

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

828 B



FROM: TLMA - Planning Department

SUBMITTAL DATE:
November 27, 2006

SUBJECT: RESOLUTION NO. 2006-432 - THIRD CYCLE OF GENERAL PLAN AMENDMENTS (LAND USE ELEMENT) FOR 2006 (GPA Nos. 503, 689, 701, 702, 712, 728, 730, 740, 742, 761, 767, 768, 782, and 794).

RECOMMENDED MOTION:

ADOPTION of Resolution No. 2006-432 amending the Riverside County General Plan in accordance with the Board's actions taken on General Plan Amendment (GPA) Nos. 503, 689, 701, 702, 712, 728, 730, 740, 742, 761, 767, 768, 782, and 794.

BACKGROUND:

The General Plan Amendments comprising the third cycle of 2006 were considered by the Board of Supervisors in public hearings held on April 11, 2006, May 2, 2006, June 6, 2006, June 27, 2006, July 11, 2006, July 25, 2006, August 1, 2006, August 15, 2006, October 17, 2006, November 7, 2006 and December 5, 2006, respectively.

GPA No. 503 affects the Southwest Area Plan, and amends the designation on 45.3 acres located northerly of Keller Road, southerly of Scott Road, and easterly of Leon Road from Estate Density Residential within the Rural Community Foundation Component to Low Density Residential and Very Low Density Residential.

GPA No. 689 affects the Harvest Valley/Winchester Area Plan, and amends the designation on 4.92 acres located westerly of Leon Road, northerly of Anna Lynn Lane, easterly of Branson Land, and southerly of Western View Drive from Commercial Retail to Medium Density Residential.

Ron Goldman
Interim Planning Director

MDH

(Continued On Attached Page)

REVIEWED BY EXECUTIVE OFFICIAL

DATE 12/14/06 ray

Dep't Recomm.:	<input type="checkbox"/>	Consent	<input checked="" type="checkbox"/>	Policy
Per Exec. Ofc.:	<input type="checkbox"/>	Consent	<input checked="" type="checkbox"/>	Policy

Prev. Agn. Ref.

District: 1st, 2nd, 3rd, 4th & 5th Agenda Number:

3.59

The Honorable Board of Supervisors

RE: RESOLUTION NO. 2006-432 - THIRD CYCLE OF GENERAL PLAN AMENDMENTS
(LAND USE ELEMENT) FOR 2006 (GPA Nos. 503, 689, 701, 702, 712, 728, 730, 740, 742,
761, 767, 768, 782, and 794.

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GPA No. 701 affects the Sun City/Menifee Valley Area Plan, and amends the designation on 9.89 acres located southerly of McCall Boulevard, westerly of Encanto Drive, easterly of Interstate 215 and northerly of Coronado Way from Commercial Retail to Highest Density Residential.

GPA No. 702 affects the Sun City/Menifee Valley Area Plan, and amends the designation on 30.54 acres located on the southeast corner of Craig Avenue and Antelope Road from Business Park to High Density Residential.

GPA No. 712 affects the Eastern Coachella Valley Area Plan, and amends the designation on 558 acres located southerly of Avenue 62, easterly of Jackson Street, and westerly of Harrison Street from Agriculture within the Agriculture Foundation Component to Medium Density Residential and Public Facilities within the Community Development Foundation Component and Rural Residential within the Rural Foundation Component.

GPA No. 728 affects the Elsinore Area Plan, and amends the designation on 3.53 acres located southerly of Grand Avenue and easterly of Dreycott Way from Commercial Retail to Medium Density Residential.

GPA No. 730 affects the San Jacinto Valley Area Plan, and amends the designation on 10.71 acres from Agriculture within the Agriculture Foundation Component to Low Density Residential within the Rural Community Foundation Component.

GPA No. 740 affects the Sun City/Menifee Valley Area Plan, and amends the designation on 10 acres located easterly of Interstate 215, westerly of Bavaria Drive and southerly of Encanto Drive from Rural Mountainous within the Rural Foundation Component to Medium High Density within the Community Development Foundation Component.

GPA No. 742 affects the Highgrove Area Plan, and amends the designation on 10.04 acres located easterly of Mount Vernon Avenue, northerly of Center Street, southerly of Main Street and westerly of Carlin Lane from Low Density Residential within the Community Development Foundation Component to Medium Density Residential.

GPA No. 761 affects the Eastvale Area Plan, and amends the designation on 40 acres located northerly of Limonite Avenue, southerly of Bellegrave Avenue, easterly of Sumner Avenue and westerly of Hamner Avenue from Medium Density Residential to High Density Residential.

GPA No. 767 affects the Eastern Coachella Valley Area Plan, and amends the designation on 32 acres located northerly of Avenue 59, southerly of avenue 58, easterly of Monroe Street and westerly of Jackson Street from Agriculture within a Community Development Overlay to Medium Density Residential.

GPA No. 768 affects the Jurupa Area Plan on 4.35 acres located southerly of Limonite Avenue, easterly of Wineville Avenue and northerly of 63rd Street from Low Density Residential within the Rural Community Foundation Component with a Commercial Retail Overlay to Commercial Retail.

The Honorable Board of Supervisors

RE: RESOLUTION NO. 2006-432 - THIRD CYCLE OF GENERAL PLAN AMENDMENTS

(LAND USE ELEMENT) FOR 2006 (GPA Nos. 503, 689, 701, 702, 712, 728, 730, 740, 742, 761, 767, 768, 782, and 794.

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GPA No. 782 affects the Western Coachella Valley Area Plan, and amends the designation on 312.3 acres located on the west side of Dillon road between the Indio Hills and Little San Bernardino Mountains, approximately 12 miles north-northeast of the City of Indio, from Open Space - Conservation to Open Space – Mineral Resources.

GPA No. 794 affects the Jurupa Area Plan, and amends the designation on 20.84 acres located northeast of Van Buren Boulevard, southeast of Bellegrave Avenue, and west of Rutile Street from Business Park to Light Industrial.

ORGANIZATION OF RESOLUTION NO. 2006-432

Board of Supervisors Resolution No. 2006-432 for the third General Plan Amendment cycle of 2006 is organized in numeric order. The table below groups the General Plan Amendments by Supervisorial District:

SUPERVISORIAL DISTRICT	AREA PLAN	CASE NO.	PAGES	LETTER
First	Elsinore	GPA NO. 728	46-48	F
Second	East Vale	GPA NO. 761	58-60	J
	Jurupa	GPA NO. 768	63-66	L
	Jurupa	GPA NO. 794	69-71	N
Third	San Jacinto Valley	GPA NO. 730	48-51	G
	Southwest	GPA NO. 503	2-4	A
	Sun City/Menifee Valley	GPA NO. 701	7-9	C
	Sun City/Menifee Valley	GPA NO. 702	9-12	D
	Sun City/Menifee Valley	GPA NO. 740	51-55	H
Fourth	Eastern Coachella Valley	GPA NO. 712	12-46	E
	Eastern Coachella Valley	GPA NO. 767	60-63	K
	Western Coachella Valley	GPA NO. 782	67-69	M
Fifth	Harvest Valley/Winchester	GPA NO. 689	4-7	B
	Highgrove	GPA NO. 742	55-58	I

RESOLUTION NO. 2006-432

AMENDING THE

RIVERSIDE COUNTY GENERAL PLAN

WHEREAS, pursuant to the provisions of Government Code Section 65350 et seq., public hearings were held before the Riverside County Board of Supervisors on April 11, 2006, May 2, 2006, June 6, 2006, June 27, 2006, July 11, 2006, July 25, 2006, August 1, 2006, August 15, 2006, October 17, 2006, November 7, 2006 and December 5, 2006 before the Riverside County Planning Commission on August 31, 2005, April 5, 2006, April 19, 2006, May 17, 2006, June 28, 2006, July 12, 2006, August 23, 2006, and September 20, 2006 to consider proposed amendments to the Eastern Coachella Valley Area Plan Land Use Map, the Eastvale Area Plan Land Use Map, Elsinore Area Plan Land Use Map, the Harvest Valley/Winchester Area Plan Land Use Map, the Jurupa Area Plan Land Use Map, the Sun City/Menifee Valley Area Plan Land Use Map, and the Western Coachella Valley Area Plan Land Use Map of the Riverside County General Plan; and,

WHEREAS, all the provisions of the California Environmental Quality Act (CEQA) and Riverside County CEQA implementing procedures have been satisfied; and,

WHEREAS, Environmental Impact Report (EIR) No. 474, prepared in connection with Tract Nos. 32693 and 32694, General Plan Amendment 712, and Change of Zone No. 7027 (referred to alternatively herein as "the project"), is sufficiently detailed so that all the potentially significant effects of the project on the environment and measures necessary to avoid or substantially lessen such effects have been evaluated in accordance with the CEQA provisions and Riverside County CEQA implementing procedures; and,

WHEREAS, the above matters were discussed fully with testimony and documentation presented by the public and affected government agencies; now, therefore,

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

FORM APPROVED COUNTY COUNSEL

DEC 11 2006

BY



1 **BE IT RESOLVED, FOUND, DETERMINED AND ORDERED** by the Board of Supervisors
2 of the County of Riverside, in regular session assembled on December 19, 2006 that:

3 A. General Plan Amendment No. 503 (GPA00503) is a proposal to amend the Southwest
4 Area Plan by amending 19.2 acres of the Land Use Map designation from Estate Density Residential (2
5 acre minimum lot size) within the Rural Community Foundation Component to Low Density Residential
6 (1 to 2 dwelling units per acre) and 26.1 acres of the Land Use Map designation from Estate Density
7 Residential (1 dwelling unit per two acres) within the Rural Community Foundation Component to Very
8 Low Density Residential (1 dwelling unit per acre) located northerly of Keller Road, southerly of Scott
9 Road, and easterly of Leon Road in the French Valley Zoning Area of the Third Supervisorial District, as
10 shown on the exhibit entitled "GPA00503, Exhibit 6," a copy of which is attached hereto and
11 incorporated herein by reference. This amendment is associated with Change of Zone Case No. 6473 and
12 Tentative Tract Map No. 29098, which were considered concurrently with this amendment at the public
13 hearings before the Planning Commission and the Board of Supervisors. Change of Zone Case No. 6473
14 proposes to change the zoning on the proposed amendment site ("the site") from R-R (Rural Residential)
15 to R-A (Residential Agricultural), R-A-1½ (Residential Agricultural with a 1 ½ acre minimum lot size),
16 and R-5 (Open Area Combining Zone – Residential Developments). Tentative Tract Map No. 29098
17 proposes to divide the site into 39 residential lots, four 543 square foot open space lots, one 1.3 acre
18 detention basin, and one 34.4 acre conservation area.

19 **BE IT FURTHER RESOLVED** by the Board of Supervisors, based on the evidence presented
20 on this matter, both written and oral, including Environmental Assessment No. 37747, that:

- 21 1. The site is located in the Southwest Area Plan (SWAP).
- 22 2. The Southwest Area Plan Land Use Map determines the extent, intensity, and location of
23 land uses within the SWAP.
- 24 3. The site is currently designated Estate Density Residential (one dwelling unit per two
25 acres) within the Rural Community Foundation Component.
- 26 4. The proposed amendment would change the SWAP land use designation on the site from
27 Estate Density Residential to Low Density Residential (1 to 2 dwelling units per acre) and
28 Very Low Density Residential (1 dwelling unit per acre).

- 1 5. The site is bordered (in clockwise order) on the north by properties designated Estate
2 Density Residential within the Rural Community Foundation Component, on the east by
3 properties designated Rural Residential within the Rural Foundation Component, on the
4 south by Keller Road, and on the west by Leon Road. Properties on the opposite
5 (southerly) side of Keller Road are designated Rural Residential (5 acre minimum lot
6 sizes) within the Rural Foundation Component. Properties on the opposite (westerly) side
7 of Leon Road are designated Estate Density Residential (one dwelling unit per two acres)
8 within the Rural Community Foundation Component.
- 9 6. The site is zoned R-R (Rural Residential). The associated Change of Zone Case No. 6473
10 proposes to change the zoning on the site to R-A (Residential Agricultural), R-A-1½
11 (Residential Agricultural with a 1 ½ acre minimum), and R-5 (Open Area Combining Zone
12 – Residential Developments).
- 13 7. The site is bordered (in clockwise order) on the north by properties zoned R-R (Rural
14 Residential, on the east by properties zoned R-R and R-A-5 (Residential Agricultural with
15 a 5 acre minimum lot size), on the south by Keller Road, and on the west by Leon Road.
16 Properties on the opposite (southerly) side of Keller Road are zoned R-R (Rural
17 Residential). Properties on the opposite (westerly) side of Leon Road are zoned R-A-2½
18 (Residential Agricultural with a 2½ acre minimum lot size).
- 19 8. The site is currently used for agricultural wheat production.
- 20 9. Surrounding land uses (in clockwise order) include scattered rural residences to the north
21 and east, Keller Road to the south, and Leon Road west. Land uses on the opposite
22 (southerly) side of Keller Road include vacant land and scattered rural residences. Land
23 uses on the opposite (westerly) side of Leon Road include scattered rural residences.
- 24 10. The proposed amendment does not involve a change in the Riverside County Vision, any
25 General Plan Principle, or any Foundation Component designation in the General Plan.
- 26 11. The proposed amendment would contribute to the achievement of the purposes of the
27 General Plan.

- 1 12. Special circumstances or changes have emerged that were unanticipated in preparing the
2 General Plan.
- 3 13. The proposed general plan amendment will not be detrimental to public health, safety, and
4 welfare.
- 5 14. The proposed amendment is consistent with the policies of the Southwest Area Plan and
6 with all policies of the Riverside County General Plan, as adopted on October 7, 2003.
- 7 15. The findings of the initial study performed pursuant to Environmental Assessment No.
8 37747 (a copy of which is attached hereto) are incorporated herein by reference. The
9 initial study determined that the proposed general plan amendment, change of zone, and
10 tentative tract map ("the project") would have impacts on, or be impacted by aesthetics,
11 biological resources, cultural resources, geology/soils, hydrology/water quality, land
12 use/planning, recreation, transportation/traffic, and utilities/service systems. However, it
13 was determined that each of these impacts was insignificant or would be mitigated to a
14 level of non-significance through the conditions of approval (including referenced
15 government agency letters) applied to the associated tentative tract map. The initial study
16 concluded that the project, as mitigated, would not have a significant effect on the
17 environment.

18 **BE IT FURTHER RESOLVED** by the Board of Supervisors that it **ADOPTS** the Mitigated
19 Negative Declaration for Environmental Assessment No. 37747 and **ADOPTS** General Plan Amendment
20 No.503 (GPA00503) from Estate Density Residential (one dwelling unit per two acres) within the Rural
21 Community Foundation Component to Low Density Residential (1 to 2 dwelling units per acre) and to
22 Very Low Density Residential (1 dwelling unit per acre), as described herein and as shown on the exhibit
23 entitled, "GPA00503, Exhibit 6."

24 B. General Plan Amendment No. 689 (GPA00689) is a proposal to amend the Harvest
25 Valley/Winchester Area Plan by amending the Land Use Map designation from Commercial Retail within
26 the Community Development Foundation Component to Medium Density Residential (2 to 5 dwelling
27 units per acre) on a 4.92 acre area located westerly of Leon Road, northerly of Anna Lynn Lane, easterly
28 of Branson Lane, and southerly of Western View Drive in the Homeland Zoning Area of the Fifth

1 Supervisorial District, as shown on the exhibit entitled "GENERAL PLAN AMENDMENT 689," a copy
2 of which is attached hereto and incorporated herein by reference. This amendment is associated with
3 Change of Zone Case No. 6928 and Tentative Tract Map No. 31820, which were considered concurrently
4 with this amendment at the public hearings before the Planning Commission and the Board of
5 Supervisors. Change of Zone Case No. 6928 proposes to change the zoning on the proposed amendment
6 site ("the site") from C-P-S (Scenic Highway Commercial) to R-1 (One-Family Dwelling). Tentative
7 Tract Map No. 31820 proposes to divide the site into 17 single family residential lots and one open space
8 lot for water quality purposes.

