

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

107B



FROM: TLMA - Planning Department

SUBMITTAL DATE:
September 17, 2004

SUBJECT: RESOLUTION NO. 2004-290- ADOPTION OF FIRST CYCLE of General Plan Amendments for 2004 (GPA No. 617 and GPA No. 671).

RECOMMENDED MOTION:

The Planning Department recommends:

ADOPTION of Resolution No. 2004-290, which proposes to amend the Riverside County General Plan in accordance with the Board's actions taken on General Plan Amendment (GPA) Nos. 617 and 671.

BACKGROUND:

The General Plan Amendments comprising the first cycle of 2004 were considered by the Board of Supervisors in public hearings held on February 3, 2004 and April 6, 2004, and amend the Elsinore and Harvest Valley / Winchester Area Plans. Resolution No. 2004-369 Adopting Amendment No. 2 to Specific Plan No. 293 (Winchester Hills) is an associated agenda item.

General Plan Amendment No. 671 in the First Supervisorial District (amending the designation of 17.5 acres in the Elsinore Area Plan from Business Park and Commercial Retail to Medium Density Residential [2-5 dwelling units per acre]) is addressed on pages 1 through 5 of Resolution No. 2004-290. General Plan Amendment No. 617 in the Third Supervisorial District (amending the designation of 14.21 acres in the Harvest Valley/Winchester Area Plan from Medium High Density Residential [5-8 dwelling units per acre] and adding this area to Specific Plan No. 293) is addressed on pages 5 through 9.

Robert C. Johnson
Planning Director

RCJ:jjgg

REVIEWED BY EXECUTIVE OFFICE
[Signature]
DATE 9/30/04

Departmental Concurrence

Policy
 Policy

Consent
 Consent

Dept's Recomm.:
Per Exec. Ofc.:

Prev. Agn. Ref.

District: First /
Third

Agenda Number:

3.47

2 **RESOLUTION NO. 2004-290**

3 **AMENDING THE**

4 **RIVERSIDE COUNTY GENERAL PLAN**

5
6 **WHEREAS**, pursuant to the provisions of Government Code Section 65350 et seq., public
7 hearings were held before the Riverside County Board of Supervisors on February 3 and April 6, 2004
8 and before the Riverside County Planning Commission on August 20, 2003, January 28, 2004, and
9 February 11, 2004, to consider proposed amendments to the Elsinore and Harvest Valley/Winchester Area
10 Plans of the Riverside County General Plan; and,
11

12 **WHEREAS**, all the procedures of the California Environmental Quality Act (CEQA) and the
13 Riverside County Rules to Implement the Act have been satisfied; and,

14 **WHEREAS**, the proposed general plan amendments were discussed fully with testimony and
15 documentation presented by the public and affected government agencies; and,

16 **WHEREAS**, the proposed general plan amendments are hereby declared to be severable and if
17 any proposed amendment is adjudged unconstitutional or otherwise invalid, the remaining proposed
18 amendments shall not be affected thereby; now, therefore,

19 **BE IT RESOLVED, FOUND, DETERMINED AND ORDERED** by the Board of Supervisors
20 of the County of Riverside, in regular session assembled on September 28, 2004, that:

- 21
22 A. General Plan Amendment No. 671 (GPA00671) is a proposal to amend the Elsinore Area
23 Plan by amending the Land Use Map designation from Business Park and Commercial Retail to Medium
24 Density Residential (2 to 5 dwelling units per acre) on a 17.9-acre area located northerly of Catt Road and
25 southwesterly of Interstate 15 in the Rancho California Zoning Area of the First Supervisorial District, as
26 shown on the exhibit entitled "GPA NO. 671, EXHIBIT 6A", a copy of which is attached hereto and
27 incorporated herein by reference. The 17.9-acre area includes four parcels comprising 15.71 net acres and
28

FORM APPROVED COUNTY COUNSEL
SEP 08 2004
BY [Signature]

