

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



118B

FROM: TLMA - Planning Department

SUBMITTAL DATE:
December 12, 2005

SUBJECT: RESOLUTION NO. 2005-501 - FOURTH CYCLE OF GENERAL PLAN AMENDMENTS (LAND USE ELEMENT) FOR 2005 (GPA Nos. 672, 693, and 746)

RECOMMENDED MOTION:

ADOPTION of Resolution No. 2005-501 amending the Riverside County General Plan in accordance with the Board's actions taken on General Plan Amendment Nos. 672, 693, and 746.

BACKGROUND:

The General Plan Amendments comprising the fourth cycle of 2005 were considered by the Board of Supervisors in public hearings held on August 23, November 15, and November 22, 2005. GPA No. 672 affects the Elsinore Area Plan, and amends the designation of 14.9 acres located northerly of Canyon Drive, southerly of Bundy Canyon Road, and easterly of Mission Trail in the community of Wildomar from Light Industrial with Community Center Overlay to Medium Density Residential with Community Center Overlay. GPA No. 693 affects the Sun City/Menifee Valley Area Plan, and amends the designation of 28.31 acres located southerly of Simpson Road, easterly of Lindenberger Road, and northerly of Salt Creek in the northeasterly quadrant of Menifee Valley from Low Density Residential within the Community Development Foundation Component and Agriculture to Medium Density Residential. GPA No. 746 affects the Western Coachella Valley Area Plan, and amends the designation of 6.87 acres located southwesterly of Varner Road, northeasterly of Interstate 10, and northerly of Ramon Road in the community of Thousand Palms from Commercial Retail to Light Industrial.

Robert C. Johnson
Planning Director

RCJ:JJGJG

(Continued on attached page)

REVIEWED BY EXECUTIVE OFFICE
Robert C. Johnson
DATE: 12/13/05

Departmental Concurrence

Dept't Recomm.: Policy
Per Exec. Ofc.: Policy

Prev. Agn. Ref.

District: 1st, 3rd, & 4th

Agenda Number:

3.36

The Honorable Board of Supervisors

RE: RESOLUTION NO. 2005-501 - FOURTH CYCLE OF GENERAL PLAN AMENDMENTS
(LAND USE ELEMENT) FOR 2005 (GPA Nos. 672, 693, and 746)

December 12, 2005

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ORGANIZATION OF RESOLUTION NO. 2005-501

Board of Supervisors Resolution No. 2005-501 for the fourth 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. | GPA00672 | 1-5 |
| --- Third Supervisorial District | B. | GPA00693 | 5-9 |
| --- Fourth Supervisorial District | C. | GPA00746 | 9-12 |

2 **RESOLUTION NO. 2005-501**

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 August 23, 2005, November 15,
8 2005, and November 22, 2005, and before the Riverside County Planning Commission on January 19,
9 2005, February 23, 2005, March 2, 2005, June 8, 2005, June 22, 2005, July 6, 2005, August 3, 2005,
10 August 31, 2005, September 28, 2005, and October 12, 2005, to consider proposed amendments to the
11 Elsinore Area Plan, the Sun City/Menifee Valley Area Plan, and the Western Coachella Valley Area Plan
12 of the Riverside County General Plan; and,
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14 **WHEREAS**, all the procedures of the California Environmental Quality Act (CEQA) and the
15 Riverside County Rules to Implement CEQA have been satisfied; and,
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17 **WHEREAS**, the proposed general plan amendments were discussed fully with testimony and
18 documentation presented by the public and affected government agencies; and,
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20 **WHEREAS**, the proposed general plan amendments are hereby declared to be severable and if
21 any proposed amendment is adjudged unconstitutional or otherwise invalid, the remaining proposed
22 amendments shall not be affected thereby; now, therefore,
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24 **BE IT RESOLVED, FOUND, DETERMINED AND ORDERED** by the Board of Supervisors
25 of the County of Riverside, in regular session assembled on December 20, 2005, that:
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- 27 A. General Plan Amendment No. 672 (GPA00672) is a proposal to amend the Elsinore Area
28 Plan by amending the Land Use Map designation from Light Industrial with Community Center Overlay
to Medium Density Residential (2 to 5 dwelling units per acre) with Community Center Overlay on a
14.9-acre area located northerly of Canyon Drive, southerly of Bundy Canyon Road, and easterly of

