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

8023

FROM: TLMA- Planning Department

SUBMITTAL DATE:
January 12, 2016

SUBJECT: GENERAL PLAN AMENDMENT NO. 1037 (Foundation & Entitlement/Policy Amendment) – Intent to adopt a Negative Declaration – Applicant: Sunrise Capital LTD. – Engineer/Representative: Sake Engineers, Inc. – First Supervisorial District – AREA PLAN: Lake Matthews/Woodcrest – ZONE DISTRICT: Lake Mathews – ZONE: Residential Agricultural (R-A-2) (2-Acre Minimum) – PROJECT SIZE: 38.42-acres – LOCATION: North of Idaleona Road, west of Rolling Meadows Drive, east of Mira Lago Drive, and south of Alto Lago Drive – REQUEST: The General Plan Amendment proposes to amend the project site's General Plan Foundation Component from Rural (RUR) to Rural Community (RC) and to amend its General Plan Land Use Designation from Rural Residential (RR) (5-Acre Minimum) to Estate Density Residential (EDR) (2-Acre Minimum) on two parcels, totaling 38.42-acres, located within the Lake Matthews/Woodcrest Area Plan. Deposit Based Funds 100%.

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

1. **ADOPT** a **NEGATIVE DECLARATION** for **ENVIRONMENTAL ASSESSMENT NO. 41869**, based on the findings incorporated in the initial study and the conclusion that the project will not have a significant effect on the environment; and

Steve Weiss, AICP
Planning Director

(Continued on next page)

Juan C. Perez
TLMA Director

FINANCIAL DATA	Current Fiscal Year:	Next Fiscal Year:	Total Cost:	Ongoing Cost:	POLICY/CONSENT (per Exec. Office)
COST	$ N/A	$ N/A	$ N/A	$ N/A	Consent ☐ Policy ☑
NET COUNTY COST	$ N/A	$ N/A	$ N/A	$ N/A	

SOURCE OF FUNDS: | **Budget Adjustment:** | **For Fiscal Year:**

C.E.O. RECOMMENDATION:

APPROVE
BY Tina Grande

County Executive Office Signature

MINUTES OF THE BOARD OF SUPERVISORS

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

Ayes: Jeffries, Tavaglione, Washington, Benoit and Ashley
Nays: None
Absent: None
Date: March 8, 2016
xc: Planning(2), Applicant, Co.Co.

Kecia Harper-Ihem
Clerk of the Board
By: Deputy

Prev. Agn. Ref.: | **District: 1** | **Agenda Number:** 16-1

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

Departmental Concurrence

2. **TENTATIVELY APPROVE GENERAL PLAN AMENDMENT NO. 1037** to amend the project site's General Plan Foundation Component from Rural (RUR) to Rural Community (RC) and to amend its General Plan Land Use Designation from Rural Residential (RR) (5-Acre Minimum) to Estate Density Residential (EDR) (2-Acre Minimum), in accordance with the Proposed General Plan Land Use Exhibit #6; based on the findings and conclusions incorporated in the staff report; and, pending final adoption of the General Plan Amendment Resolution by the Board of Supervisors.

BACKGROUND:

Project Scope
This General Plan Amendment proposes to amend the project site's General Plan Foundation Component from Rural (RUR) to Rural Community (RC) and to amend its General Plan Land Use Designation from Rural Residential (RR) (5-Acre Minimum) to Estate Density Residential (EDR) (2-Acre Minimum) on two parcels, totaling 38.42-acres, located within the Lake Matthews/Woodcrest Area Plan. There is no accompanying implementing project with this General Plan Amendment.

The existing General Plan Land Use Designation for the project site is Rural Residential, which requires development at one residential dwelling unit per 5-acres. The adjacent area to the east is the Gavilan Hills Golf Course Specific Plan which includes areas of Estate Density Residential (2-Acre Minimum) and also Very Low Density Residential (1-Acre Minimum). The Gavilian Hills Golf Course and accompanying residential development to the east was approved in 2009 under Specific Plan No. 308. Approval of this Specific Plan represents a new circumstance; whereby, a higher density residential development for the area has been established along with a trend for smaller residential lots. This General Plan Foundation Component Amendment will enable the project site to be changed to allow 2-acre residential lots that match the project to the east.

General Plan Initiation Proceedings ("GPIP")
This project was submitted to the County of Riverside on February 15, 2008, during the 2008 General Plan Review Cycle application period and was recommended for initiation to the Board of Supervisors. On June 2, 2010, the Riverside County Board of Supervisors adopted an order initiating proceedings for General Plan Amendment No. 1037.

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.

Prior to the Planning Commission hearing, staff received several letters of concern from the community to the north of the project site. The residents were primarily concerned about precluding vehicle access through the project site, to their residential tract to the north. Several options were discussed between Planning, Traffic, and the Commissioners during the hearing. It was concluded that alternate access points into the project site were feasible and could result in no direct access to the northern tract. Further discussion regarding details of the tract's design and access points, will take place during the implementing phase of the project.

Accompanying Project
This General Plan Amendment application includes an accompanying Tentative Tract Map (TR36296), which was submitted to the County on February 21, 2012. All 2008 Foundation Component Amendments are required to be completed prior to the next Foundation cycle, which is scheduled to initiate in April, 2016. As a result, this General Plan Amendment is being taken forward for consideration first, separate from the accompanying Tentative Tract Map, which is still in the review process.

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 (GPA No. 960). As a result, this project was analyzed under an Initial Study, which resulted in preparation of a Negative Declaration of environmental effects. There will be no significant impacts resulting from this General Plan Amendment.

General Plan Amendment Findings
The Riverside County General Plan requires certain findings for the adoption of a General Plan Amendment including, among others, that the amendment does not conflict with the County Vision or create internal inconsistency. These required findings were made for GPA No. 1037 and are provided in the accompanying Planning Commission staff report. Additionally, during the time between the Planning Commission hearing and the Board of Supervisors' consideration, the Board adopted General Plan Amendment No. 960 (GPA No. 960) which comprehensively updated the County's General Plan. Therefore, it is important to note that although GPA No. 1037 proposes to change the property's land use designation from Rural: Rural Residential (RUR:RR) (5-Acre Minimum) to Rural Community: Estate Density Residential (RC:EDR) (2-Acre Minimum), this change is consistent with the General Plan's Vision and policies as updated through GPA No. 960.

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

SUPPLEMENTAL:

Additional Fiscal Information

N/A

Contract History and Price Reasonableness

N/A

ATTACHMENTS:

A. Planning Commission Minutes
B. Indemnification Agreement
C. Planning Commission Staff Report

ORIGINAL

Attachment A:

Planning Commission Minutes

RIVERSIDE COUNTY
PLANNING DEPARTMENT

PLANNING COMMISSION
MINUTE ORDER
DECEMBER 2, 2015

I. AGENDA ITEM 4.10

GENERAL PLAN AMENDMENT NO. 1037 (FOUNDATION AND ENTITLEMENT/POLICY) – Intent to Adopt a Negative Declaration – Applicant: Sunrise Capitol Ltd. – Engineer/Representative: Sake Engineers – First Supervisorial District – Area Plan: Lake Matthews/Woodcrest – Zone: Residential Agricultural (R-A-2)(2 Acre Minimum) – Location: North of Idaleona Road, west of Rolling Meadows Drive, east of Mira Lago Drive, and south of Alto Lago Drive – Project Size: 38.42 acres.

II. PROJECT DESCRIPTION:

Proposal to amend the project site's General Plan Foundation Component from Rural (R) to Rural Community (RC) and to amend its Land Use Designation from Rural Residential (RR) (5-Acre Minimum) to Estate Density Residential (EDR) (2-Acre Minimum) on one parcel, totaling 38.42 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:
Sam Akbarpour, Representative, 400 S. Ramona Ave. #202, Corona 92879
Jaswant S. Jhawar, Applicant, 9559 Equestrian Dr., Riverside 92503 (323) 356-4753

Spoke in a **neutral** position:
David Varner, Interested Party, 21740 Via Liago, Perris 92570 (951) 789-2277
Jim Messler, Neighbor, 15772 Lake Mathews Drive, Perris 92570 (760) 497-7660

Spoke in **opposition**:
Linda Riley, Neighbor, 15740 Via Barranca, Perris 92570 (951) 780-6215
Annette Schobel, Neighbor, 21551 Via Liago, Lake Mathews 92570 (951) 515-2615

IV. CONTROVERSIAL ISSUES:

None.

V. PLANNING COMMISSION ACTION:

Public Comments: CLOSED
Motion by Commissioner Leach, 2nd by Commissioner Taylor Berger
A vote of A vote of 4-0 (Chairman Valdivia absent),

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

ADOPTED PLANNING COMMISSION RESOLUTION No. 2015-021; and,

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

ADOPT a **NEGATIVE DECLARATION** for **ENVIRONMENTAL ASSESSMENT NO. 41869**; and,

TENTATIVELY APPROVE GENERAL PLAN AMENDMENT NO. 1037.

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:

Indemnification Agreement

Indemnification Agreement Pending Completion

Attachment C:

Planning Commission Report Package

Agenda Item No.: 4.10
Area Plan: Lake Matthews/Woodcrest
Zoning Districts: Lake Matthews
Supervisorial District: First
Project Planner: Brett Dawson
Planning Commission: December 2, 2015

General Plan Amendment No. 1037
Environmental Assessment No. 41869
Applicant: Sunrise Capital LTD.
Engineer/Representative: Sake Engineers, Inc.

Steve Weiss, AICP
Planning Director

COUNTY OF RIVERSIDE PLANNING DEPARTMENT
STAFF REPORT

PROJECT DESCRIPTION AND LOCATION:

GENERAL PLAN AMENDMENT NO. 1037 (Foundation & Entitlement/Policy Amendment) – Proposal to amend the project site's General Plan Foundation Component from Rural (R) to Rural Community (RC) and to amend its Land Use Designation from Rural Residential (RR) (5-Acre Minimum) to Estate Density Residential (EDR) (2-Acre Minimum) on two parcels, totaling 38.42-Acres, located North of Idaleona Road, west of Rolling Meadows Drive, east of Mira Lago Drive, and south of Alto Lago Drive, within the Lake Matthews/Woodcrest Area Plan.

BACKGROUND:

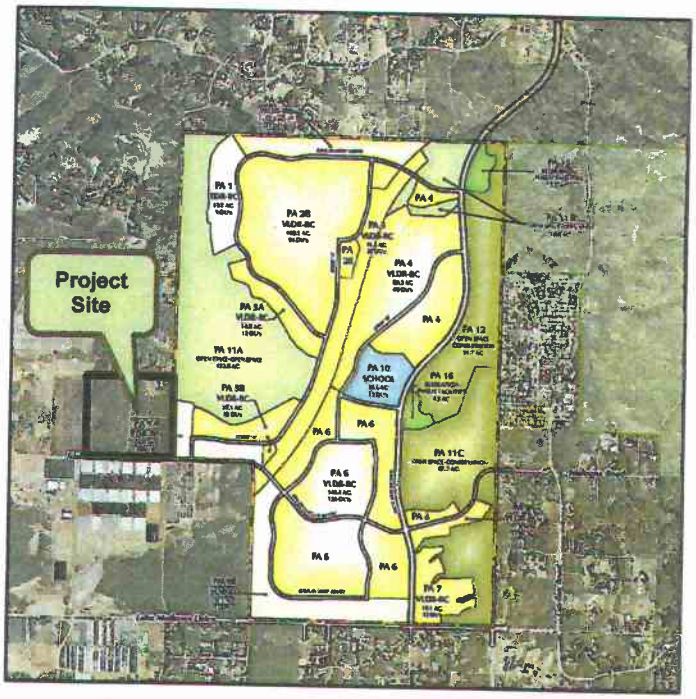
General Plan Initiation Proceedings ("GPIP")
This project was submitted on February 15, 2008, during the 2008 General Plan Review Cycle application period and was recommended for initiation to the Board of Supervisors. On June 2, 2010, the Riverside County Board of Supervisors adopted an order initiating proceedings for General Plan Amendment No. 1037. The GPIP report package is included with this report, as an attachment. GPA No. 1037 (the "project") is now being taken forward for consideration.

SB18 and AB52 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 January 26, 2011. 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 that they be notified for potential consultation. Staff discussed the project during a conference call and concluded that since this project includes a General Plan Amendment only, resulting in no ground disturbance, the Pechanga Tribe agreed that no further consultation is required. Additionally, in accordance with AB 52, County staff will again notice the Pechanga Tribe, as well as all other requesting Tribes, at the time an implementing project is submitted.

Sphere of Influence
The project site is located within the City of Riverside'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 Riverside regarding this project.

Specific Plan No. 308
The project site is located immediately to the west of Specific Plan ("SP") No. 308, which was previously approved in 2009. The Specific Plan provides for a mixture of residential densities, including Estate Density Residential (EDR) (2-Acre Minimum) and Very Low Density Residential (VLDR) (1-Acre Minimum), as well as a new golf course. The following exhibits are the SP 308 Land Use Map and the project site's aerial map, showing the location of the two project sites in relationship to each other.



Specific Plan No. 308

GPA01037 Aerial Location Map

Accompanying Project
This General Plan Amendment application includes an accompanying Tentative Tract Map (TR36296), which was submitted to the County on February 21, 2012. All 2008 Foundation Component Amendments are required to be completed by the end of 2015, as the new Foundation cycle will open in 2016. As a result, this General Plan Amendment is being taken forward for consideration first, separate from the accompanying Tentative Tract Map. Once the Tentative Tract Map meets the County's development and design requirements, it will separately be brought forward to hearing for consideration.