1 a publicly owned right-of-way (Fox Ridge Lane) comprising approximately 2.2 acres. This amendment is
2 associated with Change of Zone Case No. 6829 and Tentative Tract Map No. 31499, which are
3 coterminous with, and were considered concurrently with, this amendment at the public hearings before
4 the Planning Commission and the Board of Supervisors. Change of Zone Case No. 6829 proposes to
5 change the zoning on the proposed amendment site ("the site") from C-O (Commercial-Office Zone) on
6 9.36 acres of private land (three parcels) and C-P-S (Scenic Highway Commercial) on one parcel of 6.35
7 acres to R-1 (One-family Dwellings). Tentative Tract Map No. 31499 proposes to divide the site into 63
8 single-family residential lots with a 7,200 square foot minimum lot size, and a 21,941 square foot
9 detention basin.
10

11 **BE IT FURTHER RESOLVED** by the Board of Supervisors, based on the evidence presented
12 on this matter, both written and oral, including Environmental Assessment No. 39114, that:

- 13 1. The site is located in the Elsinore Area Plan (ELAP).
- 14 2. The Elsinore Area Plan Land Use Map determines the extent, intensity, and location of
15 land uses within the ELAP.
- 16 3. The site is currently designated Business Park and Commercial Retail. Three of the private
17 properties (9.36 acres) and the adjacent right-of-way are designated Business Park, while
18 the fourth property (6.35 acres) and the adjacent right-of-way are designated Commercial
19 Retail.
20
- 21 4. The proposed amendment would change the Area Plan land use designation on the site to
22 Medium Density Residential (2 to 5 dwelling units per acre).
- 23 5. The site is bordered on the north and west by properties designated Medium Density
24 Residential, on the northeast by Interstate 15, on the east by properties designated
25 Commercial Retail, and on the south (on the opposite side of Catt Road) by properties
26 designated Medium Density Residential and Commercial Retail. Properties farther to the
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1 east (on the opposite side of Interstate 15) are designated Community Center and Medium
2 Density Residential.

3 6. The site is currently zoned C-O (Commercial-Office) and C-P-S (Scenic Highway
4 Commercial). Three of the private properties (9.36 acres) and the adjacent right-of-way
5 are zoned C-O. The fourth property (6.35 acres) and the adjacent right-of-way are zoned
6 C-P-S. The area zoned C-O corresponds to the area designated Business Park, while the
7 area zoned C-P-S corresponds to the area designated Commercial Retail.

8
9 7. The site is bordered on the north and west by properties zoned R-1 (One-family
10 Dwellings), on the northeast by Interstate 15, on the east by properties zoned C-P-S, and
11 on the south (on the opposite side of Catt Road) by properties zoned R-R (Rural
12 Residential) and C-P-S. Properties farther to the east (on the opposite side of Interstate 15)
13 are zoned C-P-S.

14
15 8. A change of zone to R-1 is being processed concurrently with the proposed amendment to
16 allow the site to be developed as proposed through Tentative Tract Map No. 31499.

17 9. Two of the four parcels comprising the site are vacant. A single-family residence with an
18 address of 23490 Catt Road is located on the most northerly parcel (Assessor's Parcel
19 Number 376-410-009). A mobile home with an address of 35835 Fox Ridge Lane is
20 located on one of the parcels westerly of Fox Ridge Lane (Assessor's Parcel Number 376-
21 410-008).

22
23 10. The site is bordered on the north by a single-family residential subdivision, on the
24 northeast by Interstate 15, on the east by vacant land, on the west by a 20-acre lot with one
25 single-family residence (tentatively approved for division through Tentative Tract Map No.
26 31331), and on the south (on the opposite side of Catt Road) by rural and estate size lots,
27 some of which are occupied by single-family homes or mobile homes, and some of which
28

1 are vacant. Most of the properties southerly of Catt Road and westerly of Fox Ridge Lane
2 are developed with a single-family residence or mobile home. Easterly of Fox Ridge Lane,
3 most of the properties southerly of Catt Road are vacant.

