

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



ITEM: 21.1
(ID # 22371)

MEETING DATE:
Tuesday, July 11, 2023

FROM : TLMA-PLANNING:

SUBJECT: TRANSPORTATION AND LAND MANAGEMENT AGENCY/PLANNING: Public Hearing - EXTRAORDINARY FOUNDATION COMPONENT GENERAL PLAN AMENDMENT NO. 210117 – CEQA Exempt (Section 15061 [b][3] - Common Sense Exemption) - Applicant: Lassen Development Partners, LLP – Engineer/Representative: Norah Jaffan (EPD Solutions Inc.) – Fifth Supervisorial District – Hemet-San Jacinto District – The Pass Area Plan – Land Use: Rural: Rural Residential and Rural: Rural Mountainous – Location: South of Fourth Street, west of Potrero Boulevard and east of Jack Rabbit Trail - REQUEST: EXTRAORDINARY FOUNDATION COMPONENT GENERAL PLAN AMENDMENT No. 210117 is a request to amend the (General Plan) Foundation Component for one, legal lot comprising 17.08 (gross) acres from Rural (R) to Community Development (CD) and the Land Use Designation from Rural Mountainous (RM) and Rural Residential (RR) to Light Industrial (LI). District 5. [Applicant Fees 100%]

RECOMMENDED MOTION: That the Board of Supervisors:

1. **ADOPT AN ORDER** whether or not to initiate Extraordinary Foundation Component General Plan Amendment No. 210117.

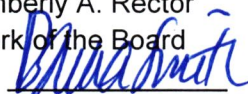
ACTION:Policy


John Hildebrand, Planning Director 7/5/2023

MINUTES OF THE BOARD OF SUPERVISORS

On motion of Supervisor Perez, seconded by Supervisor Jeffries and duly carried, IT WAS ORDERED that the above matter is approved as recommended.

Ayes: Jeffries, Spiegel and Perez
Nays: None
Absent: Washington, Gutierrez
Date: July 11, 2023
xc: Planning

Kimberly A. Rector
Clerk of the Board
By: 
Deputy

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FINANCIAL DATA	Current Fiscal Year:	Next Fiscal Year:	Total Cost:	Ongoing Cost
COST	N/A	N/A	N/A	N/A
NET COUNTY COST	N/A	N/A	N/A	N/A
SOURCE OF FUNDS: All project fees will be paid by the Applicant.			Budget Adjustment: None	
			For Fiscal Year: N/A	

C.E.O. RECOMMENDATION: Approve

BACKGROUND:

Project Timeline:

1. **Application Submittal:** November 24, 2021

2. **Planning Commission Hearing:** Prior to a determination by the Board of Supervisors regarding initiation, a request for a GPA must first receive a recommendation from either the Planning Director or the Planning Commission. At a publicly noticed hearing held on April 19, 2023, the Commission heard the subject GPA request and ultimately recommended by unanimous vote (5 – 0) that the Board of Supervisors initiate the requested Extraordinary Foundation Component General Plan Amendment. The staff report and minutes for that proceeding are included herein as Attachments “A” – “C.”

Summary

Extraordinary Foundation Component General Plan Amendment (GPA) No. 210117 is a request to amend the Foundation Component for a single, legal lot (APN 424-010-008) comprising 17.08 acres from Rural (R) to Community Development (CD) and the Land Use Designation from Rural Mountainous (RM) and Rural Residential (RR) to Light Industrial (LI). The property itself is presently vacant, contains only sparse remaining landscaping, and has been previously graded and contoured under approved Grading Permit No. 2000088.

Pursuant to requirements of the County’s adopted General Plan, requests to amend the governing Foundation Component for a property may typically occur only within defined eight-year cycles, with exceptions (requests made outside of the required interval) only permissible via “Extraordinary” Foundation Component General Plan Amendments (GPA), subject to specific findings (enumerated in Section 2.6 [F] of County Ordinance No. 348) by the Board of Supervisors. The subject request is being proposed outside of the otherwise required Eight-Year Review Cycle (opening in January 2024), and accordingly requires approval of an Extraordinary GPA.

Pursuant to Section 2.6 (B), a request for a GPA must first be initiated by the Board of Supervisors, following receipt of a recommendation by either the Planning Director or Planning

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Commission. An initiation of proceedings does not commit the County to a certain course of action, nor imply that an amendment will be approved. With initiation of the GPA, the request would subsequently be analyzed by staff against requirements of Ordinance No. 348 as well as the California Environmental Quality Act (CEQA), heard again by the Planning Commission (to garner a recommendation for action by the Board), followed by the Board's determination. All actions would occur via noticed public hearings, and; to ultimately approve the GPA, both the Commission and Board would need to each adopt resolutions affirmatively making the findings referenced in Section 2.6 (F) of Ordinance No. 348.

While the purpose of this Agenda Item is solely to determine whether to initiate proceedings for the requested GPA, if initiated, the request would be reviewed in conjunction with a proposed Change of Zone (No. 2100132) and Conditional Use Permit (No. 210118) to the end of developing the subject property with a new trailer/truck storage lot. However, pending the Board's initial determination to proceed, neither these entitlements or specific details of the requested GPA are considered. Moreover, staff does not provide an analysis, nor a recommendation for Board action beyond the provision of an order whether or not to authorize initiation of the GPA.

Applicant Justification

The Applicant, Lassen Development Partners, LLC, proposes to revise the adopted (General Plan) Land Use designation for one, presently vacant lot from Rural: Rural Residential (R:RR) and Rural: Rural Mountainous (R:RM) to Community Development: Light Industrial (CD: LI). Provided below (in *italics*) is the Applicant's explanation and justification for the request. As stated, at this initial stage in the initiation process, no analysis of the information is provided by staff, rather the request is merely forwarded to the Board for their review and consideration. Should the GPA be initiated, staff would review and provide analysis of the request in accordance with process and requirements, including the aforementioned findings enumerated in Section 2.6 (F) of Ordinance No. 348.

