

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

6001B



FROM: TLMA- Planning Department

SUBMITTAL DATE:
January 4, 2016

GENERAL PLAN AMENDMENT NO. 997 (Foundation and Entitlement/Policy Amendment) and CHANGE of ZONE NO. 7888 – Intent to adopt a Negative Declaration – APPLICANT: NNH Properties, LLC – ENGINEER/REPRESENTATIVE: Coachella Valley Engineers, c/o David Turner – Fourth Supervisorial District – AREA PLAN: Western Coachella Valley – ZONE AREA: Thousand Palms – ZONE: W-2-10 (Controlled Development Area, 10-Acre Minimum) and M-SC (Manufacturing – Service Commercial) – POLICY AREA: Rancho Mirage Sphere of Influence – LOCATION: North of Vista Chino, West of Rio Del Sol Road, and East of Varner Road – PROJECT SIZE: 160-acres – REQUEST: The General Plan Amendment proposes to amend a portion of the project site's General Plan Foundation Component from Open Space (OS) to Community Development (CD), amend its General Plan Land Use Designation from Rural (RUR) to Light Industrial (LI) (0.25 – 0.60 FAR), and change the site's Zoning Classification from W-2-10 (Controlled Development Area, 10-Acre Minimum) to M-SC (Manufacturing – Service Commercial) on two parcels, totaling 160-acres, located within the Western Coachella Valley Area Plan. Deposit Based Funds 100%.

Departmental Concurrence

Steve Weiss

Steve Weiss, AICP
Planning Director

(Continued on next page)

Juan C. Perez

Juan C. Perez
TLMA Director

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

SOURCE OF FUNDS: Deposit Based Funds
Budget Adjustment:
For Fiscal Year:

C.E.O. RECOMMENDATION:
APPROVE
BY: *Tina Grande*
Tina Grande
County Executive Office Signature

MINUTES OF THE BOARD OF SUPERVISORS

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

Ayes: Jeffries, Tavaglione, Washington, Benoit and Ashley
Nays: None
Absent: None
Date: February 9, 2016
xc: Planning(2), Applicant, Co.Co.

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

Prev. Agn. Ref.: | **District:** 4 | **Agenda Number:**

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

16-6

**SUBMITTAL TO THE BOARD OF SUPERVISORS, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA
FORM 11: GENERAL PLAN AMENDMENT NO. 997 and CHANGE of ZONE NO. 7888**

DATE: January 4, 2016

PAGE: Page 2 of 4

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

1. **ADOPT** a **NEGATIVE DECLARATION** for **ENVIRONMENTAL ASSESSMENT NO. 41826**, 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
2. **TENTATIVELY APPROVE GENERAL PLAN AMENDMENT NO. 997** amending the project site's General Plan Foundation Component from Open Space (OS) to Community Development (CD) and amending its General Plan Land Use Designation from Rural (RUR) to Light Industrial (LI) (0.25 – 0.60 FAR), in accordance with the Proposed General Plan Land Use Exhibit #6, based on the findings and conclusions incorporated in the staff report and, pending final adoption of the General Plan Amendment Resolution by the Board of Supervisors; and
3. **TENTATIVELY APPROVE CHANGE OF ZONE NO. 7888** changing the site's Zoning Classification from W-2-10 (Controlled Development Area, 10-Acre Minimum) to M-SC (Manufacturing – Service Commercial), in accordance with the Proposed Zoning Exhibit #3, based on the findings and conclusions incorporated in the staff report and, pending final adoption of a Zoning Ordinance by the Board of Supervisors.

BACKGROUND:

Summary

Project Scope

This General Plan Amendment proposes to amend a portion of the project site's General Plan Foundation Component from Open Space (OS) to Community Development (CD), amend its General Plan Land Use Designation from Rural (RUR) to Light Industrial (LI) (0.25 – 0.60 FAR), and change the site's Zoning Classification from W-2-10 (Controlled Development Area, 10-Acre Minimum) to M-SC (Manufacturing – Service Commercial) on two parcels, totaling 160-acres, located within the Western Coachella Valley Area Plan. There is currently no implementing project in conjunction with General Plan Amendment No. 997 and Change of Zone No. 7888.

The existing General Plan Land Use Designation for the project site is Rural, which requires development at one residential dwelling unit per 20-acres. The adjacent properties to the east have an existing General Plan Land Use Designation of Light Industrial and a combination of underlying Zoning of Manufacturing – Service Commercial and Manufacturing – Heavy. The project site has an existing incompatible land use with these industrial properties to the east. Furthermore, there are several existing industrial uses in the immediate area to the east, which generally include outside storage of equipment, materials, and vehicles, along with some manufacturing. The area in general has been expanding to support primarily contractor's storage yards as shown through the following entitlement applications to the County: 1) Plot Plan 25308 (APN: 670-040-004), submitted on 2/21/13 for a contractor's storage yard. 2) Plot Plan 22830 (APN: 670-040-006), submitted on 06/01/07 for a contractor's yard. 3) Plot Plan 17678S1, (APN: 670-040-005) submitted on 04/01/03 for contractor's yard. These properties are all located to the east of the project site. As shown, the County has been continuously entitling new industrial uses in the area. As a result, this proposed Foundation Component change is a reasonable change based upon the ongoing circumstance of newer industrial development being established in the area.

General Plan Initiation Proceedings ("GPIP")

This project was submitted to the County of Riverside on February 14, 2008, during the 2008 General Plan Review Cycle application period and was recommended for initiation to the Board of Supervisors. On January 27, 2009, the Riverside County Board of Supervisors adopted an order initiating proceedings for General Plan Amendment No. 997.

**SUBMITTAL TO THE BOARD OF SUPERVISORS, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA
FORM 11: GENERAL PLAN AMENDMENT NO. 997 and CHANGE of ZONE NO. 7888**

DATE: January 4, 2016

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GPIP Provision

Staff was initially concerned with the proposed land use change over the entire 160-acre site, due to the steep slope terrain towards the northern portion of the site. Discussions during the GPIP review process resulted in an agreement between the County and the applicant to only seek a land use amendment for approximately 78-acres within the southern section, as that area is relatively flat and more conducive for development. This project is a request to change the area from the southern property line to 1,300-linear feet north to Community Development: Light Industrial (0.25 – 0.60 FAR). The remaining portion of the site to the north, approximately 83-acres, will retain the Open Space: Rural land use designation and will not be considered for any future development.

Planning Commission

This project was presented to the Planning Commission for recommendation to the Board of Supervisors on December 2, 2015. The Planning Commission recommended approval of the project by a vote of 4-0.

Sphere of Influence

The project site is located within the City of Cathedral City's sphere of influence and within the City of Rancho Mirage Policy Area and was submitted to both Cities for their review. County staff received no comments from the City of Cathedral City regarding this project; however, a letter from the City of Rancho Mirage was submitted. Rancho Mirage is not opposed to the project, but they have requested to be provided details of any future implementing project.

Environmental Assessment

The cumulative impacts of all proposed 2008 Foundation Component applications have been previously analyzed in conjunction with a County-wide General Plan Amendment. As a result, this project was analyzed under an Initial Study, which resulted in preparation of a Negative Declaration of environmental effects. This project includes a General Plan Amendment and Change of Zone 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.

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:

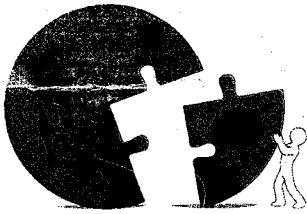
**SUBMITTAL TO THE BOARD OF SUPERVISORS, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA
FORM 11: GENERAL PLAN AMENDMENT NO. 997 and CHANGE of ZONE NO. 7888**

DATE: January 4, 2016

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A. Planning Commission Minutes

B. Planning Commission Staff Report



RIVERSIDE COUNTY
PLANNING DEPARTMENT

Steve Weiss, AICP
Planning Director

4013

DATE: 01/05/2016

TO: Clerk of the Board of Supervisors

FROM: Planning Department - Riverside Office

SUBJECT: General Plan Amendment No. 997 and Change of Zone No. CZ07888
(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:
 - (4th Dist) Desert Sun and 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:
(4th Dist) Desert Sun and Press Enterprise

SCHEDULE FOR 02/09/2016 BOS HEARING

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

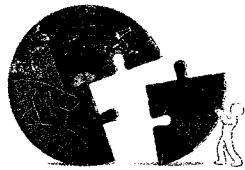
Riverside Office · 4080 Lemon Street, 12th Floor
P.O. Box 1409, Riverside, California 92502-1409
(951) 955-3200 · Fax (951) 955-1811

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 4.7

GENERAL PLAN AMENDMENT NO. 997 (FOUNDATION AND ENTITLEMENT/POLICY) and CHANGE of ZONE NO. 7888 – Intent to Adopt a Negative Declaration – Applicant: Nnh Properties, LLC – Engineer/Representative: Coachella Valley Engineers – Fourth Supervisorial District – Area Plan: Western Coachella Valley – Zone District: Thousand Palms – Zone: W-2-10 (Controlled Development Area, 10-Acre Minimum) and M-SC (Manufacturing – Service Commercial) – Policy Area: Rancho Mirage Sphere of Influence – Location: North of Vista Chino, west of Rio Del Sol Road, and east of Varner Road – Project Size: 160 acres.

II. PROJECT DESCRIPTION:

Proposal to amend the project site's General Plan Foundation Component from Open Space (OS) to Community Development (CD), amend its Land Use Designation from Open Space-Rural (OS-R) to Light Industrial (LI) (0.25 – 0.60 Floor Area Ratio), and change the site's zoning classification from W-2-10 (Controlled Development Area, 10 -Acre Minimum) to M-SC (Manufacturing – Service Commercial) on two parcels, totaling 160 acres.

III. MEETING SUMMARY:

The following staff presented the subject proposal:

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

Spoke in **favor** of the proposed project:

- David Turner, Representative, 77-933 Las Montanas Rd., Palm Desert 92211 (760) 360-4200
- Zafar Husain, Applicant, 430 Orange Heights. Ln., Corona 92882

No one spoke in a neutral position or in opposition.

IV. CONTROVERSIAL ISSUES:

None.

V. PLANNING COMMISSION ACTION:

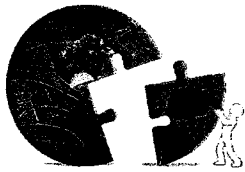
Public Comments: CLOSED

Motion by Commissioner Sanchez, 2nd by Commissioner Hake

A vote of 4-0 (Chairman Valdivia absent)

ADOPTED PLANNING COMMISSION RESOLUTION No. 2015-019; and,

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
DECEMBER 2, 2015**

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


ADOPT a NEGATIVE DECLARATION for ENVIRONMENTAL ASSESSMENT NO. 41826; and,

TENTATIVELY APPROVE GENERAL PLAN AMENDMENT NO. 997; and,

TENTATIVELY APPROVE CHANGE OF ZONE NO. 7888.

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

Attachment B:
Planning Commission Report Package

Agenda Item No.:**Area Plan:** Western Coachella Valley**Zoning Area:** Thousand Palms**Supervisory District:** Fourth**Project Planner:** John Earle Hildebrand III**Planning Commission:** December 2, 2015**General Plan Amendment No. 997****Change of Zone No. 7888****Environmental Assessment No. 41826****Applicant:** Nnh Properties, LLC**Engineer/Representative:** Coachella Valley Engineers, c/o David Turner


Steve Weiss, AICP
Planning Director

COUNTY OF RIVERSIDE PLANNING DEPARTMENT STAFF REPORT

PROJECT DESCRIPTION AND LOCATION:

General Plan Amendment No. 997 (Foundation and Entitlement/Policy Amendment) and Change of Zone No. 7888 – Proposal to amend a portion of the project site's General Plan Foundation Component from Open Space (OS) to Community Development (CD), amend its Land Use Designation from Rural (R) to Light Industrial (LI) (0.25 – 0.60 FAR), and change the site's zoning classification from W-2-10 (Controlled Development Area, 10-Acre Minimum) to M-SC (Manufacturing – Service Commercial) on two parcels, totaling 160-acres, located North of Vista Chino, West of Rio Del Sol Road, and East of Varner Road, within the Western Coachella Valley Area Plan.

BACKGROUND:

General Plan Initiation Proceedings ("GPIP")

This project was submitted on February 14, 2008, during the 2008 General Plan Review Cycle application period and was recommended for initiation to the Board of Supervisors. On January 27, 2009, the Riverside County Board of Supervisors adopted an order initiating proceedings for General Plan Amendment No. 997. The GPIP report package is included with this report, as an attachment. GPA No. 997 and accompanying Change of Zone No. 7888 (the "project") are now being taken forward for consideration.

GPIP Provision

Staff was initially concerned with the proposed change over the entire 160-acre site, due to the steep slope terrain towards the northern portion of the site. Discussions during the GPIP review process resulted in an agreement between the County and the applicant to only seek a land use amendment for the southern 78.24-acres, as that area is relatively flat and more conducive for future development. This project is a request to change the area from the southern property line to 1,300 linear feet north, to Community Development: Light Industrial (0.25 – 0.60 FAR). The northern 83.78-acres of the project site will retain the Open Space: Rural designation and will not be considered for any future development.

SB 18 and AB 52 Tribal Consultations

Pursuant to SB 18 requirements, Riverside County staff previously requested a list from the Native American Heritage Commission ("NAHC") of Native American Tribes whose historical extent includes the project site. Consultation request notices were sent to each of the Tribes on the list on May 26, 2015. SB 18 provides that the noticed Tribes have 90-days in which to request consultation regarding the proposed project. County staff received no SB 18 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 that they be notified for potential consultation on every County project. The project site is located outside of the historical Pechanga Tribal extent and as a result from a conference call with the Pechanga tribe, no further consultation is required at this time. However, the project site does lie within The Agua Caliente Band of Cahuilla Indians Tribal area, but staff received no specific consultation request from them. This project includes a General Plan Amendment and Change of Zone only. There will be no ground disturbance resulting from project approval. Furthermore, in accordance with AB 52, County staff will again notice the Pechanga Tribe, the Agua Caliente Band of Cahuilla Indians, and all other requesting Tribes for further consultation, at the time any implementing project is submitted.

Sphere of Influence

The project site is located within the city of Cathedral City's Sphere of Influence boundary area and was submitted to them for their review. Currently, the City has no plans for annexation of the project site, nor its immediate surroundings. At the time of staff report preparation, County staff received no comments from the city of Cathedral City regarding this project.

ISSUES OF POTENTIAL CONCERN:

General Plan Amendment Findings

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

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

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

New Circumstance

The existing General Plan Land Use Designation for the project site is Rural, which requires development at one residential dwelling unit per 20-acres. The adjacent properties to the east have an existing General Plan Land Use Designation of Light Industrial and a combination of underlying Zoning of Manufacturing – Service Commercial and Manufacturing – Heavy. The project site has an

incompatible land use with these industrial properties to the east. Furthermore, there are several existing industrial uses in the immediate area to the east, which generally include outside storage of equipment, materials, and vehicles, along with some manufacturing. The area in general has been expanding to support primarily contractor's storage yards as shown through the following entitlement applications to the County: 1) Plot Plan 25308 (APN: 670-040-004), submitted on 2/21/13 for a contractor's storage yard. 2) Plot Plan 22830 (APN: 670-040-006), submitted on 06/01/07 for a contractor's yard. 3) Plot Plan 17678S1, (APN: 670-040-005) submitted on 04/01/03 for contractor's yard. These properties are all located to the east of the project site. As shown, the County has been continuously entitling new industrial use in the area. As a result, this proposed Foundation Component change will result in enabling the establishment of compatible industrial use, under a future implementing project. This General Plan Land Use Amendment is a reasonable change based upon the ongoing circumstance of newer industrial development being established in the area.

Riverside County Vision

The County of Riverside Vision Statement discusses many concepts, which are distinguished by categories and include housing, population growth, healthy communities, conservation, transportation, and several others. This project has been reviewed in conjunction with the Vision Statement and staff has determined that the project is consistent with it.

Specifically, the Conservation and Open Space Resource System portion of the General Plan Vision Statement says, "A major thrust of the multipurpose open space system is the preservation of components of the ecosystem and landscape that embody the historic character and habitat of the County, even though some areas have been impacted by man-made changes." The northern portion of the project site contains steep slopes, which tie into the mountainous area behind it. Slightly further to the north of the project site is the established Edom Hill Conservation Area and to the northeast is the Thousand Palms Conservation Area. Although the project site is not located within an established conservation boundary area of the Coachella Valley Multi-Species Habitat Conservation Plan ("CVMSHCP"), the northern 83.78-acres portion of the project site will remain under its current land use designation for the purpose of conservation. Establishing additional conservation areas furthers the Vision Statement through providing additional area for linkage corridors and preservation of the ecosystem.

Additionally, the Our Communities and Their Neighborhoods section of the Vision Statement says, "Considerable protection from natural hazards such as earthquakes, fire, flooding, slope failure, and other hazardous conditions, is now built into the pattern of development authorized by the General Plan." As mentioned, the northern portion of the project site contains steep slope areas, which would make development and use of the area challenging. To ensure the future safety of property's eventual use, the northern portion will not be developed. This will provide protection against slope failure, reducing a potential natural hazard. For these reasons, this project is consistent with the Riverside County Vision Statement and this General Plan Foundation Component change is justified.