- 4
5 11. The proposed general plan amendment involves changes in land use designations for land
6 that is located entirely within the Community Development Foundation Component.
- 7 12. The proposed amendment does not involve a change in, or a conflict with, the Riverside
8 County Vision, any General Plan Principle, or any Foundation Component designation in
9 the General Plan.
- 10 13. The proposed amendment would contribute to the achievement of the purposes of the
11 General Plan.
- 12 14. Special circumstances or changes have emerged that were unanticipated in preparing the
13 General Plan.
- 14 15. The proposed amendment is consistent with the policies of the Elsinore Area Plan and with
15 all policies of the Riverside County General Plan, as adopted on October 7, 2003.
- 16 16. The findings of the initial study performed pursuant to Environmental Assessment No.
17 39114 (a copy of which is attached hereto) are incorporated herein by reference. The
18 initial study determined that the proposed amendment and associated change of zone and
19 tentative tract map ("the project") would have impacts on, or be impacted by, scenic
20 resources, Mt. Palomar Observatory, light and glare, air quality, wildlife and vegetation,
21 historic resources, archaeological resources, paleontological resources, groundshaking,
22 slopes and topography, erosion, water quality, flooding and drainage, land use, planning,
23 highway noise, ambient noise levels, population and housing, fire protection services,
24 sheriff services, schools, libraries, health services, parks and recreation, recreational trails,
25 circulation, water and sewer service, solid waste, and utilities. However, it was determined
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1 that each of these impacts was either insignificant or would be mitigated to a level of
2 insignificance through the conditions of approval applied to Tentative Tract Map No.
3 31499. The initial study concluded that the project, as mitigated, would not have a
4 significant effect on the environment.

5
6 17. The site is not located within a Criteria Cell Area of the Western Riverside County
7 Multiple Species Habitat Conservation Plan.

8 **BE IT FURTHER RESOLVED** by the Board of Supervisors that it **ADOPTS** the Mitigated
9 Negative Declaration for Environmental Assessment No. 39114 and **ADOPTS** General Plan Amendment
10 No. 671 (GPA00671) from Business Park and Commercial Retail to Medium Density Residential (2 to 5
11 dwelling units per acre), as described herein and as shown on the exhibit entitled "GPA NO. 671,
12 EXHIBIT 6A."

13
14 B. General Plan Amendment No. 617 (GPA00617) is a proposal to amend the Harvest
15 Valley/Winchester Area Plan by amending the Land Use Map designation from Medium High Density
16 Residential (5 to 8 dwelling units per acre) to Commercial Retail and Very High Density Residential (14
17 to 20 dwelling units per acre) on a 14.21-acre area located northerly of Newport Road, southerly of Salt
18 Creek Channel, and westerly of Leon Road in the Winchester Zoning Area of the Third Supervisorial
19 District, and by including this property within the boundaries of Specific Plan No. 293, as shown on the
20 exhibit entitled "GPA NO. 617, EXHIBIT 6A, AMENDED," a copy of which is attached hereto and
21 incorporated herein by reference. This amendment is associated with Specific Plan No. 293, Amendment
22 No. 2, which would change the illustrative Land Use Map designations of properties encompassing
23 126.75 acres located northerly of Newport Road, westerly of Leon Road, and southerly of Olive Avenue
24 (both northerly and southerly of Salt Creek Channel) from High Density Residential (8 to 14 dwelling
25 units per acre), Medium High Density Residential, Commercial Retail, and Open Space – Recreation to
26 Very High Density Residential, Medium High Density Residential, Medium Density Residential (2 to 5
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1 dwelling units per acre), Commercial Retail, and Open Space - Recreation, as also shown on the exhibit
2 entitled "GPA NO. 617, EXHIBIT 6A, AMENDED". This amendment is also associated with Change of
3 Zone Case No. 6673 and Tentative Tract Map No. 30266, which were considered concurrently with this
4 amendment and Amendment No. 2 to Specific Plan No. 293, at the public hearings before the Planning
5 Commission and the Board of Supervisors. Change of Zone No. 6673 is coterminous with this
6 amendment and proposes to change the zoning on the proposed amendment site ("the site") from R-R
7 (Rural Residential) to SP (Specific Plan). Tentative Tract Map No. 30266 is coterminous with
8 Amendment No. 2 to Specific Plan No. 293, and proposes to divide the 126.75-acre Specific Plan
9 Amendment area into 244 residential lots.
10

