

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



ITEM
16.1
(ID # 3102)

MEETING DATE:

Tuesday, February 7, 2017

FROM : TLMA-PLANNING:

SUBJECT: TRANSPORTATION & LAND MANAGEMENT AGENCY/PLANNING:
GENERAL PLAN AMENDMENT NO. 1166 (TECHNICAL) INTENT TO ADOPT
A NEGATIVE DECLARATION – Applicant: County of Riverside – First
Supervisorial District – Elsinore Area Plan – Temescal Wash Policy Area –
Alberhill Area Zoning Region – Zoning: Manufacturing Service Commercial (M-
SC) – Location: between Interstate 15 and Temescal Canyon Road, east of
Hostettler Road and west of Larson Avenue – 7.03 acres REQUEST: A General
Plan Amendment to change the project site's General Plan Foundation
Component from Rural (RUR) to Community Development (CD) and to change
the site's General Plan Land Use Designation from Rural Residential (RR) to
Light Industrial (LI) – APN's 391-160-013, 391-160-018, 391-170-016, 391-180-
031, 391-180-033 – [\$8,000 -General funds 100%]

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

ADOPT a NEGATIVE DECLARATION for **ENVIRONMENTAL ASSESSMENT NO. 42937**,
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. 1166 to change the project
site's General Plan Foundation Component from Rural (RUR) to Community Development (CD)
and to change the site's General Plan Land Use Designation from Rural Residential (RR) to
Light Industrial (LI) based on the findings and conclusions incorporated in the staff report, and
subject to the final adoption of the General Plan Amendment Resolution by the Board of
Supervisors.

ACTION: Policy

MINUTES OF THE BOARD OF SUPERVISORS

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

Ayes: Jeffries, Tavaglione, Washington and Ashley
Nays: None
Absent: None
Date: February 7, 2017
xc: Planning

Kecia Harper-Ihem
Clerk of the Board
By: 
Deputy

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

FINANCIAL DATA	Current Fiscal Year:	Next Fiscal Year:	Total Cost:	Ongoing Cost
COST	\$8,000	N/A	\$8,000	N/A
NET COUNTY COST	\$8,000	\$ 0	\$8,000	\$ 0
SOURCE OF FUNDS: General Funds 100% - Department Allocation			Budget Adjustment:	
			For Fiscal Year:	

C.E.O. RECOMMENDATION: Approve

BACKGROUND:

Summary

The site is currently being used as a contractor's storage yard. The site is physically separated into six (6) yards for the purpose of supporting six (6) different contractors' businesses. The project site has a Zoning Classification of Manufacturing-Service Commercial (M-SC) and contractor storage yards are a permitted use in this zone, subject to Plot Plan approval. Any continued or future uses of the site as a contractor's storage yard will require a Plot Plan approval. This technical General Plan Amendment does not grant a land use entitlement or permit.

The project site currently has a General Plan Land Use Designation of Rural: Rural Residential. In order to accommodate the existing storage yard or a similar industrial use, a General Plan Amendment is required to be processed as the current General Plan and Zoning Classification are inconsistent with each other. Previously, Change of Zone No. 5059 was approved on October 3, 1989, which changed the site's Zoning Classification from R-R to M-S-C to provide consistency with the then existing Light Industrial General Plan Land Use Designation and the existing onsite use. However, the 2003 County initiated General Plan update changed the site's Land Use Designation to Rural Residential (RR), resulting in an inconsistency with the existing storage yard business and Zoning Classification. As a result, this project is a County initiated Technical General Plan Amendment to correct the inconsistent land use issue.

The Planning Commission heard the project on November 2, 2016 (Item 4.1), considered any public testimony discussed regarding the project, closed the public hearing, and made a motion to adopt Planning Commission Resolution No. 2016-12, and recommended that the Board of Supervisors adopt the Negative Declaration for Environmental Assessment No. 42937 and Tentatively Approve the General Plan Amendment No. 1166.

Impact on Residents and Businesses

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

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

SUPPLEMENTAL:

Additional Fiscal Information

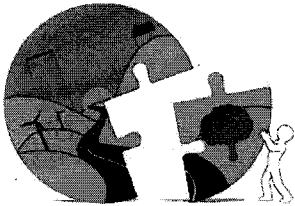
This is a county initiated project to make a technical correction to the general plan. The cost is \$8,000 and will come from the department's current general fund allocation.

Contract History and Price Reasonableness

N/A

ATTACHMENTS:

- A. Planning Commission Memo
- B. Planning Commission Packet
- C. Planning Commission Minutes



RIVERSIDE COUNTY PLANNING DEPARTMENT

Steve Weiss AICP
Planning Director

Memorandum

Date: November 2, 2016

To: Planning Commission

From: Brett Dawson, Project Planner, Planning Department

RE: Updated Information for Agenda Item 4.1 (General Plan Amendment No. 1166)

Technical correction to the staff report and accompanying Negative Declaration ("ND"), regarding tribal consultation – the staff report and ND incorrectly assert that tribal consultation under AB 52 was not required. As a result of the project being reviewed under an ND, AB 52 is required. Additionally, since this project is a General Plan Amendment, SB 18 is also required. However, tribal consultation under both AB 52 and SB 18 have been complied with. During the initial review process, consultation requests were in fact sent to all tribes, pursuant to both bills. Only Pechanga had requested consultation during this review process. Staff reviewed the project with Pechanga and consultation was closed on October 26, pursuant to the attached letter.

Separately and to further elaborate on the Technical General Plan Amendment findings, the County erroneously changed the project site's General Plan Foundation Component and Land Use Designation in 2003 as part of a County-wide set of changes. This particular site was not intended to have a residential land use designation imposed on it, as the area had clearly been utilized for industrial purposes for many years. Furthermore, the County specifically approved a Zone Change from Rural Residential (R-R) to Manufacturing – Service Commercial, in 1989 which is prior to the 2003 General Plan Amendment error. This Zone Change was in support of the site's industrial uses. As a result, the County adopted the 2003 General Plan Land Use Amendment in error. This Technical General Plan Amendment will revert the site's Land Use back to the intended designation.


Staff has received a letter from the Endangered Habitats League, dated October 28, 2016. The letter states that they are in support of the project.

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

Desert Office • 77-588 El Duna Court, Suite H
Palm Desert, California 92211
(760) 863-8277 • Fax (760) 863-7040

Agenda Item No.: 4.7
Area Plan: Elsinore
Zoning Area: Alberhill Area
Supervisory District: First
Project Planner: Brett Dawson
Planning Commission: November 2, 2016

General Plan Amendment No. 1166
Environmental Assessment No. 42937
Applicant: County of Riverside


Steve Weiss, AICP
Planning Director

COUNTY OF RIVERSIDE PLANNING DEPARTMENT STAFF REPORT

PROJECT DESCRIPTION: GENERAL PLAN AMENDMENT NO. 1166 (TECHNICAL) – A proposal to amend the project site's General Plan Foundation Component from Rural (RUR) to Community Development (CD) and to amend the site's General Plan Land Use Designation from Rural Residential (RR) (5 Acre Minimum) to Light Industrial (LI) (0.25 – 0.60 FAR), on five parcels, totaling 7.03 gross acres.

LOCATION: The project site is located within the Elsinore Area Plan between the I-15 Freeway to the north and Temescal Canyon Road on the south.

BACKGROUND: The site is currently being used as a contractor's storage yard. The site is physically separated into 6 yards, for the purpose of supporting 6 different contractor's businesses. The project site has a Zoning Classification of Manufacturing-Service Commercial (M-SC) and contractor storage yards are a permitted use in this zone, subject to Plot Plan approval. Any continued or future uses of the site as a contractor's storage yard will require a Plot Plan approval. This technical General Plan Amendment does not grant a land use entitlement or permit.

The project site currently has a General Plan Land Use Designation of Rural: Rural Residential. In order to accommodate the existing storage yard or a similar industrial use, a General Plan Amendment needs to be processed, as the current General Plan and Zoning Classification are inconsistent with each other. Previously, Change of Zone No. 5059 was approved on October 3, 1989, which changed the site's Zoning Classification from R-R to M-S-C to provide consistency with the then existing Light Industrial General Plan Land Use Designation and the existing onsite use. However, the 2003 County initiated General Plan update changed the site's Land Use Designation to Rural Residential (RR), resulting in an inconsistency with the existing storage yard business and Zoning Classification. As a result, this project is a County initiated Technical General Plan Amendment, to correct the inconsistent land use issue.

POLICY AREA: The project site is located within the Temescal Wash Policy Area within the Elsinore Area Plan. The Temescal Wash Policy Area is described in the Elsinore Area Plan as follows, "Temescal Wash, extending 28 miles from Lake Elsinore to the Santa Ana River, is the principal drainage course within the Temescal Valley. The Wash also serves as an important component of the western Riverside County MSHCP and has the potential for providing recreational amenities to serve the planning area. The preservation and enhancement of this feature is an important component of the Elsinore Area land use plan. This policy area is synonymous with the 100 year flood zone for the Wash." This policy area includes two policies as follows:

ELAP 2.1 Protect the multipurpose open space attributes of the Temescal Wash through adherence to policies in the Flood and Inundation Hazards section of the General Plan Safety Element; the Non-motorized Transportation section of the Circulation Element; the Multiple Species Habitat Conservation Plans and the environmentally Sensitive Lands sections of the Multipurpose Open Space Element; and the Open Space, Habitat and Natural Resource Preservation section of the Land Use Element.

ELAP 2.2 Encourage the maintenance of Temescal Wash in its natural state, with its ultimate use for recreational and open space purposes such as trails, habitat preservation, and groundwater recharge.

This project includes a General Plan Amendment only. As a result, no physical alterations to the site will be conducted upon final adoption of this General Plan Amendment. However, any future implementing projects will be required to avoid or mitigate onsite natural drainage areas and dedicated open space.

SB 18 TRIBAL CONSULTATION: Pursuant to SB 18 requirements, Riverside County staff 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 March 10, 2016. SB 18 provides that the noticed Tribes have 90-days in which to request consultation regarding the proposed project. County staff received a letter from the Pechanga Tribe, requesting consultation under SB 18. County staff met with Pechanga to discuss the project, which resulted in a request from the Tribe to conduct a Cultural Records Search. The applicant has completed this request. No further requests for consultation under SB 18 were received during the 90-day review period and as a result, consultation under SB 18 has been concluded.

AB 52 TRIBAL CONSULTATION: This project includes a General Plan Amendment only. As a result, AB 52 does not apply to this project. Furthermore, approval of this project will not result in any ground disturbance or new construction. At the time an implementing project is submitted, consultation under AB 52 will be initiated and the appropriate environmental review will be conducted.

WRCMSHCP: The project site is located within Criteria Cell Nos. 3749 and 3750 of the Western Riverside County Multiple Species Habitat Conservation Plan ("MSHCP") Boundary and as a result, is subject to the Regional Conservation Authority ("RCA") review. Habitat Acquisition and Negotiation Strategy ("HANS") application (HANS00823), covering Criteria Cell 3750 (eastern portion of the site), was submitted for the Joint Review Process ("JPR") and resulted in no conservation requirement, by the RCA on February 9, 2005. As a result of this Technical General Plan Amendment, a second HANS application (HANS02216), covering Criteria Cell 3749 (western portion of the site), was submitted for the JPR on February 26, 2016, the conclusion also resulted in no further conservation from the JPR review application.

FINDINGS:

General Plan Amendment Findings

This project is a General Plan Amendment, which involves changes to the General Plan of a technical nature, including technical corrections discovered in the process of implementing the General Plan. Documentable errors in the General Plan may include corrections to statistics, mapping error corrections, changes in spheres of influence and city boundaries, changes in unincorporated communities, editorial clarifications, or changes in appendix information. Here, General Plan Amendment No. 1166, involves a technical correction to amend the project site's General Plan Foundation Component from Rural (RUR) to Community Development (CD) and to amend the site's General Plan Land Use Designation from Rural Residential (RR) (5 Acre Minimum) to Light Industrial (LI) (0.25 - 0.60 FAR).

The Administration Element of the Riverside County General Plan and Article II Section 2.4(f)(1) of Ordinance No. 348, both provide that at least two (2) findings must be made for a Technical Amendment. This project is a County initiated request to change from one Foundation Component to another, as well as from one Land Use Designation to another. The necessary Technical General Plan Amendment findings are as follows:

1) **(TECHNICAL FINDING) *The proposed amendment would not change any policy direction or intent of the General Plan.***

As discussed above, the project site is located within the Temescal Wash Policy Area of the Elsinore Area plan. This General Plan Land Use Amendment will not result in any conflict with the policy area, as it's technical in nature, supports the existing onsite use, and corrects a previous land use designation change done in error. The policy area encourages development in tandem with consideration of sensitive conservation and flood control areas. Any future implementing project will be reviewed in conjunction with the Temescal Wash Policy Area and include appropriate setbacks and avoidance of natural drainage areas and dedicated open space.

Furthermore, this project meets the following General Plan Safety Policies:

Safety Policy 4.3 prohibits construction of permanent structures for human housing or employment to the extent necessary to convey floodwaters without property damage or risk to public safety. Agricultural, recreational, or other low intensity uses are allowable if flood control and groundwater recharge functions are maintained.

Safety Policy 4.8 Allow development within the floodway fringe, if the proposed structures can be adequately flood-proofed and will not contribute to property damage risks to public safety.

Safety Policy 4.9 within the floodway fringe of a floodplain as mapped by FEMA or as determined by site specific hydrologic studies for areas not mapped by FEMA, require development to be capable of withstanding flooding and to minimize the use of fill. However, some development may be compatible within flood plains and floodways as may use some other land uses. In such cases, flood proofing would not be required. Compatible uses shall not, however, obstruct flows of increased velocities, erosion backwater effects, or concentrations of flows.

A section on the north side of the project site is located along a floodway, however the exterior storage of materials is a low intensity use, which does not put any structures in jeopardy in the case of severe flooding, thereby complying with Safety Policy 4.3, 4.8 and 4.9.

Lastly, this project meets the provisions of the General Plan Land Use Element, through the following:

General Plan Land Use Policy LU 30.1 states, "Accommodate the continuation of existing and development of new industrial, manufacturing, research and development, and professional offices in areas appropriately designated by General Plan and area plan land use maps." This General Plan Amendment will result in facilitating the future entitlement of the existing onsite industrial use and enable any future industrial uses to be consistent with the land use designation.

2) **(TECHNICAL FINDING) *An error or omission needs to be corrected.***

In conformance with the General Plan Land Use Policy LU1.1, which states, "Allow for the continued occupancy, operation, and maintenance of legal uses and structures that exist at the time of the adoption of the General Plan and become non-conforming due to use, density, and/or development requirements." And Policy LU1.2 "Encourage existing non-conforming uses to transition into conformance with the new land use designation and/or policy"

Chapter 3 – Land Use Element of the Riverside County General Plan, provides for a wide range of industrial uses within the Light Industrial Land Use Designation, including contractor's storage yards. This General Plan Amendment will result in bringing the existing use back into conformance with the General Plan Land Use Designation and also re-establish a consistency between the Zoning Classification and General Plan Land Use Designation.

Furthermore, the 2003 General Plan update changed the Land Use Designation from Light Industrial (LI) to Rural Residential (RR), causing the existing storage yard to become a non-conforming use. As a result, General Plan Amendment No. 1166 is a County initiated Technical General Plan Amendment to correct the land use designation and complete the entitlement process for the parcels.

SUMMARY OF FINDINGS:

- | | |
|---|---|
| 1. Existing Foundation General Plan Land Use (Ex #6): | Rural (RUR) |
| 2. Proposed Foundation General Plan Land Use (Ex #6): | Community Development (CD) |
| 3. Existing General Plan Land Use (Ex #6): | Rural Residential (RR) |
| 4. Proposed General Plan Land Use (Ex #6): | Light Industrial (LI) (0.25 – 0.60 FAR) |
| 5. Surrounding General Plan Land Use (Ex #6): | Rural Residential (RR) to south, west and east, and Light Industrial (LI) and Open Space Rural (OS-RUR) to the north. |
| 3. Existing Zoning (Ex #3): | M-SC (Manufacturing–Service Commercial) |
| 4. Proposed Zoning (Ex #3): | M-SC (Manufacturing–Service Commercial) |
| 5. Surrounding Zoning (Ex #3): | M-SC (Manufacturing- Service Commercial) to the north, south and west. C-P-S (Scenic Highway Commercial) to the east and south. |
| 6. Existing Land Use (Ex #1): | Outside storage yard |
| 7. Surrounding Land Use (Ex #1): | Scattered vacant lots and storage yards |
| 8. Project Size: | Total Acreage: 7.03 Gross Acres |
| 9. Environmental Concerns: | See Environmental Assessment File No. EA42937 |

RECOMMENDATIONS:

ADOPT PLANNING COMMISSION RESOLUTION NO. 2016-012 recommending adoption of General Plan Amendment No. 1166 to the Riverside County Board of Supervisors.