Internal Consistency

The project site is located within the city of Cathedral City's Sphere of Influence and also within the City of Rancho Mirage's Sphere of Influence Policy Area. To clarify, the project site is located within the established boundary of the city of Cathedral City's Sphere of Influence. However, the project site is not located within the City of Rancho Mirage's Sphere of Influence, as the name would suggest; rather, it's located within a Policy Area of a similar name. As stated above, this project was submitted to the city of Cathedral City for their review and comment and as a courtesy, this project

was also submitted to the City of Rancho Mirage for their review as well. At the time of staff report preparation no comments have been received by either city regarding this project.

Policy WCVAP 1.1 of the Rancho Mirage Sphere of Influence Policy Area states, "Form a joint planning effort with the City of Rancho Mirage and the Agua Caliente Band of Cahuilla Indians to address land use planning and environmental review of development projects within the Policy Area." The Agua Caliente Band of Cahuilla Indians was also provided an opportunity to review this project through both SB 18 and AB 52 processes.

Staff has reviewed this proposed Regular Foundation Amendment in conjunction with each of the Riverside County General Plan elements and applicable Policy Areas, and has determined that this project is in conformance. This project will not create an inconsistency with any of the General Plan elements and as a result, a General Plan Foundation Component modification is justified.

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

a) The Riverside County Vision:

As demonstrated in the above discussion, this proposed General Plan Foundation Component Amendment is consistent with the Vision Statement of the Riverside County General Plan. In addition, this Regular Entitlement/Policy Amendment is also consistent with the Vision Statement for the same reasons as above, and also item number one of the Intergovernmental Cooperation section of the Vision Statement, which says, "Recognition that many aspects of the vision are boundary-less is exemplified by the extensive array of intergovernmental arrangements involving the County, cities, special districts, Indian tribes, and unincorporated communities." The County works closely with the surrounding cities and public agencies, as demonstrated by the collaborative planning and development efforts implemented by the County. As a result, this project is consistent with the Riverside County Vision Statement.

b) Any General Plan Principle:

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

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

- The General Plan Vision acknowledges that every community in the County is maturing in its own way, at its own pace, and within its own context. Policies and programs should be tailored to local needs in order to accommodate the particular level of anticipated maturation in any given community.

The desert area, where the project site is located, has been maturing and supports a variety of development and uses. A mixture of industrial, commercial, and residential established uses is necessary to provide a proper community balance. As communities mature this balance should be realized and implemented.

The second principle is within the Economic Development Principles category – Commerce and Industrial Development:

- Stimulate industrial/business-type clusters that facilitate competitive advantage in the market place, are appropriate for this County, provide attractive and well landscaped work environments, and fit with the character of our varied communities.

This project will result in changing the southern portion of the project site's land use from Rural (R) to Light Industrial (LI) (0.25 – 0.60 floor area ratio), which will enable a future industrial development to be established, in support of the existing growth in the area and anticipated future needs. The change is consistent with the existing industrial development to the east and is a logical extension to the existing industrial land use pattern in the area. As a result, there is no conflict with any of the General Plan principles.

c) Any Foundation Component designation in the General Plan.

As demonstrated in the above findings, this proposed Foundation Component Amendment in conjunction with the Entitlement/Policy Amendment, does not conflict with the Riverside County Vision Statement or any of the General Plan principles. This Amendment will result in a logical extension of the existing and future development patterns in the area, which supports the County's goals. The combined Foundation Component Amendment and Entitlement/Policy Amendment will result in the land use being in conformance.

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

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

- LU 7.1 Accommodate the development of a balance of land uses that maintain and enhance the County's fiscal viability, economic diversity, and environmental integrity.

As a result of this General Plan Amendment, the project site will be changed to industrial, which is consistent with the land use of the properties to the east. This amendment will enable a variety of industrial uses to be established, providing a balance of land use designations within the area.

- LU 7.8 Stimulate industrial/business-type clusters that facilitate competitive advantage in the marketplace, provide attractive and well landscaped work environments, and fit with the character of our varied communities.

As demonstrated in the above discussion This project will change the site from Rural (R) to Light Industrial (LI) (0.25 – 0.60 FAR), which will enable industrial development to occur, in support of the existing growth of industrial uses in the area and anticipated future needs. Additionally, they further the General Plan policy by providing economic diversity.

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

As stated in the above finding number 1, the existing General Plan Land Use Designation of the project site is Rural, which allows for residential development of one dwelling unit per 20-acres. The adjacent properties to the east have a land use designation of Light Industrial and an underlying Zoning of Manufacturing – Service Commercial and Manufacturing – Heavy which allows for a variety of industrial uses. New residential would be an incompatible use with the existing industrial uses to the east. Furthermore additional industrial uses are being established over time, as shown by the number of Plot Plans submitted to the County to establish contractor's storage yards. The project site is a logical location for industrial uses, as there are no sensitive uses in the immediate area. This General Plan Land Use Amendment is a reasonable change based upon the ongoing circumstance of industrial development in the area.

SUMMARY OF FINDINGS:

- | | |
|---|---|
| 1. Existing Foundation General Plan Land Use (Ex #6): | Open Space (OS) |
| 2. Proposed Foundation General Plan Land Use (Ex #6): | Community Development (CD) |
| 3. Existing General Plan Land Use (Ex #6): | Rural (R) |
| 4. Proposed General Plan Land Use (Ex #6): | Light Industrial (LI) (0.25 – 0.60 FAR) |
| 5. Surrounding General Plan Land Use (Ex #6): | Rural (R) to the north, Rural (R) and Light Industrial (LI) (0.25 – 0.60 FAR) to the west, Indian Land (IND) to the south, and Light Industrial (LI) (0.25 – 0.60 FAR) to the east. |
| 3. Existing Zoning (Ex #3): | W-2-10 (Controlled Development Area, 10-Acre Minimum) and M-SC (Manufacturing–Service Commercial) |
| 4. Proposed Zoning (Ex #3): | M-SC (Manufacturing–Service Commercial) |
| 5. Surrounding Zoning (Ex #3): | W-2-10 (Controlled Development Area, 10-Acre Minimum) to the north, W-2 (Controlled Development Areas) to the west, W-2-5 (Controlled Development Area, 5-Acre Minimum) to the south, and M-SC (Manufacturing Services Commercial) to the east. |
| 6. Existing Land Use (Ex #1): | Vacant Land |
| 7. Surrounding Land Use (Ex #1): | Vacant Land and Industrial Uses |
| 8. Project Size: | Total Acreage: 160-Acres |
| 9. Environmental Concerns: | See Environmental Assessment File No. EA41826 |

RECOMMENDATIONS:

ADOPT PLANNING COMMISSION RESOLUTION No. 2015-019 recommending adoption of General Plan Amendment No. 997 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. 41826, 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. 997 amending the project site's General Plan Foundation Component from Open Space (OS) to Community Development (CD) and amending its General Plan Land Use Designation from Rural (R) to Light Industrial (LI) (0.25 – 0.60 floor area ratio) on two parcels, totaling 160-acres in accordance with the Proposed General Plan Land Use Exhibit #6; based on the findings and conclusions incorporated in the staff report; and, pending final adoption of the General Plan Amendment Resolution by the Board of Supervisors; and

TENTATIVELY APPROVE CHANGE OF ZONE NO. 7888 changing the site's zoning classification from W-2-10 (Controlled Development Area, 10-Acre Minimum) to M-SC (Manufacturing – Service Commercial) on two parcels, totaling 160-Acres in accordance with the Proposed Zoning Exhibit #3; based on the findings and conclusions incorporated in the staff report; and, pending final adoption of the Zoning Ordinance by the Board of Supervisors.

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

1. The project site has a General Plan Land Use Designation of Light Industrial (LI) (0.25 – 0.60 FAR) and is located within the Western Coachella Valley Area Plan.
2. The project site is surrounded by properties which have a General Plan Land Use Designation of Rural (R) to the north, Rural (R) and Light Industrial (LI) (0.25 – 0.60 FAR) to the west, Indian Land (IND) to the south, and Light Industrial (LI) (0.25 – 0.60 FAR) to the east.
3. This Regular Foundation Component Amendment and Entitlement/Policy Amendment will result in a land use change on a portion of the site from Open Space: Rural (OS:R) to Community Development: Light Industrial (CD:LI) (0.25 – 0.60 floor area ratio), which will be consistent with many of the existing lot sizes in the area.
4. As provided in this staff report, this project is consistent with both the Administrative Element of the Riverside County General Plan and Sections 2.4 and 2.5 of Ordinance No. 348.
5. As provided in this staff report, this project is in conformance with each of the Riverside County General Plan Elements and will not create an internal inconsistency with them.
6. As provided in this staff report, this project does not conflict with nor does it require any changes to the Riverside County Vision Statement.
7. As provided in this staff report, this project is consistent with the planning principles in Appendix B of the Riverside County General Plan.
8. The Riverside County General Plan is the guiding document which enables the orderly and managed growth throughout the County. Policy LU 7.1 of the General Plan Land Use element

states, "Accommodate the development of a balance of land uses that maintain and enhance the County's fiscal viability, economic diversity, and environmental integrity." The project site's land use will be changed to allow development of industrial uses, consistent with the other existing developments in the area.

9. The Riverside County General Plan Land Use element Policy LU 7.8 states: "Stimulate industrial/business-type clusters that facilitate competitive advantage in the marketplace, provide attractive and well landscaped work environments, and fit with the character of our varied communities." This General Plan Amendment will result in allowing for a variety of industrial uses, consistent with the other existing properties.
10. Special circumstances or conditions have emerged that were unanticipated in preparing the General Plan. Specifically, a newer and ongoing change of circumstance is that industrial uses are the only existing developments in the immediate area, with newer industrial uses being established over time, as shown by the number of Plot Plans the County has received to establish contractor's storage yards. This General Plan Amendment will result in a land use change that is consistent with the existing industrial growth in the area.
11. The project site has a zoning classification of W-2-10 (Controlled Development Area, 10-Acre Minimum).
12. The project site is surrounded by properties which have a zoning classification of W-2-10 (Controlled Development Area, 10-Acre Minimum) to the north, W-2 (Controlled Development Areas) to the west, W-2-5 (Controlled Development Area, 5-Acre Minimum) to the south, and M-SC (Manufacturing Services Commercial) to the east.
13. This Change of Zone will result in a zone classification change on a portion of the site to M-SC (Manufacturing – Service Commercial).
14. Environmental Assessment No. 41826 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: Light Industrial (LI) (0.25 – 0.60 floor area ratio) Land Use Designation, and with all other elements of the Riverside County General Plan.
2. The proposed project is consistent with the M-SC (Manufacturing – Service Commercial) zoning classification of Ordinance No. 348, and with all other applicable provisions of Ordinance No. 348.
3. The public's health, safety, and general welfare are protected through project design.
4. The proposed project is compatible with the present and future logical development of the area.
5. The proposed project will not have a significant effect on the environment.
6. The proposed project will not preclude reserve design for the WRCMSHCP.

INFORMATIONAL ITEMS:

1. As of this writing, no letters, in support or opposition have been received.
2. The project site **is not** located within:
 - a. The boundaries of a City; or
 - b. A the CVMSHCP boundary; or
 - c. A CSA; or
 - d. A Special Flood Hazard Area, an Area Drainage Plan, or Dam Inundation Area; or
 - e. A Fault Zone; or
 - f. A "High" Wildfire Hazard Zone; or
 - g. A State Responsibility Area.
3. The project site **is** located within:
 - a. The City of Cathedral City Sphere of Influence; and
 - b. "Moderate" liquefaction area.
4. The project site is currently designated as Assessor's Parcel Numbers: 670-040-013 and 670-040-014.

RESOLUTION NO. 2015-019
RECOMMENDING ADOPTION OF
GENERAL PLAN AMENDMENT NO. 997

WHEREAS, pursuant to the provisions of Government Code Section(s) 65350/65450 et. seq., public hearings were held before the Riverside County Planning Commission in Riverside, California on December 2, 2015, to consider the above-referenced matter; and,

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

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

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

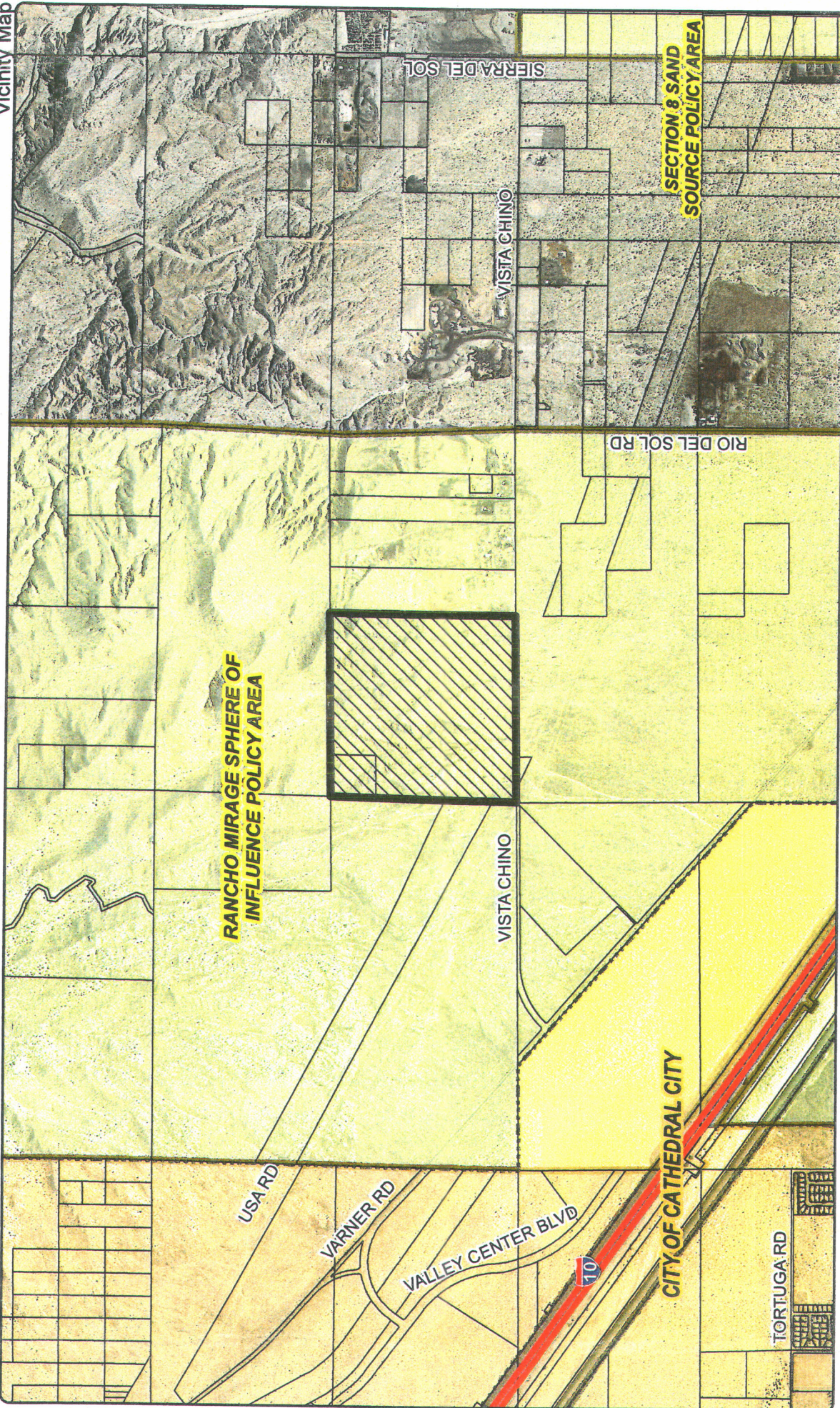
ADOPTION of the Negative Declaration environmental document, Environmental Assessment File No. 41826; and

ADOPTION of General Plan Amendment No. 997

RIVERSIDE COUNTY PLANNING DEPARTMENT
GPA00997 / CZ07888
VICINITY/POLICY AREAS

Supervisor Benoit
 District 4

Date Drawn: 11/09/2015
 Vicinity Map



Zoning District: Thousand Palms

Author: S Spadafora



DISCLAIMER: On October 7, 2004, 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 herein. For more information on the new General Plan, please contact the County Planning Department offices in Riverside at (951)955-3300 (Western County) or Palm Desert at (760)865-3277 (Eastern County) or Website: <http://Riverside.ca.gov>