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 originally submitted on February 15, 2008, within the 2008 General Plan Review Cycle application

period. A Regular Foundation Amendment is required to adhere to a two-step approval process; whereby, the first step is for the Board of Supervisors to adopt an order to initiate the Amendment proceedings. The second step, after initiation, is for the proposed Regular Foundation Amendment to go through the entitlement process, where the project will be publicly noticed and prepared for both Planning Commission and Board of Supervisors hearings and finaled 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 Residential, which requires development at one residential dwelling unit per 5-acres. The adjacent area to the east is the Gavilan Hills Golf Course Specific Plan which includes areas of Estate Density Residential (2-Acre Minimum) and also Very Low Density Residential (1-Acre Minimum). The Gavilian Hills Golf Course and accompanying residential development to the east was approved in 2009 under Specific Plan No. 308. Approval of this Specific Plan represents a new circumstance; whereby, a higher density residential development for the area has been established along with a trend for smaller residential lots. This General Plan Foundation Component Amendment will enable the project site to be changed to allow 2-acre residential lots, matching the project to the east, creating a logical extension of residential development. As a result, a Foundation Component modification is justified.

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

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

Assessment) required amount of dwelling units. For these reasons, this project is consistent with the Riverside County Vision Statement and this General Plan Foundation Component modification is justified.

Internal Consistency
The project site is not located within a policy area or special overlay that would result in an inconsistency from a Foundation Component Amendment. Furthermore, staff has reviewed this proposed Regular Foundation Amendment in conjunction with each of the Riverside County General Plan Elements, including the Vision Statement, and has determined that this project is in conformance. This project will not create an inconsistency 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 Entitlement/Policy Amendment is also consistent with the Vision Statement for the same reasons as above, and also item number eight of the Our Communities and Their Neighborhoods section of the Vision Statement, which says, "The planning process continues to refine acceptable densities as a means of accommodating additional growth so that the extensive permanent open space that now exists can be sustained." This General Plan Land Use Amendment will change the site from Rural Residential (RR) (5-Acre Minimum) to Estate Density Residential (EDR) (2-Acre Minimum), which will enable a higher density residential development to occur on the same 38.42-acres of land. This change could result in the construction of 19 dwelling units, rather than 7 dwelling units, which results in clustering more units in the same location, reducing the need for additional land and preserving open space areas. Additionally, this change is compatible with the Specific Plan residential density of EDR to the east, previously approved in 2009. As a result, this project is consistent with the Riverside County Vision Statement.

b) *Any General Plan Principle; or*

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

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

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

The community in which the project site is located has been maturing over the years and has experienced a change to relatively smaller residential lot sizes. The five-acre minimum requirement has given way to two-acre subdivisions in the surrounding area.

The second principal is within the Community Design category – Community Variety, Choice, and Balance:

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

This project will result in a Land Use Designation shift from Rural Residential to Estate Density Residential, in support of the existing growth in the area and anticipated future needs. The change will enable a future residential development project. Also, as previously stated, development at an Estate Density Residential (EDR) (2-Acre Minimum) range is compatible with the approved Specific Plan's residential density to the east, which is also Estate Density Residential, as well as Very Low Density Residential (VLDR) (1-Acre Minimum). This proposed General Plan Amendment is a logical expansion of the existing land use pattern, in the area, which is consistent with the principle to provide a variety of housing products and lot sizes. As a result, there is no conflict with any of the General Plan principles.

c) *Any Foundation Component designation in the General Plan.*

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

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

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

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

The project site is currently designated for residential use. As a result of this General Plan Amendment, the project site will be changed to allow development at a slightly denser residential range, to one dwelling unit per two acres, which is consistent with the approved Specific Plan's residential density to the east.

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

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

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

As stated in the above finding, a Specific Plan No. 308 was approved to the east, which contains land designated as Estate Density Residential (EDR) with 2 acre minimum lot sizes. Over time, new homes will be constructed on two-acre parcels on the adjacent block to the east. There has been a general development trend to establish relatively smaller two-acre lots in the area. This General Plan Amendment will result in changing the project site's land use from a five-acre development minimum to a two-acre minimum, which is a reasonable change based upon the ongoing circumstance of smaller lot development in the area.

SUMMARY OF FINDINGS:

1. Existing Foundation General Plan Land Use (Ex #6):	Rural (R)
2. Proposed Foundation General Plan Land Use (Ex #6):	Rural Community (RC)
3. Existing General Plan Land Use (Ex #6):	Rural Residential (RR) (5-Acre Minimum)
4. Proposed General Plan Land Use (Ex #6):	Estate Density Residential (EDR) (2-Acre Minimum)
5. Surrounding General Plan Land Use (Ex #6):	Rural Residential (RR) (5-Acre Minimum) to the north, west, and south, Estate Density Residential (EDR) (2-Acre Minimum) to the east.
6. Existing Zoning (Ex #2):	Residential Agricultural (R-A-2) (2-Acre Minimum)
7. Proposed Zoning:	N/A
8. Surrounding Zoning (Ex #2):	Residential Agricultural (R-A-2) (2-Acre Minimum) to the north, west and south, Specific Plan (SP) Zone to the west
9. Existing Land Use (Ex #1):	Vacant Land
10. Surrounding Land Use (Ex #1):	Single-Family Residential to the north, Vacant Land to the east and west, Farming to the south.
11. Project Size (Ex #1):	Total Acreage: 38.42 Acres
12. Environmental Concerns:	See Environmental Assessment No. 41869

RECOMMENDATIONS:

ADOPT PLANNING COMMISSION RESOLUTION No. 2015-021 recommending adoption of General Plan Amendment No. 1037 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. 41869**, 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. 1037 to amend the project site's General Plan Foundation Component from Rural (R) to Rural Community (RC) and to amend its General Plan Land Use Designation from Rural Residential (RR) (5-Acre Minimum) to Estate Density Residential (EDR) (2-Acre Minimum) in accordance with the Proposed General Plan Land Use Exhibit #6; based on the findings and conclusions incorporated in the staff report; and, pending final adoption of the General Plan Amendment Resolution by the Board of Supervisors.

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

1. The project site has a General Plan Land Use of Rural: Rural Residential (R:RR) (5-Acre Minimum) and is located within the Lake Matthews/Woodcrest Area Plan.

2. The project site is surrounded by properties which have a General Plan Land Use Designation of Rural Residential (RR) (5-Acre Minimum) to the north, west, and south and Estate Density Residential (EDR) (2-Acre Minimum) to the east, under Specific Plan No. 308.

3. This Regular Foundation Component Amendment and an Entitlement/Policy Amendment will result in a land use change to Rural Community: Estate Density Residential (RC:EDR) (2-Acre Minimum).

4. As provided in this staff report, this project is consistent with both the Administrative Element of the Riverside County General Plan and Sections 2.4 and 2.5 of Ordinance No. 348.

5. As provided in this staff report, this project is in conformance with each of the Riverside County General Plan Elements and will not create an internal inconsistency with them.

6. As provided in this staff report, this project does not conflict with nor does it require any changes to the Riverside County Vision Statement.

7. As provided in this staff report, this project is consistent with the planning principles in Appendix B of the Riverside County General Plan.

8. The new circumstance justifying a Foundation Component Amendment is approval of Specific Plan No. 308, to the east of the project site. The Specific Plan includes a new residential land use designation of Estate Density Residential (EDR) (2-Acre Minimum), which is the same designation as proposed under this project.

9. The Riverside County General Plan is the guiding document which enables the orderly and managed growth throughout the County. Policy LU 22.1 of the General Plan Land Use element states, "Accommodate the development of single- and multi-family residential units in areas appropriately designated by the General Plan and area plan land use maps." The project site is currently designated for residential use. As a result of this General Plan Amendment, the project

site will be changed to allow development at a slightly denser residential range, to one dwelling unit per two acres, which is consistent with the approved Specific Plan's residential density to the east.

10. The Riverside County General Plan Land Use element Policy LU 22.4 states: "Accommodate the development of a variety of housing types, styles and densities that are accessible to and meet the needs of a range of lifestyles, physical abilities, and income levels." This General Plan Amendment will result in allowing for a mixture of residential property sizes, consistent with the other existing properties, while still retaining the rural nature of the area as a whole.

11. The project site has a zoning classification of Residential Agricultural (R-A-2) (2-Acre Minimum).

12. The project site is surrounded by properties which have a zoning classification of Residential Agricultural (R-A-2) (2-Acre Minimum) to the west, north, and south, and Specific Plan to the east.

13. This project has been noticed pursuant to SB 18 and AB 52 requirements. No Tribal consultation was required.

14. Environmental Assessment No. 41869 identified no potentially significant impacts, and resulted in a Negative Declaration of environmental effects.

CONCLUSIONS:

1. This project is in conformance with the Estate Density Residential (EDR) (2-Acre Minimum) Land Use Designation, and with all other elements of the Riverside County General Plan.

2. The proposed project is consistent with the Residential Agricultural (R-A-2) (2-Acre Minimum) 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.

INFORMATIONAL ITEMS:

1. As of this writing, no letters, in support or opposition have been received.

2. The project site **is not** located within:
   a. The boundaries of a City; or
   b. A Criteria Cell of the WRCMSHCP; or
   c. An Airport Influence Area ("AIA"); or
   d. A Special Flood Hazard Area, an area drainage plan, or dam inundation area.

3. The project site **is** located within:
   a. City of Riverside's designated City's sphere of influence; and
   b. A "High" wildfire hazard zone; and
   c. A State Responsibility area; and

d. "Low" liquefaction area.

4. The project site is currently designated as Assessor's Parcel Numbers: 287-300-033, 287-300-034.

Planning Commission **County of Riverside**

RESOLUTION NO. 2015-021

RECOMMENDING ADOPTION OF

GENERAL PLAN AMENDMENT NO. 1037

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 No. 41869; and

ADOPTION of General Plan Amendment No. 1037

RIVERSIDE COUNTY PLANNING DEPARTMENT

GPA01037

VICINITY/POLICY AREAS

Supervisor Jeffries
District 1

Date Drawn: 10/09/2015
Vicinity Map

Zoning District: Lake Mathews

Author: Vinnie Nguyen

N

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Feet

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

RIVERSIDE COUNTY PLANNING DEPARTMENT

GPA01037

LAND USE

Supervisor Jeffries
District 1

Date Drawn: 10/09/2015
Exhibit 1

Zoning District: Lake Mathews

Author: Vinnie Nguyen

N

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Feet

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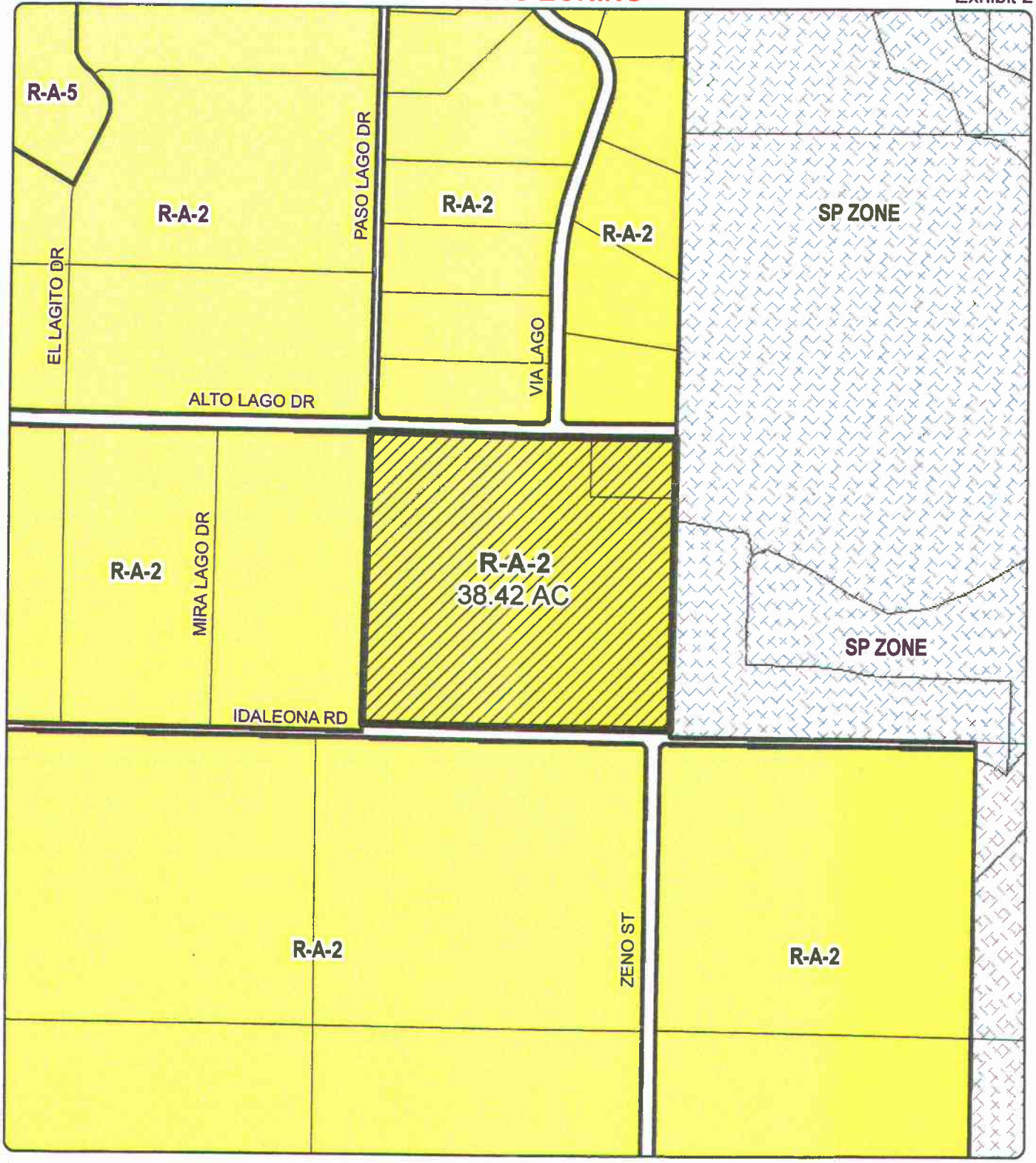
RIVERSIDE COUNTY PLANNING DEPARTMENT