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

ADOPT a **NEGATIVE DECLARATION** for **ENVIRONMENTAL ASSESSMENT NO. 42937**, 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. 1166 amending the entire project's site General Plan Foundation Component from Rural (RUR) to Community Development (CD), amend its Land Use Designation from Rural Residential (RR) to Light Industrial (LI) (0.25 – 0.60 FAR), in accordance with the Proposed General Plan Land Use Exhibit #6; based on the findings and conclusions incorporated in the staff report; and, subject to the 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 Designation of Rural Residential (RR) and is located within the Elsinore Area Plan.
2. The project site is surrounded by properties which have a General Plan Land Use Designation of Rural: Rural Residential (RR) to the east, west, and south, and Community Development: Light Industrial (LI) and Open Space: Rural (OS-RUR) to the north.
3. This Technical General Plan Amendment will result in a Land Use change from Rural: Rural Residential (RUR:RR) to Community Development: Light Industrial (CD:LI) (0.25 – 0.60 floor area ratio), on all of the project site's parcels, which was the original Land Use Designation when the project was originally approved.
4. As explained above, this Technical General Plan Amendment will not result in a change to any General Plan policy nor conflict with the intent of the General Plan.
5. As explained above, this Technical General Plan Amendment is a result of an error correction to the project site's land use. This correction will change the General Plan Land Use of the parcels, to enable the existing business to come into conformance with what was originally intended.
6. Environmental Assessment No. 42937 identified no potentially significant impacts, and resulted in a Negative Declaration of environmental effects.

CONCLUSIONS:

1. The project is in conformance with the Community Development: Light Industrial (LI) (0.25 – 0.60 floor area ratio) Land Use Designation, and with all other elements of the Riverside County General Plan.
2. The project is located within the Elsinore Area Plan, within the Temescal Wash Policy Area, within the Alberhill Zoning Area.
3. The proposed project is consistent with the M-SC (Manufacturing – Service Commercial) zoning classification of Ordinance No. 348, and with all other applicable provisions of Ordinance No. 348.

4. The public's health, safety, and general welfare are protected through project design.
5. The proposed project is compatible with the present and future logical development of the area.
6. The proposed project will not have a significant effect on the environment.
7. 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 Fault Zone.
3. The project site **is** located within:
 - a. The City of Lake Elsinore Sphere of Influence; and
 - b. WRCMSHCP Criteria Cells; and
 - c. CSA #134 (Temescal); and
 - d. A "High" Wildfire Hazard Zone; and
 - e. A State Responsibility Area; and
 - f. A ½ mile of a Fault Line; and
 - g. A Special Flood Hazard Area; and
 - h. "Low" liquefaction area.
4. The project site is currently designated as Assessor's Parcel Numbers: 391-160-013, 391-160-018, 391-170-016, 391-180-031, 391-180-033

RESOLUTION NO. 2016-012
RECOMMENDING ADOPTION OF
GENERAL PLAN AMENDMENT NO. 1166

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 November 2, 2016, to consider the above-referenced matter; and,

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

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

BE IT RESOLVED, FOUND, DETERMINED, AND ORDERED by the Planning Commission of the County of Riverside, in regular session assembled on November 2, 2016, that it has reviewed and considered the environmental document prepared or relied on and recommends the following based on the staff report and the findings and conclusions stated therein:

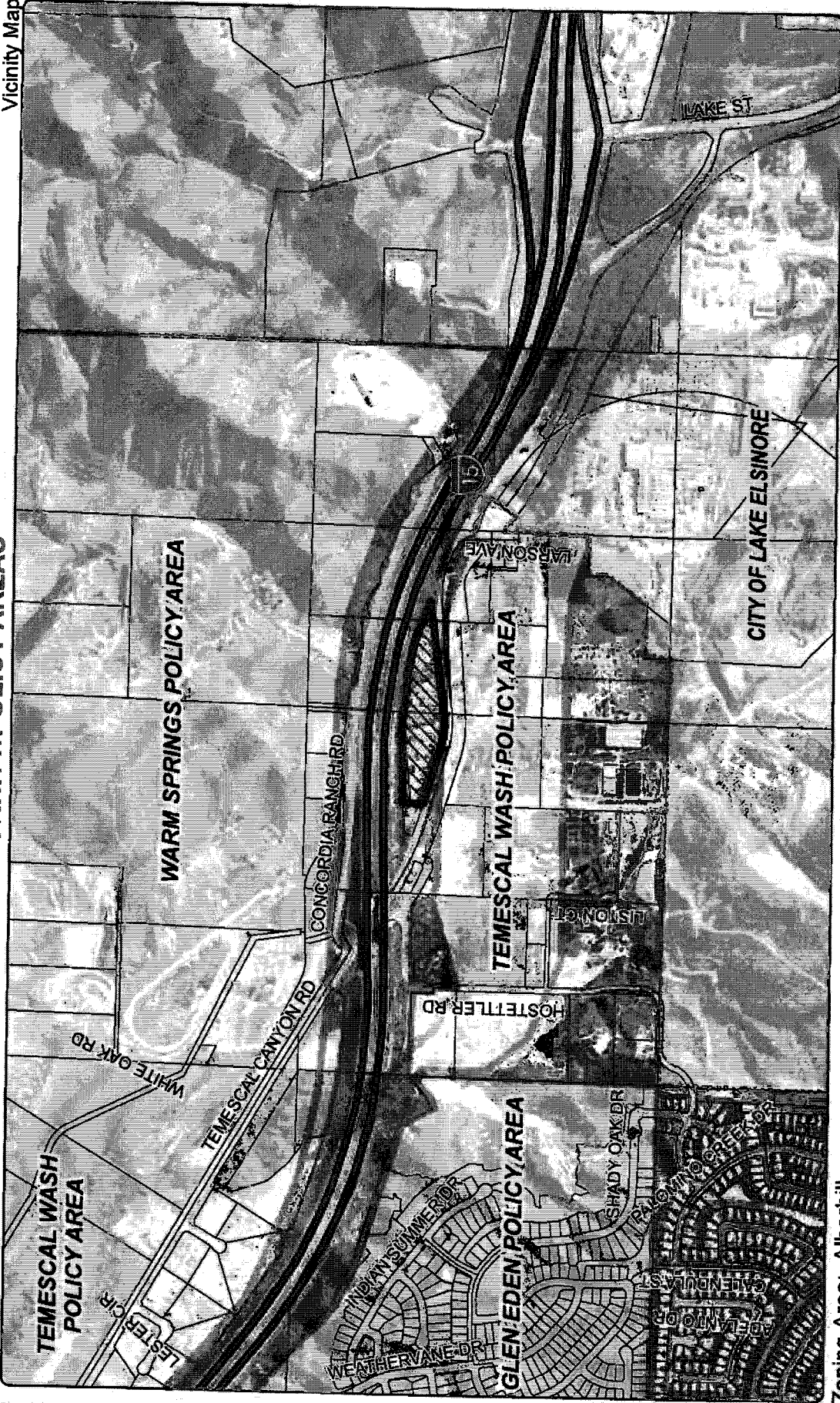
ADOPTION of the Negative Declaration environmental document, Environmental Assessment No. 42937; and

ADOPTION of General Plan Amendment No. 1166

**RIVERSIDE COUNTY PLANNING DEPARTMENT
GPA01166
VICINITY/POLICY AREAS**

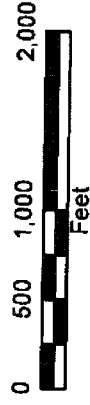
Supervisor: Jeffries
District 1

Date Drawn: 09/14/2016
Vicinity Map



Zoning Area: Alberhill

Author: Vinnie Nguyen



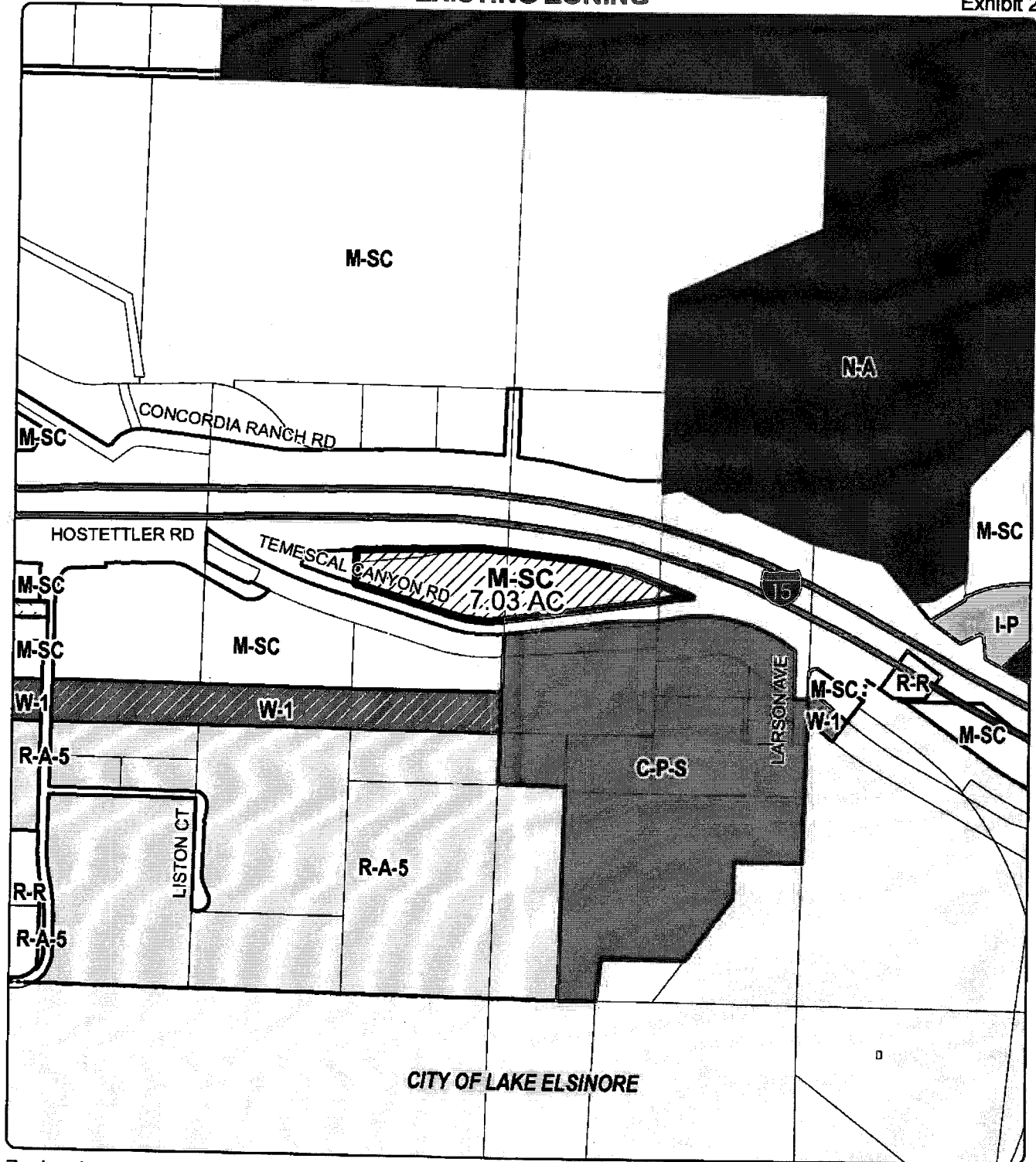
REPRODUCED: On October 7, 2013, the County of Riverside adopted a new General Plan providing for land use designations for unincorporated Riverside County. The new General Plan contains different land use designations than the previous General Plan. This map is a vicinity map for the proposed zoning map. It is not a zoning map. Planning Department website is Riverside.ca.gov/Pages/25496/Map.aspx. Contact us at 951-253-3333 or 951-253-3333 (TDD/Relay) or 951-253-3333 (Voice/Relay) or 951-253-3333 (Voice/Relay).

RIVERSIDE COUNTY PLANNING DEPARTMENT

Supervisor: Jeffries
District 1

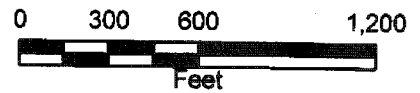
GPA01166 EXISTING ZONING

Date Drawn: 09/14/2016
Exhibit 2



Zoning Area: Alberhill

Author: Vinnie Nguyen



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

RIVERSIDE COUNTY PLANNING DEPARTMENT

GPA01166

LAND USE

Supervisor: Jeffries
District 1

Date Drawn: 09/14/2016
Exhibit 1



Zoning Area: Alberhill

Author: Vinnie Nguyen



DISCLAIMER: On October 7, 2003, the County of Riverside adopted a new General Plan providing new land use designations for unincorporated Riverside County parcels. The new General Plan may contain different type of land use than is provided for under existing zoning. For further information, please contact the Riverside County Planning Department offices in Riverside at (951)955-3200 (Riverside County) or in Palm Desert at (760)963-6277 (Eastern County) or Website <http://planning.rctmg.org>

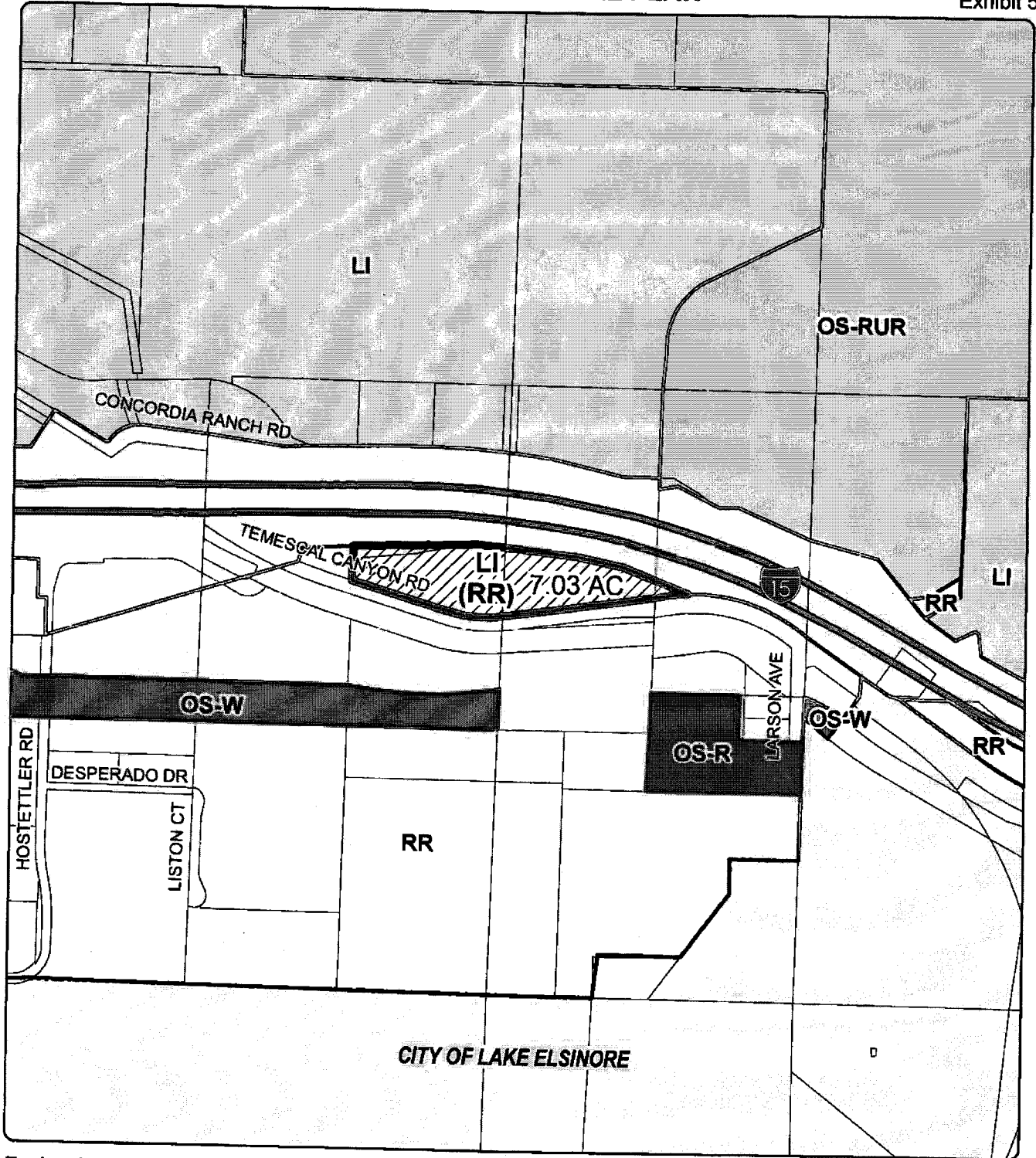
RIVERSIDE COUNTY PLANNING DEPARTMENT

GPA01166

EXISTING GENERAL PLAN

Supervisor: Jeffries
District 1

Date Drawn: 09/14/2016
Exhibit 5



Zoning Area: Alberhill

Author: Vinnie Nguyen



DISCLAIMER: On October 7, 2003, the County of Riverside adopted a new General Plan providing new land use designations for unincorporated Riverside County parcels. The new General Plan may contain different type of land use than is provided for under existing zoning. For further information, please contact the Riverside County Planning Department offices in Riverside at (951)985-3200 (Western County) or in Palm Desert at (760)863-8277 (Eastern County) or Website <http://planning.rctdms.org>

COUNTY OF RIVERSIDE

ENVIRONMENTAL ASSESSMENT FORM: INITIAL STUDY

Environmental Assessment No.: 42937
Project Case: General Plan Amendment No. 1166
Lead Agency Name: County of Riverside Planning Department
Lead Agency Address: P. O. Box 1409, Riverside, CA 92502
Lead Agency Contact Person: Brett Dawson
Lead Agency Telephone Number: (951) 955-0972
Applicant's Name: Rick Warner
Applicant's Address: 1100 W Town & Country Road, Suite 1200, Orange CA 92868

Applicant's Telephone Number: (951) 624-9060

I. PROJECT INFORMATION

A. Project Description:

A General Plan Amendment to change the project site's General Plan Foundation Component from Rural (RUR) to Community Development (CD) and to change the site's General Plan Land Use from Rural Residential (RR) 5 Acre Minimum to Light Industrial (LI)(0.25 – 0.60 FAR) Located between the Interstate 15 Freeway and Temescal Canyon Road, east of Hostettler Road and west off Larson Avenue, within the Elsinore Area Plan and the Temescal Wash Policy Area and the Alberhill Zoning Area.

