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

8041B

FROM: TLMA- Planning Department

SUBMITTAL DATE:
January 12, 2016

SUBJECT: GENERAL PLAN AMENDMENT NO. 934 (Foundation and Entitlement/Policy Amendment) – Intent to adopt a Negative Declaration – APPLICANT: Wolfskill-Pedrorena Trust – ENGINEER/REPRESENTATIVE: Greg Lowther - Fifth Supervisorial District – AREA PLAN: San Jacinto Valley – ZONE DISTRICT: Hemet - San Jacinto – ZONE: Heavy Agriculture (A-2-10) (10-Acre Minimum) – LOCATION: North of San Jacinto River, east of Davis Road, south of Bridge Street, and west of State Highway 79 – PROJECT SIZE: 89.3 acres – REQUEST: This General Plan Amendment proposes to amend a portion of the project site's General Plan Foundation Component from Agriculture (AG) and Open Space (OS) to Community Development (CD) and to amend its General Plan Land Use Designation from Rural (R) and Agriculture (A) to Conservation (C) and Commercial Retail (CR) (0.20-0.35 FAR) on four parcels, totaling 89.3 acres, located in San Jacinto Valley Area Plan. Deposit Based Funds 100%.

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

1. **ADOPT** a **NEGATIVE DECLARATION** for **ENVIRONMENTAL ASSESSMENT NO. 41761**, 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: Alex Gann

County Executive Office Signature

MINUTES OF THE BOARD OF SUPERVISORS

On motion of Supervisor Ashley, seconded by Supervisor Washington 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: 5** | **Agenda Number:** 16-6

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

Departmental Concurrence

2. **TENTATIVELY APPROVE GENERAL PLAN AMENDMENT NO. 934**, amending a portion of the project site's General Plan Foundation Component from Agriculture (AG) and Open Space (OS) to Community Development (CD) and amending its General Plan Land Use Designation from Rural (R) and Agriculture (A) to Conservation (C) and Commercial Retail (CR) (0.20-0.35 FAR), in accordance with the Proposed General Plan Land Use Exhibit #6; based on the findings and conclusions incorporated in the staff report; and, pending final adoption of the General Plan Amendment Resolution by the Board of Supervisors.

BACKGROUND:

Project Scope
This General Plan Amendment proposes to amend a portion of the project site's General Plan Foundation Component from Agriculture (AG) and Open Space (OS) to Community Development (CD) and to amend its Land Use Designation from Rural (R) and Agriculture (A) to Conservation (C) and Commercial Retail (CR) (0.20-0.35 FAR) on four parcels, totaling 89.3 acres, located in San Jacinto Valley Area Plan. There is currently no implementing project in conjunction with this General Plan Amendment.

The project site is located at the junction of Gilman Springs Road and Highway 79, a heavily traversed interchange, connecting the Cities of Beaumont to the north and San Jacinto to the south. The developable portion of the project site is not feasible to establish an agricultural use due to the high alkaline soils, proximity to the highway, and rising water costs. Additionally, a portion of the project site (adjacent to the agriculture land use), has an existing commercial land use designation, which bifurcates the southern property, further reducing any potential for a large-scale agriculture use. Furthermore, the Riverside County Transportation Commission ("RCTC") released a preliminary design for reconstruction and expansion of the Highway 79 and Ramona Expressway interchange, located approximately a half-mile to the south. Upon completion, the resulting expansion will provide a more direct north-south route through the area and relieve traffic congestion. As a result, the project site and area as a whole is experiencing a transition in land uses, especially those properties adjacent to Highway 79. For these reasons, a Foundation Component Amendment is appropriate.

General Plan Initiation Proceedings ("GPIP")
This project was submitted to the County of Riverside on February 8, 2008, during the 2008 General Plan Review Cycle application period and was recommended for initiation to the Board of Supervisors. On June 2, 2009, the Riverside County Board of Supervisors adopted an order initiating proceedings for General Plan Amendment No. 934.

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 5-0.

During the Planning Commission hearing, the owner of the religious assembly and campground facility to the north of the project site, spoke regarding the proposed project. He expressed concerns about developing the northern area with a commercial project, as it could have potential impacts to the existing use. The primary concerns involved aesthetics of the future development, proximity to the existing religious assembly use, and potential drainage issues. Furthermore, there is a trail, which crosses the northern portion of the project site into the religious assembly use property to the north, which has been historically used for hiking and horseback riding. If developed, the trail connection would potentially be severed.

Multi-Species Habitat Conservation Plan ("MSHCP")
The project site is located within several Western Riverside County Multiple Species Habitat Conservation Plan Criteria Cells and as a result, is subject to Western Riverside County Regional Conservation Authority ("RCA") review. A Habitat Acquisition and Negotiation Strategy ("HANS") application was submitted to the County in

accordance with Resolution No. 2013-111, and was reviewed by the RCA. The RCA determined that 35.45-acres of the project site are required for conservation.

Staff received a letter from the US Fish and Wildlife, commenting on the determination by the RCA regarding the conservation boundary area. US Fish and Wildlife is requesting that the northern 4.26-acre portion of the project site, proposed as a commercial land use designation, also be conserved. The WRC Regional Conservation Authority responded, stating that the boundary area, as approved by the RCA, meets the required amount of conservation as specified in the MSHCP. Both letters are included in the report package.

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. This project includes a General Plan Amendment only. There is no accompanying implementing project and there will be no significant impacts resulting from this project.

General Plan Amendment Findings
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. 934 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. 934 proposes to change a portion of the project site's General Plan Foundation Component from Agriculture (AG) and Open Space (OS) to Community Development (CD) and to amend its General Plan Land Use Designation from Rural (R) and Agriculture (A) to Conservation (C) and Commercial Retail (CR) (0.20-0.35 FAR), 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. US Fish and Wildlife Letter
D. Planning Commission Staff Report

ORIGINAL

Attachment A:

Planning Commission Minutes

RIVERSIDE COUNTY
PLANNING DEPARTMENT

PLANNING COMMISSION
MINUTE ORDER
DECEMBER 2, 2015

I. AGENDA ITEM 4.1

GENERAL PLAN AMENDMENT NO. 934, (FOUNDATION AND ENTITLEMENT/POLICY) – Intent to Adopt a Negative Declaration – Applicant: Wolfskill-Pedrorena Trust – Engineer/Representative: Greg Lowther – Fifth Supervisorial District – Area Plan: San Jacinto Valley – Zone District: Hemet – San Jacinto – Zone: Heavy Agriculture (A-2-10) (10-Acre Minimum) – Location: North of San Jacinto River, east of Davis Road, south of Bridge Street, and west of State Highway 79 – Project Size: 89.3 acres.

II. PROJECT DESCRIPTION:

Proposal to amend a portion of the project site's General Plan Foundation Component from Agriculture (AG) and Open Space (OS) to Community Development (CD) and to amend its Land Use Designation from Rural (R) and Agriculture (A) to Conservation (C) and Commercial Retail (CR) on four parcels, totaling 89.3 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:

- Conchita Marusich, Applicant, 3507 Newark Drive, Napa 94558 (707) 253-9007
- Peter Woldskill Anderson, Applicant, 18 Cruisers Bluff, Newport Beach 92657 (949) 280-8840

Spoke in a **neutral** position:

- Paul Cayot, Neighbor, 18080 Gilman Springs Rd., Moreno Valley, 92555 (951) 654-7766

No one spoke in opposition.

IV. CONTROVERSIAL ISSUES:

Yes. The religious assembly use to the north of the project site had concerns with a potential future commercial use adjacent to their property.

V. PLANNING COMMISSION ACTION:

Public Comments: CLOSED
Motion by Chairman Valdivia, 2nd by Commissioner Taylor Berger,
A vote of 5-0,

ADOPTED PLANNING COMMISSION RESOLUTION No. 2015-032; and,

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

RIVERSIDE COUNTY
PLANNING DEPARTMENT

PLANNING COMMISSION
MINUTE ORDER
DECEMBER 2, 2015

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

ADOPT a **NEGATIVE DECLARATION** for **ENVIRONMENTAL ASSESSMENT NO. 41761**; and,

TENTATIVELY APPROVE GENERAL PLAN AMENDMENT NO. 934, as corrected at hearing.

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

Attachment B:

Indemnification Agreement

Indemnification Agreement Pending Completion

Attachment C:

US Fish and Wildlife Letter

U.S. Fish and Wildlife Service
Palm Springs Fish and Wildlife Office
777 East Tahquitz Canyon Way, Suite 208
Palm Springs, California 92262
760-322-2070
FAX 760-322-4648

California Department of Fish and Wildlife
Inland Deserts Region
3602 Inland Empire Blvd., Suite C-220
Ontario, California 91764
909-484-0167
FAX 909-481-2945

In Reply Refer To:
FWS/CDFW-WRIV-16B0082-16CPA0046

DEC - 3 2015

Ms. Laura Magee
Environmental Programs Division
County of Riverside
4080 Lemon Street, 12th Floor
Riverside, CA 92501

Subject: Western Riverside County Multiple Species Habitat Conservation Plan Joint Project Review 15-11-03-01 (HANS 2262 LITE, GPA 934)

Dear Ms. Magee:

The U.S. Fish and Wildlife Service (Service) and the California Department of Fish and Wildlife (Department), hereafter referred to jointly as the Wildlife Agencies, have reviewed Joint Project Review (JPR) 15-11-03-01, received November 17, 2015. The Wildlife Agencies are providing the following comments as they relate to the project's consistency with the Western Riverside County Multiple Species Habitat Conservation Plan (MSHCP).

The proposed project is limited to a General Plan Amendment, no future project development information was provided with the JPR. The 92.35-acre project site is located west of State Route 79 and both east and south of Gilman Springs Road, within assessor's parcel numbers (APN): 430-050-019, 430-050-023, 430-050-024, and 430-050-033, in unincorporated Riverside County. Approximately 7.8 acres is in active agriculture; the remainder of the site (approximately 84.6 acres) is undeveloped. There are three drainages in the area identified for future development: one located near the northwest end of APN 430-050-019, a larger wash channel straddling APNs 430-050-019, 430-050-033, and 430-050-023, and a smaller drainage located in the southeastern corner of APN 430-050-023.

Criteria Consistency Review

The project is located in the Gilman Springs sub-unit of the San Jacinto Valley Area Plan in MSHCP Criteria Cell 2077 of Cell Group K, Criteria Cells 2076 and 2172 of Cell Group L, and Criteria Cell 2173 of Cell Group M. A majority of the proposed project site occurs within Criteria Cells 2076 and 2172 of Cell Group L. We are concerned about the proposed General Plan Amendment's consistency with the conservation identified in Cell Group L.

The MSHCP calls for conservation of 40 to 50 percent of Cell Group L focusing on the northern portion of the Cell Group. Conservation within Cell Group L is to contribute to the assembly of

Proposed Core 3 (PC 3). The JPR indicates that 35.45 acres of the area affected by the General Plan Amendment will be conserved to PC 3.

Cell Group L includes five Criteria Cells (1984, 2076, 2172, 2266, and 2363) and is 817 acres in size. Forty to fifty percent of 817 acres is 327 to 408 acres described for conservation within Cell Group L. The Cell Criteria direct that the focus of conservation be in the northern portion of the Cell Group, focusing on chaparral, coastal sage scrub, riparian scrub, woodland, and forest habitat, and providing connections to chaparral and coastal sage scrub in Cell Group K to the west, and Cell Groups F and M to the east. The Cell criteria specify that conservation is to be accomplished in native habitats in the northern portion of the cell group, and the southern two Criteria Cells (2267 and 2364) are in active agriculture, so the described 327 to 408 acres should be conserved in the northern three Criteria Cells (1984, 2076, and 2172) in Cell Group L.

We have concluded that the development that would be enabled under the proposed General Plan Amendment would preclude the described reserve assembly of 327 to 408 acres in Cell Group L. Our reasoning is as follows:

1. Cell 1984: There are 82 acres currently in conservation. The SR79 right-of-way (approximately 25 acres) is unavailable for conservation and the reserve assembly value from the existing Southern California Edison (SCE) easement (approximately 20 acres) is unclear. Given the uncertainty associated with future land management and/or development activities within the SCE easement, the acreage associated with this easement was omitted from our calculations. The area remaining available for future conservation is limited to three parcels totaling approximately 30 acres. Combined with the 82 acres that has been conserved to date in Criteria Cell 1984, the conservation potential of this cell totals 112 acres.
2. Cell 2076: The General Plan Amendment proposes development of approximately 4 acres, and conservation of approximately 13 acres within Criteria Cell 2076. Existing development in Criteria Cell 2076 includes a portion of the Victory Ranch Baptist Camp, (74 acres) and road rights-of-way for SR79 and Gilman Springs Road (approximately 20 acres). Excluding these areas, we estimate that there are 50 additional acres available for future conservation in Cell 2076. Combined with the 13 acres identified for conservation in the proposed General Plan Amendment, the conservation potential of this cell totals 63 acres.
3. Cell 2172: The JPR proposes development of 45.12 acres and conservation of approximately 22 acres within Criteria Cell 2172. Discounting land located south of Gilman Springs Road, which is currently in active agriculture (76 acres), and the SR79 right of way, we estimate that approximately 15 acres of habitat would be available for future conservation. Combined with the 22 acres of conservation proposed through this JPR, the conservation potential of undeveloped, native/natural habitat in this cell totals 37 acres.