RIVERSIDE COUNTY PLANNING DEPARTMENT

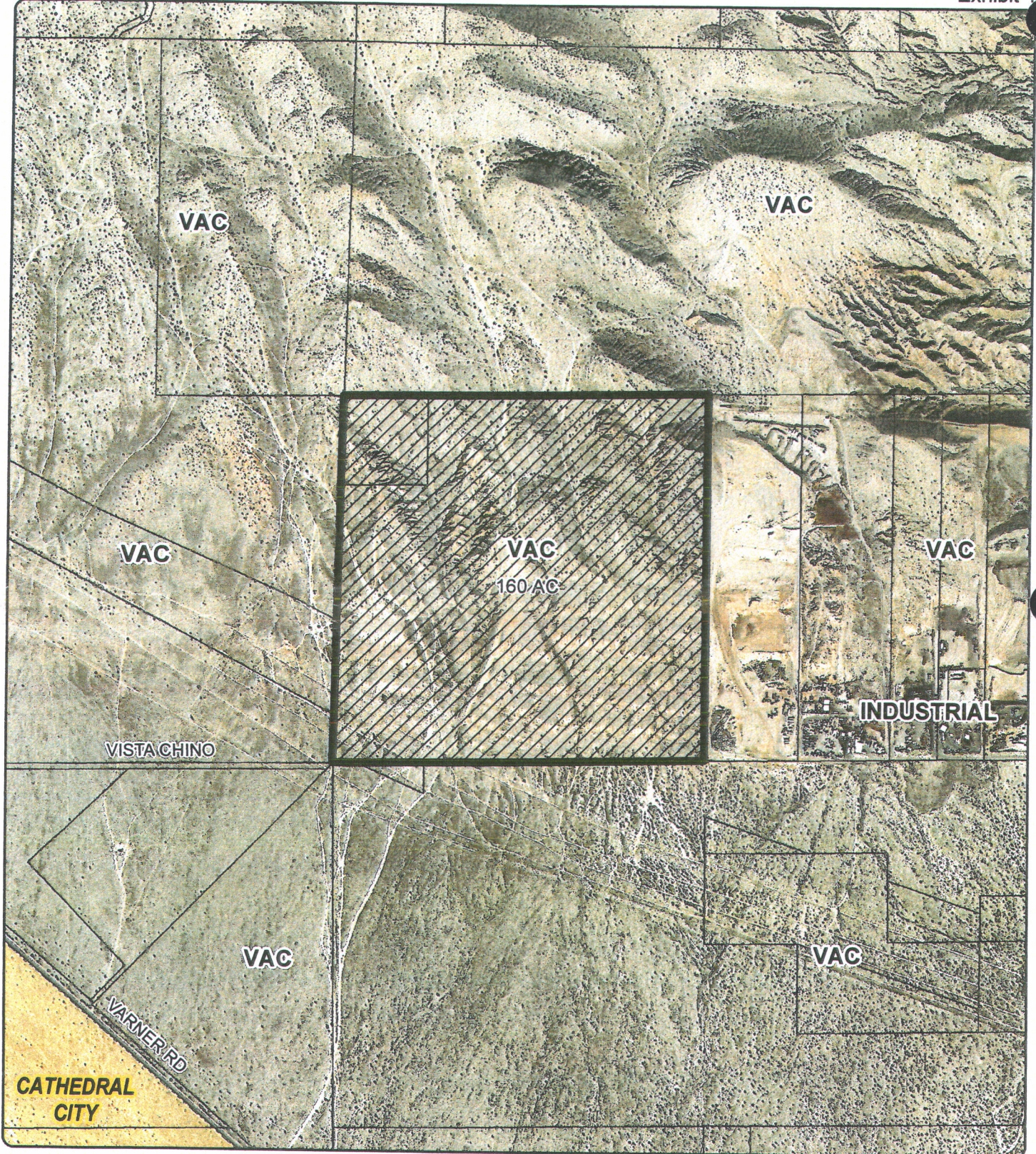
GPA00997 / CZ07888

Supervisor Benoit
District 4

Date Drawn: 11/09/2015

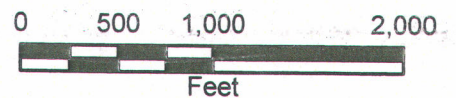
Exhibit 1

LAND USE



Zoning District: Thousand Palms

Author: S. Spadafora



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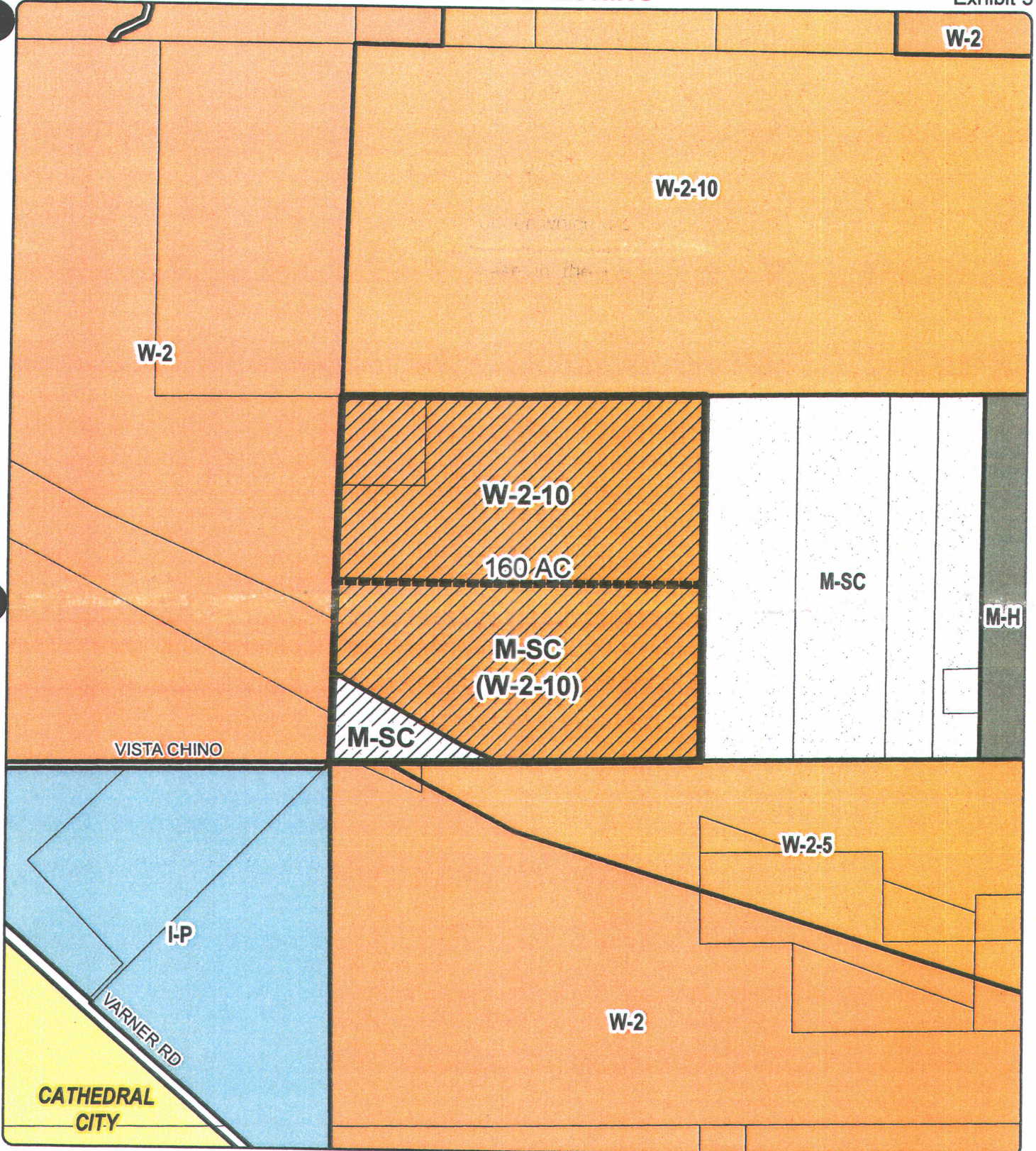
RIVERSIDE COUNTY PLANNING DEPARTMENT

GPA00997 / CZ07888

PROPOSED ZONING

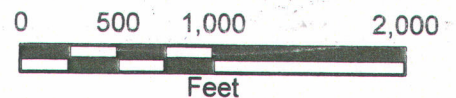
Supervisor Benoit
District 4

Date Drawn: 11/09/2015
Exhibit 3



Zoning District: Thousand Palms

Author: S. Spadafora



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.rcplma.org>

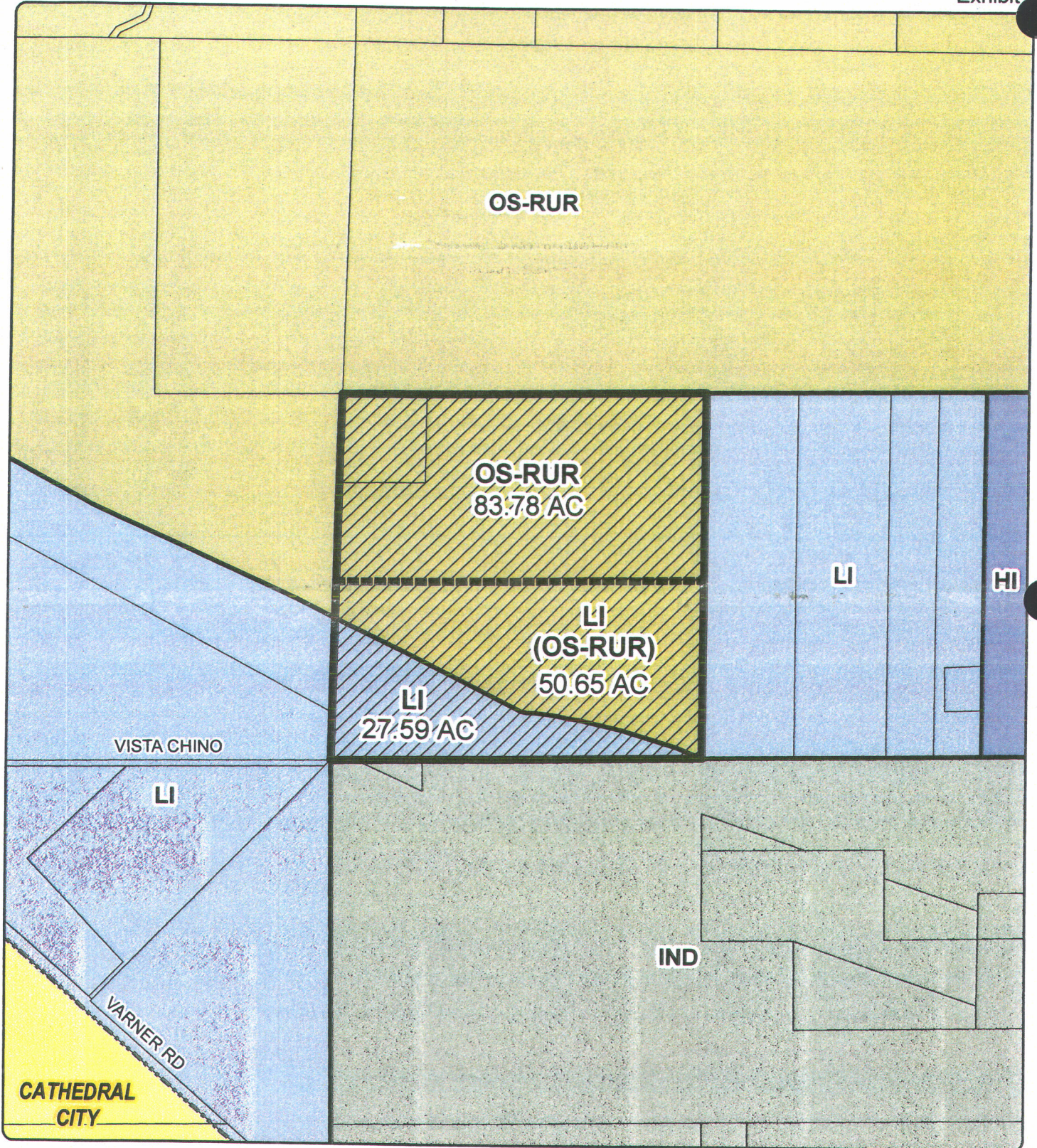
RIVERSIDE COUNTY PLANNING DEPARTMENT

GPA00997 / CZ07888

PROPOSED GENERAL PLAN

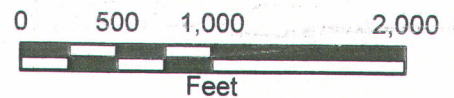
Supervisor Benoit
District 4

Date Drawn: 11/09/2015
Exhibit 6



Zoning District: Thousand Palms

Author: S. Spadafora



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.rctims.org>

COUNTY OF RIVERSIDE

ENVIRONMENTAL ASSESSMENT FORM: INITIAL STUDY

Environmental Assessment No.: 41826

Project Case: General Plan Amendment No. 997 & Change of Zone No. 7888

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: Nnh Properties, LLC

Applicant's Address: 201 Ocean Avenue, Apt B1009, Santa Monica, CA 90402

Applicant's Telephone Number: (310) 529-1006

I. PROJECT INFORMATION

A. Project Description:

Proposal to amend a portion of the project site's General Plan Foundation Component from Open Space (OS) to Community Development (CD), amend its Land Use Designation from Rural (RUR) to Light Industrial (LI) (0.25 - 0.60 FAR), and change the site's Zoning Classification from W-2-10 (Controlled Development Area, 10-acre minimum) to M-SC (Manufacturing - Service Commercial) on two parcels, totaling 160 acres.

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

C. Total Project Area: 160 acres

D. Assessor's Parcel Nos.: 670-040-013 and 670-040-014

E. Street References: The project site is located North of Vista Chino, West of Rio Del Sol Road, and East of Varner Road.

F. Section, Township, and Range Description: Section 1, Township 4 South, Range 5 East

G. Brief description of the existing environmental setting of the project site and its surroundings: The project site is primarily vacant land. The project site is surrounded by a combination of other vacant land and light industrial uses to the east.

II. APPLICABLE GENERAL PLAN AND ZONING REGULATIONS

A. General Plan Elements/Policies:

1. **Land Use:** This project includes a General Plan Amendment and Change of Zone only. There is no development plan associated with this project. This project will result in an amendment to the site's General Plan Foundation Component, Land Use Designation, and a Change of Zone 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: Western Coachella Valley

C. General Plan Foundation Component (Existing): Open Space (OS)

D. General Plan Land Use Designation (Existing): Open Space-Rural (OS-R)

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

F. General Plan Land Use Designation (Proposed): Light Industrial (LI) (0.25 – 0.60 floor area ratio)

G. Overlays: None

H. Policy Areas: Rancho Mirage Sphere of Influence

I. Adjacent and Surrounding:

1. **Area Plan:** Western Coachella Valley to the north, south, east, and west.

2. **Foundation Component(s):** Open Space to the north, Open Space and Community Development to the west, Indian Land to the south, and Community Development to the east.

3. **Land Use Designation(s):** Rural (R) to the north, Rural (R) and Light Industrial (LI) to the west, Indian Land (IND) to the south, and Light Industrial (LI) to the east.

4. **Overlay(s), if any:** Rancho Mirage Sphere of Influence

5. **Policy Area(s), if any:** None

J. Adopted Specific Plan Information

1. **Name and Number of Specific Plan, if any:** None

2. **Specific Plan Planning Area, and Policies, if any:** None

K. Zoning (Existing): W-2-10 (Controlled Development Area, 10-acre minimum) and M-SC (Manufacturing – Service Commercial)

L. Zoning (Proposed): M-SC (Manufacturing – Service Commercial)

M. Adjacent and Surrounding Zoning: W-2-10 (Controlled Development Area, 10-acre minimum) to the north, W-2 (Controlled Development Areas) to the west, W-2-5 (Controlled Development Area, 5-Acre Minimum) to the south, and M-SC (Manufacturing Services Commercial) to the east.

III. ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED

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

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

IV. DETERMINATION


On the basis of this initial evaluation:

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

10/20/2015
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 Western Coachella Valley Area Plan – “Scenic Highways”

Findings of Fact:

a-b) Pursuant to the Riverside County General Plan Figure 9 in Western Coachella Valley Area Plan – “Scenic Highways” exhibit, the project site is not located along any scenic highway corridors within the Western Coachella Valley Area Plan. The closest designated Scenic Highway Corridor is along Interstate 10, approximately one mile southwest of the project site. There will be no impacts.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

2. Mt. Palomar Observatory

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

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

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

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

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

3. Other Lighting Issues

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

Source: On-site Inspection, Project Application Description

Findings of Fact:

a-b) A land use change from Open Space-Rural (OS-R) to Light Industrial (LI) (0.25 – 0.60 FAR) will result in the implementation of more lighting at build-out. Lighting requirements and any subsequent restrictions will be reviewed in conjunction with a future implementing project’s lighting plan.

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

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

AGRICULTURE & FOREST RESOURCES Would the project

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

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

Findings of Fact:

a) Pursuant to the Riverside County General Plan Figure OS-2 "Agricultural Resources" exhibit, the project site is located within an area designated as "other lands". The California State Department of Conservation determines these designations based on soil types and land use. Agricultural and farming related activities have historically not been conducted at the project site, nor is the location viable for future agriculture activities, due to the soil type and climate. Therefore, there is no impact.

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

c-d) The properties surrounding the project site include a mixture of surface mining activities and vacant land. There are no properties zoned for commercial agricultural uses and there are no commercial farms in the area. As a result, there are no impacts.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

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 con-	<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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version of forest land to non-forest use?

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

Findings of Fact:

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

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

AIR QUALITY Would the project

6. Air Quality Impacts

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

Source: SCAQMD CEQA Air Quality Handbook

Findings of Fact:

a-f) The proposed land use change could result in a net increase in population and/or vehicle trips at build out, based upon the proposed change. However, the amount of the increase is too speculative to provide a detailed analysis at this time.

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, General Plan Land Use Designation, and also a Change of Zone, which could eventually lead to development on the property. Should a development proposal or land use application for subdividing, grading, or construction of the

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

BIOLOGICAL RESOURCES Would the project

7. Wildlife & Vegetation

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

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

Findings of Fact:

a-g) County mapping shows that no parcels associated with this project are located within a habitat area designated under the CVMSHCP. As a result, the project is consistent with the requirements of the CVMSHCP.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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When GPA00997 went through the initial GPIIP process it was negotiated that the northern 83.78 acres remain undeveloped (conserved), while the southern area could be developed and would be considered for Light Industrial. Further study at the implementation stage may reveal biological constraints that would further limit development. The applicant is aware of such risk associated with processing the General Plan Amendment without an associated project.