Since 2016, when the last General Plan Foundation Change update was completed, significant changes have occurred in the project area. This is largely evidenced in viewing an aerial from that 2016 and a recent aerial, shown in Figures 1 and 2. What is shown in the aerial is the construction of a new road infrastructure network south of the 60 freeway that created a new road (4th St.) to the project site and the development and planned development of a number of industrial buildings to the east of the project site. In addition, two large-scale industrial buildings totaling over 2.8 million square feet (SF) are under construction immediately to the west of the project site. The owner of these buildings and other industrial uses in the area have indicated that additional parking facilities are needed for the future businesses occupying the buildings. Further, the project site has been graded so it is primed and ready to be used for a parking lot. These events have drastically changed the project site and the adjacent areas.

The project site is currently flat, thus, the Rural Mountainous Land Use designation is not appropriate for the site. In addition, the Rural Residential Land Use Designation is also not

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appropriate based on the surrounding industrial uses. Instead, because the neighboring site to the west is designated for industrial use in the City of Beaumont, the project site should be designated Community Development: Light Industrial, similar to the City's designation of the site due to the project site's highly disturbed condition and its location to next to existing industrial buildings.

The parking lot is needed to address operational needs of prospective tenants within the area, the needs of which have changed as a result of the recent pandemic. Driven by increased e-commerce and cargo volumes through the Port of Long Beach, the need for trailer stalls has grown to accommodate product and increase the ease of moving product in the building while overflow is temporarily placed in the containers. The pandemic has shifted consumers to online shopping for goods ranging from groceries to exercise equipment, increasing the demand for fulfillment operations and draining the capacity of existing operations and trailer stalls.

This project would help meet the demand for trailer stalls which is a critical need in the market. Proceeding with the GPA under the County's jurisdiction will allow the critical demand for trailer stalls to be met faster than as compared with proceeding via the slower process of annexation into the City or waiting for the next foundation element update.

Additional jobs would be created as the increased efficiency would allow the businesses to hire additional personnel to meet customer demands. Solely focusing on the buildings currently under construction to the west, which are estimated to bring a total of 2,533 jobs and \$299,531,304 of indirect and direct economic output (see attachment 1), the ensuring those buildings operate at their highest potential would be crucial for the area. Although the parking lot was not approved with the current buildings, it is critical to the operation of those buildings and the business in the area. The investment in the area will be protected by the parking lot because trailers can be stored in a secure area and drivers will not need to illegally park their trucks and trailers on the streets.

Impact on Residents and Businesses

None at this time. Should the Board of Supervisors initiate this Extraordinary Foundation Component General Plan Amendment, the request would be analyzed against applicable standards of development as well as the California Environmental Quality Act (CEQA) and ultimately presented to decision makers at future hearings.

Additional Fiscal Information

All project fees are paid by the Applicant; there is no General Fund obligation.

ATTACHMENTS

- A. Planning Commission Minutes - April 19, 2023
- B. Planning Commission Staff Report Package - April 19, 2023
- C. Project Site GIS Exhibits

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Jason Farin, Principal Management Analyst 7/5/2023



Aaron Gettis, Deputy County Counsel 6/27/2023



RIVERSIDE COUNTY PLANNING DEPARTMENT

REPORT OF ACTIONS RIVERSIDE COUNTY PLANNING COMMISSION – APRIL 19, 2023 COUNTY ADMINISTRATIVE CENTER 1st Floor, Board Chambers, 4080 Lemon Street, Riverside, CA 92501

1st District
Shade Awad

2nd District
Marissa Gruytch

3rd District
Gary Thornhill
Chair

4th District
Bill Sanchez
Vice-Chair

5th District
Romelio Ruiz

CALL TO ORDER: 9:00 a.m.

ROLL CALL: Members Present: Gruytch, Thornhill, Awad, Sanchez, and Ruiz
Members Absent: None

1.0 CONSENT CALENDAR:

1.1 **FIRST EXTENSION OF TIME REQUEST for TENTATIVE TRACT MAP NO. 36902** – Applicant: CPF Monroe 40, LLC – Engineer/Representative: MSA Consulting, c/o Mike Rowe & Nicole Vann - Fourth Supervisorial District – Eastern Coachella Valley Area Plan – Lower Coachella Valley District – General Plan: Community Development: Medium Density Residential (CD:MDR) – Zoning: One-Family Dwellings, 10,000 sq ft minimum (R-1-10,000) – Location: South of 55th Avenue, east of Monroe Street, and west of Oasis Street in the unincorporated community of Vista Santa Rosa – Approximately 40 acres – Approved Project Description: Schedule A Tract Map subdivision of approximately 40 acres into 80 single family residential lots which range in size from 10,000 sq ft to 38,000 sq ft including private streets along with open space retention basin and perimeter buffers - APNs: 780-310-001 and 780-310-002 - **Request:** First Extension of Time Request for Tentative Tract Map No. 36902, extending the expiration date to June 9, 2026. Project Planner: Yuying Ma at (951) 955-6646 or email at YMa@rivco.org.

APPROVED Second Extension of Time Request for Tentative Tract Map No. 36902, extending the expiration date to June 9, 2026.

2.0 GENERAL PLAN AMENDMENT INITIATION PROCEEDINGS:

NONE

3.0 PUBLIC HEARINGS – CONTINUED ITEMS:

NONE

4.0 PUBLIC HEARINGS – NEW ITEMS:

4.1 **EXTRAORDINARY FOUNDATION COMPONENT GENERAL PLAN AMENDMENT No. 210117 – No Environmental Documentation Required** - Applicant: Lassen Development Partners, LLP – Engineer/Representative: Norah Jaffan, EPD Solutions Inc. – Fifth Supervisorial District – Hemet-San Jacinto Zoning District – The Pass Area Plan – Rural: Rural Mountainous (R: RM) and Rural: Rural Residential (R:RR) – Location: South of Fourth Street, east of Jack Rabbit Trail and west of Potrero Boulevard – 17.34 Acres – Zoning: W-2 Zone Controlled Development Zone (W-2-20) **REQUEST:** For the Planning Commission to provide a recommendation to the Board of Supervisors whether to initiate Extraordinary Foundation Component General Plan Amendment No. 210117 to amend the Foundation Component from Rural (R) to Community Development (CD) for one lot. APN 424-010-008 – Project Planner: Evan Langan (951) 955-3024 or email at elangan@rivco.org.