The Wildlife Agencies estimate that with the proposed General Plan Amendment, the conservation potential of native/natural habitat within Criteria Cells 1984, 2076, and 2172 totals approximately 212 acres, which is considerably less than the 327 to 408 acres required to

accomplish the reserve assembly requirement of Cell Group L. The Wildlife Agencies concede that agricultural lands located south of Gilman Springs Road, and within Criteria Cells 2172, and 2266 could be included in future conservation, to achieve reserve assembly acreage goals, however because these lands would require intense restoration and are located south of Gilman Springs Road, their contribution to reserve function would be significantly less than the undeveloped land located north of Gilman Springs Road, within Criteria Cell 2172.

In summary, the proposed General Plan Amendment for APNs 430- 050-023, 430-050-019, and 430-050-033 is not consistent with the MSHCP conservation criteria. We recommend that the development proposed in the General Plan Amendment be limited to the immediate vicinity of the intersection of Gilman Springs Road and SR79 and that drainage features be avoided.

We appreciate the opportunity to comment on this JPR, and request a meeting to discuss the proposed General Plan Amendment. To schedule a meeting, or if you have questions about this letter, please contact Jim Thiede of the Service at 760-322-2070, extension 219, or Heather Pert of the Department at 858-395-9692.

Sincerely,

Kennon A. Corey
Assistant Field Supervisor
U.S. Fish and Wildlife Service

Heather A. Pert
for

Leslie MacNair
Inland Desert Region
Regional Manager
CA Department of Fish and Wildlife

cc:
Charles Landry, RCA, Riverside CA

From:	Correa, Laurie
To:	Pert, Heather@Wildlife (Heather.Pert@wildlife.ca.gov); Cleary-Rose, Karin
Cc:	Worthey, Wendy; Noelle Ronan; Landry, Charles; Magee, Laura; Jones, David
Subject:	JPR 15-11-03-01 (Gilman Springs)
Date:	Wednesday, January 06, 2016 3:04:09 PM
Attachments:	JPR 15-11-03-01 Gilman dec 2015.pdf

Heather and Karin,
In response to your letter on JPR 15-11-03-01 dated December 3, 2015, we offer the following additional information on the reserve assembly/cell analysis:

The project is located in:
San Jacinto Valley Area Plan, Subunit 1
Cell 2076, 2172, Cell Group L
Cell 2173, Cell Group M
Cell 2077, Cell Group K

Cell Group L- contributes to Core 3
320-400 acre conservation range focusing on northern portion

90.00 acres in conservation
35.44 acres planned for conservation under JPR 15-11-03-01
150 acres potentially available for conservation
275.44 acres – approx. 45 acres short of the low point conservation goal

Cell Group M- contributes to Core 3
224-288 acre conservation range focusing on northern portion

288 acres in conservation (excluding 36.4 acres that contribute to CL-21 and CL-C).
Conservation goals met

Cell Group K – contributes to Core 3 and CL-C
160-224 acre conservation range focusing on northern (Core 3) and southern (CL-C) portions

144 acres in conservation
29 acres potentially available for conservation (Core 3)
173 acres – sufficient to meet cell group goals, not including agricultural land available for CL-C)

Cell Group G – contributes to Core 3
18 acre conservation goal focusing on southern portion (Core 3)

51 acres in conservation
Conservation goals met

Cell Group D- contributes to Core 3
200-280 acre conservation range focusing on southern portion

378 acres in conservation in the southern and central portions
Conservation goals met

131 acres in conservation in excess of high point conservation goals in Cell Groups D and G which can offset shortage in Cell Group L

Please let me know if you need additional information on the project or the analysis above.

Thanks,
Laurie

Laurie Dobson Correa
WRC Regional Conservation Authority
Reserve Management and Monitoring
ldcorrea@wrcrca.org
(951)955-8805

Attachment D:

Planning Commission Report Package

Agenda Item No.: 4.1
Area Plan: San Jacinto Valley
Zoning District: Hemet – San Jacinto
Supervisorial District: Fifth
Project Planner: John Earle Hildebrand III
Planning Commission: December 2, 2015

General Plan Amendment No. 934
Environmental Assessment No. 41761
Applicant: Wolfskill-Pedrorena Trust
Engineer/Representative: Greg Lowther

Steve Weiss
Steve Weiss, AICP
Planning Director

COUNTY OF RIVERSIDE PLANNING DEPARTMENT
STAFF REPORT

PROJECT DESCRIPTION AND LOCATION:

General Plan Amendment No. 934 (Foundation and Entitlement/Policy Amendment) – Proposal to amend a portion of the project site's General Plan Foundation Component from Agriculture (AG) and Open Space (OS) to Community Development (CD) and to amend its Land Use Designation from Rural (R) and Agriculture (A) to Conservation (C) and Commercial Retail (CR) on four parcels, totaling 89.3 acres, located North of San Jacinto River, east of Davis Road, south of Bridge Street, and west of State Highway 79, within the San Jacinto Valley Area Plan.

BACKGROUND:

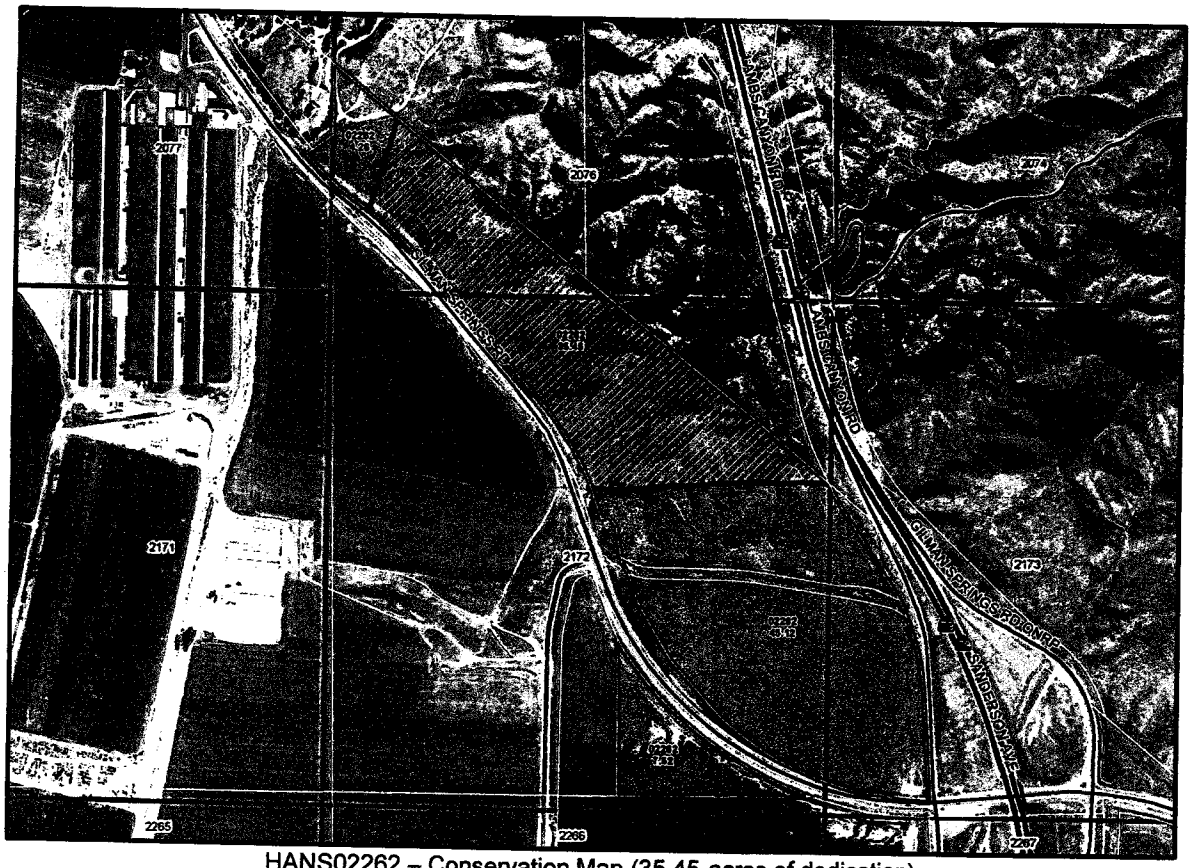
General Plan Initiation Proceedings ("GPIP")
This project was submitted on February 8, 2008, during the 2008 General Plan Review Cycle application period and was recommended for initiation to the Board of Supervisors. On June 2, 2009, the Riverside County Board of Supervisors adopted an order initiating proceedings for General Plan Amendment No. 983. The GPIP report package is included with this report. GPA No. 934 (the "project") is now being taken forward for consideration.

SB 18 and AB 52 Tribal Consultations
Pursuant to SB 18 requirements, Riverside County staff previously requested a list from the Native American Heritage Commission ("NAHC") of Native American Tribes whose historical extent includes the project site. Consultation request notices were sent to each of the Tribes on the list on May 15, 2018. SB 18 provides for a 90-day review period in which all noticed Tribes may request consultation regarding the proposed project. County staff received no consultation requests for this project during the 90-day review period.

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

MSHCP

The project site is located within four WRCMSHCP Criteria Cells (2076, 2077, 2172, and 2173) and three cell groups (K, L, & M), although the majority of the site is located in Cells 2172 and 2076 (Cell Group L) and Cell 2173 (Cell Group M). Conservation within Cell Group L & M will contribute to assembly of Proposed Core 3 and conservation will focus on chaparral, coastal sage scrub, riparian scrub, woodland, and forest habitat. These cell groups will connect to cell groups to the north, west, and east. Conservation within cell group L will range from 40% to 50% of the cell group focusing in the northern portion of the cell group. Conservation within Cell Group M will range from 35% to 45% of the cell group focusing in the northern portion of the cell group. A Habitat Acquisition and Negotiation Strategy ("HANS") application (No. HANS02262) was submitted for review and resulted 35.45-acres of the approximate 89-acre project site being required for conservation. The conservation area is primarily located towards the middle of the project site, where the San Jacinto Mountain area terminates. The conservation area will be transferred to the Regional Conservation Authority ("RCA") during the time of an implementing project.



HANS02262 – Conservation Map (35.45-acres of dedication)

ISSUES OF POTENTIAL CONCERN:

General Plan Amendment Findings

This project includes both a Regular Foundation Amendment and an Entitlement/Policy Amendment. A Regular Foundation Amendment application is allowed to be submitted only during a General Plan Review Cycle, which was previously every five (5) years and is now every eight (8) years. This project was submitted on February 8, 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, five (5) findings must be made for an Entitlement/Policy Amendment, and one (1) finding must be made for an Agriculture Foundation Amendment. This proposed project is a request to change from one Foundation Component to another (both Agriculture and non-Agricultural Foundation Components), as well as from one Land Use Designation to another. As a result, all three sets of findings must be made. There is some overlap between the Foundation and Entitlement/Policy Amendment findings, which are further described below:

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

New Circumstance
The project site is located at the junction of Gilman Springs Road and Highway 79, a heavily traversed interchange, connecting the Cities of Beaumont to the north and San Jacinto to the south. The developable portion of the project site is not feasible to establish an agricultural use due to the high alkaline soils, proximity to the highway, and rising water costs. Additionally, a portion of the project site (adjacent to the agriculture land use), has an existing commercial land use designation, which bifurcates the southern property, further reducing any potential for a large-scale agriculture use. Furthermore, the Riverside County Transportation Commission ("RCTC") released a preliminary design for reconstruction and expansion of the Highway 79 and Ramona Expressway interchange, located approximately a half-mile to the south. Upon completion, the resulting expansion will provide a more direct north-south route through the area and relieve traffic congestion. As a result, the project site and area as a whole is experiencing a transition in land uses, especially those properties adjacent to Highway 79. For these reasons, a Foundation Component Amendment is appropriate.

Riverside County Vision
The Riverside County General Plan Vision Statement discusses many concepts, which are distinguished by categories such as housing, population growth, healthy communities, conservation, and transportation. This project has been reviewed in conjunction with the Vision Statement and staff has determined that this project is consistent with it. Specifically, number 4 of the Conservation and Open Space Resource System section of the General Plan Vision Statement says, "Native habitat for plants and animals endemic to this area that make up such important parts of our natural heritage now have interconnected spaces in a number of locations that allow these natural communities to prosper and be sustained." As discussed in the above MSHCP section, 35.45-acres of the project site is required for conservation. This conservation area contributes to the general assemblage of Proposed Core 3, further establishing an interconnected natural habitat.

Additionally, the Our Communities and Their Neighborhoods portion of the Vision Statement says, "Development occurs only where appropriate and where adequate public facilities and services are available or are provided for at the time of development in accordance with adopted level-of-service standards." The project site is located at the intersection of Gilman Springs Road and Highway 79, a

major transportation corridor through the area, connecting the Cities of Beaumont and San Jacinto. The site is a strategic location, midpoint between both cities and is an appropriate location for providing commercial services for travelers through the area. For these reasons, this project is consistent with the Riverside County Vision Statement and this General Plan Foundation Component change is justified.

Internal Consistency
The project site is located within the Highway 79 Policy Area. However, provisions within this Policy are only applicable to residential land uses. The project site currently contains no residential land uses nor does this amendment propose to designate any part of the site as residential. As a result, the Highway 79 Policy Area does not apply to this project.