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

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

CULTURAL RESOURCES Would the project

8. Historic Resources

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

Source: On-site Inspection, Project Application Materials

Findings of Fact:

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

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

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Alter or destroy an archaeological site.				
b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to California Code of Regulations, Section 15064.5?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Disturb any human remains, including those interred outside of formal cemeteries?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Restrict existing religious or sacred uses within the potential impact area?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Cause a substantial adverse change in the significance of a tribal cultural resource as defined in Public Resources Code 21074?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source: On-site Inspection, Project Application Materials

Findings of Fact:

a-d) Pursuant to SB 18 requirements, Riverside County staff previously requested a list from the Native American Heritage Commission ("NAHC") of Native American Tribes whose historical extent includes the project site. Consultation request notices were sent to each of the Tribes on the list on May 26, 2015. SB 18 provides for a 90-day review period in which all noticed Tribes may request consultation regarding the proposed project. County staff received no consultation requests for this project during the 90-day review period.

AB 52 became effective on July 1, 2015. In compliance with AB 52, separate notices regarding this project were mailed to all requesting Tribes on September 10, 2015. AB 52 provides for a 30-day review period in which all noticed Tribes may request consultation regarding the proposed project. 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. The project site is located outside of the historical Pechanga Tribal extent and as a result from a conference call with the Pechanga tribe, no further consultation is required at this time. This project includes a General Plan Amendment and Change of Zone only. There will be no ground disturbance resulting from project approval. Furthermore, 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, General Plan Land Use Designation, and also a Change of Zone, which could eventually lead to development on the property. Should a development proposal or land use application for subdividing, grading, or construction of the site be submitted, a subsequent Environmental Analysis shall be prepared, to assess the potential impacts. 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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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:

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

This is a programmatic level CEQA analysis. At this stage, the project does not provide the opportunity for physical disturbance of the site, as there is no associated development project. This project will result in amending the site's General Plan Foundation Component, General Plan Land Use Designation, and also a Change of Zone, which could eventually lead to development on the property. Should a development proposal or land use application for subdividing, grading, or construction of the site be submitted, a subsequent Environmental Analysis shall be prepared, to assess the potential impacts. 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, the San Andreas Fault zone is located approximately 4,637-feet to the northeast of the project site boundary. However, only the southern half of the project site will be developable, as the northern half of the site (83.78-acres) will remain as open space and undeveloped. From the site's limit of development to the northern boundary is 1,250-feet. As a result, the Fault Zone is approximately 5,837-feet away from the developable area.

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

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

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

12. Liquefaction Potential Zone

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

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

Findings of Fact:

a) Pursuant to the Riverside County General Plan Figure S-3 "Generalized Liquefaction", the project site is mapped as an area of "Moderate" 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, General Plan Land Use Designation, and also a Change of Zone, which could eventually lead to development on the property. Should a development proposal or land use application for subdividing, grading, or construction of the site be submitted, a subsequent Environmental Analysis shall be prepared, to assess the potential impacts. As a result, 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.

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)

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

a) Every project in California has some degree of potential exposure to significant ground shaking. This is a programmatic level CEQA analysis. At this stage, the project does not provide the opportunity for physical disturbance of the site, as there is no associated development project.

This project will result in amending the site's General Plan Land Use and Change of Zone, which could eventually lead to development on the property. Should a development proposal or land use application for subdividing, grading, or construction of the site be submitted, a subsequent Environmental Analysis shall be prepared, to assess the potential impacts. This will include adherence to the California Building code, Title 24, which will mitigate to some degree, the potential for ground shaking impacts. As a result, impacts associated with this project are considered less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

14. Landslide Risk

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

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

Findings of Fact:

a) Pursuant to the Riverside County General Plan Figure S-5 "Regions Underlain by Steep Slope" exhibit, there are steep slopes on the northern part of the project site that could potentially result in landslides. However, the northern 83.78 acres will remain undeveloped (conserved), while the southern 78.24 acres, which includes a more gradual inclined slope, could be developed and is being considered for Light Industrial.

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, General Plan Land Use Designation, and also a Change of Zone, which could eventually lead to development on the property. Should a development proposal or land use application for subdividing, grading, or construction of the site be submitted, a subsequent Environmental Analysis shall be prepared, to assess the potential impacts. 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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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 mapped as an area of "Susceptible" subsidence. Future development of the site may require the preparation of a soils analysis to determine adequate mitigation for construction.

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, General Plan Land Use Designation, and also a Change of Zone, which could eventually lead to development on the property. Should a development proposal or land use application for subdividing, grading, or construction of the site be submitted, a subsequent Environmental Analysis shall be prepared, to assess the potential impacts. As a result, impacts associated with this project are considered less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

16. Other Geologic Hazards

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

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

Findings of Fact:

a) The project site is not located within any other significant geologic hazard.

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

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

Findings of Fact:

a-c) Pursuant to the Riverside County General Plan Figure S-5 "Regions Underlain by Steep Slope" exhibit, there are steep slopes on the northern part of the project site that could potentially result in landslides. However, the northern 83.78 acres will remain undeveloped (conserved), while the southern half, which includes a more gradual inclined slope, could be developed and is being considered for Light Industrial.

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, General Plan Land Use Designation, and also a Change of Zone, which could eventually lead to development on the property. Should a development proposal or land use application for subdividing, grading, or construction of the site be submitted, a subsequent Environmental Analysis shall be prepared, to assess the potential impacts. As a result, impacts associated with this project are considered less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

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

Source: Project Application Materials, On-site Inspection

Findings of Fact:

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

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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project will result in amending the site's General Plan Foundation Component, General Plan Land Use Designation, and also a Change of Zone, which could eventually lead to development on the property. Should a development proposal or land use application for subdividing, grading, or construction of the site be submitted, a subsequent Environmental Analysis shall be prepared, to assess the potential impacts. 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, General Plan Land Use Designation, and also a Change of Zone, which could eventually lead to development on the property. Should a development proposal or land use application for subdividing, grading, or construction of the site be submitted, a subsequent Environmental Analysis shall be prepared, to assess the potential impacts. 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.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
a) Be impacted by or result in an increase in wind erosion and blowsand, either on or off site?				

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

Findings of Fact:

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

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

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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project will result in amending the site's General Plan Foundation Component, General Plan Land Use Designation, and also a Change of Zone, which could eventually lead to development on the property. Should a development proposal or land use application for subdividing, grading, or construction of the site be submitted, a subsequent Environmental Analysis shall be prepared, to assess the potential impacts. As a result, there will be no impacts.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

GREENHOUSE GAS EMISSIONS Would the project

21. Greenhouse Gas Emissions

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

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

Source: Riverside County General Plan

Findings of Fact:

a-b) This project will result in changing a portion of the project site's land use designation from Rural to Light Industrial. This will result in the generation of additional vehicle trips to and from the site and the area as a whole. 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, General Plan Land Use Designation, and also a Change of Zone, which could eventually lead to development on the property. Should a development proposal or land use application for subdividing, grading, or construction of the site be submitted, a subsequent Environmental Analysis shall be prepared, to assess the potential impacts. Additionally, any future implementing project on this site will be required to comply with California's AB-32 greenhouse gas reduction requirements. Many of the identified potential mitigation measures as a result of GHG impacts are implemented during the construction phase of the project. As a result, impacts associated with this project are considered less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

HAZARDS AND HAZARDOUS MATERIALS Would the project

22. Hazards and Hazardous Materials

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

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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, General Plan Land Use Designation, and also a Change of Zone, which could eventually lead to development on the property. Should a development proposal or land use application for subdividing, grading, or construction of the site be submitted, a subsequent Environmental Analysis shall be prepared, to assess the potential impacts. 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 could result in an overburden of streets previously identified as evacuation routes for other projects. However, the Transportation Department will require any future development proposals on the site, to add mitigation to those projects to assure the streets will accommodate adequate emergency provisions. As a result, impacts associated with this project are considered less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

23. Airports

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

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?

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 the Airport Influence Area ("AIA"). Additionally, the nearest airport is located more than 4 miles west of the project site. 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?

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

Findings of Fact:

a) Pursuant to the Riverside County General Plan Figure S-11 "Wildfire Susceptibility" exhibit, the project site is not located within a Wildfire Susceptibility Area. There will be no impacts.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

HYDROLOGY AND WATER QUALITY Would the project

25. Water Quality Impacts

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

b) Violate any water quality standards or waste discharge requirements?

c) Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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 Special Flood Hazard Area, as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f) Place within a Special Flood Hazard Area structures which would impede or redirect flood flows?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
g) Otherwise substantially degrade water quality?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
h) Include new or retrofitted stormwater Treatment Control Best Management Practices (BMPs) (e.g. water quality treatment basins, constructed treatment wetlands), the operation of which could result in significant environmental effects (e.g. increased vectors or odors)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Riverside County Flood Control District Review.

Findings of Fact:

a-h) A portion of the project site is located within a Special Flood Hazard Area. However, this project does not include any grading or construction as it's a General Plan Amendment and Change of Zone only; therefore, there are no potential impacts to or from flood hazards. There is no land alteration proposed at this time that would alter any flows, violate any standards, impact ground water resources, create any runoff, or require any BMP's. No additional studies of the current conditions were conducted because there is no accompanying development project. Furthermore, this project will result in amending the land use to industrial, which precludes residential development. As a result, there will be no impacts to any residential dwelling units, new or existing.

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, General Plan Land Use Designation, and also a Change of Zone, which could eventually lead to development on the property. Should a development proposal or land use application for subdividing, grading, or construction of the site be submitted, a subsequent Environmental Analysis shall be prepared, to assess the potential impacts. As a result, impacts will be less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

26. Floodplains

Degree of Suitability in Special Flood Hazard Area. 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 the 100-year flood plain (now referred to as "Special Flood Hazard Area"). This project does not include any grading or construction as it's a General Plan Amendment and Change of Zone only; therefore, there are no potential impacts to or from flood hazards. There is no land alteration proposed at this time that would alter any flows, violate any standards, impact ground water resources, create any runoff, or require any BMP's. No additional studies of the current conditions were conducted because there is no accompanying development project. Additionally, pursuant to the Riverside County General Plan Figure S-10 "Dam Failure Inundation Zone" exhibit, the project site is not located within close proximity to any "Dam Failure Inundation Zones".

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

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

LAND USE/PLANNING Would the project	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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and/or within adjacent city or county boundaries?

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

Findings of Fact:

a) Approval of this project will result in changes to the land use pattern for the project site. The site is currently designated as Open Space: Rural. This General Plan Amendment will result in changing the southern 78.24 acres to Light Industrial, while the northern 83.78-acres will remain as Rural, due to the steep slopes.

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, General Plan Land Use Designation, and also a Change of Zone, which could eventually lead to development on the property. Should a development proposal or land use application for subdividing, grading, or construction of the site be submitted, a subsequent Environmental Analysis shall be prepared, to assess the potential impacts. As a result, impacts associated with this project are considered less than significant.

b) The project site is located within the designated City of Cathedral City's sphere of influence area. The City of Cathedral City was provided an opportunity to consult with the County, as they received information regarding the proposed General Plan Amendment and Change of Zone. The City's review resulted in no comments or concerns regarding the project at this time. The City of Cathedral City will be provided another opportunity for review and comment during the time of an implementing project. As a result, impacts associated with this project are considered less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

28. Planning

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

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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a-e) The project site is currently zoned W-2-10 (Controlled Development Area, 10 acre minimum). The accompanying Change of Zone application proposes to change the southern 78.24-acre portion of the project site to M-SC (Manufacturing Commercial), to enable future industrial uses. This is a compatible Zoning Classification with the other industrial property to the east.

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, General Plan Land Use Designation, and also a Change of Zone, which could eventually lead to development on the property. Should a development proposal or land use application for subdividing, grading, or construction of the site be submitted, a subsequent Environmental Analysis shall be prepared, to assess the potential impacts. As a result, impacts associated with this project are considered less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

MINERAL RESOURCES Would the project

29. Mineral Resources

a) Result in the loss of availability of a known mineral resource that would be of value to the region or the residents of the State?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input 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 located within the MRZ-3 Zone, which is an area where mineral deposits may occur, but their significance is undetermined, requiring additional analysis for viability of extraction. Generally, the site is not known to contain any substantial source of mineral material. Furthermore, this project will result in a land use change to Light Industrial, which precludes mineral extraction.

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, General Plan Land Use Designation, and also a Change of Zone, which could eventually lead to development on the property. Should a development proposal or land use application for subdividing, grading, or construction of the site be submitted, a subsequent Environmental Analysis shall be prepared, to assess the potential impacts. 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.

NOISE Would the project result in

Definitions for Noise Acceptability Ratings

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

NA - Not Applicable

A - Generally Acceptable

B - Conditionally Acceptable

C - Generally Unacceptable

D - Land Use Discouraged

30. Airport Noise

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

NA A B C D

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

NA A B C D

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

Findings of Fact:

a-b) Pursuant to the Riverside County General Plan Figure S-19 "Airport Locations" exhibit, the project site is not located within an Airforce 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.

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.

32. Highway Noise

NA A B C D

Source: On-site Inspection, Project Application Materials

Findings of Fact:

The project is not located near any highways. The closest is Interstate 10, located approximately a mile away to the southwest. Noise from this distance will be negligible. Therefore, there will be no impacts.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

33. Other Noise

NA A B C D

Source: Project Application Materials, GIS database

Findings of Fact:

The project site is located adjacent to existing industrial uses. This project will result in changing the land use to industrial, which will be compatible to the adjacent properties and subject to the same noise standards.

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 type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input checked="" type="checkbox"/>
c) Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Exposure of persons to or generation of excessive ground-borne vibration or ground-borne noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Source: Riverside County General Plan, Table N-1 ("Land Use Compatibility for Community Noise Exposure"); Project Application Materials

Findings of Fact:

a-d) This General Plan land use change will result in the creation of higher noise impacts at the time build-out. However, all future onsite uses will be required to adhere to the Riverside County's allowable noise standards for Industrial 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, General Plan Land Use Designation, and also a Change of Zone, which could eventually lead to development on the property. Should a development proposal or land use application for subdividing, grading, or construction of the site be submitted, a subsequent Environmental Analysis shall be prepared, to assess the potential impacts. As a result, there will be no impacts.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

POPULATION AND HOUSING Would the project

35. Housing

a) Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input 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 type="checkbox"/>	<input checked="" 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:

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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a-f) This General Plan Amendment will result in a land use change from Rural to Light Industrial, which precludes the development of new housing. Furthermore, there is no existing housing onsite, so any future development will not negatively impact the county's housing stock. Population growth resulting from a change to Light Industrial will be negligible.

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, General Plan Land Use Designation, and also a Change of Zone, which could eventually lead to development on the property. Should a development proposal or land use application for subdividing, grading, or construction of the site be submitted, a subsequent Environmental Analysis shall be prepared, to assess the potential impacts. As a result, there will be no impacts.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

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

36. Fire Services

Source: Riverside County General Plan Safety Element

Findings of Fact:

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

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

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

37. Sheriff Services

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

Findings of Fact:

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

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

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

38. Schools

Source: School District, GIS Database

Findings of Fact:

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

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

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

39. Libraries

Source: Riverside County General Plan

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

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

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

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

40. Health Services

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

Findings of Fact:

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

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

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

RECREATION

41. Parks and Recreation

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

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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b) Would the project include the use of existing

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

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

Findings of Fact:

a-c) There are no designated trails or parks proposed or required near the project site, nor is the project site located within a CSA. Any required park fees will be assessed in the future when 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, General Plan Land Use Designation, and also a Change of Zone, which could eventually lead to development on the property. Should a development proposal or land use application for subdividing, grading, or construction of the site be submitted, a subsequent Environmental Analysis shall be prepared, to assess the potential impacts. As a result, there will be no impacts.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

42. Recreational Trails

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

Findings of Fact:

There are no designated trails or parks proposed or required near the project site. Any required park and/or trail fees will be assessed in the future when an implementing project is submitted.

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, General Plan Land Use Designation, and also a Change of Zone, which could eventually lead to development on the property. Should a development proposal or land use application for subdividing, grading, or construction of the site be submitted, a subsequent Environmental Analysis shall be prepared, to assess the potential impacts. 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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TRANSPORTATION/TRAFFIC Would the project

43. Circulation

a) Conflict with an applicable plan, ordinance or policy establishing a measure of effectiveness for the performance of the circulation system, taking into account all modes of transportation, including mass transit and non-motorized travel and relevant components of the circulation system, including but not limited to intersections, streets, highways and freeways, pedestrian and bicycle paths, and mass transit?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Conflict with an applicable congestion management program, including, but not limited to level of service standards and travel demand measures, or other standards established by the county congestion management agency for designated roads or highways?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Alter waterborne, rail, or air traffic?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g. farm equipment)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f) Cause an effect upon, or a need for new or altered maintenance of roads?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
g) Cause an effect upon circulation during the project's construction?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
h) Result in inadequate emergency access or access to nearby uses?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
i) Conflict with adopted policies, plans or programs regarding public transit, bikeways or pedestrian facilities, or otherwise substantially decrease the performance or safety of such facilities?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source: Riverside County General Plan, Mead Valley Policy

Findings of Fact:

a) The project site is located within the Western Coachella Valley Policy Area of the Riverside County General Plan. This is a General Plan Amendment and Change of Zone application only and will result in changing the land use from Rural to Light Industrial. Details of a future implementing project will be reviewed in conjunction with any other circulation plans. Additionally, this 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

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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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, General Plan Land Use Designation, and also a Change of Zone, which could eventually lead to development on the property. Should a development proposal or land use application for subdividing, grading, or construction of the site be submitted, a subsequent Environmental Analysis shall be prepared, to assess the potential impacts. As a result, the impacts are less than significant.