Planning Commission Action:

Public Hearing: Closed.

By a vote of 5-0, the Planning Commission Recommend that the Board of Supervisors take the following actions:

RECOMMEND Initiation of an Extraordinary Foundation Component General Plan Amendment for the proposed Project.

PLANNING COMMISSION – REPORT OF ACTIONS – April 19, 2023

4.2 **CHANGE OF ZONE NO. 2200035 – Exempt from the California Environmental Quality Act (CEQA)**, pursuant to Section 15301 (Existing Facilities) and 16061(b)(3) (Common Sense) – Applicant: Fleming Alliance Architecture, Inc. c/o Cindy Fleming – Third Supervisorial District – Southwest Area Plan – Community Development: Business Park (CD:BP) – Location: South of Penfield Lane, approximately 660 ft. west of Leon Road, and approximately 1600 ft. east of Briggs Road – 4.88 Gross Acres – Zoning: Industrial Park (I-P) – **REQUEST:** Change of Zone No. 2200035 proposes to change the zoning classification of the subject site from Industrial Park (I-P) to Manufacturing-Service Commercial (M-SC). The applicant is requesting a change of zone to accommodate a new tenant in the building seeking to manufacture prefabricated building modules – APN: 963-070-023 - Project Planner: Russell Brady at (951) 955-3025 or email at rbrady@rivco.org.

Planning Commission Action:
Public Hearing: Closed.

By a vote of 5-0, the Planning Commission recommend that the Board of Supervisors take the following actions:

FIND the Project is exempt from the California Environmental Quality Act (CEQA); and,

APPROVE Change of Zone No. 2200035

4.3 **CONDITIONAL USE PERMIT NO. 190010, DEVELOPMENT AGREEMENT NO. 1900006, VARIANCE NO. 210103 – Exempt from the California Environmental Quality Act (CEQA)**, pursuant to State CEQA Guidelines Section 15061 (b)(3) (Common Sense Exemption), Section 15301 (Existing Facilities), and Section 15303 (New Construction or Conversion of Small Structures) – Applicant: Derek Catalano – Second Supervisorial District – El Cerrito Zoning District – Temescal Canyon Area Plan: Community Development: Commercial Retail (CD:CR) (0.20 – 0.35 FAR) – Location: North of Jolora Avenue, east of Temescal Canyon Road, south of El Cerrito Road, and west of Arcadia Street – 0.54 Acre – Zoning: General Commercial (C-1/C-P) – **REQUEST:** Conditional Use Permit No. 190010 proposes to use an existing building as a storefront for a retail cannabis business with existing parking. Development Agreement No. 1900006 would impose a lifespan on the proposed cannabis project and provide community benefit to the Temescal Canyon Area. Variance No. 210103 is a request to allow for a shorter distance of 990 ft. from the required 1,000 ft. from sensitive land uses per Ordinance 348 – APN: 277-110-040, 277-110-017, 277-110-015 – Project Planner: Jose Merlan (951)955-0314 or email at jmerlan@rivco.org.

Planning Commission Action:
Public Hearing: Closed.

By a vote of 5-0, the Planning Commission took the following actions:

CONTINUED to May 17, 2023.

5.0 **WORKSHOPS:**
None

6.0 **PUBLIC COMMENTS:**

7.0 **DIRECTOR'S REPORT:**

8.0 **COMMISSIONER'S COMMENTS:**

ADJOURNMENT: 9:31



**COUNTY OF RIVERSIDE
PLANNING DEPARTMENT
STAFF REPORT**

Agenda Item No.

4.1

(ID # 21396)

MEETING DATE:

Wednesday, April 19, 2023

SUBJECT: EXTRAORDINARY FOUNDATION COMPONENT GENERAL PLAN AMENDMENT No. 210117 – No Environmental Documentation Required - Applicant: Lassen Development Partners, LLP – Engineer/Representative: Norah Jaffan, EPD Solutions Inc. – Fifth Supervisorial District – Hemet-San Jacinto Zoning District – The Pass Area Plan – Rural: Rural Mountainous (R: RM) and Rural: Rural Residential (R:RR) – Location: South of Fourth Street, east of Jack Rabbit Trail and west of Potrero Boulevard – 17.34 Acres – Zoning: W-2 Zone Controlled Development Zone (W-2-20) REQUEST: For the Planning Commission to provide a recommendation to the Board of Supervisors whether to initiate Extraordinary Foundation Component General Plan Amendment No. 210117 to amend the Foundation Component from Rural (R) to Community Development (CD) for one lot. APN 424-010-008.

PROPOSED PROJECT

Case Number(s):	GPA210117
Environmental Type:	No New Environmental Docs Required
Area Plan No.	The Pass
Zoning Area/District:	Hemet-San Jacinto District
Supervisorial District:	Fifth District
Project Planner:	Evan Langan
Project APN(s):	424-010-008
Continued From:	

PROJECT DESCRIPTION AND LOCATION

Extraordinary Foundation Component General Plan Amendment No. 210117 is a request to amend the Foundation Component from Rural (R) to Community Development (CD) and the Land Use Designation from Rural Mountainous (RM) and Rural Residential (RR) to Light Industrial (LI) for a single, legal lot (APN 424-010-008) comprising 17.08 acres. The property is presently vacant, contains only sparse remaining landscaping, and has been previously graded pursuant to approved Grading Permit No. 2000088. The subject GPA is proposed in conjunction with Change of Zone No. 2100132 to revise the zoning for the subject property from W-2-20 (Controlled Development Area) to M-M (Manufacturing – Medium) and Conditional Use Permit No. 210118 to allow the construction of a truck trailer storage yard.