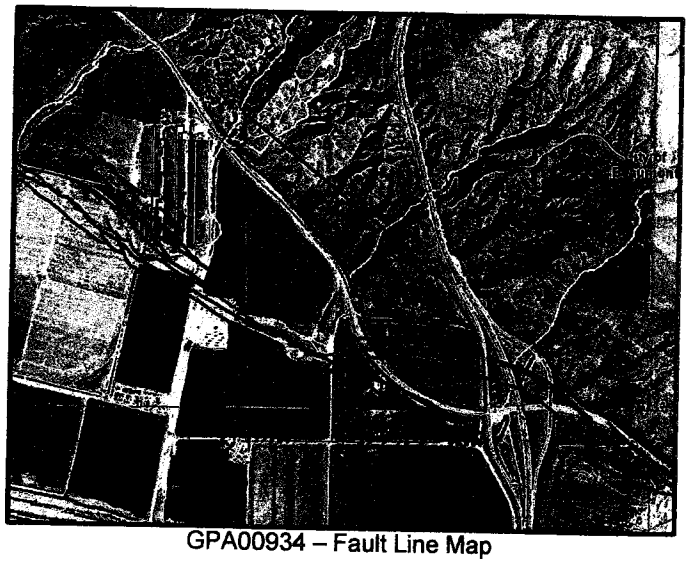
The project site is not located within any other Policy Area or Special Overlay that would result in a General Plan inconsistency from a Foundation Component Amendment. Furthermore, staff has reviewed this project in conjunction with each of the ten (10) Riverside County General Plan Elements, which includes Vision, Land Use, Circulation, Multi-Purpose Open Space, Safety, Noise, Housing, Air Quality, Healthy Communities, and Administration, and has determined that this project is in conformance with the policies and objectives of each Element. This is supported through the following:

- Policy OS 17.1 of the General Plan Multipurpose Open Space Element states, "Enforce the provisions of applicable MSHCP's, and implement related Riverside County policies when conducting review of development applications."

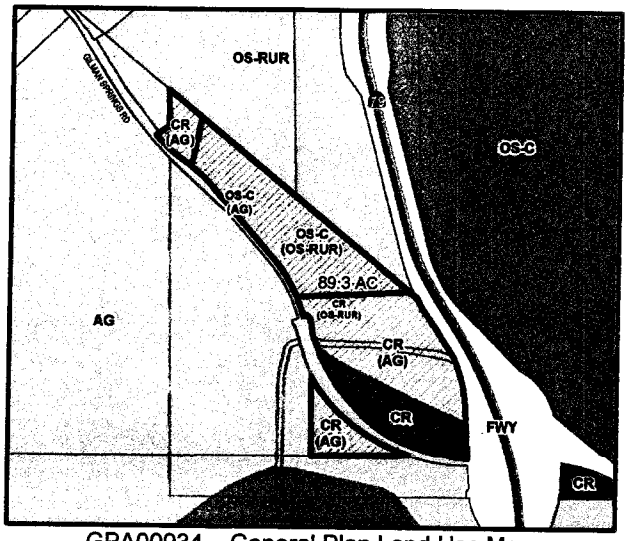
The project site is located within several WRCMSHCP Criteria Cells. As a result of this proposed General Plan Foundation Component Amendment application, a Habitat Acquisition and Negotiation Strategy ("HANS") application is required to first be submitted to the Joint Project Review ("JPR") for consideration. As discussed in the above MSHCP section, it was determined that 35.45-acres of the project site is required for conservation. As a result, the County has complied with this Policy through enforcing the MSHCP process, during the time of an application review.

- LU 23.1 of the General Plan Land Use Element states, "Accommodate the development of commercial uses in areas appropriately designated by the General Plan and area plan land use maps."

The project site contains an approximate 16-acre area that is currently designated as Commercial Retail. This project will result in changing the area adjacent to the existing designated Commercial Retail area to Commercial Retail as well, establishing a larger developable area. Pursuant to the Riverside County General Plan Figure S-2 "Earthquake Fault Study Zones" map, the San Jacinto Fault Line runs directly through the area proposed to be amended. Given the setback requirements associated with citing structures adjacent to fault lines, a larger assemblage of commercial property is necessary as the entire area may not be developable. This project will not create an inconsistency with any of the General Plan Elements and as a result, a General Plan Foundation Component Amendment is justified.



GPA00934 – Fault Line Map



GPA00934 – General Plan Land Use Map

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

a) *The Riverside County Vision;*

As demonstrated in the above discussion, this proposed General Plan Foundation Component Amendment is consistent with the Vision Statement of the Riverside County General Plan. In addition, this Regular Entitlement/Policy Amendment is also consistent with the Vision Statement for the same reasons as above, and also item number four of the Plan Integration section of the Vision Statement, which says, "Flexible planning tools such as mixed use zoning, incentives for creative use of land, overlay zoning, and multiple, flexible use of open space are in common use as our communities mature and new communities take shape." Although the portion of the project site currently designated as agriculture, which is proposed for a land use change to commercial, has historically never been farmed. This project represents a creative repurposing of underutilized land to provide commercial services for the area under a future implementing project. This land use change will establish a more flexible set of planning tools, enabling a much broader range of potential uses.

Furthermore, this proposed Entitlement/Policy Amendment is also consistent with the Vision Element through the Jobs and the Economy section of the Vision Element, which states "Jobs/housing balance is significantly improved overall, as well as within subregions of the County." The change to a commercial designation will potentially provide multiple new jobs within a County subregion at the time of build-out. The commercial designation establishes another incremental step in providing an appropriate balance of land uses in the community. As a result, this project is consistent with the Riverside County Vision Statement.

b) *Any General Plan Principle; or*

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

consistent with the planning principles contained within. Specifically, the following principles further the General Plan:

The first principle is within the Multi-purpose Open Space section of the Environmental Protection category, which states:

- Designation of open spaces in the General Plan and Area Plans conveys the intent of creating a comprehensive open space system that provides a framework for community development and encompasses the needs of humans for active and passive recreation, as well as the needs of multiple species for survival and sustenance. Within that overall designation, the functional areas of community open space and habitat preservation should be clearly delineated.

In conjunction with establishing additional commercial land use in the area, this project will result in the dedication for 35.45-acres for conservation. The open space area will further contribute to the assembly of Proposed Core 3, establishing additional habitat linkage in the area.

The second principle is within the Community Variety, Choice And Balance section of the Community Design category and states the following:

- Balanced growth is achieved in more than one way by of ensuring a balance of jobs, housing and services within communities.

This project will also result in a land use change to commercial, in support of travel through the area and anticipated future trends. It will enable a future development project along a primary transportation corridor, providing a new opportunity for a variety of uses. This change represents a balanced growth through enabling a future use on an otherwise utilized property. This change will not impact the area surrounding the site, rather it complements the area as a whole. 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 to both conservation and commercial land uses meets the intent of the General Plan and will not impact any of the other Foundation Components.

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

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

Additionally, Policy LU 23.1 of the General Plan Land Use element states, "Accommodate the development of commercial uses in areas appropriately designated by the General Plan and Area Plan Land Use maps." The project site has a land use designation of agriculture; however, the site has historically never been used for farming, due to soil constraints and an uncommon site configuration. The site is underutilized and repurposing it to a commercial land use is appropriate. As a result, the project site is more appropriate for use as commercial and this amendment contributes to the achievement of the General Plan

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

As discussed in number 1 above, the developable portion of the project site is not feasible to establish an agricultural use due to the high alkaline soils, proximity to the highway, and rising water costs. Additionally, a portion of the project site (adjacent to the agriculture land use), has an existing commercial land use designation, which bifurcates the southern property, further reducing any potential for a large-scale agriculture use. Furthermore, the RCTC released their preliminary design for reconstruction and expansion of the Highway 79 and Ramona Expressway interchange, located approximately a half-mile to the south. As a result of these circumstances, the project site and area as a whole is experiencing a transition in land uses, and Foundation Component Amendment is appropriate.

5) (AGRICULTURE FOUNDATION FINDING) *The proposed amendment would have to either contribute to the achievement of the purposes of the General Plan or, at a minimum, not be detrimental to them.*

The Administration Element of the Riverside County General Plan discusses the process for changing from an Agriculture Foundation to another Foundation Component as follows:

The cycle allows up to 7% of all land designated as Agriculture to change to other Foundation and land use designations during each 2 ½-year Agriculture Foundation Amendment Cycle and convert to another land use consistent with the amended Foundation and land use designation. The 7% conversion can occur anytime within the 2 ½-year Agriculture Foundation Amendment Cycle and is to be calculated separately for each of the following three areas:

a. The area covered by the Palo Verde and Desert Center Area Plans and the Eastern Desert Land Use Plan.
b. The area covered by the Eastern Coachella Valley and Western Coachella Valley Area Plans.
c. The area covered by all other Area Plans.

In the event that the 7% threshold has been exceeded, an Agricultural Task Force would review the project. This proposed Amendment is located within the San Jacinto Valley Area Plan, which falls under category C. "The area covered by all other Area Plans." The northern portion of the project site is identified as "Other Lands" on the Farmland Map and is characterized as having steep slopes, leading into the San Jacinto Mountains. The southern portion of the site contains Statewide Importance Farmland (approximately 7.5-acres) and Local Importance Farmland (approximately 28-acres), although over half of the 28-acre Farmland of Local Importance area is currently designated as commercial. Furthermore, the site has historically never been established with a farming use, due to high alkaline soil conditions and the site's close proximity to a freeway. The loss of approximately 7.5-acres of Statewide Importance Farmland and 14-acres of Local Importance Farmland is negligible, as the site has not previously contributed to any viable agricultural land, nor is it feasible

to establish any agricultural use because of the poor soil conditions. Given the relatively small amount of designated agricultural land proposed for conversion, this Amendment will not exceed the 7% threshold and does not require review by the Agricultural Task Force.

Policy LU 16.6 of the General Plan Land Use element states, "Require consideration of State agricultural land classification specifications when a 2 ½-year Agriculture Foundation amendment to the General Plan is reviewed that would result in a shift from an agricultural to a non-agricultural use." Furthering the purpose of the General Plan and in consideration of the 2 ½-year Agriculture Foundation Amendment cycle, County staff has considered this proposed amendment and has concluded that the amount of acreage changing from Agriculture is negligible, related to the entire amount of Agricultural designated land within the "other Area Plans" category. Furthermore, the project site has historically never contributed to the overall agricultural land inventory as the project site has never been farmed. As a result, this Agriculture Foundation change is justified.

SUMMARY OF FINDINGS:

1. Existing Foundation General Plan Land Use (Ex #6):	Agriculture (AG), Open Space (OS), and Community Development (CD)
2. Proposed Foundation General Plan Land Use (Ex #6):	Open Space (OS) and Community Development (CD)
3. Existing General Plan Land Use (Ex #6):	Agriculture (AG), Rural (RUR), and Commercial Retail (CR)
4. Proposed General Plan Land Use (Ex #6):	Conservation (C) and Commercial Retail (CR)
5. Surrounding General Plan Land Use (Ex #6):	Agriculture (AG) to the south and west, Rural (RUR) to the north, and Conservation (C) to the east.
6. Existing Zoning (Ex #3):	A-2-10 (Heavy Agriculture, 10-acre minimum)
7. Proposed Zoning (Ex #3):	N/A
8. Surrounding Zoning (Ex #3):	A-2-10 (Heavy Agriculture, 10-acre minimum) to the south and west, W-2 (Controlled Development Area) to the north, and M-H (Manufacturing Heavy) to the east
9. Land Use (Ex #1):	Vacant Land
10. Surrounding Land Use (Ex #1):	Agriculture to the south and west, religious assembly and campground to the north, San Jacinto Mountains (vacant land) to east
11. Project Size (Ex #1):	Total Acreage: 89.3-acres
12. Environmental Concerns:	See Environmental Assessment No. 41761

RECOMMENDATIONS:

ADOPT PLANNING COMMISSION RESOLUTION No. 2015-032 recommending adoption of General Plan Amendment No. 983 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. 41761**, based on the findings incorporated in the initial study and the conclusion that the project will not have a significant effect on the environment; and,

TENTATIVELY APPROVE GENERAL PLAN AMENDMENT NO. 983 amending a portion of the project site's General Plan Foundation Component from Agriculture (AG) and Open Space (OS) to Community Development (CD) and to amend its Land Use Designation from Rural (R) and Agriculture (A) to Conservation (C) and Commercial Retail (CR), in accordance with the Proposed General Plan Land Use Exhibit #6; based on the findings and conclusions incorporated in the staff report; and, pending final adoption of the General Plan Amendment Resolution by the Board of Supervisors; and,

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 Agriculture, Open Space: Rural (OS:RUR), and Community Development: Commercial Retail (CD:CR) and is located within the San Jacinto Valley Area Plan.

2. The project site is surrounded by properties which have a General Plan Land Use Designation of Agriculture (AG) to the south and west, Rural (RUR) to the north, and Conservation (C) to the east.

3. This Regular Foundation Amendment and Entitlement/Policy Amendment will result in a Land Use change to Open Space: Conservation (OS:C) and Community Development: Commercial Retail (CD:CR).

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 developable portion of the project site is not feasible to establish an agricultural use due to the high alkaline soils, proximity to the highway, and rising water costs. Additionally, a portion of the project site (adjacent to the agriculture land use), has an existing commercial land use designation, which bifurcates the southern property, further reducing any potential for a large-scale agriculture use. Furthermore, the RCTC released their preliminary design for reconstruction and expansion of the Highway 79 and Ramona Expressway interchange, located approximately a half-mile to the south. As a result of these circumstances, the project site and area as a whole is experiencing a transition in land uses, and Foundation Component Amendment is appropriate.