1 Mission Trail in the community of Wildomar, in the Sedco/Wildomar Zoning Area of the First
2 Supervisorial District, as shown on the exhibit entitled "GPA NO. 00672, EXHIBIT 6A", a copy of which
3 is attached hereto and incorporated herein by reference. This amendment is associated with Change of
4 Zone Case No. 6836 and Tentative Tract Map No. 31345, which are coterminous with, and were
5 considered concurrently with, this amendment at the public hearings before the Planning Commission and
6 the Board of Supervisors. Change of Zone Case No. 6836 proposes to change the zoning on the proposed
7 amendment site ("the site") from R-R (Rural Residential) to R-1 (One-family Dwellings). Tentative Tract
8 Map No. 31345 proposes to divide the site into 50 residential lots and 3 open space lots used as detention
9 and drainage areas.

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. 39136, 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 Light Industrial with Community Center Overlay.
- 17 4. The proposed amendment would change the Area Plan land use designation on the site to
18 Medium Density Residential (2 to 5 dwelling units per acre) with Community Center
19 Overlay.
- 20 5. The site is bordered (in clockwise order) on the north and northeast by properties
21 designated Commercial Retail, on the east and southeast by properties designated Low
22 Density Residential (1 to 2 dwelling units per acre) within the Community Development
23 Foundation Component, on the south (on the opposite side of Canyon Drive) by properties
24 designated Low Density Residential within the Community Development Foundation
25 Component with a Community Center Overlay and Very High Density Residential (14 to
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1 20 dwelling units per acre) with Community Center Overlay, on the southwest (on the
2 opposite side of Canyon Drive) by properties designated Very High Density Residential
3 with Community Center Overlay, and on the west by properties designated Light Industrial
4 with Community Center Overlay.

5 6. The site is zoned R-R (Rural Residential).

6 7. The site is bordered on all sides by properties zoned R-R. Properties located on the
7 opposite side of Canyon Drive are also zoned R-R. Other properties in the general vicinity
8 are zoned C-1/C-P (General Commercial), R-T (Mobilehome Subdivisions and
9 Mobilehome Parks), and I-P (Industrial Park).

10 8. A change of zone to R-1 (One-family Dwellings) is being processed concurrently with the
11 proposed amendment to allow the site to be developed as proposed through Tentative Tract
12 Map No. 31345.

13 9. There are no structures on the site, which is planted with wheat. A small concrete “catch
14 basin” used for irrigation and a small building pad are located in the northeasterly corner of
15 the site, along with a few ornamental trees and shrubs.

16 10. The site is bordered (in clockwise order) on the north by eight individual mobile home lots,
17 on the northeast by additional mobile home lots, on the east by a mobile home lot and a
18 place of worship (Gracepoint Church of the Nazarene), on the south by Canyon Drive, on
19 the west by one single-family residential lot, one mobile home lot, and two vacant lots, and
20 on the northwest by vacant land and a mobile home lot. The mobile homes on the
21 surrounding properties vary in age and value, with some of the newer mobile homes
22 having assessed structural value over \$100,000. Land uses on the opposite (southerly) side
23 of Canyon Drive include four mobile home lots (three with assessed structural valuations
24 of \$125,000 or greater) and vacant land. There are no existing industrial uses in the area
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1 bordered by Bundy Canyon Road on the north, Orchard Street on the east, Walnut Street
2 on the south, and Mission Trail on the west.

- 3 11. The proposed general plan amendment involves changes in land use designations for land
4 that is located entirely within the Community Development Foundation Component.
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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.
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10 13. The proposed amendment would contribute to the achievement of the purposes of the
11 General Plan.
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13 14. Special circumstances or changes have emerged that were unanticipated in preparing the
14 General Plan.
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16 15. The proposed amendment is consistent with the policies of the Elsinore Area Plan and with
17 all policies of the Riverside County General Plan, as adopted on October 7, 2003.
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19 16. The findings of the initial study performed pursuant to Environmental Assessment No.
20 39136 (a copy of which is attached hereto) are incorporated herein by reference. The initial
21 study determined that the proposed amendment and associated change of zone and tentative
22 tract map (“the project”) would have impacts on, or be impacted by, scenic resources, Mt.
23 Palomar Observatory, agriculture, air quality, wildlife and vegetation, slopes and
24 topography, soils and erosion, expansive soils, hazards and hazardous materials, airports,
25 water quality, flooding and drainage, land use, planning, airport noise, highway noise,
26 ambient noise levels, housing and population, schools, libraries, health services, parks and
27 recreation, circulation, sewer service, and solid waste. However, it was determined that
28 each of these impacts was either insignificant or would be mitigated to a level of
insignificance through the conditions of approval applied to Tentative Tract Map No.

