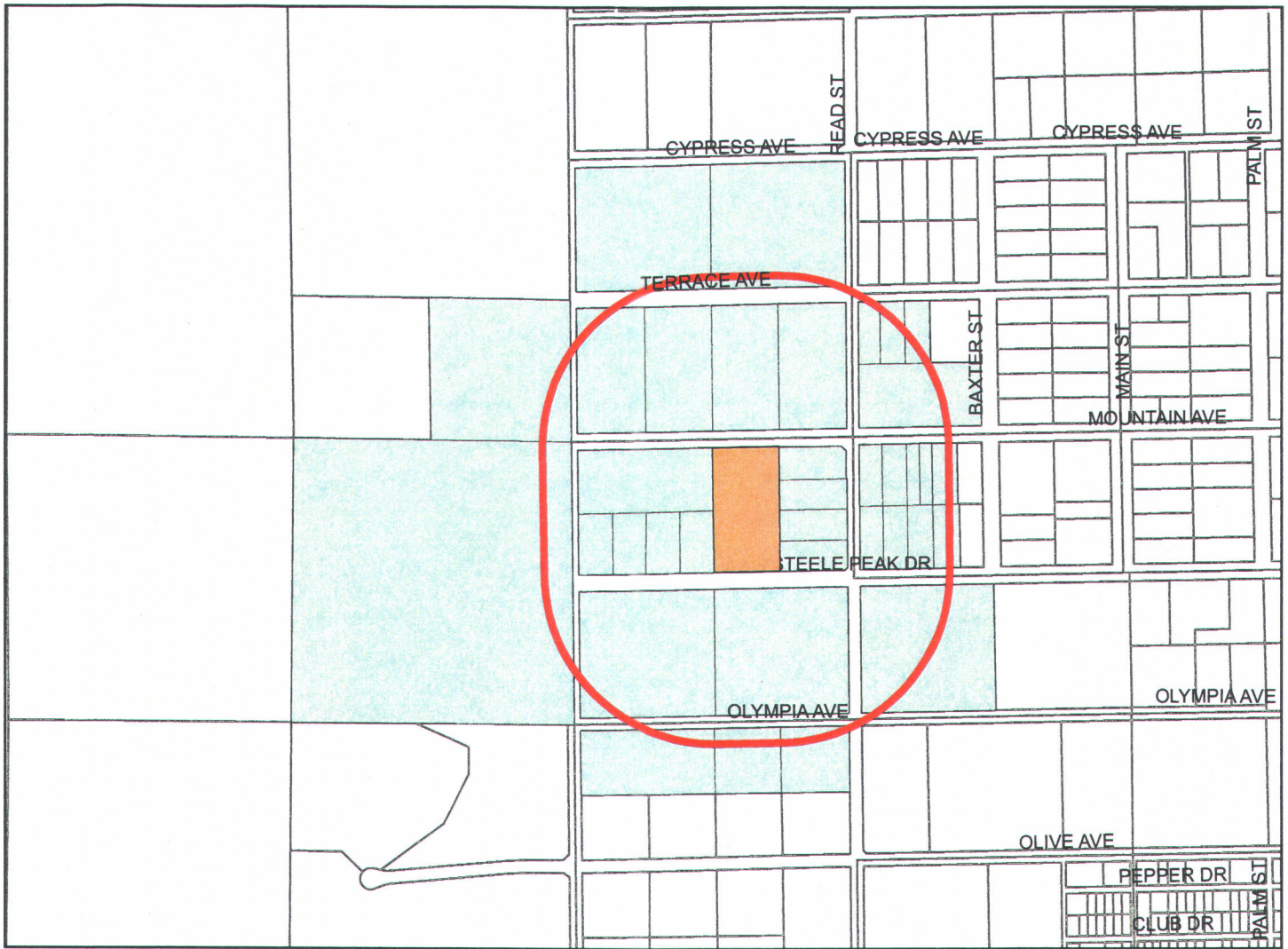
TITLE GIS Analyst

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

Riverside, Ca. 92502

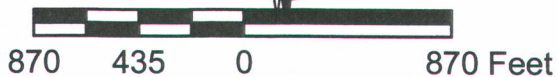
TELEPHONE NUMBER (8 a.m. - 5 p.m.): (951) 955-8158

**GPA01036 (800 feet buffer)**



**Selected Parcels**

343-180-006 343-180-013 343-100-003 343-100-006 343-171-022 343-100-002 343-060-007 343-180-010 343-171-011 343-190-004  
 343-171-020 343-121-008 343-171-012 343-180-012 343-180-005 343-180-015 343-190-007 343-180-008 343-180-009 343-171-017  
 343-180-014 343-171-021 343-171-010 343-180-002 343-180-003 343-180-004 343-100-004 343-070-004 343-100-005 343-121-009  
 343-180-007 343-171-018 343-100-001 343-190-013 343-171-023 343-121-007 343-121-010



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

**Attachment A:**

Planning Commission Minutes



RIVERSIDE COUNTY  
PLANNING DEPARTMENT

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

**I. AGENDA ITEM 4.6**

**GENERAL PLAN AMENDMENT NO. 1036 (Foundation and Entitlement/Policy)** – Intent to Adopt a Negative Declaration – Applicant: Miguel Sandoval – Engineer/Representative: Miguel Sandoval – Fifth Supervisorial District – Area Plan: Mead Valley – Zone Area: Good Hope – Zone: Rural Residential – Location: North of Steele Peak Drive, east of Belita Drive, south of Mountain Avenue, and West of Read Street – Project Size: 4.19 acres.

**II. PROJECT DESCRIPTION:**

Proposal to amend the project site's General Plan Foundation Component from Rural (R) to Rural Community (RC) and to amend its Land Use Designation from Rural Residential (RR) (5-acre minimum) to Very Low Density Residential (VLDR) (1-acre minimum) on one parcel, totaling 4.19 acres.

**III. MEETING SUMMARY:**

The following staff presented the subject proposal:

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

No one spoke in favor, in a neutral, or in opposition.

**IV. CONTROVERSIAL ISSUES:**

None

**V. PLANNING COMMISSION ACTION:**

Public Comments: CLOSED

Motion by Commissioner Leach, 2<sup>nd</sup> by Commissioner Hake

A vote of 5-0

**ADOPTED PLANNING COMMISSION RESOLUTION No. 2015-013;** and

THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS:

**ADOPT a NEGATIVE DECLARATION for ENVIRONMENTAL ASSESSMENT NO. 41870;** and,

**TENTATIVELY APPROVE GENERAL PLAN AMENDMENT NO. 1036.**

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



**Attachment B:**

Indemnity Agreement

## INDEMNIFICATION AGREEMENT

This INDEMNIFICATION AGREEMENT ("Agreement"), made by and between the COUNTY OF RIVERSIDE, a political subdivision of the State of California ("COUNTY"), and Miguel Sandoval, Heriberta Sandoval, Martin Perez and Mario Perez ("PROPERTY OWNER"), relating to the PROPERTY OWNER'S indemnification of the COUNTY under the terms set forth herein:

### WITNESSETH:

**WHEREAS**, the PROPERTY OWNER has a legal interest in the certain real property described as APN 343-180-002 ("PROPERTY"); and,

**WHEREAS**, on February 15, 2008, PROPERTY OWNER filed an application for General Plan Amendment No. 1036 ("PROJECT"); and,

**WHEREAS**, judicial challenges of projects requiring discretionary approvals, including, but not limited to, California Environmental Quality Act determinations, are costly and time consuming. Additionally, project opponents often seek an award of attorneys' fees in such challenges; and,

**WHEREAS**, since property owners are the primary beneficiaries of such approvals, it is appropriate that such owners bear the expense of defending against any such judicial challenge, and bear the responsibility of any costs, attorneys' fees and damages which may be awarded to a successful challenger; and,

**WHEREAS**, in the event a judicial challenge is commenced against the PROJECT, the COUNTY has requested and the PROPERTY OWNER has agreed to defend, indemnify and hold harmless the COUNTY, its agents, officers, or employees from any claim, action or proceeding against the COUNTY, its agents, officers, or employees to attack, set aside, void or annul any approval of the COUNTY, its advisory agencies, appeal boards, or legislative body concerning the PROJECT or its associated environmental documentation ("LITIGATION"); and,

**WHEREAS**, this Agreement is entered into by the COUNTY and PROPERTY OWNER to establish specific terms concerning PROPERTY OWNER'S indemnification obligation for the PROJECT.

**NOW, THEREFORE**, it is mutually agreed between COUNTY and PROPERTY OWNER as follows:

1. **Indemnification.** PROPERTY OWNER, at its own expense, shall defend, indemnify and hold harmless the COUNTY, its agents, officers, and employees from and against any claim, action or proceeding brought against the COUNTY, its agents, officers, and employees to attack, set aside, void or annul any

approval of the PROJECT including any associated costs, damages, and expenses including, but not limited to, costs associated with Public Records Act requests submitted to the COUNTY related to the PROJECT and an award of attorneys' fees and costs incurred or arising out of the above-referenced claim, action or proceeding brought against the COUNTY ("Indemnification Obligation.")

2. ***Defense Cooperation.*** PROPERTY OWNER and the COUNTY shall reasonably cooperate in all aspects of the LITIGATION. Nothing contained in this Agreement, however, shall be construed to limit the discretion of COUNTY, in the interest of the public welfare, to settle, defend, appeal or to decline to settle or to terminate or forego defense or appeal of the LITIGATION. It is also understood and agreed that all litigation pleadings are subject to review, revision and approval by COUNTY's Office of County Counsel.

3. ***Representation and Payment for Legal Services Rendered.*** COUNTY shall have the absolute right to approve any and all counsel retained to defend COUNTY in the LITIGATION. PROPERTY OWNER shall pay the attorneys' fees and costs of the legal firm retained by PROPERTY OWNER to represent the COUNTY in the LITIGATION. Failure by PROPERTY OWNER to pay such attorneys' fees and costs may be treated as an abandonment of the PROJECT and as a default of PROPERTY OWNER's obligations under this Agreement.

