

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



502B

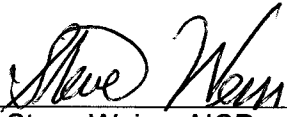
FROM: TLMA- Planning Department

SUBMITTAL DATE:
January 04, 2016

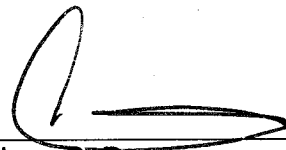
GENERAL PLAN AMENDMENT NO. 948 (Foundation and Entitlement/Policy Amendment) – Intent to adopt a Negative Declaration – APPLICANT: David Rodriguez – Fifth Supervisorial District – AREA PLAN: The Pass – ZONE DISTRICT: Cherry Valley – ZONE: General Commercial (C-1/C-P) – POLICY AREA: Cherry Valley – LOCATION: North of Cherry Valley Boulevard, west of Mountain View Avenue, south of Vineland Street, east of Nancy Avenue – PROJECT SIZE: 10.0-acres – REQUEST: The General Plan Amendment proposes to amend the project site’s General Plan Foundation Component from Rural Community (RC) to Community Development (CD) and amend its General Plan Land Use Designation from Very Low Density Residential (VLDR) (1-Acre Minimum) to Commercial Retail (CR) (0.20-0.35 FAR) on two parcels, totaling 10.0-acres, located within The Pass Area Plan. Deposit Based Funds 100%.

RECOMMENDED MOTION: The Planning Commission and Staff Recommend that the Board of Supervisors:

- ADOPT** a **NEGATIVE DECLARATION** for **ENVIRONMENTAL ASSESSMENT NO. 41771**, based on the findings incorporated in the initial study and the conclusion that the project will not have a significant effect on the environment; and


Steve Weiss, AICP
Planning Director

(Continued on next page)

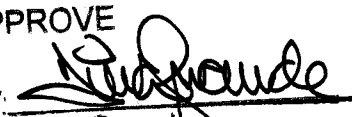

Juan C. Perez
TLMA Director

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

SOURCE OF FUNDS:	Budget Adjustment:
	For Fiscal Year:

C.E.O. RECOMMENDATION: Deposit Based Funds

APPROVE

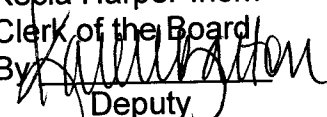
BY: 
Tina Grande

County Executive Office Signature

MINUTES OF THE BOARD OF SUPERVISORS

On motion of Supervisor Ashley, seconded by Supervisor Jeffries 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: 
Deputy

Prev. Agn. Ref.: | **District: 5** | **Agenda Number:**

16-5

Departmental Concurrence

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

**SUBMITTAL TO THE BOARD OF SUPERVISORS, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA
FORM 11: GENERAL PLAN AMENDMENT NO. 948**

DATE: January 4, 2016

PAGE: Page 2 of 3

2. **TENTATIVELY APPROVE General Plan Amendment No. 948**, to amend the project site's General Plan Foundation Component from Rural Community (RC) to Community Development (CD) and amend its General Plan Land Use Designation from Very Low Density Residential (VLDR) (1-Acre Minimum) to Commercial Retail (CR) (0.20-0.35 FAR) in accordance with the Proposed General Plan Land Use Exhibit #6; based on the findings and conclusions incorporated in the staff report; and, pending final adoption of the General Plan Amendment Resolution by the Board of Supervisors.

BACKGROUND:

Summary

Project Scope

This General Plan Amendment proposes to amend the project site's General Plan Foundation Component from Rural Community (RC) to Community Development (CD) and amend its General Plan Land Use Designation from Very Low Density Residential (VLDR) (1-Acre Minimum) to Commercial Retail (CR) (0.20-0.35 FAR) on two parcels, totaling 10.0-acres, located within The Pass Area Plan

General Plan Initiation Proceedings ("GPIP")

This project was submitted to the County of Riverside on February 14, 2008, during the 2008 General Plan Review Cycle application period and was recommended for initiation to the Board of Supervisors. On May 19, 2009, the Riverside County Board of Supervisors adopted an order initiating proceedings for General Plan Amendment No. 948.

Planning Commission

This project was considered during the October 22, 2015 Planning Commission hearing and resulted in an approval recommendation to the Board of Supervisors. After the Planning Commission's action on the project, the applicant conveyed to staff that he was in escrow for purchase of the adjacent property (APN: 405-130-011), as he was able to reach an agreement with the owner. This purchase is in compliance with the original GPIP recommendation to acquire the property; however, throughout the project review process, the applicant had been unable to acquire it until now. In order for the Planning Commission to reconsider the project with the additional parcel, staff updated the environmental document to include the parcel and re-noticed the public hearing before the Planning Commission. The Planning Commission considered the modified project and environmental document on December 2, 2015, rescinded its previous action and recommended approval of the project, including the additional parcel, to the Board of Supervisors by a vote of 5-0.

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. This project will result in no significant impacts.

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.

**SUBMITTAL TO THE BOARD OF SUPERVISORS, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA
FORM 11: GENERAL PLAN AMENDMENT NO. 948**

DATE: January 4, 2016

PAGE: Page 3 of 3

Impact on Citizens and Businesses

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

SUPPLEMENTAL:

Additional Fiscal Information

N/A

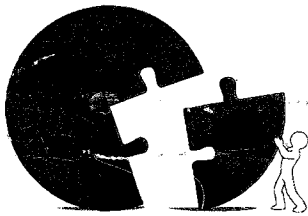
Contract History and Price Reasonableness

N/A

ATTACHMENTS:

A. Planning Commission Minutes

B. Planning Commission Staff Report



RIVERSIDE COUNTY
PLANNING DEPARTMENT

Original

5023

Steve Weiss, AICP
Planning Director

DATE: 01/05/2016

TO: Clerk of the Board of Supervisors

FROM: Planning Department - Riverside Office

SUBJECT: General Plan Amendment No. 948

(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: (5th 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:
(5th Dist) Press Enterprise

SCHEDULE FOR 02/02/2016 BOS HEARING

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

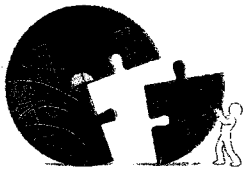
Riverside Office · 4080 Lemon Street, 12th Floor
P.O. Box 1409, Riverside, California 92502-1409
(951) 955-3200 · Fax (951) 955-1811

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

Attachment A:
Planning Commission Minutes



RIVERSIDE COUNTY
PLANNING DEPARTMENT

**PLANNING COMMISSION
MINUTE ORDER
DECEMBER 2, 2015**

I. AGENDA ITEM 4.3

GENERAL PLAN AMENDMENT NO. 948 (FOUNDATION AND ENTITLEMENT/POLICY) –

Intent to Adopt a Negative Declaration – Applicant: David Rodriguez – Engineer/Representative: Ed Cepeda – Fifth Supervisorial District – Area Plan: The Pass – Zone District: Cherry Valley – Zone: General Commercial (C-1/C-P) – Policy Area: Cherry Valley – Location: Northerly of Cherry Valley Boulevard, westerly of Mountain View Avenue, southerly of Vineland Street, easterly of Nancy Avenue – Project Size: 8.67 Acres.

II. PROJECT DESCRIPTION:

Proposal to amend the project site's General Plan Foundation Component from Rural Community (RC) to Community Development (CD) and amend its Land Use Designation from Very Low Density Residential (VLDR) (1-Acre Minimum) to Commercial Retail (CR) (0.20-0.35 Floor Area Ratio) on one parcel, totaling 8.67 acres.

III. MEETING SUMMARY:

The following staff presented the subject proposal:

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

- David Rodriguez, Applicant, P.O. Box 8307, Beaumont 92223 (909) 843-5950 spoke in **favor** of the proposed project.
- No one spoke in a neutral position or in opposition.

IV. CONTROVERSIAL ISSUES:

None.

V. PLANNING COMMISSION ACTION:

Public Comments: CLOSED

Motion by Chairman Valdivia, 2nd by Commissioner (in auditable),

A vote of 5-0,

RECINDED PLANNING COMMISSION RESOLUTION NO. 2015-012; and,

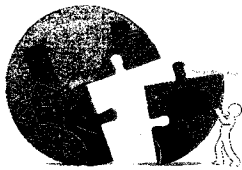
ADOPTED PLANNING COMMISSION RESOLUTION No. 2015-028; and,

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

ADOPT a NEGATIVE DECLARATION for ENVIRONMENTAL ASSESSMENT NO. 41776; and,

TENTATIVELY APPROVE GENERAL PLAN AMENDMENT NO. 948, as modified at hearing.

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



RIVERSIDE COUNTY
PLANNING DEPARTMENT

**PLANNING COMMISSION
MINUTE ORDER
OCTOBER 21, 2015**

I. AGENDA ITEM 4.2

GENERAL PLAN AMENDMENT NO. 948 (FOUNDATION AND ENTITLEMENT/POLICY) –

Intent to Adopt a Negative Declaration – Applicant: David Rodriguez – Engineer/Representative: Ed Cepeda – Fifth Supervisorial District – Area Plan: The Pass – Zone District: Cherry Valley – Zone: General Commercial (C-1/C-P) – Policy Area: Cherry Valley – Location: Northerly of Cherry Valley Boulevard, westerly of Mountain View Avenue, southerly of Vineland Street, easterly of Nancy Avenue – Project Size: 8.67 Acres.

II. PROJECT DESCRIPTION:

Proposal to amend the project site's General Plan Foundation Component from Rural Community (RC) to Community Development (CD) and amend its Land Use Designation from Very Low Density Residential (VLDR) (1-Acre Minimum) to Commercial Retail (CR) (0.20-0.35 Floor Area Ratio) on one parcel, totaling 8.67 acres.

III. MEETING SUMMARY:

The following staff presented the subject proposal:

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

No one spoke in favor, in opposition, or in a neutral position to the proposed project.

IV. CONTROVERSIAL ISSUES:

None.

V. PLANNING COMMISSION ACTION:

Public Comments: **CLOSED**

Motion by Commissioner Valdivia, 2nd by Commissioner Taylor Berger

A vote of 4-0 (Commissioner Hake absent)

ADOPTED PLANNING COMMISSION RESOLUTION No. 2015-012; and,

ADOPTED a **NEGATIVE DECLARATION for **ENVIRONMENTAL ASSESSMENT NO. 41776;**
and,**

TENTATIVELY APPROVED GENERAL PLAN AMENDMENT NO. 948.

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.


RECEIVED
STATE ARCHIVES
2002 MAR

Attachment B:

Planning Commission Report Package

Agenda Item No.:
Area Plan: The Pass
Zoning District: Cherry Valley
Supervisory District: Fifth
Project Planner: John Earle Hildebrand III
Planning Commission: December 2, 2015

General Plan Amendment No. 948
Environmental Assessment No. 41776
Applicant: David Rodriguez
Engineer/Representative: Ed Cepeda



Steve Weiss, AICP
 Planning Director

COUNTY OF RIVERSIDE PLANNING DEPARTMENT STAFF REPORT

PROJECT DESCRIPTION AND LOCATION:

GENERAL PLAN AMENDMENT NO. 948 (Foundation and Entitlement/Policy Amendment) – Proposal to amend the project site's General Plan Foundation Component from Rural Community (RC) to Community Development (CD) and to amend its General Plan Land Use Designation from Very Low Density Residential (RC:VLDR) (1-Acre Minimum) to Commercial Retail (CD:CR) (0.20-0.35 Floor Area Ratio) on two parcels, totaling 10 acres, located north of Cherry Valley Boulevard, west of Mountain View Avenue, south of Vineland Street, east of Nancy Avenue, within The Pass Area Plan.

BACKGROUND:

General Plan Initiation Proceedings ("GPIP")

This project was submitted on February 14, 2008, during the 2008 General Plan Review Cycle application period and was recommended for initiation. On May 19, 2009, the Riverside County Board of Supervisors adopted an order initiating proceedings for General Plan Amendment No. 948. The GPIP report package is included with this report, as an attachment. GPA No. 948 (the "project") is now being taken forward for consideration.

SB 18 and AB 52 Tribal Consultations

Pursuant to SB 18 requirements, Riverside County staff previously requested a list from the Native American Heritage Commission ("NAHC") of Native American Tribes whose historical extent includes the project site. Consultation request notices were sent to each of the Tribes on the list on May 15, 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. Although County staff received no specific requests for consultation within the 30-day period, the Pechanga Tribe has requested in general, they be notified for potential consultation. Staff discussed the project during a conference call and concluded that since this project includes a General Plan Amendment and Change of Zone only, resulting in no ground disturbance, no further consultation is required. Additionally, in accordance with AB 52, County staff will again notice the Pechanga Tribe, as well as all other requesting Tribes, at the time an implementing project is submitted.

ISSUES OF POTENTIAL CONCERN:

GPIP Provision

A provision that was imposed during the initiation proceedings by the Planning Commission, requested that the applicant acquire the adjacent property to the east (APN: 405-130-011) for purpose of inclusion into any future implementing project. Applicant David Rodriguez contacted the adjacent property owner in June 2015, who did not have a reasonable desire to sell the property. The project applicant conducted due diligence; however, acquisition of the adjacent property at this time is unfeasible.