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

C. Total Project Area: 7.03 acres

D. Assessor's Parcel Nos.: 391-160-013, 391-160-018, 391-170-016, 391-180-031, 391-180-033

E. Street References: The project site is located between the Interstate 15 Freeway and Temescal Canyon Road, east of Hostettler Road and west of Larson Avenue.

F. Section, Township, and Range Description: Township 5 South, Range 5 West, Section 16

G. Brief description of the existing environmental setting of the project site and its surroundings: The project site contains six outdoor storage yards. The project site has the 15 freeway to the north, a single family home, vacant lot and storage to the south.

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 implementing project associated with the review of this application. This project will result in an amendment to the site's General Plan Foundation Component and Land Use Designation to correct a previous land use amendment error. As a result, this project is consistent with the provisions of the Land Use Element.

2. **Circulation:** This project includes a General Plan Amendment only. There is no implementing project associated with the review of this application. The project site and the surrounding area will have no impacts to the general circulation. The project is consistent with the provisions of the Circulation Element.
 3. **Multipurpose Open Space:** This project includes a General Plan Amendment only. There is no implementing project associated with the review of this application. This project has no impact to open space, nor are any open space areas required. The project is consistent with the policies of the Open Space Element.
 4. **Safety:** This project includes a General Plan Amendment only. There is no implementing project associated with the review of this application. This project will have no impacts to the public health or safety. The project is consistent with the policies of the Safety Element.
 5. **Noise:** This project includes a General Plan Amendment only. There is no implementing project associated with the review of this application. Grading activities and construction will not occur as a result of this project. The project is consistent with the policies of the Noise Element.
 6. **Housing:** This project includes a General Plan Amendment only. There is no implementing project associated with the review of this application. Grading activities and construction will not occur as a result of this project. The project is consistent with the policies of the Housing Element.
 7. **Air Quality:** This project includes a General Plan Amendment only. There is no implementing project associated with the review of this application. Grading activities and construction will not occur as a result of this project and there will be no impacts to air quality. The project is consistent with the policies of the Air Quality Element.
 8. **Healthy Communities:** This project includes a General Plan Amendment only. There is no implementing project associated with the review of this application. This project will have no impact to the surrounding community. The project is consistent with the policies of the Healthy Communities Element.
- B. **General Plan Area Plan:** Elsinore
 - C. **General Plan Foundation Component (Existing):** Rural (RUR)
 - D. **General Plan Land Use Designation (Existing):** Rural Residential (R-R)
 - E. **General Plan Foundation Component (Proposed):** Community Development (CD)
 - F. **General Plan Land Use Designation (Proposed):** Light Industrial (LI) (0.25 – 0.60 FAR)
 - G. **Overlays:** None
 - H. **Policy Areas:** Temescal Wash, Alberhill Area Zoning District
 - I. **Adjacent and Surrounding:**
 1. **Area Plan:** Elsinore to the north, south, east, and west.

2. **Foundation Component(s):** Community Development (CD) and Open Space (OS) to the north, 15 Freeway to the east, and Rural (RUR) to the west and south.
3. **Land Use Designation(s):** Light Industrial (LI) and Open Space- Rural (OS-RUR) to the north, 15 Freeway to the east, and Rural Residential (RR) to the west and south.
4. **Overlay(s), if any:** None
5. **Policy Area(s), if any:** Temescal Wash Policy Area to the south, Warm Springs Policy Area to the North.

J. Adopted Specific Plan Information

1. **Name and Number of Specific Plan, if any:** None
2. **Specific Plan Planning Area, and Policies, if any:** None

K. Zoning (Existing): M-SC (Manufacturing – Service Commercial)

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

M. Adjacent and Surrounding Zoning: R-R (Rural Residential) to the north, west, south, and east

III. ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED

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

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

IV. DETERMINATION

On the basis of this initial evaluation:

A PREVIOUS ENVIRONMENTAL IMPACT REPORT/NEGATIVE DECLARATION WAS NOT PREPARED

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

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

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

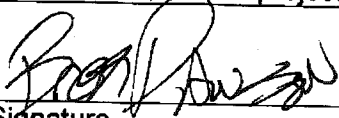
A PREVIOUS ENVIRONMENTAL IMPACT REPORT/NEGATIVE DECLARATION WAS PREPARED

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

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

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

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


Signature

9/12/2016
Date

Brett Dawson, Project Planner
Printed Name

For: Steve Weiss, AICP – Planning Director

V. ENVIRONMENTAL ISSUES ASSESSMENT

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

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
AESTHETICS Would the project				
1. Scenic Resources				
a) Have a substantial effect upon a scenic highway corridor within which it is located?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings and unique or landmark features; obstruct any prominent scenic vista or view open to the public; or result in the creation of an aesthetically offensive site open to public view?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

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

Findings of Fact:

a-b) Pursuant to the Riverside County General Plan Figure 9 in Elsinore Area Plan – “Scenic Highways” exhibit, the project site is located adjacent to a State Eligible scenic highway corridor.

This project includes a Technical General Plan Amendment to correct a previous County Amendment error, for the purpose of supporting the existing onsite contractor’s storage yard use, and to return the General Plan Land Use Designation back to being consistent with underlying Zoning. Furthermore, approval of this project will not result in the subdivision, grading, or any new construction on the site. Should a proposal for new development of the site be submitted, a subsequent additional Environmental Analysis shall be prepared, to assess any potential impacts, as well as aesthetics relating to the scenic corridor. 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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Source: GIS database, Ord. No. 655 (Regulating Light Pollution), Riverside County General Plan Figure 6 in Elsinore Area Plan – “Mt. Palomar Nighttime Lighting Policy”

Findings of Fact:

a) Pursuant to the Riverside County General Plan Figure 6 in Mead Valley Area Plan – “Mt. Palomar Nighttime Lighting Policy” exhibit, the project site is located within Zone B. Any implementing project 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 project includes a Technical General Plan Amendment to correct a previous County Amendment error, for the purpose of supporting the existing onsite contractor’s storage yard use, and to return the General Plan Land Use Designation back to being consistent with underlying Zoning. Furthermore, approval of this project will not result in the subdivision, grading, or any new construction on the site. Should a proposal for new development of the site be submitted, a subsequent additional Environmental Analysis shall be prepared, to assess any potential impacts, as well as nighttime lighting. No new lighting will be introduced with this project. As a result, there will be no impacts.

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

This project includes a Technical General Plan Amendment to correct a previous County Amendment error, for the purpose of supporting the existing onsite contractor’s storage yard use, and to return the General Plan Land Use Designation back to being consistent with underlying Zoning. Furthermore, approval of this project will not result in the subdivision, grading, or any new construction on the site. Should a proposal for new development of the site be submitted, a subsequent additional Environmental Analysis shall be prepared, to assess any potential impacts. No new lighting will be introduced with this project. As a result, there will be no impacts.

Mitigation: No mitigation is required.

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

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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Conflict with existing agricultural zoning, agricultural use or with land subject to a Williamson Act contract or land within a Riverside County Agricultural Preserve?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Cause development of non-agricultural uses within 300 feet of agriculturally zoned property (Ordinance No. 625 "Right-to-Farm")?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

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

Findings of Fact:

a) Pursuant to the Riverside County General Plan Figure OS-2 "Agricultural Resources" exhibit, the project site is located within an area designated as "other lands". The California State Department of Conservation determines these designations based on soil types and land use. Agricultural and farming related activities have historically not been conducted at the project site, nor is the location viable for future agriculture activities, due to the soil type, potential for flooding, and proximity to the I-15 Freeway. Therefore, there is no impact.

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

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

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

5. Forest

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	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
Code section 4526), or timberland zoned Timberland Production (as defined by Govt. Code section 51104(g))?				
b) Result in the loss of forest land or conversion of forest land to non-forest use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of forest land to non-forest use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

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

Findings of Fact:

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

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

AIR QUALITY Would the project

6. Air Quality Impacts

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

Source: SCAQMD CEQA Air Quality Handbook

Findings of Fact:

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

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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This project includes a Technical General Plan Amendment to correct a previous County Amendment error, for the purpose of supporting the existing onsite contractor's storage yard use, and to return the General Plan Land Use Designation back to being consistent with underlying Zoning. Furthermore, approval of this project will not result in the subdivision, grading, or any new construction on the site. Should a proposal for new development of the site be submitted, a subsequent additional Environmental Analysis shall be prepared, to assess general impacts, as well as air quality impacts. As a result, impacts associated with this project are considered less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

BIOLOGICAL RESOURCES Would the project

7. Wildlife & Vegetation

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

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

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

a-g) The project site is located within Criteria Cell Nos. 3749 and 3750 of the Western Riverside County Multiple Species Habitat Conservation Plan ("MSHCP") Boundary and as a result, is subject to the Regional Conservation Authority ("RCA") review. Habitat Acquisition and Negotiation Strategy ("HANS") application (HANS00823), covering Criteria Cell 3750 (eastern portion of the site), was submitted for the Joint Review Process ("JPR") and resulted in no conservation requirement, by the RCA on February 9, 2005. A second HANS application (HANS02216), covering Criteria Cell 3749 (western portion of the site), was submitted for the JPR on February 26, 2016, and also resulted in no conservation.

This project includes a Technical General Plan Amendment to correct a previous County Amendment error, for the purpose of supporting the existing onsite contractor's storage yard use, and to return the General Plan Land Use Designation back to being consistent with underlying Zoning. Furthermore, approval of this project will not result in the subdivision, grading, or any new construction on the site. Should a proposal for new development of the site be submitted, a subsequent additional Environmental Analysis shall be prepared, to assess general impacts, as well as air quality 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 a historic site?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Cause a substantial adverse change in the significance of a historical resource as defined in California Code of Regulations, Section 15064.5?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: On-site Inspection, Project Application Materials

Findings of Fact:

a-b) There are no known historic features located on the project site. Additionally, the project site has been previously disturbed through the establishment of a contractor's storage yard. The necessity for a historic resource study will be determined at the time of any future implementing project.

This project includes a Technical General Plan Amendment to correct a previous County Amendment error, for the purpose of supporting the existing onsite contractor's storage yard use, and to return the General Plan Land Use Designation back to being consistent with underlying Zoning. Furthermore, approval of this project will not result in the subdivision, grading, or any new construction on the site. Should a proposal for new development of the site be submitted, a subsequent additional Environmental Analysis shall be prepared, to assess general impacts, as well as impacts to any historic resources. As a result, there will be no impacts.

Mitigation: No mitigation is required.

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

9. Archaeological Resources

a) Alter or destroy an archaeological site.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to California Code of Regulations, Section 15064.5?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Disturb any human remains, including those interred outside of formal cemeteries?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Restrict existing religious or sacred uses within the potential impact area?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Cause a substantial adverse change in the significance of a tribal cultural resource as defined in Public Resources Code 21074?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source: On-site Inspection, Project Application Materials

Findings of Fact:

a-d) Pursuant to SB 18 requirements, Riverside County staff 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 March 10, 2016. SB 18 provides that the noticed Tribes have 90-days in which to request consultation regarding the proposed project. County staff received a letter from the Pechanga Tribe, requesting consultation under SB 18. County staff met with Pechanga to discuss the project, which resulted in a request from the Tribe to conduct a Cultural Records Search. The applicant has completed this request. No further requests for consultation under SB 18 were received during the 90-day review period and as a result, consultation under SB 18 has been concluded.

This project includes a Technical General Plan Amendment to correct a previous County Amendment error, for the purpose of supporting the existing onsite contractor's storage yard use, and to return the General Plan Land Use Designation back to being consistent with underlying Zoning. Furthermore, approval of this project will not result in the subdivision, grading, or any new construction on the site. Should a proposal for new development of the site be submitted, a subsequent additional Environmental Analysis shall be prepared, to assess general impacts, as well as impacts to any historic resources. As a result, there will be no impacts.

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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Source: Riverside County General Plan Figure OS-8 "Paleontological Sensitivity"

Findings of Fact:

a) Pursuant to the Riverside County General Plan, Figure OS-8, the project site is located within an area of "Low" Paleontological Sensitivity. Prior to any additional 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 project includes a Technical General Plan Amendment to correct a previous County Amendment error, for the purpose of supporting the existing onsite contractor's storage yard use, and to return the General Plan Land Use Designation back to being consistent with underlying Zoning. Furthermore, approval of this project will not result in the subdivision, grading, or any new construction on the site. Should a proposal for new development of the site be submitted, a subsequent additional Environmental Analysis shall be prepared, to assess general impacts, as well as potential impacts to paleontological resources. As a result, there will be no impacts.

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 nearest fault line is located within approximately a half-mile of the project site to the north.

This project includes a Technical General Plan Amendment to correct a previous County Amendment error, for the purpose of supporting the existing onsite contractor's storage yard use, and to return the General Plan Land Use Designation back to being consistent with underlying Zoning. Any future new development will be required to comply with the California Building Code, as it relates to development within proximity of a fault line. Furthermore, approval of this project will not result in the subdivision, grading, or any new construction on the site. Should a proposal for new development of the site be submitted, a subsequent additional Environmental Analysis shall be prepared, to assess potential impacts. As a result, there will be no impacts.

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

Monitoring: No monitoring is required.

12. Liquefaction Potential Zone

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

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

Findings of Fact:

a) Pursuant to the Riverside County General Plan Figure S-3 "Generalized Liquefaction", the project site is mapped as an area of "Low" to "Moderate" liquefaction potential.

This project includes a Technical General Plan Amendment to correct a previous County Amendment error, for the purpose of supporting the existing onsite contractor's storage yard use, and to return the General Plan Land Use Designation back to being consistent with underlying Zoning. Furthermore, approval of this project will not result in the subdivision, grading, or any new construction on the site. Should a proposal for new development of the site be submitted, a subsequent additional Environmental Analysis shall be prepared, to assess construction impacts as it relates to potential liquefaction areas. 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 includes a Technical General Plan Amendment to correct a previous County Amendment error, for the purpose of supporting the existing onsite contractor's storage yard use, and to return the General Plan Land Use Designation back to being consistent with underlying Zoning. Furthermore, approval of this project will not result in the subdivision, grading, or any new construction on the site. Should a proposal for new development of the site be submitted, a subsequent additional Environmental Analysis shall be prepared, to assess potential impacts. This review will include

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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requiring adherence to the California Building code, Title 24, which will mitigate to some degree, the potential for ground shaking impacts. As a result, there will be no impacts.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

14. Landslide Risk

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

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

Findings of Fact:

a) Pursuant to the Riverside County General Plan Figure S-5 "Regions Underlain by Steep Slope" exhibit, there are no steep slopes on or near the project site that could potentially result in landslides. 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 project site is mapped as an area of "Susceptible" subsidence. Future development of the site may require the preparation of a soils analysis to determine adequate mitigation for construction.

This project includes a Technical General Plan Amendment to correct a previous County Amendment error, for the purpose of supporting the existing onsite contractor's storage yard use, and to return the General Plan Land Use Designation back to being consistent with underlying Zoning. Furthermore, approval of this project will not result in the subdivision, grading, or any new construction on the site. Should a proposal for new development of the site be submitted, a subsequent additional Environmental Analysis shall be prepared, to assess construction impacts as it relates to potential subsidence areas. As a result, there will be no impacts.

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

Monitoring: No monitoring is required.

16. Other Geologic Hazards

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

Findings of Fact:

a) The project site is not located within any other known significant geologic hazard. As a result, there will be no impacts.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

17. Slopes

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

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

Findings of Fact:

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

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

18. Soils

a) Result in substantial soil erosion or the loss of topsoil?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Be located on expansive soil, as defined in Section 1802.3.2 of the California Building Code (2007), creating substantial risks to life or property?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
c) Have soils incapable of adequately supporting use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Project Application Materials, On-site Inspection

Findings of Fact:

a-c) This project includes a Technical General Plan Amendment to correct a previous County Amendment error, for the purpose of supporting the existing onsite contractor's storage yard use, and to return the General Plan Land Use Designation back to being consistent with underlying Zoning. Furthermore, approval of this project will not result in the subdivision, grading, or any new construction on the site. Should a proposal for new development of the site be submitted, a subsequent additional Environmental Analysis shall be prepared to assess potential impacts. As a result, there will be no impacts.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

19. Erosion

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

Source: Project Application Materials, On-site Inspection

Findings of Fact:

a-b) This project includes a Technical General Plan Amendment to correct a previous County Amendment error, for the purpose of supporting the existing onsite contractor's storage yard use, and to return the General Plan Land Use Designation back to being consistent with underlying Zoning. Furthermore, approval of this project will not result in the subdivision, grading, or any new construction on the site. Should a proposal for new development of the site be submitted, a subsequent additional Environmental Analysis shall be prepared to assess potential impacts. As a result, there will be no impacts.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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20. Wind Erosion and Blowsand from project either on or off site.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
a) Be impacted by or result in an increase in wind erosion and blowsand, either on or off site?				