4. ***Payment for COUNTY's LITIGATION Costs.*** Payment for COUNTY's costs related to the LITIGATION shall be made on a deposit basis. LITIGATION costs include any associated costs, fees, damages, and expenses as further described in Section 1. herein as Indemnification Obligation. Within thirty (30) days of receipt of notice from COUNTY that LITIGATION has been initiated against the PROJECT, PROPERTY OWNER shall initially deposit with the COUNTY's Planning Department the total amount of Twenty Thousand Dollars (\$20,000). PROPERTY OWNER shall deposit with COUNTY such additional amounts as COUNTY reasonably and in good faith determines, from time to time, are necessary to cover costs and expenses incurred by the COUNTY, including but not limited to, the Office of County Counsel, Riverside County Planning Department and the Riverside County Clerk of the Board associated with the LITIGATION. Within ten (10) days of written notice from COUNTY, PROPERTY OWNER shall make such additional deposits. Collectively, the initial deposit and additional deposits shall be referred to herein as the "Deposit."

5. ***Return of Deposit.*** COUNTY shall return to PROPERTY OWNER any funds remaining on deposit after ninety (90) days have passed since final adjudication of the LITIGATION.

6. ***Notices.*** For all purposes herein, notices shall be effective when personally delivered, delivered by commercial overnight delivery service, or sent by

certified or registered mail, return receipt requested, to the appropriate address set forth below:

COUNTY:  
Office of County Counsel  
Attn: Melissa Cushman  
3960 Orange Street, Suite 500  
Riverside, CA 92501

PROPERTY OWNER:  
Miguel & Heriberta Sandoval  
14208 Barrydale Street  
La Puente, CA 91746

Martin Perez  
6157 Carmelita Avenue  
Huntington Park, CA 90255

Mario Perez  
6171 Gifford Avenue  
Huntington Park, CA 90255

7. ***Default and Termination.*** This Agreement is not subject to termination, except by mutual agreement or as otherwise provided herein. In the event of a default of PROPERTY OWNER's obligations under this Agreement, COUNTY shall provide written notification to PROPERTY OWNER of such alleged default and PROPERTY OWNER shall have ten (10) days after receipt of written notification to cure any such alleged default. If PROPERTY OWNER fails to cure such alleged default within the specified time period or otherwise reach agreement with the COUNTY on a resolution of the alleged default, COUNTY may, in its sole discretion, do any of the following or combination thereof:

- a. Deem PROPERTY OWNER's default of PROPERTY OWNER's obligations as abandonment of the PROJECT and as a breach of this Agreement;
- b. Rescind any PROJECT approvals previously granted;
- c. Settle the LITIGATION.

In the event of a default, PROPERTY OWNER shall remain responsible for any costs and attorney's fees awarded by the Court or as a result of settlement and other expenses incurred by the COUNTY related to the LITIGATION or settlement.

8. ***COUNTY Review of the PROJECT.*** Nothing in this Agreement shall be construed to limit, direct, impede or influence the COUNTY's review and consideration of the PROJECT.

9. ***Complete Agreement/Governing Law.*** This Agreement represents the complete understanding between the parties with respect to matters set forth herein. This Agreement shall be construed in accordance with the laws of the State of California.

10. **Successors and Assigns.** The obligations specific herein shall be made, and are binding on the successors in interest of the PROPERTY OWNER, whether the succession is by agreement, by operation of law or by any other means.

11. **Amendment and Waiver.** No modification, waiver, amendment or discharge of this Agreement shall be valid unless the same is in writing and signed by all parties.

12. **Severability.** If any term, provision, covenant or condition of this Agreement is held to be invalid, void or otherwise unenforceable, to any extent, by any court of competent jurisdiction, the remainder of this Agreement shall not be affected thereby, and each term, provision, covenant or condition of this Agreement shall be valid and enforceable to the fullest extent permitted by law.

13. **Survival of Indemnification.** The parties agree that this Agreement shall constitute a separate agreement from any PROJECT approval, and if the PROJECT, in part or in whole, is invalidated, rendered null or set aside by a court of competent jurisdiction, the parties agree to be bound by the terms of this Agreement, which shall survive such invalidation, nullification or setting aside.

14. **Interpretation.** The parties have been advised by their respective attorneys, or if not represented by an attorney, represent that they had an opportunity to be so represented in the review of this Agreement. Any rule of construction to the effect that ambiguities are to be resolved against the drafting party shall not be applied in interpreting this Agreement.

15. **Captions and Headings.** The captions and section headings used in this Agreement are inserted for convenience of reference only and are not intended to define, limit or affect the construction or interpretation of any term or provision hereof.

16. **Jurisdiction and Venue.** Any action at law or in equity arising under this Agreement or brought by a party hereto for the purpose of enforcing, construing or determining the validity of any provision of this Agreement shall be filed in the Courts of Riverside County, State of California, and the parties hereto waive all provisions of law providing for the filing, removal or change of venue to any other court or jurisdiction.

17. **Counterparts; Facsimile & Electronic Execution.** This Agreement may be executed in one or more counterparts, each of which shall be deemed an original, but all of which together shall constitute one and the same document. To facilitate execution of this Agreement, the parties may execute and exchange facsimile or electronic counterparts, and facsimile or electronic counterparts shall serve as originals.

18. **Joint and Several Liability.** In the event there is more than one PROPERTY OWNER, the liability of PROPERTY OWNER shall be joint and several, and PROPERTY OWNER each of them shall be jointly and severally liable for performance of all of the obligations of PROPERTY OWNER under this Agreement.

19. **Effective Date.** The effective date of this Agreement is the date the parties sign the Agreement. If the parties sign the Agreement on more than one date, then the last date the Agreement is signed by a party shall be the effective date.

**IN WITNESS WHEREOF,** the parties hereto have duly caused this Agreement to be executed by their authorized representatives as of the date written.

**COUNTY:**  
COUNTY OF RIVERSIDE,  
a political subdivision of the State of California

By: Steven Weiss  
Steven Weiss  
Riverside County Planning Director

Dated: 1-14-16

**PROPERTY OWNER:**  
Miguel Sandoval, Heriberta Sandoval, Martin Perez and Mario Perez

By: Miguel Sandoval  
Miguel Sandoval

Dated: 1-2-16

By: Heriberta Sandoval  
Heriberta Sandoval

Dated: 1-2-16

By: Martin Perez  
Martin Perez

Dated: 1/2/16

By: Mario Perez  
Mario Perez

Dated: 1-2-16

FORM APPROVED COUNTY COUNSEL  
By: Michelle Clack 1/13/16  
MICHELLE CLACK DATE

**CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT**

**CIVIL CODE § 1189**

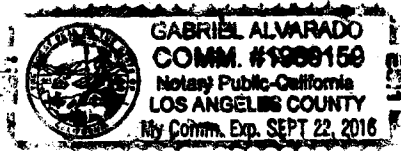
A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California )  
County of Los Angeles )  
On 1/2/16 before me, Gabriel Alvarado Moran Public  
Date Here Insert Name and Title of the Officer  
personally appeared MIGUEL SANDOVAL, HERIBERTA SANDOVAL,  
Name(s) of Signer(s)  
MARTIN PEREZ, MARIO PEREZ

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they, executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.



Signature \_\_\_\_\_  
Signature of Notary Public

Place Notary Seal Above

**OPTIONAL**

Though this section is optional, completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

**Description of Attached Document**

Title or Type of Document: INDEMNIFICATION AGREEMENT Document Date: 1/2/16  
Number of Pages: 5 Signer(s) Other Than Named Above: \_\_\_\_\_

**Capacity(ies) Claimed by Signer(s)**

Signer's Name: \_\_\_\_\_  
 Corporate Officer — Title(s): \_\_\_\_\_  
 Partner —  Limited  General  
 Individual  Attorney in Fact  
 Trustee  Guardian or Conservator  
 Other: \_\_\_\_\_  
Signer Is Representing: \_\_\_\_\_

Signer's Name: \_\_\_\_\_  
 Corporate Officer — Title(s): \_\_\_\_\_  
 Partner —  Limited  General  
 Individual  Attorney in Fact  
 Trustee  Guardian or Conservator  
 Other: \_\_\_\_\_  
Signer Is Representing: \_\_\_\_\_


# **Attachment C:**

Planning Commission Report Package



Agenda Item No.: 4.6  
Area Plan: Mead Valley  
Zoning Area: Good Hope  
Supervisory District: First  
Project Planner: John Earle Hildebrand III  
Planning Commission: November 4, 2015

General Plan Amendment No. 1036  
Environmental Assessment No. 41870  
Applicant: Miguel Sandoval  
Engineer/Representative: Miguel Sandoval

  
Steve Weiss, AICP  
Planning Director

## COUNTY OF RIVERSIDE PLANNING DEPARTMENT STAFF REPORT

### PROJECT DESCRIPTION AND LOCATION:

**General Plan Amendment No. 1036 (Foundation and Entitlement/Policy Amendment)** – Proposal to amend the project site’s General Plan Foundation Component from Rural (R) to Rural Community (RC) and to amend its General Plan Land Use Designation from Rural Residential (RR) (5-Acre Minimum) to Very Low Density Residential (VLDR) (1-Acre Minimum) on one parcel, totaling 4.19 acres, located north of Steele Peak Drive, east of Belita Drive, south of Mountain Avenue, and West of Read Street, within the Mead Valley Area Plan (APN: 343-180-002)

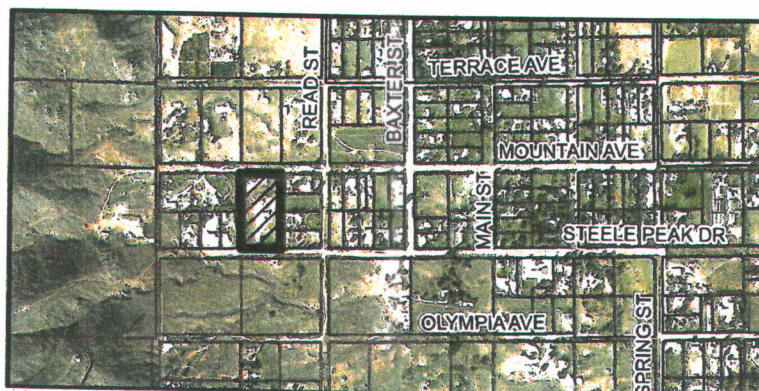
### BACKGROUND:

#### *General Plan Initiation Proceedings (“GPIP”)*

This project was submitted on February 15, 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 September 1, 2009, the Riverside County Board of Supervisors adopted an order initiating proceedings for General Plan Amendment No. 1036. The GPIP Board of Supervisors report package is included with this report. GPA No. 1036 (the “project”) is now being taken forward for consideration.