GPIP Provision Update

This project was considered during the October 22, 2015 Planning Commission hearing. The Planning Commission took action to approve the project, which resulted in their recommendation of approval to the Board of Supervisors. After the hearing had closed, the applicant conveyed to staff that he was in escrow for purchase of the adjacent property (APN: 405-130-011), as he was able to reach an agreement with the owner. The original environmental review of this project analyzed only one parcel and as a result, the October 22, 2015 Planning Commission Resolution (No. 2015-012) has been rescinded. Since the time of the hearing, the environmental review has been amended to include the additional parcel, which has still resulted in preparation of a Negative Declaration of environmental effects. This project has been re-noticed pursuant to the standard Riverside County 20-day noticing requirements and includes the updated description reflecting the additional property.

The Pass Area Plan – Cherry Valley Policy Area

The project site is located within The Pass Area Plan and specifically within the Cherry Valley Policy Area. This project meets the requirements of each of the following Cherry Valley policies, which were established to protect the area through managing growth in certain areas while preserving its existing rural character:

PAP 3.1 – Require a minimum lot size of one acre for properties within the Rural Community Foundation Component within the Cherry Valley Policy Area, except for properties within one-half mile for the San Bernardino County Line.

- This project includes a General Plan Amendment only. There is no concurrent subdivision or other implementing development project. The project site is 10 acres in area and is located further than one-half mile from the San Bernardino County Line. As a result, this project is consistent with PAP 3.1.

PAP 3.2 – Encourage local serving commercial development along Beaumont Avenue within the Cherry Valley Policy Area.

- The project site is located to the west of Beaumont Avenue, less than a quarter mile away, and is considered a logical extension of the existing commercial corridor in the area. Furthermore, the properties to the south of the project site, across Cherry Valley Boulevard, have a Commercial Zone designation. This project meets the requirements of PAP 3.2.

PAP 3.3 – Encourage the creation and maintenance of multi-purpose trails through the Cherry Valley area by using existing flood control easements and underutilized road rights-of-way.

- This project includes a General Plan Amendment only. While this type of project will not itself create trails, it meets the requirements of this policy, because the policy will be implemented when any future development project is proposed, and this project does not in any way prevent a

multi-purpose trail. A portion of the project site to the east, abuts an existing channelized flood control basin. This provides an opportunity to potentially establish a multi-purpose trail segment in conjunction with a future implementing project. An analysis to determine the feasibility of constructing a trail will occur when a development project is submitted. As a result, this project will comply with PAP 3.3 at the time any future development project is proposed.

General Plan Amendment Findings

This project includes both a Regular Foundation Amendment and an Entitlement/Policy Amendment. A Regular Foundation Amendment application is allowed to be submitted only during a General Plan Review Cycle, which was previously every five (5) years and is now every eight (8) years. This project was submitted on February 14, 2008, within the 2008 General Plan Review Cycle application period. A Regular Foundation Amendment is required to adhere to a two-step approval process; whereby the first step is for the Board of Supervisors to adopt an order to initiate the Amendment proceedings. The second step, after initiation, is for the proposed Regular Foundation Amendment to go through the entitlement process, where the project will be prepared for both Planning Commission recommendation and Board of Supervisors consideration.

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

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

New Circumstance

To the southeast of the project site, the new Beaumont High School was constructed in 2005. As a result of the new high school, additional service commercial properties adjacent to the school are needed in support of the areas growth and service needs. In addition, properties immediately adjacent to a school are generally not conducive for residential, due to the impacts of noise and traffic generated by the school. As a result of the new school and potential impacts from the school itself, the surrounding Land Use pattern is changing, creating a new circumstance since the 2003 General Plan update.

Riverside County Vision

The existing General Plan Land Use for the property is Very Low Density Residential, which requires development at one residential dwelling unit per acre. The Riverside County General Plan Vision element discusses many concepts, which are separated by categories and include housing, population growth, healthy communities, conservation, transportation, and several others. The Vision itself is the County's blueprint for long-term, managed and sustainable growth, but is also flexible to adapt when market conditions and other external forces fundamentally shift land use patterns and development. 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 discusses the downsides of random sprawl and focusing on where the growth and new development can be accommodated. Changing the project site's General Plan Foundation Component to Community Development will enable the site to be

developed with a commercial use, which will allow for a more appropriate framework of uses, consistent with future development in the area.

Internal Consistency

Staff has reviewed this proposed General Plan Foundation Component Amendment, in conjunction with each of the ten (10) Riverside County General Plan elements, including Vision, Land Use, Circulation, Multi-Purpose Open Space, Safety, Noise, Housing, Air Quality, Healthy Communities, and Administration, and has determined that this Foundation change is in conformance. As a result, this proposed Regular Foundation Amendment and Entitlement/Policy Amendment will not create an inconsistency with any of the General Plan elements. Furthermore, any future implementing development project will be required to adhere to all applicable Riverside County Zoning codes, relating to architecture, site planning, landscaping, and transportation, as well as all applicable California State building codes. For these reasons, this proposed project will not create an internal inconsistency among the elements of the General Plan.

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 element of the Riverside County General Plan through providing a logical extension of similar commercial land uses in proximity to each other. In addition, this proposed Entitlement/Policy Amendment is also consistent with the Vision Element. Under Jobs and the Economy section of the Vision Element, No. 2 states, "Jobs/housing balance is significantly improved overall, as well as within subregions of the County." Additional commercial property in the area, supports this vision through providing a better mix of uses, which could create new commercial activities leading to job growth.

b) *Any General Plan Principle; or*

Appendix B: General Planning Principles, within the Riverside County General Plan, consists of seven (7) categories, including Community Development, Environmental Protection, Transportation, Community Design, Agricultural, Rural Development, and Economic Development. This project has been reviewed in conjunction with these categories and staff has determined that the project is consistent with the planning principles contained within. Specifically, there are two principles that are of special 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 changing from rural to suburban. Some of the service commercial areas along the adjacent street networks have been developed and will continue to be developed in anticipation of future growth in the area.

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

c) Any Foundation Component designation in the General Plan.

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

3) (ENTITLEMENT/POLICY FINDING) The proposed amendment would either contribute to the achievement of the purposes of the General Plan or, at a minimum, would not be detrimental to them.

One of the primary goals of the Riverside County General Plan is to enable orderly and managed growth throughout the County. Policy LU 3.1(b) of the General Plan Land Use element states, "Assist in and promote the development of infill and underutilized parcels which are located in the Community Development areas, as identified on the General Plan Land Use Map." This General Plan will result in changing the project site from residential to commercial. The location of the project site, adjacent to a major vehicular corridor, is better suited to support commercial uses, rather than residential. As a result, this change in Land Use will further the General Plan's goals though enabling infill commercial development.

Additionally, Policy LU 23.1 of the General Plan Land Use element states, "Accommodate the development of commercial uses in areas appropriately designated by the General Plan and Area Plan Land Use maps." This General Plan Amendment will also result in a logical extension of the area's existing commercial core, which fronts both Cherry Valley Boulevard and also Beaumont Avenue.

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

As stated in the above finding, Beaumont High School was constructed in 2005 with the first school year initiated in the years 2005-2006, creating a new land use for the area. This has resulted in a pattern of land use change around the area, through an extension of commercial properties along the primary transportation corridor of Cherry Valley Boulevard, which is a designated arterial road. In addition, residential properties immediately adjacent to the high school could be negatively impacted by traffic and noise, creating an incompatible land use. This change from residential to commercial will establish a more appropriate transition of land uses, moving away from the school location. As a result, this General Plan Amendment is a reasonable change based upon the new circumstance.

SUMMARY OF FINDINGS:

- | | |
|---|---|
| 1. Existing Foundation General Plan Land Use (Ex #6): | Rural Community (RC) |
| 2. Proposed Foundation General Plan Land Use (Ex #6): | Community Development (CD) |
| 3. Existing General Plan Land Use (Ex #6): | Very Low Density Residential (VLDR) (1-Acre Minimum) |
| 4. Proposed General Plan Land Use (Ex #6): | Commercial Retail (CR) (0.20-0.35 Floor Area Ratio) |
| 5. Surrounding General Plan Land Use (Ex #6): | High Density Residential (HDR), Commercial Retail (CR), Very Low Density Residential (VLDR) |
| 6. Existing Zoning (Ex #2): | General Commercial (C-1/C-P) |
| 7. Proposed Zoning: | N/A |
| 8. Surrounding Zoning (Ex #2): | One Family Dwellings Mountain Resort (R-A-1), Light Agriculture (One Acre Minimum) (A-1-1), General Commercial (C-1/C-P), One-Family Dwelling (R-1), Mobile Home Subdivisions & Mobile Home Parks (R-T), City of Beaumont |
| 9. Existing Land Use (Ex #1): | Vacant Land |
| 10. Surrounding Land Use (Ex #1): | Single-Family Residential, Mobile Home Park, Beaumont High School, Commercial |
| 11. Project Size (Ex #1): | Total Acreage: 10 Acres |
| 12. Environmental Concerns: | See Environmental Assessment No. 41776 |

RECOMMENDATIONS:

ADOPT PLANNING COMMISSION RESOLUTION No. 2015-028 recommending adoption of General Plan Amendment No. 948 to the Riverside County Board of Supervisors;

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

ADOPT a **NEGATIVE DECLARATION** for **ENVIRONMENTAL ASSESSMENT NO. 41776**, 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. 948 amending the project site's General Plan Foundation Component from Rural Community (RC) to Community Development (CD) and amending its General Plan Land Use Designation from Very Low Density Residential (RC:VLDR) (1-Acre Minimum) to Commercial Retail (CD:CR) (0.20-0.35 Floor Area Ratio) in accordance with the Proposed General Plan Land Use Exhibit #6; based on the findings and conclusions incorporated in the staff report; and, pending final adoption of the General Plan Amendment Resolution by the Board of Supervisors.

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

1. The project site has a General Plan Land Use of Rural Community: Very Low Density Residential (RC:VLDR) (1-Acre Minimum) and is located within the Pass Area Plan.
2. The project site is surrounded by properties which have a General Plan Land Use of High Density Residential (HDR) to the east, Commercial Retail (CR) to the south, and Very Low Density Residential (VLDR) to the west.
3. This Foundation Amendment – Regular and Entitlement/Policy Amendment will result in a Land Use change to Commercial Retail (CD:CR) (0.20-0.35 Floor Area Ratio), which will bring into conformance the existing underlying Zoning designation of General Commercial (C-1/C-P).
4. The required findings for a Foundation Amendment – Regular and an Entitlement/Policy Amendment are substantially the same in both the Administrative Element of the Riverside County General Plan and Sections 2.4 and 2.5 of Ordinance No. 348. This project is consistent with both.
5. Staff has concluded that this project will not create an inconsistency between any of the Riverside County General Plan elements. Staff has reviewed this project in conjunction with each of the ten (10) Riverside County General Plan elements, including 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.
6. Staff has concluded that this project does not conflict with nor does it require any changes to the Riverside County Vision element. Furthermore, this project will result in a land use change to Commercial, which is a logical extension of the existing commercial corridor in the area, enabling future infill development.
7. The Riverside County General Plan is the guiding document which enables the orderly and managed growth throughout the County. Policy LU 23.1 of the General Plan Land Use element states, "Accommodate the development of commercial uses in areas appropriately designated by the General Plan and Area Plan land use maps." This General Plan Amendment will result in a logical extension of the area's commercial core, which fronts both Cherry Valley Boulevard and also Beaumont Avenue. This change in land use will further the General Plan's goals though enabling infill development and providing commercial property in an appropriate location.
8. Appendix B: General Planning Principles, within the Riverside County General Plan, consists of seven (7) categories, including Community Development, Environmental Protection, Transportation, Community Design, Agricultural, Rural Development, and Economic Development. Staff has concluded that this project is consistent with each of these planning principle categories.
9. The construction of Beaumont High School in 2005, represents a special circumstance which has resulted in an ongoing pattern of land use change around the area, through an extension of commercial properties along the primary transportation corridor of Cherry Valley Boulevard, a designated arterial road. Staff has concluded that this is a reasonable change based upon the new circumstance and supports the pattern of ongoing land use change.
10. The project site has a Zoning designation of General Commercial (C-1/C-P).

11. The project site is surrounded by properties which have a Zoning designation of One Family Dwellings Mountain Resort (R-A-1) to the north, Light Agriculture (One Acre Minimum) (A-1-1) to the west, General Commercial (C-1/C-P) to the south, Mobile Home Subdivision & Mobile Home Parks (R-T) to the east, and the City of Beaumont is located to the southeast.
12. Single-Family Residential, Mobile Home Park, Beaumont High School, various Commercial uses have been constructed and are in operation around the project site.
13. The project site is not located within a Criteria Cell of the Multi-Species Habitat Conservation Plan ("MSHCP").
14. The project site is located within a "Low" wildfire hazard zone.
15. Environmental Assessment No. 41776 identified no potentially significant impacts, and resulted in a Negative Declaration of environmental effects.

CONCLUSIONS:

1. The proposed project is in conformance with the Community Development: Commercial Retail (CD:CR) (0.20-0.35 Floor Area Ratio) Land Use, and with all other elements of the Riverside County General Plan.
2. The proposed project is consistent with the General Commercial (C-1/C-P) zoning classification of Ordinance No. 348, and with all other applicable provisions of Ordinance No. 348.
3. The public's health, safety, and general welfare are protected through project design.
4. The proposed project is compatible with the present and future logical development of the area.
5. The proposed project will not have a significant negative effect on the environment.
6. The proposed project will not preclude reserve design for the Western Riverside County Multiple Species Habitat Conservation Plan ("WRCMSHCP").