**COUNTY OF RIVERSIDE PLANNING DEPARTMENT
STAFF REPORT**

PROJECT RECOMMENDATION

STAFF RECOMMENDATION:

THAT THE PLANNING COMMISSION TAKE THE FOLLOWING ACTION:

RECOMMEND to the Board of Supervisors whether to initiate an Extraordinary Foundation Component General Plan Amendment for the proposed Project.

PROJECT DATA

Land Use and Zoning:

Specific Plan:	N/A
Specific Plan Land Use:	N/A
Existing General Plan Foundation Component:	Rural
Proposed General Plan Foundation Component:	Community Development
Existing General Plan Land Use Designation:	Rural Residential and Rural Mountainous
Proposed General Plan Land Use Designation:	Light Industrial
Policy / Overlay Area:	N/A
Surrounding General Plan Land Uses	
North:	Rural Residential (RR)
East:	Rural Residential (RR)
South:	Rural Mountainous (RM)
West:	N/A (City of Beaumont)
Existing Zoning Classification:	Controlled Development (W-2-20)
Proposed Zoning Classification:	Manufacturing Medium (M-M)
Surrounding Zoning Classifications	
North:	Controlled Development (W-2-20)
East:	Controlled Development (W-2-20)
South:	Controlled Development (W-2-20)
West:	N/A (City of Beaumont)
Existing Use:	Vacant Land
Surrounding Uses	

**COUNTY OF RIVERSIDE PLANNING DEPARTMENT
STAFF REPORT**

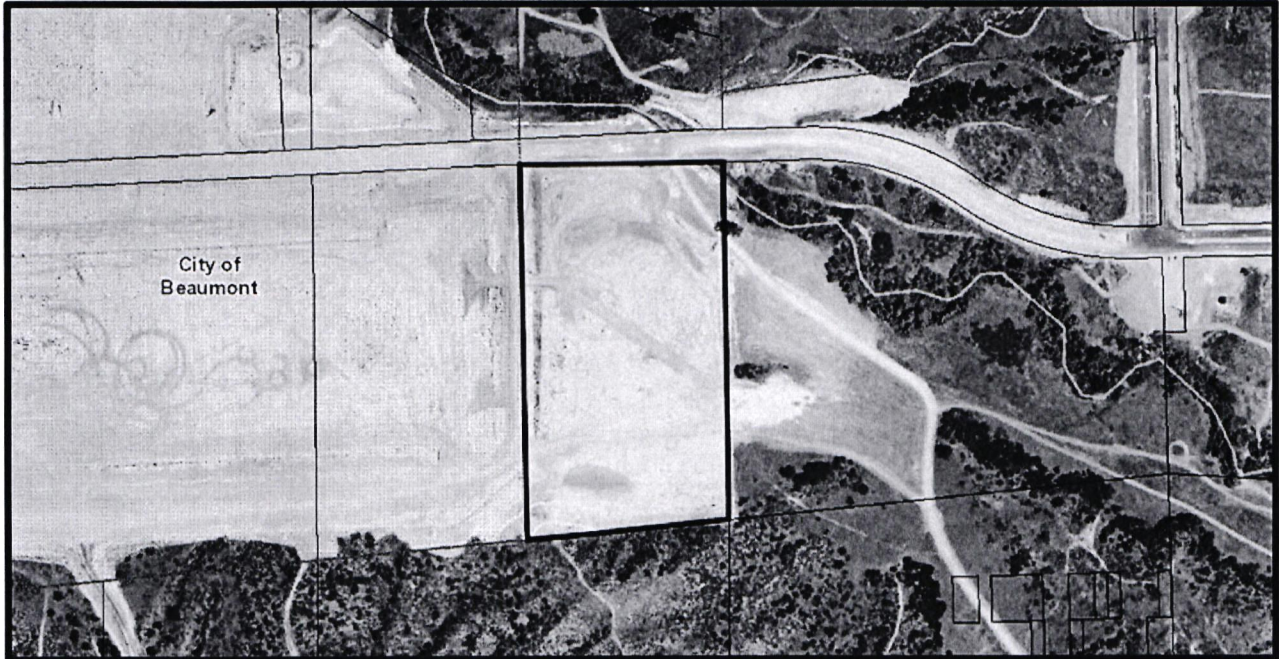
North:	Vacant Land
South:	Vacant Land
East:	Vacant Land
West:	Warehouse (under construction)

Located Within:

City's Sphere of Influence:	Yes – City of Beaumont
Community Service Area ("CSA"):	No
Special Flood Hazard Zone:	Yes
Agricultural Preserve:	No
Liquefaction Area:	Moderate
Subsidence Area:	Susceptible
Fault Zone:	No
Fire Zone:	Very High
Mount Palomar Observatory Lighting Zone:	Yes – Zone B
WRCMSHCP Criteria Cell:	Yes (Not in a Cell Group)
CVMSHCP Conservation Boundary:	No
Stephens Kangaroo Rat ("SKR") Fee Area:	No
Airport Influence Area ("AIA"):	No

PROJECT LOCATION MAP

**COUNTY OF RIVERSIDE PLANNING DEPARTMENT
STAFF REPORT**



JUSTIFICATION FOR FOUNDATION COMPONENT GENERAL PLAN AMENDMENT

The proposed Project requests to amend the General Plan Foundation Component for the subject property from Rural (R) to Community Development (CD). Since the Eight-Year General Plan Review Cycle does not open until January of 2024, the proposed Project requires an Extraordinary Foundation Component General Plan Amendment. While an amendment to any part or element of the General Plan may occur four times annually, per local ordinance, a request to amend an adopted Foundation Component may occur only every eight years and unless specific findings are made by the Board as an "Extraordinary" Foundation Component General Plan Amendment (GPA).

Pursuant to Section 2.6 (C) of Ordinance No. 348, a request to amend any General Plan Foundation Component not occurring during the Eight-Year General Plan Review Cycle must first be initiated by the Board of Supervisors. The submission to the Board of Supervisors to initiate the Extraordinary GPA shall include a report and recommendation from the Planning Director and comments of the Planning Commission. An initiation of these proceedings by the Board of Supervisors does not commit the County to a certain course of action and shall not imply that any such amendment will be approved. After initiation of the Extraordinary GPA by the Board of Supervisors, the Amendment request would return to the Planning Commission as a public hearing item for consideration. To ultimately approve the GPA, the Planning Commission and, subsequently, the Board of Supervisors, would need to each adopt a resolution making the required findings pursuant to Section 2.6 (F) of Ordinance No. 348.