#### *Project Site Configuration*

This General Plan Amendment is a proposal to change the Land Use Designation on a single 4.19-acre parcel located midblock. The entire block, which includes 10 parcels, currently has an existing Land Use Designation of RR (5-acre minimum). Eight of the 10 parcels are 1-acre in area and the remaining 2 parcels are just over 4-acres in area, most of which contain existing single-family homes.



GPA01036 Aerial Location Map

#### *Airport Influence Area ("AIA")*

The project site is located within March Air Reserve Base Airport Influence Area. As a result, this project is required to be reviewed by the Airport Land Use Commission ("ALUC"). File No. ZAP1145MA15 was submitted to the ALUC for review in July 2015. The ALUC made a determination that the site is located within Airport Compatibility Zone E of the March Air Reserve Base Airport and based upon the location of the project site and its relative distance to the airport, no restrictions are imposed upon the site or the sites ultimate use as residential. ALUC Resolution No. 2015-01 was adopted on August 13, 2015, which codified this determination.

#### *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 26, 2015. 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.

#### **ISSUES OF POTENTIAL CONCERN:**

##### *GPIP – Planning Commission Comments*

Although there is no implementing project associated with this General Plan Amendment, the Planning Commission provided comments regarding future development of the project. The project site is 4.19-acres in area and it was suggested that rather than a change to VLDR, which allows one-acre lots, the property should be changed to require a two-acre lot minimum when subdivided, for the purpose of preserving the rural nature of the area. However, when looking at the residential block that the project site is located within, as well as the adjacent residential block to the east, there are multiple existing one-acre parcels with single family homes. A future subdivision of one-acre minimum lots is consistent with the other existing properties in the area. Therefore, the Board of Supervisors felt that VLDR would be a logical land use, and adopted the order to initiate General Plan Amendment proceedings.

##### *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 15, 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 to justify a Regular Foundation Amendment. Additionally, five (5) findings must be made to justify 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 existing General Plan Land Use Designation for the project site is Rural Residential, which requires development at one residential dwelling unit per five-acres. The adjacent block to the east has a General Plan Land Use of Very Low Density Residential, which allows for the subdivision of one-acre lots per dwelling unit. The project site is located on a residential block that has been previously subdivided into eight one-acre lots, with two, four-acre lots remaining, many of which contain single family homes. The existing 1-acre minimum lot size residential development to the east, coupled with the existing 1-acre lots surrounding the project site, represent a newer and ongoing change of circumstance. This proposed General Plan Foundation Component Amendment will result in creating a consistency with the existing development pattern for the site, as well as the surrounding area. As a result, a Foundation Component modification is justified because of these new circumstances.

*Riverside County Vision*

The Riverside County General Plan Vision Statement discusses many concepts, which are distinguished by categories and include housing, population growth, healthy communities, conservation, transportation, and several others. This project has been reviewed in conjunction with the Vision Statement and staff has determined that the project is consistent with it. Specifically, the Population Growth portion of the General Plan Vision Statement says, "Population growth continues and is focused where it can best be accommodated." Furthermore, the Population Growth section states, "New growth patterns no longer reflect a pattern of random sprawl. Rather, they follow a framework of transportation and open space corridors, with concentrations of development that fit into that framework. In other words, important open space and transportation corridors define growth areas." Changing the project site's General Plan Foundation Component to Rural Community will enable the site to be developed with new residential, consistent with the density and lot sizes of the existing development to the east. Pursuant to the Vision Statement, this consolidates future growth into an area that can accommodate it and will reduce further residential sprawl.

Additionally, the Housing portion of the Vision Statement says, "Regional forecasts of housing needs are well coordinated within Riverside County and are accepted by regional and state agencies." Currently, Riverside County is in the process of updating its General Plan Housing Element. The project's increased development density would enable more dwelling units to be constructed and therefore, would further contribute to satisfying the State mandated RHNA (Regional Housing Needs Assessment) required amount of dwelling units. For these reasons, this project is consistent with the

Riverside County Vision Statement and this General Plan Foundation Component modification 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 General Plan Foundation Component Amendment from Rural to Rural Community. 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 Fundamental Housing Value of the Vision Statement, which states the following:

- We acknowledge shelter as one of the most basic community needs and value the willingness of our communities and their leaders to accept housing for our growing population in our communities, particularly with respect to the ongoing shortage of affordable housing and its negative impacts on our communities.

This proposed General Plan Foundation Component Amendment will provide an opportunity for a residential development under a future implementing project, addressing the need for new housing as a result of ongoing population growth in the area. 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:

As demonstrated in the above discussion, this proposed General Plan Foundation Component Amendment is consistent with the Vision Statement of the Riverside County General Plan. In addition, this Entitlement/Policy Amendment is also consistent with the Vision Statement for the same reasons. This General Plan Land Use Amendment will change the site from RR (5-acre minimum) to VLDR (1-acre minimum), which will enable additional residential development to occur in a logical, consolidated area, reducing sprawl. As a result, this project is consistent with the Riverside County Vision Statement.

b) Any General Plan Principle; or

The Riverside County General Plan, Appendix B: General Planning Principles 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, there are two principles that are of note.

The first principle is within the Community Development category – Maturing Communities:

- The General Plan Vision acknowledges that every community in the County is maturing in its own way, at its own pace, and within its own context. Policies and programs should be tailored to

local needs in order to accommodate the particular level of anticipated maturation in any given community.

The community in which the project site is located has been maturing over the years and has experienced a change to relatively smaller residential lot sizes. The five-acre minimum requirement has given way to one-acre subdivisions to not only within the project site's residential block, but adjacent blocks as well.

The second 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.

This project will result in a Land Use Designation shift from Rural Residential to Very Low Density Residential, in support of the existing growth in the area and anticipated future needs. The change will enable a future residential infill development project. Also, as previously stated, development at a Very Low Density Residential (1 acre minimum) range is compatible with the existing residential tract to the east, which was also constructed within the Very Low Density Residential range. This proposed General Plan Amendment is a logical expansion of the existing land use pattern, in the area, which is consistent with the principle to provide a variety of housing products and lot sizes. As a result, there is no conflict with any of the General Plan principles.

c) Any Foundation Component designation in the General Plan.

As demonstrated in the above findings, this proposed Foundation Component Amendment in conjunction with the Entitlement/Policy Amendment, does not conflict with the Riverside County Vision element or any of the General Plan principles. This Amendment will result in a logical extension of the existing and future development patterns of one-acre residential lots, which supports the County's goals and vision through bringing the existing development into conformance.

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.

One of the primary goals of the Riverside County General Plan is to enable orderly and managed growth throughout the County. This is achieved through adherence to the General Plan's established policies, which enable implementation of the goals. The following two General Plan policies will be achieved through this Amendment:

- Policy LU 22.1 – Accommodate the development of single- and multi-family residential units in areas appropriately designated by the General Plan and area plan land use maps.

The project site is designated for residential use. As a result of this General Plan Amendment, the project site will be changed to allow development at one dwelling unit per acre, consistent with the other existing developments and parcel sizes in the area.

- Policy LU 22.4 – Accommodate the development of a variety of housing types, styles and densities that are accessible to and meet the needs of a range of lifestyles, physical abilities, and income levels.

This General Plan Amendment will result in allowing for a mixture of residential property sizes, consistent with the other existing properties, while still retaining the rural nature of the area as a whole. This Amendment will enable the development of the project site at one-acre minimum, per dwelling unit, through a future implementing project. The other existing larger parcels in the area will not be affected and they further the General Plan policy by providing a mixture of residential parcel sizes.

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

As stated in the above finding, the residentially designated block in which the project site is located, contains a mixture of eight, one-acre, developed parcels and two, four-acre parcels. Over time, new homes have been constructed on one-acre parcels within the project site block, as well as the adjacent block to the east. There has been a general development trend to establish smaller one-acre lots in the area. This General Plan Amendment will result in changing the project site's land use from a five-acre development minimum to a one-acre minimum, which is a reasonable change based upon the ongoing circumstance of smaller lot development in the area.

**SUMMARY OF FINDINGS:**

- |   |  |
|---|--|
| 1. Existing Foundation General Plan Land Use (Ex #6): | Rural (R)  |
| 2. Proposed Foundation General Plan Land Use (Ex #6): | Rural Community (RC)   |
| 3. Existing General Plan Land Use (Ex #6):            | Rural Residential (RR) (5-Acre Minimum)  |
| 4. Proposed General Plan Land Use (Ex #6):            | Very Low Density Residential (VLDR) (1-Acre Minimum)   |
| 5. Surrounding General Plan Land Use (Ex #6):         | Rural Residential (RR) (5-Acre Minimum) & Very Low Density Residential (VLDR) (1-Acre Minimum) |
| 6. Existing Zoning (Ex #2):                           | Rural Residential (R-R)  |
| 7. Surrounding Zoning (Ex #2):                        | Rural Residential (R-R)  |
| 8. Existing Land Use (Ex #1):                         | Mobile Home & Vacant Land  |
| 9. Surrounding Land Use (Ex #1):                      | Single-Family Residential & Vacant Land  |
| 10. Project Size:                                     | Total Acreage: 4.19 Acres  |
| 11. Environmental Concerns:                           | See Environmental Assessment File No. EA41870  |

**RECOMMENDATIONS:**

**ADOPT PLANNING COMMISSION RESOLUTION No. 2015-013** recommending adoption of General Plan Amendment No. 1036 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. 41870**, 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. 1036** amending the project site's General Plan Foundation Component from Rural (R) to Rural Community (RC) and amending its General Plan Land Use Designation from Rural Residential (RR) (5 acre minimum) to Very Low Density Residential (VLDR) (1 acre minimum) on one parcel, totaling 4.19 acres 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.

**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 an existing General Plan Land Use of Rural: Rural Residential (R:RR) (5-Acre Minimum) and is located within the Mead Valley Area Plan.
2. The project site is surrounded by properties which have a General Plan Land Use Designation of Rural Residential (RR) and Very Low Density Residential (VLDR).
3. This Regular Foundation Component Amendment and an Entitlement/Policy Amendment will result in a land use change to Rural Community: Very Low Density Residential (RC:VLDR) (1-acre minimum).
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, several of the properties immediately adjacent to the project site have been previously subdivided into one-acre lots. Furthermore, the existing residential development to the east has been previously subdivided into one-acre lots as well. This General Plan Amendment will result in a land use change that is consistent with the existing one-acre residential developments in the area
9. Policy LU 22.1 of the General Plan Land Use element states, "Accommodate the development of single- and multi-family residential units in areas appropriately designated by the General Plan and area plan land use maps." The project site's land use will be changed to allow development

at one dwelling unit per acre, consistent with the other existing developments and parcel sizes in the area.

