

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

525B



**FROM:** TLMA - Planning Department

**SUBMITTAL DATE:**  
August 11, 2005

**SUBJECT:** RESOLUTION NO. 2005-393 - SECOND CYCLE OF GENERAL PLAN  
AMENDMENTS FOR 2005 (GPA Nos. 677 and 698).

**CONTROVERSIAL ISSUES:** None.

**RECOMMENDED MOTION:**

**ADOPTION** of Resolution No. 2005-393 amending the Riverside County General Plan in  
accordance with the Board's actions taken on General Plan Amendment Nos. 677 and 698.

**BACKGROUND:**

The General Plan Amendments comprising the second cycle of 2005 were considered by the Board of Supervisors in public hearings held on March 29, 2005 and April 19, 2005. GPA No. 698 affects the Elsinore Area Plan, and amends the designation of 18.48 acres located southwesterly of Palomar Street and northwesterly of Cert Street in the community of Wildomar from Low Density Residential within the Community Development Foundation Component to Medium Density Residential. GPA No. 677 affects the Western Coachella Valley Area Plan, and amends the designation of 1.12 acres located northerly of Fred Waring Drive and westerly of Clinton Street, just outside the City of Indio, from Medium Density Residential to Commercial Retail.

Robert C. Johnson  
Planning Director

RCJ:JJGJG

(Continued On Attached Page)

REVIEWED BY EXECUTIVE OFFICE  
*[Signature]*  
DATE 8/15/05

Departmental Concurrence

Policy

Consent

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

COMMUNITY DEVELOPMENT  
DIVISION

Prev. Agn. Ref.

District: 1<sup>st</sup> &  
4th

Agenda Number:

ATTACHMENTS FILED

WITH THE CLERK OF THE BOARD

3.92

The Honorable Board of Supervisors

RE: RESOLUTION NO. 2005-393 - SECOND CYCLE OF GENERAL PLAN AMENDMENTS  
FOR 2005 (GPA Nos. 677 and 698).

August 11, 2005

Page 2 of 2

**ORGANIZATION OF RESOLUTION NO. 2005-393**

Board of Supervisors Resolution No. 2005-393 for the second General Plan Amendment cycle of 2005 is organized by grouping the General Plan Amendments according to Supervisorial District in the following manner:

| <u>General Plan Amendments in one Supervisorial District</u> |    | <u>Case No.</u> | <u>Pages</u> |
|--|----|-----------------|--------------|
| --- First Supervisorial District                             | A. | GPA 00698       | 1-5          |
| --- Fourth Supervisorial District                            | B. | GPA 00677       | 5-8          |

2 **RESOLUTION NO. 2005-393**

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 March 29, 2005 and April 19,  
8 2005, and before the Riverside County Planning Commission on December 1, 2004, January 19, 2005,  
9 and March 2, 2005, to consider proposed amendments to the Elsinore Area Plan and the Western  
10 Coachella Valley Area Plan of the Riverside County General Plan; and,  
11

12 **WHEREAS**, all the procedures of the California Environmental Quality Act (CEQA) and the  
13 Procedures for Implementing the CEQA in Riverside County 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  
20 **BE IT RESOLVED, FOUND, DETERMINED AND ORDERED** by the Board of Supervisors  
21 of the County of Riverside, in regular session assembled on August 23, 2005, that:

- 22 A. General Plan Amendment No. 698 (GPA00698) is a proposal to amend the Elsinore Area  
23 Plan by amending the Land Use Map designation from Low Density Residential (one to two dwelling  
24 units per acre) within the Community Development Foundation Component to Medium Density  
25 Residential (two to five dwelling units per acre) on an 18.48-acre area located southwesterly of Palomar  
26 Street and northwesterly of Cert Street in the community of Wildomar, in the Rancho California Zoning  
27 Area of the First Supervisorial District, as shown on the exhibit entitled "GPA NO. 698, EXHIBIT 6A", a  
28