9 **BE IT FURTHER RESOLVED** by the Board of Supervisors, based on the evidence presented
10 on this matter, both written and oral, including Environmental Assessment No. 39419, that:

- 11 1. The site is located in the Harvest Valley/Winchester Area Plan (HVWAP).
- 12 2. The Harvest Valley/Winchester Area Plan Land Use Map determines the extent, intensity,
13 and location of land uses within the HVWAP.
- 14 3. The site is currently designated Commercial Retail within the Community Development
15 Foundation Component.
- 16 4. The proposed amendment would change the HVWAP land use designation on the site from
17 Commercial Retail to Medium Density Residential (2 to 5 dwelling units per acre).
- 18 5. The site is bordered (in clockwise order) on the north by properties designated Medium
19 Density Residential, on the east by Leon Road, on the south by Anna Lynn Lane, and on
20 the west by Branson Lane. Properties on the opposite (easterly) side of Leon Road are
21 designated Medium Density Residential (2 to 5 dwelling units per acre). Properties on the
22 opposite (southerly) side of Anna Lynn Lane are designated Commercial Retail.
23 Properties on the opposite (westerly) side of Branson Lane are designated Medium Density
24 Residential (2 to 5 dwelling units per acre).
- 25 6. The site is zoned C-P-S (Scenic Highway Commercial). The associated Change of Zone
26 Case No. 6928 proposes to change the zoning on the site to R-1 (One-Family Dwelling).
- 27 7. The site is bordered (in clockwise order) on the north by properties zoned R-1-20,000
28 (One-Family Dwelling 20,000 square foot minimum lot size), on the east by Leon Road,

1 on the south by Anna Lynn Lane, and on the west by Branson Lane. Properties on the
2 opposite (easterly) side of Leon Road are zoned R-R (Rural Residential). Properties on the
3 opposite (southerly) side of Anna Lynn Lane are zoned C-P-S (Scenic Highway
4 Commercial). Properties on the opposite (westerly) side of Branson Lane are zoned SP
5 (Specific Plan 260, Planning Area 46)

- 6 8. The entire site is vacant.
- 7 9. Surrounding land uses (in clockwise order) include vacant and a single family residence to
8 the north, Leon Road to the east, Anna Lynn Lane to the south, and Branson Lane to the
9 west. Land uses on the opposite (easterly) side of Leon Road include single-family
10 residences. Land uses on the opposite (southerly) side of Anna Lynn Lane include vacant
11 land. Land uses on the opposite (westerly) side of Branson Lane include vacant land.
- 12 10. The proposed amendment does not involve a change in the Riverside County Vision, any
13 General Plan Principle, or any Foundation Component designation in the General Plan.
- 14 11. The proposed amendment would contribute to the achievement of the purposes of the
15 General Plan.
- 16 12. Special circumstances or changes have emerged that were unanticipated in preparing the
17 General Plan.
- 18 13. The proposed general plan amendment will not be detrimental to public health, safety, and
19 welfare.
- 20 14. The proposed amendment is consistent with the policies of the Harvest Valley/Winchester
21 Area Plan and with all policies of the Riverside County General Plan, as adopted on
22 October 7, 2003.
- 23 15. The findings of the initial study performed pursuant to Environmental Assessment No.
24 39419 (a copy of which is attached hereto) are incorporated herein by reference. The
25 initial study determined that the proposed general plan amendment, change of zone, and
26 tentative tract map ("the project") would have impacts on, or be impacted by, light and
27 glare, agriculture, air quality, biological resources, cultural resources, liquefaction ground
28 shaking, ground subsidence, erosion, hazards and hazardous materials, water quality and

1 drainage, land use planning, noise, public services, parks and recreation, circulation, and
2 utilities. However, it was determined that each of these impacts was insignificant or would
3 be mitigated to a level of non-significance through the conditions of approval (including
4 referenced government agency letters) applied to the associated tentative tract map. The
5 initial study concluded that the project, as mitigated, would not have a significant effect on
6 the environment.

7 **BE IT FURTHER RESOLVED** by the Board of Supervisors that it **ADOPTS** the Mitigated
8 Negative Declaration for Environmental Assessment No. 39419 and **ADOPTS** General Plan Amendment
9 No. 689 (GPA00689) from Commercial Retail to Medium Density Residential (2 to 5 dwelling units per
10 acre), as described herein and as shown on the exhibit entitled "GENERAL PLAN AMENDMENT 689."

11 C. General Plan Amendment No. 701 (GPA00701) is a proposal to amend the Sun City /
12 Menifee Valley Area Plan by amending the Land Use Map designation from Commercial Retail (CR)
13 within the Community Development Foundation Component to Highest Density Residential (20+
14 Dwelling Units per acre) on 9.89 acres located southerly of McCall Boulevard, westerly of Encanto Drive,
15 easterly of Interstate 215, and northerly of Coronado Way in the Sun City Zoning District of the Third
16 Supervisorial District, as shown on the exhibit entitled "GPA #: 00701," a copy of which is attached
17 hereto and incorporated herein by reference. This amendment is associated with Change of Zone Case
18 No. 6991 and Tentative Tract Map No. 33446, which were considered concurrently with this amendment
19 at the public hearings before the Planning Commission and the Board of Supervisors. Change of Zone
20 Case No. 6991 proposes to change the existing Scenic Highway Commercial (C-P-S) zone to General
21 Residential (R-3) zone. Tentative Tract Map No. 33446 proposes to subdivide the 9.89-acre parcel into
22 two lots (for phasing purposes) with 178 condominium units, an onsite leasing/management office,
23 recreation room, swimming pool, gym, tot lot, basketball court and barbeque and picnic areas. The
24 residential units consist of five different floor plans that are dispersed in 19 separate buildings. The
25 proposed development will be served by 405 covered and uncovered parking spaces and provides 141,674
26 square feet of open space and landscaping that include common areas, exterior parkways and interior
27 parkways. The project site takes access from Encanto Drive, a collector street that intersects with McCall
28 Boulevard east of the I-215.

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. 40153, that:

- 3 1. The site is located in the Sun City / Menifee Valley Area Plan.
- 4 2. The Sun City / Menifee Valley Area Plan Land Use Map determines the extent, intensity,
5 and location of land uses within the Sun City / Menifee Valley Area.
- 6 3. The site is currently designated Commercial Retail (CR) within the Community
7 Development Foundation Component.
- 8 4. The proposed amendment would change the Sun City / Menifee Valley Area Plan land use
9 designation on the site from Commercial Retail (CR) to Highest Density Residential (20+
10 dwelling units per acre).
- 11 5. The site is bordered (in clockwise order) on the north by properties designated Commercial
12 Retail, on the east by Encanto Drive, on the south by properties designated Very High
13 Density Residential (14 to 20 dwelling units per acre), and on the west by Interstate 215.
14 Properties on the opposite (easterly) side of Encanto Drive are designated Medium High
15 Density Residential (5-8 dwelling units per acre). Properties on the opposite (westerly)
16 side of Interstate 215 are designated Commercial Retail (CR).
- 17 6. The site is zoned C-P-S (Scenic Highway Commercial). The associated Change of Zone
18 Case No. 6991 proposes to change the zoning on the site to R-3 (General Residential).
- 19 7. The site is bordered (in clockwise order) on the north by properties zoned C-P-S (Scenic
20 Highway Commercial), on the east by Encanto Drive, on the south by properties zoned R-6
21 (Residential Incentive), and on the west by Interstate 215. Properties on the opposite
22 (easterly) side of Encanto Drive are zoned R-1 (One-Family Dwelling) and R-2A (Limited
23 Multiple Family Dwellings). Properties on the opposite (westerly) side of Interstate 215
24 are zoned C-P-S (Scenic Highway Commercial).
- 25 8. This site is vacant.
- 26 9. Surrounding land uses (in clockwise order) include commercial property to the north,
27 Encanto Drive to the east, multiple family dwellings to the south, and Interstate 215 to the
28 west. Properties on the opposite (easterly) side of Encanto Drive include residential land

1 uses. Properties on the opposite (westerly) side of Interstate 215 include commercial land
2 uses.

3 10. The proposed amendment does not involve a change in the Riverside County Vision, any
4 General Plan Principle, or any Foundation Component designation in the General Plan.

5 11. The proposed amendment would contribute to the achievement of the purposes of the
6 General Plan.

7 12. Special circumstances or changes have emerged that were unanticipated in preparing the
8 General Plan.

9 13. The proposed general plan amendment will not be detrimental to public health, safety, and
10 welfare.

11 14. The proposed amendment is consistent with the policies of the Sun City / Menifee Valley
12 Area Plan and with all policies of the Riverside County General Plan, as adopted on
13 October 2003.

14 15. The findings of the initial study performed pursuant to Environmental Assessment No.
15 40153 (a copy of which is attached hereto) are incorporated herein by reference. The
16 initial study determined that the proposed general plan amendment, change of zone, and
17 tentative tract map ("the project") would have impacts on, or be impacted by, air quality,
18 cultural resources, noise and transportation/traffic. However, it was determined that each
19 of these impacts was insignificant or would be mitigated to a level of non-significance
20 through the conditions of approval (including referenced government agency letters)
21 applied to the associated tentative tract map. The initial study concluded that the project,
22 as mitigated, would not have a significant effect on the environment.

23 **BE IT FURTHER RESOLVED** by the Board of Supervisors that it **ADOPTS** the Mitigated
24 Negative Declaration for Environmental Assessment No. 40153 and **ADOPTS** General Plan Amendment
25 No. 701 (GPA00701) from Commercial Retail (CR) to Highest Density Residential (20+ dwelling units
26 per acre), as described herein and as shown on the exhibit entitled "GPA #: 00701."

27 D. General Plan Amendment No. 702 (GPA00702) is a proposal to amend the Sun City /
28 Menifee Valley Area Plan by amending the Land Use Map designation from Business Park within the

1 Community Development Foundation Component to High Density Residential (HDR 8-14 Dwelling
2 Units per Acre) on 30.54 acres located on the southeast corner of Craig Avenue and Antelope Road in the
3 Antelope Zoning Area of the Third Supervisorial District, as shown on the exhibit entitled "GPA No.
4 702," a copy of which is attached hereto and incorporated herein by reference. This amendment is
5 associated with Change of Zone Case No. 6993 and Tentative Tract Map No. 32628, which were
6 considered concurrently with this amendment at the public hearings before the Planning Commission and
7 the Board of Supervisors. Change of Zone Case No. 6993 proposes to change the zoning on the proposed
8 amendment site from I-P (Industrial Park) to R-3 (General Residential). Tentative Tract Map No. 32628
9 proposes to subdivide 30.54 acres into five (5) multi-family parcels with a minimum lot size of 5 acres.
10 This proposal also included the development of a residential condominium project comprised of 327
11 condominium attached units for sale. The residential two and three story units are comprised of three
12 different building types with three different floor plans. The building units are dispersed throughout the
13 site as triplexes and sixplexes compounds and each are clustered around a motor-courtyard. The proposed
14 bulding's architecture provides a blend of Craftsman, Spanish, and Ranch styles. A recreational complex
15 is proposed in the center of the project site. It includes a 5,763 square foot community building, a pool,
16 exercise room, a tennis court, and an open space play area. The proposed development will be served by
17 666 covered parking spaces, 97 uncovered parking spaces and 80 parking spaces for street parking. There
18 will be 13.06 gross acres of open space and landscaping that include common areas, exterior and interior
19 parkways. The proposal includes two water detention ponds for flood control purposes. Access to the
20 project is provided via a main driveway along Antelope Road and a secondary driveway along Craig
21 Road.

22 **BE IT FURTHER RESOLVED** by the Board of Supervisors, based on the evidence presented
23 on this matter, both written and oral, including Environmental Assessment No. 39638, that:

- 24 1. The site is located in the Sun City / Menifee Valley Area Plan.
- 25 2. The Sun City / Menifee Valley Area Plan Land Use Map determines the extent, intensity,
26 and location of land uses within the Sun City / Menifee Valley Area.
- 27 3. The site is currently designated Business Park (BP) within the Community Development
28 Foundation Component.

- 1 4. The proposed amendment would change the Sun City / Menifee Valley Area Plan land use
2 designation on the site from Business Park (BP) to High Density Residential (8 to 14
3 dwelling units per acre).
- 4 5. The site is bordered (in clockwise order) on the north by Craig Avenue, on the east by
5 properties designated Medium Density Residential (2 to 5 dwelling units per acre), on the
6 south by properties designated Business Park and on the west by Antelope Road/Interstate
7 215. Properties on the opposite (northerly) side of Craig Avenue are designated Medium
8 Density Residential (2 to 5 dwelling units per acre). Properties on the opposite (westerly)
9 side of Antelope Road/Interstate 215 are designated Business Park.
- 10 6. The site is zoned I-P (Industrial Park). The associated Change of Zone Case No. 6991
11 proposes to change the zoning on the site to R-3 (General Residential).
- 12 7. The site is bordered (in clockwise order) on the north by Craig Avenue, on the east by
13 properties zoned R-1 (One-Family Dwelling), on the south by properties zoned I-P
14 (Industrial Park), and on the west by Antelope Road/Interstate 215. Properties on the
15 opposite (northerly) side of Craig Avenue are zoned R-1 (One-Family Dwelling) and R-5
16 (Open Area Combining Zone – Residential Development). Properties on the opposite
17 (westerly) side of Antelope Road/Interstate 215 are zoned I-P (Industrial Park).
- 18 8. This site is currently a golf driving range.
- 19 9. The site is bordered (in clockwise order) on the north by Craig Avenue, on the east and
20 south by vacant property, and on the west by Antelope Road/Interstate 215. Single family
21 residential uses are found on the opposite (northerly) side of Craig Avenue. Properties on
22 the opposite (westerly) side of Antelope Road/Interstate 215 are vacant.
- 23 10. The proposed amendment does not involve a change in the Riverside County Vision, any
24 General Plan Principle, or any Foundation Component designation in the General Plan.
- 25 11. The proposed amendment would contribute to the achievement of the purposes of the
26 General Plan.
- 27 12. Special circumstances or changes have emerged that were unanticipated in preparing the
28 General Plan.

- 1 13. The proposed general plan amendment will not be detrimental to public health, safety, and
2 welfare.
- 3 14. The proposed amendment is consistent with the policies of the Sun City / Menifee Valley
4 Area Plan and with all policies of the Riverside County General Plan, as adopted on
5 October 2003.
- 6 15. The findings of the initial study performed pursuant to Environmental Assessment No.
7 39638 (a copy of which is attached hereto) are incorporated herein by reference. The
8 initial study determined that the proposed general plan amendment, change of zone, and
9 tentative tract map ("the project") would have impacts on, or be impacted by, air quality,
10 biological resources, cultural resources, geology/soils, hydrology/water quality, noise and
11 transportation/traffic. However, it was determined that each of these impacts was
12 insignificant or would be mitigated to a level of non-significance through the conditions of
13 approval (including referenced government agency letters) applied to the associated
14 tentative tract map. The initial study concluded that the project, as mitigated, would not
15 have a significant effect on the environment.