1 31345. The initial study concluded that the project, as mitigated, would not have a
2 significant effect on the environment.

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

5 **BE IT FURTHER RESOLVED** by the Board of Supervisors that it **ADOPTS** the Mitigated
6 Negative Declaration for Environmental Assessment No. 39136 and **ADOPTS** General Plan Amendment
7 No. 672 (GPA00672) from Light Industrial with Community Center Overlay to Medium Density
8 Residential (2 to 5 dwelling units per acre) with Community Center Overlay, as described herein and as
9 shown on the exhibit entitled "GPA NO. 00672, EXHIBIT 6A."

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11 B. General Plan Amendment No. 693 (GPA00693) is a proposal to amend the Sun
12 City/Menifee Valley Area Plan by amending the Land Use Map designation from Low Density
13 Residential within the Community Development Foundation Component (one to two dwelling units per
14 acre) on an 8.76-acre property and Agriculture (one dwelling unit per ten acres) on a 19.55-acre property
15 to Medium Density Residential (two to five dwelling units per acre) on 28.31 net acres (plus adjoining
16 streets to centerline) located northerly of Salt Creek, southerly of Simpson Road, and easterly of
17 Lindenberger Road in the Winchester Zoning Area of the Third Supervisorial District, as shown on the
18 exhibit entitled "GPA NO. 00693, EXHIBIT 6A", a copy of which is attached hereto and incorporated
19 herein by reference. This amendment is associated with Change of Zone Case No. 6950 and Tentative
20 Tract Map No. 32186, which were considered concurrently with this amendment at the public hearings
21 before the Planning Commission and the Board of Supervisors. Change of Zone Case No. 6950 proposes
22 to change the zoning on the proposed amendment site ("the site") from R-R (Rural Residential) and A-P
23 (Light Agriculture with Poultry) to R-1 (One-family Dwellings). Tentative Tract Map No. 32186
24 proposes to divide 33.7 acres, including the site plus additional land located to the south within Specific
25 Plan No. 158, into 108 single-family residential lots, three open space lots, and a 3.77-acre park site.
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1 **BE IT FURTHER RESOLVED** by the Board of Supervisors, based on the evidence presented
2 on this matter, both written and oral, including Environmental Assessment No. 39500, that:

- 3 1. The proposed amendment site (“the site”) is located in the Sun City/Menifee Valley Area
4 Plan (SMVAP).
- 5 2. The SMVAP Land Use Plan, as adopted on October 7, 2003, determines the extent,
6 intensity, and location of land uses within the SMVAP.
- 7 3. The site constitutes approximately 75 percent of a quarter of a quarter section located
8 southerly of Simpson Road and easterly of Lindenberger Road, with the 10-acre gross
9 northwesterly quadrant, including the southeasterly corner of the intersection of these
10 roads, excluded. The site consists of two parcels, with the smaller parcel consisting of the
11 northeasterly quadrant and the larger parcel consisting of the southwesterly and
12 southeasterly quadrants of the quarter of the quarter section.
- 13 4. The larger parcel is currently designated Agriculture (within the Agriculture Foundation
14 Component). The smaller parcel is currently designated Low Density Residential (one to
15 two dwelling units per acre) within the Community Development Foundation Component
16 (LDR-CD) on the SMVAP Land Use Plan.
- 17 5. The proposed amendment would change the SMVAP land use designation on the site from
18 Agriculture (on the larger parcel) and LDR-CD (on the smaller parcel) to Medium Density
19 Residential (two to five dwelling units per acre).
- 20 6. The larger parcel is bordered (in clockwise order) on the north by properties designated
21 LDR-CD (including the smaller parcel), on the east by properties designated LDR-CD, on
22 the south by properties within Specific Plan No. 158 (Menifee Village) with an illustrative
23 designation of Business Park on the SMVAP Land Use Map, on the southwest (on the
24 opposite side of Lindenberger Road) by properties within Specific Plan No. 158 with an
25 opposite side of Lindenberger Road) by properties within Specific Plan No. 158 with an
26 opposite side of Lindenberger Road) by properties within Specific Plan No. 158 with an
27 opposite side of Lindenberger Road) by properties within Specific Plan No. 158 with an
28 opposite side of Lindenberger Road) by properties within Specific Plan No. 158 with an