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

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

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

44. Bike Trails

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

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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"/>

Source: Department of Environmental Health Review

Findings of Fact:

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

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

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

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

47. Solid Waste

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

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

Findings of Fact:

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

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

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Source: Application Materials

Findings of Fact:

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

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

Findings of Fact:

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

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

MANDATORY FINDINGS OF SIGNIFICANCE

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

Source: Staff review, Project Application Materials

Findings of Fact:

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

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

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

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, General Plan Land Use Designation, and also a Change of Zone, which could eventually lead to development on the property. Should a development proposal or land use application for subdividing, grading, or construction of the site be submitted, a subsequent Environmental Analysis shall be prepared, to assess the potential impacts. As a result, there will be no impacts.

VI. EARLIER ANALYSES

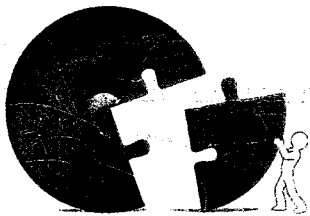
Earlier analyses may be used where, pursuant to the tiering, program EIR, or other CEQA process, an effect has been adequately analyzed in an earlier EIR or negative declaration as per California Code of Regulations, Section 15063 (c) (3) (D).

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

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

VII. AUTHORITIES CITED

Authorities cited: Public Resources Code Sections 21083 and 21083.05; References: California Government Code Section 65088.4; Public Resources Code Sections 21080(c), 21080.1, 21080.3, 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.



RIVERSIDE COUNTY PLANNING DEPARTMENT

Steven Weiss, AICP
Planning Director

December 2, 2015

MEMO

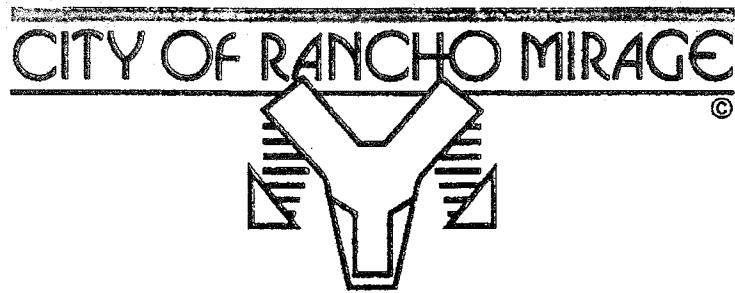
RE: AGENDA ITEM 4.7 – GPA00997 & CZ07888 – STAFF RESPONSES TO NEW LETTERS

To: Planning Commission

After preparation of the staff report package and prior to the Planning Commission hearing, County staff received the attached letters regarding GPA00945. Below is a listing, citing each letter and a brief accompanying staff response.

1. City of Rancho Mirage

- Submitted a letter regarding the proposed General Plan Amendment. Is not necessarily opposed to the project. Has concerns regarding aesthetics, lighting, and traffic for any implementing project. Has requested to be provided copies of any future project, so that they may review and comment.



December 1, 2015

Mr. Steve Weiss, AICP, Planning Director
Riverside County Planning department
4080 Lemon Street, 12th Floor
Riverside, CA 92501

RE: Proposed GPA Application GPA00997

Dear Mr. Weiss:

Yesterday at 4:30 p.m., the City of Rancho Mirage was notified by e-mail that a Planning Commission public hearing is scheduled for tomorrow regarding the above referenced General Plan Amendment. Although the staff report indicates that the project was submitted to the City of Rancho Mirage for comment and no comments were provided, I am unable to locate any City staff having received any correspondence in regard to this project. Nevertheless, due to the Planning Commission being scheduled for tomorrow, I will try my best to encapsulate our "first blush" comments in this letter; although having adequate time to review the material would likely result in more meaningful comments.

The City of Rancho Mirage is not necessarily opposed to the proposed GPA, however, we have concerns about the additional (large semi-truck) vehicle traffic at the new Bob Hope Drive/Interstate 10 freeway interchange. Light Industrial zoning may result in the development of large scale warehousing facilities or other manufacturing type uses that have significant volumes of oversized vehicles. This will cause additional queuing and delays at signals on the bridge where vehicles enter and exit the freeway. If a GPA is approved, how does this affect the traffic model for build-out of the area? What improvements are necessary as a nexus to development of this site? Traffic modeling should be done that reasonably includes all projects dependent upon this intersection for freeway access. Careful analysis should also consider the mix of heavy vehicles with passenger vehicles and the ability to weave into the required turning lanes. While it is our understanding that a specific light industrial project has not yet been proposed, we request the opportunity to review, with adequate time of course, any project/environmental document associated with development of the subject site.

According to the map, the proposed GPA is located just north of Varner Road along the ultimate DaVall section line. The City of Rancho Mirage remains adamantly opposed to any consideration for a new freeway interchange at the intersection of Interstate 10 and DaVall, or any new project that would make a freeway intersection at that location more desirable. We remain steadfast in this position due to the fact that nearly the entire length of DaVall Drive within Rancho Mirage south of Interstate 10 is lined with residential, care facilities, Braille Institute and a K-12 school. The growth and expansion north of Interstate 10 should not be a detriment to, or at the expense of quality of life for our existing residents along this corridor. Any development north of I-10 should be dependent upon existing freeway interchange locations and modeled accordingly.

ADMINISTRATION	DEVELOPMENT SERVICES	FINANCE	HOUSING	PUBLIC LIBRARY	PUBLIC WORKS
Tel. 1.760.324.4511	Tel. 1.760.324.4511	Tel. 1.760.770.3207	Tel. 1.760.770.3210	Tel. 1.760.341.7323	Tel. 1.760.770.3224
Fax. 1.760.324.8830	Fax. 1.760.202.4792	Fax. 1.760.324.0528	Fax. 1.760.324.1617	Fax. 1.760.341.5213	Fax. 1.760.770.3261

69-825 HIGHWAY 111 / RANCHO MIRAGE, CA 92270

www.RanchoMirageCA.gov

www.RelaxRanchoMirage.com

As you are aware, the site was within the Rancho Mirage Sphere of Influence until 2007 when the City relinquished the area and supported Cathedral City's bid for expanding their SOI. At that time we went on record with Cathedral City as opposing any new freeway interchange at DaVall Drive/I-10. Similarly, we expressed opposition to any new interchange at I-10/DaVall when Cathedral City was processing their North City Specific Plan.

The Staff Report notes that a primary purpose of the proposed GPA is to expand and accommodate contractor storage yards. As this land is on an "upslope" from Interstate 10, it will be visible at a distance from both the freeway and land within the City of Rancho Mirage. Significant consideration should be given to any future project in preventing and substantially screening outdoor storage yards (visual blight) from view and shielding light and glare for outdoor storage yards. Visual simulations should be conducted for new facilities to ensure that the dominant characteristic of future development is quality office/industrial park type architecture and water efficient landscape screening rather than storage yards with compound security walls.

Page 7 states that the project would amend the General Plan to Light Industrial on two parcels totaling 160 acres; while page 1 states that 78.24 acres will be amended to Light Industrial and the remainder will retain the Open Space Rural designation. For clarification/consistency, shouldn't page 7 state that 78.24 acres will be amended to L-I and not the entire 160 acres?

Based on the FAR and size of the GPA, the project could accommodate between 852,033 and 2,044,880 square feet of Light Industrial space. Heavy truck traffic and employee vehicles associated with a facility of this size would likely be significant. Many of the local roads in this area north of the freeway have inadequate geometrics to accommodate turning movements of large vehicles.

While we understand that this is a Programmatic level CEQA analysis and that specific project level analysis may be "speculative" at this time, the Initial Study provides little information on anticipated impacts caused by a change in General Plan designation from Rural very low intensity use to Light Industrial which is a significantly more intensive use of land. Surely there are a range of anticipated land uses that can be analyzed for the public to better understand the consequences of changing the General Plan/Zoning. While amending the General Plan/Zoning on paper may not entitle a specific project for "sticks to come out of the ground"; it seems "speculative" to change the General Plan/Zoning to permit an additional 852,000 to 2,000,000 of L-I permitted uses without understanding how it affects the backbone infrastructure more adequately.

We look forward to receiving more information on a specific project and a more in depth Environmental Analysis. Based on possible cumulative impacts caused by projects located within the boundaries of this GPA/ZC, we respectfully request that we receive a Notice of Preparation for the anticipated EIR for development of the site.

Please feel free to contact me at 760.328.2266 if you have any questions.

Best Regards,



Bud Kopp, AICP
Planning Manager

CC: John Hildebrand, Senior Project Associate
Randy Bynder, City Manager, AICP

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

909B



FROM: TLMA – Planning Department

SUBMITTAL DATE:
January 5, 2009

SUBJECT: GENERAL PLAN AMENDMENT NO. 997 – Foundation-Regular– Applicant: Nnh Properties, LLC – Engineer/Representative: Coachella Valley Engineers - Fourth Supervisorial District – Thousand Palms Zoning District – Western Coachella Valley Area Plan: Open Space: Rural (OS-RUR) (20 Acre Minimum) and Community Development: Light Industrial (CD-LI) (0.25-0.60 FAR) – Location: Westery of Rio Del Sol Road, northerly of Vista Chino, and easterly of Date Palm Drive – 160 Gross Acres - Zoning: Controlled Development Areas- 10 Acre Minimum (W-2-10) and Manufacturing-Service Commercial (M-SC) - **REQUEST:** This General Plan Amendment proposes to amend the General Plan Foundation Component of the subject site from Open Space to Community Development and to amend the General Plan land use designation of the subject site from Rural to Light Industrial – APN(s): 670-040-013, 670-040-014

REVIEWED BY EXECUTIVE OFFICE

DATE 1/24/09
Tina Grande
Departmental Concurrence

RECOMMENDED MOTION:

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

BACKGROUND:

The initiation of proceedings for any General Plan Amendment (GPA) requires the adoption of an order by the Board of Supervisors. The Planning Director is required to prepare a report and recommendation on every GPA application and submit it to the Board of Supervisors. Prior to the submittal to the Board, comments on the application are requested from the Planning Commission, and the Planning Commission comments are included in the report to the Board. The Board will either approve or disapprove the initiation of proceedings for the GPA requested

Ron Goldman
Planning Director

RG:TH

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

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.: 6.8
Area Plan: Western Coachella Valley
Zoning District: Thousand Palms
Supervisorial District: Fourth
Project Planner: Tamara Harrison
Planning Commission: September 17, 2008

General Plan Amendment No. 997
Applicant: Nnh Properties, LLC
Engineer/Representative: Hacker Engineering

COUNTY OF RIVERSIDE PLANNING DIRECTOR'S REPORT AND RECOMMENDATIONS

RECOMMENDATIONS:

The Planning Director recommended that an adoption of an order initiating proceedings for General Plan Amendment No. 997 from Open Space: Rural to Community Development: Light Industrial on the southern portion of the site that does not have topographic issues and the Planning Commission made the comments below. The Planning Director continues to recommend that initiation on the southern portion of the site would be appropriate. For additional information regarding this case, see the attached Planning Department Staff Report(s).

PLANNING COMMISSION COMMENTS TO THE PLANNING DIRECTOR:

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

Commissioner John Roth: Commissioner Roth indicated that there needs to be a means of quantifying the southern portion of the site that will be proposed for the change.

Commissioner John Snell: Commissioner Snell suggested that an additional exhibit showing the southern portion of the site to be proposed as Light Industrial should be provided.

Commissioner John Petty: No Comments

Commissioner Jim Porras: Commissioner Porras agreed with staff that initiation on the southern portion of the lot would be appropriate.

Commissioner Jan Zuppardo: No Comments

Agenda Item No.: 6.8
Area Plan: Western Coachella Valley
Zoning District: Thousand Palms
Supervisory District: Fourth
Project Planner: Tamara Harrison
Planning Commission: September 17, 2008
Continued from: August 12, 2008

General Plan Amendment No. 997
E.A. Number 41826
Applicant: Nnh Properties, LLC
Engineer/Rep.: Coachella Valley Eng.

COUNTY OF RIVERSIDE PLANNING DEPARTMENT STAFF REPORT

PROJECT DESCRIPTION AND LOCATION:

The applicant proposes to amend the General Plan Foundation and Land Use designations from "Open Space: Rural" (OS:RUR) (20 acre min.) to Community Development: Light Industrial (CD:LI) for an approximately 160-acre site. The project is located northerly of Vista Chino, westerly of Rio Del Sol Road, and easterly of Date Palm Drive.

FURTHER PLANNING CONSIDERATIONS:

August 26, 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 August 21, 2008 between the applicant and the Planning Department to discuss the proposal further.

Staff was initially concerned with the proposed change over the entire site given the topography of the site. Staff recommends and the applicant has agreed to only seek the Community Development: Light Industrial designation for the southern portion of the site in order to limit the development in steeper portions of the site.

The applicant also indicated that a reciprocal easement along Vista Chino to the east of the site has been agreed upon with the existing businesses to the east, therefore, providing secondary access to the site and addressing staff's concern regarding secondary access.

The site currently lacks sewer and water.

RECOMMENDATION:

Comment that adoption of an order initiating proceedings for General Plan Amendment No. 997 from Open Space: Rural to Community Development: Light Industrial **would not be appropriate as proposed**, but that an order initiating proceedings as modified by staff **would be appropriate**. The adoption of such an order does not imply that the proposed GPA will be approved.

Agenda Item No.: 5.15
Area Plan: Western Coachella Valley
Zoning District: Thousand Palms
Supervisory District: Fourth
Project Planner: Tamara Harrison
Planning Commission: August 12, 2008

General Plan Amendment No. 997
E.A. Number 41826
Applicant: Nnh Properties, LLC
Engineer/Rep.: C. V. Engineering

COUNTY OF RIVERSIDE PLANNING DEPARTMENT
STAFF REPORT

PROJECT DESCRIPTION AND LOCATION:

The applicant proposes to amend the General Plan Foundation and Land Use designations from "Open Space: Rural" (OS:RUR) (20 acre min.) to Community Development: Light Industrial (CD:LI) for an approximately 160-acre site. The project is located northerly of Vista Chino, westerly of Rio Del Sol Road, and easterly of Date Palm Drive.

POTENTIAL ISSUES:

Policy LU 24.7 of the General Plan requires "adequate and available... circulation facilities, water resources and sewer facilities exist to meet the demands of the proposed land use. No substantial evidence has been provided to show that new conditions or circumstances are present in the area to justify the proposed change; sewer is not available at the site and the site lacks secondary public access.

A large portion of the site is also impacted by topographical concerns. Increasing the intensity of the land use potentially leads to risks associated with drainage, erosion and increased fire risks; therefore, creating an inconsistency between the land use map/element and the safety element of the General Plan.

Areas surrounding the site with existing Light Industrial designations remain vacant. No substantial evidence has been provided to show that new conditions or circumstances are present in the area to justify the need for additional Industrial designations in the area.

RECOMMENDATION:

Comment that adoption of an order initiating proceedings for General Plan Amendment No. 997 from Open Space: Rural to Community Development: Light Industrial would not be appropriate.