16 **BE IT FURTHER RESOLVED** by the Board of Supervisors that it **ADOPTS** the Mitigated
17 Negative Declaration for Environmental Assessment No. 39638 and **ADOPTS** General Plan Amendment
18 No. 702 (GPA00702) from Business Park (CR) to High Density Residential (HDR 8 to 14 dwelling units
19 per acre), as described herein and as shown on the exhibit entitled "GPA NO. 702."

20 E. General Plan Amendment No. 712 (GPA00712) is a proposal to amend the Eastern
21 Coachella Valley Area Plan by amending the Land Use Map designation from Agriculture (10 acre
22 minimum lot size) within the Agriculture Foundation Component to Medium Density Residential (2 to 5
23 dwelling units per acre) and Public Facilities within the Community Development Foundation
24 Component, and Rural Residential (10 acre minimum lot size) within the Rural Foundation Component
25 on a 558-acre site comprising of two tracts located southerly of Avenue 62, easterly of Jackson Street, and
26 westerly of Harrison Street in the Lower Coachella Valley Zoning District of the Fourth Supervisorial
27 District, and as shown on the exhibit entitled "GPA 712, Exhibit 6B," a copy of which is attached hereto
28 and incorporated herein by reference. This amendment is associated with Change of Zone Case No. 7027,

1 Tentative Tract Maps No. 32693 and Tentative Tract Map No. 32694, which were considered
2 concurrently with this amendment at the public hearings before the Planning Commission and the Board
3 of Supervisors. Change of Zone Case No. 7027 proposes to change the zoning on the proposed
4 amendment site ("the site") from A-1-10 (Light Agriculture with a minimum lot size of 10 acres) and W-2
5 (Controlled Development Areas) to R-1 (One-Family Dwelling), R-1-20,000 (One-Family Dwelling with
6 a 20,000 square foot minimum lot size), R-1-1 (One-Family Dwelling with a 1 acre minimum lot size),
7 R-1-5 (One-Family Dwelling with a 5 acre minimum lot size), R-4 (Planned Residential), and R-5 (Open
8 Area Combining Zone-Residential Development). Tentative Tract Maps No. 32693 and Tentative Tract
9 Map No. 32694 together propose to divide the site into 775 residential lots, plus open space, equestrian
10 stables, school site, and trails.

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 Impact Report No. 474, that:

- 13 1. The site is located in the Eastern Coachella Valley Area Plan (ECVAP).
- 14 2. The Eastern Coachella Valley Area Plan, as adopted on October 7, 2003, determines the
15 extent, intensity, and location of land uses within the ECVAP.
- 16 3. The site is currently designated Agriculture within the Vista Santa Rosa Policy Area on the
17 ECVAP Land Use Plan. Within this Policy Area, the Agricultural designation allows
18 development at a maximum intensity of one dwelling unit per five acres. The General Plan
19 includes a provision that allows for up to 7% of land designated Agriculture in each of
20 three areas to be converted to other land use designations over the course of each of the
21 first two 2 ½ - year periods following the adoption of the Riverside County General Plan.
- 22 4. The proposed amendment would change the ECVAP land use designation on the site from
23 Agriculture within the Agriculture Foundation Component to Medium Density Residential
24 (2 to 5 dwelling units per acre).
- 25 5. The site is bordered (in clockwise order) on the north by Avenue 62, on the east by
26 Harrison Street, on the south by properties designated Agriculture, and on the west by
27 properties designated Agriculture. Properties on the opposite (northerly) side of Avenue
28

1 62 are designated Agriculture, and properties on the opposite (easterly) side of Harrison
2 Street are designated Agriculture.

3 6. The site is zoned A-1-10 (Light Agriculture) and W-2 (Controlled Development Areas).
4 The associated Change of Zone Case No. 7207 proposes to change the zoning on the site to
5 R-1 (One-Family Dwelling), R-1-20,000 (One-Family Dwelling with a 20,000 square foot
6 minimum lot size), R-1-1 (One-Family Dwelling with a 1 acre minimum lot size), R-1-5
7 (One-Family Dwelling with a 5 acre minimum lot size), R-4 (Planned Residential), and R-
8 5 (Open Area Combining Zone-Residential Development).

9 7. The site is bordered (in clockwise order) on the north by Avenue 62, on the east by
10 Harrison Street, on the south by properties zoned A-1-10 (Light Agriculture with a 10 acre
11 minimum lot size) and W-2 (Controlled Development Areas with a 20,000 square feet
12 minimum lot size), and on the west by properties zoned A-1-10 (Light Agriculture with a
13 10 acre minimum lot size) and A-2-10 (Heavy Agriculture with 10 acre minimum lot size).
14 Properties on the opposite (northerly) side of Avenue 62 are zoned A-1-10 (Light
15 Agriculture with a 10 acre minimum size), A-1-5 (Light Agriculture with a 5 acre
16 minimum lot size), and W-2 (Controlled Development Areas, 20,000 square foot minimum
17 lot size). Properties on the opposite (easterly) side of Harrison Street are zoned W-2
18 (Controlled Development Areas, 20,000 square feet minimum lot size).

19 8. The site is vacant.

20 9. Surrounding land uses (in clockwise order) include Avenue 62 to the north, Harrison Street
21 to the east, vacant land to the south, and scattered single family residences to the west.
22 Land uses on the opposite (northerly) side of Avenue 62 include vacant and scattered
23 single family residences. The land use on the opposite (easterly) side of Harrison Street is
24 vacant land.

25 10. The proposed general plan amendment involves a change from the Agriculture Foundation
26 Component to the Community Development Foundation Component. This is the fourth
27 amendment that would re-designate agricultural land within the Coachella Valley area.
28 Pursuant to the Riverside County General Plan, up to seven percent (7%) of land

1 designated Agriculture within the Eastern and Western Coachella Valleys may be removed
2 from the Agriculture designation over the course of the second 2½ year period ending
3 October 6, 2008. A total of 42,098 acres of land in the Eastern and Western Coachella
4 Valley Area Plans was designated Agriculture, as of October 2003. During the first 2 ½
5 year period ending April 6, 2006, a total of 163.3 acres was removed. Therefore, up to
6 2,935.43 acres of land may be converted from Agriculture to other designations during the
7 second 2½ year period. With this amendment, only 748 acres of land in Coachella Valley
8 have been removed from the Agriculture Foundation Component during the second 2 ½
9 period beginning on April 7, 2006.

- 10 11. The proposed land use would be consistent with the proposed Medium Density Residential
11 designation.
- 12 12. The proposed amendment does not involve a change in, or conflict with, the Riverside
13 County Vision or any General Plan Principle.
- 14 13. The proposed amendment will not be detrimental to public health, safety, and welfare.
- 15 14. Special circumstances or changes have emerged that were unanticipated in preparing the
16 General Plan.
- 17 15. The proposed amendment is consistent with the policies of the Eastern Coachella Valley
18 Area Plan and with all policies of the Riverside County General Plan, as adopted on
19 October 7, 2003.

20 **BE IT FURTHER RESOLVED** by the Board of Supervisors that the following environmental
21 impacts associated with Tract Nos. 32693 and 32694, General Plan Amendment 712, and Change of Zone
22 No. 7027 are potentially significant unless otherwise indicated, but each of these impacts will be avoided
23 or substantially lessened by the identified mitigation measures:

24 A. Aesthetics

25 1. Impacts:

26 The project may result in excess light.
27
28

1 2. Mitigation:

2 An outdoor lighting and photometric study, for all structures, parking
3 areas, driveways, entries, signs and, if applicable, outdoor recreational
4 facilities proposed to be night-time lighted, shall be submitted to the
5 Planning Department (two copies). Provide a description of all areas to be
6 night lighted within the project boundaries. The study shall identify
7 illumination levels that extend beyond the property boundaries of the
8 project. The study shall provide a map with illumination levels shown for
9 properties outside the project boundary. Special attention shall be given to
10 adjacent and nearby residential properties. The study shall provide
11 information on type of fixtures, related equipment, hooding or shielding,
12 location, height, hours of use, dimming, and compliance with Riverside
13 County Ordinance 655.

14 B. Air Quality

15 1. Impacts:

16 Additional mitigation is required to address air quality policies identified
17 in the Riverside County General Plan.

18 2. Mitigations:

19 During grading and construction activities, the applicant/builder shall
20 comply with the requirements of SCAQMD Rule 403 and Rule 403.1.

21 Building construction shall be compliant with energy use guidelines
22 detailed in Title 24 of the California Administrative Code.

23 C. Biological Resources

24 1. Impacts:

25 An intensive plant and animal survey was conducted at the project site.

26 The project site is a fallow agricultural field containing no special status

27 plants, animals, or habitat. Grading and development of the site will have

28 no direct or indirect adverse impacts upon biological resources. However,

1 standard environmental review dictates the payment of fees to the
2 California Department of Fish and Game through the Riverside County
3 TLMA and this is being listed as an "impact" in this instance.

4 2. Mitigation:

5 Fish and Game fees pursuant to Section 711.4 of the Fish and Game Code
6 shall be filed in the amount of \$914 and paid by check payable to "County
7 of Riverside"(for EIR-- \$64 filing fee plus \$850 to Fish and Game). An
8 initial filing fee of \$64 may have been paid at the time of application and
9 should be deducted from the total fee of \$914 if proof of prior payment is
10 provided.

11 D. Cultural Resources

12 1. Impacts:

13 While unlikely, project grading may result in the discovery of human
14 remains.

15 While unlikely, project grading may result in the discovery of previously
16 unknown archeological or paleontological resources.

17 2. Mitigations:

18 Prior to the approval of a grading plan, the County Department of Building
19 and Safety shall ensure that the following specification is included with the
20 grading plan: In the event of the accidental discovery or recognition of any
21 human remains in any location other than a dedicated cemetery, the
22 following steps shall be taken: (1) There shall be no further excavation or
23 disturbance of the site or any nearby area reasonably suspected to overlie
24 adjacent human remains until (A) The coroner of the county in which the
25 remains are discovered must be contacted to determine that no
26 investigation of the cause of death is required, and (B) If the coroner
27 determines the remains to be Native American: (1) The coroner shall
28 contact the Native American Heritage Commission within 24 hours; (2)

1 The Native American Heritage Commission shall identify the person or
2 persons it believes to be the most likely descended from the deceased
3 Native American; (3) The most likely descendant may make
4 recommendations to the landowner or the person responsible for the
5 excavation work, for means of treating or disposing of, with appropriate
6 dignity, the human remains and any associated grave goods as provided in
7 Public Resources Code Section 5097.98; or (4) Where the following
8 conditions occur, the landowner or his authorized representative shall
9 rebury the Native American human remains and associated grave goods
10 with appropriate dignity on the property in a location not subject to
11 further subsurface disturbance: (A) The Native American Heritage
12 Commission is unable to identify a most likely descendant or the most
13 likely descendant failed to make a recommendation within 24 hours after
14 being notified by the commission; (B) the descendant identified fails to
15 make a recommendation; or (C) The landowner or his authorized
16 representative rejects the recommendation of the descendant, and the
17 mediation by the Native American Heritage Commission fails to provide
18 measures acceptable to the landowner.

19 Prior to the approval of a grading plan, the County Department of Building
20 and Safety shall ensure that the following specification is included with
21 grading requirements: During excavation of undisturbed Lake Cahuilla beds
22 and any undisturbed subsurface older alluvium, a qualified Paleontological
23 monitor shall monitor the excavation.

24 Prior to the approval of a grading plan, the County Department of Building
25 and Safety shall ensure that the following specification is included with
26 grading requirements: The Contractor shall make provisions for historical
27 or unique archaeological resources accidentally discovered during
28 construction. These provisions should include an immediate evaluation of

1 the find by a qualified archaeologist. If the find is determined to be an
2 historical or unique archaeological resource, contingency funding and a
3 time allotment sufficient to allow for implementation of avoidance
4 measures or appropriate mitigation should be available. Work could
5 continue on other parts of the building site while historical or unique
6 archaeological resource mitigation takes place.

7 E. Geology and Soils

8 1. Impacts:

9 The project site is subject to strong ground motion from earthquakes. Due
10 to the soil characteristics in the area, the project site may be subject to
11 liquefaction after an earthquake. Such strong ground motion and
12 liquefaction could expose people and structures to substantial adverse
13 effects, including the risk of loss, injury, or death.

14 2. Mitigation:

15 Prior to approval of a grading plan, the County Department of Building
16 and Safety shall ensure that mitigation measures as recommended in the
17 Geotechnical Engineering Reports are incorporated in the grading plan as
18 summarized: Clearing and Grubbing: At the start of site grading, existing
19 vegetation, pavements, foundations, non-engineered fill, construction
20 debris, trash, and abandoned underground utilities should be removed from
21 the proposed building, structural, and pavement areas. The surface should
22 be stripped of organic growth and removed from the construction area.
23 Areas disturbed during demolition and clearing should be properly
24 backfilled and compacted. All grading shall conform to the Uniform
25 Building Code, Ordinance 457, and all other relevant laws, rules and
26 regulations governing grading in Riverside County and prior to
27 commencing any grading that includes 50 or more cubic yards, the
28 applicant shall obtain a grading permit from the Building and Safety

1 Department. If required, a Grading Environmental Assessment shall be
2 submitted to the Planning Director for review and to the Building/Safety
3 Department for approval. Also if required, an import/export location shall
4 be approved by the Building/Safety Department and haul routes approved
5 by the Transportation Department; Erosion Control: Graded but
6 undeveloped land shall provide, in addition to erosion control planting, any
7 drainage facility deemed necessary to control or prevent erosion. Additional
8 erosion protection may be required during the rainy season from October 15
9 to April 15; Building Pad Preparation: The existing surface soils within the
10 building pad and foundation areas should be over-excavated to a minimum
11 of 48 inches below existing grade or a minimum of 36 inches below the
12 footing level (whichever is lower). The over-excavation should extend for 5
13 feet beyond the outer edge of exterior footings. The bottom of the sub-
14 excavation should be scarified; moisture conditioned, and recompactd to at
15 least 90% relative compaction for an additional depth of 12 inches.
16 Moisture penetration to near optimum moisture should extend at least 5 feet
17 below existing grade and be verified by testing: Auxiliary Structures
18 Subgrade Preparation: Auxiliary structures such as garden or retaining
19 walls should have the foundation subgrade prepared similar to the building
20 pad recommendations given above. The lateral extent of the over-
21 excavation needs to extend only 2 feet beyond the face of the footing;
22 Subgrade Preparation: In areas to receive fill, pavements, or hardscape, the
23 subgrade should be scarified, moisture conditioned, and compacted to at
24 least 90% relative compaction for a depth of 1 foot below finished
25 subgrades. Compaction should be verified by testing. Prior to approval of a
26 building permit, the County Department of Building and Safety shall ensure
27 that mitigation measures as recommended in the Geotechnical Engineering
28 Reports are incorporated in the grading plan as summarized: Foundations:

1 Footing design of widths, depths, and reinforcing shall be prepared by a
2 structural engineer, considering the structural loading and the geotechnical
3 parameters given in the geotechnical reports. The geotechnical reports
4 recommend: 1) a minimum footing depth of 12 inches below lowest
5 adjacent grade should be maintained; 2) foundation excavations should be
6 inspected before placement of reinforcing steel or concrete; 3) loose soil or
7 construction debris should be removed from footing excavations before
8 placement of concrete. Additionally, the structural engineer should
9 consider the recommendations of the geotechnical reports as to allowable
10 bearing pressures, minimum wall foundations, and minimum reinforcement
11 of footings. For example, the foundation system shall be structurally
12 designed to withstand some differential movement or tilting. These
13 foundation systems should use grade beam footing to tie floor slabs and
14 isolated columns to continuous footings, designed to accommodate an
15 estimated differential settlement of two inches in a fifty foot span; Slabs-
16 on-Grade: Concrete slabs-on-grade and flatwork should be supported by
17 compacted soil placed in accordance with the recommendations of the
18 geotechnical engineer. In areas of moisture sensitive floor coverings, an
19 appropriate vapor retardant shall be installed to reduce moisture
20 transmission from the subgrade soil to the slab. Minimum slab
21 recommendations to address geotechnical concerns such as potential
22 variations of the subgrade have been considered the design of the structural
23 engineer including slab thickness and reinforcement, control joints, and
24 curing of slabs; Seismic Design Criteria: The minimum seismic design
25 should comply with the 2001 edition of the California Building Code as
26 recommended in the Geotechnical Reports. An adequate quality assurance
27 and control program is used during project construction to verify that the
28 design plans and good construction practices are followed; Pavements: The

1 design engineer should determine the appropriate traffic conditions for the
2 pavements. Final pavement sections shall be based on design traffic indices
3 and R-value tests conducted during grading after actual subgrade soils were
4 exposed.