1 illustrative designation of Business Park, and on the west and northwest (on the opposite
2 side of Lindenberger Road) by properties designated Medium Density Residential. It
3 should be noted that the actual designation of the properties within Specific Plan No. 158
4 was changed through a Specific Plan Amendment (SP00158A5) adopted following the
5 adoption of the General Plan, and that the Specific Plan, as amended, now provides for
6 residential use for that area. The smaller parcel is bordered (in clockwise order) on the
7 northwest, north, and northeast (on the opposite side of Simpson Road) by properties
8 within Specific Plan No. 301 (Menifee Ranch) with an illustrative designation of Medium
9 Density Residential, on the east and southeast by properties designated LDR-CD, on the
10 south and southwest by the larger parcel designated Agriculture, and on the west by
11 property designated LDR-CD.
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14 7. The larger parcel is zoned A-P (Light Agriculture with Poultry). The smaller parcel is
15 zoned R-R (Rural Residential). Change of Zone Case No. 6950 proposes to change the
16 zoning on both parcels to R-1 (One-family Dwellings).

17 8. The larger parcel is bordered (in clockwise order) on the north by properties zoned R-R
18 (including the smaller parcel), on the east by properties zoned R-R, on the south by
19 properties zoned SP within Specific Plan No. 158 (Menifee Village), on the southwest (on
20 the opposite side of Lindenberger Road) by properties zoned SP within Specific Plan No.
21 158, and on the west and northwest (on the opposite side of Lindenberger Road) by
22 properties zoned R-1). The smaller parcel is bordered (in clockwise order) on the
23 northwest, north, and northeast by properties zoned SP within Specific Plan No. 301
24 (Menifee Ranch), on the east and southeast by properties zoned R-R, on the south and
25 southwest by the larger parcel zoned A-P, and on the west by properties zoned R-R.
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- 1 8. The larger parcel is the site of a closed poultry ranch. The poultry ranch structures and on-
2 site residence were assessed at a value of \$320,492 on the last tax roll. The smaller parcel
3 is essentially vacant, with miscellaneous structures with an assessed valuation of \$2,040.
- 4 9. The site is bordered by vacant land (no properties exceeding \$2,500 in structural value) on
5 all sides, with Salt Creek located to the south.
- 6 10. The proposed general plan amendment involves a change from the Agriculture Foundation
7 Component to the Community Development Foundation Component. Pursuant to the
8 Riverside County General Plan, up to seven percent (7%) of land designated Agriculture
9 within Western Riverside County (the area westerly of the Eastern and Western Coachella
10 Valley Area Plans) may be removed from the Agriculture designation over the course of
11 the 2½ year period ending April 6, 2006. A total of 22,601 acres of land within Western
12 Riverside County was designated Agriculture, as of October 2003. Therefore, up to
13 1,582.07 acres of land may be converted from Agriculture to other designations during the
14 first 2½ year period. Even with this amendment, less than 60 acres of land in Western
15 Riverside County have been removed from the Agriculture Foundation Component since
16 the adoption of the General Plan on October 7, 2003.
- 17 11. The proposed amendment would contribute to the achievement of the purposes of the
18 General Plan.
- 19 12. The proposed general plan amendment will not be detrimental to public health, safety, and
20 welfare.
- 21 13. The proposed amendment is consistent with the policies of the Sun City/Menifee Valley
22 Area Plan and with all policies of the Riverside County General Plan, as adopted on
23 October 7, 2003.
- 24 25 26 27 28

1 14. The findings of the initial study performed pursuant to Environmental Assessment No.
2 39500 (a copy of which is attached hereto) are incorporated herein by reference. The initial
3 study determined that the proposed general plan amendment and associated cases (“the
4 project”) would have impacts on, or be impacted by, Mt. Palomar Observatory, agriculture,
5 air quality, wildlife and vegetation, historic resources, archaeological resources, seismic
6 activity on proximate faults, liquefaction, groundshaking, landslide risk, soils and erosion,
7 expansive soils, hazards and hazardous materials, water quality, flooding and drainage,
8 land use, planning, railroad noise, highway noise, ambient noise levels, fire protection
9 services, sheriff services, schools, libraries, health services, parks and recreation,
10 recreational trails, circulation, and sewer service. However, it was determined that each of
11 these impacts was either insignificant or would be mitigated to a level of insignificance
12 through the conditions of approval applied to Tentative Tract Map No. 32186. The initial
13 study concluded that the project, as mitigated, would not have a significant effect on the
14 environment.
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17 16. The site is not located within a Criteria Cell Area of the Western Riverside County
18 Multiple Species Habitat Conservation Plan.
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20 **BE IT FURTHER RESOLVED** by the Board of Supervisors that it **ADOPTS** a Mitigated
21 Negative Declaration for Environmental Assessment No. 39500 and **ADOPTS** General Plan Amendment
22 No. 693 (GPA00693) from Agriculture and Low Density Residential within the Community Development
23 Foundation Component to Medium Density Residential, as described herein and as shown on the exhibit
24 entitled “GPA NO. 00693, EXHIBIT 6A.”