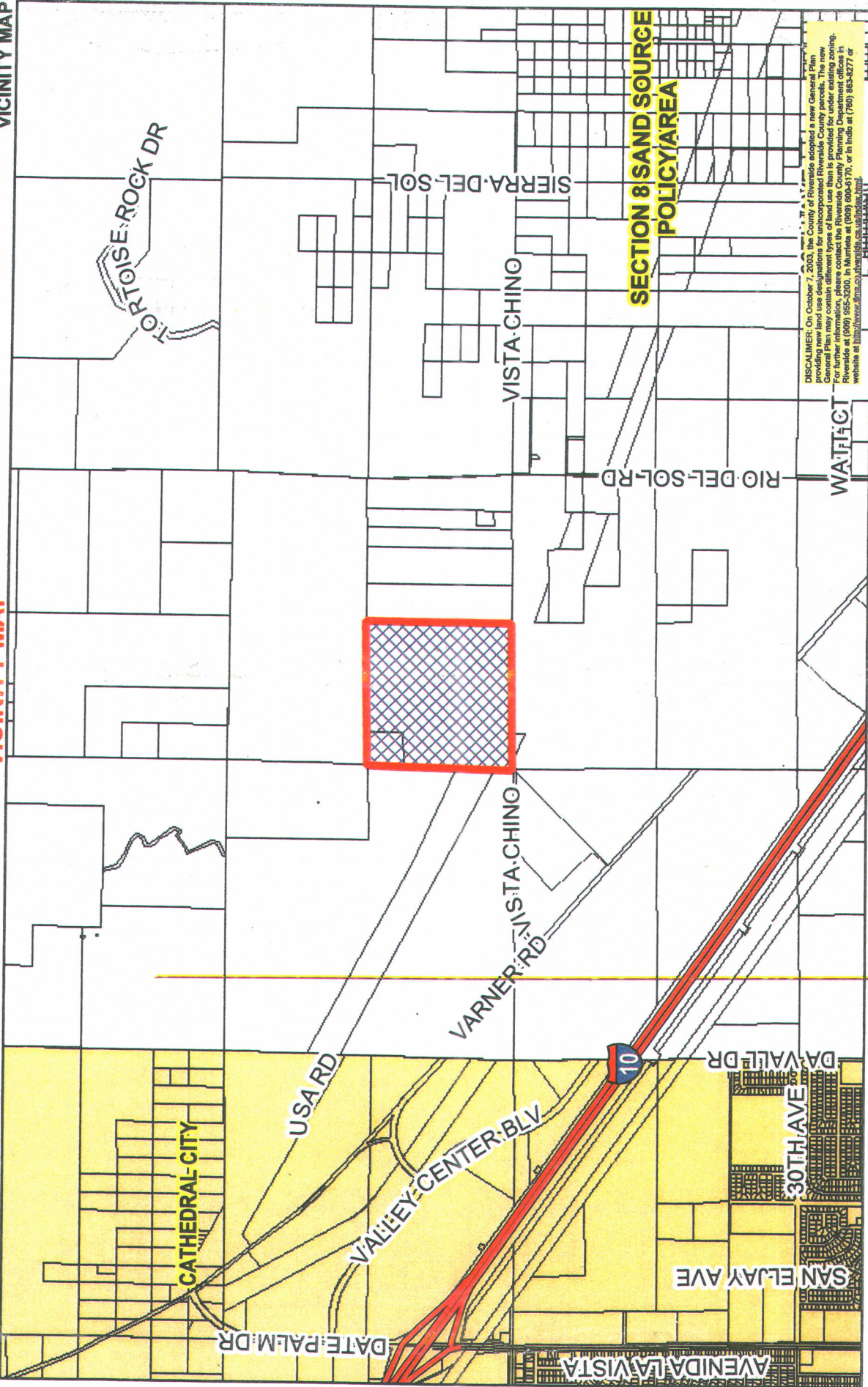
Y:\Advanced Planning\2008 FOUNDATIONCOMPONENTREVIEW\GPACases\GPA 997\GPA00997 PC Staff Report.doc

Supervisor Wilson
District 4
Date Drawn: 4/09/08

GPA00997

VICINITY MAP

Planner: Amy Aldana
Date: 3/17/08
VICINITY MAP



**SECTION 8 SAND SOURCE
POLICY/AREA**

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. In order to obtain more information or to contact the Riverside County Planning Department offices in Riverside at (951) 955-5200, or in Indio at (760) 865-8277 or website at <http://www.riversideplanning.com>.

RIVERSIDE COUNTY PLANNING DEPARTMENT

Zone
District: Thousand Palms
Township/Range: T4SR5E
Section: 1

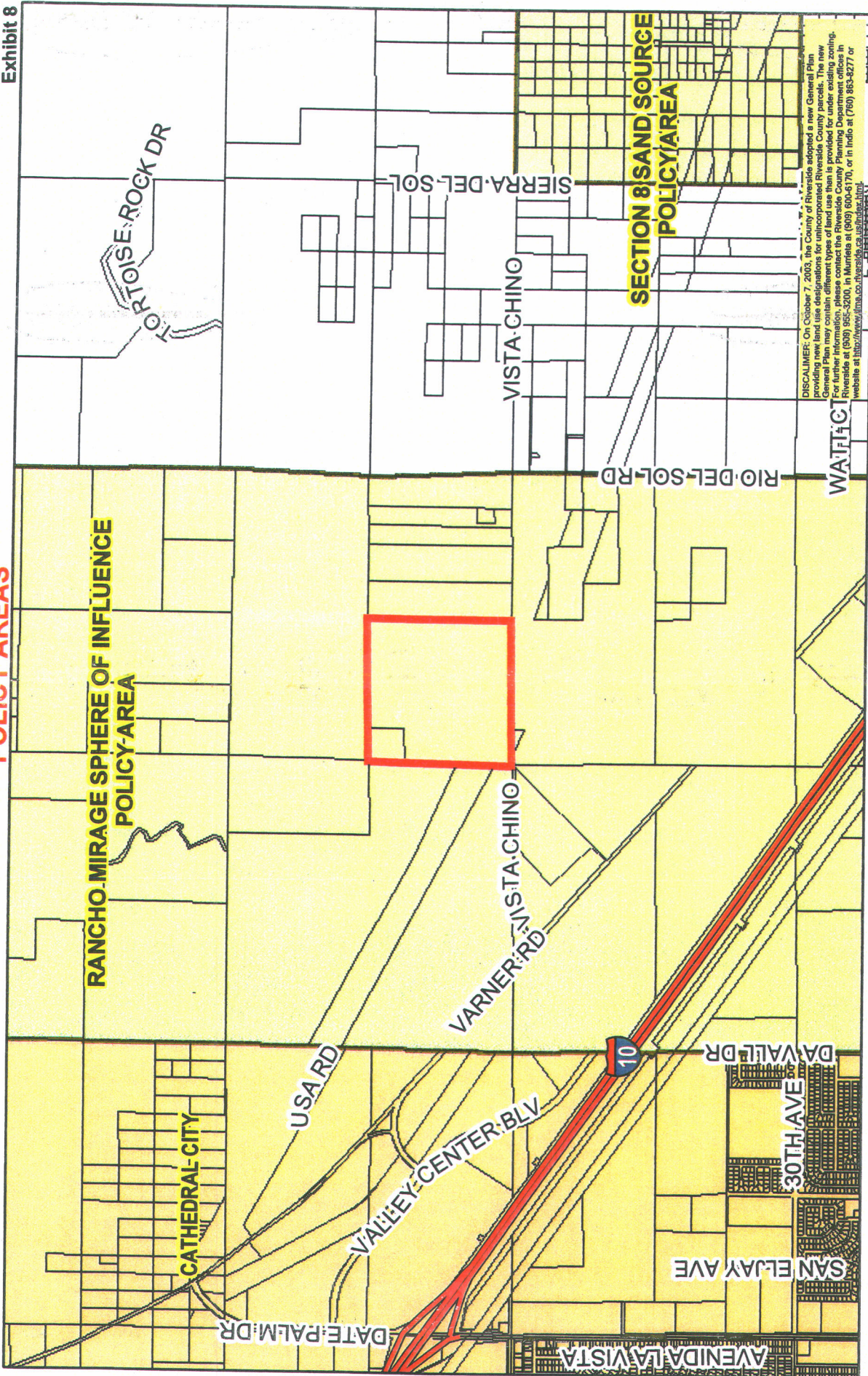


Assessors
Bk. Pg. 670-04
Thomas
Bros. Pg. 758 B5

Supervisor Wilson
District 4
Date Drawn: 4/09/08

GPA00997
POLICY AREAS

Planner: Amy Aldana
Date: 3/17/08
Exhibit 8



DISCLAIMER: On October 7, 2008, the County of Riverside adopted a new General Plan providing new land use designations for various parcels. The new General Plan may contain different types of land use than is provided for on the parcels. For further information, please contact the Riverside County Planning Department offices in Riverside at (951) 955-3200, in Murrieta at (951) 600-6170, or in Indio at (760) 853-8277 or website at <http://www.fina.co.us/riverside.gov>.

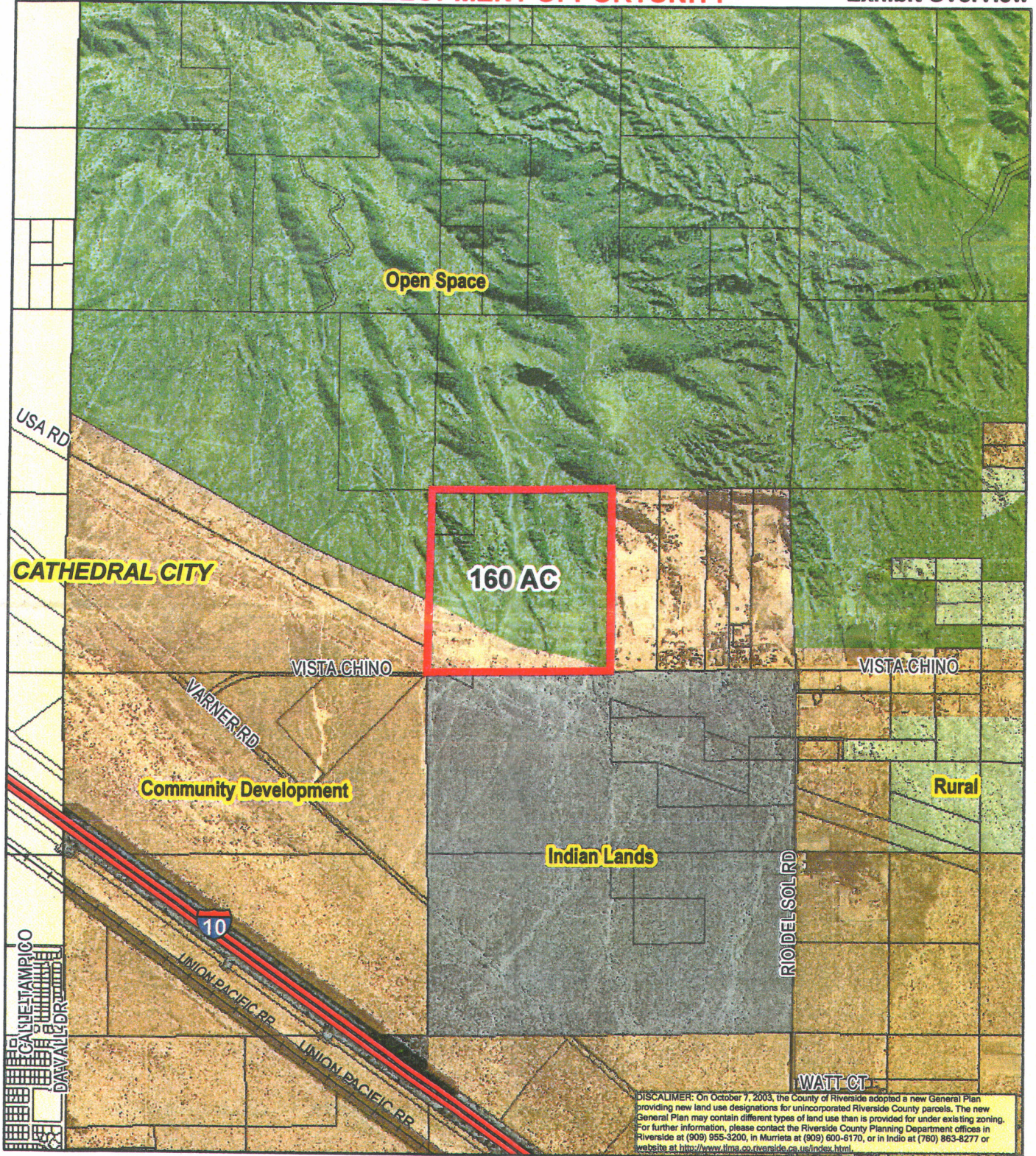
RIVERSIDE COUNTY PLANNING DEPARTMENT

Zone: Pass & Desert
District: T4SR5E
Township/Range: 1
Section: 1



Assessors
Bk. Pg. 670-04
Thomas
Bros. Pg. 758 B5

DEVELOPMENT OPPORTUNITY



RIVERSIDE COUNTY PLANNING DEPARTMENT

District
Plan: Thousand Palms
Township/Range: T4SR5E
Section: 1

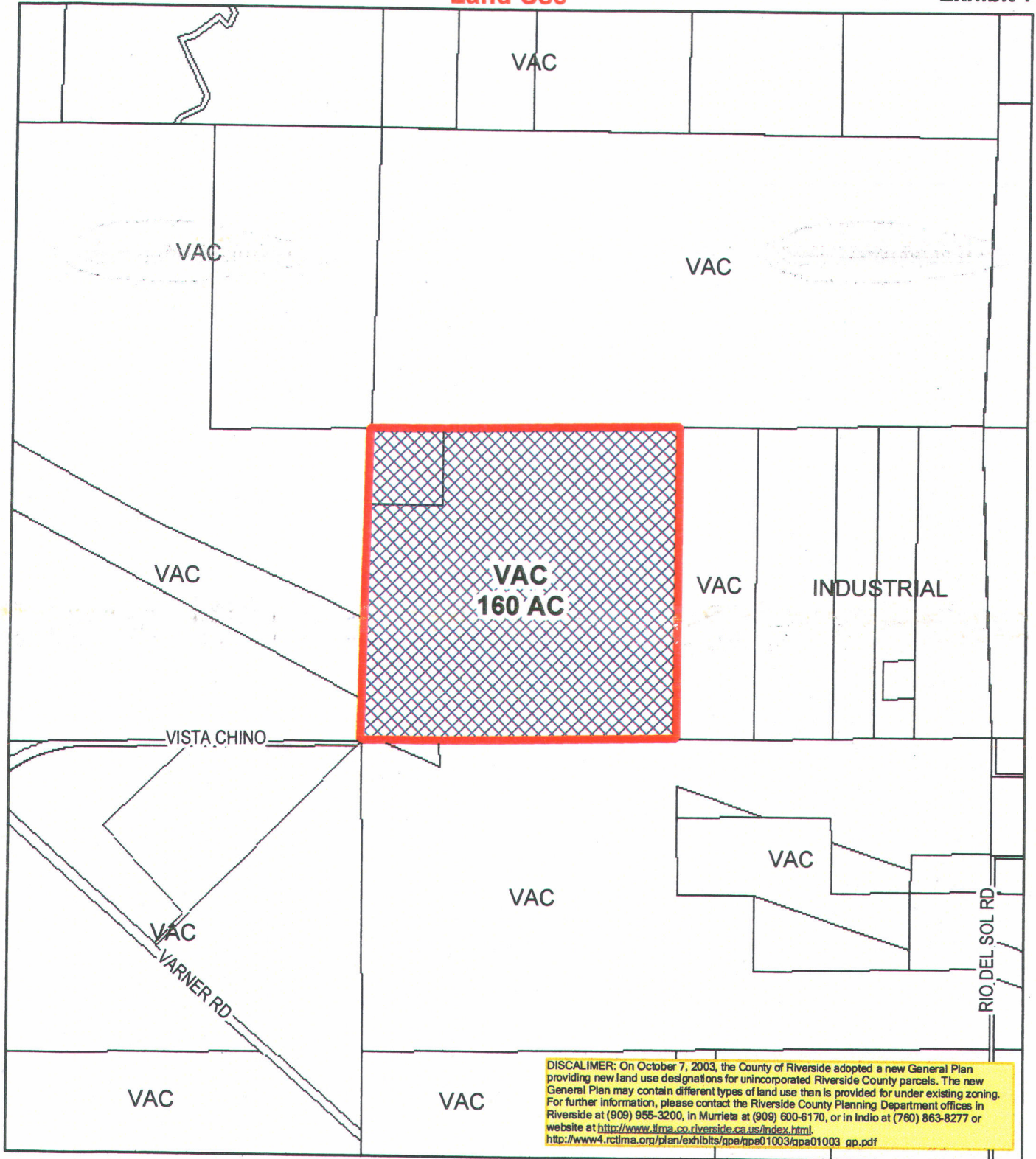


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Thomas
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Supervisor Wilson
District 4
Date Drawn: 4/09/08

GPA00997
Land Use

Planner: Amy Aldana
Date: 3/17/08
Exhibit 1



RIVERSIDE COUNTY PLANNING DEPARTMENT

Zone
District: Thousand Palms
Township/Range: T4SR5E
Section: 1

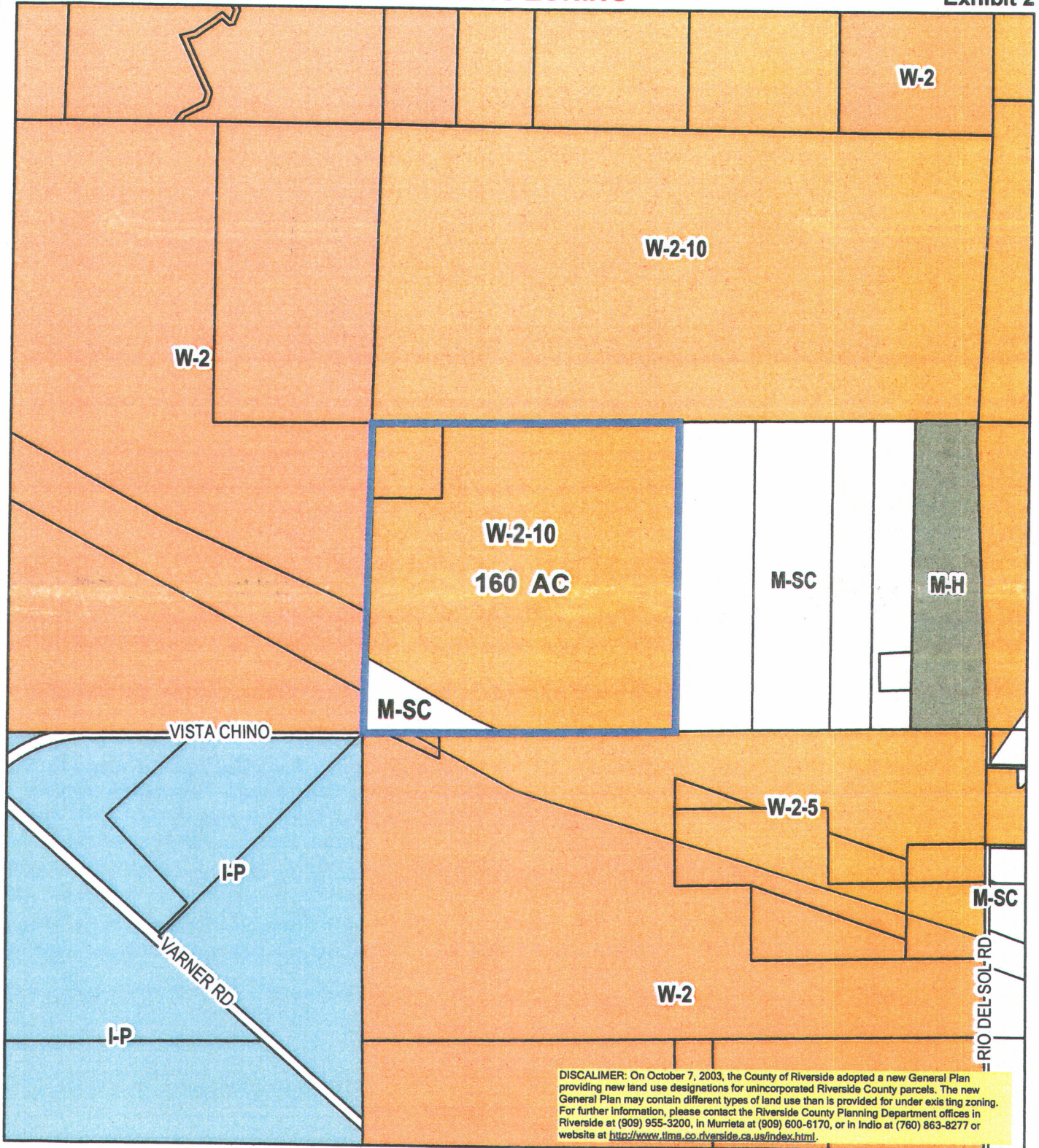


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Supervisor Wilson
District 4
Date Drawn: 4/09/08