11 **BE IT FURTHER RESOLVED** by the Board of Supervisors, based on the evidence presented
12 on this matter, both written and oral, including Environmental Assessment No. 38611 and the Addendum
13 to Environmental Impact Report (EIR) No. 380, that:
14

- 15 1. The site is located in the Harvest Valley/Winchester Area Plan (HVWAP).
- 16 2. The Harvest Valley/Winchester Area Plan Land Use Map determines the extent, intensity,
17 and location of land uses within the HVWAP.
- 18 3. The site is currently designated Medium High Density Residential (5 to 8 dwelling units
19 per acre).
- 20 4. The proposed amendment would change the Area Plan land use designation on the site to
21 Commercial Retail and Very High Density Residential (14 to 20 dwelling units per acre)
22 and would add the site to Specific Plan No. 293 in accordance with Amendment No. 2 to
23 Specific Plan No. 293.
- 24 5. The site is bordered on the north, northeast, and northwest by lands designated Open Space
25 – Recreation (specifically, the Salt Creek Channel), on the south and southwest by
26 properties within Specific Plan No. 293 designated Medium Density Residential (2 to 5
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1 dwelling units per acre), on the southeast by properties within Specific Plan No. 293
2 designated Commercial Retail, on the east by properties designated Medium High Density
3 Residential, and on the west by properties presently designated Medium High Density
4 Residential within Specific Plan No. 293, but which would change to Very High Density
5 Residential and Commercial Retail through the adoption of Amendment No. 2 to Specific
6 Plan No. 293.
7

- 8 6. The site is zoned R-R (Rural Residential).
- 9 7. The site is bordered on the north and northwest by properties zoned R-R (the Salt Creek
10 Channel), on the east (on the opposite side of Leon Road) by properties zoned R-R, and on
11 the south and southwest by properties within Specific Plan No. 293 zoned SP (Specific
12 Plan).
- 13 8. Change of Zone Case No. 6673 proposes to change the zoning on the site to SP (Specific
14 Plan).
- 15 9. The site is vacant. Surrounding land uses include Salt Creek Channel to the north and
16 northeast, vacant land to the south (the subject of a subdivision proposal presently under
17 review by staff), two single-family residences and two vacant parcels to the east (on the
18 opposite side of Leon Road), and vacant land to the west. The closest concentration of
19 residences is northeasterly of the intersection of Leon Road with Olive Avenue.
20
- 21 10. The proposed general plan amendment involves changes in land use designations for land
22 that is located entirely within the Community Development Foundation Component. The
23 associated specific plan amendment would amend the boundaries of areas within the
24 adopted Specific Plan proposed for open space and recreation by moving the location of
25 the five-acre park within the 126.75-acre Specific Plan Amendment area. However,
26 pursuant to Policy LU 1.11, proposed land use designation changes within "Community
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1 Development” Specific Plans such as Specific Plan No. 293 shall not be interpreted to
2 constitute Foundation-level changes subject to the 5-year Foundation General Plan
3 Amendment cycles.