Supervisor Jeffries
District 1

GPA01037

EXISTING ZONING

Date Drawn: 10/09/2015
Exhibit 2



Zoning District: Lake Mathews

Author: Vinnie Nguyen

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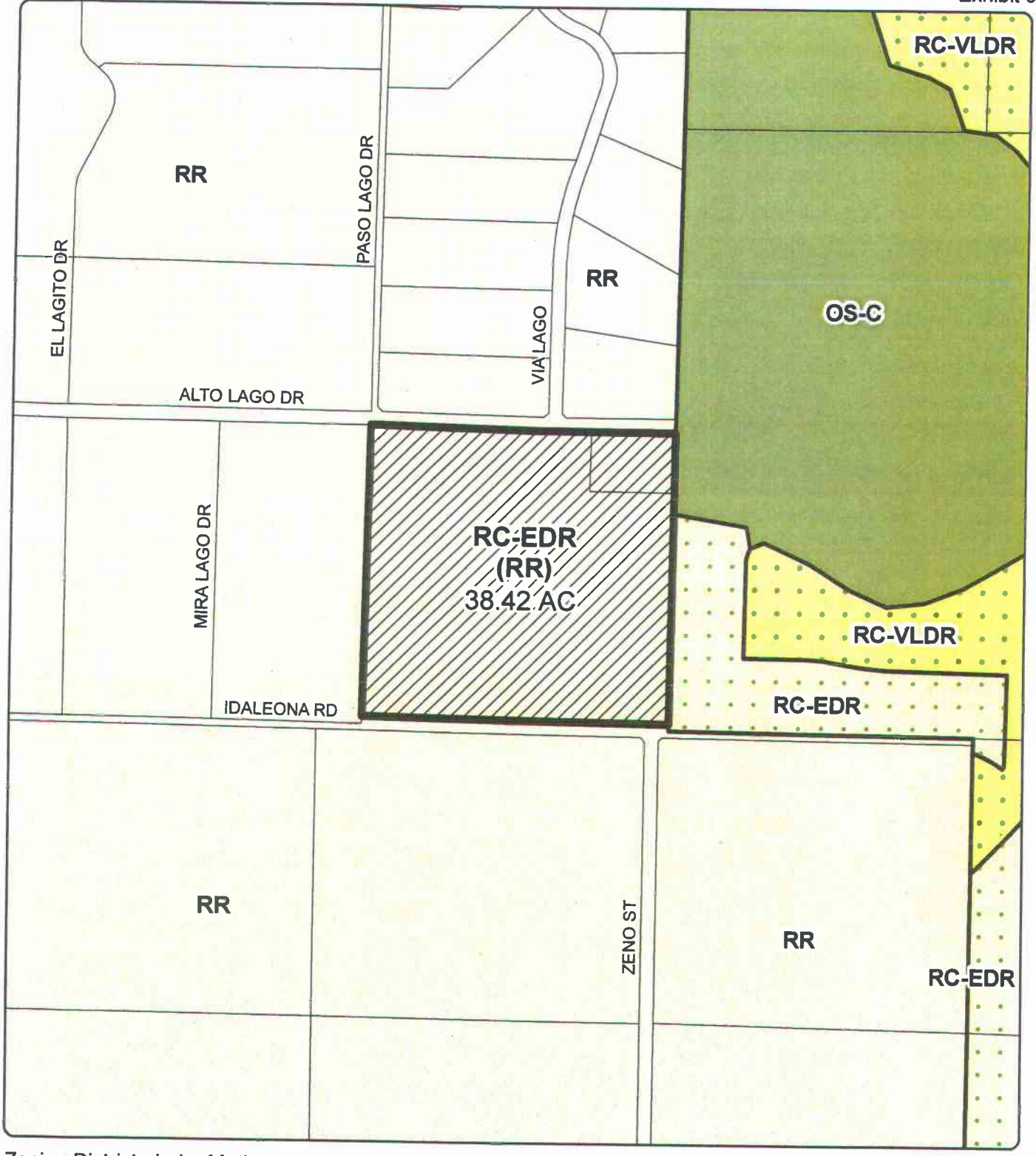
RIVERSIDE COUNTY PLANNING DEPARTMENT

GPA01037

PROPOSED GENERAL PLAN

Supervisor Jeffries
District 1

Date Drawn: 10/08/2015
Exhibit 6



Zoning District: Lake Mathews

Author: Vinnie Nguyen

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Feet

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COUNTY OF RIVERSIDE
ENVIRONMENTAL ASSESSMENT FORM: INITIAL STUDY

Environmental Assessment (E.A.) Number: 41869
Project Case Type (s) and Number(s): GPA01037
Lead Agency Name: County of Riverside Planning Department
Address: P.O. Box 1409, Riverside, CA 92502-1409
Contact Person: Brett Dawson
Telephone Number: (951) 955-0972
Applicant's Name: Sunrise Capital LTD.
Applicant's Address: 8221 Wilcox, Suite A, Cudahy CA 90201

I. PROJECT INFORMATION

A. **Project Description:** General Plan Amendment No. 948. to amend the project site's General Plan Foundation Component from Rural (RUR) to Rural Community (RC) and to amend the site's General Plan Land Use Designation from Rural Residential (RR) (5-Acre Minimum) to Estate Density Residential (EDR) (2-Acre Minimum).

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

C. **Total Project Area:** 38.42-Acres

D. **Assessor's Parcel No(s):** 287-300-033 and 287-300-034

E. **Street References:** Located north of Idaleona Road, west of Rolling Meadows Drive, east of Mira Lago Drive, and south of Alto Lago Drive.

F. **Section, Township & Range Description or reference/attach a Legal Description:** Section 22, Township 4 South, Range 5 West.

G. **Brief description of the existing environmental setting of the project site and its surroundings:** The project site is vacant land and is surrounded by a combination of other vacant land, single-family detached dwelling units; a single mobile home exists on the site.

II. APPLICABLE GENERAL PLAN AND ZONING REGULATIONS

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

1. **Land Use:** This project also includes a General Plan Amendment only. There is no implementing plan associated with this project. This project will result in an amendment to the Riverside County General Plan foundation component and the General Plan land use designation in order to support future development. As a result, this project is consistent with the provisions of the Land Use Element.

2. **Circulation:** Adequate circulation facilities exist and are proposed to serve the project. The proposed project meets with all applicable circulation policies of the General Plan.

3. **Multipurpose Open Space:** No natural open space land was required to be preserved within the boundaries of this project. The proposed project meets with all other applicable Multipurpose Open Space element policies.

4. **Safety:** The proposed project is within a State Responsibility High Fire Area. The proposed project is not located within any other special hazard zone (including fault zone, high liquefaction, dam inundation zone, etc.) The proposed project has allowed for sufficient provision of emergency response services to the future users of this project through the project design and payment of development impact fees. The proposed project meets with all other applicable Safety Element policies.

5. **Noise:** 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 implementing project. This project will result in amending the site's General Plan foundation component, which could eventually lead to development on the property. Should a development proposal or land use application for subdividing, grading, or construction of the site be submitted, a subsequent Environmental Analysis shall be prepared, to assess the potential impacts. As a result, impacts associated with this project are considered less than significant. The proposed project meets with all other applicable Safety Element policies.

6. **Housing:** 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 implementing project. This project will result in amending the site's General Plan foundation component, which could eventually lead to development on the property. Should a development proposal or land use application for subdividing, grading, or construction of the site be submitted, a subsequent Environmental Analysis shall be prepared, to assess the potential impacts. As a result, impacts associated with this project are considered less than significant. The proposed project meets all applicable Housing Element Policies.

7. **Air Quality:** The project is consistent with the policies of the Air Quality Element.

8. **Healthy Communities:** This project is consistent with the policies of the Healthy Communities Element.

B. **General Plan Area Plan(s):** The Lake Matthews/Woodcrest Area Plan

C. **Foundation Component(s):** Rural (RUR)

D. **Land Use Designation(s):** Rural Residential (RUR) (5-Acre Minimum)

E. **Overlay(s), if any:** None

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

G. **Adjacent and Surrounding:**

1. **Area Plan(s):** Lake Matthews/Woodcrest

2. **Foundation Component(s):** Rural (RUR)

3. **Land Use Designation(s):** Rural Residential (RR) (5-Acre Minimum) to the north, west and south, and Estate Density Residential (2-Acre Minimum) and Conservation (C) to the east.

4. **Overlay(s), if any:** None

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

H. **Adopted Specific Plan Information**

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

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

I. **Existing Zoning:** Residential Agricultural (R-A-2) (2-Acre Minimum)

J. **Proposed Zoning, if any:** Same

K. **Adjacent and Surrounding Zoning:** Residential Agricultural (R-A-2) (2-Acre Minimum) to the North, West, and South, and Specific Plan Zone to the west.

III. ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED

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

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

IV. DETERMINATION

On the basis of this initial evaluation:

A PREVIOUS ENVIRONMENTAL IMPACT REPORT/NEGATIVE DECLARATION WAS NOT PREPARED

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

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

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

A PREVIOUS ENVIRONMENTAL IMPACT REPORT/NEGATIVE DECLARATION WAS PREPARED

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

environmental effects identified in the earlier EIR or Negative Declaration, (e) no considerably different mitigation measures have been identified and (f) no mitigation measures found infeasible have become feasible.

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

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

☐ I find that at least one of the following conditions described in California Code of Regulations, Section 15162, exist and **a SUBSEQUENT ENVIRONMENTAL IMPACT REPORT** is required: (1) Substantial changes are proposed in the project which will require major revisions of the previous EIR or negative declaration due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects; (2) Substantial changes have occurred with respect to the circumstances under which the project is undertaken which will require major revisions of the previous EIR or negative declaration due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects; or (3) New information of substantial importance, which was not known and could not have been known with the exercise of reasonable diligence at the time the previous EIR was certified as complete or the negative declaration was adopted, shows any the following:(A) The project will have one or more significant effects not discussed in the previous EIR or negative declaration;(B) Significant effects previously examined will be substantially more severe than shown in the previous EIR or negative declaration;(C) Mitigation measures or alternatives previously found not to be feasible would in fact be feasible, and would substantially reduce one or more significant effects of the project, but the project proponents decline to adopt the mitigation measures or alternatives; or,(D) Mitigation measures or alternatives which are considerably different from those analyzed in the previous EIR or negative declaration would substantially reduce one or more significant effects of the project on the environment, but the project proponents decline to adopt the mitigation measures or alternatives.

Signature

10-26-2015
Date

Brett Dawson
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?	☐	☐	☐	☒
b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings and unique or landmark features; obstruct any prominent scenic vista or view open to the public; or result in the creation of an aesthetically offensive site open to public view?	☐	☐	☐	☒

Source: Riverside County General Plan Figure C-9 "Scenic Highways"

Findings of Fact: County Eligible Cajalco Road

a) The proposed project is located approximately 2 miles from Cajalco Road, which is a County Eligible Scenic Highway pursuant to Riverside County General Plan Figure C-9 which. There is hilly/mountainous terrain between the subject site and the road, making the site not visible at all, therefore the project will not impact any state scenic highways.

b)The proposed project is located on relatively flat vacant land. The property does not contain any scenic resources, rock outcroppings or landmark features. Therefore, there is no impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are 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)

Findings of Fact:

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

A) According to the GIS database, the project site is located 42.64 miles away from Mt. Palomar Observatory within Zone B of Ordinance No. 655. 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, Land Use Designation and Zone Classification, 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 measures are required.

Monitoring: No monitoring measures are required.

3. Other Lighting Issues a) Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?	☐	☐	☐	☒
b) Expose residential property to unacceptable light levels?	☐	☐	☒	☐

Source: On-site Inspection, Project Application Description

Findings of Fact:

a-b) A change in residential density from 1 dwelling unit per 5 acre minimum to 1 dwelling unit per 2 acre minimum will result in the implementation of more lighting at build-out. Lighting requirements and any subsequent restrictions will be reviewed in conjunction with a future implementing project's lighting plan.

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

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

AGRICULTURE & FOREST RESOURCES Would the project

	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?	☐	☐	☐	☒
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?	☐	☐	☐	☒
c) Cause development of non-agricultural uses within 300 feet of agriculturally zoned property (Ordinance No. 625 "Right-to-Farm")?	☐	☐	☐	☒
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?	☐	☐	☐	☒

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

Findings of Fact:

A) The project site is primarily located within an area designated as "other lands" in the General Plan. Adjacent to the west property line is Prime Farmland with a section of grazing land on east boundary. The California State Department of Conservation makes these designations based on soil types and land use designations. However, the current Land Use designations for the property do not permit commercial agricultural use. Therefore, there is no impact.

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

c) The project site is not surrounded by agriculturally zoned land (A-1, A-2, A-P, A-D, & C/V). Therefore, the project will not cause development of a non-agricultural use within 300 feet of agriculturally zoned property. Therefore there are no impacts.

d) The project will not involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use. Therefore there are no impacts.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

5. Forest a) Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Govt. Code section 51104(g))?	☐	☐	☐	☒

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
b) Result in the loss of forest land or conversion of forest land to non-forest use?	☐	☐	☐	☒
c) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of forest land to non-forest use?	☐	☐	☐	☒

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

Findings of Fact:
a-c) Pursuant to the Riverside County General Plan Figure OS-3 "Parks, Forests, and Recreation Areas" exhibit, the project site is not located within a designated forest land. 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?	☐	☐	☒	☐
b) Violate any air quality standard or contribute substantially to an existing or projected air quality violation?	☐	☐	☒	☐
c) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)?	☐	☐	☒	☐
d) Expose sensitive receptors which are located within 1 mile of the project site to project substantial point source emissions?	☐	☐	☒	☐
e) Involve the construction of a sensitive receptor located within one mile of an existing substantial point source emitter?	☐	☐	☒	☐
f) Create objectionable odors affecting a substantial number of people?	☐	☐	☒	☐

Source: SCAQMD CEQA Air Quality Handbook

Findings of Fact:

a-f)The proposed land use change to amend the Riverside County General Plan Foundation Component from Rural (RUR) to Rural Community (RC) and to amend the General Plan Land Use Designation from Rural Residential (RUR:RR)(5 Acre Minimum) to Estate Density Residential (RC:EDR)(2 Acre Minimum) could result in a net increase in vehicle trips to the site. However, the amount of the increase is too speculative to provide a detailed analysis at this time.