**COUNTY OF RIVERSIDE PLANNING DEPARTMENT
STAFF REPORT**

The purpose of this agenda item is only to deliberate on whether to recommend whether the Board of Supervisors should initiate proceedings for the proposed GPA. While the subject GPA is proposed in conjunction with Change of Zone No. 2100132 to revise the zoning for the subject property from W-2-20 (Controlled Development Area) to M-M (Manufacturing – Medium) and Conditional Use Permit No. 210118 to allow the construction of a truck trailer storage yard, during the initiation stage, specific details of the requested GPA and any concurrent entitlements for development are not considered.

The Applicant, Lassen Development Partners, LLC proposes to revise the adopted General Plan Land Use designation for a single, presently vacant and graded lot from Rural: Rural Residential (R:RR) and Rural: Rural Mountainous (R:RM) to Community Development: Light Industrial (CD: LI). Provided below (in italics) is the Applicant's explanation and justification for the request. As stated, at this initial stage in the initiation process, no analysis of the information is provided by staff, rather the request is merely forwarded to the Commission for their review and consideration. Should the Board determine to initiate the GPA, staff would review and provide analysis of the request in accordance with process and requirements, including the aforementioned findings enumerated in Section 2.6 (F) of Ordinance No. 348.

Applicant Explanation/Justification (as drafted by Lassen Development Partners, LLC)

Since 2016, when the last General Plan Foundation Change update was completed, significant changes have occurred in the project area. This is largely evidenced in viewing an aerial from that 2016 and a recent aerial, shown in Figures 1 and 2. What is shown in the aerial is the construction of a new road infrastructure network south of the 60 freeway that created a new road (4th St.) to the project site and the development and planned development of a number of industrial buildings to the east of the project site. In addition, two large-scale industrial buildings totaling over 2.8 million square feet (SF) are under construction immediately to the west of the project site. The owner of these buildings and other industrial uses in the area have indicated that additional parking facilities are needed for the future businesses occupying the buildings. Further, the project site has been graded so it is primed and ready to be used for a parking lot. These events have drastically changed the project site and the adjacent areas.

The project site is currently flat, thus, the Rural Mountainous Land Use designation is not appropriate for the site. In addition, the Rural Residential Land Use Designation is also not appropriate based on the surrounding industrial uses. Instead, because the neighboring site to the west is designated for industrial use in the City of Beaumont, the project site should be designated Community Development: Light Industrial, similar to the City's designation of the site due to the project site's highly disturbed condition and its location to next to existing industrial buildings.

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The parking lot is needed to address operational needs of prospective tenants within the area, the needs of which have changed as a result of the recent pandemic. Driven by increased e-commerce and cargo volumes through the Port of Long Beach, the need for trailer stalls has grown to accommodate product and increase the ease of moving product in the building while overflow is temporarily placed in the containers. The pandemic has shifted consumers to online shopping for goods ranging from groceries to exercise equipment, increasing the demand for fulfillment operations and draining the capacity of existing operations and trailer stalls.

This project would help meet the demand for trailer stalls which is a critical need in the market. Proceeding with the GPA under the County's jurisdiction will allow the critical demand for trailer stalls to be met faster than as compared with proceeding via the slower process of annexation into the City or waiting for the next foundation element update.

Additional jobs would be created as the increased efficiency would allow the businesses to hire additional personnel to meet customer demands. Solely focusing on the buildings currently under construction to the west, which are estimated to bring a total of 2,533 jobs and \$299,531,304 of indirect and direct economic output (see attachment 1), the ensuring those buildings operate at their highest potential would be crucial for the area. Although the parking lot was not approved with the current buildings, it is critical to the operation of those buildings and the business in the area. The investment in the area will be protected by the parking lot because trailers can be stored in a secure area and drivers will not need to illegally park their trucks and trailers on the streets.

ENVIRONMENTAL REVIEW and FINDINGS

The initiation of the Extraordinary Foundation Component General Plan Amendment is not a project as defined by the California Environmental Quality Act (CEQA). Pursuant to Section 15378 of the State CEQA Guidelines, the proposed initiation does not have the potential to result in a direct physical change in the environment and it is not reasonably foreseeable that the initiation will result in an indirect physical change in the environment. Pursuant to Section 15378 (b)(5), a "project" does not include "organizational or administrative activities of governments that will not result in direct or indirect physical changes in the environment." As stated, the initiation does not involve consideration of the project but is merely an administrative function of the County to allow projects with Foundation Component GPAs to be considered at a later date. Only if the initiation is approved by the Board of Supervisors, the entirety of the project will return to the hearing bodies for consideration and any environmental effects of the project will be considered at the time. Thus, it is reasonable that the initiation will not result in any direct or indirect physical change in the environment.

**COUNTY OF RIVERSIDE PLANNING DEPARTMENT
STAFF REPORT**

In addition, the initiation is exempt from CEQA pursuant to State CEQA Guidelines Section 15061 (b)(3), which provides, "The activity is covered by the common-sense exemption that CEQA applies only to projects which have the potential for causing a significant effect on the environment. Where it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment, the activity is not subject to CEQA". This initiation does not authorize any development, construction, maintenance, operation or any other activity that would have the potential to result in any significant effect on the environment. This initiation does not foreclose any alternatives to the facilities, including a "no project" alternative, or foreclose any mitigation measures that may be necessary to reduce any impacts that could potentially result from the project. Only if the initiation is approved by the Board of Supervisors, the entirety of the project will return to the hearing bodies for consideration and any environmental effects of the project will be considered at the time. Thus, it can be seen with certainty that there is no possibility that the initiation will have a significant effect on the environment as this is merely an administrative function of the County to decide whether to consider the project at a later date.