10. Policy LU 22.4 states, "Accommodate the development of a variety of housing types, styles and densities that are accessible to and meet the needs of a range of lifestyles, physical abilities, and income levels." This General Plan Amendment will result in allowing for a mixture of residential property sizes, consistent with the other existing properties, while still retaining the rural nature of the area as a whole.
11. The project site has an existing Zoning Classification of Rural Residential (RR).
12. The project site is surrounded by properties which have a Zoning Classification of Rural Residential (RR).
13. Environmental Assessment No. 41870 identified no potentially significant impacts, and resulted in a Negative Declaration of environmental effects.

#### **CONCLUSIONS:**

1. The proposed project is in conformance with the Rural Community: Very Low Density Residential (RC:VLDR) (1-acre minimum) Land Use Designation, and with all other elements of the Riverside County General Plan.
2. The proposed project is consistent with the Rural Residential (R-R) Zoning Classification of Ordinance No. 348, and with all other applicable provisions of Ordinance No. 348.
3. The public's health, safety, and general welfare are protected through project design.
4. The proposed project is compatible with the present and future logical development of the area.
5. The proposed project will not have a significant effect on the environment.
6. The proposed project will not preclude reserve design for the Western Riverside County Multiple Species Habitat Conservation Plan (WRCMSHCP).

#### **INFORMATIONAL ITEMS:**

1. As of this writing, no letters, in support or opposition have been received.
2. The project site **is not** located within:
  - a. The boundaries of a City; or
  - b. A Criteria Cell of the Multi-Species Habitat Conservation Plan ("MSHCP"); or
  - c. A County Service Area ("CSA"); or
  - d. A fault zone; or
  - e. A "High" wildfire hazard zone.
3. The project site **is** located within:
  - a. The City of Perris Sphere of Influence; and
  - b. "Low" liquefaction area; and
  - c. An Airport Influence Area ("AIA") – March Air Reserve; and



- d. A State Responsibility Area.
4. The project site is currently designated as Assessor's Parcel Number: 343-180-002.

2  
3 **RESOLUTION NO. 2015-013**  
4 **RECOMMENDING ADOPTION OF**  
5 **GENERAL PLAN AMENDMENT NO. 1036**  
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

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

18 **BE IT RESOLVED, FOUND, DETERMINED, AND ORDERED** by the Planning  
19 Commission of the County of Riverside, in regular session assembled on November 4, 2015, that it has  
20 reviewed and considered the environmental document prepared or relied on and recommends the  
21 following based on the staff report and the findings and conclusions stated therein:  
22

23 **ADOPTION** of the Negative Declaration environmental document, Environmental Assessment  
24 No. 41870; and

25 **ADOPTION** of General Plan Amendment No. 1036  
26  
27  
28

**RIVERSIDE COUNTY PLANNING DEPARTMENT**  
**GPA01036**  
**VICINITY/POLICY AREAS**

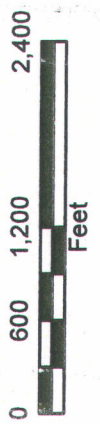
Supervisor Jeffries  
 District 1

Date Drawn: 10/24/13  
 Vicinity Map



Zoning Area: Good Hope

Author: Vinnie Nguyen



DISCLAIMER: On October 7, 2003, the County of Riverside adopted a new General Plan. The new General Plan may contain different types of land use than is provided for under existing zoning. For further information, please contact the Riverside County Planning Department in Riverside at (951) 956-2000 (Western County) or in Palm Desert at (760) 946-4827 (Eastern County) or Website: <http://www.riversideca.gov>

RIVERSIDE COUNTY PLANNING DEPARTMENT

GPA01036

LAND USE

Supervisor Jeffries  
District 1

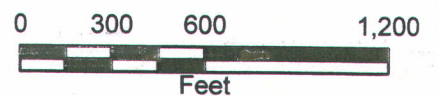
Date Drawn: 08/07/2015

Exhibit 1



Zoning Area: Good Hope

Author: Vinnie Nguyen



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

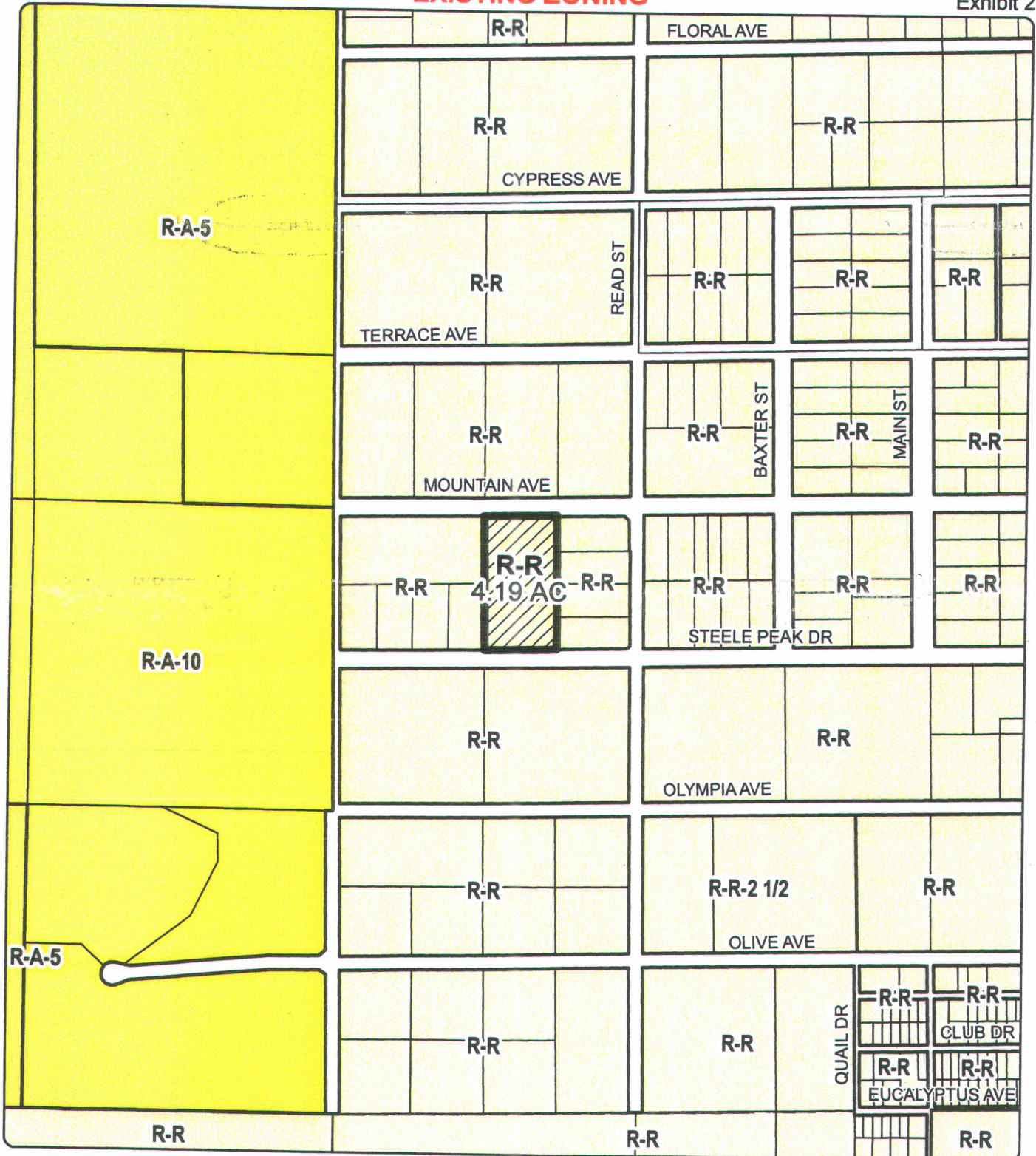
RIVERSIDE COUNTY PLANNING DEPARTMENT

GPA01036

EXISTING ZONING

Supervisor Jeffries  
District 1

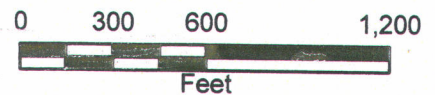
Date Drawn: 08/07/2015  
Exhibit 2



Zoning Area: Good Hope

Author: Vinnie Nguyen

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RIVERSIDE COUNTY PLANNING DEPARTMENT