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

Findings of Fact:

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

This project includes a Technical General Plan Amendment to correct a previous County Amendment error, for the purpose of supporting the existing onsite contractor's storage yard use, and to return the General Plan Land Use Designation back to being consistent with underlying Zoning. Furthermore, approval of this project will not result in the subdivision, grading, or any new construction on the site. Should a proposal for new development of the site be submitted, a subsequent additional Environmental Analysis shall be prepared to asses 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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source: Riverside County General Plan

Findings of Fact:

a-b) This project will result in changing the 7.03 gross acre project site's land use designation from Rural to Light Industrial. This could result in the generation of additional vehicle trips to and from the site and the area as a whole at build out. Given the relatively small size of the project site, the amount of new vehicle trips may be negligible. Trip generation and subsequent mitigation measures may be required to be analyzed in conjunction with a future implementing project.

This project includes a Technical General Plan Amendment to correct a previous County Amendment error, for the purpose of supporting the existing onsite contractor's storage yard use, and to return the General Plan Land Use Designation back to being consistent with underlying Zoning. Furthermore, approval of this project will not result in the subdivision, grading, or any new construction on the site.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Should a proposal for new development of the site be submitted, a subsequent additional Environmental Analysis shall be prepared to assess potential impacts. Additionally, any future implementing project on this site will be required to comply with California's AB 32 greenhouse gas reduction requirements as well as the County's Climate Action Plan. 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 will be less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

HAZARDS AND HAZARDOUS MATERIALS Would the project

22. Hazards and Hazardous Materials

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

Source: Project Application Materials

Findings of Fact:

a-b, d-e) This project includes a Technical General Plan Amendment to correct a previous County Amendment error, for the purpose of supporting the existing onsite contractor's storage yard use, and to return the General Plan Land Use Designation back to being consistent with underlying Zoning. Furthermore, approval of this project will not result in the subdivision, grading, or any new construction on the site. Should a proposal for new development of the site be submitted, a subsequent additional Environmental Analysis shall be prepared to assess potential impacts. As a result, there will be no impacts.

c) The change in land use could result in an increased demand of streets previously identified as evacuation routes for other projects. However, the Transportation Department may require any future development proposals on the site, to add mitigation to those projects to assure the streets will

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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accommodate adequate emergency provisions. As a result, impacts associated with this project are considered less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

23. Airports

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

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

Findings of Fact:

a-d) Pursuant to the Riverside County General Plan Figure S-19 "Airport Locations" exhibit, the project site is not located within the Airport Influence Area ("AIA"). Additionally, the nearest airport is located approximately 8 miles southeast of the project site. There will be no impacts.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

24. Hazardous Fire Area

a) Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Source: Riverside County General Plan Figure S-11 "Wildfire Susceptibility," GIS database

Findings of Fact:

a) Pursuant to the Riverside County General Plan Figure S-11 "Wildfire Susceptibility" exhibit, the project site is located within a "Very High" Wildfire Susceptibility Area. However, the project site is adjacent to the Interstate 15 and surrounded by other developments. Actual wildfire risk to the project

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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site is considered low. Implementation of any fire mitigation measures will be included into a future accompanying implementing project. Therefore, there is a less than significant impact.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

HYDROLOGY AND WATER QUALITY Would the project

25. Water Quality Impacts

a) Substantially alter the existing drainage pattern of the site or area, including the alteration of the course of a stream or river, in a manner that would result in substantial erosion or siltation on- or off-site?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Violate any water quality standards or waste discharge requirements?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Create or contribute runoff water that would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Place housing within a Special Flood Hazard Area, as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f) Place within a Special Flood Hazard Area structures which would impede or redirect flood flows?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
g) Otherwise substantially degrade water quality?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
h) Include new or retrofitted stormwater Treatment Control Best Management Practices (BMPs) (e.g. water quality treatment basins, constructed treatment wetlands), the operation of which could result in significant environmental effects (e.g. increased vectors or odors)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source: Riverside County Flood Control District Review.

Findings of Fact:

a-h) Portions of the property are located within the Riverside County Flood Control Special Flood Hazard Area. The project proposes no grading or construction at this time; therefore, there are no potential impacts to or from flood hazards. There is no land alteration proposed at this time that would alter any flows, violate any standards, impact ground water resources, create any runoff, or require

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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any BMP's. No additional studies of the current conditions were conducted because there is no accompanying development project.

This project includes a Technical General Plan Amendment to correct a previous County Amendment error, for the purpose of supporting the existing onsite contractor's storage yard use, and to return the General Plan Land Use Designation back to being consistent with underlying Zoning. Furthermore, approval of this project will not result in the subdivision, grading, or any new construction on the site. Should a proposal for new development of the site be submitted, a subsequent additional Environmental Analysis shall be prepared to assess potential impacts. As a result, impacts will be less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

26. Floodplains

Degree of Suitability in Special Flood Hazard Area. As indicated below, the appropriate Degree of Suitability has been checked.

NA - Not Applicable <input checked="" type="checkbox"/>	U - Generally Unsuitable <input type="checkbox"/>	R - Restricted <input type="checkbox"/>
a) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner that would result in flooding on- or off-site?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Changes in absorption rates or the rate and amount of surface runoff?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam (Dam Inundation Area)?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Changes in the amount of surface water in any water body?	<input type="checkbox"/>	<input checked="" type="checkbox"/>

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

Findings of Fact:

a-d) Pursuant to the Riverside County General Plan Figure S-9 "100- and 500-Year Flood Hazard Zones" exhibit, the project site is partially located within the 100-year flood plain (now referred to as "Special Flood Hazard Area"). This project does not include any grading or construction as it's a General Plan Amendment only; therefore, there are no potential impacts to or from flood hazards. There is no land alteration proposed in conjunction with this General Plan Amendment that would alter any flows, violate any standards, impact ground water resources, create any runoff, or require any BMP's. Additionally, pursuant to the Riverside County General Plan Figure S-10 "Dam Failure Inundation Zone" exhibit, the project site is not located within close proximity to any "Dam Failure Inundation Zones". As a result, impacts are considered less than significant.

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

Monitoring: No monitoring is required.

LAND USE/PLANNING Would the project

27. Land Use

a) Result in a substantial alteration of the present or planned land use of an area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Affect land use within a city sphere of influence and/or within adjacent city or county boundaries?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

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

Findings of Fact:

a) Approval of this project will result in changes to the site's General Plan Land Use Designation, to correct a previous County Amendment error, for the purpose of supporting the existing onsite contractor's storage yard use, and to return the General Plan Land Use Designation back to being consistent with underlying Zoning. The site is currently Designated as Rural Residential. This Amendment will change the site's land use back to Light Industrial, enabling the existing established onsite business to be in conformance. Furthermore, approval of this project will not result in the subdivision, grading, or any new construction on the site. Should a proposal for new development of the site be submitted, a subsequent additional Environmental Analysis shall be prepared to assess potential impacts. As a result, there will be no impacts.

b) The project site is located within the City of Lake Elsinore sphere of influence area. The City of Lake Elsinore was provided an opportunity to consult with the County, as they received information regarding the proposed General Plan Amendment. The City of Lake Elsinore had no concerns or comments regarding this project. 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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Be compatible with existing surrounding zoning?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Be compatible with existing and planned surrounding land uses?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Be consistent with the land use designations and policies of the General Plan (including those of any applicable Specific Plan)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Disrupt or divide the physical arrangement of an established community (including a low-income or minority	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

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

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

Findings of Fact:

a-e) This project includes a Technical General Plan Amendment to correct a previous County Amendment error, for the purpose of supporting the existing onsite contractor's storage yard use, and to return the General Plan Land Use Designation back to being consistent with underlying Zoning. The existing use is compatible with the other existing surrounding uses and is allowed under the existing Zoning Classification. As a result, there will be no impacts.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

MINERAL RESOURCES Would the project

29. Mineral Resources

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

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

Findings of Fact:

a-d) Pursuant to the Riverside County General Plan Figure OS-5 "Mineral Resources Area" exhibit, the project site is not located within an area known to contain mineral resources. Furthermore, this project will result in a General Plan Land Use Amendment only. No grading or new construction will occur as a result of project approval. There will be no impacts.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

NOISE Would the project result in

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Definitions for Noise Acceptability Ratings

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

NA - Not Applicable A - Generally Acceptable B - Conditionally Acceptable
 C - Generally Unacceptable D - Land Use Discouraged

30. Airport Noise

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

NA A B C D

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

NA A B C D

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

Findings of Fact:

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

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

31. Railroad Noise

NA A B C D

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

Findings of Fact:

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

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

32. Highway Noise

NA A B C D

Source: On-site Inspection, Project Application Materials

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

The project is located immediately adjacent to Interstate 15. However, noise impacts to light industrial uses are considered negligible and an industrial use adjacent to a highway is compatible. Therefore, there will be a less than significant impact.

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:

There are no other anticipated noise impacts that the site would be exposed to. As a result, 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

Findings of Fact:

a-d) This General Plan land use change may result in the creation of higher noise impacts at the time build-out. However, all future onsite uses will be required to adhere to the Riverside County's

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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allowable noise standards for Industrial designations and will be analyzed at the time of an implementing project. As a result, there will be no impacts.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

POPULATION AND HOUSING Would the project

35. Housing

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

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

Findings of Fact:

a-f) This General Plan Amendment will result in a land use change from Rural to Light Industrial over a relatively small, 7.03 acre site. Demand for new housing as a result of the change will be negligible, nor will any existing housing be displaced. As a result, there will be no impacts.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

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

36. Fire Services	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Source: Riverside County General Plan Safety Element

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

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

This project includes a Technical General Plan Amendment to correct a previous County Amendment error, for the purpose of supporting the existing onsite contractor's storage yard use, and to return the General Plan Land Use Designation back to being consistent with underlying Zoning. Furthermore, approval of this project will not result in the subdivision, grading, or any new construction on the site. Should a proposal for new development of the site be submitted, a subsequent additional Environmental Analysis shall be prepared to asses potential impacts. As a result, there will be no impacts.

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 for sheriff services will be addressed through the County's Development Impact Fee schedule and any assessment districts.

This project includes a Technical General Plan Amendment to correct a previous County Amendment error, for the purpose of supporting the existing onsite contractor's storage yard use, and to return the General Plan Land Use Designation back to being consistent with underlying Zoning. Furthermore, approval of this project will not result in the subdivision, grading, or any new construction on the site. Should a proposal for new development of the site be submitted, a subsequent additional Environmental Analysis shall be prepared to asses potential impacts. As a result, there will be no impacts.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

38. Schools

Source: School District, GIS Database

Findings of Fact:

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

This project includes a Technical General Plan Amendment to correct a previous County Amendment error, for the purpose of supporting the existing onsite contractor's storage yard use, and to return the General Plan Land Use Designation back to being consistent with underlying Zoning. Furthermore, approval of this project will not result in the subdivision, grading, or any new construction on the site. Should a proposal for new development of the site be submitted, a subsequent additional Environmental Analysis shall be prepared to asses potential impacts. As a result, there will be no impacts.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

39. Libraries

Source: Riverside County General Plan

Findings of Fact:

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

This project includes a Technical General Plan Amendment to correct a previous County Amendment error, for the purpose of supporting the existing onsite contractor's storage yard use, and to return the General Plan Land Use Designation back to being consistent with underlying Zoning. Furthermore, approval of this project will not result in the subdivision, grading, or any new construction on the site. Should a proposal for new development of the site be submitted, a subsequent additional Environmental Analysis shall be prepared to asses potential impacts. As a result, there will be no impacts.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

40. Health Services

Source: Riverside County General Plan

Findings of Fact:

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

This project includes a Technical General Plan Amendment to correct a previous County Amendment error, for the purpose of supporting the existing onsite contractor's storage yard use, and to return the General Plan Land Use Designation back to being consistent with underlying Zoning. Furthermore, approval of this project will not result in the subdivision, grading, or any new construction on the site. Should a proposal for new development of the site be submitted, a subsequent additional Environmental Analysis shall be prepared to asses potential impacts. As a result, there will be no impacts.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

RECREATION

41. Parks and Recreation

a) Would the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Is the project located within a Community Service Area (CSA) or recreation and park district with a Community Parks and Recreation Plan (Quimby fees)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

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-b) There are no parks proposed or required near the project site. Any required park fees will be assessed in the future when an implementing project is submitted. As a result, there will be no impacts.

c) The project site is located within Temescal Community Services Area (#134). Any required fees associated with the CSA will determined at time of an implementing project.

This project includes a Technical General Plan Amendment to correct a previous County Amendment error, for the purpose of supporting the existing onsite contractor's storage yard use, and to return the General Plan Land Use Designation back to being consistent with underlying Zoning. Furthermore, approval of this project will not result in the subdivision, grading, or any new construction on the site. Should a proposal for new development of the site be submitted, a subsequent additional

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Environmental Analysis shall be prepared to asses potential impacts. As a result, there will be no impacts.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

42. Recreational Trails

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

Findings of Fact:

A regional recreation trail is proposed nearby the project site. The trail alignment may traverse along Temescal Canyon Road. At the time of an implementing project review, the County will review the proposed trail system in relationship to the project to determine if any portion of the site is impacted by the trail.

This project includes a Technical General Plan Amendment to correct a previous County Amendment error, for the purpose of supporting the existing onsite contractor's storage yard use, and to return the General Plan Land Use Designation back to being consistent with underlying Zoning. Furthermore, approval of this project will not result in the subdivision, grading, or any new construction on the site. Should a proposal for new development of the site be submitted, a subsequent additional Environmental Analysis shall be prepared to asses potential impacts. As a result, there will be no impacts.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

TRANSPORTATION/TRAFFIC Would the project

43. Circulation

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

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

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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c) Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
d) Alter waterborne, rail, or air traffic?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g. farm equipment)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f) Cause an effect upon, or a need for new or altered maintenance of roads?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
g) Cause an effect upon circulation during the project's construction?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
h) Result in inadequate emergency access or access to nearby uses?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
i) Conflict with adopted policies, plans or programs regarding public transit, bikeways or pedestrian facilities, or otherwise substantially decrease the performance or safety of such facilities?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source: Riverside County General Plan, Elsinore Area Plan

Findings of Fact:

a) The project site is located within the Elsinore Area Plan of the Riverside County General Plan. This is a General Plan Amendment application only and will result in changing the land use from Rural to Light Industrial. Details of a future implementing project will be reviewed in conjunction with any applicable circulation plans. Additionally, this land use amendment by itself is consistent with the existing circulation plans for the area. As a result, the impacts are less than significant.

b) Any future implementing project will address congestion management programs through standard fees and mitigation. This project includes a Technical General Plan Amendment to correct a previous County Amendment error, for the purpose of supporting the existing onsite contractor's storage yard use, and to return the General Plan Land Use Designation back to being consistent with underlying Zoning. Furthermore, approval of this project will not result in the subdivision, grading, or any new construction on the site. Should a proposal for new development of the site be submitted, a subsequent additional Environmental Analysis shall be prepared to assess potential impacts. As a result, the impacts are less than significant.

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

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

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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44. Bike Trails

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

Findings of Fact:

Any demand or requirement for bike trails shall be reviewed during the time of an implementing project submittal. This project includes a Technical General Plan Amendment to correct a previous County Amendment error, for the purpose of supporting the existing onsite contractor's storage yard use, and to return the General Plan Land Use Designation back to being consistent with underlying Zoning. Furthermore, approval of this project will not result in the subdivision, grading, or any new construction on the site. Should a proposal for new development of the site be submitted, a subsequent additional Environmental Analysis shall be prepared, to assess any potential impacts. As a result, there will be no impacts.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

UTILITY AND SERVICE SYSTEMS Would the project

45. Water

a) Require or result in the construction of new water treatment facilities or expansion of existing facilities, the construction of which would cause significant environmental effects?

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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b) Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?

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

Findings of Fact:

a-b) 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 the area to provide water to the site (beyond that which already exists). At this stage, the specific water needs are too speculative to analyze

This project includes a Technical General Plan Amendment to correct a previous County Amendment error, for the purpose of supporting the existing onsite contractor's storage yard use, and to return the General Plan Land Use Designation back to being consistent with underlying Zoning. Furthermore, approval of this project will not result in the subdivision, grading, or any new construction on the site. Should a proposal for new development of the site be submitted, a subsequent additional Environmental Analysis shall be prepared, to assess any potential impacts. As a result, there will be no impacts.