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

10. Policy LU 23.1 of the General Plan Land Use element states, "Accommodate the development of commercial uses in areas appropriately designated by the General Plan and Area Plan Land Use maps." The project site has a land use designation of agriculture; however, the site has historically never been used for farming, due to soil constraints and an uncommon site configuration. The site is underutilized and repurposing it to a commercial land use is appropriate.

11. The loss of approximately 7.5-acres of Statewide Importance Farmland and 14-acres of Local Importance Farmland is negligible, relative to the entire area's available designated Agriculture land. Historically, the site has not contributed to any viable agricultural land, nor is it feasible to establish any agricultural use because of the poor soil conditions. Given the relatively small amount of designated agricultural land proposed for conversion, this Amendment will not exceed the 7% threshold and does not require review by the Agricultural Task Force.

12. Policy LU 16.6 of the General Plan Land Use element states, "Require consideration of State agricultural land classification specifications when a 2 ½-year Agriculture Foundation amendment to the General Plan is reviewed that would result in a shift from an agricultural to a non-agricultural use." Furthering the purpose of the General Plan and in consideration of the 2 ½-year Agriculture Foundation Amendment cycle, County staff has considered this proposed amendment and has concluded that the amount of acreage changing from Agriculture is negligible, related to the entire amount of Agricultural designated land within the "other Area Plans" category. Furthermore, the project site has historically never contributed to the overall agricultural land inventory as the project site has never been farmed.

13. The project site has an existing zoning classification of A-2-10 (Heavy Agriculture, 10-acre minimum)

14. The project site is surrounded by properties which have a zoning classification of A-2-10 (Heavy Agriculture, 10-acre minimum) to the south and west, W-2 (Controlled Development Area) to the north, and M-H (Manufacturing Heavy) to the east.

15. This project does not include an accompanying Change of Zone application and as a result of this General Plan Amendment, the underlying Zoning will be inconsistent with the land use. Prior to approval of any future implementing project, Change of Zone approval will first be required.

16. The project site is located within four WRCMSHCP Criteria Cells (2076, 2077, 2172, and 2173) and three cell groups (K, L, & M), although the majority of the site is located in Cells 2172 and 2076 (Cell Group L) and Cell 2173 (Cell Group M). HANS application No. HANS02262 was submitted to the County, in accordance with Resolution No. 2013-111 and was reviewed by the RCA. The RCA has determined that 35.45-acres of the approximate 89-acre project site is required for conservation.

17. Environmental Assessment No. 41761 identified no potentially significant impacts, and resulted in a Negative Declaration of environmental effects.

CONCLUSIONS:

1. The proposed project is in conformance with the Open Space: Conservation (OS:C) and the Community Development: Commercial Retail (CD:CR) (0.20-0.35 Floor Area Ratio) Land Uses, as well as all other elements of the Riverside County General Plan.

2. The project's underlying Zoning is inconsistent with the site's General Plan land use and will require a future Change of Zone to bring the land use and zone into conformance with each other.

3. The public's health, safety, and general welfare are protected through project design.

4. The proposed project is compatible with the present and future logical development of the area.

5. The proposed project will not have a significant negative effect on the environment.

6. The proposed project will not preclude reserve design for the WRCMSHCP.

INFORMATIONAL ITEMS:

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

2. The project site **is not** located within:
   a. The Boundaries of a City; or
   b. A City's Sphere of Influence; or
   c. An Airport Influence Area ("AIA"); or
   d. A Community Service Area ("CSA"); or
   e. A Dam Inundation area.

3. The project site **is** located within:
   a. A Special Flood Hazard Zone and Area Drainage Plan; and
   b. Several WRCMSHCP Criteria Cells; and
   c. A "High" Wildfire Hazard Zone (Portion of Site); and
   d. A State Responsibility Area (Portion of Site); and
   e. A "Moderate" Liquefaction Area (Portion of Site).

4. The project site is currently designated as Assessor's Parcel Number: 430-050-019, 430-050-023, 430-050-024, and 430-050-033.

Planning Commission **County of Riverside**

RESOLUTION NO. 2015-032

RECOMMENDING ADOPTION OF

GENERAL PLAN AMENDMENT FILE NO. GPA00934

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 evalua in accordance with the above-referenced Act and Procedures; and,

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

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

ADOPTION of the Negative Declaration environmental document, Environmental Assessment File No. EA41761; and

ADOPTION of General Plan Amendment File No. GPA00934

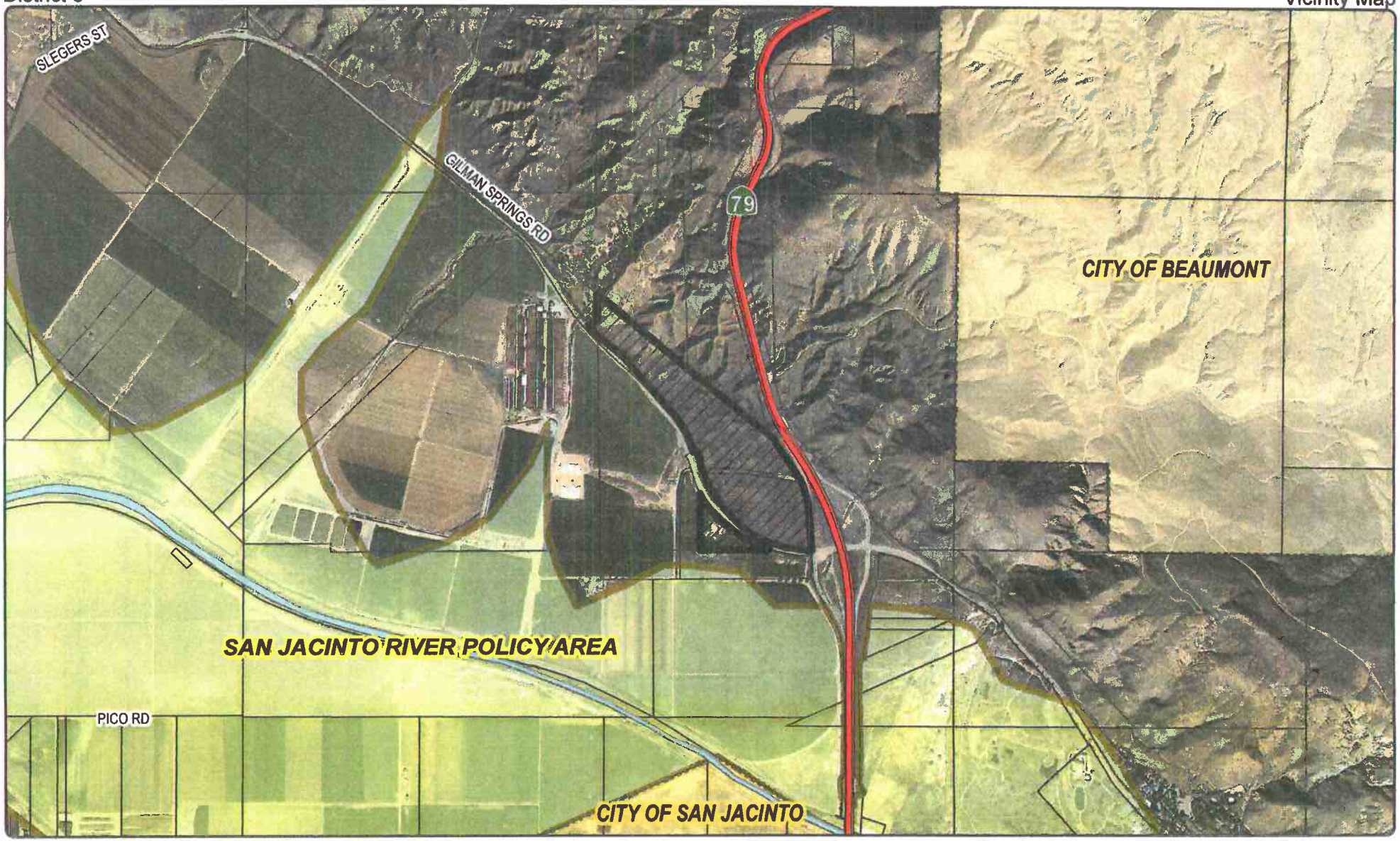
RIVERSIDE COUNTY PLANNING DEPARTMENT

GPA00934 / CZ07741

VICINITY/POLICY AREAS

Supervisor Ashley
District 5

Date Drawn: 10/27/2015
Vicinity Map



Zoning District: Hemet - San Jacinto

Author: S. Spadafora

N

0 600 1,200 2,400 3,600 4,800 6,000
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