INFORMATIONAL ITEMS:

1. As of this writing, no letters, in support or opposition have been received.
2. The project site **is not** located within:
 - a. A designated City's sphere of influence; or
 - b. The boundaries of a City; or
 - c. A Criteria Cell of the Multi-Species Habitat Conservation Plan ("MSHCP"); or
 - d. An Airport Influence Area ("AIA"); or
 - e. A 100-year flood plain, an area drainage plan, or dam inundation area; or
 - f. A "High" wildfire hazard zone; or
 - g. A State Responsibility area.
3. The project site **is** located within:
 - a. The Cherry Valley County Service Area (CSA #27); and
 - b. "Low" liquefaction area.

4. The project site is currently designated as Assessor's Parcel Numbers: 405-130-011 and 405-130-018.

2
3 **RESOLUTION NO. 2015-028**
4 **RECOMMENDING ADOPTION OF**
5 **GENERAL PLAN AMENDMENT NO. 948**
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 December 2, 2015, to consider the above-referenced matter; and,

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

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

17 **BE IT RESOLVED, FOUND, DETERMINED, AND ORDERED** by the Planning
18 Commission of the County of Riverside, in regular session assembled on December 2, 2015, that it has
19 reviewed and considered the environmental document prepared or relied on and recommends the
20 following based on the staff report and the findings and conclusions stated therein:
21

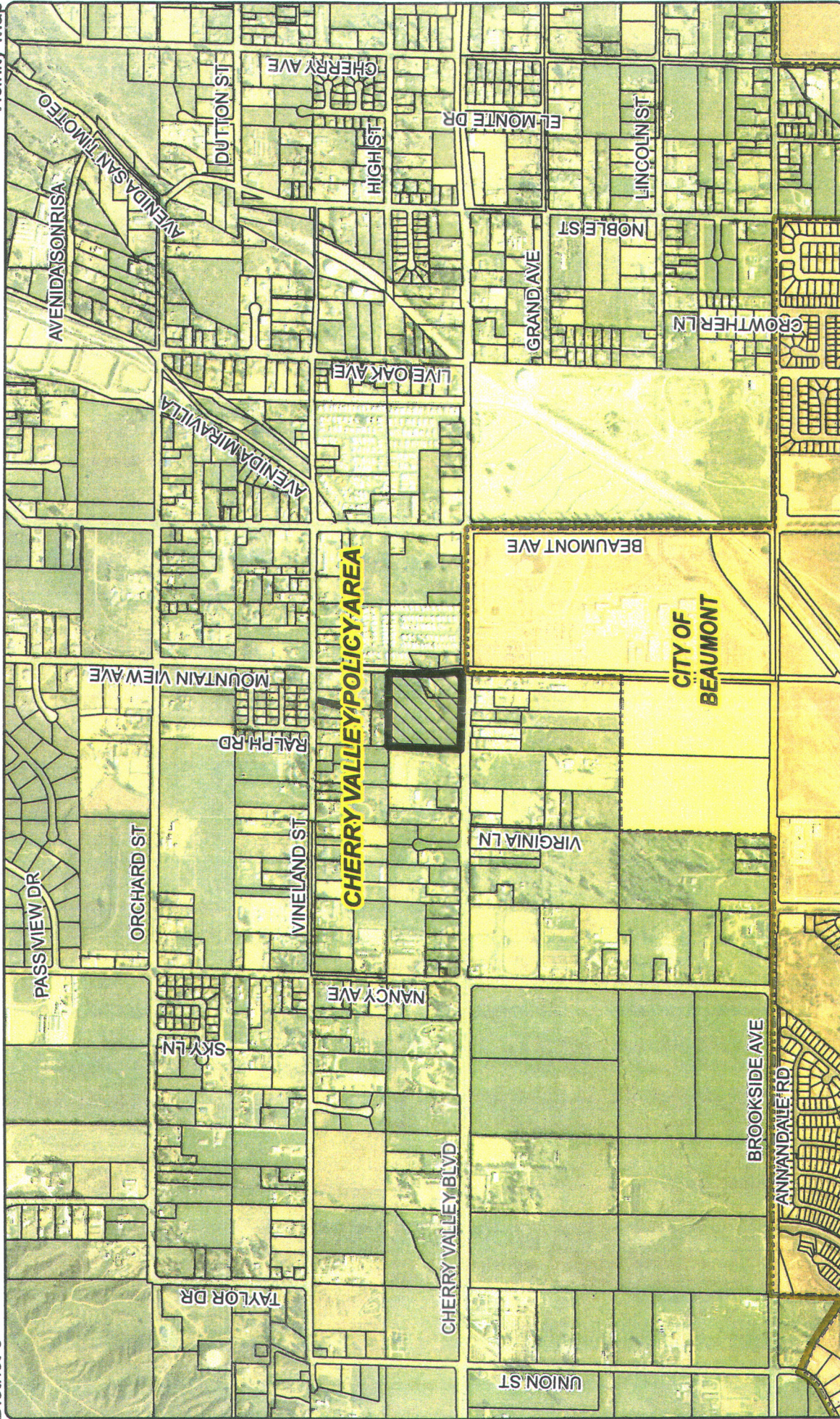
22 **ADOPTION** of the Negative Declaration environmental document, Environmental Assessment
23 File No. 41776; and
24

25 **ADOPTION** of General Plan Amendment No. 948
26
27
28

RIVERSIDE COUNTY PLANNING DEPARTMENT
GPA00948
VICINITY/POLICY AREAS

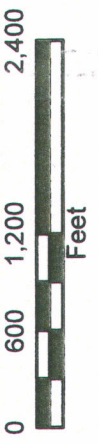
Supervisor Ashley
 District 5

Date Drawn: 10/23/2015
 Vicinity Map



Zoning District: Cherry Valley

Author: Vinnie Nguyen



DISCLAIMER: On October 7, 2001, the County of Riverside adopted a new General Plan. 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)945-2777 (Eastern County) or Website: <http://www.riverside.ca.gov>

RIVERSIDE COUNTY PLANNING DEPARTMENT

GPA00948

LAND USE

Supervisor Ashley
District 5

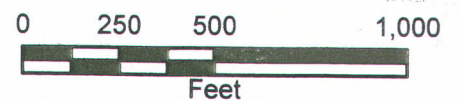
Date Drawn: 10/23/2015

Exhibit 1



Zoning District: Cherry Valley

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.rctlma.org>

RIVERSIDE COUNTY PLANNING DEPARTMENT

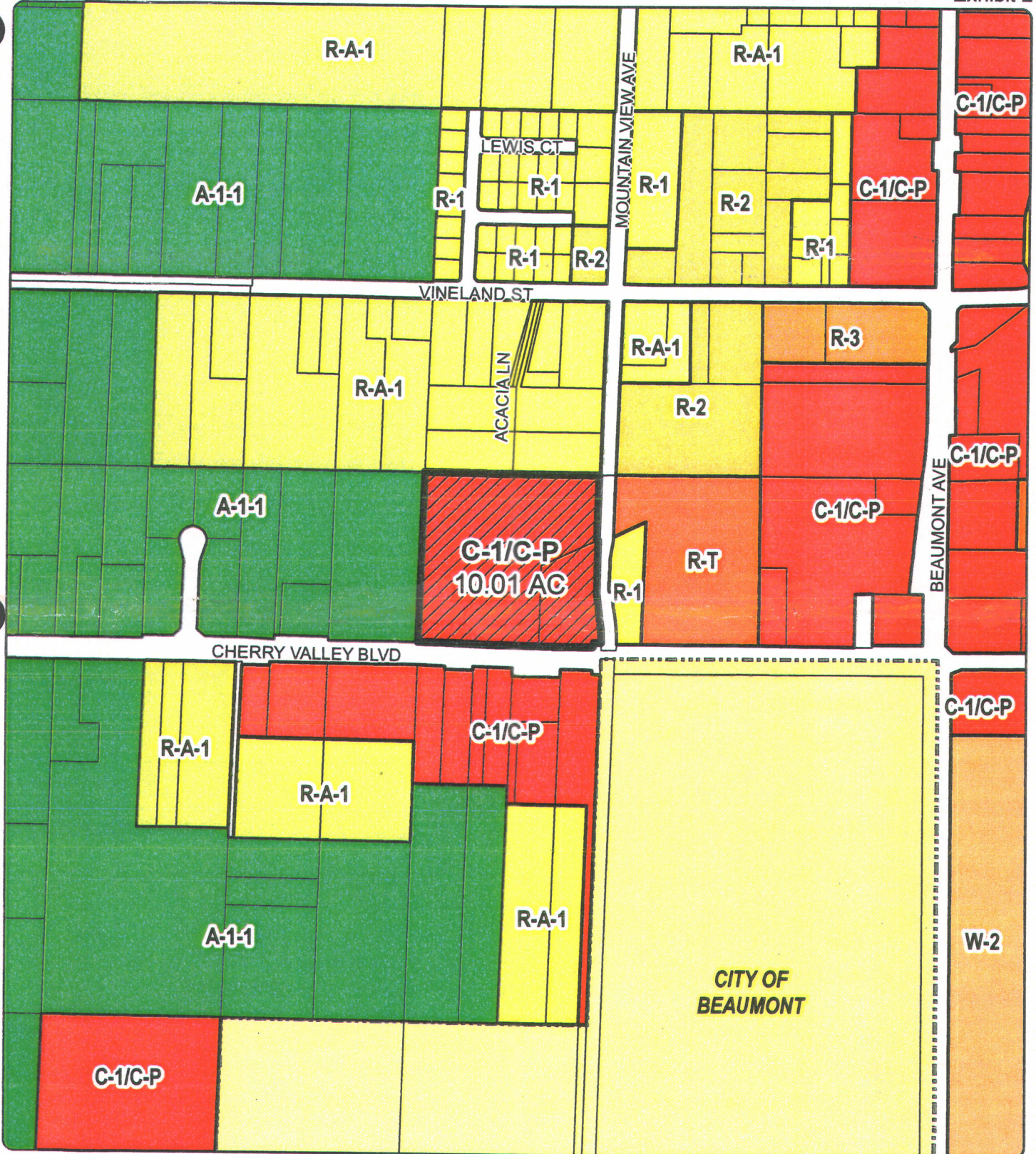
GPA00948

Supervisor Ashley
District 5

Date Drawn: 10/23/2015

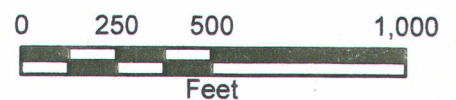
Exhibit 2

EXISTING ZONING



Zoning District: Cherry Valley

Author: Vinnie Nguyen



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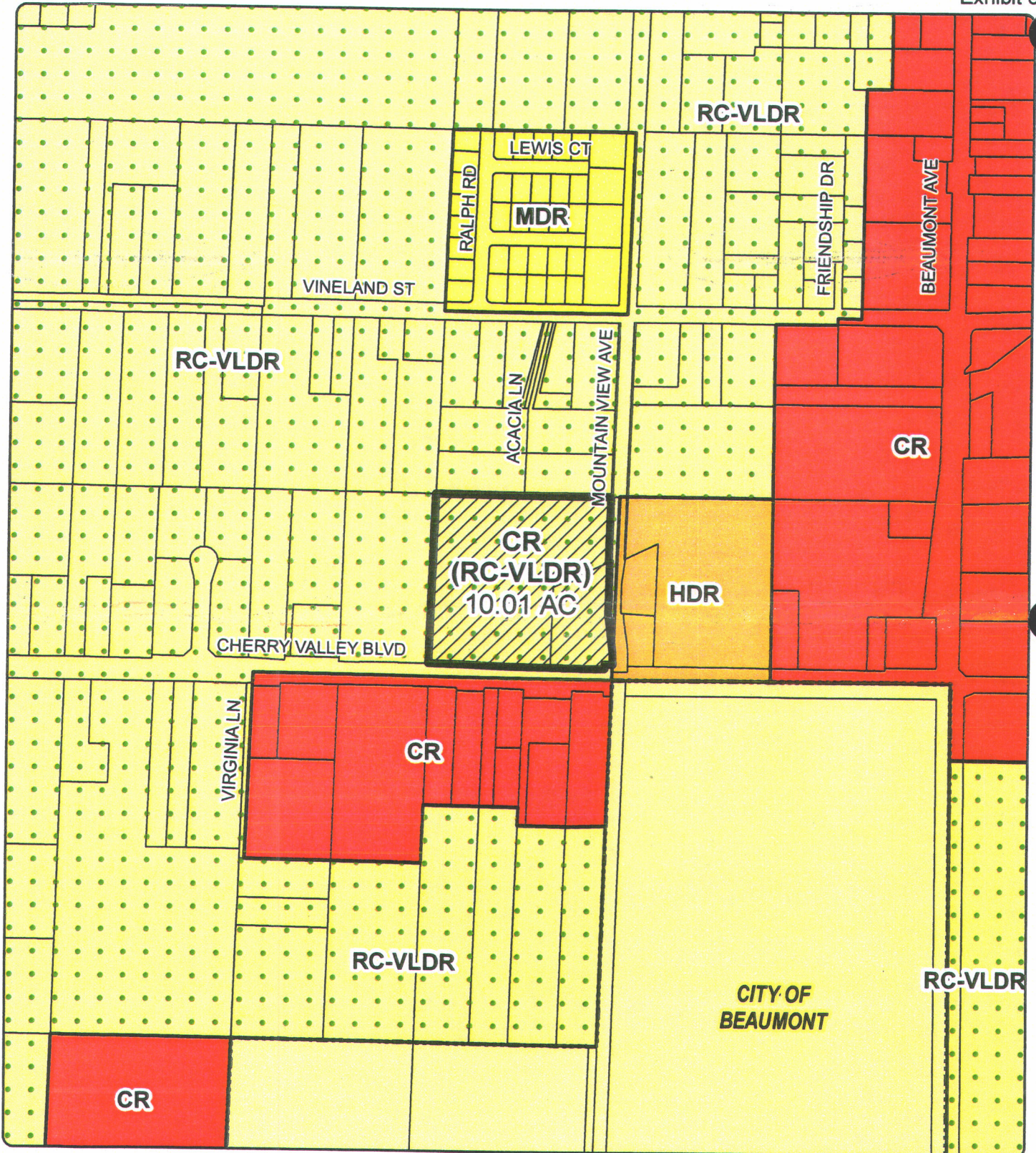
RIVERSIDE COUNTY PLANNING DEPARTMENT