5 F. Hazards and Hazardous Materials

6 1. Impacts:

7 The project is located on former agricultural lands, and the potential exists
8 for pesticide residues that could adversely affect the health of the residents.
9 Although no asbestos concrete pipe was observed during the site survey, the
10 potential remains that asbestos concrete piping may be located on the site
11 below the surface and exposed during construction.

12 Although no evidence of underground storage tanks was observed during
13 the site survey, there remains a remote chance of encountering a buried
14 underground storage tank during grading.

15 During grading, the stained soil identified by Earth Systems Southwest,
16 which could be due to spillage of fuels, fertilizer, and/or pesticides, would
17 be disturbed.

18 Treatment of drinking water supply for the project area could result in the
19 production of hazardous waste in the form of treatment residuals.

20 2. Mitigation:

21 Prior to the approval of a grading permit, the project proponent shall submit
22 a study to the Riverside County Department of Environmental Health
23 demonstrating that the following study was conducted: soils on the project
24 site's agricultural fields were tested for organochlorine pesticides, which
25 includes DDT, and the test results were provided to the RCDEH. If
26 organochlorine pesticides are confirmed by testing, the recommendations of
27 RCDEH will be incorporated into the grading permit.
28

1 Prior to the approval of a grading plan, the project proponent shall provide
2 evidence to the Riverside County Department of Environmental Health that
3 the following potential on-site hazard has been examined and properly
4 addressed: the original pipeline from the irrigation pond will be located, and
5 tested for asbestos. If the piping contains asbestos, it will be disposed of to
6 a permitted landfill by a licensed asbestos contractor following appropriate
7 protocols.

8 Prior to the approval of a grading permit, the project proponent shall submit
9 evidence to the Riverside County Department of Environmental Health that
10 the following potential on-site hazard has been examined and properly
11 addressed: a search for tanks by conducting a survey for buried metallic
12 objects will be conducted in the vicinity of existing and previous building
13 locations. Additionally, if an underground storage tank is discovered
14 during construction, work will halt in the area until an evaluation of a
15 potential release has been completed. If a release has occurred, proper
16 notifications will be made to local and State officials, and appropriate
17 protocols will be followed to determine cleanup requirements.

18 Prior to the approval of a grading permit, the project proponent shall submit
19 evidence to the Riverside County Department of Environmental Health that
20 the stained soil identified by Earth Systems Southwest, was tested for
21 hazardous materials per the requirements of the RCEHD, and that any
22 hazardous materials so identified were remediated per RCEHD
23 requirements.

24 Disposal of residual waste from water treatment shall follow all appropriate
25 State and Federal standards.
26
27
28

1 G. Hydrology and Water Quality

2 1. Impacts:

3 Development of the project will result in increases of impermeable surface
4 and landscape areas, which could produce additional runoff.

5 2. Mitigation:

6 Prior to the approval of a grading permit, the project proponent will submit,
7 for approval by the Riverside County Transportation Department's Building
8 and Safety Division a Final Drainage Plan, which includes the following
9 elements to address storm flow and water quality issues: (a) The plan will
10 be based upon a hydrology study and mitigation plan, which implements
11 local and regional requirements, policies and programs; (b) the Plans
12 shall demonstrate that off-site storm flows will occur, and that all
13 structures in the Project are protected from 100-year storm flows; (c) the
14 plan shall identify all affected County rights-of-way or easements or
15 facilities of the Coachella Valley Water District as required and the Plan
16 shall require that developer shall secure any requisite encroachment
17 permits from the County; (d) the plan shall include specific pollution
18 control measures and/or designs that meet the requirements of the
19 National Pollution Discharge Elimination System, and to keep
20 pollutants, including sediment, herbicides, pesticides and oils, out of
21 surface and ground waters; (e) the Plan shall address how on-site storm
22 water retention basins will be used to the greatest extent practical to
23 enhance opportunities for groundwater recharge, provide additional open
24 space and wildlife habitat value, and reduce the necessity for and costs
25 associated with off-site storm water conveyance facilities; (f) for each
26 drainage improvement required by the project, the Plan shall identify the
27 agency responsible for long-term maintenance of the facility and the
28 project developer shall obtain an authorization letter from the agency

1 that will assume responsibility for maintenance of improvements. Said
2 letter shall clearly identify the funding sources for long-term
3 maintenance of these facilities such as the Riverside County Economic
4 Development Agency, which oversees County Service Area 125; (g) the
5 Plan shall include measures to ensure that roadway intersections will be
6 engineered to ensure that potential ponding at such intersections shall be
7 constructed to maximize drainage capacity of the streets and eliminate
8 associated driving hazards; (h) existing agricultural water wells on site
9 shall be removed. All irrigation pipes feeding the property will be
10 removed. Where the pipe is feeding other properties to the south and
11 east, pipe will be relocated to open areas where necessary to avoid
12 conflicts with residential properties and shall be located a minimum of
13 fifty feet from any sewer main; (i) finished grade shall adhere to all
14 Building and Safety Department conditions to ensure proper drainage; (j)
15 prior to issuance of any grading or construction permits, whichever
16 comes first, the applicant shall provide the Building and Safety
17 Department evidence of compliance with the National Pollutant
18 Discharge Elimination System requirements for construction permits
19 from the State Water Resource Control Board (916-657-1146). A Storm
20 Water Pollution Prevention Plan shall be implemented as a result.
21 Retention basins will be required to accommodate peak storm water
22 discharges.

23 H. Noise

24 1. Impacts:

25 Exterior noise levels may exceed 65 CNEL for the homes with yards
26 adjacent to Harrison Street; interior noise levels with "windows open"
27 were modeled to exceed 45 dBA adjacent to Harrison Street, Van Buren
28 Street, Avenue 62 and facing well sites. Interior noise levels with

1 "windows open" were anticipated to exceed 45 dBA adjacent to the school
2 site.

3 Temporary, short-term noise increases will occur during construction.
4 Additionally, construction in the project area may generate limited, short-
5 term groundborne vibration or groundborne noise levels associated with
6 residential or other development in the area.

7 The project lies within two miles of Jacqueline Cochran Airport.

8 2. Mitigation:

9 Prior to the issuance of a building permit for any estate home adjacent to
10 the arterial roadways in the Rancho Santa Rosa Community, the Riverside
11 County Planning Department shall review and approve an individual lot
12 noise study for the residential unit. The noise study shall incorporate final
13 grading plans and building setback distances, and evaluate both project
14 buildout and general plan buildout traffic volumes. Based upon the
15 preliminary noise studies and revision letters in Appendix G-1 through G-4,
16 the following mitigation measures are required: (a) dwellings along all
17 arterial streets will require a minimum setback of 300 feet from the
18 roadway centerline; (b) the dwellings shall have a minimum 600 square
19 foot backyard area that is outside the 65 CNEL contour, or is mitigated to
20 below 65 CNEL through the placement of an adequate noise barrier at the
21 edge of the backyard; (c) a 7.0-foot noise barrier (height in feet above pad
22 or well elevation, whichever is greater) where lots are facing well sites; (d)
23 in addition, housing units with lots facing Harrison Street, Van Buren
24 Street, Avenue 62, the proposed school site, and the well sites are to be
25 constructed for interior noise mitigation. Interior noise mitigation includes
26 providing a "windows closed" condition requiring a means of mechanical
27 ventilation (e.g., air conditioning). As needed, additional requirements such
28 as providing weather-stripped solid core exterior doors, constructing

1 exterior wall/roof assemblies free of cutouts and openings and upgraded
2 windows with a minimum Sound Transmission Class (STC) rating of 28
3 shall be considered to meet the County of Riverside 45 dBA Ldn standard
4 for interior areas; (e) exterior noise levels produced by any use allowed
5 within common areas under this land division, including but not limited to
6 any outdoor public address system, shall not exceed 45 db(A), 10-minute
7 LEQ, between the hours of 10:00 PM to 7:00 AM, and 65 db(A), 10-minute
8 LEQ, at all other times as measured at any residential, hospital, school,
9 library, nursing home or other similar noise sensitive land use. In the event
10 noise exceeds this standard, the landowner shall take the necessary steps to
11 remedy the situation, which may include discontinued operation of the
12 facilities; (f) the landowner of the common area may be required to submit
13 periodic noise monitoring reports as determined by the Department of
14 Building and Safety as part of a code enforcement action. Upon written
15 notice from the Department of Building and Safety requiring such a report,
16 the landowner shall prepare and submit an approved report within thirty
17 calendar days to the Department of Building and Safety, unless more time
18 is allowed through written agreement by the Department of Building and
19 Safety. The noise monitoring report shall be approved by the Office of
20 Industrial Hygiene of the Health Service Agency.

21 Prior to the issuance of a grading permit in the Rancho Santa Rosa
22 Community, the Riverside County Planning Department shall incorporate
23 into the grading permit requirements to minimize noise impacts to include:
24 (a) all construction vehicles or equipment, fixed or mobile, shall be
25 equipped with properly operating and maintained mufflers; (b) all
26 stockpiling and/or vehicle staging areas should be located as far as practical
27 from any existing residential dwelling; (c) construction hours shall be
28 limited according to the County of Riverside Building Code.

1 Provide deed notices to the Jacqueline Cochran Regional Airport prior to
2 any development of the project, recordation of the map, or sale to an entity
3 exempt from the Subdivision Map Act. Incorporate noise attenuation
4 measures into the building construction to ensure interior noise levels are at
5 or below 45-decibel levels. Install hooded or shielded outdoor lighting to
6 prevent either the spilling of lumens or reflection into the sky (lights must
7 be facing downward). The following uses shall be prohibited: (a) any use
8 which would direct a steady light or flashing light of red, white, green, or
9 amber colors associated with airport operations toward an aircraft engaged
10 in an initial straight climb following takeoff or toward an aircraft engaged
11 in a straight final approach toward a landing at an airport, other than an
12 FAA-approved navigational signal light or visual approach slope indicator;
13 (b) any use that would cause sunlight to be reflected towards an aircraft
14 engaged in an initial straight climb following takeoff or towards an aircraft
15 engaged in a straight final approach towards a landing at an airport; (c) any
16 use that would generate smoke or water vapor or that would attract large
17 concentrations of birds, or which may otherwise affect safe air navigation
18 within the area; (d) a deed notice shall be recorded for any property within
19 the airport influence area. The notice shall include the same language
20 required for real estate transfer disclosures, which is similarly required for
21 properties within an airport influence area. This language should read:
22 "NOTICE OF AIRPORT IN VICINITY: This property is presently located
23 in the vicinity of an airport, within what is known as an airport influence
24 area. For that reason, the property may be subject to some of the
25 annoyances or inconveniences associated with proximity to airport
26 operations (for example: noise, vibration, or odors). Individual sensitivities
27 to those annoyances can vary from person to person. You may wish to
28 consider what airport annoyances, if any, are associated with the property

1 before you complete your purchase and determine whether they are
2 acceptable to you.” During initial sales of properties within the
3 subdivision, large airport-related informational signs shall be installed and
4 maintained by the developer. These signs shall be installed in conspicuous
5 locations and shall clearly depict the proximity of the property to the airport
6 and aircraft traffic patterns. An informational brochure shall be provided to
7 prospective buyers or renters showing the location of aircraft flight patterns
8 (Exhibit FV-6 of RCALUCP shall suffice). The frequency of overflights,
9 the typical altitudes of the aircraft, and the range of the noise levels that can
10 be expected from individual aircraft overflights shall be described. Open
11 space standards shall conform with the ALUC open space requirements for
12 landscaping and architecture. Setbacks from road shall be maintained
13 consistent with open space requirements 4.2.4. - A.1

14 I. Public Services

15 1. Impacts:

16 The project will result in the need for additional fire facilities, sheriff's
17 facilities, library, and school facilities.

18 2. Mitigation:

19 The project proponent shall pay fair share fees as established by the County
20 of Riverside for Fire, Police, and Library facilities as specified in Riverside
21 County Ordinance No. 659.6.

22 All water mains and fire hydrants providing required fire flows shall be
23 constructed in accordance with the appropriate sections of Riverside
24 County Ordinance 460 and/or 787.

25 All buildings shall be constructed with fire retardant roofing material as
26 described in Section 1503 of the Uniform Building Code. Any wood
27 shingles or shakes shall have a Class B rating and shall be approved by the
28 Fire Department prior to installation.

1 Secondary access shall be maintained for the Fire Department per their
2 approval and Transportation Department approval.

3 Prior to the issuance of any building permit, the project proponent shall
4 demonstrate that all applicable school impact fees have been paid.

5 The project proponent shall pay fair share fees as established by the County
6 of Riverside for transportation improvements per the Transportation
7 Uniform Mitigation Fee (TUMF), which was adopted in 1989.

8 J. Transportation and Traffic

9 1. Impacts:

10 The two tentative maps will generate approximately 10,000 additional
11 vehicular trips per day. Without roadway improvements, the local roadway
12 system will be overburdened.

13 2. Mitigation:

14 Prior to the occupancy of the first residential unit in TT 32693, the
15 developer will ensure the installation of the following improvement:
16 construct traffic signal with exclusive left turn lanes at Van Buren Street and
17 52nd Avenue.

18 Prior to the issuance of a building permit for any residential units in TT
19 32693, the developer shall enter into a fair-share funding agreement for the
20 following improvements: (a) construct traffic signal with exclusive left turn
21 lanes at Van Buren Street and 50th Avenue; (b) construct traffic signal with
22 exclusive left turn lanes at Van Buren Street and Avenue 62.

23 Construction of the following on-site improvements shall occur in conjunction
24 with project development activity or as needed for project access purposes: (a)
25 install a northbound stop sign at the intersection of TT 32693 Driveway 1
26 and Avenue 62; (b) install an eastbound stop sign at the intersection of TT
27 36293 Driveway 2 and Van Buren Street; (c) construct a minimum 150-foot
28 westbound left turn lane at the intersection of Driveway 2 and Avenue 62;

1 (d) construct a minimum 150-foot northbound left turn lane at the
2 intersection of Driveway 2 and Van Buren Street; (e) construct Avenue 62
3 at its ultimate half-section as a secondary roadway from the westerly project
4 boundary to Van Buren Street in conjunction with development; (f)
5 construct Van Buren Street at its ultimate half-section as a Major roadway
6 from Avenue 62 to the southerly project boundary in conjunction with
7 development; (g) construct a traffic signal at the intersection of Van Buren
8 Street and Avenue 62 in conjunction with development when warranted
9 Prior to the occupancy of the first unit in TT 32694, the developer shall
10 construct a traffic signal with exclusive left turn lanes at Harrison Street and
11 58th Avenue

12 Prior to the occupancy of the 101st unit in TT 32694: the developer Construct
13 traffic signal with exclusive left turn lanes at Van Buren Street and Avenue 62.
14 Prior to the issuance of a building permit for any residential units in TT
15 32694, the developer shall enter into a fair-share funding agreement for the
16 following improvements: (a) construct northbound right turn lane at SR-111
17 and Dillon Road/Avenue 48; construct 2nd westbound left turn lane; (b)
18 construct 2nd northbound through lane on Dillon Road at SR-86S; construct
19 northbound through lane.