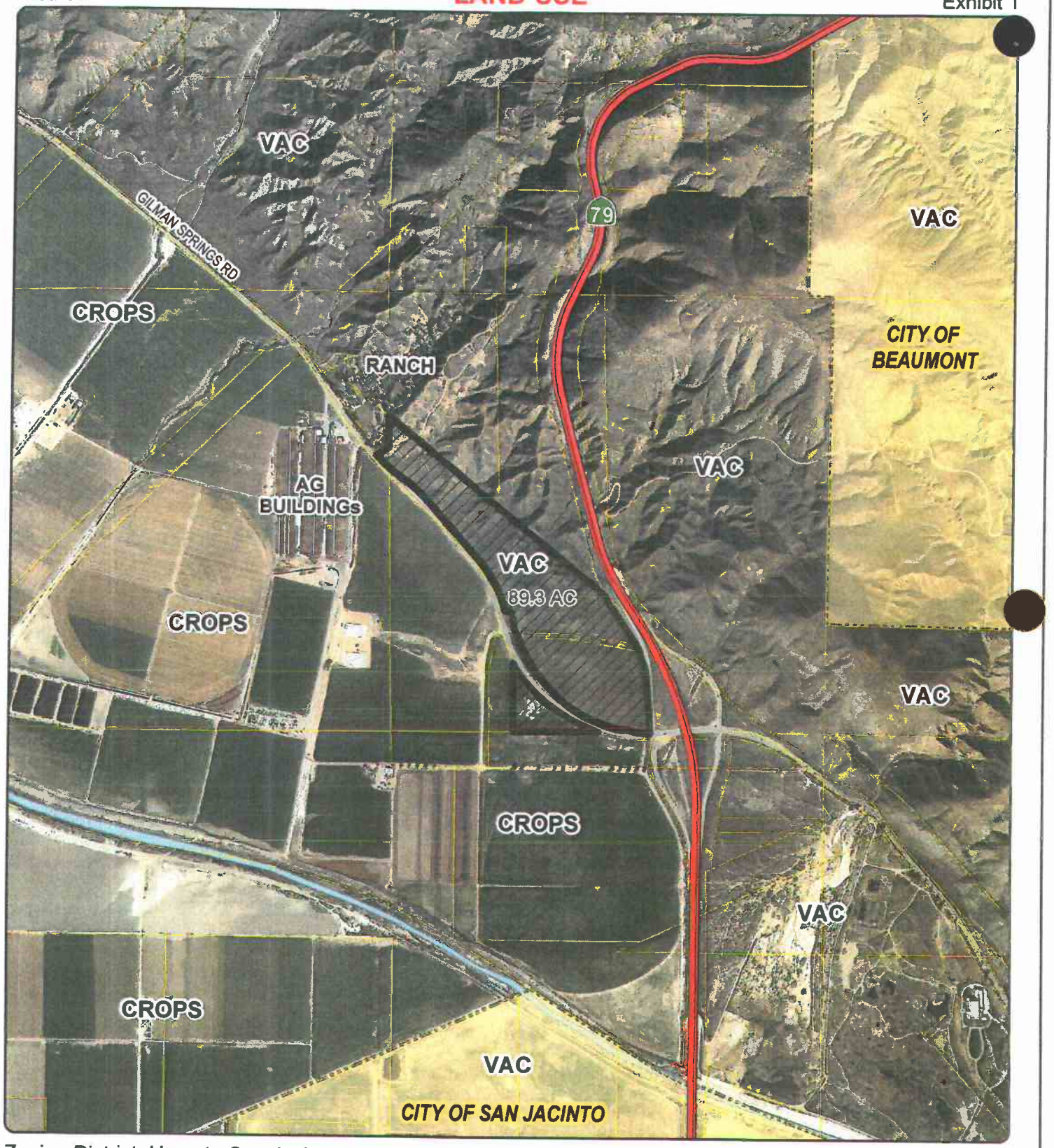
RIVERSIDE COUNTY PLANNING DEPARTMENT

GPA00934 / CZ07741

LAND USE

Supervisor Ashley
District 5

Date Drawn: 10/27/2015
Exhibit 1



Zoning District: Hemet - San Jacinto

Author: S. Spadafora

N

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Feet

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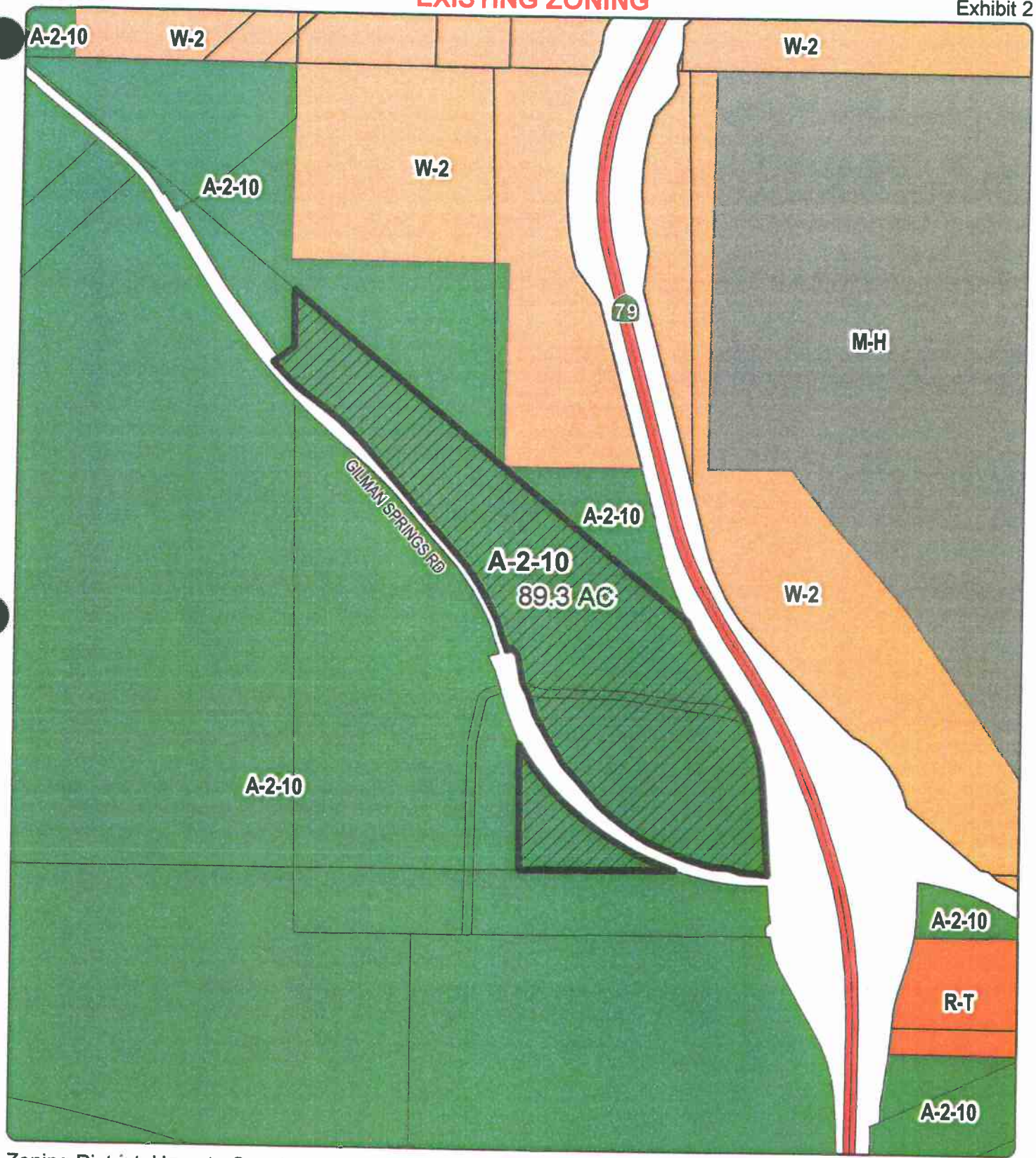
RIVERSIDE COUNTY PLANNING DEPARTMENT

GPA00934 / CZ07741

EXISTING ZONING

Supervisor Ashley
District 5

Date Drawn: 10/27/2015
Exhibit 2



Zoning District: Hemet - San Jacinto

Author: S. Spadafora

N

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Feet

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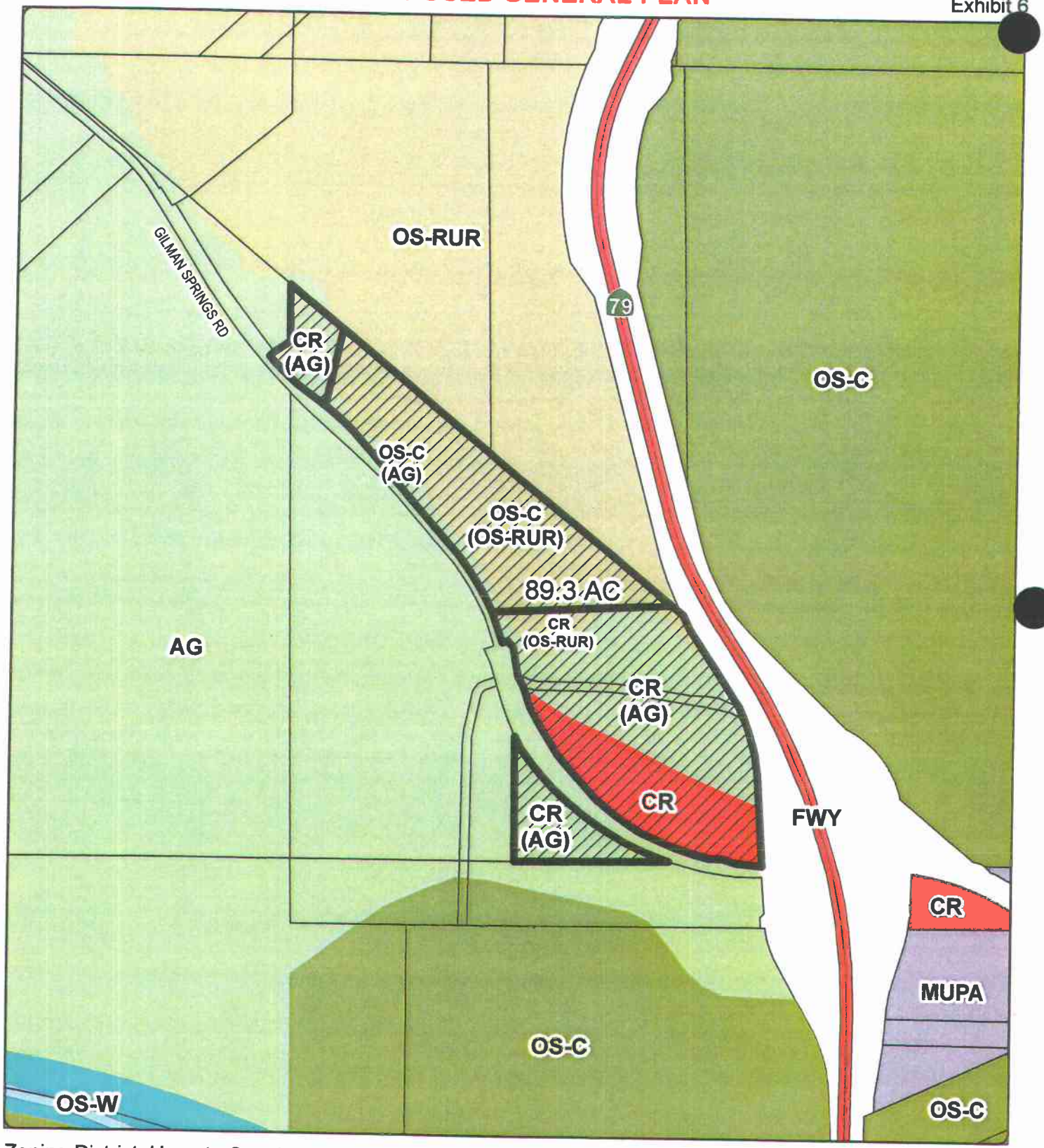
RIVERSIDE COUNTY PLANNING DEPARTMENT

GPA00934 / CZ07741

PROPOSED GENERAL PLAN

Supervisor Ashley
District 5

Date Drawn: 10/27/2015
Exhibit 6



Zoning District: Hemet - San Jacinto

Author: S. Spadafora

N

0 250 500 1,000 1,500 2,000
Feet

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COUNTY OF RIVERSIDE
ENVIRONMENTAL ASSESSMENT FORM: INITIAL STUDY

Environmental Assessment File Number: 41761
Project Case: General Plan No. 934
Lead Agency Name: County of Riverside Planning Department
Lead Agency Address: P. O. Box 1409, Riverside, CA 92502
Lead Agency Contact Person: John Earle Hildebrand III
Lead Agency Telephone Number: (951) 955-1888
Applicant's Name: Wolfskill-Pedrorena Trust
Applicant's Address: 3507 Newark Drive, Napa, CA 94558
Applicant's Telephone Number: (951) 926-1888

I. PROJECT INFORMATION

A. **Project Description:** Proposal to amend a portion of the project site's General Plan Foundation Component from Agriculture (AG) and Open Space (OS) to Community Development (CD) and to amend its Land Use Designation from Rural (R) and Agriculture (A) to Conservation (C) and Commercial Retail (CR).

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

C. **Total Project Area:** 89.3-acres

D. **Assessor's Parcel No:** 430-050-019, 430-050-023, 430-050-024, and 430-050-033

E. **Street References:** North of San Jacinto River, east of Davis Road, south of Bridge Street, and west of State Highway 79.

F. **Section, Township & Range Description:** Section 5, Township 4 South, Range 1 West

G. **Brief description of the existing environmental setting of the project site and its surroundings:** The project site is vacant land, with agricultural uses to the south and west, a religious assembly and campsite to the north, and the San Jacinto Mountains to the east.

II. APPLICABLE GENERAL PLAN AND ZONING REGULATIONS

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

1. **Land Use:** This project includes a General Plan Amendment only. There is no development plan associated with this project. This project will result in an amendment to the site's General Plan Foundation Component and its General Plan Land Use Designation in order to support future development. As a result, this project is consistent with the provisions of the Land Use Element.

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

3. **Multipurpose Open Space:** The project is consistent with the provisions of the Multipurpose Open Space Element.

4. **Safety:** The project is consistent with the provisions of the Safety Element.

5. **Noise:** The project is consistent with the provisions of the Noise Element.

6. **Housing:** The project is consistent with the provisions of the Housing Element.

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

8. **Healthy Communities:** The project is consistent with the provisions of the Healthy Communities Element.

B. **General Plan Area Plan(s):** San Jacinto Valley

C. **General Plan Foundation Component (Existing):** Agriculture (AG), Open Space (OS), and Community Development (CR).

D. **General Plan Land Use Designation (Existing):** Agriculture (AG), Rural (RUR), and Commercial Retail (CR)

E. **General Plan Foundation Component (Proposed):** Open Space (OS) and Community Development (CD)

F. **General Plan Land Use Designation (Proposed):** Conservation (C) and Commercial Retail (CR)

G. **Overlay(s), if any:** N/A

H. **Policy Area(s), if any:** Highway 79

I. **Adjacent and Surrounding:**

1. **Area Plan(s):** San Jacinto Valley

2. **Foundation Component(s):** Agriculture (AG), Open Space (OS), and Community Development (CR)

3. **Land Use Designation(s):** Agriculture (AG) to the south and west, Rural (RUR) to the north, and Conservation (C) to the east.

4. **Overlay(s), if any:** N/A

5. **Policy Area(s), if any:** Highway 79

J. **Adopted Specific Plan Information**

1. **Name and Number of Specific Plan, if any:** N/A

2. **Specific Plan Planning Area, and Policies, if any:** N/A

K. **Existing Zoning:** A-2-10 (Heavy Agriculture, 10-acre minimum)

L. **Proposed Zoning, if any:** N/A

M. Adjacent and Surrounding Zoning: A-2-10 (Heavy Agriculture, 10-acre minimum) to the south and west, W-2 (Controlled Development Area) to the north, and M-H (Manufacturing Heavy) to the east.

III. ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED

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

☐ 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.

John Hildebrand

Signature

11-05-2015

Date

John Earle Hildebrand III

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:

a-b) The project site is adjacent to Highway 79, which is a designated scenic Highway. Any future implementing project will be required to adhere to design guidelines related to development along scenic highways, as well as any applicable policies specified within the San Jacinto Area 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 and its General Plan 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 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.

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

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

Source: GIS database, Ord. No. 655 (Regulating Light Pollution)

Findings of Fact:

a) The proposed project is located within Zone B of the Palomar Nighttime Lighting Policy Area according to figure 6 in the harvest San Jacinto Area Plan. 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 and its General Plan 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 Analysis shall be prepared, to assess the potential impacts. As a result, impacts associated with this project are considered less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

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

Source: On-site Inspection, Project Application Description

Findings of Fact:

a-b) This proposed land use change could result in the implementation of more lighting at build-out. Lighting requirements and any subsequent restrictions will be reviewed in conjunction with a future implementing project's lighting plan.

This is a programmatic level CEQA analysis. At this stage, the project does not provide the opportunity for physical disturbance of the site, as there is no associated development project. This project will result in amending the site's General Plan Foundation Component and its General Plan 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 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
AGRICULTURE & FOREST RESOURCES Would the project				
4. Agriculture				
a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland) as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?	☐	☐	☒	☐
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 Administration Element of the Riverside County General Plan discusses the process for changing from an Agriculture Foundation to another Foundation Component as follows:

The cycle allows up to 7% of all land designated as Agriculture to change to other Foundation and land use designations during each 2 ½-year Agriculture Foundation Amendment Cycle and convert to another land use consistent with the amended Foundation and land use designation. The 7% conversion can occur anytime within the 2 ½-year Agriculture Foundation Amendment Cycle and is to be calculated separately for each of the following three areas:

a. The area covered by the Palo Verde and Desert Center Area Plans and the Eastern Desert Land Use Plan.
b. The area covered by the Eastern Coachella Valley and Western Coachella Valley Area Plans.
c. The area covered by all other Area Plans.