1 copy of which is attached hereto and incorporated herein by reference. This amendment is associated  
2 with Change of Zone Case No. 6970 and Tentative Tract Map No. 32206, which are coterminous with,  
3 and were considered concurrently with, this amendment at the public hearings before the Planning  
4 Commission and the Board of Supervisors. Change of Zone Case No. 6970 proposes to change the  
5 zoning on the proposed amendment site ("the site") from R-A-20,000 (Residential Agricultural, 20,000  
6 square foot minimum lot size) to R-1-8,000 (One-family Dwellings, 8,000 square foot minimum lot size).  
7 Tentative Tract Map No. 32206 initially proposed to divide the site into 63 single-family residential lots;  
8 the amended design, as approved by the Planning Commission and Board of Supervisors, provides for 60  
9 single-family 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. 39557, 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 Low Density Residential (one to two dwelling units per  
17 acre) within the Community Development Foundation Component.
- 18 4. The proposed amendment would change the Area Plan land use designation on the site to  
19 Medium Density Residential (two to five dwelling units per acre).
- 20 5. The site is bordered (in clockwise order) on the northeast by Palomar Street, on the  
21 southeast by Cert Street, and on the southwest and northwest by properties designated Low  
22 Density Residential within the Community Development Foundation Component.  
23 Properties on the opposite (northeast) side of Palomar Street are designated Very Low  
24 Density Residential (maximum one dwelling unit per acre) within the Community  
25 Development Foundation Component. Properties on the opposite (southeast) side of Cert  
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1 Street are designated Medium Density Residential, except for the property on the  
2 southeasterly corner of Palomar Street and Cert Street, which is designated Commercial  
3 Retail.

4 6. The site is zoned R-A-20,000 (Residential Agricultural, 20,000 square foot minimum lot  
5 size).

6 7. The site is bordered on the northeast by Palomar Street, on the southeast by Cert Street,  
7 and on the southwest and northwest by properties zoned R-R (Rural Residential).  
8 Properties on the opposite (northeasterly) side of Palomar Street are also zoned R-R.  
9 Properties on the opposite (southeasterly) side of Cert Street are also zoned R-R, except for  
10 the property at the southeasterly corner of Palomar Street and Cert Street, which is zoned  
11 C-1/C-P (General Commercial).

12 8. A change of zone to R-1-8,000 (One-family Dwellings, 8,000 square foot minimum lot  
13 size) is being processed concurrently with the proposed amendment to allow the site to be  
14 developed as proposed through Tentative Tract Map No. 32206.

15 9. The site is vacant.

16 10. The site is bordered (in clockwise order) on the northeast by Palomar Street, on the  
17 southeast by Cert Street, on the southwest by Wildomar Channel (under the ownership of  
18 Riverside County Flood Control and Water Conservation District), and on the northwest by  
19 five privately owned properties, including one occupied by a single-family residence, one  
20 occupied by a mobile home on a permanent foundation, and three vacant properties. There  
21 are four properties on the opposite (northeasterly) side of Palomar Street; three are  
22 occupied by single-family residences, and one is vacant. There are five properties on the  
23 opposite (southeasterly) side of Cert Street. Four of these are occupied by mobile homes,  
24 three of which are mobile homes on permanent foundations; the fifth property, which is  
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1 located at the southeast corner of Palomar and Cert Streets, is vacant. There are six  
2 properties on the opposite (southwesterly) side of Wildomar Channel. Four of these are  
3 occupied by single-family residences and two by mobile homes.

- 4 11. The proposed general plan amendment involves changes in land use designations for land  
5 that is located entirely within the Community Development Foundation Component.
- 6 12. The proposed amendment does not involve a change in, or a conflict with, the Riverside  
7 County Vision, any General Plan Principle, or any Foundation Component designation in  
8 the General Plan.
- 9 13. The proposed amendment would contribute to the achievement of the purposes of the  
10 General Plan.
- 11 14. Special circumstances or changes have emerged that were unanticipated in preparing the  
12 General Plan.
- 13 15. The proposed amendment is consistent with the policies of the Elsinore Area Plan and with  
14 all policies of the Riverside County General Plan, as adopted on October 7, 2003.
- 15 16. The findings of the initial study performed pursuant to Environmental Assessment No.  
16 39557 (a copy of which is attached hereto) are incorporated herein by reference. The initial  
17 study determined that the proposed amendment and associated change of zone and tentative  
18 tract map ("the project") would have impacts on, or be impacted by, scenic resources, Mt.  
19 Palomar Observatory, light and glare, agriculture, air quality, wildlife and vegetation,  
20 historic resources, archaeological resources, paleontological resources, earthquake fault  
21 rupture from the Elsinore Fault, liquefaction hazards, groundshaking, slopes and  
22 topography, soils, erosion, hazards and hazardous materials, water quality, flooding and  
23 drainage, land use, planning, roadway noise and ambient noise levels, fire protection  
24 services, sheriff services, schools, libraries, health services, parks and recreation,  
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1 recreational trails, circulation, bike trails, water and sewer service, and solid waste.  
2 However, it was determined that each of these impacts was either insignificant or would be  
3 mitigated to a level of non-significance through the conditions of approval applied to  
4 Tentative Tract Map No. 32206. The initial study concluded that the project, as mitigated,  
5 would not have a significant effect on the environment.  
6