GPA00948

PROPOSED GENERAL PLAN

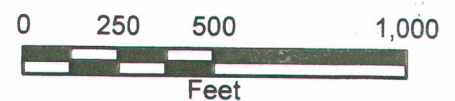
Supervisor Ashley
District 5

Date Drawn: 10/23/2015
Exhibit 6



Zoning District: Cherry Valley

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.rctlma.org>

COUNTY OF RIVERSIDE
ENVIRONMENTAL ASSESSMENT FORM: INITIAL STUDY

Environmental Assessment No.: 41776
Project Case: General Plan Amendment No. 948
Lead Agency Name: County of Riverside Planning Department
Lead Agency Address: P. O. Box 1409, Riverside, CA 92502
Lead Agency Contact Person: John Earle Hildebrand III
Lead Agency Telephone Number: (951) 955-1888
Applicant's Name: David Rodriguez
Applicant's Address: P.O. Box 8307
Applicant's Telephone Number: (909) 843-5950

I. PROJECT INFORMATION

A. Project Description:

General Plan Amendment No. 948 to amend the Riverside County General Plan Foundation Component from Rural Community (RC) to Community Development (CD) and to amend the General Plan Land Use Designation from Very Low Density Residential (RC:VLDR) (1-Acre Minimum) to Commercial Retail (CD:CR) (0.20-0.35 Floor Area Ratio).

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

C. Total Project Area: 10-acres

D. Assessor's Parcel No.: 405-130-011 and 405-130-018

E. Street References: The project site is located north of Cherry Valley Boulevard, west of Mountain View Avenue, south of Vineland Street, east of Nancy Avenue.

F. Section, Township, and Range Description: Section 28, Township 2 South, Range 1 West

G. Brief description of the existing environmental setting of the project site and its surroundings: The project site is vacant land and is surrounded by a combination of other vacant land, single-family detached dwelling units, and a high-school.

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 Riverside County General Plan foundation component and the General Plan 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(s): The Pass

C. General Plan Foundation Component (Existing): Rural Community (RC)

D. General Plan Land Use Designation (Existing): Very Low Density Residential (RC:VLDR)
(1-Acre Minimum)

E. General Plan Foundation Component (Proposed): Community Development (CD)

F. General Plan Land Use Designation (Proposed): Commercial Retail (CD:CR) (0.20-0.35
Floor Area Ratio)

G. Overlays: None

H. Policy Area: Cherry Valley

I. Adjacent and Surrounding:

1. **Area Plan:** The Pass to the north, south, east, and west.
2. **Foundation Component(s):** Rural Community to the north and west, and Community Development to the south and east.
3. **Land Use Designation(s):** High Density Residential (HDR) to the east, Commercial Retail (CR) to the south, Rural Community: Very Low Density Residential (RC:VLDR) to the north and west.
4. **Overlay(s), if any:** N/A
5. **Policy Area(s), if any:** Cherry Valley

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): General Commercial (C-1/C-P)

L. Zoning (Proposed): N/A

M. Adjacent and Surrounding Zoning: One-Family Dwellings – Mountain Resort (R-A-1) to the north, Light Agriculture (1-Acre Minimum) (A-1-1) to the west, General Commercial (C-1/C-P) to the south, One-Family Dwelling (R-1) and Mobile Home Subdivisions & Mobile Home Parks (R-T) to the west.

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
<input checked="" type="checkbox"/> I find that the proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.
<input type="checkbox"/> 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.
<input type="checkbox"/> 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
<input type="checkbox"/> 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.
<input type="checkbox"/> 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

10/22/2015
Date

John Earle Hildebrand III, *Project Planner*
Printed Name

For: Steve Weiss, AICP – *Planning Director*

V. ENVIRONMENTAL ISSUES ASSESSMENT

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

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
AESTHETICS Would the project				
1. Scenic Resources				
a) Have a substantial effect upon a scenic highway corridor within which it is located?	<input type="checkbox"/>	<input type="checkbox"/>	<input 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 The Pass Area Plan – “Scenic Highways”

Findings of Fact:

a-b) The proposed project is not located along any scenic highway corridors in The Pass Area plan. The closest designated Scenic Highway Corridor is along Interstate 10, over two miles 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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source: GIS database, Ord. No. 655 (Regulating Light Pollution), The Pass Area Plan Figure 6

Findings of Fact:

a) The proposed project is located within Zone b of the Palomar Nighttime Lighting Policy Area pursuant to Figure 6 in The Pass Area Plan section of the General Plan. A change from a residential land use designation to commercial could result in the implementation of more lighting at the project

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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site. 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, 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 checked="" type="checkbox"/>	<input 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) Future development of the site will result in the implementation of more lighting; however, lighting requirements and any subsequent restrictions will be reviewed in conjunction with the 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, impacts associated with this project are considered less than significant.

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 the maps prepared pursuant to the Farmland Mapping and	<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
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 imposed 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 commercial and residential zoning. There are no impacts.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

5. Forest	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
a) Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Govt. Code section 51104(g))?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Result in the loss of forest land or conversion of forest land to non-forest use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of forest land to non-forest use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

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

Findings of Fact:

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

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

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

AIR QUALITY Would the project

6. Air Quality Impacts

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Conflict with or obstruct implementation of the applicable air quality plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Violate any air quality standard or contribute substantially to an existing or projected air quality violation?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Expose sensitive receptors which are located within 1 mile of the project site to project substantial point source emissions?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Involve the construction of a sensitive receptor located within one mile of an existing substantial point source emitter?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f) Create objectionable odors affecting a substantial number of people?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: SCAQMD CEQA Air Quality Handbook

Findings of Fact:

a-f) The proposed land use change to commercial from residential could result in a net increase in vehicle trips to the site. However, the amount of the increase is too speculative to provide a detailed analysis at this time. 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.

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

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.

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, including biological. As a result, impacts associated with this project are considered less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

CULTURAL RESOURCES Would the project

8. Historic Resources

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

Source: On-site Inspection, Project Application Materials

Findings of Fact:

a-b) There are no known historic features located on the project site. 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"/>
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"/>

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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 15, 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. Although County staff received no specific requests for consultation within the 30-day period, the Pechanga Tribe has requested in general, they be notified for potential consultation. Staff discussed the project during a conference call and concluded that since this project includes a General Plan Amendment and Change of Zone only, resulting in no ground disturbance, no further consultation is required. Additionally, in accordance with AB 52, County staff will again notice the Pechanga Tribe, as well as all other requesting Tribes, at the time an implementing 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. As a result, impacts associated with this project are considered less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

10. Paleontological Resources

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

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

Findings of Fact:

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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a) Pursuant to the Riverside County General Plan, Figure OS-8, the project site is located within an area of "Undetermined Paleontological Sensitivity".

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

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

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

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?

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

Findings of Fact:

a-b) Pursuant to the Riverside County General Plan Figure S-2 "Earthquake Fault Study Zones" map, there is a fault zone located approximately 1,300-feet to the southwest and a fault zone located approximately 1,700-feet to the northwest, both identified as "County Fault Zone". At this time, this project includes a General Plan Amendment only. As a result, no people or structures will be exposed to 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 within 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 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.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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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 project site is mapped as an area of "Low" liquefaction potential.

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.

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 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, 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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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) The project site is generally flat and based upon the Riverside County General Plan Figure S-5 "Regions Underlain by Steep Slope" exhibit, there are no steep slopes that could potentially result in landslides. There will be no impacts.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

15. Ground Subsidence

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

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 project site is not located within an area susceptible to subsidence. There will be no impacts.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

16. Other Geologic Hazards

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

Source: On-site Inspection, Project Application Materials, Geologist Review

Findings of Fact:

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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a) Based on the review of the proposed project by the County Geologist, the project does not present any other geological hazards or risks. The project is not located in a 100-year flood plain, an area drainage plan, dam inundation area or volcanic hazard areas. There will be no impacts.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

17. Slopes

a) Change topography or ground surface relief features?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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 based upon the Riverside County General Plan Figure S-5 "Regions Underlain by Steep Slope" exhibit, there are no steep slopes that could potentially result in landslides.

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"/>

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

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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Source: Riverside County General Plan Figure S-8 "Wind Erosion Susceptibility Map," Ord. No. 460, Article XV & Ord. No. 484

Findings of Fact:

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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a) Pursuant to the Riverside County General Plan Figure S-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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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b) Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Source: Riverside County General Plan

Findings of Fact:

a-b) This project will result in a General Plan land use amendment from residential to commercial. This could result in the generation of additional vehicle trips to and from the project site. Trip generation and subsequent mitigation measures will be analyzed in conjunction with 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. 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.

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

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 ensure 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"/>

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
c) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) For a project within the vicinity of a private airstrip, or heliport, would the project result in a safety hazard for people residing or working in the project area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

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

Findings of Fact:

a-d) Pursuant to the Riverside County General Plan Figure S-19 "Airport Locations" exhibit, the project site is not located within an Airport Influence Area or Compatibility Zone and therefore, does not require review by the Airport Land Use Commission ("ALUC"). 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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Source: Riverside County General Plan Figure S-11 "Wildfire Susceptibility," GIS database

Findings of Fact:

a) Pursuant to the Riverside County General Plan Figure S-11 "Wildfire Susceptibility: exhibit, the project is not located within a Wildfire Susceptibility Area. 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	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?				
d) Create or contribute runoff water that would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Place housing within a 100-year flood hazard area, as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Place within a 100-year flood hazard area structures which would impede or redirect flood flows?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g) Otherwise substantially degrade water quality?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
h) Include new or retrofitted stormwater Treatment Control Best Management Practices (BMPs) (e.g. water quality treatment basins, constructed treatment wetlands), the operation of which could result in significant environmental effects (e.g. increased vectors or odors)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Riverside County Flood Control District Review.

Findings of Fact:

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

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

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

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner that would result in flooding on- or off-site?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Changes in absorption rates or the rate and amount of surface runoff?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam (Dam Inundation Area)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Changes in the amount of surface water in any water body?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

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

Findings of Fact:

a-d) Pursuant to the Riverside County General Plan Figure S-9 "100- and 500-Year Flood Hazard Zones" exhibit, the project site is not located within a flood zone. Additionally, pursuant to the Riverside County General Plan Figure S-10 "Dam Failure Inundation Zone" exhibit, the project site is not located within close proximity to any "Dam Failure Inundation Zones". 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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Affect land use within a city sphere of influence and/or within adjacent city or county boundaries?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

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

Findings of Fact:

a) This project will result in changes to the General Plan Land Use pattern for the project site. The project site is currently designated for lower density residential use, 1-acre minimum lot sizes and will change to commercial, which could have different impacts. As there is no accompanying implementing project, potential impacts will analyzed in conjunction with a future project.

The proposed change is a reasonable extension of the community's defined commercial core and the commercial areas to the south, across Cherry Valley Blvd and also to the east, along Beaumont Avenue. Additionally, the new high school to the southeast serves as a new circumstance in the area,

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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creating a demand for more commercial property. The underlying zone is currently General Commercial. This Foundation General Plan Amendment will result in a consistency between the land use and underlying zoning. As a result, impacts associated with this project are considered less than significant.

b) Although the project site is located adjacent to the City of Beaumont, it's not located within a designated sphere of influence area. As a result, impacts associated with this project are considered less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

28. Planning

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

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

Findings of Fact:

a-e) The project will not result in changes to the project site's zoning. The project site is currently zoned General Commercial (C-1/C-P), which is consistent with this proposed General Plan Land Use Amendment, to change to Commercial Retail. The proposed Land Use change is consistent with all policies of the General 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, impacts associated with this project are considered less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

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

29. Mineral Resources

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

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

Findings of Fact:

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 that would preclude the development of the ultimate density requested in 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. 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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
NA <input checked="" type="checkbox"/> A <input type="checkbox"/> B <input type="checkbox"/> C <input type="checkbox"/> D <input type="checkbox"/>				
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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NA A B C D

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

Findings of Fact:

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

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

31. Railroad Noise

NA A B C D

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

Findings of Fact:

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

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

32. Highway Noise

NA A B C D

Source: On-site Inspection, Project Application Materials

Findings of Fact:

The project site is not located near any highways. The closest Highway is Interstate 10, approximately three miles to the west of the project site. 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

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

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

Findings of Fact:

a-d) A General Plan land use change from residential to commercial could 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 Commercial 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. There will be no impacts. As a result, impacts associated with this project are considered less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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POPULATION AND HOUSING Would the project

35. Housing

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

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

Findings of Fact:

a-f) This General Plan Amendment will result in a land use change from residential to commercial. As a result, no new additional homes will be constructed, as the land use and underlying zoning will not provide for residential.