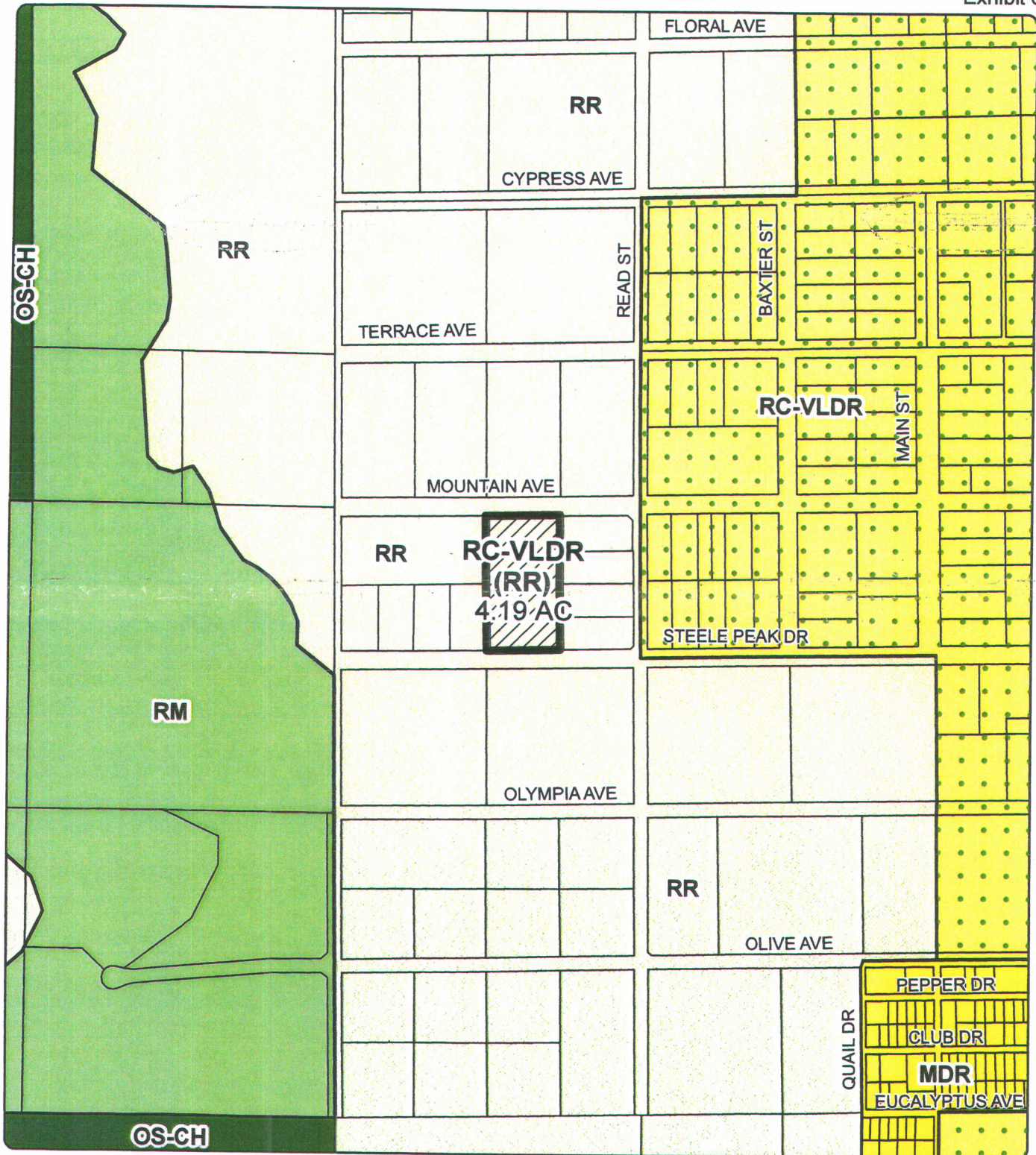
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PROPOSED GENERAL PLAN

Supervisor Jeffries  
District 1

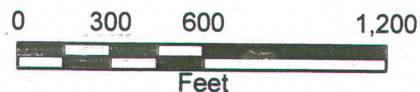
Date Drawn: 08/07/2015

Exhibit 6



Zoning Area: Good Hope

Author: Vinnie Nguyen



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# COUNTY OF RIVERSIDE

## ENVIRONMENTAL ASSESSMENT FORM: INITIAL STUDY

**Environmental Assessment No.:** 41870

**Project Case:** General Plan Amendment No. 1036

**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:** Miguel Sandoval

**Applicant's Address:** 11543 East Buell Street, Santa Fe Springs, CA 90670

**Applicant's Telephone Number:** (562) 279-5663

### I. PROJECT INFORMATION

#### A. Project Description:

General Plan Amendment No. 1036 to amend the project site's General Plan Foundation Component from Rural (R) to Rural Community (RC) and to amend its Land Use Designation from Rural Residential (R:RR) (5-acre minimum) to Very Low Density Residential (RC:VLDR) (1-acre minimum) on one parcel, totaling 4.19 acres.

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

**C. Total Project Area:** 4.19 Net Acres

**D. Assessor's Parcel No.:** 343-180-002

**E. Street References:** The project site is located north of Steele Peak Drive, east of Belita Drive, south of Mountain Avenue, and west of Read Street.

**F. Section, Township, and Range Description:** Section 3, Township 5 South, Range 4 West

**G. Brief description of the existing environmental setting of the project site and its surroundings:** The project site is primarily vacant land with a mobile home located in the middle. The project site is surrounded by a combination of other vacant land and single-family detached dwelling units.

### II. APPLICABLE GENERAL PLAN AND ZONING REGULATIONS

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

1. **Land Use:** This project includes a General Plan Amendment only. There is no development plan associated with this project. This project will result in an amendment to the site's General Plan Foundation Component and its Land Use 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 Healthy Communities Element.

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

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

**D. General Plan Land Use Designation (Existing):** Rural Residential (R:RR) (5-acre minimum)

**E. General Plan Foundation Component (Proposed):** Rural Community (RC)

**F. General Plan Land Use Designation (Proposed):** Very Low Density Residential (RC:VLDR) (1-acre minimum)

**G. Overlays:** City of Perris Sphere of Influence

**H. Policy Areas:** None

**I. Adjacent and Surrounding:**

1. **Area Plan:** Mead Valley to the north, south, east, and west.
2. **Foundation Component(s):** Rural to the north, west, and south. Rural and Rural Community to the east.
3. **Land Use Designation(s):** Rural Residential (5-acre minimum) to the north, west, and south. Rural Residential (5-acre minimum) and Very Low Density Residential (1-acre minimum) to the east.
4. **Overlay(s), if any:** City of Perris Sphere of Influence
5. **Policy Area(s), if any:** None

**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):** Rural Residential

**L. Zoning (Proposed):** N/A

**M. Adjacent and Surrounding Zoning:** Rural Residential to the north, east, south, and east.



### III. ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED

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

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

### IV. DETERMINATION

On the basis of this initial evaluation:

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

I find that the proposed project **COULD NOT** have a significant effect on the environment, and a **NEGATIVE DECLARATION** will be prepared.

I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the project, described in this document, have been made or agreed to by the project proponent. **A MITIGATED NEGATIVE DECLARATION** will be prepared.

I find that the proposed project **MAY** have a significant effect on the environment, and an **ENVIRONMENTAL IMPACT REPORT** is required.

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

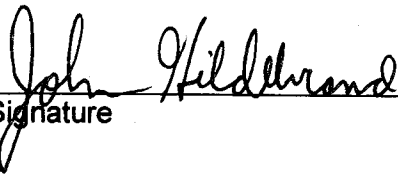
I find that although the proposed project could have a significant effect on the environment, **NO NEW ENVIRONMENTAL DOCUMENTATION IS REQUIRED** because (a) all potentially significant effects of the proposed project have been adequately analyzed in an earlier EIR or Negative Declaration pursuant to applicable legal standards, (b) all potentially significant effects of the proposed project have been avoided or mitigated pursuant to that earlier EIR or Negative Declaration, (c) the proposed project will not result in any new significant environmental effects not identified in the earlier EIR or Negative Declaration, (d) the proposed project will not substantially increase the severity of the environmental effects identified in the earlier EIR or Negative Declaration, (e) no considerably different mitigation measures have been identified and (f) no mitigation measures found infeasible have become feasible.

I find that although all potentially significant effects have been adequately analyzed in an earlier EIR or Negative Declaration pursuant to applicable legal standards, some changes or additions are necessary but none of the conditions described in California Code of Regulations, Section 15162 exist. An **ADDENDUM** to a previously-certified EIR or Negative Declaration has been prepared and will be considered by the approving body or bodies.

I find that at least one of the conditions described in California Code of Regulations, Section 15162 exist, but I further find that only minor additions or changes are necessary to make the previous EIR adequately apply to the project in the changed situation; therefore a **SUPPLEMENT TO THE ENVIRONMENTAL IMPACT REPORT** is required that need only contain the information necessary to make the previous EIR adequate for the project as revised.

I find that at least one of the following conditions described in California Code of Regulations, Section 15162, exist and a **SUBSEQUENT ENVIRONMENTAL IMPACT REPORT** is required: (1)

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

  
Signature

7-30-15  
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
<b>AESTHETICS</b> Would the project				
<b>1. Scenic Resources</b>				
a) Have a substantial effect upon a scenic highway corridor within which it is located?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings and unique or landmark features; obstruct any prominent scenic vista or view open to the public; or result in the creation of an aesthetically offensive site open to public view?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Riverside County General Plan Figure 9 in Mead Valley Area Plan – “Scenic Highways”

Findings of Fact:

a-b) Pursuant to the Riverside County General Plan Figure 9 in Mead Valley Area Plan – “Scenic Highways” exhibit, the project site is not located along any scenic highway corridors within the Mead Valley Area Plan. The closest designated Scenic Highway Corridor is along Highway 74, over one mile away from the project site. This project will not impact any scenic highway corridors.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

**2. Mt. Palomar Observatory**

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

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

Findings of Fact:

a) Pursuant to the Riverside County General Plan Figure 6 in Mead Valley Area Plan – “Mt. Palomar Nighttime Lighting Policy” exhibit, the project site is located within Zone b. Any implementing project

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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will be required to comply with Riverside County Ordinance No. 655, which is intended to restrict the use of certain light sources from emitting light spread into the night sky, resulting in undesirable light glow, which can negatively affect astronomical observations and research.

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

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

**3. Other Lighting Issues**

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

Source: On-site Inspection, Project Application Description

Findings of Fact:

a-b) A change in residential density from 1 dwelling unit per 5 acre minimum to 1 dwelling units per 1 acre minimum will result in the implementation of more lighting at build-out. Lighting requirements and any subsequent restrictions will be reviewed in conjunction with a future implementing project's lighting plan.

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

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

**AGRICULTURE & FOREST RESOURCES** Would the project

**4. Agriculture**

a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland) as shown on	<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
the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?				
b) Conflict with existing agricultural zoning, agricultural use or with land subject to a Williamson Act contract or land within a Riverside County Agricultural Preserve?	<input type="checkbox"/>	<input type="checkbox"/>	<input 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) The proposed project is located within an area of designated "other lands" in the General Plan. The California State Department of Conservation makes these designations based on soil types and land use designations. However, the current Land Use designations for the property do not permit commercial agricultural use. Therefore, there is no impact.

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

c-d) The properties surrounding the project site have a mixture of residential zoning. There is not Zoned for commercial agricultural uses and there are no commercial farms in the area. As a result, there are no impacts.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

<b>5. Forest</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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))?				
b) Result in the loss of forest land or conversion of forest land to non-forest use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of forest land to non-forest use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

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

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

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

**Mitigation:** No mitigation is required.

**Monitoring:** No monitoring is required.

**AIR QUALITY** Would the project

**6. Air Quality Impacts**

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

**Source:** SCAQMD CEQA Air Quality Handbook

**Findings of Fact:**

a-f) The proposed land use change could result in a net increase in population and/or vehicle trips at build out, based upon the proposed 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 (4.19 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.