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

9 **BE IT FURTHER RESOLVED** by the Board of Supervisors that it **ADOPTS** the Mitigated  
10 Negative Declaration for Environmental Assessment No. 39557 and **ADOPTS** General Plan Amendment  
11 No. 698 (GPA00698) from Low Density Residential (one to two dwelling units per acre) within the  
12 Community Development Foundation Component to Medium Density Residential (two to five dwelling  
13 units per acre), as described herein and as shown on the exhibit entitled "GPA NO. 698, EXHIBIT 6A."  
14

15 B. General Plan Amendment No. 677 (GPA00677) is a proposal to amend the Western  
16 Coachella Valley Area Plan by amending the Land Use Map designation from Medium Density  
17 Residential (two to five dwelling units per acre) to Commercial Retail on a 1.12-acre area located  
18 northerly of Fred Waring Drive, southerly of Riverlane Drive, and westerly of Clinton Street in the  
19 Bermuda Dunes Zoning District of the Fourth Supervisorial District, as shown on the exhibit entitled  
20 "GPA NO. 677, EXHIBIT 6A," a copy of which is attached hereto and incorporated herein by reference.

21 This amendment is associated with Change of Zone Case No. 6869 and Conditional Use Permit Case No.  
22 3413 (CUP03413), which were considered concurrently with this amendment at the public hearings  
23 before the Planning Commission and the Board of Supervisors. Conditional Use Permit No. 3413 is  
24 coterminous with this amendment and proposes to construct a 12,000 square foot convenience store  
25 including beer and wine sales for off-premises consumption on the proposed amendment site ("the site").  
26

27 Change of Zone Case No. 6869 is also coterminous with this amendment and proposes to change the  
28

1 zoning of the site from R-1 (One-family Dwellings) to C-1/C-P (General Commercial). As recommended  
2 by staff and the Planning Commission, the change of zone would be from R-1 to C-P-S (Scenic Highway  
3 Commercial).

4 **BE IT FURTHER RESOLVED** by the Board of Supervisors, based on the evidence presented  
5 on this matter, both written and oral, including Environmental Assessment No. 39245, that:

- 6 1. The site is located in the Western Coachella Valley Area Plan (WCVAP).
- 7 2. The Western Coachella Valley Area Plan Land Use Map determines the extent, intensity,  
8 and location of land uses within the WCVAP.
- 9 3. The site is currently designated Medium Density Residential (2 to 5 dwelling units per  
10 acre).
- 11 4. The proposed amendment would change the Area Plan land use designation on the site to  
12 Commercial Retail.
- 13 5. The site is bordered (in clockwise order) on the north by Riverlane Drive, with properties  
14 on the opposite (northerly) side of Riverlane Drive in the City of Indio, on the east by  
15 Clinton Street, with property designated Medium Density Residential on the opposite  
16 (easterly) side of Clinton Street, on the south by a property designated Commercial Retail,  
17 and on the southwest and west by properties designated Medium Density Residential.
- 18 6. The site is zoned R-1 (One-family Dwellings).
- 19 7. A change of zone to C-1/C-P (General Commercial) has been proposed for this site. The  
20 Planning Commission and Planning Department staff recommended C-P-S (Scenic  
21 Highway Commercial) zoning, and the Board of Supervisors approved the Planning  
22 Commission recommendation.
- 23 8. The site is bordered (in clockwise order) on the north (on the opposite side of Riverlane  
24 Drive) by properties in the City of Indio, on the east (on the opposite side of Clinton  
25 Drive) by properties in the City of Indio, on the east (on the opposite side of Clinton  
26 Drive) by properties in the City of Indio, on the east (on the opposite side of Clinton  
27 Drive) by properties in the City of Indio, on the east (on the opposite side of Clinton  
28 Drive) by properties in the City of Indio, on the east (on the opposite side of Clinton

1 Street) by properties zoned R-T (Mobilehome Subdivisions and Mobilehome Parks), on  
2 the south by a property zoned C-1/C-P, and on the southwest and west by properties zoned  
3 R-1.