There is an existing single-family detached dwelling unit located on Parcel No. 450-130-011. This structure will continue functioning as a dwelling unit until such time there is an implementing commercial project. Any occupants will be provided sufficient notice of action for relocating, pursuant to State law. The removal of a single home is not considered a substantial displacement of housing or people.

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.

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

36. Fire Services

Source: Riverside County General Plan Safety Element

Findings of Fact:

A land use change from residential to commercial will generate different public service needs. These needs will be analyzed at the time of an implementing project. Additionally, 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 will be addressed through the County's Development Impact Fee schedule.

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.

37. Sheriff Services

Source: Riverside County General Plan

Findings of Fact:

A land use change from residential to commercial will generate different public service needs. These needs will be analyzed at the time of an implementing project. Additionally, 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 will be addressed through the County's Development Impact Fee schedule.

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.

38. Schools

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Source: School District, GIS Database

Findings of Fact:

A land use change from residential to commercial will generate different public service needs. These needs will be analyzed at the time of an implementing project. Additionally, 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 will be addressed through the County's Development Impact Fee schedule.

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.

39. Libraries

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

Findings of Fact:

A land use change from residential to commercial will generate different public service needs. These needs will be analyzed at the time of an implementing project. Additionally, 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 will be addressed through the County's Development Impact Fee schedule.

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.

40. Health Services

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

Findings of Fact:

A land use change from residential to commercial will generate different public service needs. These needs will be analyzed at the time of an implementing project. Additionally, 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 will be addressed through the County's Development Impact Fee schedule.

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.

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?

c) Is the project located within a Community Service Area (CSA) or recreation and park district with a Community Parks and Recreation Plan (Quimby fees)?

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

Findings of Fact:

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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a-c) There are no designated trails or parks proposed or required near the project site. However, a portion of the project site to the east is located adjacent to an existing flood control channel, which may have potential for use as a multi-purpose trail. Feasibility for use as a trail will be analyzed in conjunction with any future implementing project.

Quimby fees are not required on commercial development. This project site is located within the Cherry Valley Community Service Area and will participate with any assessment districts, after construction of a future implementing project. As a result, there will be no impacts.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

42. Recreational Trails

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

Findings of Fact:

There are no designated trails or parks proposed or required near the project site. However, a portion of the project site to the east is located adjacent to an existing flood control channel, which may have potential for use as a multi-purpose trail. Feasibility for use as a trail will be analyzed in conjunction with any future implementing project.

Quimby fees are not required on commercial development. This project site is located within the Cherry Valley Community Service Area and will participate with any assessment districts, after construction of a future implementing project. As a result, there will be no impacts.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

TRANSPORTATION/TRAFFIC Would the project

43. Circulation

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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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"/>
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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, Cherry Valley Policy

Findings of Fact:

a) The project site is located within the Cherry Valley Policy Area of the Riverside County General Plan. This General Plan Amendment will result in changing the land use from residential to commercial; therefore, the Cherry Valley Policy Area provisions do not apply. 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) A General Plan land use change from residential to commercial could result in different transportation and circulation mitigation. However, 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 at this time. 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

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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subsequent review and EA shall be prepared assessing potential impacts. As a result, the impacts are less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

44. Bike Trails

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

Findings of Fact:

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"/>
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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) A General Plan land use change from residential to commercial could generate a need for additional water usage, at time of build-out. 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.

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.

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) A General Plan land use change from residential to commercial could generate a need for additional sewer capacity, at time of build-out. 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	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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local statutes and regulations related to solid wastes including the CIWMP (County Integrated Waste Management Plan)?

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

Findings of Fact:

a-b) A General Plan land use change from residential to commercial could generate a need for additional solid waste servicing and disposal, at time of build-out. 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) A General Plan land use change from residential to commercial could generate a need for additional utility upgrades, at time of build-out. 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

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, there will be no impacts.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

49. Energy Conservation

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

Source:

Findings of Fact: Riverside County General Plan

a) Any future implementing project, regardless of use, 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:

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

Approval of this General Plan Land Use Amendment 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 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).

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Location Where Earlier Analyses, if used, are available for review:

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

VII. AUTHORITIES CITED

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

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



FROM: TLMA – Planning Department

SUBMITTAL DATE:
May 4, 2009

SUBJECT: GENERAL PLAN AMENDMENT NO. 948 – Foundation-Regular – Applicant: David Rodriguez – Engineer/Representative: Ed Cepeda - Fifth Supervisorial District - Cherry Valley Zoning District - The Pass Area Plan: Rural Community: Very Low Density Residential (RC:VLDR) (1 Ac. Min.) Policy Area(s) – Cherry Valley– Location: Northerly of Cherry Valley Boulevard., easterly of Nancy Avenue, southerly of Vineland Street, and westerly of Mountain View Avenue. - 7.33 Gross Acres - Zoning: General Commercial (C-1/C-P) - **REQUEST:** This General Plan Amendment proposes to amend the General Plan Foundation Component of the subject site from RURAL COMMUNITY (RC) to COMMUNITY DEVELOPMENT (CD) and to amend General Plan Land Use designation of the subject site from Very Low Density Residential (RC:VLDR) (1 Ac. Min.) to Commercial Retail (CD:CR) (0.20 - 0.35 Floor Area Ratio) - APN: 405-130-018

RECOMMENDED MOTION:

The Planning Director recommends that the Board of Supervisors adopt an order initiating the above referenced general plan amendment as modified by staff to include the adjacent parcel to the east (APN: 405-130-011) 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

Ron Goldman
Planning Director

RG:TH

REVIEWED BY EXECUTIVE OFFICE

DATE

Tina Grande
Departmental Concurrence

Dep't Recomm.: Consent Policy
Per Exec. Ofc.: Consent Policy

Prev. Agn. Ref.

District: Fifth

Agenda Number:

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

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

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

Agenda Item No.: 6.11
Area Plan: The Pass
Zoning District: Cherry Valley District
Supervisory District: Fifth
Project Planner: Tamara Harrison
Planning Commission: October 1, 2008

General Plan Amendment No. 948
Applicant: David Rodriguez
Engineer/Representative: Ed Cepeda

COUNTY OF RIVERSIDE PLANNING DIRECTOR'S REPORT AND RECOMMENDATIONS

RECOMMENDATIONS:

The Planning Director recommended that the Board of Supervisors adopt an order initiating proceedings for General Plan Amendment No. 948 from Rural Community: Very Low Density Residential to Community Development: Commercial Retail and that the parcel (APN: 405-130-011) directly adjacent to the east of the subject site also be included in the proposal, the Planning Commission made the comments below. The Planning Director continues to recommend initiation of GPA00948. 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: No Comments

Commissioner John Snell: No Comments

Commissioner John Petty: No Comments

Commissioner Jim Porras: No Comments

Commissioner Jan Zuppardo: Commissioner Zuppardo agreed with staff's recommendation that initiation of the General Plan Amendment would be appropriate.

Agenda Item No.: 6.11
Area Plan: The Pass
Zoning District: Cherry Valley District
Supervisory District: Fifth
Project Planner: Tamara Harrison
Planning Commission: October 1, 2008
Continued from: August 12, 2008

General Plan Amendment No. 948
E.A. Number 41776
Applicant: David Rodriguez
Engineer/Rep.: Ed Cepeda

COUNTY OF RIVERSIDE PLANNING DEPARTMENT STAFF REPORT

PROJECT DESCRIPTION AND LOCATION:

The applicant proposes to amend the General Plan from "Rural Community: Very Low Density Residential" (RC:VLDR) (1 acre min.) to "Community Development: Commercial Retail" (CD:CR) (0.20-0.35 FAR) for an approximately 7.33-acre parcel. The project is located northerly of Cherry Valley Boulevard, easterly of Nancy Avenue, southerly of Vineland Street, and westerly of Mountain View Avenue.

FURTHER PLANNING CONSIDERATIONS:

September 9, 2008

The proposal was discussed at the August 12, 2008 Planning Commission meeting where the Commission directed staff and the applicant to meet so that any additional information the applicant could provide would be considered. Subsequently, a meeting was held September 5, 2008 between the applicant and the Planning Department to discuss the proposal further.

The subject site is located within the "Cherry Valley" community. The community is characterized by "large-lot residential, agricultural and animal keeping uses, with a commercial core along Beaumont Avenue, northerly of Cherry Valley Boulevard." Staff feels that the subject site is a reasonable extension of the commercial core and of the commercial lots located directly across Cherry Valley Boulevard from the subject site. Staff also feels that the existing designation is no longer appropriate for the subject site.

A High School is now located across Cherry Valley Boulevard from the subject site at the southeastern corner of Mountain View Avenue and Cherry Valley Boulevard within the City of Beaumont. The school serves as a new condition or circumstance that is present in the area and gives some justification to the proposed change. Sewer is not available at the site; the nearest sewer is approximately 1.5 miles away per the application.

Staff also recommended that the parcel (APN 405-130-011) directly to the east of the subject site be included in the proposal as well. The applicant had not contacted the respective owner at the time of the meeting.

RECOMMENDATION:

Comment that adoption of an order initiating proceedings for General Plan Amendment No. 948 from Rural Community: Very Low Density Residential to Community Development: Commercial Retail **would be appropriate**; however, staff recommends including the adjacent parcel to the east. The adoption of such an order does not imply that the proposed GPA will be approved.

Agenda Item No.: 6.11
Area Plan: The Pass
Zoning District: Cherry Valley District
Supervisory District: Fifth
Project Planner: Tamara Harrison
Planning Commission: August 12, 2008

General Plan Amendment No. 948
E.A. Number 41776
Applicant: David Rodriguez
Engineer/Rep.: Ed Cepeda

COUNTY OF RIVERSIDE PLANNING DEPARTMENT STAFF REPORT

PROJECT DESCRIPTION AND LOCATION:

The applicant proposes to amend the General Plan from "Rural Community: Very Low Density Residential" (RC:VLDR) (1 acre min.) to "Community Development: Commercial Retail" (CD:CR) (0.20-0.35 FAR) for an approximately 7.33-acre parcel. The project is located northerly of Cherry Valley Boulevard, easterly of Nancy Avenue, southerly of Vineland Street, and westerly of Mountain View Avenue.

POTENTIAL ISSUES:

The proposed change conflicts with the overall Riverside County Vision for the "Cherry Valley" community. The community is characterized by "large-lot residential, agricultural and animal keeping uses, with a commercial core along Beaumont Avenue, northerly of Cherry Valley Boulevard." The subject parcel is also located within the General Plan's "Cherry Valley Policy Area" which encourages: "local serving commercial development along Beaumont Avenue..." The subject parcel is located approximately 1400' from Beaumont Avenue on Cherry Valley Boulevard and is not consistent with the targeted commercial area defined under the "Cherry Valley Policy Area," or the features of this unique community found in the General Plan. The proposal would be contrary to the existing plan and would create an inconsistency between the land use map/element and the policy within the area plan.

Currently, the lots to the south of the site, across Cherry Valley Boulevard, are designated as Commercial Retail. However, these existing commercial lots are not being utilized for intensive commercial retail. No substantial evidence has been provided to show that new conditions or circumstances are present in the area to justify the proposed change. The site currently lacks sewer and the nearest sewer is approximately 1.5 miles away.

RECOMMENDATION:

Comment that adoption of an order initiating proceedings for General Plan Amendment No. 948 from Rural Community: Very Low Density Residential to Community Development: Commercial Retail **would not be appropriate**. The adoption of such an order does not imply that the proposed GPA will be approved.