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

Monitoring: No monitoring is required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
46. Sewer				
a) Require or result in the construction of new wastewater treatment facilities, including septic systems, or expansion of existing facilities, the construction of which would cause significant environmental effects?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Result in a determination by the wastewater treatment provider that serves or may service the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Department of Environmental Health Review

Findings of Fact:

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

This project includes a Technical General Plan Amendment to correct a previous County Amendment error, for the purpose of supporting the existing onsite contractor's storage yard use, and to return the General Plan Land Use Designation back to being consistent with underlying Zoning. Furthermore, approval of this project will not result in the subdivision, grading, or any new construction on the site. Should a proposal for new development of the site be submitted, a subsequent additional Environmental Analysis shall be prepared, to assess any 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
47. Solid Waste				
a) Is the project served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Does the project comply with federal, state, and local statutes and regulations related to solid wastes including the CIWMP (County Integrated Waste Management Plan)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

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

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

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

This project includes a Technical General Plan Amendment to correct a previous County Amendment error, for the purpose of supporting the existing onsite contractor's storage yard use, and to return the General Plan Land Use Designation back to being consistent with underlying Zoning. Furthermore, approval of this project will not result in the subdivision, grading, or any new construction on the site. Should a proposal for new development of the site be submitted, a subsequent additional Environmental Analysis shall be prepared, to assess any potential impacts. As a result, there will be no impacts.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

48. Utilities

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

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

Source: Application Materials

Findings of Fact:

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

This project includes a Technical General Plan Amendment to correct a previous County Amendment error, for the purpose of supporting the existing onsite contractor's storage yard use, and to return the General Plan Land Use Designation back to being consistent with underlying Zoning. Furthermore, approval of this project will not result in the subdivision, grading, or any new construction on the site. Should a proposal for new development of the site be submitted, a subsequent additional Environmental Analysis shall be prepared, to assess any potential impacts. As a result, there will be no impacts.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

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

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

Source: Riverside County General Plan

Findings of Fact:

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

This project includes a Technical General Plan Amendment to correct a previous County Amendment error, for the purpose of supporting the existing onsite contractor's storage yard use, and to return the General Plan Land Use Designation back to being consistent with underlying Zoning. Furthermore, approval of this project will not result in the subdivision, grading, or any new construction on the site. Should a proposal for new development of the site be submitted, a subsequent additional Environmental Analysis shall be prepared, to assess any potential impacts. As a result, there will be no impacts.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

MANDATORY FINDINGS OF SIGNIFICANCE

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

Source: Staff review, Project Application Materials

Findings of Fact:

Approval of this General Plan Amendment will 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 animals, or eliminate important examples of the major periods of California history or prehistory. Furthermore, approval of this project will not result in the subdivision, grading, or any new construction on the site. Should a

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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proposal for new development of the site be submitted, a subsequent additional Environmental Analysis shall be prepared, to assess any potential impacts. As a result, there will be no impacts.

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

Source: Staff review, Project Application Materials

Findings of Fact:

The project does not have impacts which are individually limited, but cumulatively considerable. This project includes a Technical General Plan Amendment to correct a previous County Amendment error, for the purpose of supporting the existing onsite contractor's storage yard use, and to return the General Plan Land Use Designation back to being consistent with underlying Zoning. Furthermore, approval of this project will not result in the subdivision, grading, or any new construction on the site. Should a proposal for new development of the site be submitted, a subsequent additional Environmental Analysis shall be prepared, to assess any potential impacts. As a result, the impacts are less than significant.

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

Source: Staff review, project application

Findings of Fact:

The proposed project would not result in environmental effects which would cause substantial adverse effects on human beings, either directly or indirectly. This project includes a Technical General Plan Amendment to correct a previous County Amendment error, for the purpose of supporting the existing onsite contractor's storage yard use, and to return the General Plan Land Use Designation back to being consistent with underlying Zoning. Furthermore, approval of this project will not result in the subdivision, grading, or any new construction on the site. Should a proposal for new development of the site be submitted, a subsequent additional Environmental Analysis shall be prepared, to assess any potential impacts. As a result, there will be no impacts.

VI. EARLIER ANALYSES

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

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

Location: County of Riverside Planning Department

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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4080 Lemon Street, 12th Floor
Riverside, CA 92505

VII. AUTHORITIES CITED

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

INDEMNIFICATION AGREEMENT

This INDEMNIFICATION AGREEMENT ("Agreement"), made by and between the COUNTY OF RIVERSIDE, a political subdivision of the State of California ("COUNTY"), and Temescal Elsinore Partners, L.P., a California Limited Partnership ("PROPERTY OWNER"), relating to the PROPERTY OWNER'S indemnification of the COUNTY under the terms set forth herein:

WITNESSETH:

WHEREAS, the PROPERTY OWNER has a legal interest in the certain real property described as APN 391-160-013, 391-160-018, 391-170-016, 391-180-031 and 391-180-033 ("PROPERTY"); and,

WHEREAS, on March 16, 2016, PROPERTY OWNER filed an application for General Plan Amendment No. 1166 and Plot Plan No. 25985 ("PROJECT"); and,

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

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

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

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

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

1. **Indemnification.** PROPERTY OWNER, at its own expense, shall defend, indemnify and hold harmless the COUNTY, its agents, officers, and

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

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

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

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

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

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

CIVIL CODE § 1189

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

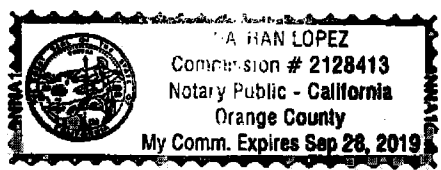
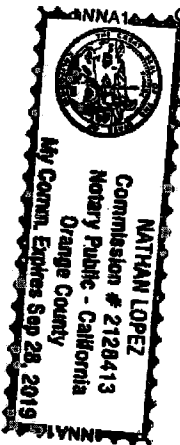
State of California)
County of Orange)
On August 29, 2016 before me, Nathan Lopez, Notary Public
Date Here Insert Name and Title of the Officer
personally appeared Rickey M. Warner
Name(s) of Signer(s)

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

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

WITNESS my hand and official seal.

Signature Nathan Lopez
Signature of Notary Public



Place Notary Seal Above

OPTIONAL

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

Description of Attached Document

Title or Type of Document: Indemnification Agreement Document Date: 08-29-16
Number of Pages: 5 Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

Signer's Name: Rickey M. Warner
 Corporate Officer -- Title(s): _____
 Partner -- Limited General
 Individual Attorney in Fact
 Trustee Guardian or Conservator
 Other: _____
Signer Is Representing: _____

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

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

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

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

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

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

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

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

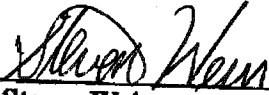
17. **Counterparts; Facsimile & Electronic Execution.** This Agreement may be executed in one or more counterparts, each of which shall be deemed an original, but all of which together shall constitute one and the same document. To facilitate execution of this Agreement, the parties may execute and exchange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

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

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

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

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


By: 
Steven Weiss
Riverside County Planning Director

FORM APPROVED COUNTY COUNSEL
BY:  9/19/16
MELISSA R. CUSHMAN / DATE

Dated: 9/22/16

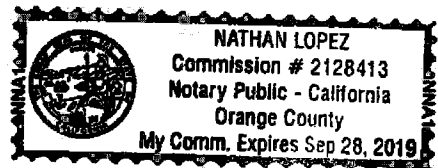
PROPERTY OWNER:
Temescal Elsinore Partners, L.P., a California Limited Partnership

By: WF Partners, LLC, a California Limited Liability Company
Its General Partner

By: 
Rickey M. Warner
Member

Dated: 8-29-16

* See Attached *



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

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

PROPERTY OWNER:
Temescal Elsinore Partners, L.P.
Attn: Rick Warner
1100 W. Town and Country, Ste. 1200
Orange, CA 92868-6493

With a copy to:
Edwin Sauls
742 Summit Drive
Laguna Beach, CA 92651

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

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

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

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

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

NOTICE OF PUBLIC HEARING
and
INTENT TO ADOPT A NEGATIVE DECLARATION

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

GENERAL PLAN AMENDMENT NO. 1166 (TECHNICAL) – Intent to Adopt a Negative Declaration – Applicant: Rick Warner – Representative: Ed Sauls – First Supervisorial District – Elsinore Area Plan – Temescal Wash Policy Area – Alberhill Area Zoning Region – Zoning: Manufacturing Service Commercial (M-SC) – Location: Between the Interstate 15 and Temescal Canyon Road, east of Hostettler Road and west of Larson Avenue – 7.03 acres – **REQUEST:** A General Plan Amendment to change the project site's General Plan Foundation Component from Rural (RUR) to Community Development (CD) and to change the site's General Plan Land Use from Rural Residential (RR) 5 Acre Minimum to Light Industrial (LI).

TIME OF HEARING: **9:00 am** or as soon as possible thereafter
NOVEMBER 2, 2016
RIVERSIDE COUNTY ADMINISTRATIVE CENTER
BOARD CHAMBERS, 1ST FLOOR
4080 LEMON STREET
RIVERSIDE, CA 92501

For further information regarding this project, please contact Project Planner, Brett Dawson, at 951-955-0972 or email bdawson@rctlma.org or go to the County Planning Department's Planning Commission agenda web page at <http://planning.rctlma.org/PublicHearings.aspx>.

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

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

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

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

PROPERTY OWNERS CERTIFICATION FORM

I, VINNIE NGUYEN, certify that on 9/14/2016.

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

APN (s) or case numbers GPA01166 For

Company or Individual's Name Planning Department

Distance buffered 2400'

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

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

NAME: Vinnie Nguyen

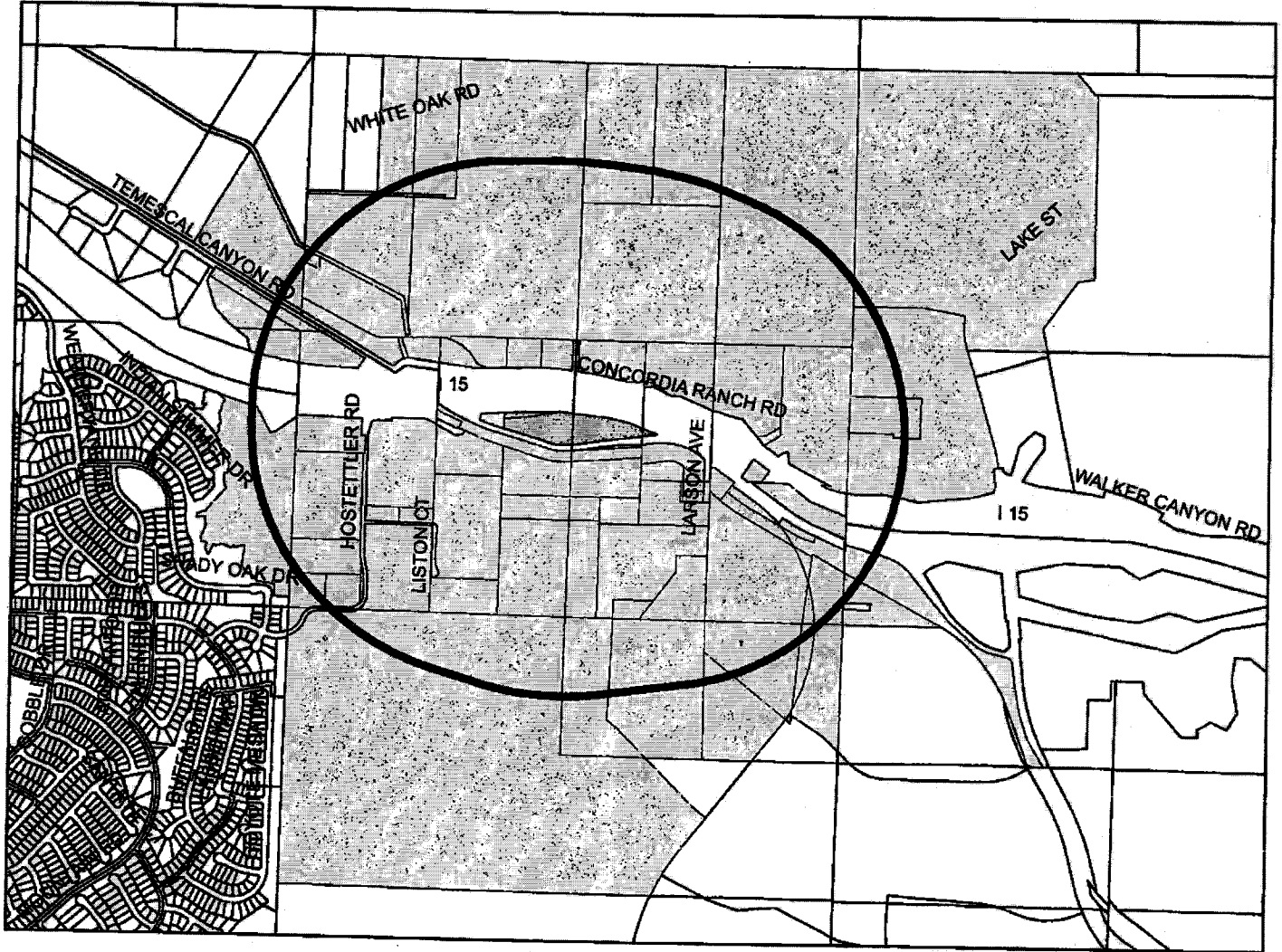
TITLE GIS Analyst

ADDRESS: 4080 Lemon Street 2nd Floor

Riverside, Ca. 92502

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

GPA01166 (2400 feet buffer)



Selected Parcels

391-150-017	391-160-005	391-150-027	391-170-002	391-170-003	391-170-018	391-180-025	391-180-026	391-180-029	390-130-015
390-130-016	391-150-033	391-150-036	391-150-037	391-150-040	391-120-012	391-170-019	391-160-019	391-160-020	391-120-009
391-120-010	391-170-022	391-170-017	391-160-025	391-160-024	390-120-011	391-120-015	391-160-027	391-200-016	391-160-026
390-110-007	390-120-010	391-110-007	391-150-038	391-150-039	391-170-001	391-170-021	391-200-017	391-480-016	391-150-041
391-160-006	391-200-019	391-200-020	391-230-011	391-170-005	391-170-007	391-200-021	391-200-022	391-200-023	391-200-024
391-200-025	391-200-026	391-230-015	391-230-016	391-230-017	391-230-020	391-230-021	391-230-023	391-120-019	391-140-029
391-120-028	391-180-028	391-190-015	391-150-019	391-120-002	391-120-003	391-120-016	391-120-022	391-120-023	391-120-024
391-120-026	391-160-021	391-160-022	391-230-007	391-190-009	391-200-002	391-180-027	391-190-016	391-480-018	391-160-013
391-160-018	391-170-016	391-180-031	391-180-033	391-170-008	391-170-010	391-120-011	391-160-016	391-160-003	391-170-011
391-480-015	391-160-015	391-150-023	391-170-006	391-170-009					



1,600 800 0 1,600 Feet

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

ASMT: 390120010, APN: 390120010
GENUS
C/O EUGENE GABRYCH
2006 OLD HWY 395
FALLBROOK CA 92028

ASMT: 391120016, APN: 391120016
SOUTHERN CALIF EDISON CO
2ND FLOOR
2131 WALNUT GROVE AVE
ROSEMEAD CA 91770

ASMT: 390120011, APN: 390120011
EVMWD
C/O BEST BEST & KRIEGER
3740 UNIVERSITY AVE
RIVERSIDE CA 92502

ASMT: 391120019, APN: 391120019
PETER RASINSKI
12620 BOSLEY LN
CORONA CA 92883

ASMT: 390130016, APN: 390130016
COOKE ALBERHILL RANCH, ETAL
P O BOX 11165
BAKERSFIELD CA 93389

ASMT: 391120028, APN: 391120028
ROBERT ZEIGLER
14240 LOVE LN
LAKE ELSINORE, CA. 92530

ASMT: 391110007, APN: 391110007
JOANNE DERUYTER, ETAL
1136 HUMMINGBIRD LN
CORONA CA 92882

ASMT: 391140029, APN: 391140029
HILL COUNTRY S A LTD, ETAL
3161 MICHELSON DR STE 425
IRVINE CA 92612

ASMT: 391120010, APN: 391120010
NORMA PAWLOWSKI, ETAL
P O BOX 79377
CORONA CA 92877

ASMT: 391150017, APN: 391150017
ANGELINA KITCHELL
26678 HOSTETTLER RD
CORONA, CA. 92883

ASMT: 391120011, APN: 391120011
EUGENE GABRYCH, ETAL
C/O EUGENE GABRYCH
2006 OLD HIGHWAY 395
FALLBROOK CA 92028

ASMT: 391150023, APN: 391150023
WILLIAM HANMER
P O BOX 2407
CORONA CA 92878

ASMT: 391120015, APN: 391120015
EVMWD
P O BOX 3000
LAKE ELSINORE CA 92531

ASMT: 391150038, APN: 391150038
JACK LAGRECA
26830 HOSTETTLER
CORONA CA 92883

ASMT: 391150039, APN: 391150039
CLAUDIA LAGRECA, ETAL
26830 HOSTETTLER RD
CORONA, CA. 92883

ASMT: 391160024, APN: 391160024
YOLANDA RODRIGUEZ, ETAL
521 E TRENTON AVE
ORANGE CA 92867

ASMT: 391150041, APN: 391150041
MICHAEL LISTON
26760 HOSTETTLER RD
CORONA, CA. 92883

ASMT: 391160025, APN: 391160025
ELIZABETH LISTON
21501 TEMESCAL CANYON RD
CORONA CA 92883

ASMT: 391160015, APN: 391160015
JOAN CANDEE, ETAL
P O BOX 5039
FALLON NV 89407

ASMT: 391160026, APN: 391160026
FREDA BUNTING
2315 PASEO SAUCEDAL
CARLSBAD CA 92009

ASMT: 391160016, APN: 391160016
CLAY WORKER LOCAL 843 AFL TR, ETAL
C/O ABCWIU
2851 RAZOR WAY
RIVERSIDE CA 92509

ASMT: 391170009, APN: 391170009
LILLIAN SOO HOO, ETAL
485 GIANO AVE
LA PUENTE CA 91744

ASMT: 391160020, APN: 391160020
CORP OF PRES BISHOP CH OF JESUS CHRIST
C/O LDS CHURCH TAX ADMIN
50 E NORTH TEMPLE 22ND FLR
SALT LAKE CITY UT 84150