25 C. General Plan Amendment No. 746 (GPA00746) is a proposal to amend the Western
26 Coachella Valley Area Plan by amending the Land Use Map designation from Commercial Retail to Light
27 Industrial on a 6.87-acre area (approximately seven gross acres) located northerly of Ramon Road,
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1 southwesterly of Varner Road, and northeasterly of Interstate 10 in the Thousand Palms Zoning District
2 of the Fourth Supervisorial District, as shown on the exhibit entitled "GPA NO. 00746, EXHIBIT 6," a
3 copy of which is attached hereto and incorporated herein by reference. This amendment is associated
4 with Change of Zone Case No. 7158 (CZ07158), Tentative Commercial/Industrial Parcel Map No. 33553,
5 and Conditional Use Permit Case No. 3457 (CUP03457), which were considered concurrently with this
6 amendment at the public hearings before the Planning Commission and the Board of Supervisors.
7 Change of Zone Case No. 7158 proposes to change the zoning on the proposed amendment site ("the
8 site") from C-P-S (Scenic Highway Commercial) to I-P (Industrial Park). Commercial/Industrial Parcel
9 Map No. 33553 is a Schedule E parcel map proposing to divide the site into two parcels, one that is 2.86
10 acres in area and one that is 4.02 acres in area. Conditional Use Permit No. 3457 proposes the
11 construction and operation of a tire and auto parts warehouse within a 22,000 square foot building with a
12 height of up to thirty (30) feet on the site.
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15 **BE IT FURTHER RESOLVED** by the Board of Supervisors, based on the evidence presented
16 on this matter, both written and oral, including Environmental Assessment No. 40092, that:

- 17 1. The site is located in the Western Coachella Valley Area Plan (WCVAP).
- 18 2. The Western Coachella Valley Area Plan Land Use Map determines the extent, intensity,
19 and location of land uses within the WCVAP.
- 20 3. The site is currently designated Commercial Retail.
- 21 4. The proposed amendment would change the Area Plan land use designation on the site to
22 Light Industrial.
- 23 5. The site is bordered (in clockwise order) on the northeast by Varner Road, on the southeast
24 by properties designated Commercial Retail, and on the west by properties designated
25 Light Industrial. Properties on the opposite (northeasterly) side of Varner Road are
26 designated Light Industrial.
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- 1 6. The site is zoned C-P-S (Scenic Highway Commercial).
- 2 7. The associated change of zone, Change of Zone Case No. 7158 (CZ07158), proposes to
- 3 change the zoning on the site to I-P (Industrial Park).
- 4 8. The site is bordered (in clockwise order) on the northeast by Varner Road, on the southeast
- 5 by properties zoned C-P-S, and on the west by properties zoned I-P. Properties on the
- 6 opposite (northeasterly) side of Varner Road are zoned I-P.
- 7 9. The site is vacant.
- 8 10. Surrounding land uses include commercial uses (a truck wash, a Red Roof Inn motel, a
- 9 Flying J truck stop, and a McDonald's restaurant, in ascending distance from the site) on
- 10 the southeast and industrial uses on the opposite (northeasterly) side of Varner Road.
- 11 Property to the west of the site is vacant.
- 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 land use (a tire and auto parts warehouse) would be consistent with the
- 15 proposed Light Industrial designation.
- 16 13. The proposed amendment does not involve a change in, or a conflict with, the Riverside
- 17 County Vision, any General Plan Principle, or any Foundation Component designation in
- 18 the General Plan.
- 19 16. The proposed amendment would contribute to the achievement of the purposes of the
- 20 General Plan.
- 21 17. Special circumstances or changes have emerged that were unanticipated in preparing the
- 22 General Plan.
- 23 18. The proposed amendment is consistent with the policies of the Western Coachella Valley
- 24 Area Plan and with all policies of the Riverside County General Plan, as adopted on
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