In the event that the 7% threshold has been exceeded, an Agricultural Task Force would review the project. This proposed Amendment is located within the San Jacinto Valley Area Plan, which falls under category C. "The area covered by all other Area Plans." The northern portion of the project site is identified as "Other Lands" on the Farmland Map and is characterized as having steep slopes, leading into the San Jacinto Mountains. The southern portion of the site contains Statewide Importance Farmland (approximately 7.5-acres) and Local Importance Farmland (approximately 28-acres), although over half of the 28-acre Farmland of Local Importance area is currently designated as commercial. Furthermore, the site has historically never been established with a farming use, due to high alkaline soil conditions and the site's close proximity to a freeway. The loss of approximately 7.5-acres of Statewide Importance Farmland and 14-acres of Local Importance Farmland is

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

negligible, as the site has not previously contributed to any viable agricultural land, nor is it feasible to establish any agricultural use because of the poor soil conditions. Given the relatively small amount of designated agricultural land proposed for conversion, this Amendment will not exceed the 7% threshold and does not require review by the Agricultural Task Force. As a result, impacts are less than significant.

b) There are no Williamson Act contracts on the site. There will be no impacts.

c-d) The properties surrounding the project site have a mixture of active and non-active agricultural uses. This General Plan Amendment will have no effect upon the surrounding agricultural uses. As a result, there will be 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))?	☐	☐	☐	☒
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 forest land. 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	☐	☐	☒	☐

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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 will result in an increase in population and/or vehicle trips at time of build-out, based upon the proposed change. However, there is no development plan associated with the project at this time. During the review of a future implementing project, appropriate air quality impact mitigation measures will be imposed upon the project.

There are active farming activities within the area, that could be considered as point source air pollution emitters. Further studies will be conducted during the time of an implementing project and appropriate mitigation measures could be imposed upon the project if needed.

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 its General Plan 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 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	☐	☐	☐	☒

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

Findings of Fact:

a-g) The project site is located within four WRCMSHCP Criteria Cells (2076, 2077, 2172, and 2173) and three cell groups (K, L, & M), although the majority of the site is located in Cells 2172 and 2076 (Cell Group L) and Cell 2173 (Cell Group M). Conservation within Cell Group L & M will contribute to assembly of Proposed Core 3 and conservation will focus on chaparral, coastal sage scrub, riparian scrub, woodland, and forest habitat. These cell groups will connect to cell groups to the north, west, and east. Conservation within cell group L will range from 40% to 50% of the cell group focusing in the northern portion of the cell group. Conservation within Cell Group M will range from 35% to 45% of the cell group focusing in the northern portion of the cell group. A Habitat Acquisition and Negotiation Strategy ("HANS") application (No. HANS02262) was submitted for review and resulted 35.45-acres of the approximate 89-acre project site being required for conservation. The conservation area is primarily located towards the middle of the project site, where the San Jacinto Mountain area terminates. The conservation area will be transferred to the Regional Conservation Authority ("RCA") during the time of an implementing project. As a result, impacts associated with this project are considered less than significant.

Should this project be approved by the Board of Supervisors, there is no guarantee that development could occur on the entirety of the project site. Additional studies at the implementation stage could reveal further biological constraints that would limit development. The applicant is aware of such risk associated with processing this General Plan Amendment without an associated 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 and its General Plan 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 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.

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 features located on the project site. The necessity for additional historic resource studies will be determined at the time of an implementing project.

This is a programmatic level CEQA analysis. At this stage, the project does not provide the opportunity for physical disturbance of the site, as there is no associated development project. This project will result in amending the site's General Plan Foundation Component and its General Plan 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 Analysis shall be prepared, to assess the potential impacts. As a result, impacts associated with this project are considered less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

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

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

significance of a tribal cultural resource as defined in Public Resources Code 21074?

Source: Project Application Materials

Findings of Fact:

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

AB 52 became effective on July 1, 2015. In compliance with AB 52, separate notices regarding this project were mailed to all requesting Tribes on September 10, 2015. AB 52 provides for a 30-day review period in which all noticed Tribes may request consultation regarding the proposed project. Although County staff received no specific requests for consultation within the 30-day period, the Pechanga Tribe has requested in general that 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, County staff and the Pechanga Tribe agreed that no further consultation is required. This project includes a General Plan Amendment. 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 and its General Plan 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 Analysis shall be prepared, to assess the potential impacts. As a result, impacts associated with this project are considered less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

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

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

Findings of Fact:

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

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

This is a programmatic level CEQA analysis. At this stage, the project does not provide the opportunity for physical disturbance of the site, as there is no associated development project. This project will result in amending the site's General Plan Foundation Component and its General Plan 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 Analysis shall be prepared, to assess the potential impacts. As a result, impacts associated with this project are considered less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

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

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

Findings of Fact:

a-b) Pursuant to the Riverside County General Plan Figure S-2 "Earthquake Fault Study Zones" map, the San Jacinto Fault Zone runs through the southern portion of the property. However, 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 and the County's Development Code, as it relates to development with proximity of a fault zone.

This is a programmatic level CEQA analysis. At this stage, the project does not provide the opportunity for physical disturbance of the site, as there is no associated development project. This project will result in amending the site's General Plan Foundation Component and its General Plan 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 Analysis shall be prepared, to assess the potential impacts. As a result, impacts associated with this project are considered less than significant.

Mitigation: No mitigation is required.

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

Monitoring: No monitoring is required.

12. Liquefaction Potential Zone				
a) Be subject to seismic-related ground failure, including liquefaction?	☐	☐	☐	☒

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

Findings of Fact:

a) Pursuant to the Riverside County General Plan Figure S-3 "Generalized Liquefaction", the southern portion of the project site is mapped as an area of "Moderate" liquefaction potential. During the time of an implementing project, a soils analysis will be prepared to determine construction mitigation.

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 its General Plan 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 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 and its General Plan 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 Analysis shall be prepared, to assess the potential impacts. This will include adherence to the California Building code, Title 24, which will mitigate to some degree, the potential for ground shaking impacts. As a result, there will be no impacts.

Mitigation: No mitigation is required.

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

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 developable portion of the project site is generally flat, 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. The central 35.45-acre portion of the project site, which is being reserved for conservation, contains steep slopes in excess of 30%. No development will occur within the designated conservation area. As a result, there will be no impacts.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

15. Ground Subsidence

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

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

Findings of Fact:

a) Pursuant to the Riverside County General Plan Figure S-7 "Documented Subsidence Areas Map" exhibit, the southern portion of the project site is mapped as an area of "Active" subsidence. However, 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 its General Plan 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 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.

16. Other Geologic Hazards ☐ ☐ ☐ ☒

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Be subject to geologic hazards, such as seiche, mudflow, or volcanic hazard?				

Source: On-site Inspection, Project Application Materials

Findings of Fact:

a) Based on the review of the proposed project by the County Geologist, the project is not subject to any other geological hazards or risks. There will be no impacts.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

17. Slopes				
a) Change topography or ground surface relief features?	☐	☐	☐	☒
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 developable portion of project site is generally flat, 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. The central 35.45-acre portion of the project site, which is being reserved for conservation, contains steep slopes in excess of 30%. No development will occur within the designated conservation area. As a result, there will be no impacts.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

18. Soils				
a) Result in substantial soil erosion or the loss of topsoil?	☐	☐	☐	☒
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?	☐	☐	☐	☒

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

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

Findings of Fact:

a-c) This is a programmatic level CEQA analysis. At this stage, the project does not provide the opportunity for physical disturbance of the site, as there is no associated development project. This project will result in amending the site's General Plan Foundation Component and its General Plan 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 Analysis shall be prepared, to assess the potential impacts. As a result, there will be no impacts.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

19. Erosion				
a) Change deposition, siltation, or erosion that may modify the channel of a river or stream or the bed of a lake?	☐	☐	☐	☒
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 and its General Plan 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 Analysis shall be prepared, to assess the potential impacts. As a result, there will be no impacts.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

20. Wind Erosion and Blowsand from project either on or off site.				
a) Be impacted by or result in an increase in wind erosion and blowsand, either on or off site?	☐	☐	☐	☒

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

	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 S-8 "Wind Erosion Susceptibility Map" exhibit, the project site is located within an area of "Moderate" to "High" wind erosion.

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

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

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

Source: Riverside County General Plan

a-b) This project will result in changing the project site's land use designation. This will result in the generation of additional vehicle trips to and from the site and the area as a whole at the time of build-out. Trip generation and subsequent mitigation measures will be analyzed in conjunction with a future implementing project.

This is a programmatic level CEQA analysis. At this stage, the project does not provide the opportunity for physical disturbance of the site, as there is no associated development project. This project will result in amending the site's General Plan Foundation Component and its General Plan 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 Analysis shall be prepared, to assess the potential impacts. Additionally, any future implementing project on this site will be required to comply with California's AB-32 greenhouse gas reduction requirements. Many of the identified potential mitigation measures as a result of GHG impacts are implemented during the construction phase of the project. As a result, impacts associated with this project are considered less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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 and its General Plan 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 Analysis shall be prepared, to assess the potential impacts. As a result, there will be no impacts.

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

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

23. Airports				
a) Result in an inconsistency with an Airport Master Plan?	☐	☐	☐	☒

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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 within an Airport Influence Area or Compatibility Zone and therefore, does not require review by the Airport Land Use Commission ("ALUC"). There will be no impacts.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

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

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

Findings of Fact:

a) Pursuant to the Riverside County General Plan Figure S-11 "Wildfire Susceptibility" exhibit, portions of the project are located within a High Wildfire Susceptibility Area.

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

a-h) A small portion within the southern area of the project site is located within a Special Flood Hazard Area. This 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 and its General Plan 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

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

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.

26. Floodplains

Degree of Suitability in a Special Flood Hazard Area. 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 Flood Maps, Riverside County Flood Control District Flood Hazard Report/ Condition, GIS database

Findings of Fact:

a-d) Pursuant to the Riverside County Flood Maps, a small portion within the southern area of the project site is located within a Special Flood Hazard Area. However, pursuant to the Riverside County General Plan Figure S-10 "Dam Failure Inundation Zone" exhibit, the project site is not located within close proximity to any "Dam Failure Inundation Zones".

This is a programmatic level CEQA analysis. At this stage, the project does not provide the opportunity for physical disturbance of the site, as there is no associated development project. This project will result in amending the site's General Plan Foundation Component and its General Plan 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 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
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 some changes to the site's General Plan Land Use pattern through the addition of commercial property. A portion of the property within the southern area is currently designated as commercial. This proposed land use change is a reasonable extension to that commercial area. Additionally, the middle 35.45-acre portion of the site is changing to Conservation and will not be developed. As a result, impacts associated with this project are considered less than significant.

b) The project site is not located within any established sphere of influence boundary. As a result, there will be no impacts.

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

Findings of Fact:

a-e) This project includes a General Plan Amendment only. If approved, it will result in creating an inconsistency with the underlying zoning. A Change of Zone approval will be required prior to approval of any 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 and its General Plan 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 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"

a-d) Pursuant to the Riverside County General Plan Figure OS-5 "Mineral Resources Area", exhibit, the project site is not within an area of "Undetermined" mineral resources. The surrounding area has historically been used for agricultural purposes. There are no mining activities in the immediate area. and the current zoning classification does not allow for mining operations. As a result, there will be no impacts.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

NOISE Would the project result in				
Definitions for Noise Acceptability Ratings				
Where indicated below, the appropriate Noise Acceptability Rating(s) has been checked.				
NA - Not Applicable	A - Generally Acceptable		B - Conditionally Acceptable	
C - Generally Unacceptable	D - Land Use Discouraged			
30. Airport Noise				
a) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport would the	☐	☐	☐	☒

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

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 located along State Highway 79. Noise from this distance could be potentially significant. 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 and its

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

General Plan 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 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.

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

Source: Project Application Materials, GIS database

Findings of Fact:

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

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

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

a-d) This project will result in a land use, which will have a greater noise impact at build-out. However, all future onsite uses will be required to adhere to the Riverside County's allowable noise standards, which 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 and its General Plan

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

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 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)?	☐	☐	☐	☒

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

Findings of Fact:

a-f) This General Plan Amendment will result in changing portions of the project site to Commercial. No portion of the project site has a Residential land use. As a result, no new housing will be constructed. Furthermore, the project site is vacant land and any implementing project will not result in the displacement of residents.

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 its General Plan 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 Analysis shall be prepared, to assess the potential impacts. As a result, impacts associated with this project are considered less than significant.

Mitigation: No mitigation is required.

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

Monitoring: No monitoring is required.

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

36. Fire Services	☐	☐	☒	☐

Source: Riverside County General Plan Safety Element

Findings of Fact:

All development projects, once implemented, create an increased need for at least some public services. At time of future construction, resulting from an implementing project, costs associated with the increased need 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 and its General Plan 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 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:

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 and its General Plan 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 Analysis shall be prepared, to assess the potential impacts. As a result, impacts associated with this project are considered less than significant.