20 Construction of on-site improvements should occur in conjunction with
21 adjacent project development activity or as needed for project access
22 purposes: (a) install westbound stop signs at the intersections of TT 32694
23 Driveway 1 and Driveway 2 along Van Buren Street; (b) install a
24 northbound stop sign at the intersection of TT 32694 Driveway 3 and
25 Avenue 62; (c) install an eastbound stop sign at the intersection of TT
26 32694 Driveway 4 and Harrison Street; (d) construct a minimum 150-foot
27 southbound left turn lanes at the intersections of Driveway 1 and Driveway
28 2 along Van Buren Street; (e) construct a minimum 150-foot westbound left

1 turn lane at the intersection of Driveway 3 and Avenue 62; (f) construct a
2 minimum 150-foot northbound left turn lane at the intersection of Driveway
3 4 and Harrison Street; (g) construct Van Buren Street at its ultimate half-
4 section as a Major Arterial roadway from Avenue 62 to the southerly
5 project boundary in conjunction with development; (h) construct Avenue 62
6 at its ultimate half-section as a Secondary roadway from Van Buren Street
7 to Harrison Street in conjunction with development; (i) construct Harrison
8 Street at its ultimate half-section as an Urban Arterial roadway from
9 Avenue 62 to the southerly project boundary; (j) the intersection geometrics
10 at Harrison Street / Avenue 62 and Van Buren Street / Avenue 62 should be
11 constructed at its ultimate configuration adjacent to the project site based on
12 the General Plan roadway designations.

13 Specific design standards for street improvements shall be accommodated
14 as set forth by the Riverside County Transportation Department.

15 K. Utilities and Service Systems

16 1. Impacts:

17 The project will increase domestic water usage on the site. While CVWD
18 can accommodate this usage, it does request that mitigation measures be
19 incorporated to reduce domestic water usage.

20 The project will generate solid waste both in the construction phase and in
21 the operational phase. The Riverside County Environmental Health
22 Department requests mitigations be incorporated to encourage recycling of
23 solid waste.

24 2. Mitigation:

25 Prior to the approval of any building permit, the Riverside County Planning
26 Department, Building and Safety Department, Department of Public Health,
27 and Coachella Valley Water District shall review plans to ensure that: (a)
28 Drought-tolerant landscaping and water-efficient irrigation systems shall be

1 used as a means of reducing water consumption for all yard areas. The
2 project shall adhere to the CVWD's *Guide to Coachella Valley*
3 *Landscaping* and the detailed landscape and irrigation improvement plans
4 for the Rancho Santa Rosa Community have be reviewed and approved by
5 CVWD as meeting CVWD's landscaping ordinance(s). (Note: The cost of
6 the landscape plan review will be the responsibility of the project
7 applicant.) In addition, at least 75% of all front yard and side setback
8 landscaping shall be limited to desertscape or xeriscape materials. Potential
9 homebuyers will be informed of this requirement, which shall be
10 incorporated in the development's CC&Rs; (b) The project developer shall
11 install low-flush toilets, low-flow showerheads and faucets in all new
12 construction, in conformance with Section 17921.3 of the Health and Safety
13 Code, Title 20, California Administrative Code Section 1601(b), and
14 applicable sections of Title 24 of the State Code; (c) The project will
15 connect to the CVWD sewer system. Use of septic tanks will not be
16 permitted.

17 In order to mitigate the project's potential solid waste impacts, and to help
18 the County's efforts to comply with State law in diverting solid waste from
19 landfill disposal, the project proponent shall do the following prior to the
20 issuance of occupancy permits: (a) The project proponent shall make every
21 effort and take every means to recycle, reuse, and reduce the amount of
22 construction and demolition materials (i.e., concrete, asphalt, wood, etc.)
23 generated by development of the project that would otherwise be taken to a
24 landfill. This can be done either by taking these materials directly to
25 recycling facilities (Riverside County Waste Management Department,
26 Recycling Section, can be contacted directly at 951.486.3200 for a list of
27 facilities) or by making arrangements through the franchise hauler or a
28 construction clean-up business. The applicant shall submit a plan for

1 recycling building and construction materials that are generated from the
2 waste materials from the construction of the project. The plan shall be
3 subject to review and approval of the County Waste Management
4 Department prior to the issuance of any building permits; (b) Evidence (i.e.,
5 receipts or other type verification) to show that every effort has been made
6 and every means has been taken to ensure compliance shall be presented by
7 the project proponent to the Planning/Recycling Division of the Riverside
8 County Waste Management Department in order to clear the project for
9 occupancy permits. Prior to the issuance of the first certificate of
10 occupancy, the applicant shall submit documentation to the Waste
11 Management Department that the materials have been recycled in
12 accordance with the approved plan.

13 Prior to the issuance of building permits, Developer must demonstrate that
14 all designs for residential units include adequate storage space for projected
15 recyclable and combustible materials. In addition, Developer shall provide
16 adequate storage space in enclosed garbage areas, as well as adequate
17 loading space, to accommodate the County of Riverside's recycling
18 program.

19 **BE IT FURTHER RESOLVED** by the Board of Supervisors that the following impacts
20 potentially resulting from the adoption of Tract Nos. 32693 and 32694, General Plan Amendment 712 and
21 Change of Zone No. 7027 cannot be fully mitigated and will be only partially avoided or lessened by the
22 mitigation measures hereinafter specified; a statement of overriding findings is therefore included herein:

23 A. Aesthetics

24 1. Impacts:

25 The existing project area is agricultural in character. The project changes
26 the aesthetic character of the area from agricultural to residential.
27
28

1 2. Mitigation:

2 The proposed development is to be constructed consistent with the Draft
3 Vista Santa Rosa Design Guidelines, as published by the County in
4 September 2004. These measures include (among others) extensive
5 setbacks from arterial highways, provision of rural lifestyle lots along the
6 project edge, provision of horse stables, and incorporation of agricultural
7 elements into the project design. These project design elements will reduce
8 the impacts of the conversion from agricultural lands. However, no
9 mitigation measure is proposed due to the project's fundamental conversion
10 of the area from agricultural to developed lands.

11 B. Agriculture

12 1. Impacts:

13 The project is located entirely on prime agricultural farmland as identified
14 by the State of California. The project would result in the conversion of 558
15 gross acres of prime agricultural lands to non-agricultural use.

16 The project is located adjacent to existing agricultural areas and the
17 introduction of new plant materials for landscaping could have an affect on
18 nearby agricultural plants.

19 2. Mitigation:

20 The loss of agricultural land is a fundamental impact of the project resulting
21 from the basic project objective. No measure has been identified to fully
22 mitigate the impact. The County's EIR noted that such loss was not
23 mitigatable

24 All landscaping shall comply with the requirements of the State Agriculture
25 Code and the directives of the Riverside County Agricultural
26 Commissioner. All landscaping plans submitted to the Planning Department
27 shall include the following notation: "Warning: Plant material listed may or
28 may not have been approved by the Agricultural Commissioner's office.

1 Landscape contractor, please contact the developer for status of
2 Agricultural Commissioner's approval or denial. Plant material not
3 conforming to quarantine laws may be destroyed and civil action taken. All
4 plant material is subject to inspection at the discretion of the Agricultural
5 Commissioner's office. All plant material must be free from Red Scale
6 (*Aonidiella aurantii*)." Furthermore, landscaping within public right-of-way
7 shall be reviewed for approval by the Riverside County Transportation
8 Department. The following note shall be placed on the Environmental
9 Constraints Sheet and project property deeds: "All lots, as shown on Tract
10 Nos. 32693 and 32694, which are located partially or wholly within three
11 hundred (300') feet of land zoned for primarily agricultural purposes by the
12 County of Riverside, may be subject to Ordinance 625.1, the Riverside
13 County Right-To-Farm Ordinance. It is the declared policy of the County of
14 Riverside that no agricultural activity, operation, or facility, or
15 appurtenance thereof, conducted or maintained for commercial purposes in
16 the unincorporated area of the County, and in a manner consistent with
17 proper and accepted customs and standards, as established and followed by
18 similar agricultural operations in the same locality, shall be or become a
19 nuisance, private or public, due to any changed condition in or about the
20 locality, after the same has been in operation for more than three years, if it
21 wasn't a nuisance at the time it began. The term 'agricultural activity,
22 operation or facility, or appurtenances thereof' includes, but is not limited
23 to, the cultivation and tillage of the soil, dairying, the production,
24 cultivation, growing and harvesting of any apiculture, or horticulture, the
25 raising of livestock, fur bearing animals, fish or poultry, and any practices
26 performed by a farmer or on a farm as incident to, or in conjunction with,
27 such farming operations, including preparation for market, delivery to
28 storage or to market, or to carriers for transportation to market."

1
2 C. Air Quality

3 1. Impacts:

4 Construction of the project will require earth moving activities and the use
5 of construction materials that may release VOCs. During construction,
6 emissions from the project will exceed the SCAQMD daily emissions
7 significance threshold criteria for CO, ROC, NO_x and PM₁₀.

8 The project will result in the addition of 984 new residences in the area.
9 During operations, emissions from the project (primarily from
10 automobiles operated by the residents) will exceed the SCAQMD daily
11 emissions significance threshold criteria for CO, ROC, NO_x and PM₁₀.

12 2. Mitigation:

13 Prior to the approval of a building permit or grading plan for the project, the
14 Planning Director shall condition the grading plan or building permit to
15 require the contractor to implement the following measures: (a) Use of
16 construction equipment with low emission factors and high-energy
17 efficiency where possible; (b) Perform regularly scheduled engine
18 maintenance to minimize equipment emissions; (c) Use of alternative fuels
19 such as ultra-low sulfur diesel or off-road construction vehicles/equipment
20 where possible; (d) Use of electric or diesel powered equipment rather than
21 gasoline powered engines where feasible; (e) Where feasible, limit the
22 application of architectural coatings (i.e., paint, etc.) to average no more
23 than 225 gallons per week and/or use "Zero-VOC" paint.

24 Prior to the approval of a building permit, the Building and Safety
25 Department shall verify that the following measures are incorporated into
26 the project plans: (a) The project includes the provision of on-site bicycle
27 trails linking the facility to designated bicycle commuting routes; (b) The
28 project includes site improvements such as street furniture, route signs, bus

1 turnouts, and pedestrian paths; (c) All units will be constructed with
2 electrical outlets at the front and back of house to facilitate the use of
3 electric landscape equipment; (d) Any interior or exterior fireplaces or fire
4 pits shall be limited to the use of natural gas only; wood burning fireplaces
5 shall be prohibited; (e) All units shall comply with California Title 24
6 energy requirements including use of low emission water heaters, central
7 water heating systems, and energy efficient appliances; (f) All residential
8 units will have time-controlled set-back thermostats and light-colored/earth-
9 tone roof tiles.

10 D. Land Use/Planning

11 1. Impacts:

12 The project will result in a substantial change to existing and planned land
13 uses, from agriculture to residential. This is considered an unavoidable
14 adverse effect of the project.

15 2. Mitigations:

16 Mitigation measures are included in the project design (consistency with the
17 Vista Santa Rosa Design Guidelines) to limit this effect.

18 E. Cumulative Effects

19 1. Impacts:

20 The project level impacts to aesthetics and loss of agriculture will
21 contribute to cumulative impacts to these resources. The area is
22 predominantly agricultural with the primary visual quality being large
23 sections of land with various crops under cultivation. Date palms provide
24 the most immediate vertical differentiation and mountain ranges provide the
25 backdrop. Some horse ranches are scattered through the area. Many
26 dwellings are clustered together within the large agricultural properties. The
27 project and the cumulative projects will change this agricultural character.
28

1 2. Mitigations:

2 No mitigation has been identified.

3 **BE IT FURTHER RESOLVED** by the Board of Supervisors that it has considered the following
4 alternatives identified in EIR No. 474 in light of the environmental impacts which cannot be fully
5 mitigated and has rejected those alternatives as infeasible for the reasons hereinafter stated:

6 A. No Build Alternative

- 7 1. The No Build Alternative, as required by CEQA, infers that the project site
8 would remain in its existing undeveloped condition. No development would
9 occur on-site and agricultural activities would resume. The local internal
10 roadway system would not be completed and no school would be constructed.
- 11 2. Under the No Project Alternative, the project site would remain in
12 agricultural use and would not be developed. Vegetable production, such as
13 broccoli, would resume. Under the No Build Alternative, no change in
14 existing land uses would occur in the vicinity. This alternative would be
15 consistent with the current agricultural designation of the site under the
16 County's General Plan and Zoning Ordinance.
- 17 3. Under the No Build Alternative, no new trips would be added to existing
18 traffic on Van Buren, Harrison, or Avenue 62. No roadway improvements
19 would be implemented on-site and near the site as a result of the project.
- 20 4. Under the No Build Alternative, hazardous materials use on the site would
21 include use of fertilizers, pesticides and herbicides for agricultural
22 activities. This would continue under the No Build Alternative.
- 23 5. The No Project Alternative would eliminate all other impacts associated
24 with the construction of structures and introduction of residents to the site.
- 25 6. Because the No Build Alternative would eliminate or reduce development-
26 related environmental impacts, it is considered to be "Environmentally
27 Superior" to the project.
- 28

- 1 7. The No Build Alternative would not meet project objectives because the
- 2 project site would not provide additional housing opportunities for the
- 3 residents of Riverside County.
- 4 8. The No Build Alternative would negate all benefits associated with the
- 5 project objectives of providing local amenities to serve residents of the site
- 6 and the surrounding area.
- 7 9. The No Project Alternative would eliminate public benefits associated with
- 8 the project, including the provision of a new school site.
- 9 10. It is uneconomical to maintain the project site in its current state over the
- 10 long-term, given its location within a developing area. Pressure to develop
- 11 the land for higher economic uses will continue. Therefore, the No Build
- 12 Alternative may postpone rather than preclude more intensive land uses and
- 13 the later development may be haphazard and piecemeal.

14 B. Lower Density Alternative

- 15 1. The Lower Density Alternative considers the development of a residential
- 16 subdivision with approximately one-half the residences proposed in the
- 17 Project Alternative. The layout of the lots would be slightly different than
- 18 what is currently proposed and would have a minimum lot size of a half-
- 19 acre. This alternative would result in approximately 400 residential lots.
- 20 2. The Lower Density Alternative would result in similar impacts associated
- 21 with on-site resources since the same project site would be disturbed to
- 22 construct this alternative.
- 23 3. The Lower Density Alternative is expected to result in proportionately
- 24 smaller impacts than the impacts associated with the proposed project.
- 25 Thus, population and housing increase, traffic, noise, demand for school
- 26 services, pollutant emissions, and utility demand would be lower than that
- 27 anticipated from the proposed project. Air Quality impacts would be
- 28 reduced to below SCAQMD thresholds.