- 4 11. The proposed amendment does not involve a change in, or a conflict with, the Riverside
5 County Vision, any General Plan Principle, or any Foundation Component designation in
6 the General Plan.
- 7 12. The proposed amendment would contribute to the achievement of the purposes of the
8 General Plan.
- 9 13. Special circumstances or changes have emerged that were unanticipated in preparing the
10 General Plan.
- 11 14. The proposed amendment is consistent with the policies of the Harvest Valley/Winchester
12 Area Plan and with all policies of the Riverside County General Plan, as adopted on
13 October 7, 2003.
- 14 15. The findings of the initial study performed pursuant to Environmental Assessment No.
15 38611 (a copy of which is attached hereto) are incorporated herein by reference. The
16 initial study determined that the proposed amendment and associated specific plan
17 amendment, change of zone, and tentative tract map (“the project”) would have impacts
18 on, or be impacted by, Mt. Palomar Observatory, wildlife and vegetation, cultural
19 resources (archaeological and historic resources), liquefaction, groundshaking, differential
20 settlement, water quality, flooding, land use and planning, highway noise, parks and
21 recreation, and recreational trails. However, it was determined that, to the extent that any
22 of these impacts was not previously addressed in EIR No. 380, the additional impact was
23 either insignificant or would be mitigated to a level of insignificance through the
24 application of adopted County ordinances, through the measures indicated in the initial
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1 study, and through conditions of approval (including referenced government agency
2 letters) applied to the associated tract map. The impacts that were previously identified in
3 EIR No. 380 would be avoided or lessened by the mitigation measures listed in Resolution
4 No. 97-093 adopting Specific Plan No. 293 (a copy of which is also attached hereto and
5 incorporated herein by reference). The initial study concluded that some changes or
6 additions to EIR No. 380 were necessary, but that none of the conditions described in
7 Section 15162 of the CEQA Guidelines exist. Therefore, the initial study determined that
8 an Addendum to EIR No. 380 should be prepared for consideration by the Planning
9 Commission and the Board of Supervisors. The Addendum was prepared and considered
10 in conjunction with the proposed amendment.
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12 16. The site is not located within a Criteria Cell Area of the Western Riverside County
13 Multiple Species Habitat Conservation Plan.
14

15 17. Resolution No. 2004-369 Adopting Amendment No. 2 to Specific Plan No. 293
16 (Winchester Hills), a copy of which is attached hereto, is incorporated herein by reference.

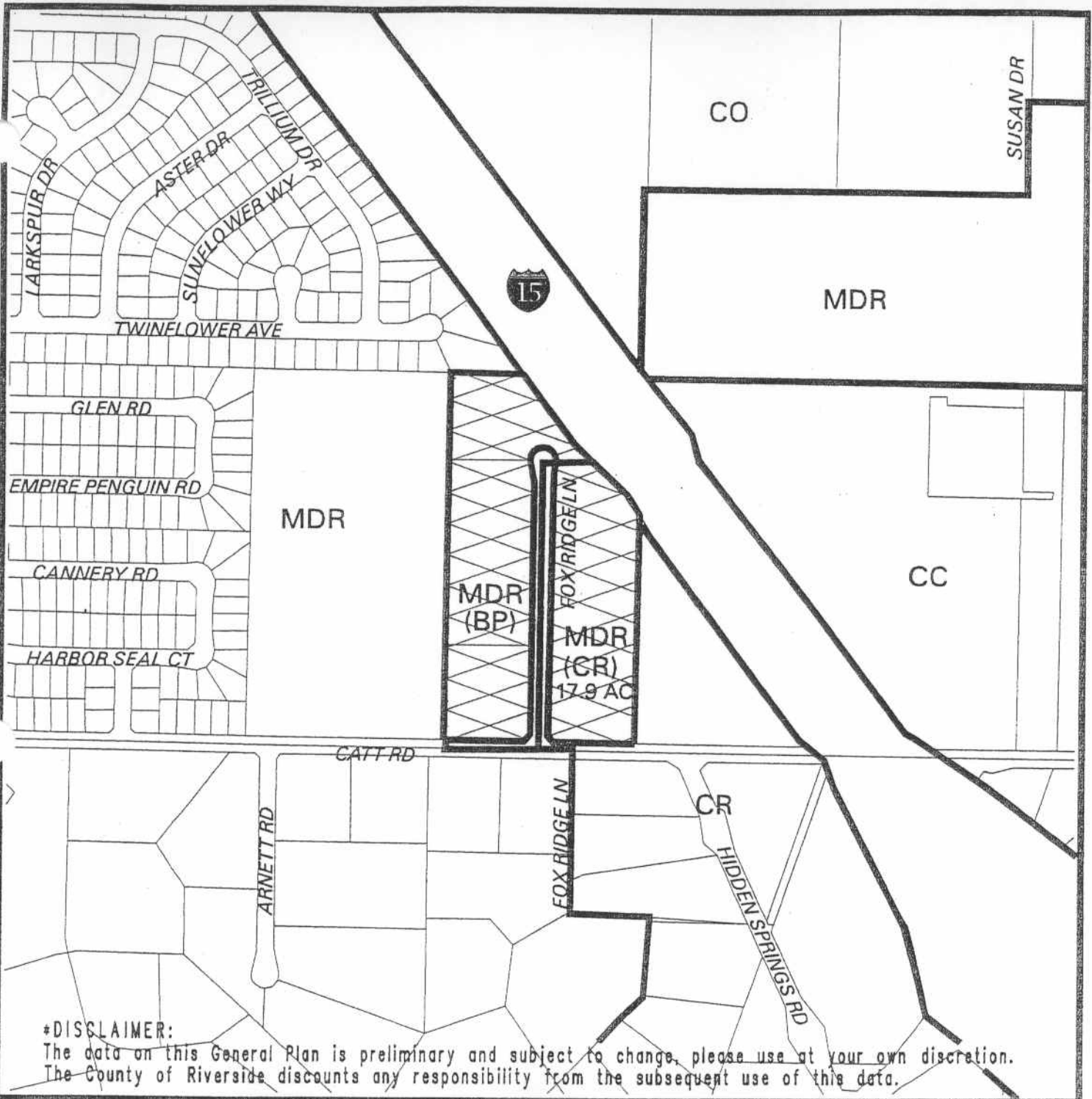
17 **BE IT FURTHER RESOLVED** by the Board of Supervisors that it **CERTIFIES** the
18 Addendum to EIR No. 380 and **ADOPTS** General Plan Amendment No. 617 (GPA00617) from Medium
19 High Density Residential to Commercial Retail and Very High Density Residential, as described herein
20 and as shown on the exhibit entitled "GPA NO. 617, EXHIBIT 6A, AMENDED".
21