Supervisor Ashley
District 5

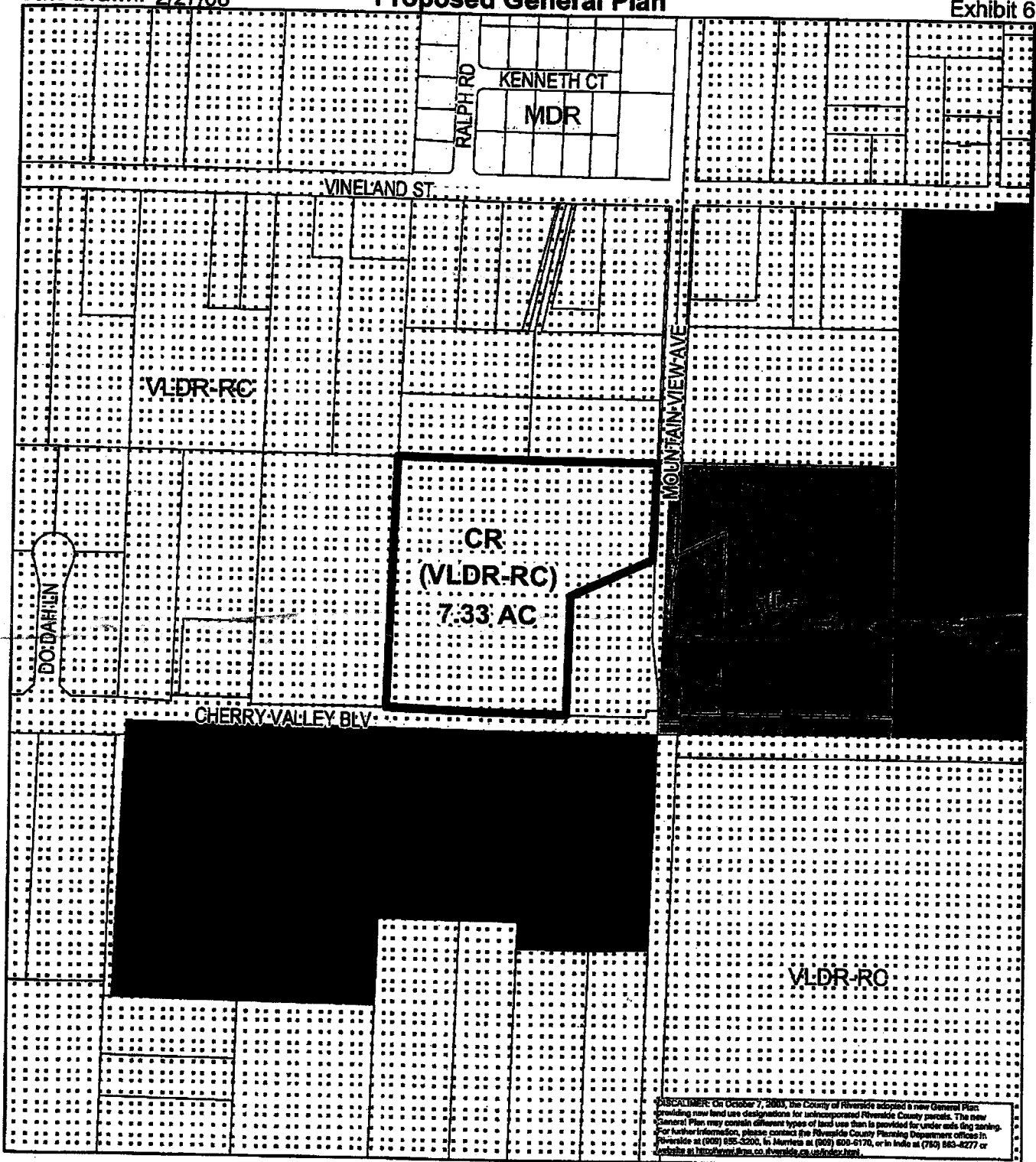
GPA00948

Planner: Amy Aldana
Date: 3/10/08

Date Drawn: 2/27/08

Proposed General Plan

Exhibit 6



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 types of land use than is provided for under this map zoning. For further information, please contact the Riverside County Planning Department offices in Riverside at (951) 835-3200, in Murietta at (951) 600-6170, or in Indio at (760) 863-8277 or visit us at <http://www.planning Riverside.ca.us/index2.asp>.

RIVERSIDE COUNTY PLANNING DEPARTMENT

Zone
District: Cherry Valley
Township/Range: T2SR1W
Section: 28

Assessors
Bk.Pg. 405-13
Thomas
Bros. Pg. 690 H4



Supervisor Ashley
District 5

GPA00948

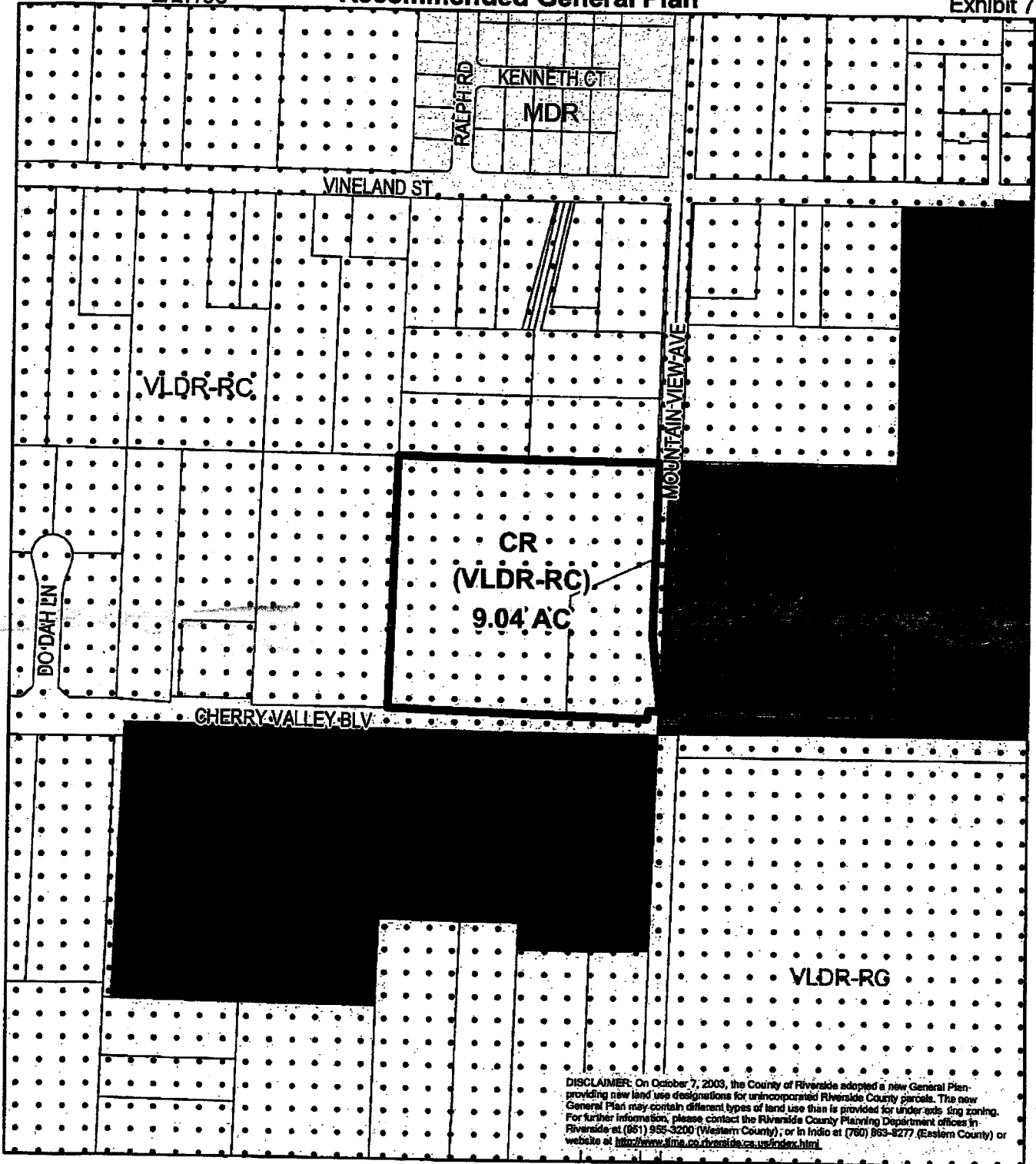
Planner: Amy Aldana

Date Drawn: 2/27/08

Recommended General Plan

Date: 3/10/08

Exhibit 7



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 types 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 Indio at (760) 863-8277 (Eastern County) or website at <http://www.rivco.org/riverside-ca-us/index.html>

RIVERSIDE COUNTY PLANNING DEPARTMENT

Zone
District: Cherry Valley
Township/Range: T2SR1W
Section: 28



Assessors
Bk.Pg. 405-13
Thomas
Bros. Pg. 690 H4



Supervisor Ashley
District 5
Date Drawn: 2/26/08

GPA00948

DEVELOPMENT OPPORTUNITY

Planner: Amy Aidana
Date: 3/10/08
Exhibit Overview



RIVERSIDE COUNTY PLANNING DEPARTMENT

District
Plan: Cherry Valley
Township/Range: T2SR1W
Section: 28

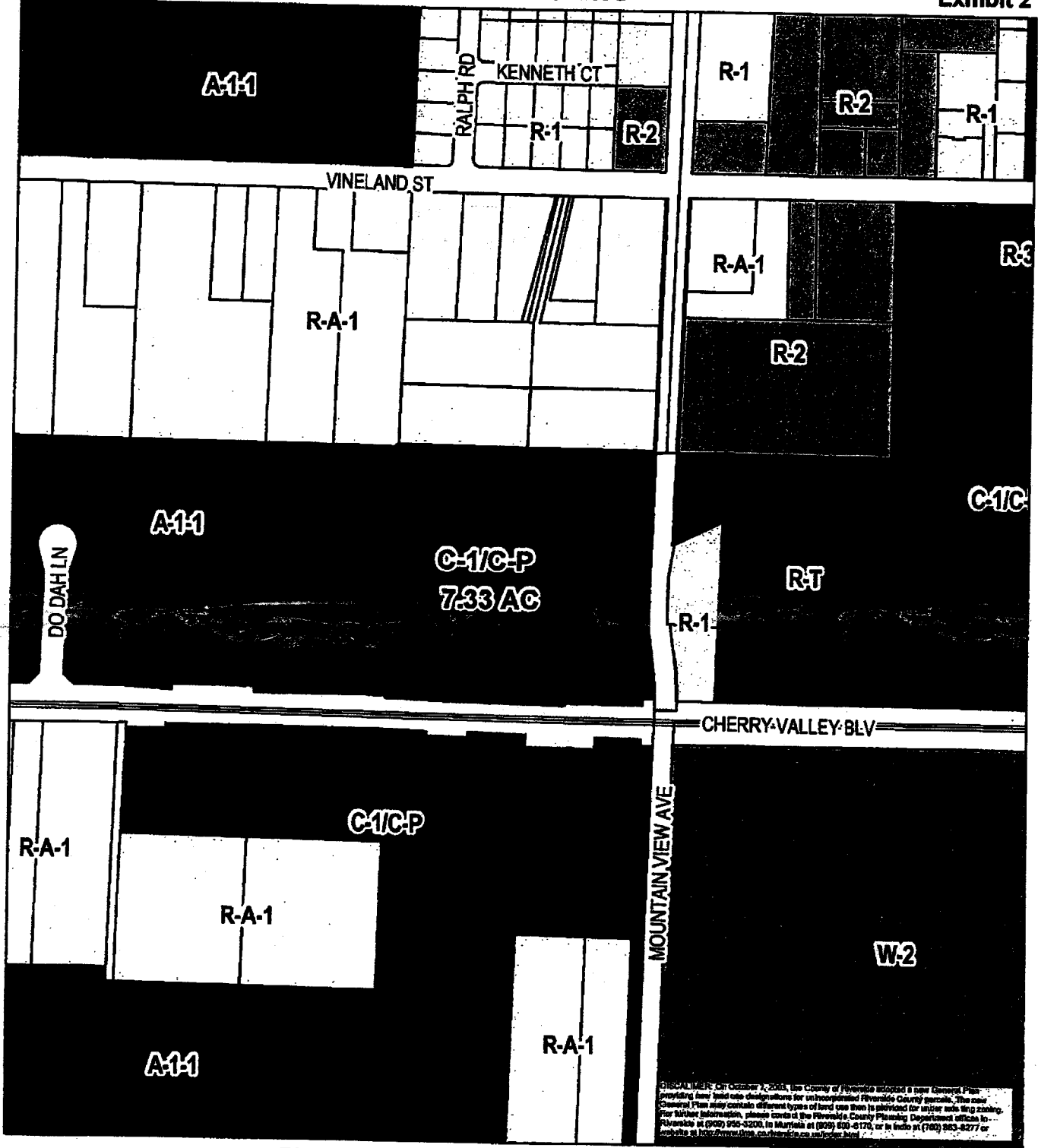


Assessors
Bk. Pg. 405-13
Thomas
Bros. Pg. 690 H4

Supervisor Ashley
District 5
Date Drawn: 2/27/08

GPA00948
EXISTING ZONING

Planner: Amy Aldana
Date: 3/10/08
Exhibit 2

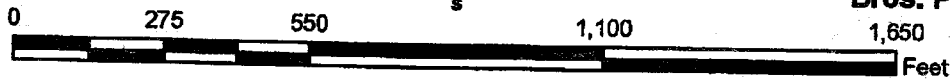
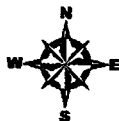


DISCLAIMER: On October 7, 2008, the County of Riverside adopted a new General Plan providing for land use designations for unincorporated Riverside County parcels. The new General Plan may contain different types of land use than is provided for under existing zoning. For further information, please contact the Riverside County Planning Department offices in Riverside at (951) 956-3200, in Maricopa at (951) 820-8170, or in Indio at (760) 963-8277 or website at <http://www.plan.riverside.ca.gov/gp08.html>