- 1 4. The Lower Density Alternative would reduce the demand-driven
2 environmental impacts, but it would result in the same significant
3 environmental impacts associated with the resources present on the project
4 site.
- 5 5. The Lower Density Alternative would not meet project objectives because
6 it would not provide the same local amenities on-site to serve residents of the
7 site and the surrounding area.
- 8 6. The Lower Density Alternative would reduce the benefits associated with
9 the project objective of meeting housing demand in the area with units that
10 would be marketable to a variety of economic profiles. Moreover, a reduced
11 number of housing units would affect the development costs and the
12 absorption of units, increasing the costs to the consumer and the County.

13 C. Existing Zoning Alternative

- 14 1. The Existing Zoning Alternative considers the development of a residential
15 subdivision with 111 residences on minimum five-acre lots.
- 16 2. The Existing Zoning Alternative would result in similar impacts associated
17 with on-site resources since the same project site would be disturbed to
18 construct this alternative.
- 19 3. The Existing Zoning Alternative is expected to result in proportionately
20 smaller impacts than the impacts associated with the proposed project.
21 Thus, population and housing increase, traffic, noise, demand for school
22 services, pollutant emissions, and utility demand would be considerably
23 lower than that anticipated from the proposed project. Air Quality impacts
24 would be reduced to below SCAQMD thresholds.
- 25 4. The Lower Density Alternative would reduce the demand-driven
26 environmental impacts, but it would result in many of the same significant
27 environmental impacts associated with the resources present on the project
28 site.

1 5. The Lower Density Alternative would not meet project objectives because
2 it would not provide the same local amenities on-site to serve residents of the
3 site and the surrounding area.

4 6. The Lower Density Alternative would reduce the benefits associated with
5 the project objective of meeting housing demand in the area with units that
6 would be marketable to a variety of economic profiles. Moreover, a reduced
7 number of housing units would affect the development costs and the
8 absorption of units, increasing the costs to the consumer and the County.

9 **BE IT FURTHER RESOLVED** by the Board of Supervisors that it has balanced the benefits of
10 Tract Nos. 32693 and 32694, General Plan Amendment 712, and Change of Zone No. 7027 against the
11 unavoidable adverse environmental effects thereof, and has determined that the following benefits
12 outweigh and render acceptable those environmental effects:

- 13 1. The project would provide a K-8 school site.
- 14 2. The project would provide over 98 acres of open space and recreational opportunities to
15 serve the needs of the residents of the proposed development and the surrounding
16 residential areas.
- 17 3. The project would provide the necessary infrastructure through the site, including an access
18 easement at the southeast portion of the project for the property to the south.
- 19 4. The project would provide a variety of housing to meet the demand in the region.
- 20 5. The project would provide traffic mitigation measures to address project specific and
21 cumulative circulation impacts, thereby contributing to improvements at critical
22 intersections and roadways.
- 23 6. The project would provide funding for various elements of regional infrastructure through
24 the County's mitigation fee programs.

25 **BE IT FURTHER RESOLVED** by the Board of Supervisors that the State CEQA Guidelines
26 (Section 15126 (g)) require an EIR to discuss how a proposed project could directly or indirectly lead to
27 economic, population, or housing growth. A project may be growth-inducing if it removes obstacles to
28

1 growth, taxes community service facilities or encourages other activities which cause significant
2 environmental effects. The discussion is as follows:

3 A. Economic, Population or Housing Growth

4 The project proposes a total of 775 dwelling units. It is anticipated that a population of
5 2,380 persons, based upon population generation factors of 3.071 persons per single
6 family dwelling unit, would result at full build-out.

7 B. Removal of an Impediment to Growth

8 The project would induce the growth of community support systems in the project area,
9 including roads, utilities and services, economic institutions, as well as additional medical,
10 educational and cultural facilities, such as hospitals, schools and museums and libraries.
11 The project would improve roadways, as well as utility and energy systems, which could
12 eliminate potential development constraints and serve as a growth-inducement in adjacent
13 areas.

14 C. Precedent - Setting Effects

15 The project site is located in an area transitioning to urban land uses from agricultural land
16 uses. Several residential tracts have been approved in the area. Agricultural lands contain
17 rural residential developments and are most susceptible to these growth-inducing impacts.

18 **BE IT FURTHER RESOLVED** by the Board of Supervisors that Tract Nos. 32693 and 32694,
19 General Plan Amendment 712, and Change of Zone No. 7027 will implement applicable elements of the
20 Riverside County Comprehensive General Plan as follows:

21 A. Land Use Element

22 The project is within an area that exhibits characteristics conducive to accommodating
23 growth. More specifically, in terms of available and proposed infrastructure, and the
24 approved pattern of urban development, the project site meets the qualifications for urban
25 development and is suitable for designation as residential uses under the County's General
26 Plan and the Eastern Coachella Valley Area Plan. Factors pertaining to circulation,
27 flooding, school generation rates, sewer and water availability and utilities have been
28 addressed through development standards, mitigation measures and the conditions of

1 approval. The project is participating in regional transportation improvements and other
2 major circulation improvements in the area. Project-related employment opportunities,
3 recreational facilities, open space, flood control facilities, water and sewer facilities, and
4 residential dwelling units are intended to serve the future residents of the Eastern
5 Coachella Valley area

6 B. Circulation Element

7 The project would improve on-site roads in accordance with their roadway classification
8 and provide improvements for roadways along the site boundaries. In addition, the project
9 would provide off-site improvements to roadways generally to the north of the project site.
10 It would also contribute to the Transportation Uniform Mitigation Fee (TUMF) program to
11 fund area-wide and regional transportation facilities. The proposed project is located
12 within the boundaries of the South Valley Parkway Implementation Program which is a
13 strategy to establish a comprehensive approach towards the provision of a full range of
14 community facilities, to be phased in as development occurs in the Eastern Coachella
15 Valley. It is the intent of this strategy that new development will fund all needed new
16 community facilities, for capital construction as well as for on-going operations and
17 maintenance within the South Valley Parkway Implementation Program (SVPIP)
18 boundary. In order to ensure that the community facilities provided through this strategy
19 are relevant, fees and revenues generated in the SVPIP should be applied to the program
20 boundary, to the maximum feasible extent.

21 C. Multi-Purpose Open Space Element

22 The Multi-Purpose Open Space Element calls for the preservation of open space areas in
23 the County for the preservation of natural resources and providing recreation opportunities.
24 The proposed project would include the preservation of over 98 acres of open space
25 throughout the site. This open space area would provide recreational opportunities for area
26 residents.

1 D. Safety Element

2 The project would involve the construction of on-site and off-site storm drain facilities to
3 serve the stormwater disposal needs of the site and adjacent areas. Thus, the project would
4 eliminate on-site flood hazards, consistent with the goals of the Safety Element.

5
6 E. Noise Element

7 The Noise Element identifies goals and policies to maintain acceptable noise levels
8 throughout the County. Extensive setbacks shall be provided along the project boundaries.
9 Noise control measures shall also be incorporated into housing design to ensure interior
10 noise levels meet County standards.

11 F. Housing Element

12 The project would provide 775 new housing units for the Eastern Coachella Valley area
13 and promotes the Housing Element goal of providing a selection of housing that is decent,
14 safe, sound, in close proximity to jobs and daily activities, and which varies by location,
15 type, design, and price.

16 G. Air Quality Element

17 The air quality impacts of the project have been analyzed in EIR No. 474 and mitigation
18 provided for impacts associated with construction emissions and long term vehicle and
19 stationary emissions.

20 H. Administration Element

21 The project provides timeframes for development and a fiscal impact report. The fiscal
22 impact analysis does not project a significant adverse impact on County services at project
23 build-out.

24 **BE IT FURTHER RESOLVED** by the Board of Supervisors that it has reviewed and considered
25 EIR No. 474 in evaluating Tract Nos. 32693 and 32694, General Plan Amendment 712, and Change of
26 Zone No. 7027, and determines that EIR No. 474 is an accurate and objective statement that complies
27 with the California Environmental Quality Act and reflects the County's independent judgment, and that
28 EIR No. 474 is incorporated herein by this reference.

1 **BE IT FURTHER RESOLVED** by the Board of Supervisors that it **CERTIFIES** Environmental
2 Impact Report No. 474 and **ADOPTS** General Plan Amendment No. 712 (GPA00712) from Agriculture
3 to Medium Density Residential (2-5 dwelling units per acre) and Public Facilities within the Community
4 Development Foundation Component and Rural Residential (10 acre minimum lot size) within the Rural
5 Foundation Component, as described herein and as shown on the exhibit entitled "GPA NO. 712, Exhibit
6 6B."

7 F. General Plan Amendment No. 728 (GPA00728) is a proposal to amend the Elsinore Area
8 Plan by amending the Land Use Map designation from Commercial Retail (0.20 – 0.35 floor area ratio)
9 within the Community Development Foundation Component to Medium Density Residential (2 to 5
10 dwelling units per acre) on a 3.53-acre area located southerly of Grand Avenue and easterly of Dreycott
11 Way in the Lakeland Village Zoning District of the First Supervisorial District, as shown on the exhibit
12 entitled "GPA00728, Exhibit 6", a copy of which is attached hereto and incorporated herein by reference.
13 This amendment is associated with Change of Zone Case No. 7082 and Tentative Tract Map No. 32585,
14 which were considered concurrently with this amendment at the public hearings before the Planning
15 Commission and the Board of Supervisors. Change of Zone Case No. 7082 proposes to change the
16 zoning on the proposed amendment site ("the site") from C-1/C-P (General Commercial) to R-1 (One-
17 Family Dwellings). Tentative Tract Map No. 32585 proposes to divide the site into 138 residential lots, a
18 1.70-acre park, a 0.71-acre pocket park, a 0.38-acre water quality basin, and three (3) Open Space lots.

19 **BE IT FURTHER RESOLVED** by the Board of Supervisors, based on the evidence presented
20 on this matter, both written and oral, including Environmental Assessment No. 39886, that:

- 21 1. The site is located in the Elsinore Area Plan (ELAP).
- 22 2. The Elsinore Area Plan Land Use Map determines the extent, intensity, and location of
23 land uses within the ELAP.
- 24 3. The site is currently designated Commercial Retail (0.20 – 0.35 floor area ratio) within the
25 Community Development Foundation Component.
- 26 4. The proposed amendment would change the ELAP land use designation on the site from
27 Commercial Retail (0.20 – 0.35 floor area ratio) to Medium Density Residential (2 to 5
28 dwelling units per acre).

- 1 5. The site is bordered (in clockwise order) by properties which are designated Medium
2 Density Residential (2 – 5 dwelling units per acre) to the north, west, south, and east, Rural
3 Mountainous to the south, Commercial Retail (0.20 – 0.35 floor area ratio) to the west and
4 east, and the City of Lake Elsinore to the north.
- 5 6. The site is zoned C-1/C-P (General Commercial). The associated Change of Zone Case
6 No. 7082 proposes to change the zoning on the site to R-1 (One-Family Dwellings).
- 7 7. The site is bordered (in clockwise order) by properties which are zoned R-1 (One-Family
8 Dwelling) to the west, south, and east, R-3 (General Residential) to the north, west, and
9 east, C-1/C-P (General Commercial) to the west and east, W-2 (Controlled Development
10 Areas) to the south, and the City of Lake Elsinore to the north.
- 11 8. The site is vacant.
- 12 9. Surrounding land uses (in clockwise order) include single-family residential lots to the
13 north, west, and east, a mini-storage facility to the west, and vacant land to the north and
14 south.
- 15 10. The proposed amendment does not involve a change in the Riverside County Vision, any
16 General Plan Principle, or any Foundation Component designation in the General Plan.
- 17 11. The proposed amendment would contribute to the achievement of the purposes of the
18 General Plan.
- 19 12. Special circumstances or changes have emerged that were unanticipated in preparing the
20 General Plan.
- 21 13. The proposed general plan amendment will not be detrimental to public health, safety, and
22 welfare.
- 23 14. The proposed amendment is consistent with the policies of the Elsinore Area Plan and with
24 all policies of the Riverside County General Plan, as adopted on October 7, 2003.
- 25 15. The findings of the initial study performed pursuant to Environmental Assessment No.
26 39886 (a copy of which is attached hereto) are incorporated herein by reference. The
27 initial study determined that the proposed general plan amendment, change of zone, and
28 tentative tract map (“the project”) would have impacts on, or be impacted by, aesthetics,

1 geology/soils, hydrology/water quality, land use planning, recreation, and
2 transportation/traffic. However, it was determined that each of these impacts was
3 insignificant or would be mitigated to a level of non-significance through the conditions of
4 approval (including referenced government agency letters) applied to the associated
5 tentative tract map. The initial study concluded that the project, as mitigated, would not
6 have a significant effect on the environment.

7 **BE IT FURTHER RESOLVED** by the Board of Supervisors that it **ADOPTS** the Mitigated
8 Negative Declaration for Environmental Assessment No. 39886 and **ADOPTS** General Plan Amendment
9 No. 728 (GPA00728) from Commercial Retail (0.20 – 0.35 floor area ratio) within the Community
10 Development Foundation Component to Medium Density Residential (2 to 5 dwelling units per acre), as
11 described herein and as shown on the exhibit entitled “GPA00728, Exhibit 6.”

12 G. General Plan Amendment No. 730 (GPA00730) is a proposal to amend the San Jacinto
13 Valley Area Plan by amending the Land Use Map designation from Agriculture (10 acre minimum lot
14 size) within the Agricultural Foundation Component to Low Density Residential (1/2 acre minimum lot
15 size) within the Rural Community Foundation Component on a 8.9 acre area located southerly of
16 Mayberry Avenue, westerly of Bautista Avenue, northerly of Whittier Avenue, and easterly of New
17 Chicago Avenue in the Bautista Zoning Area of the Third Supervisorial District, and as shown on the
18 exhibit entitled, “GPA00730, Exhibit 5,” a copy of which is attached hereto and incorporated herein by
19 reference. This amendment is associated with Change of Zone Case No. 7093 and Tentative Tract Map
20 No. 30877, which were considered concurrently with this amendment at the public hearings before the
21 Planning Commission and the Board of Supervisors. Change of Zone Case No. 7093 proposes to change
22 the zoning on the proposed amendment site (“the site”) from A-1-10 (Light Agriculture with a 10 Acre
23 minimum) to R-A (Residential Agricultural). Tentative Tract Map No. 30877 proposes to divide the site
24 into 16 residential lots, plus one detention basin and trails.

25 **BE IT FURTHER RESOLVED** by the Board of Supervisors, based on the evidence presented
26 on this matter, both written and oral, including Environmental Assessment No. 39923, that:

- 27 1. The site is located in the San Jacinto Valley Area Plan (SJVAP).