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

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

**Monitoring:** No monitoring is required.

**BIOLOGICAL RESOURCES** Would the project

**7. Wildlife & Vegetation**

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

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

**Findings of Fact:**

a-g) County mapping shows that no parcels associated with this project are located within Criteria Cells under the County's Multiple Species Habitat Conservation Plan ("MSHCP"). As a result, the project is consistent with the requirements of the MSHCP.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Should this General Plan Amendment to the foundation component be approved by the Board of Supervisors, there is no guarantee that development could occur on the entirety of the project site. Further study at the implementation stage may reveal biological constraints that would limit development. The applicant is aware of such risk associated with processing the General Plan Amendment without an associated project.

This is a programmatic level CEQA analysis. At this stage, the project does not provide the opportunity for physical disturbance of the site, as there is no associated development project. This project will result in amending the site's General Plan Foundation Component, 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, including biological. As a result, there will be no impacts.

**Mitigation:** No mitigation is required.

**Monitoring:** No monitoring is required.

**CULTURAL RESOURCES** Would the project

**8. Historic Resources**

a) Alter or destroy a historic site?	<input type="checkbox"/>	<input type="checkbox"/>	<input 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, the project site has been previously disturbed and there is currently a mobile home on site. 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 Foundation Component, which could eventually lead to development on the property. Should a development proposal or land use application for subdividing, grading, or construction of the site be submitted, a subsequent Environmental Analysis shall be prepared, to assess the potential impacts. As a result, impacts associated with this project are considered less than significant.

**Mitigation:** No mitigation is required.

**Monitoring:** No monitoring is required.

**9. Archaeological Resources**

a) Alter or destroy an archaeological site.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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 26, 2015. 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 Foundation Component, which could eventually lead to development on the property. Should a development proposal or land use application for subdividing, grading, or construction of the site be submitted, a subsequent Environmental Analysis shall be prepared, to assess the potential impacts.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

**10. Paleontological Resources**

a) Directly or indirectly destroy a unique paleonto-	<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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logical resource, or site, or unique geologic feature?

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

Findings of Fact:

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

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

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>11. Alquist-Priolo Earthquake Fault Zone or County Fault Hazard Zones</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
a) Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Be subject to rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

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

Findings of Fact:

a-b) Pursuant to the Riverside County General Plan Figure S-2 "Earthquake Fault Study Zones" map, there is a fault line located approximately 1,400-feet to the east, described as "Fault in Basement Rocks". At this time, the project includes a General Plan Amendment only. As a result, no people or structures will be exposed to any adverse effects associated with the fault zones. 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 Foundation Component, which could eventually

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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lead to development on the property. Should a development proposal or land use application for subdividing, grading, or construction of the site be submitted, a subsequent Environmental Analysis shall be prepared, to assess the potential impacts. As a result, impacts associated with this project are considered less than significant.

**Mitigation:** No mitigation is required.

**Monitoring:** No monitoring is required.

**12. Liquefaction Potential Zone**

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

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

**Findings of Fact:**

a) Pursuant to the Riverside County General Plan Figure S-3 "Generalized Liquefaction", the southern half of the project site is mapped as an area of "Low" liquefaction potential and the northern half is not located within a liquefaction zone.

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

**Mitigation:** No mitigation is required.

**Monitoring:** No monitoring is required.

**13. Ground-shaking Zone**

a) Be subject to strong seismic ground shaking?

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

**Findings of Fact:**

a) Every project in California has some degree of potential exposure to significant ground shaking. This is a programmatic level CEQA analysis. At this stage, the project does not provide the opportunity for physical disturbance of the site, as there is no associated development project. This project will result in amending the site's General Plan Foundation Component, which could eventually lead to development on the property. Should a development proposal or land use application for subdividing, grading, or construction of the site be submitted, a subsequent Environmental Analysis

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

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

**Findings of Fact:**

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

**Mitigation:** No mitigation is required.

**Monitoring:** No monitoring is required.

**15. Ground Subsidence**

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

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

**Findings of Fact:**

a) Pursuant to the Riverside County General Plan Figure S-7 "Documented Subsidence Areas Map" exhibit, the southern half of the project site is mapped as an area of "Susceptible" subsidence and the northern half is not located within a subsidence zone.

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

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.

**16. Other Geologic Hazards**

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

**Findings of Fact:**

a) A small portion of the southwest corner of the project site lies within a 100-year flood plain. However, the project site is not located within a dam inundation area, volcanic hazard area, and any other significant geologic hazard.

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

**Mitigation:** No mitigation is required.

**Monitoring:** No monitoring is required.

**17. Slopes**

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

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

**Findings of Fact:**

a-c) The project 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.

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

**Mitigation:** No mitigation is required.

**Monitoring:** No monitoring is required.

**18. Soils**

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

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

**Findings of Fact:**

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

**Mitigation:** No mitigation is required.

**Monitoring:** No monitoring is required.

**19. Erosion**

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

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

**Findings of Fact:**

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 Foundation Component, which could eventually lead to development on the property. Should a development proposal or land use application for subdividing, grading, or construction of the site be submitted, a subsequent Environmental Analysis shall be prepared, to assess the potential impacts. As a result, 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.**

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

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

Findings of Fact:

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

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

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

Source: Riverside County General Plan

Findings of Fact:

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

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

**HAZARDS AND HAZARDOUS MATERIALS** Would the project

**22. Hazards and Hazardous Materials**

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

Source: Project Application Materials

Findings of Fact:

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



Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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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 located within the Airport Influence Area ("AIA") of March Airforce and therefore, requires review by the Airport Land Use Commission ("ALUC"). File No. ZAP1145MA15 was submitted to the ALUC for review in July 2015. The ALUC made a determination that the site is located within Airport Compatibility Zone E of the March Airforce airport and based upon the location of the project site and its relative distance to the airport, no restrictions are imposed upon the site or the sites ultimate use as residential. ALUC Resolution No. 2015-01 was adopted on August 13, 2015, which codified this determination. As a result, there will be no impacts.

**Mitigation:** No mitigation is required.

**Monitoring:** No monitoring is required.

**24. Hazardous Fire Area**

a) Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?	<input type="checkbox"/>	<input type="checkbox"/>	<input 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 site is not located within a Wildfire Susceptibility Area. There will be 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 checked="" type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input 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) A small portion of the southwestern corner of the project site is located within a 100-year flood zone area. This project does not include any grading or construction as it's a General Plan Amendment only; therefore, there are no potential impacts to or from flood hazards. There is no land alteration proposed at this time that would alter any flows, violate any standards, impact ground water resources, create any runoff, or require any BMP's. No additional studies of the current conditions were conducted because there is no accompanying development project.

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

**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  U - Generally Unsuitable  R - Restricted

a) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner that would result in flooding on- or off-site?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Changes in absorption rates or the rate and amount of surface runoff?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam (Dam Inundation Area)?	<input type="checkbox"/>	<input type="checkbox"/>	<input 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, a small portion within the southwest corner of the project site is located within the 100-year flood plain. This project does not include any grading or construction as it's a General Plan Amendment only; 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

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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were conducted because there is no accompanying development project. Additionally, pursuant to the Riverside County General Plan Figure S-10 "Dam Failure Inundation Zone" exhibit, the project site is not located within close proximity to any "Dam Failure Inundation Zones".

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

**Mitigation:** No mitigation is required.

**Monitoring:** No monitoring is required.

**LAND USE/PLANNING** Would the project

**27. Land Use**

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

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

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

**Findings of Fact:**

a) Approval of the project will result in changes to the General Plan Land Use pattern for the project site. The area is currently designated for lower density residential use with 5 acre minimum lot sizes although some of the actual existing developed land in the area is subdivided for 1 acre residential lots. This General Plan Amendment will enable a future lot subdivision into 1 acre similar lots sizes; however, the area as a whole will retain its rural character. As a result, impacts associated with this project are considered less than significant.

b) The project site is located within the designated City of Perris, sphere of influence area. The City of Perris was provided an opportunity to consult with the County, as they received information regarding the proposed General Plan Amendment. The City's review resulted in no comments or concerns regarding 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.

**28. Planning**

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

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
b) Be compatible with existing surrounding zoning?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Be compatible with existing and planned surrounding land uses?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Be consistent with the land use designations and policies of the General Plan (including those of any applicable Specific Plan)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Disrupt or divide the physical arrangement of an established community (including a low-income or minority community)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

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

Findings of Fact:

a-e) This project does not include a Zone Change. The project site currently has a Zoning designation of Rural Residential, which is flexible and consistent with both the existing land use and proposed land use amendment. The proposed amendment from 5-acre minimum to 1-acre minimum lot sizes is consistent with the other existing subdivided lots in the area.

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

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

a-d) Pursuant to the Riverside County General Plan Figure OS-5 "Mineral Resources Area", exhibit, the project site is not located within an area known to have mineral resources, nor is the site Zoned for mineral extraction. As a result, 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 located within the March Airforce Airport Influence Area. However, the project site is physically located more than 6 miles away, south of the airport. As a result, there will be no impacts.

**Mitigation:** No mitigation is required.

**Monitoring:** No monitoring is required.

**31. Railroad Noise**

NA  A  B  C  D

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

**Findings of Fact:**

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

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

**32. Highway Noise**

NA  A  B  C  D

Source: On-site Inspection, Project Application Materials

Findings of Fact:

The project is not located near any highways. The closest is Highway 74, located over a mile away to the east. Noise from this distance will be negligible. Therefore, 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, therefore, there will be no impacts.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

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

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

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

c) Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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other agencies?

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

**Findings of Fact:**

a-d) This General Plan land use change to denser residential will result in the creation of higher noise impacts at build-out. However, all future onsite uses will be required to adhere to the Riverside County's allowable noise standards for Residential designations and will be analyzed 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 Foundation Component, which could eventually lead to development on the property. Should a development proposal or land use application for subdividing, grading, or construction of the site be submitted, a subsequent Environmental Analysis shall be prepared, to assess the potential impacts. As a result, impacts associated with this project are considered less than significant.

