

Agenda Item: 4.1
Area Plan: All
Supervisory Districts: All
Director's Hearing: April 27, 2009

Applicant: County of Riverside
Project Planner: Mitra Mehta-Cooper
Project: General Plan Amendment 960
E.A. Number: 41788 / EIR Number: 521

COUNTY OF RIVERSIDE PLANNING DEPARTMENT STAFF REPORT

PURPOSE OF SCOPING SESSION:

The purpose of this Scoping Session is to inform responsible agencies and the public of the nature and extent of the proposed project and to provide an opportunity for consultation on the range of actions, alternatives, mitigation measures and significant effects proposed for in-depth analysis in the Environmental Impact Report (EIR) to be prepared for the project.

The Scoping Session is not a public hearing on the merit of the proposed project and NO DECISION on the project will be made at this time. Public testimony is limited to identifying issues regarding the project's potential environmental impacts. The County will not be providing an immediate response to concerns raised. Rather, issues identified during the scoping session will be considered for inclusion in the EIR to be prepared.

ENVIRONMENTAL IMPACT REPORT:

As Lead Agency, the County of Riverside has prepared an Initial Study (attached) pursuant to CEQA, the California Environmental Quality Act, to evaluate the proposed project, GPA 960. The Initial Study indicates that the project has the potential for significant environmental impacts which shall be addressed in an EIR. Initial Study results are discussed below after the Project Description.

GENERAL PLAN AMENDMENT 960 – BACKGROUND:

The Certainty System is an integral part of the General Plan that requires the County initiate a comprehensive review of the General Plan every five years to address changes in development patterns, correct imperfections or errors, and make any adjustments needed to facilitate implementation of the General Plan. Thus, GPA 960 is the amendment initiated by the County in 2008 to comprehensively review, for the first time, the progress of the "RCIP General Plan" adopted in October 2003.

GENERAL PLAN AMENDMENT 960 – PROJECT DESCRIPTION:

General Plan Amendment 960 encompasses a variety of policy refinements, additions and changes throughout the General Plan document affecting a variety of unincorporated County regions. In coordination with the 2008 General Plan Advisory Committee, appointed by the Board of Supervisors, the County Planning Department has identified the General Plan issues outlined below for consideration by the County and its stakeholders. Additional project information, including maps and a detailed project description, is available in the project's Initial Study, which is posted on the County Planning Department's website at www.tlma.org/planning and may also be viewed in person at the County Planning Department.

GENERAL PLAN ELEMENTS: The following elements of the General Plan will be reviewed and, where necessary, revised to ensure consistency with current regulations, incorporate any newly available information and provide additional guidance where needed.

1. Land Use Element:
 - a. Incentive Program Policies
 - b. Community Center and Overlays
 - c. Incidental Rural Commercial Use Policies
 - d. Indian Fee Land Policies

2. Circulation Element:
 - a. Planned Circulation System Update
 - b. Non-Motorized Transportation Plan Update (Trails)

3. Multi-purpose Open Space Element:
 - a. Energy Policies Update
 - b. Cultural Resources Policies Update
 - c. Multi-Species Habitat Conservation Plans Update
 - d. Water Conservation Policies Update

4. Safety Element:
 - a. Fire Hazard Section Update
 - b. Flood and Inundation Hazard Section Update

5. Housing Element:
 - a. State-mandated Five-Year Housing Update

6. Air Quality Element:
 - a. Update Regulatory Information
 - b. Greenhouse Gas Emission Reduction Policies

7. Healthy Community Element: Proposed new General Plan element

8. Administration Element:
 - a. General Plan Amendment Policies Update
 - b. Sphere of Influence Policies Update

9. Appendices:
 - a. Update Socioeconomic Build-out Assumptions (Appendix E-1)
 - b. Update Population and Employment Forecasts (Appendix F-1)
 - c. Update Fiscal Analysis (Appendix G-1)

AREA PLANS: The following issues are being considered to address effective General Plan implementation at the sub-regional (area plan) level:

1. Eastern Coachella Valley Area Plan:
 - a. Vista Santa Rosa Overlay
 - b. South Valley Overlay
 - c. Chiriaco Summit Rural Village Overlay
 - d. Fish Farm Inventory
 - e. North Shore Policy Area

2. Eastvale Area Plan:
 - a. Prado Basin Policy Area
3. Elsinore Area Plan:
 - a. Lakeland Village Land Use Inventory
 - b. El Cariso Rural Village Study Area
 - c. Meadowbrook Rural Village Study Area
4. Lakeview Nuevo Area Plan:
 - a. Northeast Dairies Overlay
 - b. San Jacinto River and 2-4 DU/Ac Policy Area
5. Mead Valley Area Plan:
 - a. Goodhope Rural Village Study Area
6. Riverside Extended Mountainous Area Plan (REMAP):
 - a. Anza Rural Village Overlay
 - b. Aguanga Rural Village Study Area
7. San Jacinto Valley Area Plan:
 - a. Agriculture/Development Potential Study Area
8. Western Coachella Valley Area Plan:
 - a. Sky Valley Rural Village Overlay

PARCEL-SPECIFIC LAND USE CHANGES (Multiple Area Plans): Over the last five years, a variety of parcel-specific land use mapping errors or omissions have been identified internally as warranting further review. These parcel-specific changes fall into the following criteria:

1. Land use designation incorrectly applied or not identified
2. Open Space – Conservation Habitat (OS-CH) incorrectly assigned
3. Public Facilities (PF) incorrectly applied
4. Open Space – Conservation (OS-C) incorrectly applied
5. Open Space – Recreation (OS-R) incorrectly assigned
6. Land use designation incorrectly applied to Public Facilities
7. Land Use designations inappropriate for actual parcel sizes
8. Executive directives

Additionally, lands acquired for conservation by the Riverside Conservation Authority (RCA) will be assigned the Open Space – Conservation Habitat (OS-CH) land use designation.

INITIAL STUDY FINDINGS:

The Initial Study (EA 41788) prepared for GPA 960 finds that there is the potential for significant environmental impacts in the following areas:

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| ▪ Aesthetics | ▪ Mineral Resources |
| ▪ Agricultural Resources | ▪ Noise |
| ▪ Air Quality | ▪ Population and Housing |
| ▪ Biological Resources | ▪ Public Services |
| ▪ Cultural Resources | ▪ Recreation |
| ▪ Geology and Soils | ▪ Transportation and Traffic |

- Hazards and Hazardous Materials
- Hydrology and Flooding
- Land Use and Planning
- Utilities and Service Systems
- Water Resources
- Cumulative Impacts