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

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 implementing project. This project will result in amending the site's General Plan foundation component, which could eventually lead to development on the property. Should a development proposal or land use application for subdividing, grading, or construction of the site be submitted, a subsequent Environmental Analysis shall be prepared, to assess the potential impacts. As a result, impacts associated with this project are considered less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

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

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

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

Findings of Fact:

a-g) Pursuant to the Riverside County GIS Database, the project site is not located within any Criteria Cells under the Multiple Species Habitat Conservation Plan ("MSHCP"). As a result, the Habitat Acquisitions and Negotiations Strategy ("HANS") application is not required. However, during the time of an implementing project, a biological assessment may be required to determine the site's biological resources and subsequently apply appropriate development mitigation measures.

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 implementing project. This project will result in amending the site's General Plan foundation component, which could eventually lead to development on the property. Should a development proposal or land use application for subdividing, grading, or construction of the site be submitted, a subsequent Environmental Analysis shall be prepared, to assess the potential impacts, including biological. As a result, impacts associated with this project are considered less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

CULTURAL RESOURCES Would the project				
8. Historic Resources				
a) Alter or destroy an historic site?	☐	☐	☒	☐
b) Cause a substantial adverse change in the significance of a historical resource as defined in California Code of Regulations, Section 15064.5?	☐	☐	☒	☐

Source: On-site Inspection, Project Application Materials

Findings of Fact:

a-b) There are no known historic sites on the property. The proposed project does not provide the opportunity for physical disturbance of the property; therefore, there is no potential for any impacts. The proposed project will change the General Plan Designation of the site, which could eventually lead to a higher level of development on the property. Once a development proposal or land use application to subsequently subdivide, grade, or build on the property is submitted, a subsequent review and EA shall be prepared assessing potential ground disturbing cultural impacts. As a result, impacts associated with this project are considered less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

9. Archaeological Resources				
a) Alter or destroy an archaeological site.	☐	☐	☒	☐
b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to California Code of Regulations, Section 15064.5?	☐	☐	☒	☐

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
c) Disturb any human remains, including those interred outside of formal cemeteries?	☐	☐	☒	☐
d) Restrict existing religious or sacred uses within the potential impact area?	☐	☐	☒	☐
e) Cause a substantial adverse change in the significance of a tribal cultural resource as defined in Public Resources Code 21074?	☐	☐	☒	☐

Source: Project Application Materials

Findings of Fact:

a-e) Pursuant to SB 18 requirements, Riverside County staff previously requested a list from the Native American Heritage Commission ("NAHC") of Native American Tribes whose historical extent includes the project site. Consultation request notices were sent to each of the Tribes on the list on January 26, 2011. 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, the Pechanga Tribe agreed that no further consultation is required at this time. This project includes a General Plan Amendment 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, Land Use Designation and Zone Classification, which could eventually lead to development on the property. Should a development proposal or land use application for subdividing, grading, or construction of the site be submitted, a subsequent Environmental Analysis shall be prepared, to assess the potential impacts. As a result, impacts associated with this project are considered less than significant.

Mitigation: No Mitigation is required.

Monitoring: No monitoring is required.

10. Paleontological Resources a) Directly or indirectly destroy a unique paleontological resource, or site, or unique geologic feature?	☐	☐	☒	☐

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

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

Findings of Fact:

a) Pursuant to the Riverside County General Plan, Figure OS-8, the project site is primarily located within an area designated as "Low" and "Undetermined" 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, Land Use Designation and Zone Classification, which could eventually lead to development on the property. Should a development proposal or land use application for subdividing, grading, or construction of the site be submitted, a subsequent Environmental Analysis shall be prepared, to assess the potential impacts. As a result, impacts associated with this project are considered less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

GEOLOGY AND SOILS Would the project				
11. Alquist-Priolo Earthquake Fault Zone or County Fault Hazard Zones a) Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death?	☐	☐	☒	☐
b) Be subject to rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault?	☐	☐	☒	☐

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

Findings of Fact:

a-b) Pursuant to the Riverside County General Plan Figure S-2 "Earthquake Fault Study Zones" map, there is a Holocene fault line located 2.7 miles to the south. At this time this project includes a General Plan Amendment only. As a result, no people or structures will be exposed to adverse effects associated with the fault zones. Additionally, any future development will be required to comply with the California Building Code, as it relates to development within proximity of a fault zone.

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

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

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 "Low" liquefaction potential.

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

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

13. Ground-shaking Zone a) Be subject to strong seismic ground shaking?	☐	☐	☐	☒

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

Findings of Fact:

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

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

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

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

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

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

Findings of Fact:

a) Pursuant to the Riverside County General Plan Figure S-7 "Documented Subsidence Areas Map" exhibit, the project is located within an area susceptible to subsidence. California Building Code (CBC) requirements pertaining to development in areas of potential subsidence will mitigate the potential impact to less than significant. As CBC requirements are applicable to all development, they are not considered mitigation for CEQA implementation purposes. Based on the County's GIS Database, the project area is located in an area of low liquefaction potential, and an area of susceptible subsidence. However this is a programmatic level CEQA analysis. At this stage, the project does not provide the opportunity for physical disturbance of the site, as there is no associated development project. This project will result in amending the site's General Plan foundation component, which could eventually lead to development on the property. Should a development proposal or land use application for subdividing, grading, or construction of the site be submitted, a subsequent Environmental Analysis shall be prepared, to assess the potential impacts. As a result, there will be no impacts.

Mitigation: No mitigation is required.

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

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

Findings of Fact:

a) The project is located on a flat field, whereby the potential for tsunami or seiche is considered negligible. The project will have less than significant impact.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

17. Slopes				
a) Change topography or ground surface relief features?	☐	☐	☐	☒
b) Create cut or fill slopes greater than 2:1 or higher than 10 feet?	☐	☐	☐	☒
c) Result in grading that affects or negates subsurface sewage disposal systems?	☐	☐	☐	☒

Source: Riv. Co. 800-Scale Slope Maps, Project Application Materials

Findings of Fact:

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

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

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

18. Soils	☐	☐	☐	☒

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Result in substantial soil erosion or the loss of topsoil?				
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?	☐	☐	☐	☒
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?	☐	☐	☐	☒

Source: U.S.D.A. Soil Conservation Service Soil Surveys, Project Application Materials, On-site Inspection

Findings of Fact:

a-c) The project proposes no grading or construction of any kind, therefore there are no potential impacts to soils or septic tanks. The project will result in an increase to the density of the property from 5 acre minimum lot size to 2 dwelling units per acre. Once a development proposal or land use application to subsequently subdivide, grade, or build on the property is submitted, a subsequent review and EA shall be prepared assessing 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?	☐	☐	☐	☒
b) Result in any increase in water erosion either on or off site?	☐	☐	☐	☒

Source: U.S.D.A. Soil Conservation Service Soil Surveys

Findings of Fact:

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

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
20. Wind Erosion and Blowsand from project either on or off site. a) Be impacted by or result in an increase in wind erosion and blowsand, either on or off site?	☐	☐	☐	☒

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

Findings of Fact:

a) Pursuant to the Riverside County General Plan Figure S-8 "Wind Erosion Susceptibility Map" exhibit, the project site is located within an area of "Moderate" wind erosion. The General Plan, Safety Element Policy for Wind Erosion requires buildings and structures to be designed to resist wind loads which are covered by the Universal Building Code. With such compliance, the project will not result in an increase in wind erosion and blowsand, either on or off site. The project will have no significant impact.

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

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

GREENHOUSE GAS EMISSIONS Would the project				
21. Greenhouse Gas Emissions a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?	☐	☐	☒	☐
b) Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?	☐	☐	☒	☐

Source: Riverside County General Plan

Findings of Fact:

a-b) This project will result in a General Plan Foundation Component Amendment from Rural (R) to Rural Community (RC) and a General Plan Land Use Designation Amendment from Rural Residential (RR) (5-Acre Minimum) to Estate Density Residential (EDR) (2-Acre Minimum). This will increase the density of single family homes in the area and result in the generation of additional vehicle trips to and from the project site at build-out. Trip generation and subsequent mitigation measures will be analyzed in conjunction with a future implementing project.

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

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

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

HAZARDS AND HAZARDOUS MATERIALS Would the project				
22. Hazards and Hazardous Materials				
a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?	☐	☐	☐	☒
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?	☐	☐	☐	☒
c) Impair implementation of or physically interfere with an adopted emergency response plan or an emergency evacuation plan?	☐	☐	☒	☐
d) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?	☐	☐	☐	☒
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?	☐	☐	☐	☒

Source: Project Application Materials

Findings of Fact:

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

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

c) The project will result in higher development intensity of the site than was proposed in the General Plan in 2003. The increase in density may result in an overburden of streets previously identified as evacuation routes for other projects. However, the Transportation Department will require any future development proposals on the site, to add mitigation to those projects to ensure the streets will accommodate adequate emergency provisions. As a result, impacts associated with this project are considered less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

23. Airports				
a) Result in an inconsistency with an Airport Master Plan?	☐	☐	☐	☒
b) Require review by the Airport Land Use Commission?	☐	☐	☐	☒
c) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area?	☐	☐	☐	☒
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 with an Airport Influence Area or Compatibility Zone and therefore, does not require review by the Airport Land Use Commission ("ALUC"). There will be no impacts.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

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

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

Findings of Fact:

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

a) Pursuant to the Riverside County General Plan Figure S-11 "Wildfire Susceptibility: exhibit, the project is located within a high Wildfire Susceptibility Area. However, this is a programmatic level CEQA analysis. At this stage, the project does not provide the opportunity for physical disturbance of the site, as there is no associated development project. This project will result in amending the site's General Plan foundation component, which could eventually lead to development on the property. Should a development proposal or land use application for subdividing, grading, or construction of the site be submitted, a subsequent Environmental Analysis shall be prepared, to assess the potential impacts. As a result, there will be no impacts.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

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 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?	☐	☐	☐	☒
e) Place housing within a 100-year flood hazard area, as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?	☐	☐	☐	☒
f) Place within a 100-year flood hazard area structures which would impede or redirect flood flows?	☐	☐	☐	☒
g) Otherwise substantially degrade water quality?	☐	☐	☐	☒
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)?	☐	☐	☐	☒

Source: Riverside County Flood Control District Flood Hazard Report/Condition.

Findings of Fact:

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

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

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

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

26. Floodplains

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

NA - Not Applicable ☒ U - Generally Unsuitable ☐ R - Restricted ☐

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?	☐	☐	☐	☒
b) Changes in absorption rates or the rate and amount of surface runoff?	☐	☐	☐	☒
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)?	☐	☐	☐	☒
d) Changes in the amount of surface water in any water body?	☐	☐	☐	☒

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

Findings of Fact:

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

Mitigation: No mitigation is required.

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

Monitoring: No monitoring is required.

LAND USE/PLANNING Would the project				
27. Land Use				
a) Result in a substantial alteration of the present or planned land use of an area?	☐	☐	☒	☐
b) Affect land use within a city sphere of influence and/or within adjacent city or county boundaries?	☐	☐	☒	☐

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

Findings of Fact:

a) This project will result in changes to the site's General Plan land use pattern. The project site has a current General Plan Land Use of Rural Residential (5-acre lot size minimum) and is proposed to be amended to Estate Density Residential (2-acre lot size minimum). This proposed Land Use amendment will result in a reasonable integration of smaller residential lot sizes, providing for a variety of residential product types in the area. This change is consistent with the residential lots sizes approved under the Specific Plan to the east of the project site. All potential impacts associated with this higher density land use will be analyzed in conjunction with an implementing future project. As a result, impacts associated with this project are considered less than significant.

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

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

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

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

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

Findings of Fact:

a-e) The project will not result in changes to the project site's zoning. The project site is currently zoned Residential Agricultural (2-Acre Minimum) (R-A-2) which is consistent with this proposed General Plan Land Use Amendment, to change to Rural Community (RC) and to amend the General Plan Land Use Designation to Estate Density Residential (EDR) (2-Acre Minimum). The proposed Land Use change is consistent with all policies of the General Plan.

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

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

MINERAL RESOURCES Would the project				
29. Mineral Resources				
a) Result in the loss of availability of a known mineral resource that would be of value to the region or the residents of the State?	☐	☐	☐	☒
b) Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?	☐	☐	☐	☒
c) Be an incompatible land use located adjacent to a State classified or designated area or existing surface mine?	☐	☐	☐	☒
d) Expose people or property to hazards from proposed, existing or abandoned quarries or mines?	☐	☐	☐	☒

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

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 a MRZ-3a area. The General Plan designates this as an area where the available geologic information indicates that mineral deposits are likely to exist, however the significance of the deposit is undetermined.

The project is a proposal to amend the General Plan Foundation Component from Rural (RUR) to Rural Community (RUR:RR)(5 Acre minimum) to Estate Density Residential (RC:EDR)(2 Acre Minimum). This change, as well as the existing land use of the surrounding area, would make the area and the property incompatible with mining uses.