PUBLIC HEARING NOTIFICATION AND COMMUNITY OUTREACH

Pursuant to Section 2.6 (C) of Ordinance No. 348, a recommendation by the Planning Commission to the Board of Supervisors regarding a requested amendment Extraordinary Foundation Component General Plan Amendment is not required to be conducted as a public hearing, and accordingly no public notice beyond publication in the agenda was provided.



Aaron Gettis, Deputy County Counsel

4/10/2023

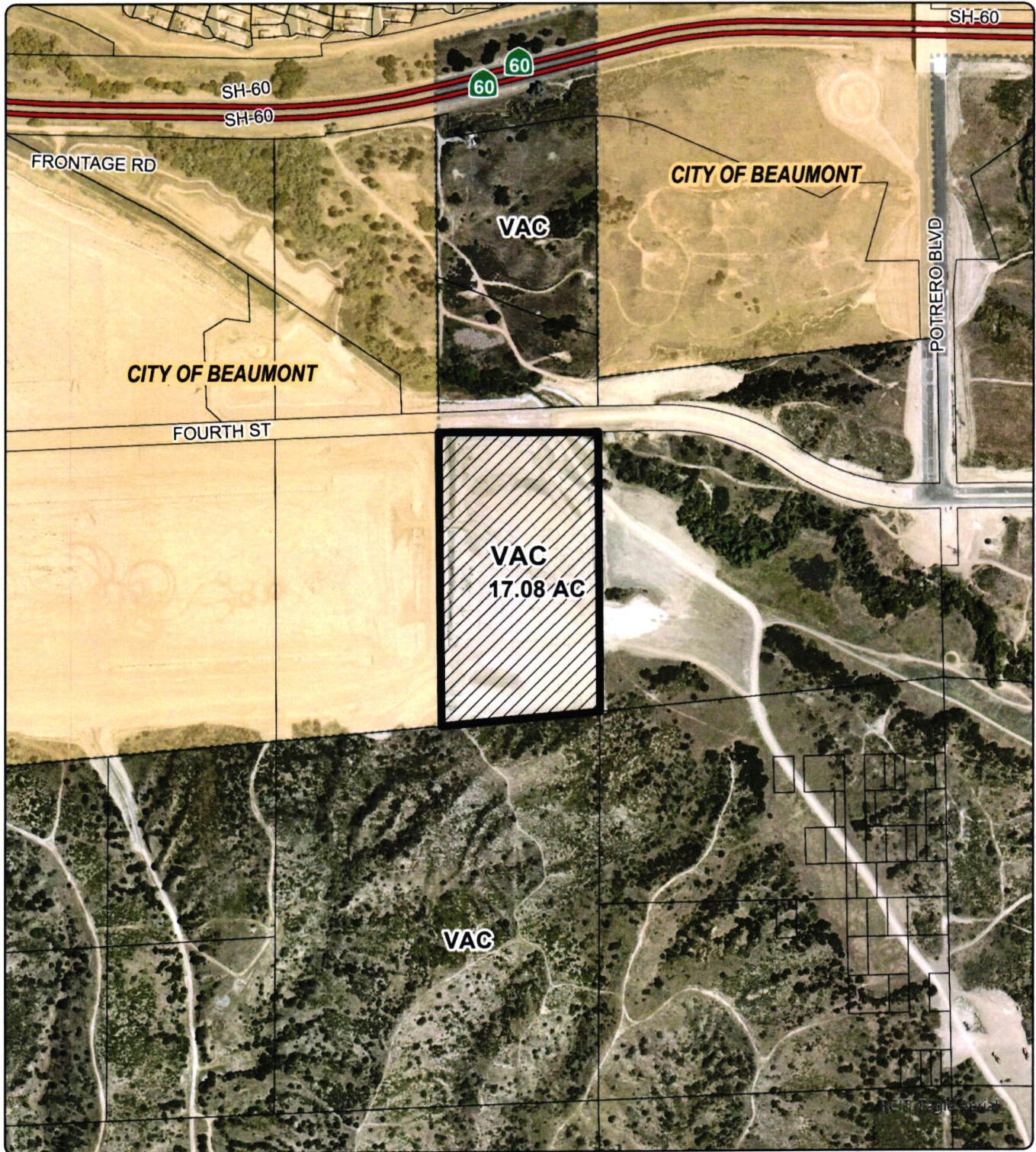
RIVERSIDE COUNTY PLANNING DEPARTMENT

GPA210117

LAND USE

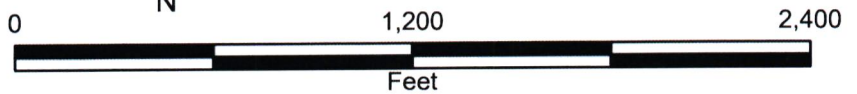