- 1 2. The San Jacinto Valley Area Plan Land Use Map determines the extent, intensity, and
2 location of land uses within the SJVAP.
- 3 3. The site is currently designated Agriculture within the Agriculture – Potential
4 Development Study Area on the SJVAP. The General Plan includes a provision that
5 allows for up to 7% of land designated Agriculture in each of three areas to be converted to
6 other land use designations over the course of each of the first two 2 ½ year periods
7 following the adoption of the Riverside County General Plan.
- 8 4. The proposed amendment would change the SJVAP land use designation on the site from
9 Agriculture within the Agriculture Foundation Component to Low Density Residential (1
10 to 2 dwelling units per acre) within the Rural Community Foundation Component.
- 11 5. The site is bordered (in clockwise order) on the north by Mayberry Avenue, on the east by
12 Bautista Avenue, on the south by properties designated Agriculture, and on the west by
13 properties designated Low Density Residential within the Rural Community Foundation
14 Component. Properties on the opposite (northerly) side of Mayberry Avenue are
15 designated Medium High Density Residential (5 to 8 dwelling units per acre). Properties
16 on the opposite (easterly) side of Bautista Avenue are designated Agriculture.
- 17 6. The site is zoned A-1-10 (Light Agriculture with a 10 acre minimum lot size). The
18 associated Change of Zone Case No. 7093 proposes to change the zoning on the site to R-A
19 (Residential Agricultural).
- 20 7. The site is bordered (in clockwise order) on the north by Mayberry Avenue, on the east by
21 Bautista Avenue, on the south by properties zoned A-1-10 (Light Agriculture with a 10
22 acre minimum lot size), and on the west by properties zoned R-R (Rural Residential).
23 Properties on the opposite (northerly) side of Mayberry Avenue are zoned R-T
24 (Mobilehome Subdivision and Mobilehome Park). Properties on the opposite (easterly)
25 side of Bautista Avenue are zoned A-1-10 (Light Agriculture with a 10 acre minimum lot
26 size).
- 27 8. The project site is currently vacant.
- 28

- 1 9. Surrounding land uses (in clockwise order) include Mayberry Avenue to the north, single-
2 family residences to the west, and citrus groves with a pending project for half-acre single-
3 family residences (GPA00747, CZ07160, and TR32332) to the south and to the east of
4 Bautista Avenue. Land uses on the opposite (northerly) side of Mayberry Avenue include
5 single-family residences and a mobile home park.
- 6 10. The proposed general plan amendment involves a change from the Agriculture Foundation
7 Component to the Rural Community Foundation Component. This is the second
8 amendment that would re-designate agricultural land within Western Riverside County.
9 Pursuant to the Riverside County General Plan, up to seven percent (7%) of land
10 designated Agriculture within Western Riverside County may be removed from the
11 Agriculture designation over the course of the second 2½ year period ending October 6,
12 2008. A total of 22,602 acres of land in western Riverside County was designated
13 Agriculture, as of October 2003. During the first 2 ½ year period ending April 6, 2006, a
14 total of 14.5 acres was removed. Therefore, up to 1,581.13 acres of land may be
15 converted from Agriculture to other designations during the second 2½ year period. With
16 this amendment, only 10.71 acres of land in Western Riverside County have been
17 removed from the Agriculture Foundation Component during the second 2 ½ period
18 beginning on April 7, 2006.
- 19 11. The proposed amendment does not involve a change in the Riverside County Vision, any
20 General Plan Principle, or any Foundation Component designation in the General Plan.
- 21 12. The proposed amendment would contribute to the achievement of the purposes of the
22 General Plan.
- 23 13. Special circumstances or changes have emerged that were unanticipated in preparing the
24 General Plan.
- 25 14. The proposed general plan amendment will not be detrimental to public health, safety, and
26 welfare.

1 15. The proposed amendment is consistent with the policies of the San Jacinto Valley Area
2 Plan and with all policies of the Riverside County General Plan, as adopted on October 7,
3 2003.

4 16. The findings of the initial study performed pursuant to Environmental Assessment No.
5 39923 (a copy of which is attached hereto) are incorporated herein by reference. The
6 initial study determined that the proposed general plan amendment, change of zone, and
7 tentative tract map ("the project") would have impacts on, or be impacted by, aesthetics,
8 agricultural resources, hazards and hazardous materials, hydrology/water quality,
9 geology/soils, and land use/planning. However, it was determined that each of these
10 impacts was insignificant or would be mitigated to a level of non-significance through the
11 conditions of approval (including referenced government agency letters) applied to the
12 associated tentative tract map. The initial study concluded that the project, as mitigated,
13 would not have a significant effect on the environment.

14 **BE IT FURTHER RESOLVED** by the Board of Supervisors that it **ADOPTS** the Mitigated
15 Negative Declaration for Environmental Assessment No. 39923 and **ADOPTS** General Plan Amendment
16 No. 730 (GPA00730) from Agriculture within the Agriculture Foundation Component to Low Density
17 Residential (1 to 2 dwelling units per acre) within the Rural Community Foundation Component, as
18 described herein and as shown on the exhibit entitled "GPA00730, Exhibit 5."

19 H. General Plan Amendment No. 740 (GPA00740) is a proposal to amend the Sun
20 City/Menifee Valley Area Plan by amending the Land Use Map designation from Rural Mountainous (1
21 dwelling unit per 10 acres) within the Rural Foundation Component to Medium High Density Residential
22 (5 to 8 dwelling units per acre) within the Community Development Foundation Component on
23 approximately 10 acres of a 20 acre (gross) parcel located easterly of Interstate 215 freeway, westerly of
24 Bavaria Drive, and southerly of Encanto Drive in the Sun City Zoning District of the Third Supervisorial
25 District, as shown on the exhibit entitled "GENERAL PLAN AMENDMENT NO. 740", a copy of which
26 is attached hereto and incorporated herein by reference. This amendment is associated with Change of
27 Zone Case No. 7213 and Plot Plan No. 19469, which were considered concurrently with this amendment
28 at the public hearings before the Planning Commission and the Board of Supervisors. Change of Zone

1 Case No. 7213 proposes to change the zoning on the proposed amendment site ("the site") from R-2-6500
2 (Multiple Family Dwellings with a 6,500 square foot minimum lot size) and R-A-10 (Residential
3 Agricultural with a ten-acre minimum lot size) to R-2 (Multiple Family Dwellings). Plot Plan No. 19469
4 proposes to to construct a senior's apartment complex with a total of 32 buildings for 148 one and two-
5 bedroom units and a recreation center. The development includes a variety of recreational amenities and
6 300 total parking spaces (186 garage parking spaces and 114 open parking spaces).

7 **BE IT FURTHER RESOLVED** by the Board of Supervisors, based on the evidence presented
8 on this matter, both written and oral, including Environmental Assessment No. 39598, that:

- 9 1. The site is located in the Sun City/Menifee Valley Area Plan (SMVAP).
- 10 2. The Sun City/Menifee Valley Area Plan Land Use Map determines the extent, intensity,
11 and location of land uses within the SMVAP.
- 12 3. The site is currently designated Rural Mountainous (1 dwelling unit per 10 acres) within
13 the Rural Foundation Component.
- 14 4. The proposed amendment would change the SMVAP land use designation on the site from
15 Rural Mountainous within the Rural Foundation Component to Medium High Density
16 Residential (5 to 8 dwelling units per acre) within the Community Development
17 Foundation Component.
- 18 5. The site is bordered (in clockwise order) on the north by properties designated Very High
19 Density Residential (14 to 20 dwelling units per acre), on the east by Bavaria Drive, on the
20 south by properties designated Rural Mountainous (1 dwelling unit per 10 acres), and on
21 the west by Interstate 215 freeway. Properties on the opposite (easterly) side of Bavaria
22 Drive are designated Medium Density Residential (2 to 5 dwelling units per acre).
23 Properties on the opposite (westerly) side of Interstate 215 freeway are designated Medium
24 Density Residential (2 to 5 dwelling units per acre) and Commercial Retail (0.25 to 0.35
25 floor area ratio).
- 26 6. The site is zoned R-2-6500 (Multiple Family Dwellings 6,500 sq. ft. lot minimum per
27 unit). The associated Change of Zone Case No. 7213 proposes to change the zoning on the
28 site to R-2 (Multiple Family Dwellings).

- 1 7. The site is bordered (in clockwise order) on the north by properties zoned R-2 (Multiple
2 Family Dwellings), on the east by Bavaria Drive, on the south by R-A-10 (Residential
3 Agricultural with a ten acre minimum lot size), and on the west by Interstate-215 freeway.
4 Properties on the opposite (easterly) side of Bavaria Drive are zoned R-1 (One-family
5 Dwellings). Properties on the opposite (westerly) side of Interstate-215 freeway are zoned
6 R-1 (One-family Dwellings) and C-P-S (Scenic Highway Commercial).
- 7 8. The site is mostly vacant with an existing detention basin located along the northern
8 property boundary.
- 9 9. Surrounding land uses (in clockwise order) include senior restricted apartments to the
10 north, Bavaria Drive to the east, vacant land to the south, and Interstate-215 freeway to the
11 west. Land uses on the opposite (easterly) side of Bavaria Drive include single-family
12 residences. Land uses on the opposite (westerly) side of Interstate-215 include single-
13 family residences.
- 14 10. The proposed amendment does not involve a change in, or a conflict with, the Riverside
15 County Vision, any General Plan Principle.
- 16 11. The proposed amendment is of a technical nature due to mapping errors which would
17 change the Foundation Component on the site from Rural to Community Development.
- 18 12. The intent of the General Plan is to apply the Rural Mountainous designation only to areas
19 of at least ten acres where a minimum 70% of the area has slopes of 25% or greater. This
20 designation is also intended to be applied to remote areas that are completely or partially
21 surrounded by slopes greater than 25%, and that do not have both county-maintained
22 access and access to community sewer and water systems.
- 23 13. The change is a technical correction based on information provided that the area does not
24 meet the requirements for the Rural Mountainous land use designation. Although the site
25 is at least 10 acres in size, 70% of the area does not have slopes of 25% or greater based on
26 a slope analysis of the site. The site is also not remote or completely or partially
27 surrounded by slopes greater than 25%. It is adjacent to a major freeway, Interstate 215,
28

1 and has both county-maintained access and community sewer and water systems available
2 to the site.

3 14. The current land use designation was based on inaccurate slope information and failed to
4 meet other criteria for designation as Rural Mountainous such as remoteness and lack of
5 county-maintained access and the availability of community sewer and water systems.

6 15. The proposed amendment would not change any policy direction or intent of the General
7 Plan by expanding the Medium Density Residential designation currently on the site to the
8 remainder of the site.

9 16. The proposed amendment would contribute to the achievement of the purposes of the
10 General Plan.

11 17. Special circumstances or changes have emerged that were unanticipated in preparing the
12 General Plan.

13 18. The proposed general plan amendment will not be detrimental to public health, safety, and
14 welfare.

15 19. The proposed amendment is consistent with the policies of the Sun City/Menifee Valley
16 Area Plan and with all policies of the Riverside County General Plan, as adopted on
17 October 7, 2003.

18 20. The findings of the initial study performed pursuant to Environmental Assessment No.
19 39598 (a copy of which is attached hereto) are incorporated herein by reference. The
20 initial study determined that the proposed general plan amendment, change of zone, and
21 plot plan ("the project") would have impacts on, or be impacted by, scenic resources, light
22 and glare, air quality, biological resources, cultural resources, liquefaction, ground shaking,
23 landslide, ground subsidence, erosion, hazards and hazardous materials, water quality,
24 drainage, land use, mineral resources, noise, housing, public services, recreation,
25 transportation, and utilities. However, it was determined that each of these impacts was
26 insignificant or would be mitigated to a level of non-significance through the conditions of
27 approval (including referenced government agency letters) applied to the associated plot
28

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

3 **BE IT FURTHER RESOLVED** by the Board of Supervisors that it **ADOPTS** the Mitigated
4 Negative Declaration for Environmental Assessment No. 39598 and **ADOPTS** General Plan Amendment
5 No. 740 (GPA00740) from Rural Mountainous within the Rural Foundation Component (1 dwelling unit
6 per 10 acres) to Medium High Density Residential (5 to 8 dwelling units per acre) within the Community
7 Development Foundation, as described herein and as shown on the exhibit entitled "GENERAL PLAN
8 AMENDMENT NO. 740."

9 I. General Plan Amendment No. 742 (GPA00742) is a proposal to amend the Highgrove
10 Area Plan by amending the Land Use Map designation from Low Density Residential (1 to 2 dwelling
11 units per acre) within the Community Development Foundation Component to Medium Density
12 Residential (2 to 5 dwelling units per acre) on a 10.04 acre area located easterly of Mount Vernon
13 Avenue, northerly of Center Street, southerly of Main Street, and westerly of Carlin Lane in the
14 University Zoning District of the Fifth Supervisorial District, as shown on the exhibit entitled
15 "GENERAL PLAN AMENDMENT NO. 742", a copy of which is attached hereto and incorporated
16 herein by reference. This amendment is associated with Change of Zone Case No. 7138 and Tentative
17 Tract Map No. 32989, which were considered concurrently with this amendment at the public hearings
18 before the Planning Commission and the Board of Supervisors. Change of Zone Case No. 7138 proposes
19 to change the zoning on the proposed amendment site ("the site") from R-1-20,000 (One Family Dwelling
20 with a 20,000 sq. ft. minimum lot size) to R-1 (One Family Dwelling). Tentative Tract Map No. 32989
21 proposes to divide the site into 27 single family residential lots and two open space lots for a paseo and
22 water quality purposes.

23 **BE IT FURTHER RESOLVED** by the Board of Supervisors, based on the evidence presented
24 on this matter, both written and oral, including Environmental Assessment No. 40102, that:

- 25 1. The site is located in the Highgrove Area Plan (HAP).
- 26 2. The Highgrove Area Plan Land Use Map determines the extent, intensity, and location of
27 land uses within the HAP.

- 1 3. The site is currently designated Low Density Residential (1 to 2 dwelling units per acre)
2 within the Community Development Foundation Component.
- 3 4. The proposed amendment would change the HAP land use designation on the site from
4 Low Density Residential (1 to 2 dwelling units per acre) within the Community
5 Development Foundation Component to Medium Density Residential (2 to 5 dwelling
6 units per acre).
- 7 5. The site is bordered (in clockwise order) on the north by properties designated Medium
8 Density Residential (2 to 5 dwelling units per acre), on the east by properties designated
9 Low Density Residential (1 to 2 dwelling units per acre), on the south by Center Street,
10 and on the west by Mount Vernon Avenue. Properties on the opposite (southerly) side of
11 Center Street are designated Low Density Residential (1 to 2 dwelling units per acre) and
12 Medium Density Residential (2 to 5 dwelling units per acre). Properties on the opposite
13 (westerly) side of Mount Vernon Avenue are designated Low Density Residential (1 to 2
14 dwelling units per acre).
- 15 6. The site is zoned R-1-20,000 (One-Family Dwelling 20,000 square foot minimum). The
16 associated Change of Zone Case No. 7138 proposes to change the zoning on the site to R-1
17 (One-Family Dwelling).
- 18 7. The site is bordered (in clockwise order) on the north by properties zoned R-1 (One-
19 Family Dwelling), on the east by properties zoned R-1-20,000 (One-Family Dwelling with
20 a 20,000 square foot minimum lot size), on the south by Center Street, and on the west by
21 Mount Vernon Avenue. Properties on the opposite (southerly) side of Center Street are
22 zoned R-1-20,000 (One-Family Dwelling with a 20,000 square foot minimum lot size) and
23 SP (Specific Plan 330 Planning Area 3). Properties on the opposite (westerly) side of
24 Mount Vernon Avenue are zoned R-1-20,000 (One-Family Dwelling with a 20,000 square
25 foot minimum lot size) and R-1-9,500 (One-Family Dwelling with a 9,500 square foot
26 minimum lot size).
- 27 8. The entire site is vacant.
- 28

- 1 9. Surrounding land uses (in clockwise order) include single family residences to the north,
2 vacant land and single family residences to the east, Center Street to the south, and Mount
3 Vernon Avenue to the west. Land uses on the opposite (southerly) side of Center Street
4 include vacant land. Land uses on the opposite (westerly) side of Mount Vernon Avenue
5 include single family residences.
- 6 10. The proposed amendment does not involve a change in the Riverside County Vision, any
7 General Plan Principle, or any Foundation Component designation in the General Plan.
- 8 11. The proposed amendment would contribute to the achievement of the purposes of the
9 General Plan.
- 10 12. Special circumstances or changes have emerged that were unanticipated in preparing the
11 General Plan.
- 12 13. The proposed general plan amendment will not be detrimental to public health, safety, and
13 welfare.
- 14 14. The proposed amendment is consistent with the policies of the Highgrove Area Plan and
15 with all policies of the Riverside County General Plan, as adopted on October 7, 2003.
- 16 15. The findings of the initial study performed pursuant to Environmental Assessment No.
17 40102 (a copy of which is attached hereto) are incorporated herein by reference. The
18 initial study determined that the proposed general plan amendment, change of zone, and
19 tentative tract map ("the project") would have impacts on, or be impacted by, agriculture,
20 air quality, biological resources, cultural resources, liquefaction groundshaking, erosion,
21 hazards and hazardous materials, water quality and drainage, land use planning, noise,
22 public services, parks and recreation, circulation, and utilities. However, it was determined
23 that each of these impacts was insignificant or would be mitigated to a level of non-
24 significance through the conditions of approval (including referenced government agency
25 letters) applied to the associated tentative tract map. The initial study concluded that the
26 project, as mitigated, would not have a significant effect on the environment.