ASMT: 391170010, APN: 391170010
TINA ELLIOT
PMB 405 C/O TINA ELLIOT
324 S DIAMOND BAR BLV
DIAMOND BAR CA 91765

ASMT: 391160021, APN: 391160021
SOUTHERN CALIF EDISON CO
C/O G BRIDGES
2244 WALNUT GROVE AVE
ROSEMEAD CA 91770

ASMT: 391170011, APN: 391170011
EMPERATRIZ PINTO, ETAL
17200 NEWHOPE ST APT 38A
FOUNTAIN VALLEY CA 92708

ASMT: 391160022, APN: 391160022
SOUTHERN CALIF EDISON CO
C/O TITLE & REAL EST SVCS
14799 CHESTNUT ST
WESTMINSTER CA 92683

ASMT: 391170017, APN: 391170017
DORIS BALSZ
C/O WAYNE VOS
12948 3RD AVE
VICTORVILLE CA 92395



ASMT: 391170019, APN: 391170019
CONCORDIA PROP
2550 S SANTA FE AVE
VISTA CA 92084

ASMT: 391200002, APN: 391200002
STATE OF CALIF
DEPARTMENT OF TRANS
P O BOX 231
SAN BERNARDINO CA 92403

ASMT: 391170021, APN: 391170021
JIM MILLER
41802 HUTCHINGSON CT
MURRIETA CA 92562

ASMT: 391200016, APN: 391200016
FRANSSONS INV CO
C/O RICHARD C GOODMAN
18 CYPRESS POINT LN
NEWPORT BEACH CA 92660

ASMT: 391170022, APN: 391170022
DORALYN MINCKS
2850 AMBER DR
CORONA CA 92882

ASMT: 391200017, APN: 391200017
ZOHREH HASHEMI, ETAL
765 S FAIRWAY LN
ANAHEIM HILLS CA 92807

ASMT: 391180029, APN: 391180029
CARTIER LIQUIDATING TRUST NO 1
C/O REAL ESTATE DEPT
16 CORPORATE PLAZA DR
NEWPORT BEACH CA 92660

ASMT: 391200024, APN: 391200024
PACIFIC CLAY PROD INC, ETAL
C/O G DALE KLINE
14741 LAKE ST
LAKE ELSINORE CA 92530

ASMT: 391180033, APN: 391180033
TEMESCAL ELSINORE PARTNERS
C/O CENTENNIAL FUNDING CORP
1131 E MAIN ST STE 207B
TUSTIN CA 92780

ASMT: 391230007, APN: 391230007
SOUTHERN CALIFORNIA EDISON CO
C S REENDERS ASST COMPTROLLER
P O BOX 800
ROSEMEAD CA 91770

ASMT: 391190009, APN: 391190009
STATE OF CALIF
DEPT OF TRANSPORTATION
464 W FOURTH ST 6TH FL
SAN BERNARDINO CA 92401

ASMT: 391480015, APN: 391480015
WESTERN RIVERSIDE CO REG CONSERV AUT
3133 MISSION INN AVE
RIVERSIDE CA 92507

ASMT: 391190015, APN: 391190015
CLAUDIA MAGANA, ETAL
13743 DESERT RIDGE
CORONA CA 92883

ASMT: 391480016, APN: 391480016
MARTIN GARCIA
1758 JAMES PL
POMONA CA 91767



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ASMT: 391480018, APN: 391480018
JULIEANNE LEE, ETAL
3447 WEDGEWOOD LN
BURBANK CA 91504

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Rick Warner
CBRE
1100 W Town and Country
Suite 1200
Orange CA
92868

Edwin Sauls
742 Summit Drive
Lagune Beach CA 92651

9/13/2016 1:46:58 PM

1st Supervisor District
Kevin Jefferies, Supervisor
Board of Supervisors
Riverside County

Planning Commission Riverside County
c/o Mary Stark, Planning Commission
Secretary
Mail Stop 1070

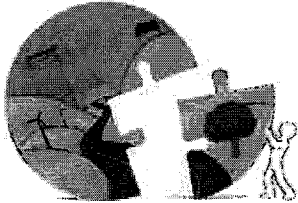
Jerry Cinich
25704 Lacepark Rd,
Temescal Valley ca 92883

City of Lake Elsinore
130 South Main Street
Lake Elsinore, CA 92530

Pechanga Cultural Resources
Pechanga Band of Luiseno Mission Indians
Attn: Tuba Ebru Ozdil
P.O. Box 2183
Temecula CA 92593

Soboba Band of Luiseno Indians
Attn: Joseph Ontiveros
P.O. Box 487
San Jacinto CA 92581

Rincon Band of Mission Indians
Bo Mazzetti, Chairperson
1 West Tribal Road
Valley Center, CA 92082



RIVERSIDE COUNTY
PLANNING DEPARTMENT

Steven Weiss, AICP
Planning Director

NEGATIVE DECLARATION

Project/Case Number: General Plan Amendment No. 1166

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

PROJECT DESCRIPTION, LOCATION (see Environmental Assessment).

COMPLETED/REVIEWED BY:

By: Brett Dawson Title: Project Planner Date: August 13, 2016

Applicant/Project Sponsor: County of Riverside Date Submitted: August 13, 2016

ADOPTED BY: Board of Supervisors

Person Verifying Adoption: _____ Date: _____

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

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

For additional information, please contact Brett Dawson at (951) 955-0972.

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

Please charge deposit fee case#: ZEA42886 ZCFG08260

FOR COUNTY CLERK'S USE ONLY



RIVERSIDE COUNTY PLANNING DEPARTMENT

Steven Weiss, AICP
Planning Director

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

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

38686 El Cerrito Road
Palm Desert, California 92211

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

General Plan Amendment No. 1166

Project Title/Case Numbers

Brett Dawson – Project Planner

County Contact Person

(951) 955-0972

Phone Number

N/A

State Clearinghouse Number (if submitted to the State Clearinghouse)

County of Riverside

Project Applicant

4080 Lemon Street, 12th Floor, Riverside, CA 92501

Address

Located between the Interstate 15 Freeway and Temescal Canyon Road, east of Hostettler Road and west off Larson Avenue, within the Elsinore Area Plan and the Temescal Wash Policy Area and the Alberhill Zoning Area.

Project Location

A General Plan Amendment to change the project site's General Plan Foundation Component from Rural (RUR) to Community Development (CD) and to change the site's General Plan Land Use from Rural Residential (RR) 5 Acre Minimum to Light Industrial (LI)(0.25 – 0.60 FAR)

Project Description

This is to advise that the Riverside County Board of Supervisors, as the lead agency, has approved the above-referenced project on Month Day, 2016, and has made the following determinations regarding that project:

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

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

Signature

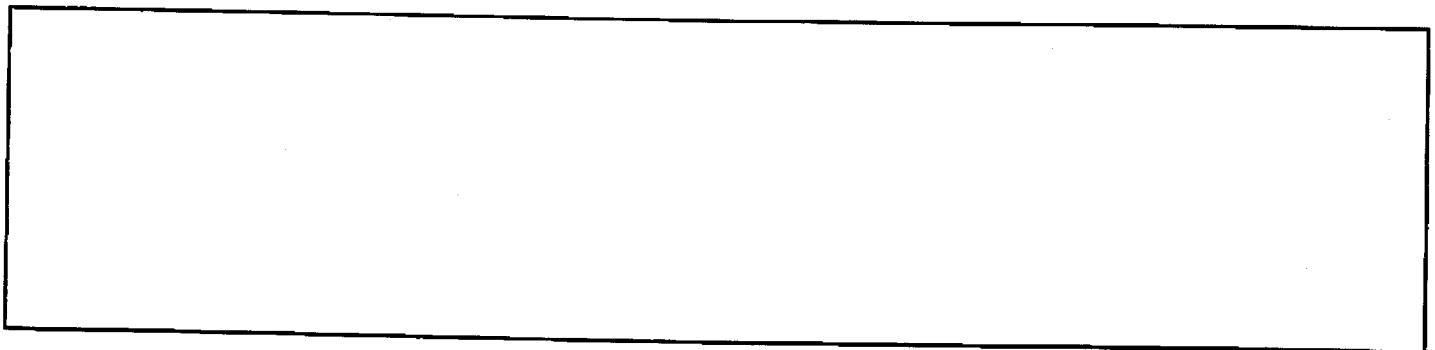
Project Planner

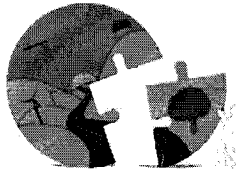
Title

Month Day, 2016

Date

Date Received for Filing and Posting at OPR: _____





RIVERSIDE COUNTY
PLANNING DEPARTMENT

**PLANNING COMMISSION HEARING
REPORT OF ACTIONS
NOVEMBER 2, 2016**

1.0 CONSENT CALENDAR

1.1 FIRST EXTENSION OF TIME for TENTATIVE TRACT MAP NO. 31100 – Applicant: La Ventana Partners 77, LLC – Third Supervisorial District – Winchester Zoning District – Harvest Valley/Winchester – Community Development: Medium Density Residential (CD:MDR) (2-5 dwelling units per acre), Community Development: Medium High Density Residential (CD:MHDR) (2-8 dwelling units per acre) and Open Space – Recreation (OS-R) – Location: Southerly of Simpson Road, easterly of La Ventana Road, north of Olive Road, and west of Leon Road – 77 Gross Acres – Zoning: Specific Plan No. 293 (Winchester Hills) – **APPROVED PROJECT DESCRIPTION:** Schedule 'A' subdivision to divide 77 acres into 286 residential lots (minimum lot size 6,000 sq. ft.) and 1 open space lot – **REQUEST: FIRST EXTENSION OF TIME for TENTATIVE TRACT MAP NO. 31100**, extending the expiration date to September 14, 2017. Project Planner is Dionne Harris at 951-955-6836 or email at dharris@rctlma.org.

Planning Commission Actions:

APPROVED FIRST EXTENSION OF TIME for TENTATIVE TRACT MAP NO. 31100, extending the expiration date to September 14, 2017.

1.2 SECOND EXTENSION OF TIME for TENTATIVE TRACT MAP NO. 33020 – Applicant: Jonathan Skeith – Fifth Supervisorial District – Lakeview Zoning Area – Lakeview/Nuevo Area Plan: Rural Community – Low Density Residential (RC-LDR) – Location: North of 10th Street, east of Lakeview Avenue, south of Mountain View Lane and west of Yucca Avenue – 5.0 Acres – Zoning: Residential Agricultural (R-A) – Approved Project Description: Schedule B subdivision of five acres into three one-acre minimum residential lots and three one-half acre minimum residential lots – **REQUEST: SECOND EXTENSION OF TIME for TENTATIVE TRACT MAP NO. 33020**, extending the expiration date to May 25, 2017. Project Planner is Dionne Harris at 951-955-6836 or email at dharris@rctlma.org.

Planning Commission Actions:

APPROVED SECOND EXTENSION OF TIME for TENTATIVE TRACT MAP NO. 33020, extending the expiration date to May 25, 2017.

**PLANNING COMMISSION HEARING
REPORT OF ACTIONS
NOVEMBER 2, 2016**

- 1.3 THIRD EXTENSION OF TIME for TENTATIVE TRACT MAP NO. 30837** – Applicant: FVS Partners, LLC – Third Supervisorial District – Rancho California Zoning Area – Southwest Area Plan: Community Development: Medium Density Residential (CD: MDR) (2-5 dwelling units per acre) – Location: Easterly of Washington Street, southerly of Sally Street, and northerly of Yates Road – 99.77 Gross Acres – Zoning: One-Family Dwelling (R-1) – **APPROVED PROJECT DESCRIPTION:** Schedule 'A' subdivide 99.77 acres into 335 single family lots – **REQUEST: THIRD EXTENSION OF TIME for TENTATIVE TRACT MAP NO. 30837**, extending the expiration date to October 19, 2017. Project Planner is Dionne Harris at 951-955-6836 or email at dharris@rctlma.org.
- Planning Commission Actions:
APPROVED THIRD EXTENSION OF TIME for TENTATIVE TRACT MAP NO. 30837, extending the expiration date to October 19, 2017.
- 1.4 SECOND EXTENSION OF TIME for TENTATIVE TRACT MAP NO. 31687** – Applicant: Watermarke Homes, LLC – Fifth Supervisorial District – Romoland Zoning Area – Harvest Valley/Winchester Area Plan: Community Development: Low Density Residential (CD:LDR) (0.5 – acre minimum) – Location: Easterly of Trade Winds Drive, northerly of Mapes Road, and westerly of Palomar Road – 40.17 Acres – Zoning: Rural Residential (R:RR) – **APPROVED PROJECT DESCRIPTION:** Schedule 'B' subdivision of 40.17 acres into 65 single family residential lots and 2 open space lots - **REQUEST: SECOND EXTENSION OF TIME REQUEST for TENTATIVE TRACT MAP No. 31687**, extending the expiration date to May 25, 2017. APN: 327-340-017, and -018. Project Planner: Dionne Harris at 951-955-6836 or email at dharris@rctlma.org.
- Planning Commission Actions:
APPROVED SECOND EXTENSION OF TIME REQUEST for TENTATIVE TRACT MAP No. 31687, extending the expiration date to May 25, 2017.
- 1.5 FIRST EXTENSION OF TIME for TENTATIVE TRACT MAP NO. 31700** – Applicant: EPC Holdings 781, LLC – Third Supervisorial District – Rancho California Zoning Area – Southwest Area Plan: Open Space: Conservation (OS:C) – Location: Southerly of Keller Road, westerly of Washington Street and easterly of Coventry Lane – 20.7 gross acres – Zoning: One-Family Dwellings (R-1) – **APPROVED PROJECT**
- Planning Commission Actions:
APPROVED FIRST EXTENSION OF TIME REQUEST for TENTATIVE TRACT MAP No. 31700, extending the expiration date to August 29, 2017.

**PLANNING COMMISSION HEARING
REPORT OF ACTIONS
NOVEMBER 2, 2016**

DESCRIPTION: Schedule A – tract map proposing to subdivide 20.7 gross acres into 64 residential lots and one park. The proposed development will consist of two phases and all lots will have a minimum of 7,200 square feet – **REQUEST: FIRST EXTENSION OF TIME REQUEST for TENTATIVE TRACT MAP No. 31700, extending the expiration date to August 29, 2017. APN: 476-010-052. Project Planner: Tim Wheeler at 951-955-6060 or email at twheeler@rctlma.org**

1.6 SECOND EXTENSION OF TIME for TENTATIVE TRACT MAP NO. 28957 –

Applicant: Brian Woods – Second Supervisorial District – University Zoning District – Highgrove Area Plan: Community Development: Medium Density Residential (CD:MDR) (2-5 D.U./Ac) – Location: Northerly of Spring St. and easterly of Garfield Ave. – 8.86 Acres – Zoning: One-Family Dwellings (R-1) – **APPROVED PROJECT DESCRIPTION: Schedule A subdivision of 8.86 acres into 36 lots – REQUEST: EXTENSION OF TIME to January 11, 2018 – SECOND EXTENSION OF TIME REQUEST for TENTATIVE TRACT MAP No. 28957. Project Planner: Dionne Harris at 951-955-6836 or email dharris@rctlma.org.**

Planning Commission Actions:

APPROVED SECOND EXTENSION OF TIME for TENTATIVE TRACT MAP No. 28957, extending time to January 11, 2018.

1.7 FIRST EXTENSION OF TIME for TENTATIVE TRACT MAP NO. 31820 –

Applicant: Peter Pitassi – Third Supervisorial District – Homeland Zoning Area – Harvest Valley/Winchester Area Plan: Community Development: Medium Density Residential (CD-MDR) – Location: Northerly of Anna Lyn Lane, easterly of Branson Lane, southerly of Western View Drive, and westerly of Leon Road – 4.92 Acres – Zoning: One-Family Dwellings (R-1) – **APPROVED PROJECT DESCRIPTION: Schedule A – to subdivide 4.92 acres into 17 single family residential lots and one open space lot for water quality. REQUEST: FIRST EXTENSION OF TIME REQUEST for TENTATIVE TRACT MAP No. 31820, extending the expiration date to May 2, 2017. Project Planner: Dionne Harris at 951-955-6836 or email dharris@rctlma.org.**

Planning Commission Actions:

APPROVED FIRST EXTENSION OF TIME REQUEST for TENTATIVE TRACT MAP No. 31820, extending the expiration date to May 2, 2017.