Supervisor: Gutierrez
District 5

Date Drawn: 3/9/2023
Exhibit 1



Zoning District: Hemet-San Jacinto

Author: Adam Grim



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

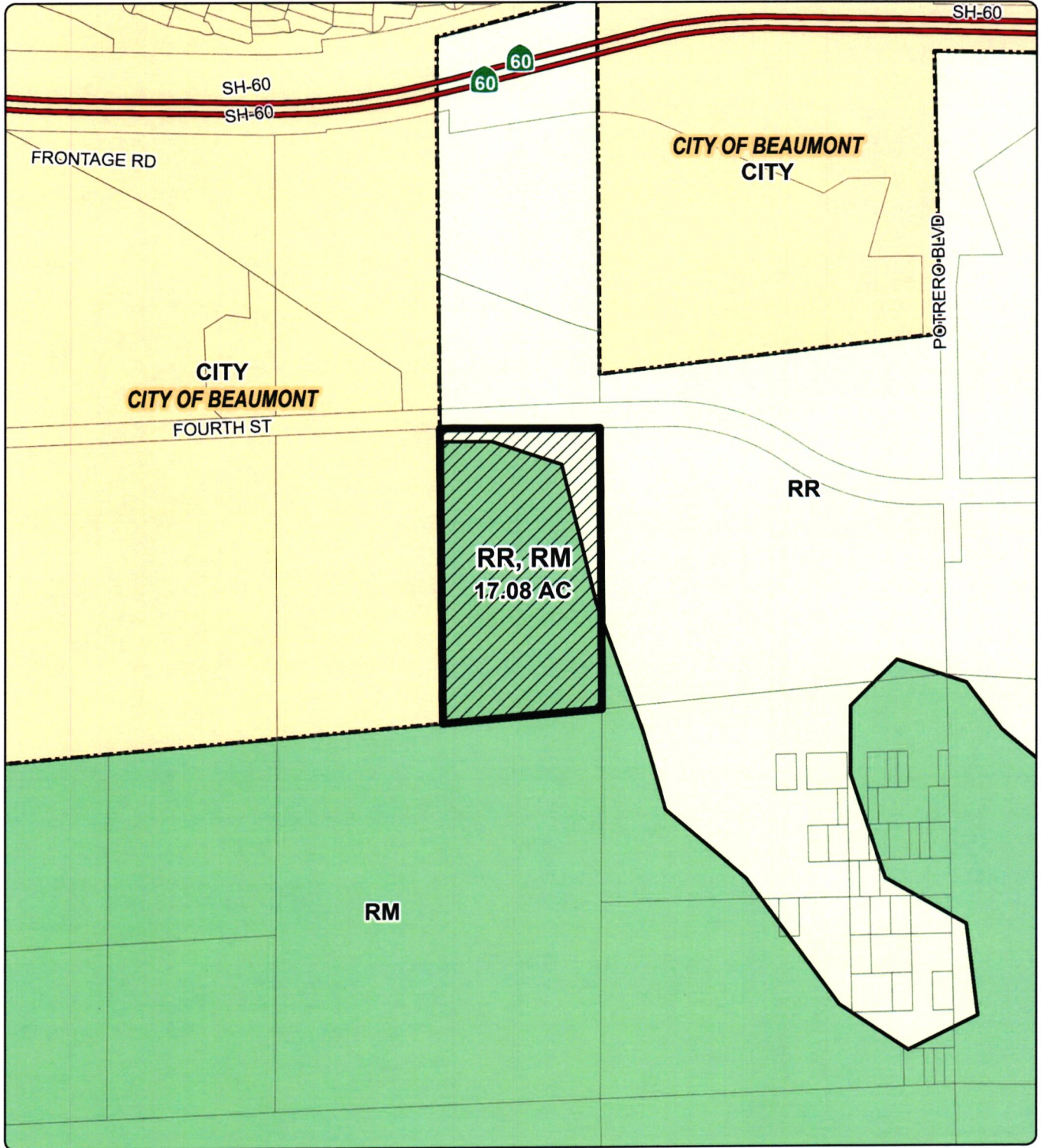
RIVERSIDE COUNTY PLANNING DEPARTMENT

GPA210117

EXISTING GENERAL PLAN

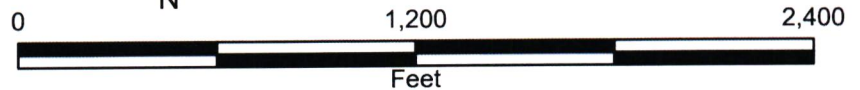
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Zoning District: Hemet-San Jacinto

Author: Adam Grim



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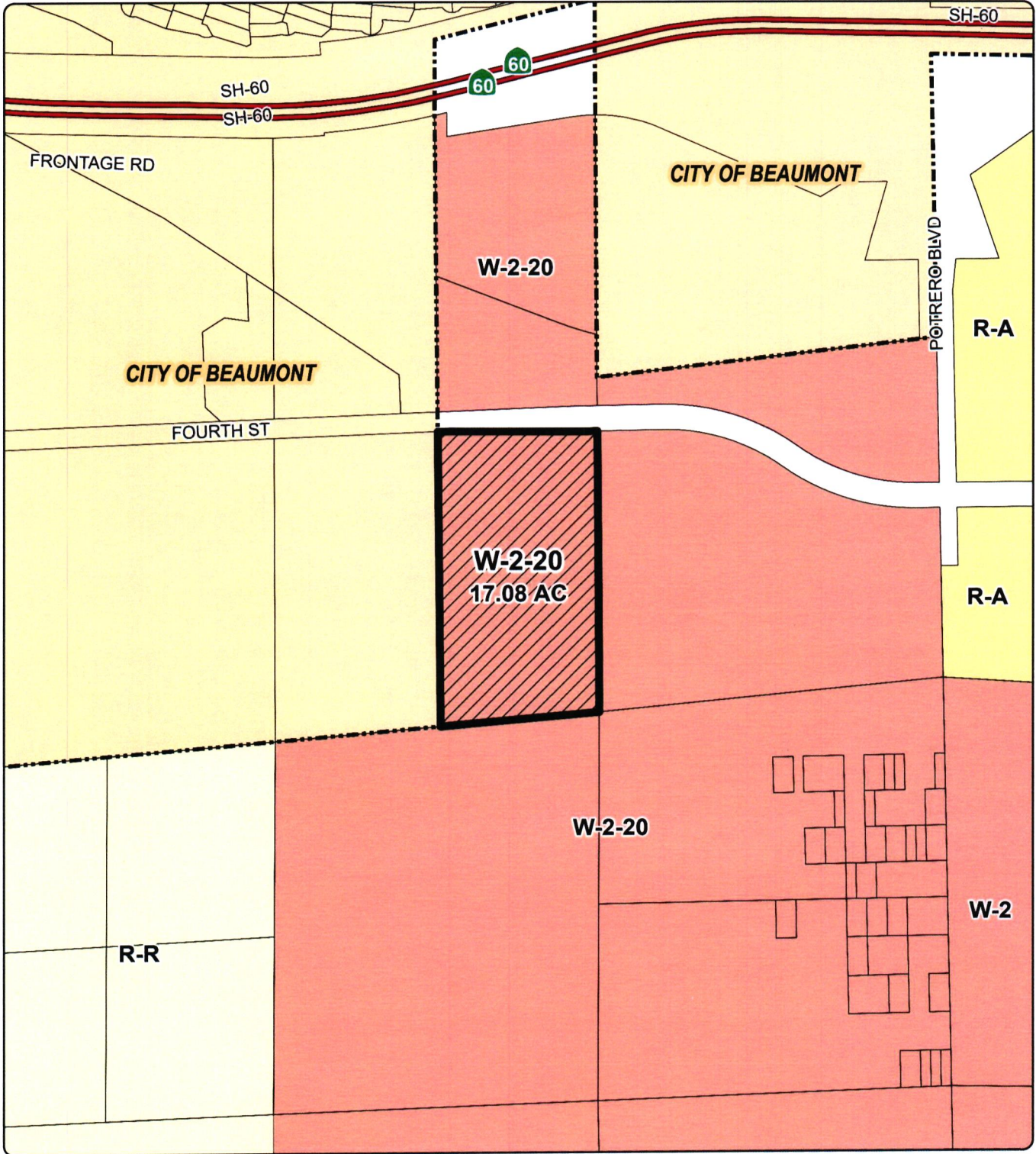
RIVERSIDE COUNTY PLANNING DEPARTMENT