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

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

38. Schools ☐ ☐ ☐ ☐

Source: School District correspondence, GIS database

Findings of Fact:

All development projects, once implemented, create an increased need for at least some public services. At time of future construction, resulting from an implementing project, costs associated with the increased need 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 and its General Plan 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 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:

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 and its General Plan 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 Analysis shall be prepared, to assess the potential impacts. As a result, impacts associated with this project are considered less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
40. Health Services	☐	☐	☒	☐

Source: Riverside County General Plan

Findings of Fact:

All development projects, once implemented, create an increased need for at least some public services. At time of future construction, resulting from an implementing project, costs associated with the increased need 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 and its General Plan 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 Analysis shall be prepared, to assess the potential impacts. As a result, impacts associated with this project are considered less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

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

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

Findings of Fact:

a-c) This project includes a land use amendment to designate portions of the project site Commercial. This amendment will have no impacts to any parks or recreation facilities, nor result in requiring new facilities. The project site is not located within a Community Service Area.

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

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

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 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:

Pursuant to the San Jacinto Valley Area Plan Figure 9, "Trails and Bikeway System" exhibit, there is an established Regional Trail located to the south of the project site. Potential impacts 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 and its General Plan 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 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-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	☐	☐	☐	☒

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
either an increase in traffic levels or a change in location that results in substantial safety risks?				
d) Alter waterborne, rail or air traffic?	☐	☐	☐	☒
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, Highway 79 Policy

Findings of Fact:

a-b) The project site is located within the Highway 79 Policy Area of the Riverside County General Plan. However, the Policy applies to residential land uses and not commercial. As a result, there are no impacts.

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 its General Plan 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 Analysis shall be prepared, to assess the potential impacts. As a result, there will be no impacts.

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

e-i) There is no implementing project in conjunction with this General Plan Land Use Amendment, therefore there are no design changes to the streets or roads that may increase hazards due to road design. The increase in density will create a need to evaluate the impacts to the existing street design; however, the potential impacts would be too speculative at this stage, because the actual level of impact from the implementing development is not known at this time. The proposed change does not conflict with any adopted policies regarding public transit, bikeways or pedestrian access. The efficiency of transit will not change, and therefore not impact any policies regarding transit or other alternative means of travel. 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, impacts associated with this project are considered less than significant.

Mitigation: No mitigation is required.

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

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 and its General Plan 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 Analysis shall be prepared, to assess the potential impacts. As a result, there will be no impacts.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

UTILITY AND SERVICE SYSTEMS Would the project				
45. Water				
a) Require or result in the construction of new water treatment facilities or expansion of existing facilities, the construction of which would cause significant environmental effects?	☐	☐	☐	☒
b) Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?	☐	☐	☐	☒

Source: Department of Environmental Health Review

Findings of Fact:

a-b) An assessment of the availability of water, to service the area, will be required prior to the approval of an implementing project. This will include a commitment from the water purveyor 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 and its General Plan 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 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

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

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

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

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

Findings of Fact:

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

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

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

48. Utilities

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

a) Electricity?	☐	☐	☐	☒
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:

Findings of Fact:

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

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

49. Energy Conservation a) Would the project conflict with any adopted energy conservation plans?	☐	☐	☐	☒

Source: Riverside County General Plan

Findings of Fact:

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

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

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

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

Source: Staff review, Project Application Materials

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

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
51. Does the project have impacts which are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, other current projects and probable future projects)?	☐	☐	☒	☐

Source: Staff review, Project Application Materials

Findings of Fact: The project does not have impacts which are individually limited, but cumulatively considerable. This is a programmatic level CEQA analysis. At this stage, the project does not provide the opportunity for physical disturbance of the site, as there is no associated development project. This project will result in amending the site's General Plan Foundation Component and its General Plan 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 Analysis shall be prepared, to assess the potential impacts. As a result, impacts associated with this project are considered less than significant.

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

Source: Staff review, project application

Findings of Fact: The proposed project would not result in environmental effects which would cause substantial adverse effects on human beings, either directly or indirectly. This is a programmatic level CEQA analysis. At this stage, the project does not provide the opportunity for physical disturbance of the site, as there is no associated development project. This project will result in amending the site's General Plan Foundation Component and its General Plan 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 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:

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

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

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

RIVERSIDE COUNTY
PLANNING DEPARTMENT

Steve Weiss, AICP
Interim Planning Director

September 17, 2015

Wolfskill Trust
c/o Conchita Marusich
3507 Newark Drive
Napa, CA 94558

Dear Ms. Marusich:

RE: HANS (LITE) No. 2262
Case No. GPA00934
Assessor's Parcel No(s): 430-050-033, 430-050-019, 430-050-023, & 430-050-024

Pursuant to the Multiple Species Habitat Conservation Plan (MSHCP) and the County's General Plan, we have reviewed your Habitat Acquisition and Negotiation Strategy (HANS LITE) application for the subject property.

No further biological documentation is required in association with this HANS (LITE) application; however, any future implementing project or entitlement will require additional surveys to show compliance with the MSHCP.

The MSHCP criteria describes conservation for this property as shown on the attached aerial photo exhibit. No development may occur within the described conservation area. EPD will request that those areas described for conservation and included in the application for GPA00934, be designated as Open Space Conservation (OSC). If you wish to discuss this determination, please submit the enclosed waiver for the HANS 1 (LITE) review period to Mary Stark, at the Riverside Office address listed below, within the next 10 calendar days. Upon receipt of your written request, Ms. Stark will notify you of your scheduled "HANS I (LITE) Extended" meeting. (HANS meetings are usually held on Wednesday mornings at the County Administrative Center.)

If we do not receive the attached waiver within 10 days, we will proceed with preparing a file for Joint Project Review (JPR) by the Regional Conservation Authority (RCA). All HANS cases must be processed through JPR before being scheduled for public hearing.

Effective August 1, 2006, the RCA implemented the attached cost recovery policy that requires those projects that are subject to the Joint Project Review (JPR) process to tender a deposit of $1,500 to the RCA.[1] **The RCA will contact you when the deposit for JPR is due.**

[1]Authority: RCA Board Resolution No. 06-05, Adopted 07-05-06

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

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

Please note that other state and federal regulations may be applicable to the development of your property. If you have further questions concerning this determination or the HANS (LITE) process, please contact the Environmental Programs Division at (951) 955-6892.

Sincerely,

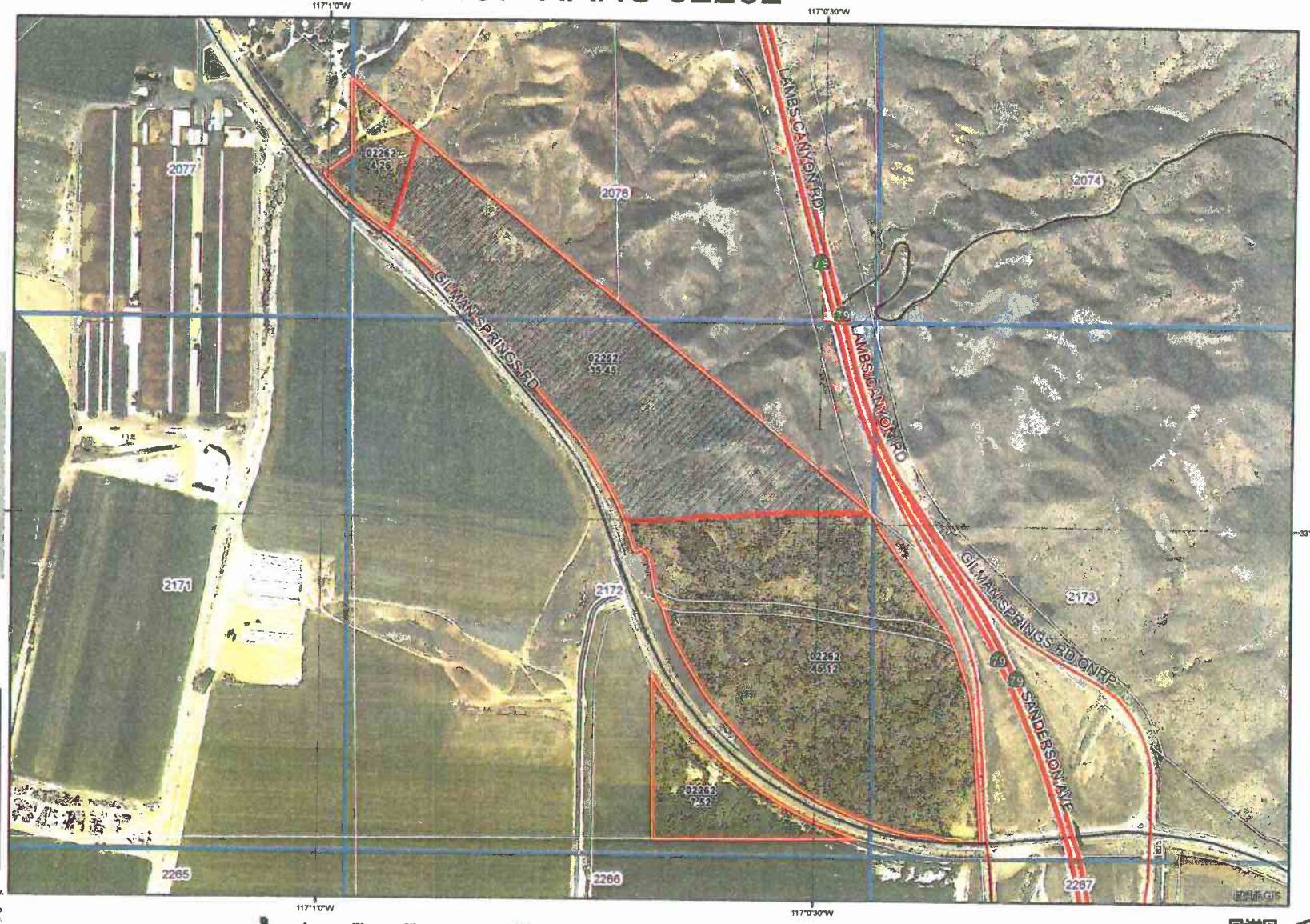
PLANNING DEPARTMENT

Laura Magee
Ecological Resources Specialist

LM:ms

xc: Jan Akre, Trustee

MSHCP HANS 02262



Lakeview Quadrangle

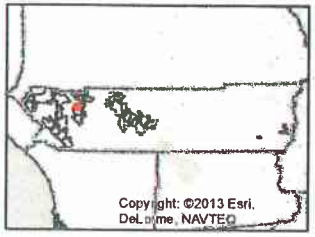
- Roads
- PARCELS
- INTAKE_BOUNDARIES

HANS Designations

- Proposed MSHCP Conservation Area
- Development
- UNKNOWN
- Criteria Cells

FINAL

10/13/2015



0 270 540 1,080 1,620 2,160 Feet

1 inch = 500 feet

Mickey Zolezio
\\agency\tlmagis\Projects\EPD\HANS\Intake_Projects\Intake02201_2300\Intake02262\MXD\HANS_2015_Intake02262.mxd

General Plan Amendment request
Wolfskill-Pedrorena Trust

JUSTIFICATIONS FOR CHANGE

The justifications for this Amendment are four-fold. First, the basis for the Open Space designation was to protect the County's ability to acquire critical habitat land to meet the requirements of the MSHCP. The applicant has conveyed 1144 acres of nearby land in Laborde Canyon to the County for conservation as critical habitat to meet MSHCP requirements. Although the site of the proposed Amendment lies within MSHCP Criteria Cells 2172 and 2173, areas to be conserved within this cell group are in the northerly portion of the cells to be connected with similar habitats within other cells to the west, north, and east. Conservation will range from 35% to 45%, focusing on the northern portion of the Cell Group. This proposed GPA lies in the southern portion of the cell group. Since none of the subject properties are within the target area for conservation, and since the lands are substantially enclosed by major roadways, the cell group criteria will easily be achieved even with the approval of the proposed General Plan Amendment. The basis for the Open Space designation is, therefore, no longer is applicable to the subject site.

Second, the subject property is located at an important intersection, (SR 79 and Gilman Springs Road) and as such, has a very strong commercial potential for revenue and jobs on land that is currently vacant. This potential is based on the visibility of the property from Gilman Springs Road and SR 79 corridors, and being at an access hub between Moreno Valley, San Jacinto Valley, and the Pass Area. This unique location is ideal for job-intensive retail commercial and/or revenue-intensive automotive sales and related uses. Although the RCIP recognizes this commercial potential, the area allocated for commercial use does not have sufficient area to produce a site plan that conforms to the County's development standards as they relate to many types of uses. Similarly, the area designated for Agriculture along Gilman Springs Road does not appear to have sufficient depth to accommodate lots at the allowable density without encroachment into the Open Space designation. The proposed amendment would enhance the ability to control access and meet County standards along Gilman Springs Road.

Third, the proposed Amendment would reconcile land uses with topographical conditions that exist at the project area. As shown in the aerial photo with this application, the commercial portion of the site consists of vacant land that has been highly disturbed and made level as a result of farming activities in the past. Continued farming is no longer viable due to water costs and the high level of traffic volume along the adjoining highways. The resulting level area is suitable and appropriate for more intense commercial land use. The remainder of the project area along Gilman Springs Road is proposed as very Low Density Residential (2 acre minimum) along the front 200

feet of Gilman Springs, and Rural Residential (5 acre minimum) behind the LDR lands. These land use designations are proposed in consideration of the more level and rolling terrain features associated with the property as shown in the ground level photos provided with the application.

Fourth, the proposed Amendment would permit proper land use planning to occur ahead of substantial growth planned to the north and south. This growth is manifested in major development activity under specific plans in the cities of Beaumont, Moreno Valley, and San Jacinto. Moreover, RCTC has released a preliminary design for the interchange of SR 79 with the Ramona Expressway, located approximately one-half mile south of the project site, which will substantially increase the scale and intensity of development in the project area.