1.8 REMOVED FROM THE AGENDA

**PLANNING COMMISSION HEARING
REPORT OF ACTIONS
NOVEMBER 2, 2016**

- 1.9 FIRST EXTENSION OF TIME for TENTATIVE TRACT MAP NO. 32027** – Planning Commission Actions:
Applicant: Martha Boone – Third Supervisorial District – Winchester – Harvest Valley/Winchester Area Plan: Community Development: Medium Density Residential (CD:MDR) (2-5 dwelling units per acre) – Location: Northerly of Craig Road, southerly of Holland Road, westerly of Holcomb Road, easterly of Eucalyptus Road – 25.7 Acres – Zoning: One-Family Dwellings (R-1) – **APPROVED PROJECT DESCRIPTION:** Schedule: A – to subdivide 25.7 acres into 82 residential lots and 4 open space lots – **REQUEST: FIRST EXTENSION OF TIME REQUEST for TENTATIVE TRACT MAP No. 32027, extending the expiration date to March 3, 2017. APN: 466-310-019, -020, and -021. Project Planner: Dionne Harris at 951-955-6836 or email dharris@rctlma.org.** **APPROVED FIRST EXTENSION OF TIME REQUEST for TENTATIVE TRACT MAP No. 32027, extending the expiration date to March 3, 2017.**

2.0 GENERAL PLAN AMENDMENT INITIATION PROCEEDINGS

- 2.1 GENERAL PLAN AMENDMENT NO. 1174 FOUNDATION AND ENTITLEMENT/POLICY** – Applicant: Pinecrest Badger Association, LLC – Engineer/Representative: KWC Engineers – Second Supervisorial District – Temescal Canyon Area Plan – West Corona Zoning Area – Zone: One-Family Dwellings (R1) – LOCATION: Generally located south of the 91 Freeway, east of Palisades Drive, west of Kirkwood Drive, and includes Mountain View Golf Course – PROJECT SIZE: 82 gross acres – **REQUEST:** Proposal to amend the project site's General Plan Foundation Component from Open Space (OS) to Community Development (CD) and amend its Land Use Designation from Recreation (R) to Medium Density Residential (MDR), Medium High Density Residential (MHDR), and High Density Residential (HDR), on 11 parcels, totaling 82 gross acres – PROJECT PLANNER: John Hildebrand at (951) 955-1888 or email jhildebr@rctlma.org. Planning Commission Comments to the Board of Supervisors:
TWO (2) PLANNING COMMISSIONS RECOMMEND INITIATE WITH CAUTION; and,
TWO (2) PLANNING COMMISSIONERS RECOMMEND DO NOT INITIATE.
- 2.2 GENERAL PLAN AMENDMENT NO. 1176 FOUNDATION AND ENTITLEMENT/POLICY** – APPLICANT: Sisters of the Company of Mary Our Lady – Planning Commission Comments to the Board of Supervisors:
INITIATION OF THE PROPOSED

**PLANNING COMMISSION HEARING
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ENGINEER/REPRESENTATIVE: MDMG – **GENERAL PLAN AMENDMENT.**
Third Supervisorial District – Southwest Area
Plan – Rancho California Zoning Area –
ZONE: Residential Agriculture-2.5 Acre
Minimum (R-A-2.5) – **LOCATION:** Northerly of
Avenida Lestonnac, southerly of Rancho
California Road, easterly of Avenita Olgita,
and westerly of Avenita Bordeaux –
PROJECT SIZE: 17.07 gross acres –
REQUEST: Proposal to remove an existing K-
8 private school from the boundaries of the
Temecula Valley Wine Country Policy Area –
Residential District, on one parcel, totaling
17.07 gross acres – **PROJECT PLANNER:**
John Hildebrand at (951) 955-1888 or email
jhildebr@rctlma.org.

- 2.3 GENERAL PLAN AMENDMENT NO. 1177** Planning Commission Comments to the Board of Supervisors:
FOUNDATION AND ENTITLEMENT/POLICY
– **APPLICANT:** Front Street Architects, LLP –
ENGINEER/REPRESENTATIVE: Front Street
Architects, LLP – Third Supervisorial District –
REMAP Area Plan – Anza Zoning Area –
ZONE: Rural Residential-2.5 Acre Minimum
(R-R-2.5) – **LOCATION:** Northerly of Wellman
Road, southerly of Highway 371, easterly of
Kirby Road, and westerly of Rolling Hills –
PROJECT SIZE: 7.74 gross acres –
REQUEST: Proposal to amend the project
site's Foundation Component from Rural
Community (RC) to Community Development
(CD) and amend its Land Use Designation
from Estate Density Residential (EDR) to
Commercial Retail (CR), on one parcel,
totaling 7.74 gross acres – **PROJECT
PLANNER:** John Hildebrand at (951) 955-
1888 or email jhildebr@rctlma.org.
**INITIATE WITH CAUTION THE
PROPOSED GENERAL PLAN
AMENDMENT.**
- 2.4 GENERAL PLAN AMENDMENT NO. 1181** Planning Commission Comments to the Board of Supervisors:
FOUNDATION AND ENTITLEMENT/POLICY
– **APPLICANT:** Trip Hord Associates –
ENGINEER/REPRESENTATIVE: McKeever
Engineering – Third Supervisorial District –
Harvest Valley/Winchester Area Plan –
Winchester Zoning Area – **ZONE:** Heavy
Agriculture (A-2) (10 acre minimum) –
LOCATION: Generally located north of Stowe
Road, east of Richmond Road, south of
Stetson Avenue, and west of Stueber Lane –
PROJECT SIZE: 99 gross acres – **REQUEST:**
Proposal to amend the parcel's General Plan
**INITIATE WITH CAUTION THE
PROPOSED GENERAL PLAN
AMENDMENT.**

**PLANNING COMMISSION HEARING
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Foundation Component from Rural Community (RC) to Community Development (CD) and amend its Land Use Designation from Estate Density Residential (EDR) to Medium Density Residential (MDR), totaling 99 gross acres – PROJECT PLANNER: John Hildebrand at (951) 955-1888 or email jhildebr@rctlma.org.

- 2.5 GENERAL PLAN AMENDMENT NO. 1184 FOUNDATION AND ENTITLEMENT/POLICY** – APPLICANT: KGK Riverside Properties – ENGINEER/REPRESENTATIVE: MDMG, Inc. – Third Supervisorial District – Sun City/Menifee Valley Area Plan – Winchester Zoning Area – ZONE: Light Agriculture (A-1-5) – POLICY AREAS: Estate Density Residential and Rural Residential and Highway 79 – LOCATION: Generally located north of Scott Road, south of Wickerd Road, and west of Leon Road – PROJECT SIZE: 39.09 gross acres – REQUEST: Proposal to amend the project site's General Plan Foundation Component from Rural (R) to Community Development (CD) and to amend its Land Use Designation from Rural Residential (RR) to Medium Density Residential (MDR) and remove the project site from the Estate Density Residential & Rural Residential Policy Area, on one parcel, totaling 39.09 gross acres – PROJECT PLANNER: John Hildebrand at (951) 955-1888 or email jhildebr@rctlma.org.
- 2.6 GENERAL PLAN AMENDMENT NO. 1186 FOUNDATION AND ENTITLEMENT/POLICY** – APPLICANT: Dream House USA, LLC – ENGINEER/REPRESENTATIVE: Matthew Fagan Consulting – Third Supervisorial District – Southwest Area Plan – Rancho California Zoning Area – ZONE: Rural Residential (R-R) POLICY AREA: Highway 79 – LOCATION: Generally located north of Vino Way, south of Buck Road, east of Pourroy Road, and west of Anza Road – PROJECT SIZE: 145.63 gross acres – REQUEST: Proposal to amend the project site's General Plan Foundation Component from Open Space (OS) to Community Development (CD) and amend its Land Use Designation from Conservation Habitat (CH) to Estate Density Residential

Planning Commission Comments to the Board of Supervisors:

INITIATE WITH CAUTION THE PROPOSED GENERAL PLAN AMENDMENT.

Planning Commission Comments to the Board of Supervisors:

INITIATE WITH CAUTION THE PROPOSED GENERAL PLAN AMENDMENT.

**PLANNING COMMISSION HEARING
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(EDR), on eight parcels, totaling 145.63 gross acres – PROJECT PLANNER: John Hildebrand at (951) 955-1888 or email jhildebr@rctlma.org

- 2.7 GENERAL PLAN AMENDMENT NO. 1187 FOUNDATION AND ENTITLEMENT/POLICY** – APPLICANT: Londen Land Company, LLC – ENGINEER/REPRESENTATIVE: NV5, Bill Warner – Third Supervisorial District – Southwest Area Plan – Rancho California Zoning Area – ZONE: Light Agriculture (A-1-5) – Location: North of Mazoe Street, south of Auld Road, east of Dickson Path, and west of Maddalena Road – PROJECT SIZE: 14.48 gross acres – **REQUEST:** Proposal to amend the project site's General Plan Foundation Component from Rural (RUR) to Community Development (CD) and amend its Land Use Designation from Rural Residential (RR) to Estate Density Residential (EDR), on three parcels, totaling 14.48 gross acres – PROJECT PLANNER: John Hildebrand at (951) 955-1888 or email jhildebr@rctlma.org
- Planning Commission Comments to the Board of Supervisors:**
- INITIATION OF THE PROPOSED GENERAL PLAN AMENDMENT.**
- 2.8 GENERAL PLAN AMENDMENT NO. 1191 FOUNDATION AND ENTITLEMENT/POLICY** – APPLICANT: EMS Storage, LLC – ENGINEER/REPRESENTATIVE: Dave Jeffers Consulting – Third Supervisorial District – Southwest Area Plan – French Valley Zoning Area – ZONE: Rural Residential (R-R) – POLICY AREAS: Highway 79 and Leon Keller – LOCATION: Generally located north of Aaron Road, south of Scott Road, east of Leon Road, and west of Fowler Drive – PROJECT SIZE: 2.49 gross acres – **REQUEST:** Proposal to amend the project site's General Plan Foundation Component from Rural Community (RC) to Community Development (CD) and amend its Land Use Designation from Estate Density Residential (EDR) to Light Industrial (LI) on one parcel, totaling 2.49 gross acres – PROJECT PLANNER: John Hildebrand at (951) 955-1888 or email jhildebr@rctlma.org
- Planning Commission Comments to the Board of Supervisors:**
- INITIATE WITH CAUTION THE PROPOSED GENERAL PLAN AMENDMENT.**
- 2.9 GENERAL PLAN AMENDMENT NO. 1194 FOUNDATION AND ENTITLEMENT/POLICY** – APPLICANT: MDMG, Inc. –
- Planning Commission Comments to the Board of Supervisors:**

**PLANNING COMMISSION HEARING
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ENGINEER/REPRESENTATIVE: MDMG, Inc. **INITIATION OF THE PROPOSED GENERAL PLAN AMENDMENT.**
- Third Supervisorial District - Southwest Area Plan - Rancho California Zoning Area - ZONE: Manufacturing - Service Commercial (M-SC) and Rural Residential (R-R) - LOCATION: Generally located northeast of Interstate 15, west of Sparta Lane, east of Rainbow Canyon Road, and south of the City of Temecula within the Rainbow Canyon Community - PROJECT SIZE: 36.70 gross acres - **REQUEST:** Proposal to amend a portion of the project site's General Plan Foundation Component from Rural (R) to Community Development (CD) and amend its Land Use Designation from Rural Mountainous (RM) to Light Industrial (LI), on one parcel, totaling 36.70 gross acres - PROJECT PLANNER: John Hildebrand at (951) 955-1888 or email jhildebr@rctlma.org.

- 2.10 **GENERAL PLAN AMENDMENT NO. 1197 FOUNDATION AND ENTITLEMENT/POLICY** **Planning Commission Comments to the Board of Supervisors:**
- APPLICANT: SFT Realty Galway Downs, LLC - ENGINEER/REPRESENTATIVE: Michael Newcomb - Third Supervisorial District - Southwest Area Plan - Rancho California Zoning Area - ZONE: Rural Residential (R-R), and Wine Country-Equestrian (WC-E) - LOCATION: Generally located south of De Portola Road, east of Los Caballos Road and west of Pauba Road - PROJECT SIZE: 238.5 gross acres - **REQUEST:** Proposal to remove four of the five project site parcels from the Temecula Valley Wine Country - Equestrian District Policy Area and establish them in the Temecula Valley Wine Country - Winery District Policy Area and establish the fifth parcel, which exists outside of a Policy Area, in the Temecula Valley Wine Country - Winery District Policy Area, on five parcels, totaling 238.5 gross acres - PROJECT PLANNER: John Hildebrand at (951) 955-1888 or email jhildebr@rctlma.org. **INITIATION OF THE PROPOSED GENERAL PLAN AMENDMENT.**
- 2.11 **GENERAL PLAN AMENDMENT NO. 1202 FOUNDATION AND ENTITLEMENT/POLICY** **Planning Commission Comments to the Board of Supervisors:**
- APPLICANT: Koll Custom Homes, Inc. - ENGINEER/REPRESENTATIVE: Love Engineering - Third Supervisorial District - **INITIATION OF THE PROPOSED GENERAL PLAN AMENDMENT.**

**PLANNING COMMISSION HEARING
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Southwest Area Plan – Rancho California Zoning Area – ZONE: Citrus Vineyard (CV-10) – LOCATION: Generally located north of Los Nogales Road, south of Monte de Oro Road, west of Camino del Vino, and east of Anza Road – PROJECT SIZE: 48.52 gross acres – REQUEST: Proposal to remove the project site from the Temecula Valley Wine Country – Wine District Policy Area and establish in the Temecula Valley Wine County – Residential District Policy Area, on one parcel, totaling 48.52 gross acres – PROJECT PLANNER: John Hildebrand at (951) 955-1888 or email jhildebr@rctlma.org.

3.0 PUBLIC HEARINGS – CONTINUED ITEMS:

3.1 NONE

4.0 PUBLIC HEARINGS – NEW ITEMS:

4.1 GENERAL PLAN AMENDMENT NO. 1166 (TECHNICAL) – Intent to Adopt a Negative Declaration – Applicant: Rick Warner – Representative: Ed Sauls – First Supervisorial District – Elsinore Area Plan – Temescal Wash Policy Area – Alberhill Area Zoning Region – Zoning: Manufacturing Service Commercial (M-SC) – Location: Between Interstate 15 and Temescal Canyon Road, east of Hostettler Road and west of Larson Avenue – 7.03 acres – REQUEST: A General Plan Amendment to change the project site's General Plan Foundation Component from Rural (RUR) to Community Development (CD) and to change the site's General Plan Land Use from Rural Residential (RR) 5 Acre Minimum to Light Industrial (LI). Project Planner: Brett Dawson at (951) 955-0972 or email bdawson@rctlma.org.

Planning Commission Action:
Public Comments: Closed

ADOPTED PLANNING COMMISSION RESOLUTION NO. 2016-012.

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

ADOPT a NEGATIVE DECLARATION FOR ENVIRONMENTAL ASSESSMENT NO. 42937; and,

TENTATIVELY APPROVE GENERAL PLAN AMENDMENT NO. 1166.

4.2 CONDITIONAL USE PERMIT NO. 3673 – REVISION 1 – Intent to Adopt a Mitigated Negative Declaration – Applicant: San Jacinto Mountain Community Center – Engineer/Representative: Jim March Architect – Idyllwild Zoning District – Third Supervisorial District – Riverside Extended Mountain Area Plan: Community Development: Commercial Retail (CD:CR) and Medium Density Residential (CD:MDR) within the

Planning Commission Action:
Public Comments: Open

CONTINUED TO DECEMBER 7, 2016.

**PLANNING COMMISSION HEARING
REPORT OF ACTIONS
NOVEMBER 2, 2016**

Idyllwild/Pine Cove Village Tourist Policy Area
– Location: North of S. Circle Drive, south of Highway 243 and Ridge View Drive, east of Pine Dell and west of Village Center Drive – 8.83 Gross Acres – Zoning: Village Tourist Residential (R-3A), Scenic Highway Commercial (C-P-S), and Watercourse Area (W-1) Zones – **REQUEST:** The project is to permit a community center that will be built in four (4) phases. Phase 1 only includes the amphitheater for the Idyllwild Summer Concert Series, which is a sequence of eight (8) concerts on Thursday nights in June, July, and August. These concerts will be attended by a maximum of 400 people. The amphitheater may also be utilized occasionally for other events on different evenings of the week, such as "Movies in the Park" and a summer play. Phase 2 will be a two-storied 8,000 sq. ft. building with an activities room, a youth center, a commercial kitchen, restrooms, an office, a lobby, and four (4) gazebos. The commercial kitchen will be used to prepare food for events such as fundraisers, weddings, and small banquets. Phase 3 will include a 7,000 sq. ft. gymnasium and four (4) gazebos. Phase 4 includes a 5,000 sq. ft. indoor swimming pool building. The amphitheater and the buildings will not be used at the same time. The project proposes 146 parking spaces. Existing uses include a playground, tennis courts, and trails. The existing commercial building for retail and deli located on parcel 565-062-026 is not a part of this project – Project Planner: Phayvanh Nanthavongdouangsy at (951) 955-6573 or email pnanthav@rctlma.org.