**Mitigation:** No mitigation is required.

**Monitoring:** No monitoring is required.

**POPULATION AND HOUSING** Would the project

**35. Housing**

a) Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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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"/>
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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"/>
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d) Affect a County Redevelopment Project Area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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e) Cumulatively exceed official regional or local population projections?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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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"/>
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**Source:** Project Application Materials, GIS database, Riverside County General Plan Housing Element



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

a-f) This General Plan Amendment will result in allowing residential development to occur at a rate of one unit per acre, rather than one unit per five acres, which the current land use allows. The project site has a relatively small area of 4.19 acres; whereby, the site could potentially increase from one dwelling unit to four dwelling units, at maximum build-out, which is a negligible increase for the area.

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

**Source:** Riverside County General Plan Safety Element

**Findings of Fact:**

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

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

**Mitigation:** No mitigation is required.

**Monitoring:** No monitoring is required.

**37. Sheriff Services**

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Source: Riverside County General Plan

Findings of Fact:

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

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

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

**38. Schools**

Source: School District, GIS Database

Findings of Fact:

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

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

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

**39. Libraries**

Source: Riverside County General Plan

Findings of Fact:

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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All development projects, once implemented, create an increased need for at least some public services. At time of future construction, resulting from an implementing project, costs associated with the increased need for library services will be addressed through the County's Development Impact Fee schedule and any assessment districts.

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

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

**40. Health Services**

Source: Riverside County General Plan

Findings of Fact:

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

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

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

**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?

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?

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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c) Is the project located within a Community Service Area (CSA) or recreation and park district with a Community Parks and Recreation Plan (Quimby fees)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Source: GIS database, Ord. No. 460, Section 10.35 (Regulating the Division of Land – Park and Recreation Fees and Dedications), Ord. No. 659 (Establishing Development Impact Fees), Parks & Open Space Department Review

Findings of Fact:

a-c) There are no designated trails or parks proposed or required near the project site. Any required park fees will be assessed in the future when an implementing project is submitted. There will be no impacts.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

<b>42. Recreational Trails</b>	<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 no designated trails or parks proposed or required near the project site. Any required park and/or trail fees will be assessed in the future when an implementing project is submitted. There will be no impacts.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

**TRANSPORTATION/TRAFFIC** Would the project

<b>43. Circulation</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
------------------------	--------------------------	--------------------------	-------------------------------------	--------------------------

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

b) Conflict with an applicable congestion management program, including, but not limited to level of service standards and travel demand measures, or other standards established by the county congestion management agency for designated roads or highways?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
--	--------------------------	--------------------------	-------------------------------------	--------------------------

c) Result in a change in air traffic patterns, including	<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
either an increase in traffic levels or a change in location that results in substantial safety risks?				
d) Alter waterborne, rail, or air traffic?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g. farm equipment)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f) Cause an effect upon, or a need for new or altered maintenance of roads?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
g) Cause an effect upon circulation during the project's construction?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
h) Result in inadequate emergency access or access to nearby uses?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
i) Conflict with adopted policies, plans or programs regarding public transit, bikeways or pedestrian facilities, or otherwise substantially decrease the performance or safety of such facilities?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source: Riverside County General Plan, Mead Valley Policy

Findings of Fact:

a) The project site is located within the Mead Valley Policy Area of the Riverside County General Plan. This is General Plan Amendment application only and will result in changing the land use from 5-acre minimum lots to 1-acre minimum lots. Details of a future implementing project will be reviewed in conjunction with any other circulation plans. Additionally, the land use amendment by itself is consistent with the existing circulation plans for the area. As a result, the impacts are less than significant.

b) The future implementing project will address any congestion management programs through standard fees and mitigation. As previously discussed, this is a programmatic level CEQA analysis. At this stage, the project does not provide the opportunity for physical disturbance of the site, as there is no associated development project. This project will result in amending the site's General Plan Foundation Component, 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, therefore there are no design changes to the streets or roads that may increase hazards due to road design. The proposed change does not conflict with any adopted policies regarding public transit, 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.

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.

**44. Bike Trails**

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

**Findings of Fact:**

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

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
--------------------------	--------------------------	--------------------------	-------------------------------------

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

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

**Findings of Fact:**

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

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

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

Monitoring: No monitoring is required.

**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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Department of Environmental Health Review

Findings of Fact:

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

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

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

**47. Solid Waste**

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

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

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

**Mitigation:** No mitigation is required.

**Monitoring:** No monitoring is required.

**48. Utilities**

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

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

**Source:** Application Materials

**Findings of Fact:**

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

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

**Mitigation:** No mitigation is required.

**Monitoring:** No monitoring is required.



	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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**49. Energy Conservation**

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

Source: Riverside County General Plan

Findings of Fact:

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

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

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

**MANDATORY FINDINGS OF SIGNIFICANCE**

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

Source: Staff review, Project Application Materials

Findings of Fact:

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

51. Does the project have impacts which are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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effects of a project are considerable when viewed in connection with the effects of past projects, other current projects and probable future projects)?

Source: Staff review, Project Application Materials

Findings of Fact:

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

52. Does the project have environmental effects that will cause substantial adverse effects on human beings, either directly or indirectly?

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, 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**

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,

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

**AIRPORT LAND USE COMMISSION  
RIVERSIDE COUNTY**



September 24, 2015

**CHAIR**  
Simon Housman  
Rancho Mirage

**VICE CHAIRMAN**  
Rod Ballance  
Riverside

**COMMISSIONERS**

Arthur Butler  
Riverside

Glen Holmes  
Hemet

John Lyon  
Riverside

Greg Pettis  
Cathedral City

Steve Manos  
Lake Elsinore

**STAFF**

Director  
Ed Cooper

John Guerin  
Russell Brady  
Barbara Santos

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

[www.rcaluc.org](http://www.rcaluc.org)

Mr. John Hildebrand, Contract Planner  
County of Riverside Planning Department  
4080 Lemon Street, 12<sup>th</sup> Floor  
Riverside, CA 92501  
[Via Hand Delivery]

**RE: AIRPORT LAND USE COMMISSION (ALUC) DEVELOPMENT REVIEW**

File No.: ZAP1145MA15  
Related File No.: GPA01036 (General Plan Amendment)  
APN: 343-180-002

Dear Mr. Hildebrand:

Under the delegation of the Riverside County Airport Land Use Commission (ALUC) pursuant to ALUC Resolution No. 2015-01 (as adopted on August 13, 2015), staff reviewed General Plan Amendment No. 1036 (GPA01036), a proposal to amend the General Plan (Mead Valley Area Plan) land use designation of the 4.19-acre parcel referenced above located at 21136 Steele Peak Drive (westerly of Read Street and extending northerly to Mountain Avenue) in the community of Good Hope from Rural: Rural Residential (R:RR) (5 acre minimum lot size) to Rural Community: Very Low Density Residential (RC:VLDR) (maximum one dwelling unit per acre).

The site is located within Airport Compatibility Zone E of the March Air Reserve Base/Inland Port Airport Influence Area (AIA). Within Compatibility Zone E, residential density is not restricted.

The elevation of Runway 14-32 at its southerly terminus is approximately 1,488 feet above mean sea level (1488 feet AMSL). The existing maximum site elevation is approximately 1752 feet AMSL. The existing R-R (Rural Residential) zone allows a maximum building height of 40 feet for single-family residences, for a total maximum elevation of 1792 feet AMSL. However, the site is located 38,600 feet from the runway at March Air Reserve Base/Inland Port Airport. The site is actually closer to Perris Valley Airport, but is just beyond the 20,000 foot radius from the runway at that airport. Therefore, Federal Aviation Administration (FAA) obstruction evaluation review for height/elevation reasons would not be required.

**AIRPORT LAND USE COMMISSION**

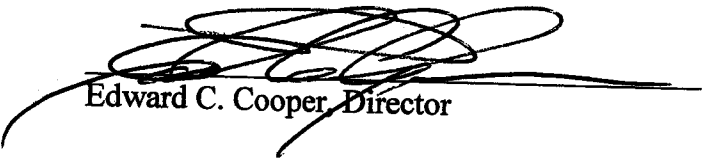
**September 24, 2015**

As ALUC Director, I hereby find the above-referenced General Plan Amendment **CONSISTENT** with the 2014 March Air Reserve Base/Inland Port Airport Land Use Compatibility Plan.

This finding of consistency relates to airport compatibility issues and does not necessarily constitute an endorsement of the proposed general plan amendment. As the site is located within Airport Compatibility Zone E, both the existing and the proposed general plan land use designations are consistent with the March ALUCP.

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

Sincerely,  
RIVERSIDE COUNTY AIRPORT LAND USE COMMISSION

  
Edward C. Cooper, Director

Attachment: Notice of Airport in Vicinity

cc: Miguel Sandoval (applicant/landowner) (Santa Fe Springs address)  
Miguel and Heriberta Sandoval/Martin and Mario Perez (additional landowners)  
Gary Gosliga, Airport Manager, March Inland Port Airport Authority  
Denise Hauser or Sonia Pierce, March Air Reserve Base  
ALUC Case File

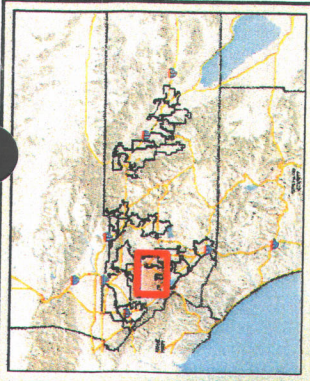
Y:\AIRPORT CASE FILES\March\ZAP1145MA15\ZAP1145MA15.LTR.doc

# NOTICE OF AIRPORT IN VICINITY

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

# GPA01036 - AIA Map

Within: March Air Reserve Base



**Legend**

- Airports
- AIA
- City Boundaries
- Cities
- adjacent\_highways
- Interstate
- Interstate 3
- State Highways, 60
- State Highways 3
- US HWY
- OUT
- highways\_large
- HWY
- INTERCHANGE
- INTERSTATE
- USHWY
- counties
- cities

**Notes**  
 APN: 343-180-002

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

0 11,575 23,150 Feet

REPORT PRINTED ON... 6/9/2015 7:48:32 AM

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# 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,