Zone
District: Cherry Valley
Township/Range: T2SR1W
Section : 28

RIVERSIDE COUNTY PLANNING DEPARTMENT

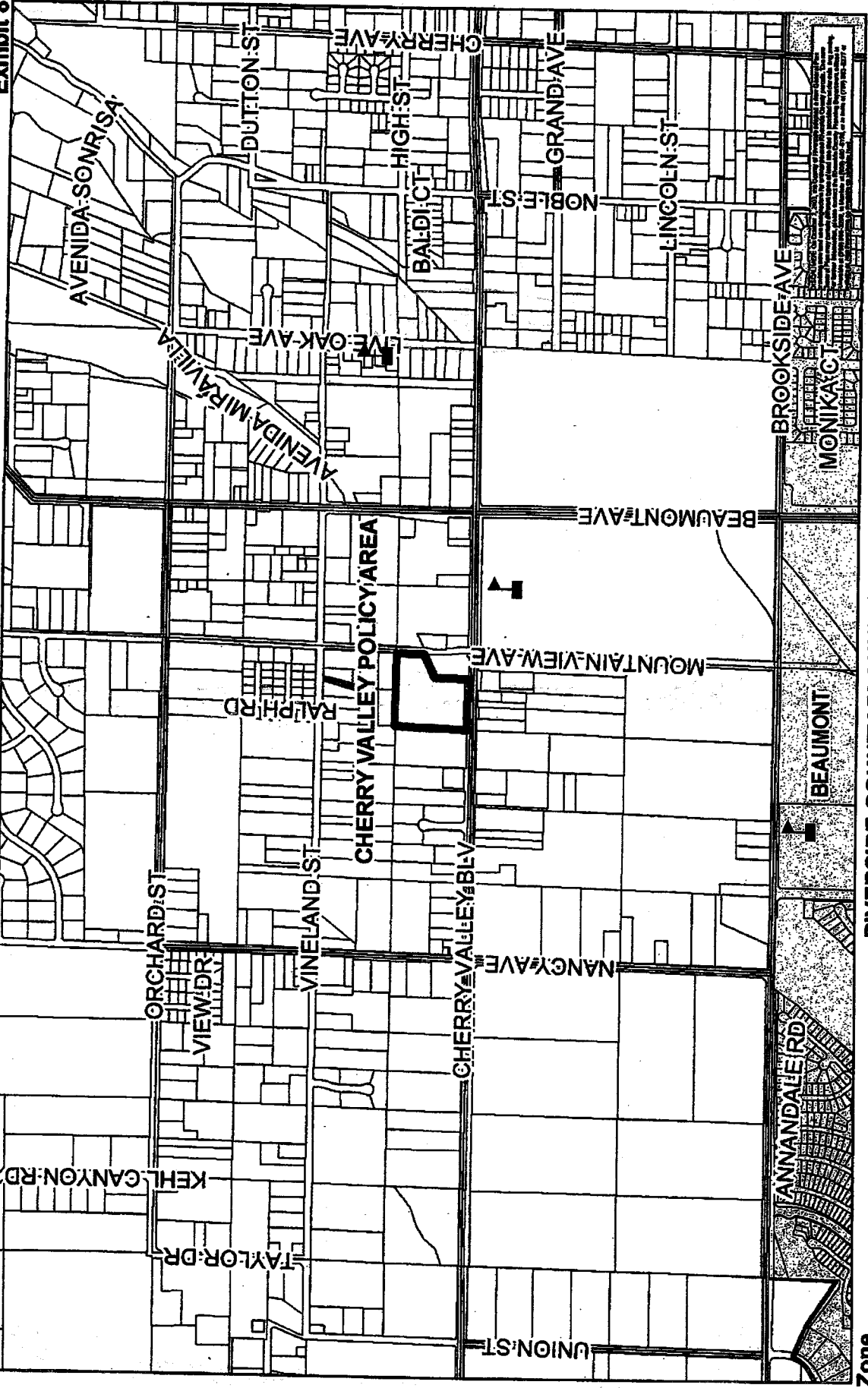
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Thomas
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1,650



Supervisor Ashley
District 5
Date Drawn: 2/27/08

GPA00948 POLICY AREAS

Planner: Amy Aldana
Date: 3/10/08
Exhibit 8



Zone
District: Cherry Valley
Township/Range: T2SR1W
Section : 28

RIVERSIDE COUNTY PLANNING DEPARTMENT

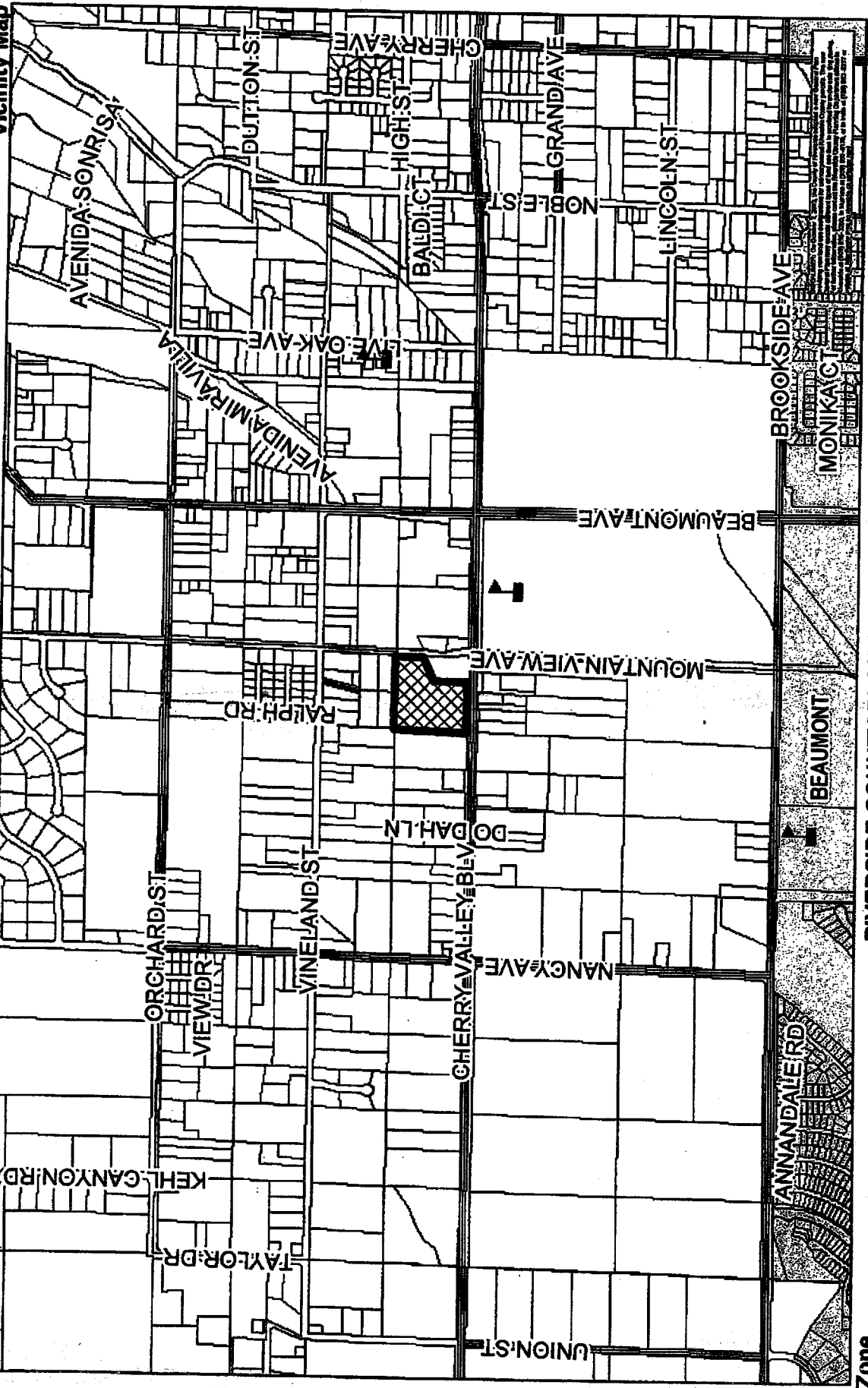
Assessors
Bk. Pg. 405-13
Thomas
8,100 Bros. Pg. 690 H4



Supervisor Ashley
District 5
Date Drawn: 2/27/08

GPA00948 VICINITY MAP

Planner: Amy Aldana
Date: 3/10/08
Vicinity Map



Zone
District: Cherry Valley
Township/Range: T2SR1W
Section : 28

RIVERSIDE COUNTY PLANNING DEPARTMENT

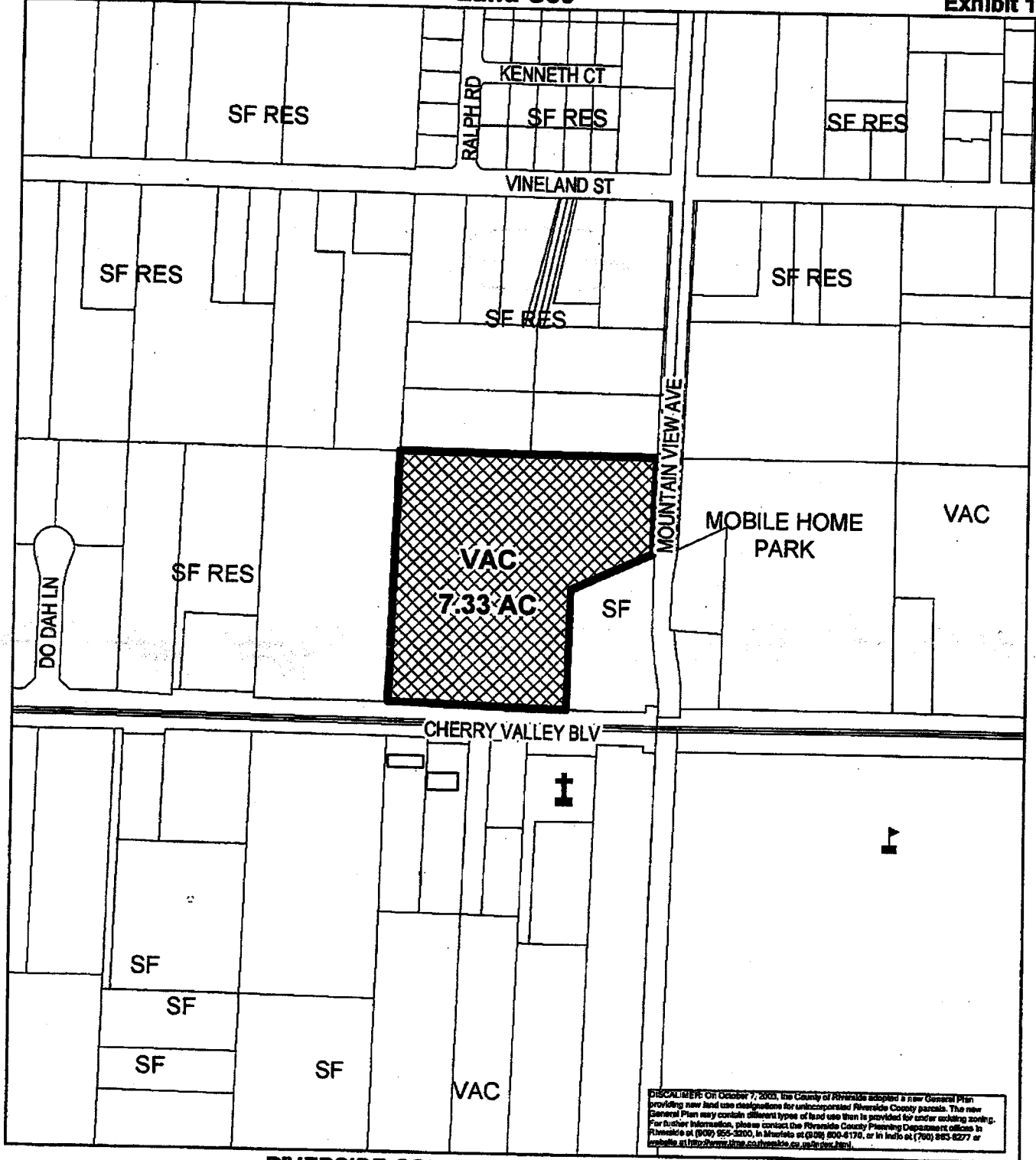
Assessors
Blk. Pg. 405-13
Thomas
8,100 Bros. Pg. 690 H4



Supervisor Ashley
District 5
Date Drawn: 2/27/08

GPA00948
Land Use

Planner: Amy Aldana
Date: 3/10/08
Exhibit 1



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 types of land use than is provided for color coding zoning. For further information, please contact the Riverside County Planning Department offices in Riverside at (909) 955-3200, in Murietta at (909) 800-4170, or in Indio at (760) 863-6277 or online at <http://www.rivercog.org/rivercog/planning.html>.

RIVERSIDE COUNTY PLANNING DEPARTMENT

Zone
District: Cherry Valley
Township/Range: T2SR1W
Section : 28



Assessors
Bk. Pg. 405-13
Thomas
Bros. Pg. 690 H4

APPLICATION FOR AMENDMENT TO THE RIVERSIDE COUNTY GENERAL PLAN

JUSTIFICATION FOR AMENDMENT (Please be specific. Attach more pages if needed.)

WE ASK THAT OUR SITE BE RETURNED TO ITS ORIGINAL DESIGNATION AS IT WAS PRIOR TO GENERAL AMENDMENT OF 2009, THAT CHANGED THE PROPERTY AND LAND USE. CHERRY VALLEY BLVD. IS A STREET THAT CONTAINS SEVERAL COMMERCIAL PROPERTIES. WE BELIEVE THAT THIS CORRIDOR IS APPROPRIATE FOR THE USE INTENDED AND THE SERVICES PROVIDED LIKE RETAIL STORES, OFFICE SPACE AND MINI-WAREHOUSE ARE IN DEMAND IN THE GROWING AREA.