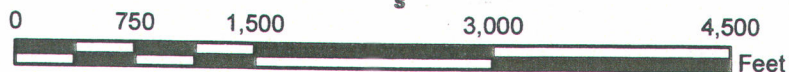
GPA00997
EXISTING ZONING

Planner: Amy Aidana
Date: 3/17/08
Exhibit 2



Zone
District: Thousand Palms
Township/Range: T4SR5E
Section: 1

RIVERSIDE COUNTY PLANNING DEPARTMENT



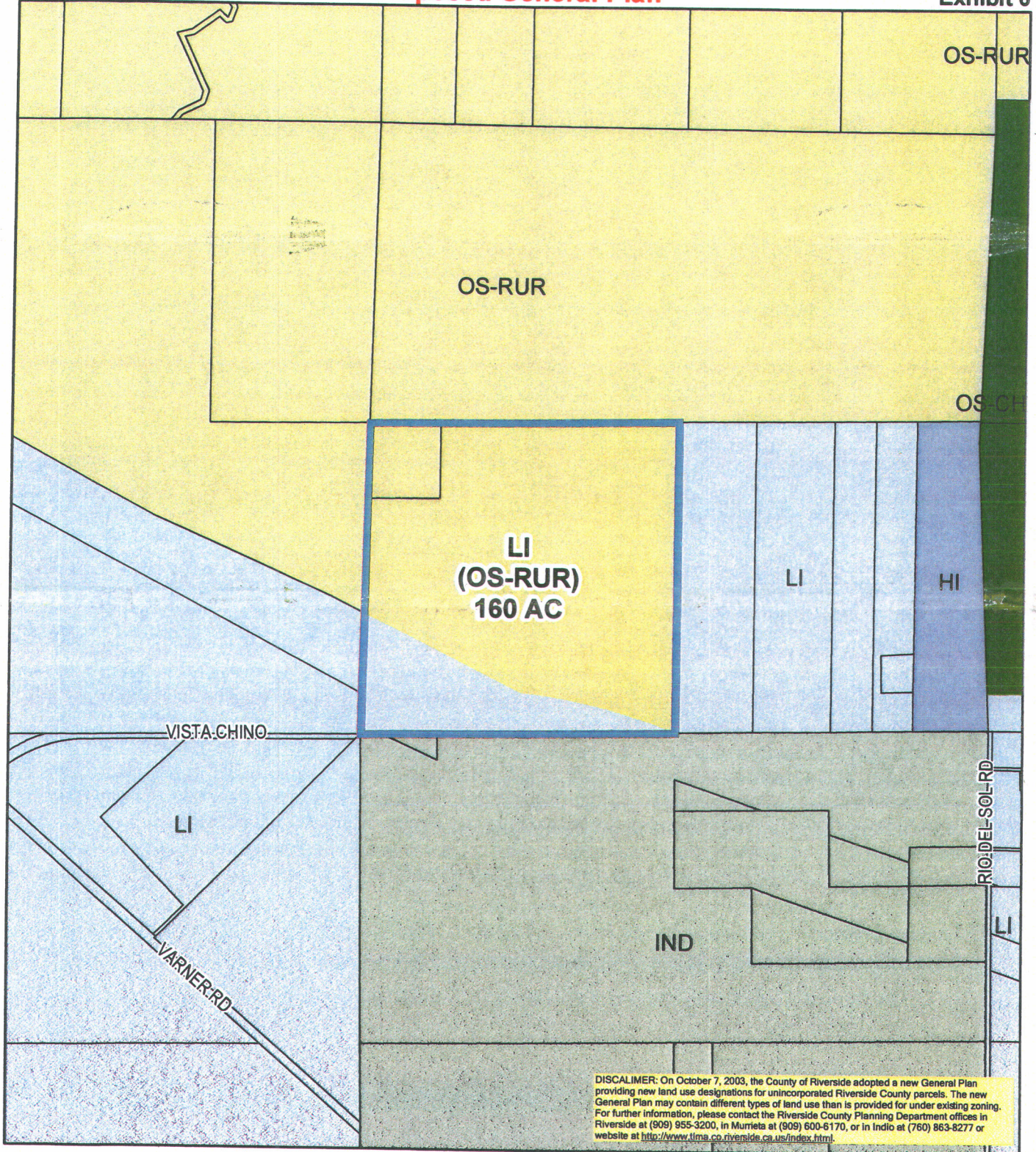
Assessors
Bk. Pg. 670-04
Thomas
Bros. Pg. 758 B5

Supervisor Wilson
District 4
Date Drawn: 4/09/08

GPA00997

Planner: Amy Aidana
Date: 3/17/08
Exhibit 6

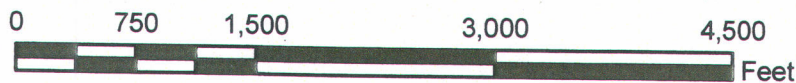
Proposed General Plan



DISCALIMER: 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 (909) 955-3200, in Murrieta at (909) 600-6170, or in Indio at (760) 863-8277 or website at <http://www.tlma.co.riverside.ca.us/index.html>.

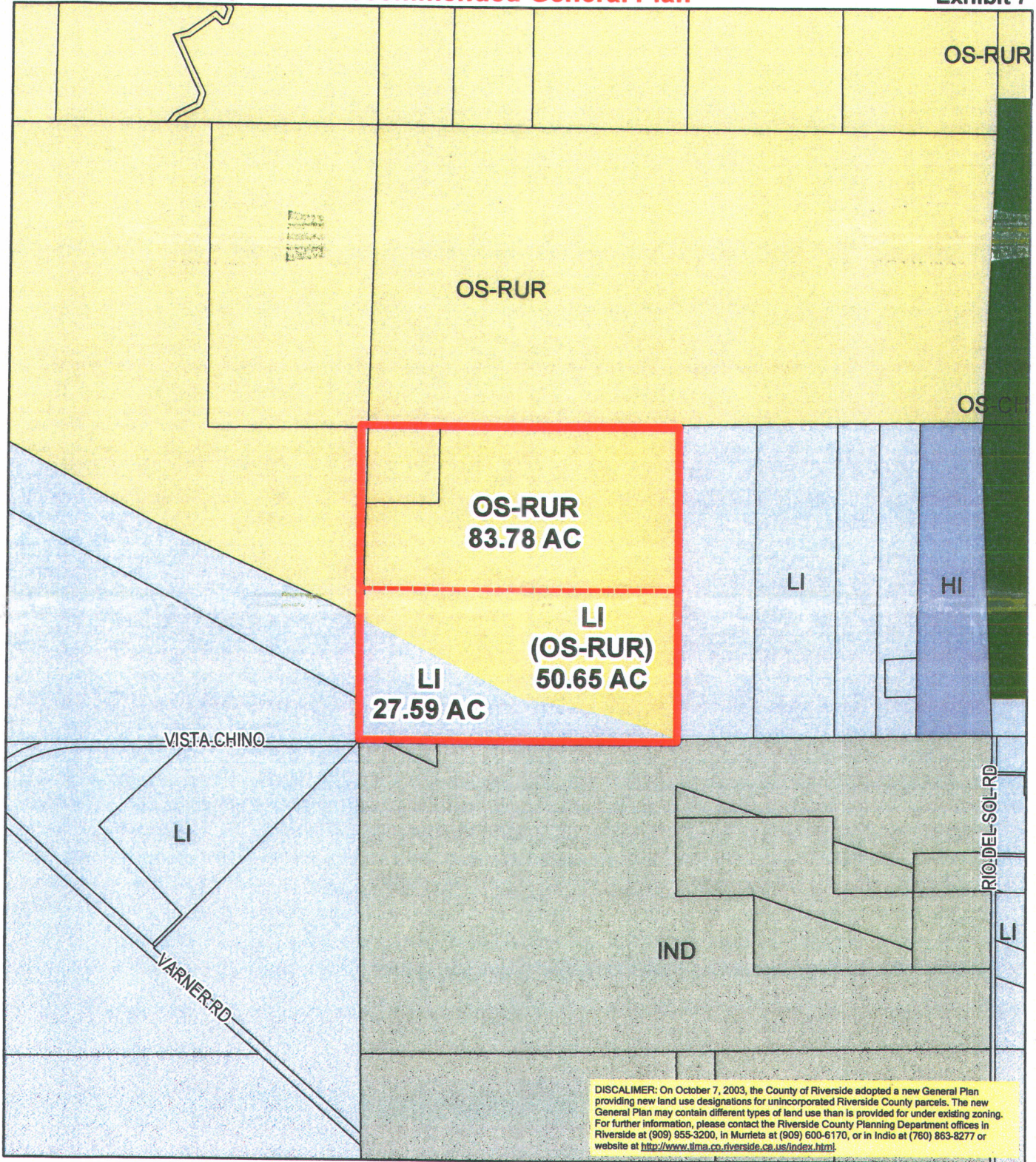
Zone
District: Thousand Palms
Township/Range: T4SR5E
Section: 1

RIVERSIDE COUNTY PLANNING DEPARTMENT



Assessors
Bk. Pg. 670-04
Thomas
Bros. Pg. 758 B5

Recommended General Plan



DISCALIMER: 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 (909) 955-3200, in Murrieta at (909) 600-6170, or in Indio at (760) 863-8277 or website at <http://www.tlma.co.riverside.ca.us/index.htm>.

RIVERSIDE COUNTY PLANNING DEPARTMENT

Zone
District: Thousand Palms
Township/Range: T4SR5E
Section: 1



Assessors
Bk. Pg. 670-04
Thomas
Bros. Pg. 758 B5

EXISTING GENERAL PLAN

SW1/4 SEC. 1, T.4S., R.5E. S.B.B. & M.

LAND USE: OS-RUR

A.P.N. 670-040-014

OS-RUR

A.P.N. 670-040-013

LI

A.P.N. 670-040-013

LAND USE: OS-RUR

LAND USE: LI

LAND USE: LI

LAND USE: LI

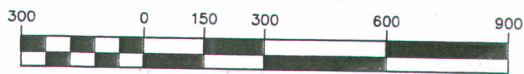
LAND USE: IND

LAND USE: IND

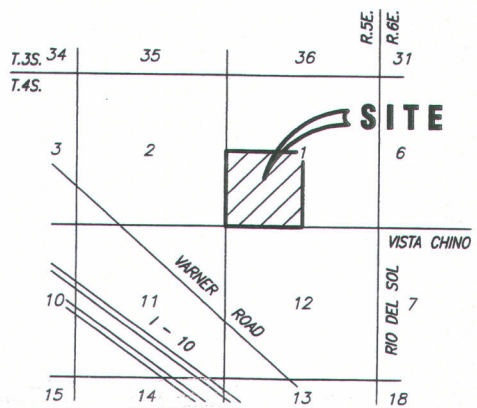
LEGEND

- OS-RUR OPEN SPACE, RURAL
- LI LIGHT INDUSTRIAL

GRAPHIC SCALE



(IN FEET)
1 inch = 300 ft.



VICINITY MAP

NTS

PROPOSED FOUNDATION COMPONENT EXHIBIT

SW1/4 SEC. 1, T.4S., R.5E. S.B.B. & M.

LAND USE: OS-RUR

A.P.N. 670-040-014

OS-RUR

A.P.N. 670-040-013

LAND USE: OS-RUR

LAND USE: LI

LAND USE: LI

LI

A.P.N. 670-040-013

LAND USE: LI

1300'

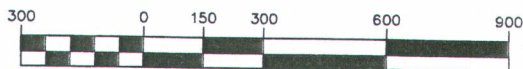
LAND USE: IND

LAND USE: IND

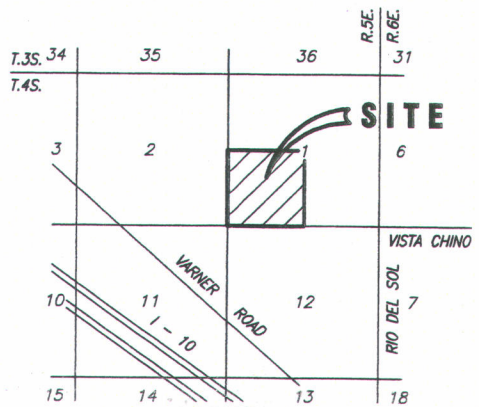
LEGEND

- OS-RUR OPEN SPACE, RURAL
- LI LIGHT INDUSTRIAL

GRAPHIC SCALE



(IN FEET)
1 inch = 300 ft.



VICINITY MAP

NTS

INDEMNIFICATION AGREEMENT

This INDEMNIFICATION AGREEMENT ("Agreement"), made by and between the COUNTY OF RIVERSIDE, a political subdivision of the State of California ("COUNTY"), and NNH Properties, LLC, a California Limited Liability Company ("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 670-040-013 and 670-040-014 ("PROPERTY"); and,

WHEREAS, on February 14, 2008, PROPERTY OWNER filed an application for General Plan Amendment No. 997 and on October 16, 2015, PROPERTY OWNER filed an application for Change of Zone No. 7888 ("PROJECT"); and,

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

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

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

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

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

1. **Indemnification.** PROPERTY OWNER, at its own expense, shall defend, indemnify and hold harmless the COUNTY, its agents, officers, and employees from and against any claim, action or proceeding brought against the COUNTY, its agents, officers, and employees to attack, set aside, void or annul any approval of the PROJECT including any associated costs, damages, and expenses including, but not limited to, costs associated with Public Records Act requests submitted to the COUNTY related to the PROJECT and an award of attorneys' fees and costs incurred or arising out of the above-referenced claim, action or proceeding brought against the COUNTY ("Indemnification Obligation.")

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

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

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

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

6. **Notices.** For all purposes herein, notices shall be effective when personally delivered, delivered by commercial overnight delivery service, or sent by certified or registered mail, return receipt requested, to the appropriate address set forth below:

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

PROPERTY OWNER:
NNH Properties, LLC
Attn: Nosratollah Morovati
201 Ocean Ave., Apt. 1009B
Santa Monica, CA 90402

With a copy to:
Coachella Valley Engineers
Attn: David Turner
77-933 Las Montanas Road, Ste. 101
Palm Desert, CA 92211

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

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

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

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

9. **Complete Agreement/Governing Law.** This Agreement represents the complete understanding between the parties with respect to matters set forth herein. This Agreement shall be construed in accordance with the laws of the State of California.
10. **Successors and Assigns.** The obligations specific herein shall be made, and are binding on the successors in interest of the PROPERTY OWNER, whether the succession is by agreement, by operation of law or by any other means.
11. **Amendment and Waiver.** No modification, waiver, amendment or discharge of this Agreement shall be valid unless the same is in writing and signed by all parties.
12. **Severability.** If any term, provision, covenant or condition of this Agreement is held to be invalid, void or otherwise unenforceable, to any extent, by any court of competent jurisdiction, the remainder of this Agreement shall not be affected thereby, and each term, provision, covenant or condition of this Agreement shall be valid and enforceable to the fullest extent permitted by law.
13. **Survival of Indemnification.** The parties agree that this Agreement shall constitute a separate agreement from any PROJECT approval, and if the PROJECT, in part or in whole, is invalidated, rendered null or set aside by a court of competent jurisdiction, the parties agree to be bound by the terms of this Agreement, which shall survive such invalidation, nullification or setting aside.
14. **Interpretation.** The parties have been advised by their respective attorneys, or if not represented by an attorney, represent that they had an opportunity to be so represented in the review of this Agreement. Any rule of construction to the effect that ambiguities are to be resolved against the drafting party shall not be applied in interpreting this Agreement.
15. **Captions and Headings.** The captions and section headings used in this Agreement are inserted for convenience of reference only and are not intended to define, limit or affect the construction or interpretation of any term or provision hereof.
16. **Jurisdiction and Venue.** Any action at law or in equity arising under this Agreement or brought by a party hereto for the purpose of enforcing, construing or determining the validity of any provision of this Agreement shall be filed in the Courts of Riverside County, State of California, and the parties hereto waive all provisions of law providing for the filing, removal or change of venue to any other court or jurisdiction.
17. **Counterparts; Facsimile & Electronic Execution.** This Agreement may be executed in one or more counterparts, each of which shall be deemed an


original, but all of which together shall constitute one and the same document. To facilitate execution of this Agreement, the parties may execute and exchange facsimile or electronic counterparts, and facsimile or electronic counterparts shall serve as originals.