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

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

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

NOISE Would the project result in

Definitions for Noise Acceptability Ratings

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

NA - Not Applicable A - Generally Acceptable B - Conditionally Acceptable

C - Generally Unacceptable D - Land Use Discouraged

30. Airport Noise a) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport would the project expose people residing or working in the project area to excessive noise levels? NA ☒ A ☐ B ☐ C ☐ D ☐	☐	☐	☐	☒
b) For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels? NA ☒ A ☐ B ☐ C ☐ D ☐	☐	☐	☐	☒

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

Findings of Fact:

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

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

31. Railroad Noise NA ☒ A ☐ B ☐ C ☐ D ☐	☐	☐	☐	☒

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

Findings of Fact:

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

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

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

32. Highway Noise NA ☒ A ☐ B ☐ C ☐ D ☐	☐	☐	☐	☒

Source: On-site Inspection, Project Application Materials

Findings of Fact:

The project site is not located near any highways. The closest Highway is approximately 5 miles from the I-15 from the project site. Noise from this distance will be negligible. Therefore there will be no impacts.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

33. Other Noise NA ☒ A ☐ B ☐ C ☐ D ☐	☐	☐	☐	☒

Source: Project Application Materials, GIS database

Findings of Fact:

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

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

34. Noise Effects on or by the Project				
a) A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?	☐	☐	☒	☐
b) A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?	☐	☐	☒	☐
c) Exposure of persons to or generation of noise	☐	☐	☒	☐

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?				
d) Exposure of persons to or generation of excessive ground-borne vibration or ground-borne noise levels?	☐	☐	☒	☐

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

Findings of Fact:

a-d) The project is a proposal to amend the General Plan Foundation Component from Rural (RUR) to Rural Community (RC) and to amend the General Plan Land Use Designation from Rural Residential (RR) (5-Acre Minimum) to Estate Density Residential (EDR) (2-Acre Minimum) could result in the creation of higher noise impacts at build-out. However, all future onsite uses will be required to adhere to the Riverside County's allowable noise standards for residential designations and will be analyzed at the time of an implementing project.

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

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

POPULATION AND HOUSING Would the project				
35. Housing				
a) Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?	☐	☐	☐	☒
b) Create a demand for additional housing, particularly housing affordable to households earning 80% or less of the County's median income?	☐	☐	☐	☒
c) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?	☐	☐	☐	☒
d) Affect a County Redevelopment Project Area?	☐	☐	☐	☒
e) Cumulatively exceed official regional or local population projections?	☐	☐	☒	☐
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)?	☐	☐	☐	☒

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

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

Findings of Fact:

a-f) The existing General Plan Land Use of Rural Residential (RR) (5-Acre Minimum) allows for development at a minimum of 1 dwelling unit per 5-Acres. At maximum build-out under the existing land use over 38.42-acres, 7 lots could potentially be developed. This General Plan Amendment will result in a land use change to Estate Density Residential (EDR) (2-Acre Minimum) which allows for development at 1 dwelling units per 2-acres. At build-out, this would result in allowing a maximum of 19 lots to potentially be developed.

Appendix E, of the 2003 Riverside County General Plan, provides assumptions used for residential build-out densities and population projections. The increase in dwelling units will result in a potential midpoint population increase of 36 persons using the General Plan assumption of 3.01 residents per unit and calculated using the following (3.01*19 units)-(3.01*7 units). This is a generalized average, calculated with standard values, codified in the Riverside County General Plan.

Currently, the project site is vacant; therefore, the project will not displace any existing housing nor will it affect an established redevelopment area. Once built-out, the project site could result in a population increase by approximately 36 persons; however, this change is a negligible increase to the overall population projections for Riverside County.

Additionally, as previously discussed, this is a programmatic level CEQA analysis. At this stage, the project does not provide the opportunity for physical disturbance of the site, as there is no associated development project. This project will result in amending the site's General Plan Foundation Component and Land Use Designation, 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 Assessment shall be prepared, to determine potential impacts. As a result, impacts will be less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

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

36. Fire Services	☐	☐	☒	☐

Source: Riverside County General Plan Safety Element

Findings of Fact:

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

The project is a proposal to amend the General Plan Foundation Component from Rural (RUR) to Rural Community (RC) and to amend the General Plan Land Use Designation from Rural Residential (RR) (5-Acre Minimum) to Estate Density Residential (EDR) (2-Acre Minimum) will generate additional public service needs. These needs will be analyzed at the time of an implementing project. Additionally, all development projects, once implemented, create an increased need for at least some public services. At time of future construction, resulting from an implementing project, costs associated with the increased need will be addressed through the County's Development Impact Fee schedule.

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

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

37. Sheriff Services	☐	☐	☒	☐

Source: Riverside County General Plan

Findings of Fact:

The project is a proposal to amend the General Plan Foundation Component from Rural (RUR) to Rural Community (RC) and to amend the General Plan Land Use Designation from Rural Residential (RR) (5-Acre Minimum) to Estate Density Residential (EDR) (2-Acre Minimum) will generate additional sheriff service needs. These needs will be analyzed at the time of an implementing project. Additionally, all development projects, once implemented, create an increased need for at least some public services. At time of future construction, resulting from an implementing project, costs associated with the increased need will be addressed through the County's Development Impact Fee schedule.

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

Mitigation: No mitigation is required.

Monitoring: No mitigation is required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
38. Schools	☐	☐	☒	☐

Source: Corona-Norco Unified School District correspondence, GIS database

Findings of Fact:

The project is a proposal to amend the General Plan Foundation Component from Rural (RUR) to Rural Community (RC) and to amend the General Plan Land Use Designation from Rural Residential (RR) (5-Acre Minimum) to Estate Density Residential (EDR) (2-Acre Minimum) will generate additional public service needs. These needs will be analyzed at the time of an implementing project. Additionally, all development projects, once implemented, create an increased need for at least some public services. At time of future construction, resulting from an implementing project, costs associated with the increased need will be addressed through the County's Development Impact Fee schedule.

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

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

39. Libraries	☐	☐	☒	☐

Source: Riverside County General Plan

Findings of Fact:

The project is a proposal to amend the General Plan Foundation Component from Rural (RUR) to Rural Community (RC) and to amend the General Plan Land Use Designation from Rural Residential (RR) (5-Acre Minimum) to Estate Density Residential (EDR) (2-Acre Minimum) will generate additional public service needs. These needs will be analyzed at the time of an implementing project. Additionally, all development projects, once implemented, create an increased need for at least some public services. At time of future construction, resulting from an implementing project, costs associated with the increased need will be addressed through the County's Development Impact Fee schedule.

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

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

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.

40. Health Services	☐	☐	☒	☐

Source: Riverside County General Plan

Findings of Fact:

The project is a proposal to amend the General Plan Foundation Component from Rural (RUR) to Rural Community (RC) and to amend the General Plan Land Use Designation from Rural Residential (RR) (5-Acre Minimum) to Estate Density Residential (EDR) (2-Acre Minimum) will generate additional public service needs. These needs will be analyzed at the time of an implementing project. Additionally, all development projects, once implemented, create an increased need for at least some public services. At time of future construction, resulting from an implementing project, costs associated with the increased need will be addressed through the County's Development Impact Fee schedule.

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

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

RECREATION				
41. Parks and Recreation				
a) Would the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?	☐	☐	☒	☐
b) Would the project include the use of existing neighborhood or regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?	☐	☐	☒	☐
c) Is the project located within a Community Service Area (CSA) or recreation and park district with a Community Parks and Recreation Plan (Quimby fees)?	☐	☐	☒	☐

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

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 is a regional trail located to the south of the project property. It reaches the southeast corner of the property, then takes a diagonal southerly path and continues through the property to the south which is an existing farm. Any possible impact to the trail will be analyzed in conjunction with any future implementing project.

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

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

42. Recreational Trails	☐	☐	☒	☐

Source: Riv. Co. 800-Scale Equestrian Trail Maps, Open Space and Conservation Map for Western County trail alignments

Findings of Fact:

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

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

TRANSPORTATION/TRAFFIC Would the project				
43. Circulation a) Conflict with an applicable plan, ordinance or policy establishing a measure of effectiveness for the performance of the circulation system, taking into account all modes of transportation, including mass transit and non-	☐	☐	☒	☐

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
motorized travel and relevant components of the circulation system, including but not limited to intersections, streets, highways and freeways, pedestrian and bicycle paths, and mass transit?				
b) Conflict with an applicable congestion management program, including, but not limited to level of service standards and travel demand measures, or other standards established by the county congestion management agency for designated roads or highways?	☐	☐	☒	☐
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?	☐	☐	☐	☒
d) Alter waterborne, rail or air traffic?	☐	☐	☐	☒
e) Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g. farm equipment)?	☐	☐	☒	☐
f) Cause an effect upon, or a need for new or altered maintenance of roads?	☐	☐	☒	☐
g) Cause an effect upon circulation during the project's construction?	☐	☐	☒	☐
h) Result in inadequate emergency access or access to nearby uses?	☐	☐	☒	☐
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?	☐	☐	☒	☐

Source: Riverside County General Plan

Findings of Fact:

a) The project is a proposal to amend the General Plan Foundation Component from Rural (RUR) to Rural Community (RC) and to amend the General Plan Land Use Designation from Rural Residential (RR) (5-Acre Minimum) to Estate Density Residential (EDR) (2-Acre Minimum) will generate additional public service needs. The change in the General Plan Foundation Component and General Plan Land Use Designation would increase the possibility for a higher density land use.

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

b) The future implementing project will address any congestion management programs through standard fees and mitigation. As previously discussed, this is a programmatic level CEQA analysis. At this stage, the project does not provide the opportunity for physical disturbance of the site, as there is

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

no associated development project. This project will result in amending the site's General Plan foundation component, which could eventually lead to development on the property. Should a development proposal or land use application for subdividing, grading, or construction of the site be submitted, a subsequent Environmental Analysis shall be prepared, to assess the potential impacts. The impacts are less than significant.

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

e-i) A change in the General Plan Foundation Component from Rural (RUR) to Rural Community (RC) and to amend the General Land Use Designation from Rural Residential (RUR:RR)(5 Acre Minimum) to Estate Density Residential (RC:EDR)(2 Acre Minimum) could result in different transportation and circulation mitigation. However, there is no accompanying development associated with this proposed General Plan Amendment, therefore there are no design changes to the streets or roads that may increase hazards due to road design at this time. The proposed change does not conflict with any adopted policies regarding public transit, bikeways, or pedestrian access, as the project site is currently vacant land. The surrounding circulation system will not change and therefore, will not impact any policies regarding transit or other alternative means of travel. Once a development proposal or land use application to subdivide, grade, or build on the property is submitted, a 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 an imposed upon a future implementing project. This is a programmatic level CEQA analysis. At this stage, the project does not provide the opportunity for physical disturbance of the site, as there is no associated development project. This project will result in amending the site's General Plan foundation component, which could eventually lead to development on the property. Should a development proposal or land use application for subdividing, grading, or construction of the site be submitted, a subsequent Environmental Analysis shall be prepared, to assess the potential impacts. As a result, there will be no impacts.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

UTILITY AND SERVICE SYSTEMS Would the project				
45. Water				
a) Require or result in the construction of new water treatment facilities or expansion of existing facilities, the construction of which would cause significant environmental	☐	☐	☐	☒

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
effects?				
b) Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?	☐	☐	☐	☒

Source: Department of Environmental Health Review

Findings of Fact:

a-b) The project is a proposal to amend the General Plan Foundation Component from Rural (RUR) to Rural Community (RC) and to amend the General Plan Land Use Designation from Rural Residential (RR) (5-Acre Minimum) to Estate Density Residential (EDR) (2-Acre Minimum), which could generate a need for additional water usage, at time of build-out. An assessment of the availability of water, to service the area, will be required prior to the approval of an implementing project. This will include a commitment from the water purveyor in that area to provide water to the site (beyond that which already exists). However, at this stage, the specific size and need of water infrastructure to the area would be too speculative to analyze.

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

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

46. Sewer				
a) Require or result in the construction of new wastewater treatment facilities, including septic systems, or expansion of existing facilities, the construction of which would cause significant environmental effects?	☐	☐	☐	☒
b) Result in a determination by the wastewater treatment provider that serves or may service the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?	☐	☐	☐	☒

Source: Department of Environmental Health Review

Findings of Fact:

a-b) The project is a proposal to amend the General Plan Foundation Component from Rural (RUR) to Rural Community (RC) and to amend the General Plan Land Use Designation from Rural Residential (RR) (5-Acre Minimum) to Estate Density Residential (EDR) (2-Acre Minimum), which could generate a need for the construction of wastewater treatment facilities, at time of build-out. The future

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

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

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

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

47. Solid Waste				
a) Is the project served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?	☐	☐	☐	☒
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)?	☐	☐	☐	☒

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

Findings of Fact:

a-b) The project is a proposal to amend the General Plan Foundation Component from Rural (RUR) to Rural Community (RC) and to amend the General Plan Land Use Designation from Rural Residential (RR) (5-Acre Minimum) to Estate Density Residential (EDR) (2-Acre Minimum), which could generate a need for the additional solid waste servicing and disposal, at the time of build-out. The type and scale of the future implementing project will determine the solid waste needs of the site's development. At this stage, the specific solid waste needs are too speculative to analyze.

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

Mitigation: No Mitigation is required.

Monitoring: No monitoring is required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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?	☐	☐	☐	☒
b) Natural gas?	☐	☐	☐	☒
c) Communications systems?	☐	☐	☐	☒
d) Storm water drainage?	☐	☐	☐	☒
e) Street lighting?	☐	☐	☐	☒
f) Maintenance of public facilities, including roads?	☐	☐	☐	☒
g) Other governmental services?	☐	☐	☐	☒

Source: Application Materials.

Findings of Fact:

a-g) The project is a proposal to amend the General Plan Foundation Component from Rural (RUR) to Rural Community (RC) and to amend the General Plan Land Use Designation from Rural Residential (RR) (5-Acre Minimum) to Estate Density Residential (EDR) (2-Acre Minimum), which could generate a need for the additional utility upgrades, at the time of build-out. The type and scale of the future implementing project will determine the specific size, quantity, and design of additional utility services needed at the project site. At this stage, the utility requirements are too speculative to analyze.