III. AMENDMENTS TO POLICIES:

(Note: A conference with Planning Department staff is required before application can be filed. Additional information may be required.)

A. LOCATION IN TEXT OF THE GENERAL PLAN WHERE AMENDMENT WOULD OCCUR:

Element: _____ Area Plan: _____

B. EXISTING POLICY (If none, write "none." (Attach more pages if needed): NONE

C. PROPOSED POLICY (Attach more pages if needed): CHANGE TO CR USE

From: "David Rodriguez, Jr." <dr10705@charter.net>
To: <mharrod@rctma.org>
CC: <dr10705@charter.net>
Date: 9/8/2008 2:08 PM
Subject: Fw: parcels 405-130-018-8 (our's) & Mrs. Jost's 405-130-011

Subject: RE: parcels 405-130-018-8 (our's) & Mrs. Jost's 405-130-011

Dear Mr. Harrod:

I believe that the one question regarding the 1.37 acre piece that is contiguous at our east property line - That is Mrs. Jost not being told by me - that her zoning was "low density -residential.

Mrs. Jost had been seriously ill for almost two years, before she past away four months ago. I just didn't have the heart to tell her.

As I said at our meeting with you this morning, this property, I understand, has now been bequeathed to a locate Chiropractor and man who had been helping Mrs. Jost for (so I have been told) for more then two years, etc.

I want again thank you, Mr. Mains and Ms. Tamara Harrison for your time and patience with us and for listening to our tale. Regrettably, it seems that when something goes wrong -it just follows through the whole way - it reminds me of "three outfielders going after a fly ball," everybody misses it!

As I said, I don't want anybody to go out on a limb on this, but whatever you folks can help us with shall be greatly appreciated. It still seems to me that the best use would be the limited strip of small commercial retail, offices, etc. even - only mini-storage on the of the property, would not even require a sewer line connection. It only takes one person (family) living on site, which could easily be accommodated by placing one septic tank in the (the land perc. is good on that whole site) ground.

My best personal regards, to each of you - and again - Thank you!

David R.

File: RcCherryValley_property

INDEMNIFICATION AGREEMENT

This INDEMNIFICATION AGREEMENT ("Agreement"), made by and between the COUNTY OF RIVERSIDE, a political subdivision of the State of California ("COUNTY"), and David and Dolores Rodriguez Family Trust of 1990 ("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: 405-130-018 ("PROPERTY"); and,

WHEREAS, on February 13, 2008, PROPERTY OWNER filed an application for General Plan Amendment Number 948 ("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 APPLICANT 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 APPLICANT'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 :
David and Dolores Rodriguez Family
Trust of 1990
P.O. Box 8307
Alta Loma, CA 91701

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 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.

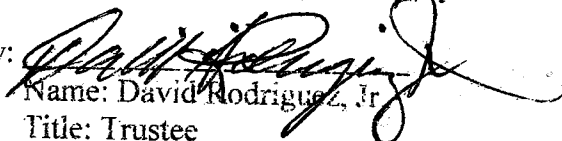
19. **Effective Date.** The effective date of this Agreement is the date the parties sign the Agreement. If the parties sign the Agreement on more than one date, then the last date the Agreement is signed by a party shall be the effective date.

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

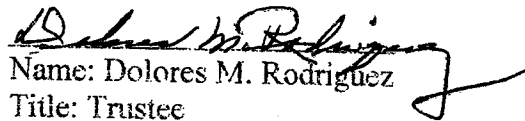
COUNTY:
COUNTY OF RIVERSIDE,
a political subdivision of the State of California

By: 
Name: Steven Weiss
Title: Planning Director
Dated: 7/24/15

PROPERTY OWNER:
David and Dolores Rodriguez Family Trust of 1990

By: 
Name: David Rodriguez, Jr.
Title: Trustee

Dated: 6/18/2015

By: 
Name: Dolores M. Rodriguez
Title: Trustee

Dated: 6/18/15

FORM APPROVED COUNTY COUNSEL
BY:  June 25, 2015
MELISSA R. CUSHMAN DATE

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

CIVIL CODE § 1189

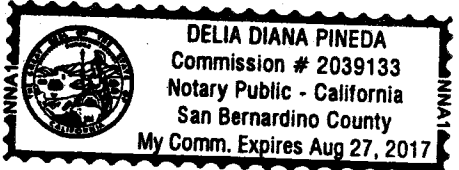
A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California)
County of San Bernardino)
On June 18, 2015 before me, Delia Diana Pineda (Notary Public)
Date Here Insert Name and Title of the Officer
personally appeared David Rodriguez Jr and Dolores Rodriguez
Name(s) of Signer(s)

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 [Handwritten 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: _____ Document Date: _____
Number of Pages: _____ 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: _____

NOTICE OF PUBLIC HEARING
and
INTENT TO ADOPT A NEGATIVE DECLARATION

A **PUBLIC HEARING** has been scheduled, pursuant to Riverside County Land Use Ordinance No. 348, before the **RIVERSIDE COUNTY PLANNING COMMISSION** to consider the project shown below:

GENERAL PLAN AMENDMENT NO. 948 (FOUNDATION AND ENTITLEMENT/POLICY) – Intent to Adopt a Negative Declaration – Applicant: David Rodriguez – Engineer/Representative: Ed Cepeda - Supervisorial District: Fifth – Area Plan: The Pass – Zone District: Cherry Valley – Zone: General Commercial (C-1/C-P) – Policy Area: Cherry Valley – Location: North of Cherry Valley Boulevard, west of Mountain View Avenue, south of Vineland Street, east of Nancy Avenue – Project Size: 8.67 Acres – **REQUEST:** Proposal to amend the project site's General Plan Foundation Component from Rural Community (RC) to Community Development (CD) and amend its Land Use Designation from Very Low Density Residential (VLDR) (1-Acre Minimum) to Commercial Retail (CR) (0.20-0.35 Floor Area Ratio) on one parcel, totaling 8.67 acres.

TIME OF HEARING: **9:00 am** or as soon as possible thereafter
DECEMBER 2, 2015
RIVERSIDE COUNTY ADMINISTRATIVE CENTER
BOARD CHAMBERS, 1ST FLOOR
4080 LEMON STREET
RIVERSIDE, CA 92501

For further information regarding this project, please contact Project Planner, John Hildebrand, at 951-955-1888 or email jhildebr@rctlma.org or go to the County Planning Department's Planning Commission agenda web page at <http://planning.rctlma.org/PublicHearings.aspx>.

The Riverside County Planning Department has determined that the above project will not have a significant effect on the environment and has recommended adoption of a negative declaration. The Planning Commission will consider the proposed project and the proposed negative declaration, at the public hearing. The case file for the proposed project and the proposed negative declaration may be viewed Monday through Thursday, 8:30 a.m. to 5:00 p.m., at the County of Riverside Planning Department, 4080 Lemon Street, 12th Floor, Riverside, CA 92501. For further information or an appointment, contact the project planner.

Any person wishing to comment on a proposed project may do so, in writing, between the date of this notice and the public hearing or appear and be heard at the time and place noted above. All comments received prior to the public hearing will be submitted to the Planning Commission, and the Planning Commission will consider such comments, in addition to any oral testimony, before making a decision on the proposed project.

If you challenge this project in court, you may be limited to raising only those issues you or someone else raised at the public hearing, described in this notice, or in written correspondence delivered to the Planning Commission at, or prior to, the public hearing. Be advised that, as a result of public hearings and comment, the Planning Commission may amend, in whole or in part, the proposed project. Accordingly, the designations, development standards, design or improvements, or any properties or lands, within the boundaries of the proposed project, may be changed in a way other than specifically proposed.

Please send all written correspondence to:
RIVERSIDE COUNTY PLANNING DEPARTMENT
Attn: John Hildebrand
P.O. Box 1409, Riverside, CA 92502-1409

PROPERTY OWNERS CERTIFICATION FORM
GPA00948

I, Stella Spadafora, certify that on
(Print Name)
10/26/2015 the attached property owners list
(Date)

was prepared by County of Riverside / GIS
(Print Company or Individual's Name)

Distance Buffered: 600 Feet

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: Stella Spadafora

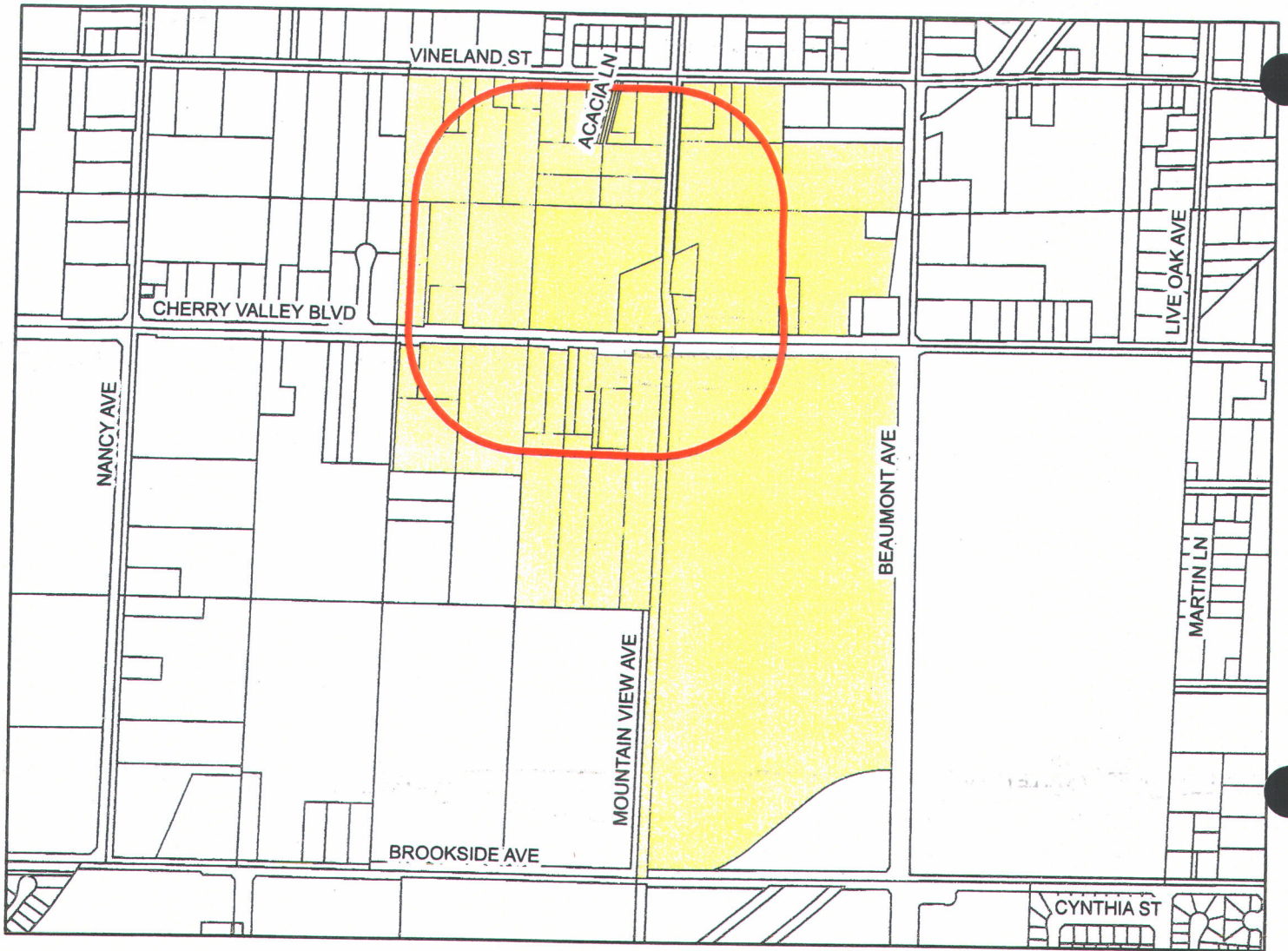
TITLE/REGISTRATION: GIS Analyst

ADDRESS: 3450 14th St. 5th Floor

Riverside, CA 92501

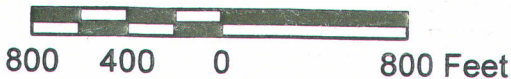
TELEPHONE (8 a.m. – 5 p.m.): (951) 955-3288

GPA00948
(600 Feet Radius)



Selected Parcels

405-210-008	403-230-022	405-130-011	403-200-011	405-120-029	405-120-017	403-230-020	405-120-004	403-230-004	405-120-006
405-130-016	405-210-006	405-210-020	405-210-021	405-130-018	403-230-003	405-120-026	405-120-009	405-120-010	403-230-015
405-200-002	405-200-011	405-210-016	405-120-005	405-120-011	405-120-016	405-130-010	405-130-009	405-130-015	403-220-016
405-200-004	403-220-009	403-220-014	405-120-032	403-220-017	403-230-018	405-120-027	405-120-028	405-120-002	405-120-008
405-210-019	403-200-006	403-220-018	403-230-019	403-230-021	403-230-023	405-120-030	405-120-031	405-120-033	405-130-017
405-130-019	405-120-007	405-120-001	405-210-009	405-210-010	405-210-012	405-210-014	405-210-015	405-200-012	403-220-002
405-120-003									



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.