5.0 WORKSHOP

5.1 NONE

6.0 ORAL COMMUNICATION ON ANY MATTER NOT ON THE AGENDA

7.0 DIRECTOR'S REPORT

8.0 COMMISSIONER'S COMMENTS

ENDANGERED HABITATS LEAGUE

DEDICATED TO ECOSYSTEM PROTECTION AND SUSTAINABLE LAND USE



February 3, 2017

VIA ELECTRONIC MAIL

The Hon. John Tavaglione, Chair
Riverside County Board of Supervisors
4080 Lemon St.
Riverside CA 92501

RE: Item 15.1, General Plan Initiation Proceedings, February 7, 2017

Dear Chairman Tavaglione and Members of the Board:

Endangered Habitats League (EHL) appreciates the opportunity to submit written testimony on the General Plan Initiation Proceedings. We were honored to serve on the General Plan Advisory Committee (GPAC) which reviewed these proposals. Proposals that do not have compelling planning merit and that do not reflect significant changes in circumstances should not move forward to full environmental review.

General comments

Prior to your consideration of initiating environmental review, EHL urges the Planning Department to provide: 1) the basic information necessary to determine whether the more intensive proposed uses are justified, and 2) guidelines to assess whether the proposals – individually or collectively – move the County in the right planning direction.

Basic and necessary information includes the *housing capacity* present but unbuilt in the County and Cities' General Plans. Prior information indicates that there is a huge *overcapacity* of housing that argues against all but the most strategic increases. Other missing information includes the cumulative traffic implications of the proposed General Plan amendments. We urge you to request such information.

Factors in assessing proposals should include whether the jobs-housing balance is improved or worsened, whether the greater intensity of use will be served by transit now or realistically in the future, whether vehicles miles traveled would be below current averages and put greenhouse gas (GHG) emissions on a lowered trajectory, proximity of infrastructure and services, whether the new development will be subject to high fire hazard, and whether it conflicts with the MSHCP or otherwise impacts intact natural lands. We hope that the Planning Department will offer its professional guidance. If not, your Board should independently formulate *guiding principles* for GPA initiation. A piecemeal approach is not adequate.

MT 3352

15.1 2/7/17
2017-2-134050

EHL's recommendations are based upon presence of a planning rationale, jobs-housing balance, transit availability, vehicle miles traveled and GHG emissions, the folly of putting more and more homes in the path of wildfire, and biological considerations. In some cases, we have identified missing information or suggested modifications. We hope that your Board will take a hard look at the County's future and chart a more sustainable path for the County's present and future citizens than simply perpetuating current trends.

Also, the staff reports for these items are brief and inappropriately defer to the applicants for the requisite findings, rather than providing independent staff analysis.


Specific comments

Item 15.1, GPA 1171 (San Jacinto Valley), 202 acres – **Support initiation**

This is an appropriate site for green waste composting assuming pollution relative to the San Jacinto River can be addressed.

Thank you for considering our views.

Yours truly,

A handwritten signature in black ink, appearing to read "Dan Silver", is written over a light gray rectangular background.

Dan Silver
Executive Director

Maxwell, Sue

From: Maxwell, Sue
Sent: Monday, February 06, 2017 7:43 AM
To: Supervisor Jeffries - 1st District (district1@rivco.org); District2; District3; District4 Supervisor John J Benoit - District 4 (District4@rivco.org); Harper-Ihem, Kecia; Rector, Kimberly; Aparicio, Ashley
Subject: FW: Item 15.1, General Plan Initiation Proceedings, February 7 2017
Attachments: EHL-BoS-Item15.1-GPIPs-2.7.17.pdf

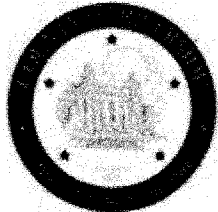
Good morning,

The email below and attachment were received via COB and are being forwarded to you for review in support of tomorrow's Board meeting Agenda Item 15.1.

With warm regard,

Sue Maxwell

Board Assistant
Clerk of the Board of Supervisors
4080 Lemon Street, 1st Floor, Room 127
Riverside, CA 92501
(951) 955-1069 Fax (951) 955-1071
Mail Stop #1010
smaxwell@rivco.org
<http://rivcocob.org/>



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From: Dan Silver [<mailto:dsilverla@me.com>]
Sent: Saturday, February 04, 2017 10:05 AM
To: John Tavaglione <JTAVAGLI@rcbos.org>; Kevin Jeffries <kjeffries@rcbos.org>; Marion Ashley <MAshley@rcbos.org>; district3@rcbos.org; John Benoit <jjbenoit@rcbos.org>; cob@rcbos.org
Cc: Johnson, George <GAJohnson@RIVCO.ORG>; Perez, Juan <JCPEREZ@RIVCO.ORG>; Weiss, Steven <SWeiss@RIVCO.ORG>; Scott Hildebrandt <scott.hildebrandt@webbassociates.com>; Bowie, Desiree <DBOWIE@RIVCO.ORG>; Clack, Shellie <MClack@RIVCO.ORG>; Olivia Barnes <obbarnes@rcbos.org>; John Field <jfield@rcbos.org>; Bob Magee <rmagee@rcbos.org>; Pradetto, Joe <JPradetto@rcbos.org>; OBalderrama@rcbos.org
Subject: Item 15.1, General Plan Initiation Proceedings, February 7 2017

VIA ELECTRONIC MAIL

February 4, 2017

The Hon John Tavaglione, Chair
Riverside County Board of Supervisors

4080 Lemon St
Riverside CA 92501

RE: Item 15.1, General Plan Initiation Proceedings, January 31, 2017

Dear Chairman Tavaglione and Members of the Board:

Endangered Habitats League appreciates the opportunity to submit the enclosed written testimony.

Thank you for your consideration

Sincerely,
Dan Silver

Dan Silver, Executive Director
Endangered Habitats League
8424 Santa Monica Blvd., Suite A 592
Los Angeles, CA 90069-4267

213-804-2750
dsilverla@me.com
www.ehleague.org

February 2, 2017

Supervisor Marion Ashley
Riverside County Board of Supervisors
4080 Lemon Street, 5th Floor
Riverside, CA 92501

RE: Agenda Item 15.1 General Plan Initiation Proceedings for General Plan Amendment No. 1171

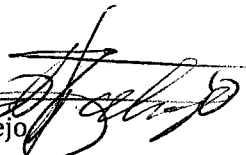

Dear Supervisor Ashley,

We own the 196-acre property located at 18712 Bridge Street, Lakeview, CA, (APN 425-070-019). It is our understanding that the County is considering General Plan Initiation Proceedings for General Plan Amendment No. 1171 which is adjacent to our property, at the 2/7/17 Board of Supervisor meeting.

We respectfully request that you include our property in this process and, allow us to proceed with the General Plan Amendment on our property from the current Open Space (OS) foundation to Agriculture (AG). In doing so it will help the County of Riverside meet California mandates requiring local jurisdictions to implement organic waste recycling programs under Assembly Bill 1826, and reduce methane gas emissions by diverting waste from landfills into organics recycling under Senate Bill 1383.

In recent years, the state of California has encouraged more composting and other recycling investments to enable organic waste recycling and meeting statewide goals. Additionally, Riverside County has a new state mandate to divert organic material (green and food waste) from commercial and residential customers. Last year, SB 1383 (Lara – Statute of 2016) was signed by the Governor and enacted into law. It strengthens organic recycling goals and also enabled funding legislation which set aside grants to support new and expanded compost facilities in the state. In 2014, AB 1826 (Chesbro) was passed. This law requires local jurisdictions to establish programs for businesses and residents to recycle their organic waste, including green waste, landscape pruning, food waste, and wood waste. Starting January 1, 2016, cities and counties are required to divert all commercial organic waste. Composting sites are important projects that can provide compliance opportunities, jobs and valuable agricultural products for soil amendments and water conservation. Thank you for your consideration of my request.

Sincerely,


Ricardo Almejo
Obdulia Almajo

Cc: Juan Perez, RCTLMA

Kecia Harper-Ihem, Clerk of the Board

15.1 2/7/17
2017-2-134051



OFFICE OF
CLERK OF THE BOARD OF SUPERVISORS
1st FLOOR, COUNTY ADMINISTRATIVE CENTER
P.O. BOX 1147, 4080 LEMON STREET
RIVERSIDE, CA 92502-1147
PHONE: (951) 955-1060
FAX: (951) 955-1071

KECIA HARPER-IHEM
Clerk of the Board of Supervisors

KIMBERLY A. RECTOR
Assistant Clerk of the Board

February 1, 2017

THE PRESS ENTERPRISE
ATTN: LEGALS
P.O. BOX 792
RIVERSIDE, CA 92501

E-MAIL: legals@pe.com
FAX: (951) 368-9018

RE: NOTICE OF PUBLIC MEETING: GPA 1171

To Whom It May Concern:

Attached is a copy for publication in your newspaper for **One (1) time on Saturday, February 4, 2017.**

We require your affidavit of publication immediately upon completion of the last publication.

Your invoice must be submitted to this office, **WITH TWO CLIPPINGS OF THE PUBLICATION.**

NOTE: PLEASE COMPOSE THIS PUBLICATION INTO A SINGLE COLUMN FORMAT.

Thank you in advance for your assistance and expertise.

Sincerely,

Cecilia Gil

Board Assistant to:
KECIA HARPER-IHEM, CLERK OF THE BOARD

Gil, Cecilia

From: Legals <legals@pe.com>
Sent: Wednesday, February 1, 2017 10:17 AM
To: Gil, Cecilia
Subject: Re: FOR PUBLICATION: GPA 1171

Received for publication on 2/4. Proof with cost to follow.

Nick Eller

Legal Advertising Phone: **951-368-9222** / Fax: **951-368-9018** / E-mail: legals@pe.com
Please Note: **Deadline is 10:30 AM, three (3) business days prior to the date you would like to publish. **Additional days required for larger ad sizes****
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The Press-Enterprise PE.com / La Prensa

On Wed, Feb 1, 2017 at 9:02 AM, Gil, Cecilia <CCGIL@rivco.org> wrote:

Good morning! Attached is a Notice of Public Meeting, for publication on Saturday, February 4, 2017. Please confirm. THANK YOU!

Cecilia Gil

Board Assistant

Clerk of the Board of Supervisors

4080 Lemon St., 1st Floor, Room 127

Riverside, CA 92501

(951) 955-8464 Fax (951) 955-1071

Mail Stop# 1010

ccgil@rivco.org

<http://rivcocob.org/>

NOTICE OF PUBLIC MEETING BEFORE THE BOARD OF SUPERVISORS OF RIVERSIDE COUNTY ON A GENERAL PLAN INITIATION PROCEEDINGS FOR A GENERAL PLAN AMENDMENT IN THE SAN JACINTO – HEMET ZONING, FIFTH SUPERVISORIAL DISTRICT

NOTICE IS HEREBY GIVEN that a public meeting will be held before the Board of Supervisors of Riverside County, California, on the 1st Floor Board Chambers, County Administrative Center, 4080 Lemon Street, Riverside, on **Tuesday, February 7, 2017 at 10:30 A.M.** or as soon as possible thereafter, to consider initiation proceedings for the application submitted by CR&R Solid Waste Services – Trip Hord Associates, on **General Plan Amendment No. 1171**, which proposes to amend the General Plan Foundation Component from Open Space (OS) to Agriculture (AG) and amend the land use from Conservation (C) to Agriculture (AG) on two parcels totaling 202 gross acres (“the project”). The project is located north of north of Ramona Expressway, south of Gilman Springs Road and east of Bridge Street in the San Jacinto Valley Area – Hemet San Jacinto Zoning, Fifth Supervisorial District.

The Planning Commission recommended that the Board of Supervisors adopt an order initiating proceedings for **General Plan Amendment No. 1171**.

The project case file may be viewed from the date of this notice until the public hearing, Monday through Friday, from 8:00 a.m. to 5:00 p.m. at the Clerk of the Board of Supervisors at 4080 Lemon Street, 1st Floor, Riverside, California 92501, and at the Riverside County Planning Department at 4080 Lemon Street, 12th Floor, Riverside, California 92501.

FOR FURTHER INFORMATION REGARDING THIS PROJECT, PLEASE CONTACT JOHN HILDEBRAND, PROJECT PLANNER, AT (951) 955-1888 OR EMAIL jhildebr@rctlma.org.

Any person wishing to testify in support of or in opposition to the project may do so in writing between the date of this notice and the public meeting, or may appear and be heard at the time and place noted above. All written comments received prior to the public meeting will be submitted to the Board of Supervisors and the Board of Supervisors will consider such comments, in addition to any oral testimony, before making a decision on the project.

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

Please send all written correspondence to: Clerk of the Board, 4080 Lemon Street, 1st Floor, Post Office Box 1147, Riverside, CA 92502-1147

Alternative formats available upon request to individuals with disabilities. If you require reasonable accommodation, please contact Lisa Wagner at (951) 955-1063 or email at LWagner@rivco.org, 72 hours prior to the meeting.

Dated: February 1, 2017

Kecia Harper-Ihem, Clerk of the Board
By: Cecilia Gil, Board Assistant

CERTIFICATE OF POSTING

(Original copy, duly executed, must be attached to
the original document at the time of filing)

I, Cecilia Gil, Board Assistant to Kecia Harper-Ihem, Clerk of the Board of Supervisors, for the County of Riverside, do hereby certify that I am not a party to the within action or proceeding; that on February 1, 2017, I forwarded to Riverside County Clerk & Recorder's Office a copy of the following document:

NOTICE OF PUBLIC MEETING

GPA 1171

to be posted in the office of the County Clerk at 2724 Gateway Drive, Riverside, California 92507. Upon completion of posting, the County Clerk will provide confirmation of posting.

Board Agenda Date: February 7, 2017 @ 10:30 A.M.

SIGNATURE: Cecilia Gil DATE: February 1, 2017
Cecilia Gil

Gil, Cecilia

From: Kennemer, Bonnie <bkenneme@asrclkrec.com>
Sent: Wednesday, February 1, 2017 9:17 AM
To: Gil, Cecilia; Buie, Tammie; Garrett, Nancy; Meyer, Mary Ann
Subject: RE: FOR POSTING: GPA 1171

Good Morning,

The notice has been received and will be posted today.

Thank you,
Bonnie

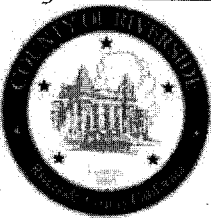
From: Gil, Cecilia [mailto:CCGIL@RIVCO.ORG]
Sent: Wednesday, February 01, 2017 9:03 AM
To: Buie, Tammie <tbuie@asrclkrec.com>; Garrett, Nancy <ngarrett@asrclkrec.com>; Kennemer, Bonnie <bkenneme@asrclkrec.com>; Meyer, Mary Ann <MaMeyer@asrclkrec.com>
Subject: FOR POSTING: GPA 1171

Good morning! Notice of Public Meeting is attached, for POSTING. Please confirm. THANK YOU!

Cecilia Gil

Board Assistant
Clerk of the Board of Supervisors
4080 Lemon St., 1st Floor, Room 127
Riverside, CA 92501
(951) 955-8464 Fax (951) 955-1071
Mail Stop# 1010

ccgil@rivco.org
<http://rivcocob.org/>



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BOARD OF SUPERVISORS
COUNTY OF RIVERSIDE
'PO BOX 1147'
RIVERSIDE, CA 92502

The Press-Enterprise
Dept LA 24453
Pasadena, CA 91185-4453

THE PRESS-ENTERPRISE

1825 Chicago Ave, Suite 100
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Publication(s): The Press-Enterprise

PROOF OF PUBLICATION OF

Ad Desc.: / GPA 1171

I am a citizen of the United States. I am over the age of eighteen years and not a party to or interested in the above entitled matter. I am an authorized representative of THE PRESS-ENTERPRISE, a newspaper in general circulation, printed and published daily in the County of Riverside, and which newspaper has been adjudicated a newspaper of general circulation by the Superior Court of the County of Riverside, State of California, under date of April 25, 1952, Case Number 54446, under date of March 29, 1957, Case Number 65673, under date of August 25, 1995, Case Number 267864, and under date of September 16, 2013, Case Number RIC 1309013; that the notice, of which the annexed is a printed copy, has been published in said newspaper in accordance with the instructions of the person(s) requesting publication, and not in any supplement thereof on the following dates, to wit:

02/04/2017

I certify (or declare) under penalty of perjury that the foregoing is true and correct.

Date: February 04, 2017
At: Riverside, California



Legal Advertising Representative, The Press-Enterprise

BOARD OF SUPERVISORS
COUNTY OF RIVERSIDE
PO BOX 1147
RIVERSIDE, CA 92502

Ad Number: 0010892753-01

P.O. Number: GPA 1171

Ad Copy:

NOTICE OF PUBLIC MEETING BEFORE THE BOARD OF SUPERVISORS OF RIVERSIDE COUNTY ON A GENERAL PLAN INITIATION PROCEEDINGS FOR A GENERAL PLAN AMENDMENT IN THE SAN JACINTO - HEMET ZONING, FIFTH SUPERVISORIAL DISTRICT

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Dated: February 1, 2017
Kecia Harper-Ihem, Clerk of the Board
By: Cecilia Gil, Board Assistant 2/4

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