This is a programmatic level CEQA analysis. At this stage, the project does not provide the opportunity for physical disturbance of the site, as there is no associated development project. This project will result in amending the site's General Plan foundation component, which could eventually 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, regardless of use, will be required to comply with California's AB 32 greenhouse gas reduction requirements as well as Riverside County's Climate action Plan. Many of the potential mitigation measures are reviewed and subsequently implemented during the construction phase of the project.

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

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

Mitigation: No Mitigation is required.

Monitoring: No monitoring is required.

MANDATORY FINDINGS OF SIGNIFICANCE

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

Source: Staff review, Project Application Materials

Findings of Fact: Approval of this General Plan Land Use Amendment would not substantially degrade the quality of the environment, substantially reduce the habitat of fish or wildlife species, cause a fish or wildlife populations to drop below self-sustaining levels, threaten to eliminate a plant or animal community, or reduce the number or restrict the range of a rare or endangered plant or animal, or eliminate important examples of the major periods of California history or prehistory. As a result, there will be no impacts.

51.	Does the project have impacts which are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, other current projects and probable future projects)?	☐	☐	☐	☒

Source: Staff review, Project Application Materials

Findings of Fact: The project does not have impacts which are individually limited, but cumulatively considerable.

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

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

Source: Staff review, project application

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

The proposed project would not result in environmental effects which would cause substantial adverse effects on human beings, either directly or indirectly. This is a programmatic level CEQA analysis. At this stage, the project does not provide the opportunity for physical disturbance of the site, as there is no associated development project. This project will result in amending the site's General Plan foundation component, which could eventually lead to development on the property. Should a development proposal or land use application for subdividing, grading, or construction of the site be submitted, a subsequent Environmental Analysis shall be prepared, to assess the potential impacts. As a result, there will be no impacts.

VI. EARLIER ANALYSES

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

Earlier Analyses Used, if any, are available for review:

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.

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COUNTY OF RIVERSIDE

TRANSPORTATION AND LAND MANAGEMENT AGENCY

George A. Johnson · Agency Director

Planning Department

Ron Goldman · Planning Director

May 6, 2009

SUBJECT: Initiation Proceedings for General Plan Amendment No. 1037 (Foundation Amendment - Regular)

SECTION: Development Review – Riverside Office

BPM 15.1
June 2, 2009

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

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

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

Please include this item on the 05/26/09 agenda.

Clerk Of The Board

Please charge your time to case number(s): GPA01037

FILE COPY

BOS Sent
5/18/09

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Palm Desert, California 92211
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5.14.09

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

FROM: TLMA – Planning Department

SUBMITTAL DATE:
May 5, 2009

SUBJECT: GENERAL PLAN AMENDMENT NO. 1037 – Foundation-Regular – Applicant: Sunrise Capital, LTD. – Engineer/Representative: Sake Engineers, Inc. - First Supervisorial District - Lake Mathews Zoning District - Lake Mathews/ Woodcrest Area Plan: Rural: Rural Residential (RUR-RR) (5 Acre Minimum) – Location: Northerly of Idaleona Road, easterly of Capello Drive, and southerly of Alto Lago Drive - 38.42 Gross Acres - Zoning: Residential Agriculture - 2 Acre Minimum (R-A-2) - **REQUEST:** This General Plan Amendment proposes to amend the General Plan Foundation Component of the subject site from RURAL (RUR) to RURAL COMMUNITY (RC) and to amend the General Plan land use designation of the subject site from Rural Residential (RUR:RR) (5 ac. min.) to Estate Density Residential (RC:EDR) (2 ac. min.) - APN(s): 287-300-033, 287-300-034

REVIEWED BY EXECUTIVE OFFICE

DATE _____ Tina Grande *Departmental Concurrence*

RECOMMENDED MOTION:

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

BACKGROUND:

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

Ron Goldman
Planning Director

RG:th

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

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

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.: 6.7
Area Plan: Lake Matthews/Woodcrest
Zoning District: Lake Matthews
Supervisorial District: First
Project Planner: Tamara Harrison
Planning Commission: February 4, 2009
Continued from: August 12, 2008

General Plan Amendment No. 1037
Applicant: Sunrise Capital, LTD.
Engineer/Representative: Sake Engineers, Inc.

COUNTY OF RIVERSIDE PLANNING DIRECTOR'S REPORT AND RECOMMENDATIONS

RECOMMENDATIONS:

The Planning Director recommends to adopt an order initiating proceedings for GPA01037 from Rural: Rural Residential to Rural Community: Estate Density Residential and the Planning Commission made the comments below. The Planning Director continues to recommend to adopt an order initiating proceedings for the GPA. For additional information regarding this case, see the attached Planning Department Staff Report(s).

PLANNING COMMISSION COMMENTS TO THE PLANNING DIRECTOR:

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

Commissioner John Roth: Commissioner Roth commented that he was not compelled to go with a higher density for the site and that it was unacceptable to allow the Community Development Foundation Component to encroach into the middle of rural area. Commissioner Roth indicated that the proposal would not be appropriate.

Commissioner John Snell: No Comments

Commissioner John Petty: No Comments

Commissioner Jim Porras: Commissioner Porras agreed with Commissioner Roth that initiation would not be appropriate.

Commissioner Jan Zuppardo: No Comments

Agenda Item No.: 6.7
Area Plan: Lake Mathews/Woodcrest
Zoning District: Lake Mathews
Supervisorial District: First
Project Planner: Amy Aldana
Planning Commission: February 4, 2009
Continued From: August 12, 2008

General Plan Amendment No. 1037
(Foundation – Regular)
E.A. Number: 41869
Applicant: Sunrise Capital, LTD.
Engineer/Rep.: Sake Engineers, Inc.

COUNTY OF RIVERSIDE PLANNING DEPARTMENT
STAFF REPORT

PROJECT DESCRIPTION AND LOCATION:

The applicant proposes to amend the General Plan Foundation and land use designation from "Rural: Rural Residential" (RUR:RR) (5 Acre Minimum) to "Rural Community: Estate Density Residential" (RC: EDR) (2 ac. min.) for an approximately 38.42-acre property. The project is located northerly of Idaleona Road, easterly of Mira Lago Drive, and southerly of Alto Lago Drive.

FURTHER CONSIDERATIONS:

January 13, 2009

The proposal was discussed at the August 12, 2008 Planning Commission meeting where the Commission directed staff and the applicant to meet so that any additional information the applicant could provide would be considered. Subsequently, a meeting was held September 24, 2008 between the applicant and the Planning Department to discuss the proposal further.

The proposed site is located within the community of Lake Mathews within the Lake Mathews/Woodcrest Area Plan. The proposal is also located within the City of Riverside sphere of influence. To the east and north of the proposed site are properties designated Estate Density Residential within the Rural Community foundation component. The proposed change would extend the Estate Density Residential designation to the west.

In May of 2006, the applicant obtained a map number to begin the process of dividing the property consistent with the existing zoning, R-A-2. It was at that time that they learned that the land use designation would not allow the land to be divided into parcels smaller than 5 acres in size.

To the east and adjacent to the proposed site is the Gavilan Hills Policy Area, an approximate 2,000-acre area that includes Hartford Springs Park and Specific Plan 308. Tentative Tract Map No. 31554, located at the northeast corner of Zeno Street and Idaleona Road, is a proposal within the Gavilan Hills Specific Plan (SP 308) to subdivide 880 acres into 574 residential lots and two park sites. This map was submitted in 2003 and is still under review.

LU 6.1 of the Land Use Element within the General Plan "requires land uses to be developed in accordance with the General Plan and area plans to ensure compatibility and minimize impacts." The proposed change to RC:EDR would not be incompatible with adjacent land uses the east or north.

According to the Lake Mathews/Woodcrest Area Plan, much of the region is subject to a "high risk" of fire hazards. The Lake Mathews/Woodcrest Area Plan identifies methods to mitigate potential fire hazards including setbacks that buffer development from hazard areas,

maintaining brush clearance to reduce potential fuel, establishing low fuel landscaping, and reducing development in high-risk areas. According to the Safety Element of the General Plan, proposed development in high fire areas shall provide secondary public access, unless determined otherwise by the County Fire Chief. The proposed site is bordered by Idaleona Road to the south and Alto Lago Drive to the north providing primary and secondary access to the subject site.

RECOMMENDATIONS:

Comment that adoption of an order initiating proceedings for General Plan Amendment No. 1037 from Rural: Rural Residential to Rural Community: Estate Density Residential **would be appropriate**. The adoption of such an order does not imply that the proposed GPA will be approved.

The project site is currently designated as Assessor's Parcel Number 287-300-033 and 287-300-034.

Agenda Item No.: 6.7
Area Plan: Lake Mathews/Woodcrest
Zoning District: Lake Mathews
Supervisorial District: First
Project Planner: Amy Aldana
Planning Commission: August 12, 2008

General Plan Amendment No. 1037
(Foundation – Regular)
E.A. Number: 41869
Applicant: Sunrise Capital, LTD.
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COUNTY OF RIVERSIDE PLANNING DEPARTMENT
STAFF REPORT

PROJECT DESCRIPTION AND LOCATION:

The applicant proposes to amend the General Plan Foundation and land use designation from "Rural: Rural Residential" (RUR-RR) (5 Acre Minimum), to "Community Development: Estate Density Residential" (CD: EDR) (2 ac. min.) for an approximately 38.42-acre property. The project is located northerly of Idaleona Road, easterly of Capello Drive, and southerly of Alto Lago Drive.

ISSUES:

The proposed site is a large lot with a mobile home. Surrounding parcels to the north, south, and west include single family homes and mobile homes with scattered vacant parcels interspersed throughout. The proposed site is rural residential with a 5-acre minimum and helps define the unique character of the community by providing separation between developed areas. Existing rural residential purposes offer a buffer for a Specific Plan projected to the east of the proposed site. The proposed site is located within a high fire hazard and warrants the need for additional access as expressed by the Safety Element of the General Plan. The proposal is contrary to the existing plan and would create an inconsistency between the land use map/element and the policy within the area plan.

Specific Plan No. 198 (Belle Meadows) has been proposed, but has not yet been developed. An Environmental Impact Report is pending; the site is still vacant. Along the common boundary between the proposed site and SP 198, is an opportunity for very low density residential purposes within a rural community atmosphere. Northeast is an area proposed as Open Space: Conservation. No substantial evidence has been provided showing conditions or circumstances are present to justify the proposed change. Maintaining the open-space rural atmosphere would sustain the consistency of the area and the proposed site.

RECOMMENDATIONS:

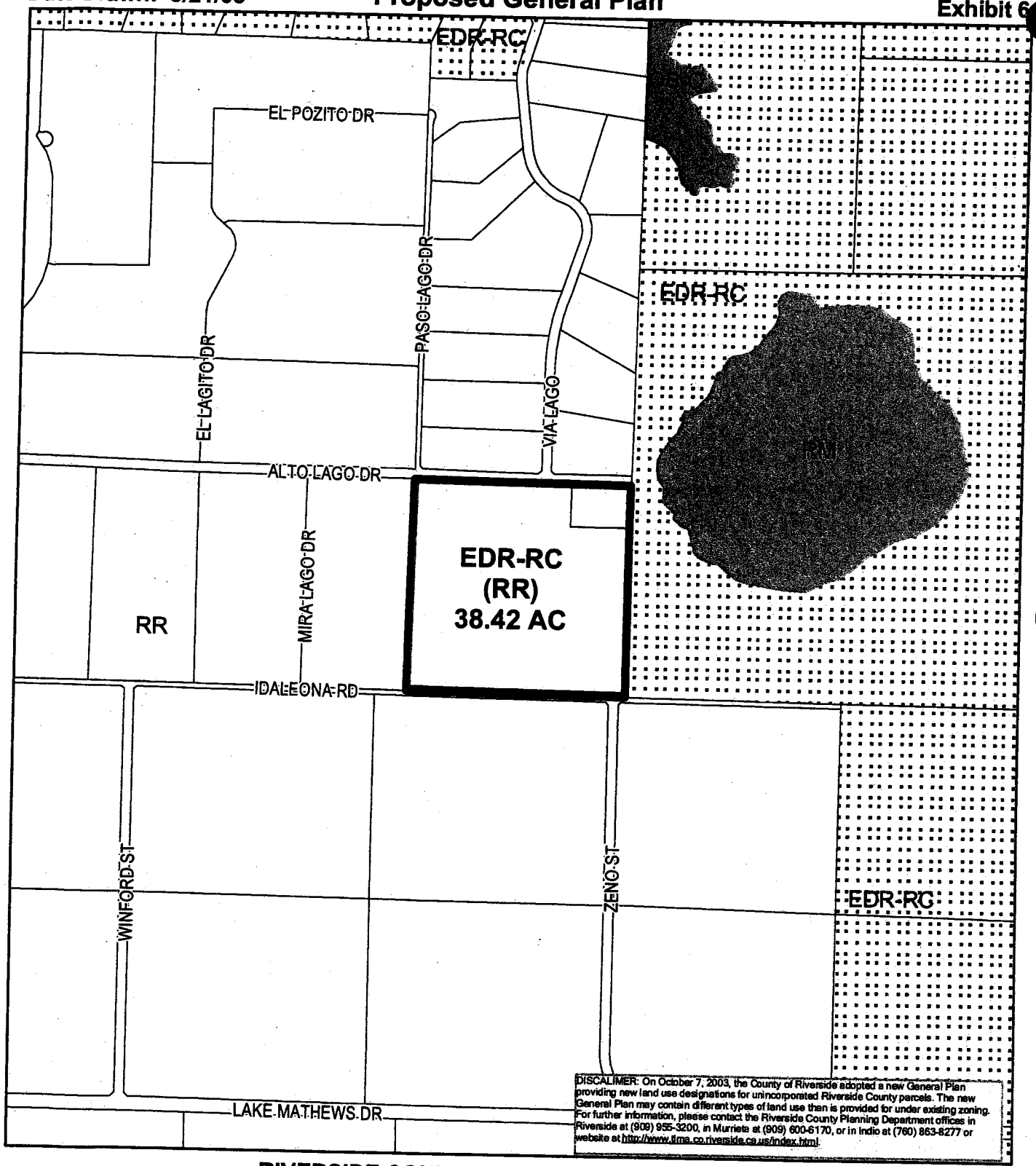
Comment that adoption of an order initiating proceedings for General Plan Amendment No. 1037 from Rural: Rural Residential to Community Development: Estate Density Residential **would not be appropriate**. The adoption of such an order does not imply that the proposed GPA will be approved.