- 4 9. The site is presently vacant.
- 5 10. Surrounding land uses include (in clockwise order) two vacant parcels and one single-  
6 family residence to the north (on the opposite side of Riverlane Drive), a mobile home  
7 park (Arabian Gardens) to the east (on the opposite side of Clinton Street), a convenience  
8 store to the south, and single-family residences to the southwest and west. Another mobile  
9 home park is located on the opposite (southerly) side of Fred Waring Drive, westerly of  
10 Clinton Street. A single-family residential subdivision is located on the southerly side of  
11 Fred Waring Drive, easterly of Clinton Street.
- 12 11. The proposed general plan amendment involves changes in land use designations for land  
13 that is located entirely within the Community Development Foundation Component.
- 14 12. The proposed amendment does not involve a change in, or a conflict with, the Riverside  
15 County Vision, any General Plan Principle, or any Foundation Component designation in  
16 the General Plan.
- 17 13. The proposed amendment would contribute to the achievement of the purposes of the  
18 General Plan.
- 19 14. Special circumstances or changes have emerged that were unanticipated in preparing the  
20 General Plan.
- 21 15. The proposed amendment is consistent with the policies of the Western Coachella Valley  
22 Area Plan and with all policies of the Riverside County General Plan, as adopted on  
23 October 7, 2003.
- 24 16. The findings of the initial study performed pursuant to Environmental Assessment No.  
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1 39245 (a copy of which is attached hereto) are incorporated herein by reference. The  
2 initial study determined that the proposed amendment and associated change of zone and  
3 conditional use permit ("the project") would have impacts on, or be impacted by, scenic  
4 resources, Mt. Palomar Observatory, light and glare, air quality, groundshaking,  
5 topography and surface relief, soils and erosion, wind erosion and blowsand, hazards and  
6 hazardous materials, water quality, flooding and drainage, land use and planning, highway  
7 noise, project-generated noise potentially affecting ambient noise levels, fire protection  
8 services, sheriff services, schools, circulation, water service, sewer service, solid waste,  
9 and utilities. However, it was determined that these impacts would be mitigated to a level  
10 of non-significance through the conditions of approval (including referenced government  
11 agency letters) applied to the associated conditional use permit.  
12

13  
14 20. The proposed amendment will have no impact on wildlife resources.


15 21. The initial study for Environmental Assessment No. 39245 incorporated a mitigation  
16 monitoring/reporting program.

17 **BE IT FURTHER RESOLVED** by the Board of Supervisors that it **ADOPTS** a **De Minimis**  
18 finding, **ADOPTS** a Mitigated Negative Declaration for Environmental Assessment No. 39245 and  
19 **ADOPTS** General Plan Amendment No. 677 (GPA00677) from Medium Density Residential (2 to 5  
20 dwelling units per acre) to Commercial Retail, as described herein and as shown on the exhibit entitled  
21 "GPA NO. 00677, EXHIBIT 6A."  
22

23 **BE IT FURTHER RESOLVED** by the Board of Supervisors that the custodians of the  
24 documents upon which this decision is based are the Clerk of the Board of Supervisors and the County  
25 Planning Department, and that such documents are located at 4080 Lemon Street, Riverside, California.  
26

27 FORM APPROVED  
COUNTY COUNSEL

28 JUL 29 2005

BY 

EXHIBITS

FIRST SUPERVISORIAL DISTRICT

GPA-698

"GPA NO. 698, EXHIBIT GA"

**CZ06970 TR32206 GPA698**

Planner: Andrew Huneck

Supervisor Buster  
District 1

Date: 01/13/05

Proposed General Plan

Exhibit 5

DATE DRAWN: 12/16/04



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 types of land use than is provided for under existing zoning. For further information, please contact the Riverside County Planning Department offices in Riverside at (909) 955-3200, in Murrieta at (909) 600-6170, or in Indio at (760) 963-8277 or website at <http://www.dca.co.riverside.ca.us/index.html>.