22 **BE IT FURTHER RESOLVED** by the Board of Supervisors that the custodians of the
23 documents upon which this decision is based are the Clerk of the Board of Supervisors and the County
24 Planning Department, and that such documents are located at 4080 Lemon Street, Riverside, California.
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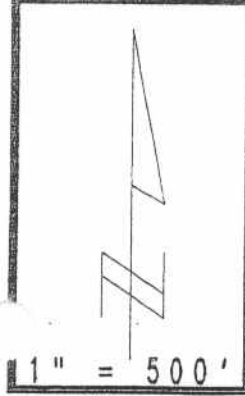
EXHIBITS

FIRST SUPERVISORIAL DISTRICT

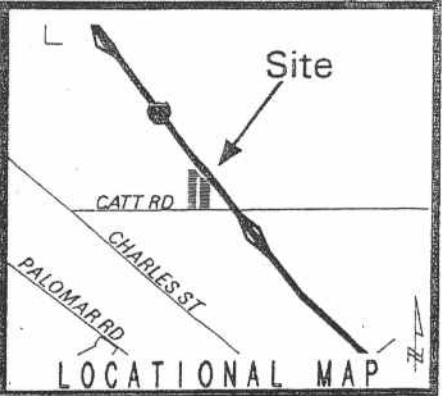
GPA-671



***DISCLAIMER:**
 The data on this General Plan is preliminary and subject to change, please use at your own discretion.
 The County of Riverside discounts any responsibility from the subsequent use of this data.



CZ06829 TR31499 GPA671			
PROPOSED GPA			Ex. 6A
Sec.	36 T6SR4W	Bk. Pg.	376-0
Zone Area	RANCHO CALIFORNIA		Sup. Dist.
Thomas Bros. Pt.	897 E7	Date Drawn	12/04/2003
		Drawn By:	lp
RIVERSIDE COUNTY PLANNING DEPARTMENT			



"GPA NO. 671, EXHIBIT 6A"