The project site is currently designated as Assessor's Parcel Number 287-300-033, 287-300-034.

Supervisor Buster
District 1
Date Drawn: 3/21/08

GPA01037
Proposed General Plan

Planner: Amy Aldana
Date: 3/13/08
Exhibit 6



RIVERSIDE COUNTY PLANNING DEPARTMENT

Zone
District: Lake Mathews
Township/Range: T4SR5W
Section: 22

N
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Assessors
Bk. Pg. 287-30
Thomas
Bros. Pg. 805 G1

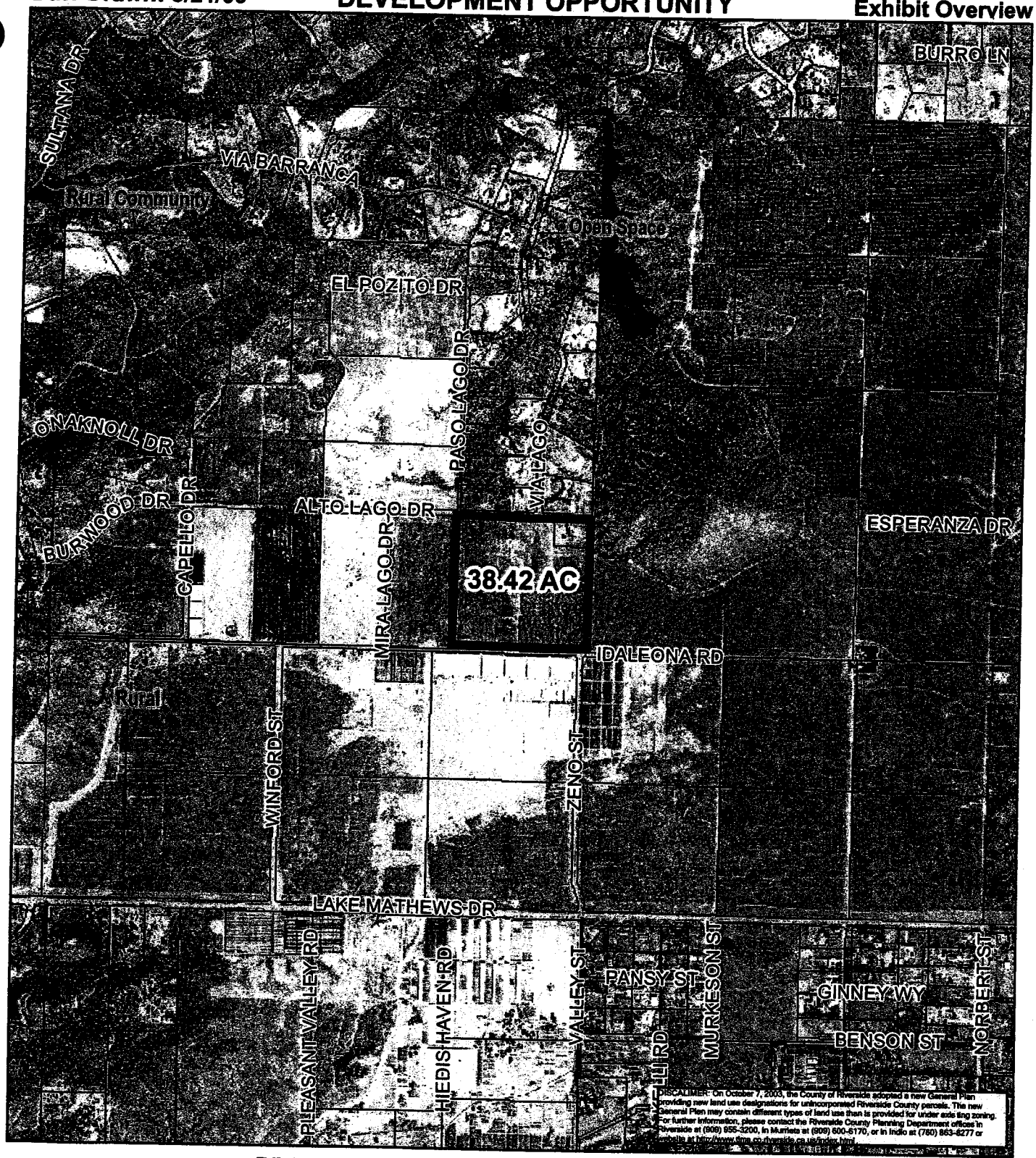
0 500 1,000 2,000 3,000
Feet

Supervisor Buster
District 1
Date Drawn: 3/21/08

GPA01037

DEVELOPMENT OPPORTUNITY

Planner: Amy Aldana
Date: 3/13/08
Exhibit Overview



RIVERSIDE COUNTY PLANNING DEPARTMENT

District
Plan: Lake Mathews
Township/Range: T4SR5W
Section: 22

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Feet

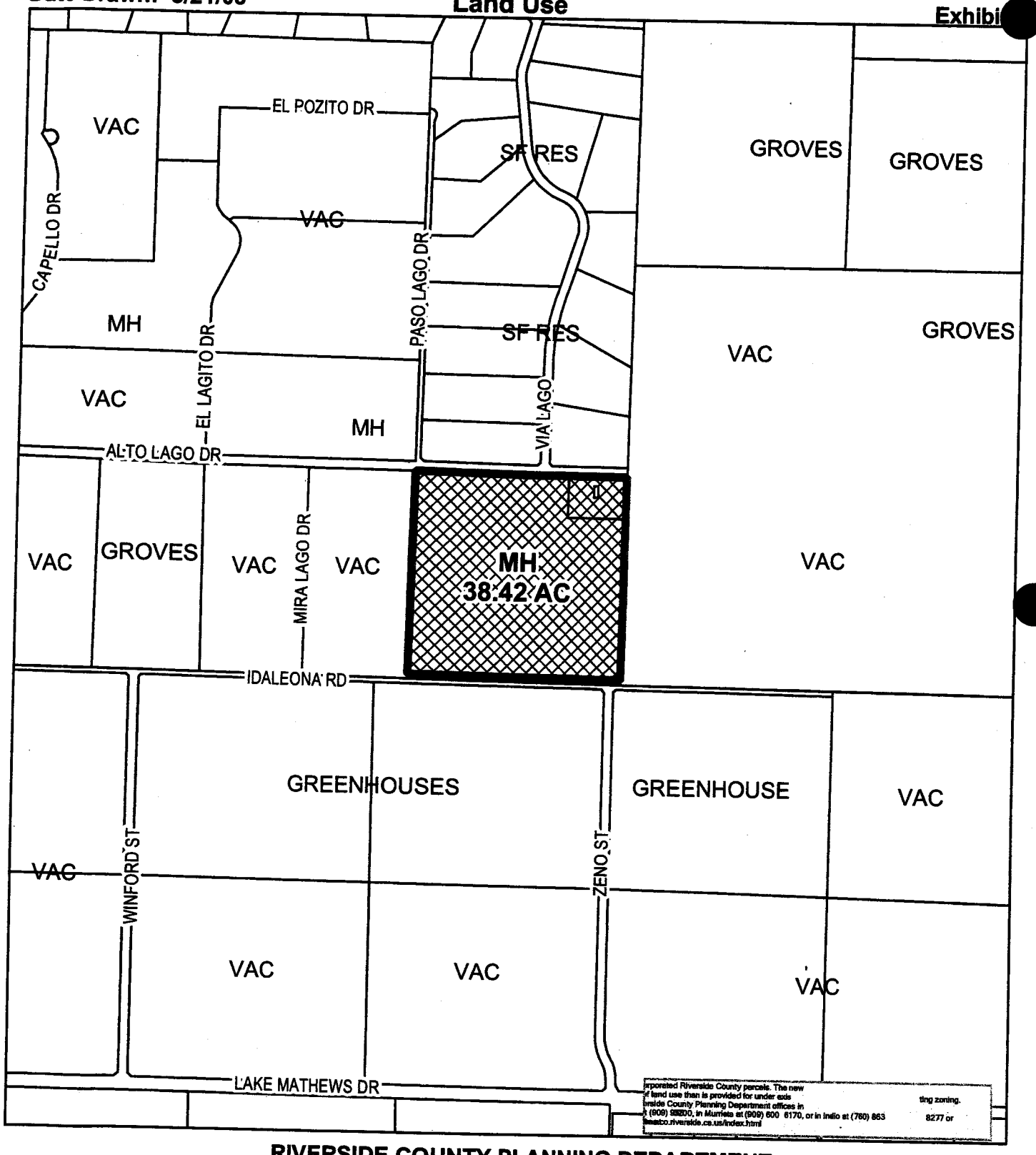
Assessors
Bk. Pg. 287-30
Thomas
Bros. Pg. 805 G1