Dan Silver  
Executive Director

**COUNTY OF RIVERSIDE**  
**TRANSPORTATION AND LAND MANAGEMENT AGENCY**

George A. Johnson · Agency Director

**Planning Department**

Ron Goldman · Planning Director

July 27, 2009

**SUBJECT:** Initiation Proceedings for General Plan Amendment No. 1036  
(Foundation Amendment - Regular)

**SECTION:** Development Review – Riverside Office

**TO:** Clerk of the Board of Supervisors  
**FROM:** Planning Department

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

- |   |   |
|---|---|
| <input type="checkbox"/> Approve  | <input type="checkbox"/> Set for Hearing  |
| <input type="checkbox"/> Deny   | <input type="checkbox"/> Publish in Newspaper: Press Enterprise                                 |
| <input type="checkbox"/> Place on Policy Calendar   | <input type="checkbox"/> Adopt Mitigated Negative Declaration                                   |
| <input type="checkbox"/> Place on Consent Calendar  | <input type="checkbox"/> 10 Day <input type="checkbox"/> 20 Day <input type="checkbox"/> 30 day |
| <input type="checkbox"/> Place on Administrative Action   | <input type="checkbox"/> Certify Environmental Impact Report                                    |
| <input checked="" type="checkbox"/> Place on Section of Initiation Proceeding                   | <input type="checkbox"/> Notify Property Owners   |
| <input type="checkbox"/> File: NOD and Mit. Neg. Declaration                                    | <input type="checkbox"/> Labels provided  |
| <input type="checkbox"/> Labels provided:   | Controversial: <input type="checkbox"/> YES <input type="checkbox"/> NO                         |
| <input type="checkbox"/> If Set For Hearing:  |   |
| <input type="checkbox"/> 10 Day <input type="checkbox"/> 20 Day <input type="checkbox"/> 30 day |   |

**Designate Newspaper used by Planning Department for Notice of Hearing:** Press Enterprise

**Please include this item on the 09/21/09 agenda.**

**Clerk Of The Board**

Please charge your time to case number(s): GPA01036

**FILE COPY**

*Bos sent  
8/18/09  
[Signature]*

Y:\Advanced Planning\2008 FOUNDATION COMPONENT REVIEW\GPA Cases\GPA 1036\GPA 1036 BOS Package\GPA 1036 11 coversheet.doc

Riverside Office · 4080 Lemon Street, 9th Floor  
P.O. Box 1409, Riverside, California 92502-1409  
(951) 955-3200 · Fax (951) 955-3157

Desert Office · 38686 El Cerrito Road  
Palm Desert, California 92211  
(760) 863-8277 · Fax (760) 863-7555

*Emf  
8.17.09*

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



FROM: TLMA – Planning Department

SUBMITTAL DATE:  
July 30, 2009

**SUBJECT: GENRAL PLAN AMENDMENT NO. 1036** – Foundation-Regular – Applicant: Miguel Sandoval – Engineer/Representative: Miguel Sandoval - Fifth Supervisorial District - Good Hope Zoning Area - Mead Valley Area Plan: Rural: Rural Residential (RUR: RR) (5 Acre Minimum) – Location: Northerly of Stelle Peak Drive, easterly of Belita Drive, southerly of Mountain Avenue, and westerly of Read Street. - 4.19 Gross Acres - Zoning: Rural Residential (R-R) - **REQUEST:** This General Plan Amendment proposes to amend the General Plan Foundation Component of the subject site from Rural to Rural Community and to amend the land use designation of the subject site from Rural Residential (RUR:RR) (5 Acre Minimum) Very Low Density Residential (RC:VLDR) (1 AC. Min.) - APN: 343-180-002

**RECOMMENDED MOTION:**

The Planning Director recommends that the Board of Supervisors adopt an order initiating proceedings for 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:th

(CONTINUED ON ATTACHED PAGE)

REVIEWED BY EXECUTIVE OFFICE

DATE

Tina Grande  
Departmental Concurrence

Policy

Policy

Consent

Consent

Dep't Reconnim.:

Per Exec. Ofc.:

Prev. Agn. Ref.

District: Fifth

Agenda Number:

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.

**PLANNING COMMISSION  
MINUTE ORDER JULY 22, 2009  
RIVERSIDE COUNTY ADMINISTRATIVE CENTER**

**I. AGENDA ITEM 7.3: GENRAL PLAN AMENDMENT NO. 1036** – Foundation-Regular – Applicant: Miguel Sandoval – Engineer/Representative: Miguel Sandoval - Fifth Supervisorial District - Good Hope Zoning Area - Mead Valley Area Plan: Rural: Rural Residential (RUR: RR) (5 Acre Minimum) – Location: Northerly of Stelle Peak Drive, easterly of Belita Drive, southerly of Mountain Avenue, and westerly of Read Street. - 4.19 Gross Acres - Zoning: Rural Residential (R-R) - APN: 343-180-002.

**II. PROJECT DESCRIPTION**

This General Plan Amendment proposes to amend the General Plan Foundation Component of the subject site from Rural to Rural Community and to amend the land use designation of the subject site from Rural Residential (RUR:RR) (5 Acre Minimum) Very Low Density Residential (RC:VLDR) (1 Acre Minimum).

**III. MEETING SUMMARY**

The following staff presented the subject proposal:

Project Planner, Tamara Harrison at 951-955-9721 or e-mail [tharriso@rctlma.org](mailto:tharriso@rctlma.org).

The following spoke in favor of the subject proposal:

Mike Dunn, Applicant, 3520 Cadillac Ave. Ste. B., Costa Mesa, California 92626

No one spoke in favor, neutral or in opposition of the subject proposal.

**IV. CONTROVERSIAL ISSUES**

NONE

**V. PLANNING COMMISSION ACTION**

The Planning Commission, recommended to the Board of Supervisors;

**INITIATION OF THE GENERAL PLAN AMENDMENT.**

**VI. CD**

The entire discussion of this agenda item can be found on CD. For a copy of the CD, please contact Chantell Griffin, Planning Commission Secretary, at (951) 955-3251 or E-mail at [cgriffin@rctlma.org](mailto:cgriffin@rctlma.org).

Agenda Item No.: 7.3  
Area Plan: Mead Valley  
Zoning District: Good Hope Area  
Supervisorial District: Fifth  
Project Planner: Tamara Harrison  
Planning Commission: July 22, 2009

General Plan Amendment No. 1036  
Applicant: Miguei Sandoval  
Engineer/Representative: Same As Applicant

## COUNTY OF RIVERSIDE PLANNING DIRECTOR'S REPORT AND RECOMMENDATIONS

### RECOMMENDATIONS:

The Planning Director recommends the adoption of an order initiating proceedings for General Plan Amendment No. 1036 from Rural: Rural Residential to Rural Community: Very Low Density Residential and the Planning Commission made the comments below. The Planning Director continues to recommend the adoption of an order to initiate proceedings from RUR-RR to RC-VLDR. For additional information regarding this case, see the attached Planning Department Staff Report(s).

### PLANNING COMMISSION COMMENTS TO THE PLANNING DIRECTOR:

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

**Commissioner John Roth:** Commissioner Roth commented that according to the applicant's justification for the amendment that was provided with the General Plan Amendment application, the applicant ultimately only wants to accommodate 2 homes for the subject site. Commissioner Roth felt that the applicant's proposal of Rural Community: Very Low Density Residential would be too dense of a designation for the applicant's ultimate goals and that a designation of Rural Community: Estate Density Residential would be a more realistic designation.

**Commissioner John Snell:** No Comments

**Commissioner John Petty:** No Comments

**Commissioner Jim Porras:** No Comments

**Commissioner Jan Zuppardo:** Commissioner Zuppardo inquired about the number of utility stub-outs that are available at the site. It was explained that per the applicant's justification letter there are 2 stub-outs at the site. Commissioner Zuppardo then commented to recommend initiation to Rural Community: Estate Density Residential.

**Agenda Item No.: 7.3**  
**Area Plan: Mead Valley**  
**Zoning District: Good Hope Area**  
**Supervisorial District: Fifth**  
**Project Planner: Tamara Harrison**  
**Planning Commission: July 22, 2009**

**General Plan Amendment No. 1036**  
**Applicant: Miguel Sandoval**  
**Engineer/Representative: Same as Applicant**

## **COUNTY OF RIVERSIDE PLANNING STAFF REPORT**

### **PROJECT DESCRIPTION AND LOCATION:**

The applicant proposes to amend the General Plan Foundation Component and land use designation from "Rural: Rural Residential" (RUR: RR) to "Rural Community: Very Low Density Residential" (RC: VLDR) for an approximately 4.19-acre property. The project is located northerly of Steele Peak Drive, easterly of Belita Drive, southerly of Mountain Avenue and westerly of Read Street.

### **POTENTIAL ISSUES OF CONCERN:**

The subject site is located in the "Good Hope" community within the "Mead Valley" area plan. The site is also located within the City of Perris's Sphere of Influence. "Good Hope" is characterized as a remote community with scattered commercial and industrial developments. A number of land use designations within the Rural, Rural Community and Community Development Foundation Components can be found within the community. The Rural Community: Very Low Density Residential (1-acre minimum) designation can be found to the east of the subject site across Read Street as well as in other areas to the northeast and the southeast of the site. The subject site is directly adjacent to 1-acre lots to the east and the southwest. The applicant's proposal for RC: VLDR would continue the pattern of 1-acre lots that has already been established in the site's immediate vicinity.

The site has been identified as being within a State responsibility high fire area. In addition to the avoidance of building, the General Plan Safety Element identifies other methods to mitigate potential fire hazards including setbacks, fuel treatment, low fuel landscaping and fire retardant building techniques. Unless otherwise determined by the County Fire Chief, the Safety Element requires secondary public access for the areas that are proposing developments. The subject site currently has 2 access points, Mountain Avenue provides access from the north of the site and Steele Peak Drive provides access from the south of the site. The site has not been identified as having any other potential hazards such as flooding, faulting or landslides; therefore, the proposal does not create any inconsistencies amongst the elements of the General Plan.

The applicant intends to use subsurface sewage disposal systems given the size of the desired lots and water is available at the corner of Mountain Avenue and Read Street as well as in Steele Peak Drive.

### **RECOMMENDATIONS:**

The Planning Director recommends adoption of an order initiating proceedings for General Plan Amendment No. 1036 from Rural: Rural Residential to Rural Community: Very Low Density Residential. The adoption of such an order does not imply that the proposed General Plan Amendment will be approved.

**INFORMATIONAL ITEMS:**

1. This project was filed with the Planning Department on February 15, 2008.
2. Deposit Based Fees charged for this project as of the time of staff report preparation, total \$2141.36.
3. The project site is currently designated as Assessor's Parcel Number 343-180-002.