**RIVERSIDE COUNTY PLANNING DEPARTMENT**

County: **Rancho California**  
 District: **Rancho California**  
 Township/Range: **T6SR4W**  
 Section: **34**



ASSESSORS **360-08**  
 BK. PG.  
 THOMAS **897 A6**  
 BROS.PG

EXHIBITS

FOURTH SUPERVISORIAL DISTRICT

GPA-677

"GPA NO. 677, EXHIBIT 6A"

Supervisor Wilson  
District 4

**CZ06869 CUP03413 GPA00677**

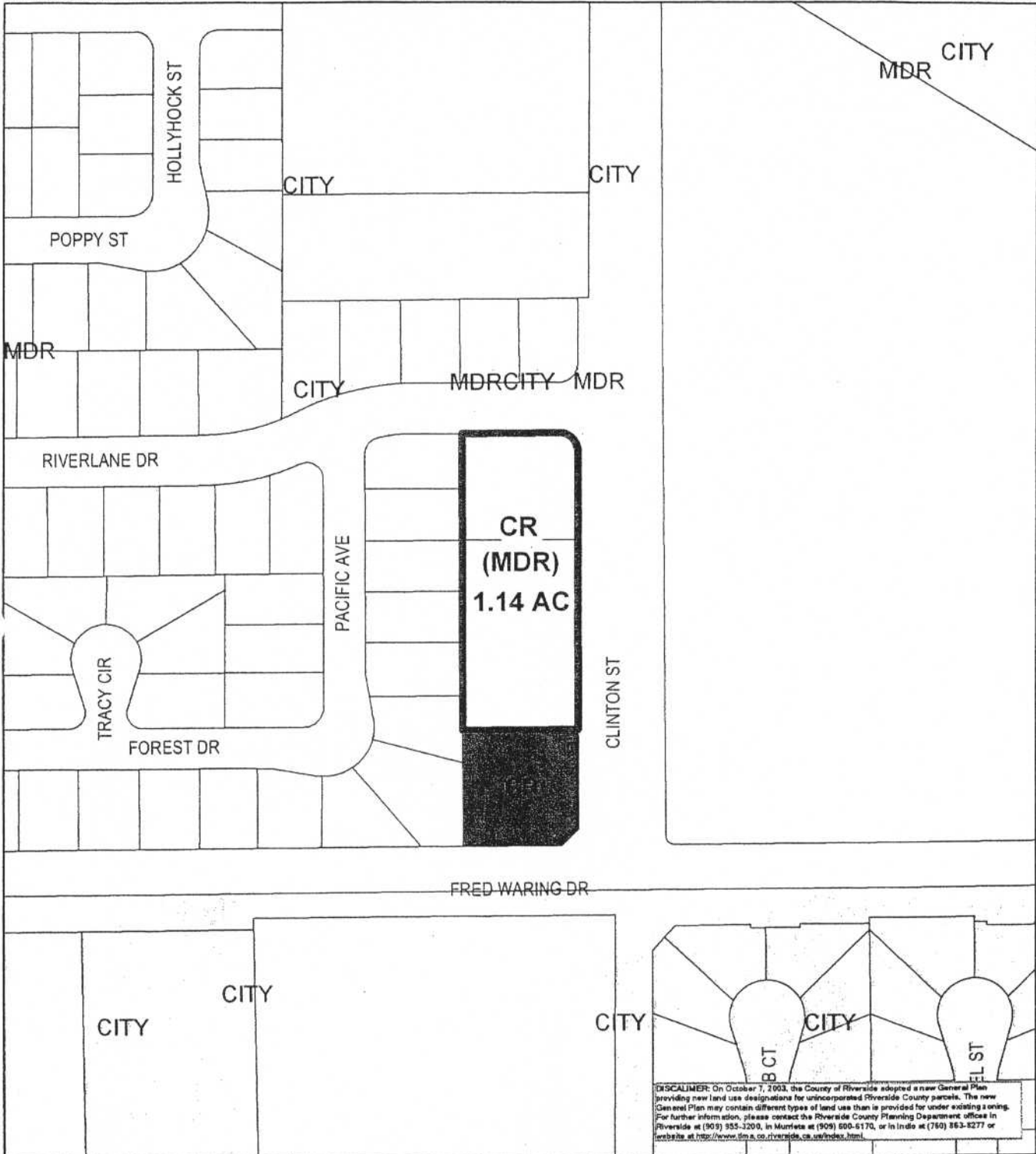
Planner: Jay Olivas

Date: 11/17/04

Proposed General Plan

Exhibit 6a

DATE DRAWN: 11/16/04



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 types 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) 355-3200, in Murrieta at (951) 600-6170, or in Indio at (760) 863-5277 or <http://www.tn.a.co.riverside.ca.us/index.html>.

**RIVERSIDE COUNTY PLANNING DEPARTMENT**

Zone  
District: **Bermuda Dunes**  
Township/Range: **T5SR7E**  
Section : **7**



ASSESSORS  
BK. PG. **610-05**  
THOMAS  
BROS.PG **5410 D7**