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

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

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


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

By: 
Steven Weiss
Riverside County Planning Director

Dated: 12/8/15

FORM APPROVED COUNTY COUNSEL
BY:  12/4/15
MELISSA R. CUSHMAN DATE

PROPERTY OWNER:
NNH Properties, LLC, a California Limited Liability Company

By: 
Nosratollah Morovati
Manager

Dated: 11-3-15

CALIFORNIA ALL-PURPOSE CERTIFICATE OF ACKNOWLEDGMENT

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 Riverside }

On Nov. 23, 2015 before me, Selene Valdez, notary public
(Here Insert name and title of the officer)

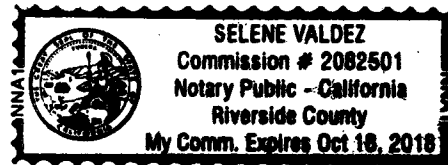
personally appeared Nosratollah Morovati
 who proved to me on the basis of satisfactory evidence to be the person~~(s)~~ whose name~~(s)~~ is/~~are~~ subscribed to the within instrument and acknowledged to me that he/~~she/they~~ executed the same in his/~~her/their~~ authorized capacity~~(s)~~, and 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]
 Notary Public Signature

(Notary Public Seal)



ADDITIONAL OPTIONAL INFORMATION

DESCRIPTION OF THE ATTACHED DOCUMENT

Indemnification Agreement
(Title or description of attached document)

(Title or description of attached document continued)

Number of Pages 5 Document Date Nov. 3, 2015

CAPACITY CLAIMED BY THE SIGNER

- Individual (s)
- Corporate Officer

(Title)

- Partner(s)
- Attorney-in-Fact
- Trustee(s)
- Other _____

INSTRUCTIONS FOR COMPLETING THIS FORM

This form complies with current California statutes regarding notary wording and, if needed, should be completed and attached to the document. Acknowledgments from other states may be completed for documents being sent to that state so long as the wording does not require the California notary to violate California notary law.

- State and County information must be the State and County where the document signer(s) personally appeared before the notary public for acknowledgment.
- Date of notarization must be the date that the signer(s) personally appeared which must also be the same date the acknowledgment is completed.
- The notary public must print his or her name as it appears within his or her commission followed by a comma and then your title (notary public).
- Print the name(s) of document signer(s) who personally appear at the time of notarization.
- Indicate the correct singular or plural forms by crossing off incorrect forms (i.e. ~~he/she/they~~, is /are) or circling the correct forms. Failure to correctly indicate this information may lead to rejection of document recording.
- The notary seal impression must be clear and photographically reproducible. Impression must not cover text or lines. If seal impression smudges, re-seal if a sufficient area permits, otherwise complete a different acknowledgment form.
- Signature of the notary public must match the signature on file with the office of the county clerk.
 - ❖ Additional information is not required but could help to ensure this acknowledgment is not misused or attached to a different document.
 - ❖ Indicate title or type of attached document, number of pages and date.
 - ❖ Indicate the capacity claimed by the signer. If the claimed capacity is a corporate officer, indicate the title (i.e. CEO, CFO, Secretary).
- Securely attach this document to the signed document with a staple.

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. 997 (Foundation and Entitlement/Policy) and CHANGE of ZONE NO. 7888 – Intent to Adopt a Negative Declaration – Applicant: Nnh Properties, LLC. – Engineer/Representative: Coachella Valley Engineers, David Turner – Fourth Supervisorial District: – Area Plan: Western Coachella Valley – Zone District: Thousand Palms – Zone: W-2-10 (Controlled Development Area, 10 Acre Minimum) and M-SC (Manufacturing – Service Commercial) – Policy Area: Rancho Mirage Sphere of Influence – Location: North of Vista Chino, west of Rio Del Sol Road, and east of Varner Road – Project Size: 160 acres – **REQUEST:** Proposal to amend the project site's General Plan Foundation Component from Open Space (OS) to Community Development (CD), amend its Land Use Designation from Open Space-Rural (OS-R) to Light Industrial (LI) (0.25 – 0.60 floor area ratio), and change the site's zoning classification from W-2-10 (Controlled Development Area, 10 Acre Minimum) to M-SC (Manufacturing – Service Commercial) on two parcels, totaling 160 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

I, VINNIE NGUYEN, certify that on 10/6/2015

The attached property owners list was prepared by Riverside County GIS

APN (s) or case numbers GPA00997 For

Company or Individual's Name Planning Department

Distance buffered 2400'

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

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

NAME: Vinnie Nguyen

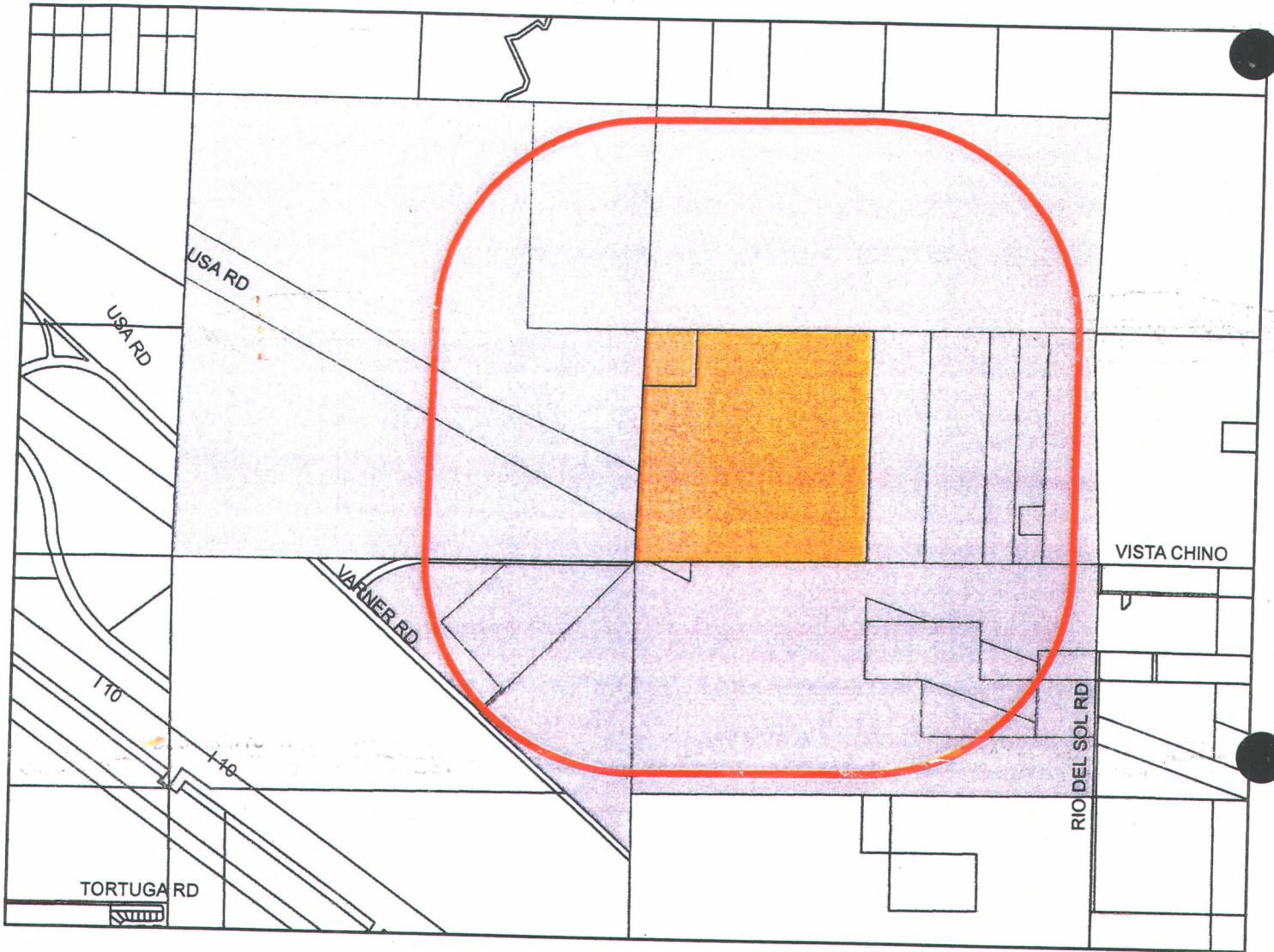
TITLE GIS Analyst

ADDRESS: 4080 Lemon Street 2nd Floor

Riverside, Ca. 92502

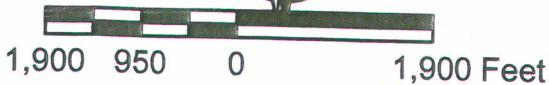
TELEPHONE NUMBER (8 a.m. - 5 p.m.): (951) 955-8158

GPA00997 (2400 feet buffer)



Selected Parcels

- 670-040-008 670-070-009 670-070-010 670-040-005 670-040-003 670-040-007 670-040-004 670-040-013 670-040-014 670-090-003
 670-070-003 670-040-010 670-090-007 670-090-008 670-090-001 670-090-002 670-090-004 670-090-006 670-040-001 670-040-009
 670-040-011 670-040-012 670-090-005 670-040-006



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.

ASMT: 670040001, APN: 670040001
TED DUMAS
11577 WILLIAMS HWY
GRANTS PASS OR 97527

ASMT: 670040003, APN: 670040003
KATHY RUE, ETAL
30 MERILL DR
PALM DESERT CA 92260

ASMT: 670040004, APN: 670040004
MARY ESCAMILLA
P O BOX 265
THOUSAND PALMS CA 92276

ASMT: 670040005, APN: 670040005
TRACY BUTLER, ETAL
2 CAMBRIDGE CT
RANCHO MIRAGE CA 92270

ASMT: 670040006, APN: 670040006
YVONNE ALLEN, ETAL
C/O YVONNE ALLEN
72880 SONORA DR
PALM DESERT CA 92260

ASMT: 670040007, APN: 670040007
JEFFORD JONES, ETAL
P O BOX 361
THOUSAND PLMS CA 92276

ASMT: 670040008, APN: 670040008
MIGUEL QUINTERO, ETAL
80547 VIRGINIA AVE
INDIO CA 92201

ASMT: 670040014, APN: 670040014
NNH PROP
201 OCEAN AVE APT 1009B
SANTA MONICA CA 90402

ASMT: 670070003, APN: 670070003
PRESTO PROP
27703 CLIO LN
SANTA CLARITA CA 91351

ASMT: 670070010, APN: 670070010
F JONES, ETAL
P O BOX 2724
PALM SPRINGS CA 92262

ASMT: 670090003, APN: 670090003
PAUL OSOSKI
77 FORDHAM DR
BUFFALO NY 14216

ASMT: 670090005, APN: 670090005
USA 670
UNKNOWN 01-18-90

ASMT: 670090006, APN: 670090006
SOUTHERN CALIFORNIA EDISON CO
P O BOX 410
LONG BEACH CA 90801

ASMT: 670090008, APN: 670090008
SOUTHERN CALIF EDISON CO
P O BOX 800
ROSEMEAD CA 91770



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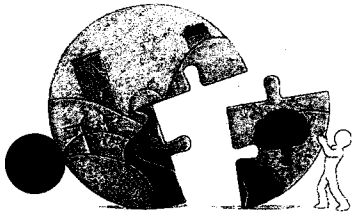
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SOUTHERN CALIF EDISON CO
P O BOX 800
ROSEMEAD CA 91770





RIVERSIDE COUNTY PLANNING DEPARTMENT

Steven Weiss, AICP
Planning Director

TO: Office of Planning and Research (OPR)
P.O. Box 3044
Sacramento, CA 95812-3044
 County of Riverside County Clerk

FROM: Riverside County Planning Department
 4080 Lemon Street, 12th Floor
P. O. Box 1409
Riverside, CA 92502-1409

38686 El Cerrito Road
Palm Desert, California 92211

SUBJECT: Filing of Notice of Determination in compliance with Section 21152 of the California Public Resources Code.

General Plan Amendment No. 997 & Change of Zone 7888

Project Title/Case Numbers

John Earle Hildebrand
County Contact Person

951-955-5188
Phone Number

N/A
State Clearinghouse Number (if submitted to the State Clearinghouse)

NNH Properties, LLC
Project Applicant

201 Ocean Ave. Apt B1009, Santa Monica, CA 90402
Address

The project site is located North of Vista Chino, West of Rio Del Sol Road, and East of Varner Road. (APNs: 670-040-013 and 670-040-014)
Project Location

Proposal to amend a portion of the project site's General Plan Foundation Component from Open Space (OS) to Community Development (CD), amend its Land Use Designation from Open Space-Rural (OS-R) to Light Industrial (LI) (0.25 - 0.60 FAR), and change the site's zoning classification from W-2-10 (Controlled Development Area, 10 acre minimum) to M-SC (Manufacturing - Service Commercial) on two parcels, totaling 160 acres.
Project Description

This is to advise that the Riverside County Board of Supervisors, as the lead agency, has approved the above-referenced project on 10/20/2015, and has the following determinations regarding that project:

1. The project WILL NOT have a significant effect on the environment.
2. A NEGATIVE DECLARATION Report was prepared for the project pursuant to the provisions of the California Environmental Quality Act and reflects the independent judgment of the Lead Agency.
3. Mitigation measures WERE NOT made a condition of the approval of the project.
4. A Mitigation Monitoring and Reporting Plan/Program WAS NOT adopted.
5. A statement of Overriding Considerations WAS NOT adopted
6. Findings WERE NOT made pursuant to the provisions of CEQA.

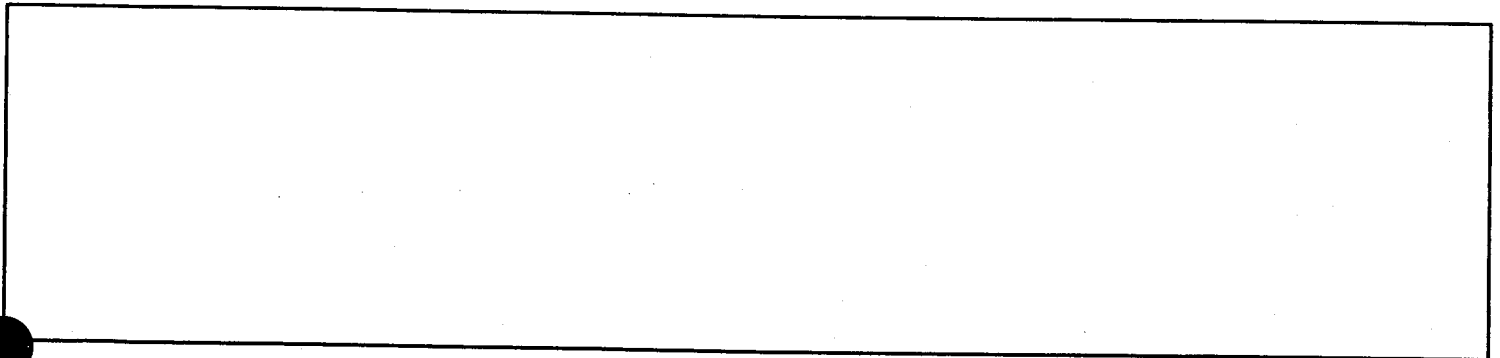
This is to certify that the earlier EA, with comments, responses, and record of project approval is available to the general public at: Riverside County Planning Department, 4080 Lemon Street, 12th Floor, Riverside, CA 92501.

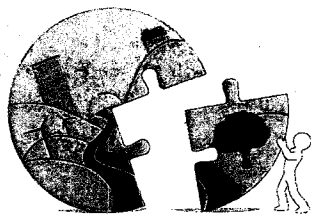
John Hildebrand
Signature

Project Planner
Title

10/20/2015
Date

Date Received for Filing and Posting at OPR: _____





RIVERSIDE COUNTY PLANNING DEPARTMENT

*Steven Weiss, AICP
Planning Director*

NEGATIVE DECLARATION

Project/Case Number: General Plan Amendment No. 997 & Change of Zone No. 7888

Based on the Initial Study, it has been determined that the proposed project will not have a significant effect upon the environment.

PROJECT DESCRIPTION, LOCATION (see Environmental Assessment).

COMPLETED/REVIEWED BY:

By: John Hildebrand Title: Project Planner Date: October 20, 2015

Applicant/Project Sponsor: NNH Properties, LLC Date Submitted: February 14, 2008

ADOPTED BY: Board of Supervisors

Person Verifying Adoption: _____ Date: _____

The Negative Declaration may be examined, along with documents referenced in the initial study, if any, at:

Riverside County Planning Department, 4080 Lemon Street, 12th Floor, Riverside, CA 92501

For additional information, please contact John Hildebrand at (951) 955-1888.

Revised: 10/16/07
Y:\Planning Master Forms\CEQA Forms\Negative Declaration.doc

Please charge deposit fee case#: ZEA41826 ZCFG05173

FOR COUNTY CLERK'S USE ONLY