The site of the proposed Amendment lies within several overlay policy or hazard areas. These include the Mount Palomar Nighttime Lighting Requirements, Gilman Springs Road and SR 79 Eligible Scenic Highways, Wildfire Susceptibility, Seismic hazards, and Slope Stability. Since no specific land uses are proposed at this time, it is difficult to determine the effect of these policies and hazard areas. As specific development plans are later proposed, each of these policies and hazard areas will be properly addressed in conjunction with those plans.

December 2, 2015 - Planning Commission Hearing

GPA00934 / CZ07741

Members of the Riverside County Planning Commission:

On Behalf of the Regular Baptist Conference of Southern California doing business as Victory Ranch, I would like to address the proposal to adopt a negative declaration on the vacant 89.3 acres owned by the Wolfskill-Pedrorena Trust on Gilman Springs Road identified as General Plan Amendment 934.

For the past 59 years Victory Ranch has offered open air camping programs and nature studies for young people and adults alike. The Wolfskill-Pedrorena property has been an ideal backdrop for the Ranch and host to abundant wildlife and plants. We understand that the intersection of Gilman Springs Road and State Highway 79 may offer a potential setting for future Commercial and Retail establishments, but there are concerns that need to be addressed.

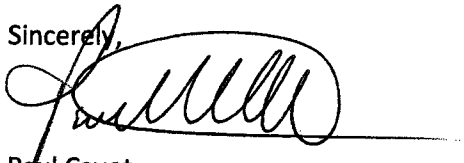
We applaud the designation of the open space acreage which will continue to provide a path for wildlife traveling between the farmland and the hills to the north. Our concern is the acreage which is on the extreme West of the project and is contiguous to our property and is being designated as Commercial/Retail. A commercial or retail business adjacent to our horse barn and animal pens located at their present location for over 40 years may be inconsistent with previously adopted land designations and could affect ongoing operations and the ability to let people enjoy nature while spending time at Victory Ranch.

Due to the fact that this hearing is only to address the re-zoning of this parcel and not the development of it, the programmatic level CEQA analysis does not address the water carried by the Feral Stream or "Blue Line" crossing the westernmost piece of property from the northeast side of State Highway 79. This "Blue Line" would appear to limit the development of the westernmost piece contiguous with our property line.

We would appreciate the opportunity to work with the Planning Commission and the Board of Supervisors to work collaboratively on a strategic plan for joint land use. We would request that a buffer be provided between our property and any future development on this parcel. We would also respectfully request that the proposed use(s) of this land be spelled out in writing and that such use be compatible with the continued operation of Victory Ranch.

Our desire is to live peaceably with our neighbors and we will endeavor to continue to do so in the future. I trust this commission will see the wisdom of the designation of the westernmost parcel to be compatible with Victory Ranch's continued operation. Thank you for your consideration.

Sincerely,



Paul Cayot
Executive Director
Regular Baptist Conference of Southern California
dba Victory Ranch - 030-050-003, 430-040-002, 430-040-019

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

FROM: TLMA – Planning Department

SUBMITTAL DATE:
May 7, 2009

SUBJECT: GENERAL PLAN AMENDMENT NO. 934 – Foundation-Regular – Applicant: Wolfskill-Pedrorena Trust – Engineer/Representative: David Leonard - Fifth Supervisorial District - Hemet-San Jacinto Zoning District - San Jacinto Valley Area Plan: Agriculture (AG) (10 Ac. Min), Community Developement: Commercial Retail (CD: CR) (0.20 - 0.35 Floor Area Ratio), and Open Space: Rural (OS-RUR) (20 Ac. Min.) – Location: Northeasterly of Gilman Springs Road, southerly of Bridge Street, and westerly of Highway 79 - 89.37 Gross Acres - Zoning: Heavy Agriculture - 10 Acre Minimum (A-2-10) - **REQUEST:** This General Plan Amendment proposes to amend the General Plan Foundation Component of the subject site from Agriculture (AG) and Open Space (OS) to Rural, Rural Community, and Community Development and to amend the land use designation of the subject site from Rural (OS-RUR) (20 Ac. Min) and Agriculture (AG) (10 Ac. Min.), to Rural Residential (RUR:RR) (5 Ac. Min.), Estate Density Residential (RC:EDR) (2 Ac. Min.), and Commercial Retail (CD:CR) (0.20 – 0.35 Floor Area Ratio) - APN(s): 430-050-019, 430-050-023, 430-050-024

RECOMMENDED MOTION:

The Planning Director recommends that the Board of Supervisors adopt an order initiating proceedings for the above referenced general plan amendment as modified by staff from Agriculture to Community Development: Commercial Retail on APN: 430-050-023 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

Ron Goldman
Planning Director

rg:th

REVIEWED BY EXECUTIVE OFFICE

DATE Tina Grande
Departmental Concurrence

☐ Policy ☐ Policy

☐ Consent ☐ Consent

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

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

Form 11p (Rev 03/28/06)

recommendation on every GPA application and submit it to the Board of Supervisors. Prior to the submittal to the Board, comments on the application are requested from the Planning Commission, and the Planning Commission comments are included in the report to the Board. The Board will either approve or disapprove the initiation of proceedings for the GPA requested in the application. The consideration of the initiation of proceedings by the Planning Commission and the Board of Supervisors pursuant to this application does not require a noticed public 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.: 8.7
Area Plan: San Jacinto Valley
Zoning District: Hemet-San Jacinto
Supervisorial District: Fifth
Project Planner: Michael Harrod
Planning Commission: April 15, 2009
Continued from: August 12, 2008

General Plan Amendment No. 934
Applicant: Wolfskill-Pedrorena Trust
Engineer/Representative: Hall & Foreman, Inc./David Leonard Associates

COUNTY OF RIVERSIDE PLANNING DIRECTOR'S REPORT AND RECOMMENDATIONS

RECOMMENDATIONS:

The Planning Director recommended to tentatively decline to adopt an order initiating proceedings for General Plan Amendment No. 934 from Agriculture and Open Space to Rural, Rural Community, and Community Development and to amend the land use designation from Agriculture with a 10 acre minimum lot size (AG) and Rural (OS: RUR) with a 20 acre minimum lot size to Rural Residential (RR) with a 5 acre minimum, Estate Density Residential (RC: EDR) with a 2 acre minimum lot size, and Commercial Retail and the Planning Commission made the comments below. The Planning Director now recommends to adopt an order initiating proceedings for GPA00934 as modified by staff from Agriculture to Community Development: Commercial Retail on APN: 430-050-023 only. 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: Mr. Roth commented that the change was premature and that he was more concerned about making the change from Open Space: Rural to Rural Residential and Rural Community: Estate Density Residential than from Agriculture to Commercial Retail

Commissioner John Snell: No comment.

Commissioner John Petty: Mr. Petty indicated that the area proposed for Commercial Retail would be appropriate due to the faulting issues that impact the site. He added that additional Commercial Retail acreage would allow for better design of the site given the fact that mitigation measures will need to be taken in order to address the existing faulting issues.

Commissioner Jim Porras: Mr. Porras recommended initiation of the requested change.

Commissioner Jan Zuppardo: Ms. Zuppardo recommended initiation of the requested change given the low threshold for initiating such changes.

Agenda Item No.: 8.7
Area Plan: San Jacinto Valley
Zoning District: Hemet-San Jacinto
Supervisorial District: Fifth
Project Planner: Michael Harrod
Planning Commission: April 15, 2009
Continued from: August 12, 2008

General Plan Amendment No. 934
Applicant: Wolfskill-Pedrorena Trust
Engineer/Rep.: Hall & Foreman Inc.
/David Leonard Associates

COUNTY OF RIVERSIDE PLANNING DEPARTMENT
STAFF REPORT

PROJECT DESCRIPTION AND LOCATION:

The applicant proposes to amend the General Plan Foundation Component from Agriculture and Open Space to Rural, Rural Community, and Community Development and the land use designation from Agriculture with a 10 acre minimum lot size (AG) and Rural (RUR) with a 20 acre minimum lot size to Rural Residential, Estate Density Residential (EDR) with a 2 acre minimum lot size, and Commercial Retail for an approximately 89.37-acre property. The project is located northeasterly of Gilman Springs Road, and westerly of Highway 79.

FURTHER PLANNING CONSIDERATIONS:

March 11, 2009

This item was continued from August 12, 2008 to allow time to meet with the applicant to discuss the proposal and staff met with the applicant's representative on August 21, 2008 and September 16, 2008.

The proposed amendment includes two types of general plan amendments, a Regular Foundation Amendment allowed only every five years, and an Agriculture Foundation Amendment allowed at any time. The Regular Foundation amendment will be discussed first.

The Western Riverside County Multiple Species Habitat Conservation Plan shows that the site is located within four criteria cells (2076, 2077, 2172, and 2173) and three cell group (K, L, & M), although the majority of the site is located in Cells 2172 and 2076 (Cell Group L) and Cell 2173 (Cell Group M). Conservation within Cell Group L & M will contribute to assembly of Proposed Core 3, and conservation will focus on chaparral, coastal sage scrub, riparian scrub, woodland, and forest habitat. These cell groups will connect to cell groups to the north, west, and east. Conservation within cell group L will range from 40% to 50% of the cell group focusing in the northern portion of the cell group. Conservation within Cell Group M will range from 35% to 45% of the cell group focusing in the northern portion of the cell group.

The site is located in the center of Cell Group L, a five cell block, and the project site takes up about ½ of the central cell (Cell 2172) and a portion of the cell to the north (Cell 2076) in the area identified for potential conservation. The vegetation on the site is mostly sage scrub with small amounts of chaparral, the type of vegetation targeted for conservation within the cell group. Planning met with staff from the Environmental Programs Department (EPD) to discuss the site. Although the site will require full review under the Habitat Assessment and Negotiation Strategy, this preliminary review by EPD indicates that the MSHCP identifies conservation requirements in this area.

In addition to potential habitat issues, the area proposed to be changed from Open Space Rural to Rural Residential and Estate Density is located in a high fire area, has topographic constraints, may have a high susceptibility to seismically induced landslides and rock fall, has a major drainage crossing the site, and access from Gilman Hot Springs Road may be limited. Additionally, the surrounding area is designated Agriculture, Open Space Rural, or Open Space Conservation. The area is characterized by open space to the northeast and active farming operations to the southwest. There are no similar residential uses anywhere in the area. In general, there are no new conditions or circumstances that

have been identified to justify modifying the general plan from Open Space Rural to Rural Residential or Estate Density Residential Rural Community. The existing designation is appropriate given surrounding land uses and the constraints discussed above.

As for the proposed Agriculture, approximately 53.28 acres would be changed from Agriculture to Commercial Retail under the proposed amendment. The proposed amendment would not be detrimental to the achievement of the purposes of the general plan as it relates to agriculture, however. Approximately 18 acres north of the old Gilman Hot Springs Road alignment is not classified as farmland under the state system. Approximately 35 acres south of the old Gilman springs Road is classified as prime farmland or farmland of statewide importance. However, approximately 16 acres of this is already designated for Commercial Retail use. If developed, it would leave 19 acres and 12 of these acres would be located between potential commercial retail uses and the old Gilman Springs Road alignment. Given the location of existing roadways and the potential for development of the area already designated for commercial uses, it is unlikely that agricultural activity can be sustained at an operation level at this location.

Additionally, the applicant's attorney has indicated that although the same family has owned this property for over 150 years, it has never been farmed (letter dated August 11, 2008). In addition to the issue raised regarding roadways above, rising water costs, the absence of alternate water sources at lower costs, and alkaline soil conditions are cited as impediments to agricultural production on the site.

The expansion of the Commercial Retail designation at the south end of the site would increase the size of the existing Commercial Retail and increase its viability for commercial use. The intersection of State Route 79 and Gilman Hot Springs Road at this location provides access to Moreno Valley, the San Jacinto Valley and the Pass area. Approximately one half mile to the south of this intersection, the Riverside County Transportation Commission has released a preliminary design for an interchange between State Highway 79 and the Ramona Expressway. Although such improvements would not be expected for some time, the expansion of Commercial Retail here and potentially at the north end of the site would increase potential commercial retail opportunities for the public traveling through this area.

There is no specific commercial proposal associated with the requested change from Agriculture to Commercial Retail. Unlike the Foundation amendment request, an Agriculture foundation change may be requested at any time. Once a specific development is contemplated, the applicant would be able to seek the proposed change. Therefore, staff recommends initiation of this change at the time an actual development proposal is to be submitted and so is not recommending initiation at this time. Other issue such as off-ramp improvements to connect Gilman Hot Springs Road and State Route 79, the status of these roads as Eligible Scenic Highways, geological hazards such as faulting, liquefaction, and subsidence would need to be addressed at that time.

RECOMMENDATIONS:

Comment that adoption of an order initiating proceedings for General Plan Amendment No. 934 from Agriculture with a 10 acre minimum lot size (AG) and Rural (RUR) with a 20 acre minimum lot size to Rural Residential (RR), Estate Density Residential (EDR-RC), and Commercial Retail **would not be appropriate**. The adoption of such an order does not imply that the proposed GPA will be approved

INFORMATION ITEMS:

1. This project was filed with the Planning Department on February 8, 2008.

2. Deposit based fees charged for this project, as of the time of staff report preparation, total $6002.34.

3. The project site is currently designated as Assessor's Parcel Number 430-050-019, 430-050-023, and 430-050-024.