Supervisor Buster
District 1
Date Drawn: 3/21/08

GPA01037

Land Use

Planner: Amy Aldana
Date: 3/13/08
Exhibi



RIVERSIDE COUNTY PLANNING DEPARTMENT

Zone
District: Lake Mathews
Township/Range: T4SR5W
Section: 22

Assessors
Bk. Pg. 287-30
Thomas
Bros. Pg. 805 G1

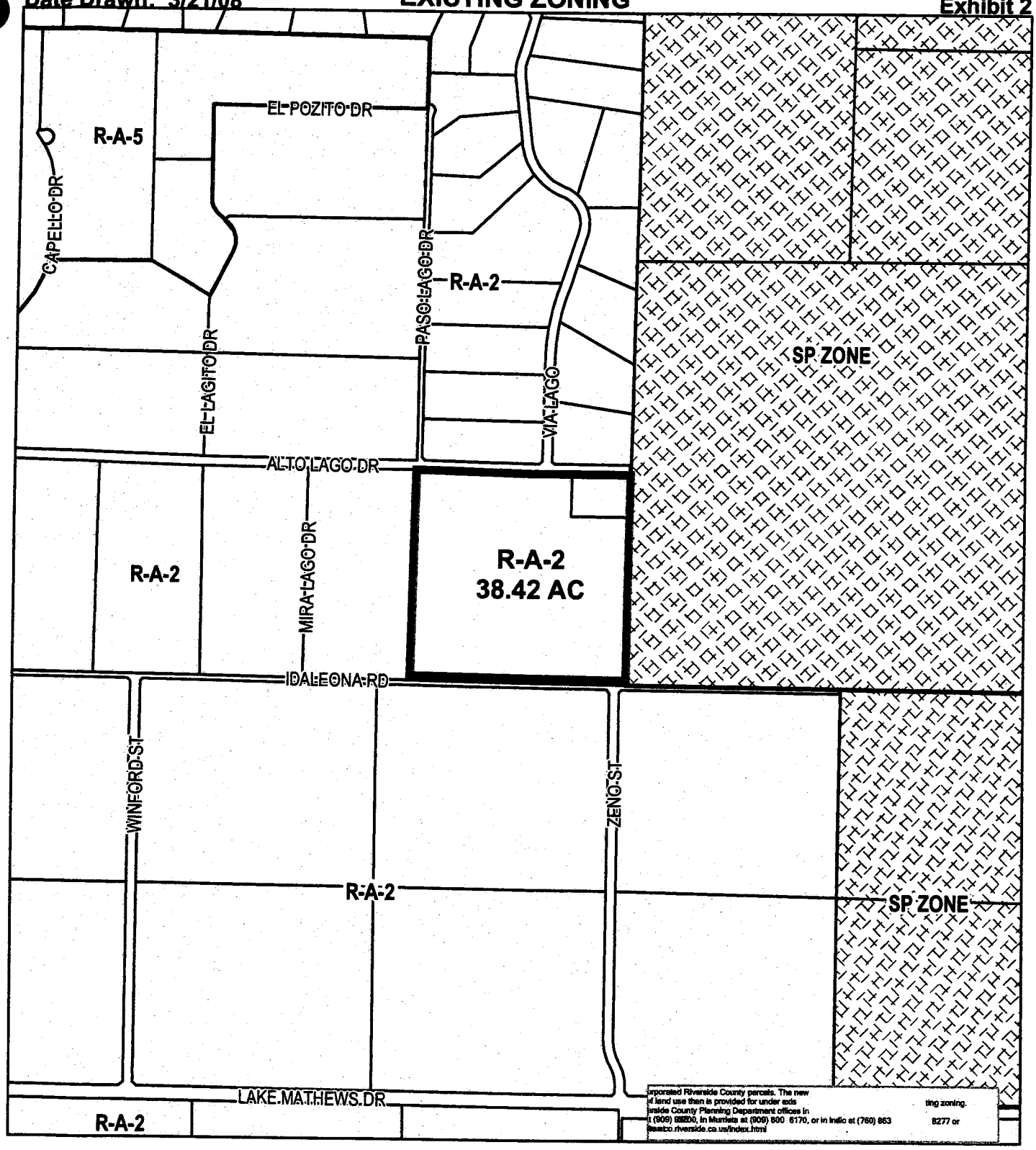
0 500 1,000 2,000 3,000 Feet

Supervisor Buster
District 1
Date Drawn: 3/21/08

GPA01037

EXISTING ZONING

Planner: Amy Aldana
Date: 3/13/08
Exhibit 2



RIVERSIDE COUNTY PLANNING DEPARTMENT

Zone
District: Lake Mathews
Township/Range: T4SR5W
Section: 22

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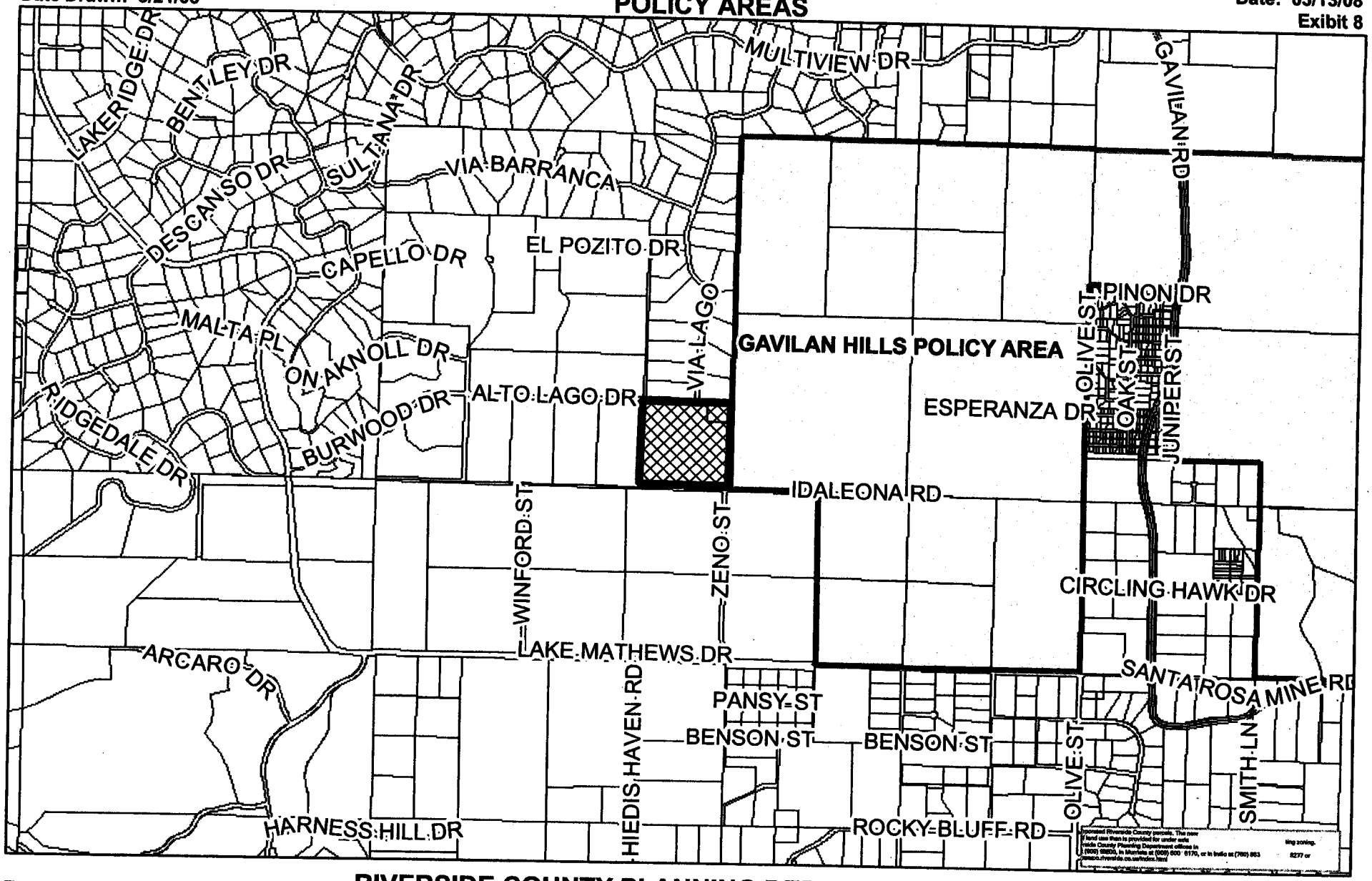
Assessors
Bk. Pg. 287-30
Thomas
Bros. Pg. 805 G1

0 550 1,100 2,200 3,300
Feet

Supervisor Buster
District 1
Date Drawn: 3/21/08

GPA01037
POLICY AREAS

Planner: Amy Aldana
Date: 03/13/08
Exibit 8



RIVERSIDE COUNTY PLANNING DEPARTMENT

Zone
District: Lake Mathews
Township/Range: T4SR5W
Section: 22

0 2,000 4,000 8,000 12,000 Feet

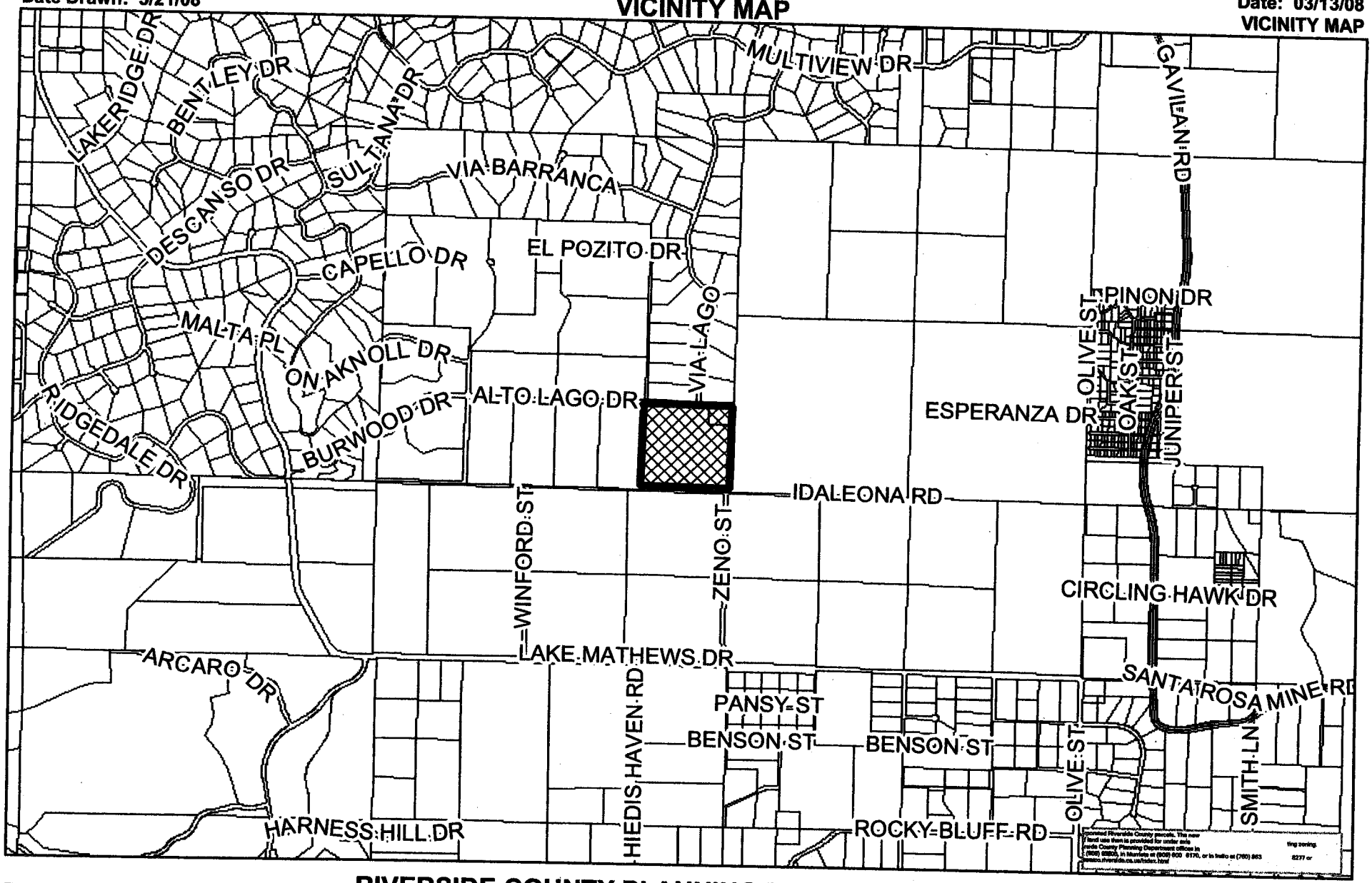
Assessors
Bk. Pg. 287-30

Thomas
Bros. Pg. 05 G1

Supervisor Buster
District 1
Date Drawn: 3/21/08

GPA01037
VICINITY MAP

Planner: Amy Aldana
Date: 03/13/08
VICINITY MAP



RIVERSIDE COUNTY PLANNING DEPARTMENT

Zone
District: Lake Mathews
Township/Range: T4SR5W
Section: 22

0 2,000 4,000 8,000 12,000 Feet

Assessors
Bk. Pg. 287-30

Thomas
Bros. Pg. 805 G1

February 1, 2009

VIA ELECTRONIC MAIL AND FACSIMILE

Riverside County Planning Commission
ATTN: Mike Harrod
County of Riverside
4080 Lemon St., 9th Floor
Riverside, CA 92501

RE: Item 6.0, General Plan Amendment Initiation Proceedings (February 4, 2009)

Dear Chair and Commission Members:

The Endangered Habitats League (EHL) remains deeply concerned over the landowner-initiated GPAs. The process is profoundly flawed, without formal stakeholder input or adequate community outreach. Dozens of GPAs affecting Foundation elements are being considered in a piecemeal manner, without integration with the County-initiated GPA 960 process.

A high degree of planning discipline is needed during this important Five-Year Update. However, rigor is often lacking in the Planning Dept. recommendations. We are reluctantly reaching the conclusion that the Planning Dept. is not functioning at a level commensurate with the task.

As a reminder, the General Plan Administrative Element provides the operative standard for such decisions:

> a. The foundation change is based on ample 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. (Emphasis added.)

Instead of a "mapped" General Plan that provides stability for land use and for infrastructure and service provision, many recommendations threaten to revert to the pre-2003 era, when open space was treated as a "holding zone" for any development that water and sewer lines could reach. We therefore urge the Commission and Board to supply the discipline necessary to realize the benefits of the Certainty System and to ensure that new development is both needed and optimally sited.

Comments on specific items follow.

Item 6.1, GPA 621 (Lakeview Nuevo)

No position.

Item 6.2, GPA 770 (Lakeview Nuevo)

No position.

Item 6.3, GPA 841 (Lakeview Nuevo)

No position.

Item 6.4, GPA 957 (REMAP)

This proposed change from Rural and Open Space-Rural to 1-acre Rural Community is of concern to EHL and will be monitored.

Item 6.5, GPA 959 (Mead Valley)

Concur with the staff recommendation for non-initiation on land use and public safety grounds.

Item 6.6, GPA 1030 (Temescal)

Disagree with the staff recommendation to initiate the change of 446 acres within MSHCP Criteria Cells from the most restrictive designations of Open Space-Rural and Rural to a mixture of high and low density residential and commercial retail. This land is obviously critically important wildlife habitat, with Temescal Wash as an outstanding feature. While nearby urbanization exists, this does not in and of itself constitute justification to convert all surrounding land to the same use. No planning need for additional urban land has been provided.

Most importantly, despite this being a critical area for the MSHCP, virtually no information has been provided by staff as to the how the proposed redesignation would affect MSHCP preserve assembly. Would it advance or hinder it? If land acquisition is needed, the proposed up-planning might constitute a gift of public funds. *What is the opinion of the Environmental Programs Department of this proposed change?* At best, initiation is premature and much additional information is necessary.

Item 6.7, GPA 1037 (Lake Mathews)

Disagree with the staff recommendation to convert 38 acres of intact Rural land to estate lots. Staff has *not* addressed the required finding that new conditions or circumstances compel a change. If every Rural property on the border of Rural-Rural Community converts to Rural Community on the basis of adjacency, then that is a prescription for the progressive elimination of Rural.

Item 6.8, GPA 920 (Southwest Area Plan) (72 acres)
Item 6.9, GPA 986 (Southwest Area Plan) (19 acres)
Item 6.10, GPA 1026 (Southwest Area Plan) (150 acres)

Disagree with the staff recommendation to initiate the change of a total of 241 acres of Rural, Rural Mountainous, and Agricultural land to Community Development on the basis of a "trend" that appears to be nothing other than the trend of sprawl. The land involved now comprises a block of highly intact rural and agricultural land on the eastern edge of Highway 79 urbanization. These very lands now form a border or urban edge that *defines* communities, with urban to the west and rural and open space to the east.

Without planning justification, staff is recommending a series of GPAs that would transform this area and push development further east along the scenic Highway 79 corridor. Traffic alone would give pause to this recommendation. The "progression of Community Development land use designations" referred to in the staff report is simply a progression of *requests* for GPAs that is being confused with real planning.

What is the vision for this region, and how was it arrived at? What community outreach occurred? What is the absorption capacity (in years of growth) of the current General Plan? Is more urban land needed, and on what basis? What growth accommodation alternatives were considered other than greenfield development? If more urban land is needed, where is it optimally sited given transportation, open space, and greenhouse gas considerations? *These questions are never asked let alone answered.* While adjacency is *one* legitimate factor, it is not *sufficient* to justify land conversion.

The landowner-initiated GPAs have become a piecemeal process that fails to consider the "big picture" questions posed above. This series of GPAs typifies the loss of rural, agricultural, and open space without planning justification. Where will the eastward progression of rural conversion stop? How far behind are requests – and Planning Dept. acquiescence – for the land adjacent to these GPAs to follow the "trend" and follow suit? The care needed to conduct a successful Five-Year Update is missing.

Item 6.11, GPA 1042 (Southwest Area Plan)

Concur with concerns expressed by staff but do not fully understand the proposal or the "tentatively decline" recommendation. What uses would Commercial Tourist allow? Clearly, the scenic hillside visual character needs to be protected, but the staff report does not compare the impacts of Commercial Tourist with any residential lots that could be graded under the current Rural Mountainous. As noted in the staff report, MSHCP assembly is also an important factor.

Item 6.12, GPA 807 (Prado-Mira Loma)

No position.

Item 6.13, GPA 887 (Prado-Mira Loma)

No position.