EXHIBITS

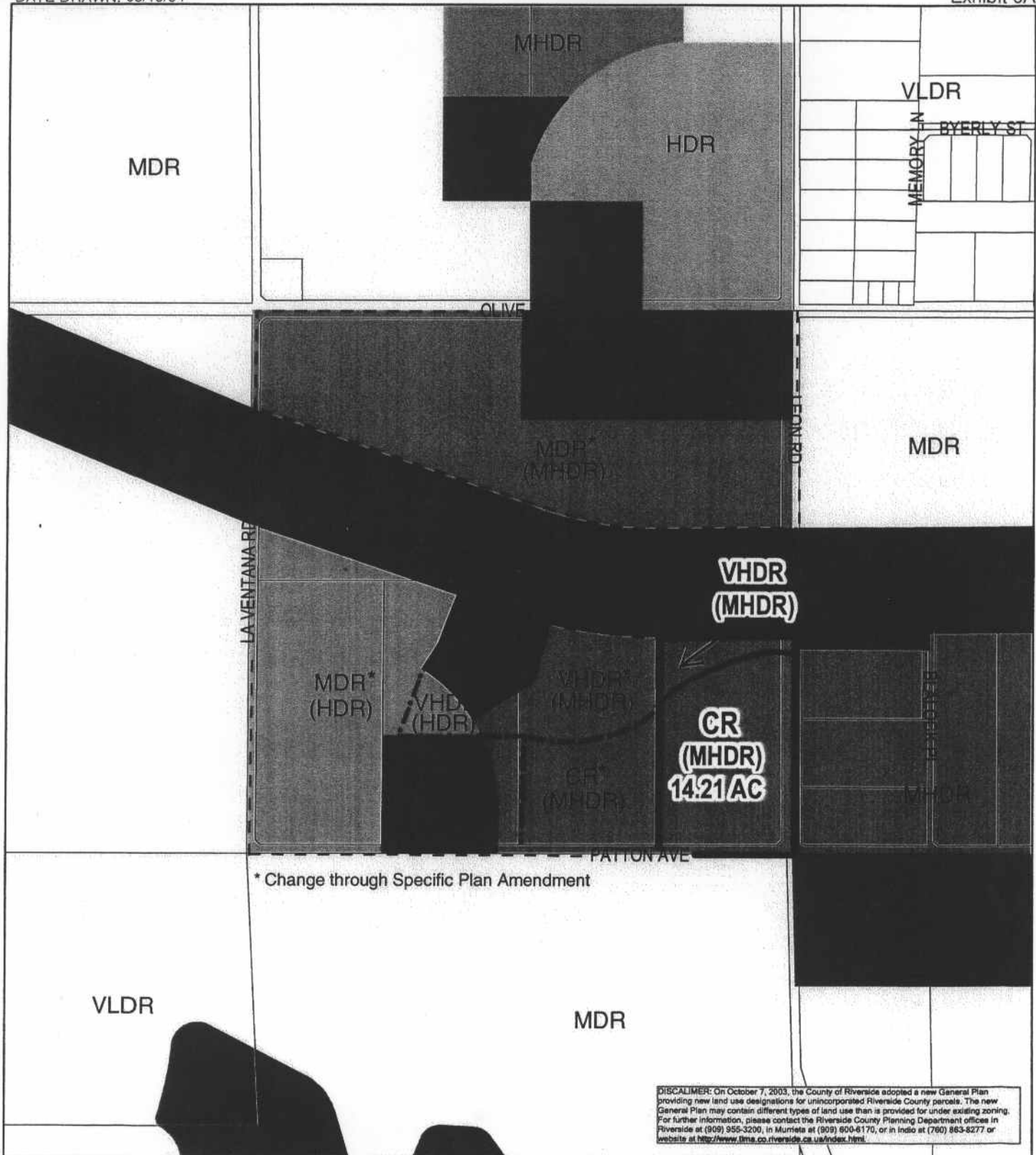
THIRD SUPERVISORIAL DISTRICT

GPA-617

Proposed General Plan

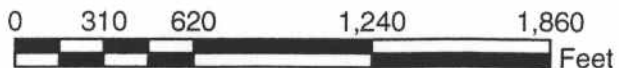
DATE DRAWN: 06/10/04

Exhibit 6A



RIVERSIDE COUNTY PLANNING DEPARTMENT

Zone
District: **Winchester**
Township/Range: **T5SR2W**
Section : 31



ASSESSORS 461 -16
BK. PG.
THOMAS 869 B1
BROS.PG