GPA210117

EXISTING ZONING

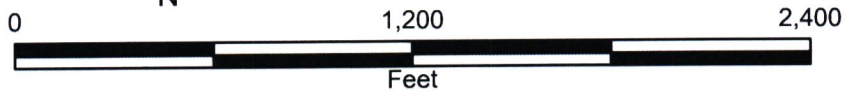
Supervisor: Gutierrez
District 5

Date Drawn: 3/9/2023
Exhibit 2



Zoning District: Hemet-San Jacinto

Author: Adam Grim

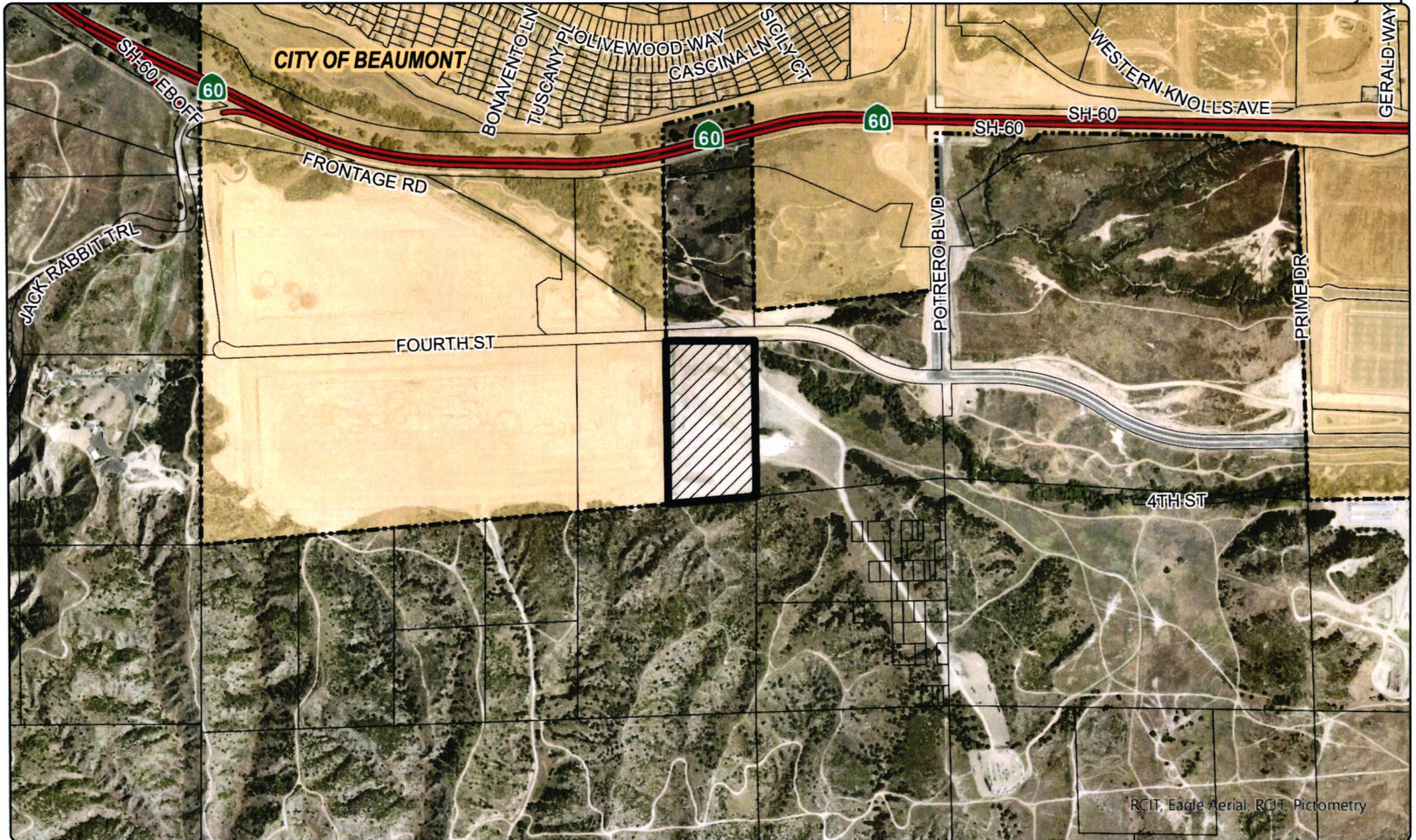


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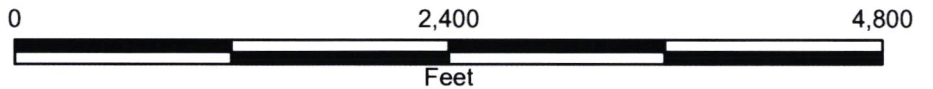
Supervisor: Gutierrez
 District 5

Date Drawn: 3/9/2023
 Vicinity Map



Zoning District: Hemet-San Jacinto

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