27 **BE IT FURTHER RESOLVED** by the Board of Supervisors that it **ADOPTS** the Mitigated
28 Negative Declaration for Environmental Assessment No. 40102 and **ADOPTS** General Plan Amendment

1 No. 742 (GPA00742) from Low Density Residential (1 to 2 dwelling units per acre) within the
2 Community Development Foundation Component to Medium Density Residential (2 to 5 dwelling units
3 per acre), as described herein and as shown on the exhibit entitled "GENERAL PLAN AMENMENT NO.
4 742."

5 J. General Plan Amendment No. 761 (GPA00761) is a proposal to amend the Eastvale Area
6 Plan by amending the Land Use Map designation from Medium Density Residential (2 to 5 dwelling units
7 per acre) within the Community Development Foundation Component to High Density Residential (8 - 14
8 dwelling units per acre) on a 40-acre area located northerly of Limonite Avenue, southerly of Bellegrave
9 Avenue, easterly of Sumner Avenue, and westerly of Hamner Avenue in the Prado-Mira Loma Zoning
10 District of the Second Supervisorial District, as shown on the exhibit entitled "GPA00761, Exhibit 6", a
11 copy of which is attached hereto and incorporated herein by reference. This amendment is associated
12 with Change of Zone Case No. 7059 and Tentative Tract Map No. 32909, which were considered
13 concurrently with this amendment at the public hearings before the Planning Commission and the Board
14 of Supervisors. Change of Zone Case No. 7059 proposes to change the zoning on the proposed
15 amendment site from A-2-20 (Heavy Agriculture with a 20 acre minimum lot size) to R-3 (General
16 Residential). Tentative Tract Map No. 32909 proposes to divide the site into 16 detached residential
17 condominium lots.

18 **BE IT FURTHER RESOLVED** by the Board of Supervisors, based on the evidence presented
19 on this matter, both written and oral, including Environmental Assessment No. 39825, that:

- 20 1. The site is located in the Eastvale Area Plan (EVAP).
- 21 2. The Eastvale Area Plan Land Use Map determines the extent, intensity, and location of
22 land uses within the EVAP.
- 23 3. The site is currently designated Medium Density Residential (2 to 5 dwelling units per
24 acre).
- 25 4. The proposed amendment would change the EVAP land use designation on the site from
26 Medium Density Residential to High Density Residential (8 to 14 dwelling units per acre).
- 27 5. The site is bordered (in clockwise order) on the north by 58th Street, on the east by
28 properties designated Business Park, on the south by Limonite Avenue, and on the west by

1 properties designated Medium Density Residential. Properties on the opposite (northerly)
2 side of 58th Street are designated Medium Density Residential. Properties on the opposite
3 (southerly) side of Limonite Avenue are also designated Medium Density.

- 4 6. The site is zoned A-2-20 (Heavy Agriculture with a 20 acre minimum lot size). The
5 associated Change of Zone Case No. 7059 proposes to change the zoning on the site to R-3
6 (General Residential).
- 7 7. The site is bordered (in clockwise order) on the north by 58th Street, on the east by
8 properties zoned A-2-20 (Heavy Agriculture with a 20 acre minimum lot size) and A-2-10
9 (Heavy Agriculture with a 20 acre minimum lot size), on the south by Limonite Avenue,
10 and on the west by properties zoned A-2-10 (Heavy Agriculture with a 10 acre minimum
11 lot size). Properties on the opposite (northerly) side of 58th Street are zoned R-4 (Planned
12 Residential). Properties on the opposite (southerly) side of Limonite Avenue are also
13 zoned R-4 (Planned Residential).
- 14 8. Much of the site is vacant, but there are single-family residences on the property.
- 15 9. Surrounding land uses (in clockwise order) include 58th Street to the north, generally
16 vacant land and single-family residences to the east, Limonite Avenue to the south, and
17 mostly vacant land and single-family residences to the west. Land uses on the opposite
18 (northerly) side of 58th Street include single-family residences. Land uses on the opposite
19 (southerly) side of Limonite Avenue include single-family residences.
- 20 10. The proposed amendment does not involve a change in the Riverside County Vision, any
21 General Plan Principle, or any Foundation Component designation in the General Plan.
- 22 11. The proposed amendment would contribute to the achievement of the purposes of the
23 General Plan.
- 24 12. Special circumstances or changes have emerged that were unanticipated in preparing the
25 General Plan.
- 26 13. The proposed general plan amendment will not be detrimental to public health, safety, and
27 welfare.

1 14. The proposed amendment is consistent with the policies of the Eastvale Area Plan and with
2 all policies of the Riverside County General Plan, as adopted on October 7, 2003.

3 15. The findings of the initial study performed pursuant to Environmental Assessment No.
4 39825 (a copy of which is attached hereto) are incorporated herein by reference. The
5 initial study determined that the proposed general plan amendment, change of zone, and
6 tentative tract map would have impacts on, or be impacted by, light and glare, light levels,
7 and circulation. However, it was determined that each of these impacts was insignificant
8 or would be mitigated to a level of non-significance through the conditions of approval
9 (including referenced government agency letters) applied to the associated tentative tract
10 map. The initial study concluded that the project, as mitigated, would not have a
11 significant effect on the environment.

12 **BE IT FURTHER RESOLVED** by the Board of Supervisors that it **ADOPTS** the Mitigated
13 Negative Declaration for Environmental Assessment No. 39825 and **ADOPTS** General Plan Amendment
14 No. 761 (GPA00761) from Medium Density Residential (2 to 5 dwelling units per acre) to High Density
15 Residential (8 to 14 dwelling units per acre), as described herein and as shown on the exhibit entitled
16 "GPA00761, Exhibit 6."

17 K. General Plan Amendment No. 767 (GPA00767) is a proposal to amend the Eastern
18 Coachella Valley Area Plan by amending the Land Use Map designation from Agriculture within the
19 Community Development Overlay to Medium Density Residential (2 to 5 dwelling units per acre) within
20 the Community Development Foundation, on an approximately 32-acre site located northerly of Avenue
21 59, southerly of Avenue 58, easterly of Monroe Street, and westerly of Jackson Street in the Lower
22 Coachella Valley Zoning District of the Fourth Supervisorial District, as shown on the exhibit entitled
23 "GPA00767, Exhibit 5", a copy of which is attached hereto and incorporated herein by reference. This
24 amendment is associated with Change of Zone Case No. 7241 and Tentative Tract Map No. 34302, which
25 were considered concurrently with this amendment at the public hearings before the Planning
26 Commission and the Board of Supervisors. Change of Zone Case No. 7241 proposes to change the
27 zoning on the proposed amendment site ("the site") from A-1-20 (Light Agriculture with a 20 acre
28 minimum lot size) to R-1 (One-Family Dwellings) and R-5 (Open Area Combining Zone-Residential

1 Developments). Tentative Tract Map No. 34302 proposes to divide the site into 56 residential lots, plus
2 open space, and equestrian stables.

3 **BE IT FURTHER RESOLVED** by the Board of Supervisors, based on the evidence presented
4 on this matter, both written and oral, including Environmental Assessment No. 40490, that:

- 5 1. The site is located in the Eastern Coachella Valley Area Plan (ECVAP).
- 6 2. The Eastern Coachella Valley Area Plan Land Use Map, as adopted on October 7, 2003,
7 determines the extent, intensity, and location of land uses within the ECVAP.
- 8 3. The site is currently designated Agriculture within the Community Development Overlay
9 of the ECVAP Land Use Plan. The Community Development Overlay allows filing and
10 approval of general plan amendments from the underlying designation to any designation
11 within the Community Development Foundation Component with the first five-year period
12 of the General Plan without a requirement for making findings required for Foundation
13 Component Amendments. The General Plan includes a provision that allows for up to 7%
14 of land designated Agriculture in each of three areas to be converted to other land use
15 designations over the course of each of the first two 2 ½ year periods following the
16 adoption of the Riverside County General Plan.
- 17 4. The proposed amendment would change the ECVAP land use designation on the site from
18 Agriculture within the Community Development Overlay to Medium Density Residential
19 (2 to 5 dwelling units per acre).
- 20 5. The site is bordered (in clockwise order) on the north by Avenue 58, on the east by
21 properties designated Agriculture within the Community Development Overlay, on the
22 south by properties designated Agriculture within the Community Development Overlay,
23 and on the west by properties designated Agriculture within the Community Development
24 Overlay. Properties on the opposite (northerly) side of Avenue 58 are designated Rural
25 Residential within the Community Development Overlay and contains a horse ranch.
- 26 6. The site is zoned A-1-20 (Light Agriculture with a 20 acre minimum lot size). The
27 associated Change of Zone Case No. 7241 proposes to change the zoning on the site to R-1
28

1 (One-Family Dwellings) and R-5 (Open Area Combining Zone-Residential
2 Developments).

- 3 7. The site is bordered (in clockwise order) on the north by Avenue 58, on the east by
4 properties zoned A-1-10 (Light Agriculture with a 10 acre minimum lot size), on the south
5 by properties zoned A-1-20 (Light Agriculture with a 20 acre minimum lot size), and on
6 the west by properties zoned A-1-20 (Light Agriculture wit a 20 acre minimum lot size).
7 Properties on the opposite (northerly) side of Avenue 58 are zoned W-2-10 (Controlled
8 Development Areas with a 10 acre minimum lot size).
- 9 8. The site is vacant.
- 10 9. Surrounding land uses (in clockwise order) include Avenue 58 to the north, vacant land to
11 the east, agricultural land to the south, and west. Land uses on the opposite (northerly)
12 side of Avenue 58 include scattered single family residences and a horse ranch.
- 13 10. The proposed general plan amendment involves a change from the Agriculture Foundation
14 Component to the Community Development Foundation Component. This is the fifth
15 amendment that would re-designate agricultural land within the Coachella Valley area.
16 Pursuant to the Riverside County General Plan, up to seven percent (7%) of land
17 designated Agriculture within the Eastern and Western Coachella Valleys may be removed
18 from the Agriculture designation over the course of the second 2½ year period ending
19 October 6, 2008. A total of 42,098 acres of land in the Eastern and Western Coachella
20 Valley Area Plans was designated Agriculture, as of October 2003. During the first 2 ½
21 year period ending April 6, 2006, a total of 163.3 acres was removed. Therefore, up to
22 2,935.43 acres of land may be converted from Agriculture to other designations during the
23 second 2½ year period. With this amendment, only 780 acres of land in Coachella Valley
24 have been removed from the Agriculture Foundation Component during the second 2 ½
25 period beginning on April 7, 2006.
- 26 11. The proposed land use would be consistent with the proposed Medium Density Residential
27 designation.
- 28

- 1 12. The proposed amendment does not involve a change in, or conflict with, the Riverside
2 County Vision or any General Plan Principle.
- 3 13. The proposed amendment will not be detrimental to public health, safety, and welfare.
- 4 14. Special circumstances or changes have emerged that were unanticipated in preparing the
5 General Plan.
- 6 15. The proposed amendment is consistent with the policies of the Eastern Coachella Valley
7 Area Plan and with all policies of the Riverside County General Plan, as adopted on
8 October 7, 2003.
- 9 16. The findings of the initial study performed pursuant to Environmental Assessment No.
10 40490 (a copy of which is attached hereto) are incorporated herein by reference. The
11 Environmental Assessment determined that the proposed general plan amendment, change
12 of zone, and tentative tract map (“the project”) would have impacts on, or be impacted by,
13 aesthetics, agriculture, air quality, cultural resources, geology/soils, hydrology/water
14 quality, land use, noise, public services, recreation, transportation/traffic and
15 utilities/service systems. However, it was determined that each of these impacts was
16 insignificant or would be mitigated to a level of non-significance through the conditions of
17 approval (including referenced government agency letters) applied to the associated
18 tentative tract map. The initial study concluded that the project, as mitigated, would not
19 have a significant effect on the environment.

20 **BE IT FURTHER RESOLVED** by the Board of Supervisors that it **ADOPTS** the Mitigated
21 Negative Declaration for Environmental Assessment No. 40490 and **ADOPTS** General Plan Amendment
22 No. 767 (GPA00767) from Agriculture within a Community Development Overlay to Medium Density
23 Residential (2 to 5 dwelling units per acre), as described herein and as shown on the exhibit entitled
24 “GPA00767, Exhibit 5.”

25 L. General Plan Amendment No. 768 (GPA00768) is a proposal to amend the Jurupa Area
26 Plan by amending the Land Use Map designation from Low Density Residential (1/2 acre minimum)
27 within the Rural Community Foundation Component with a Commercial Retail Overlay to Commercial
28 Retail (0.20-0.35 floor area ratio “FAR”) on a 4.35-acre area located southerly of Limonite Avenue, easterly

1 of Wineville Avenue and northerly of 63rd Street in the Mira Loma Zoning District of the Second
2 Supervisorial District, as shown on the exhibit entitled "GPA 768", a copy of which is attached hereto and
3 incorporated herein by reference. This amendment is associated with Change of Zone Case No. 7134,
4 Variance No. 1787, and Tentative Tract Map No. 33258, which were considered concurrently with this
5 amendment at the public hearings before the Planning Commission and the Board of Supervisors.
6 Change of Zone Case No. 7134 proposes to change the zoning on the proposed amendment site ("the
7 site") from R-A- ½ (Residential Agriculture with a ½ acre minimum lot size) and W-1 (Watercourse,
8 Watershed and Conservation Areas) to R-A (Residential Agriculture) to allow for 20,000 square foot (net)
9 lots, and General Commercial (C-1/C-P) for a proposed commercial lot. Tentative Tract Map No. 33258
10 proposes to subdivide 32.82 gross acres into 45 residential lots with a minimum lot size of 20,000 square
11 feet (net) or ½ acre gross, and one commercial lot. The map includes two 20 foot wide easements for
12 drainage, and a 10 foot wide trail easement along the southerly portion of 63rd Street. Variance No. 1787
13 proposes to vary the minimum lot depth from 150 feet to 130 feet and the minimum lot size on Lot No. 16
14 from 20,000 square feet to 15,797 square feet based on the shape of the parcel.

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. 40085, that:

- 17 1. The site is located in the Jurupa Area Plan (JUAP).
- 18 2. The Jurupa Area Plan Land Use Map determines the extent, intensity, and location of land
19 uses within the JUAP.
- 20 3. The site is currently designated Low Density Residential (1/2 acre minimum lot size)
21 within the Rural Community Foundation Component and is within a Commercial Retail
22 Overlay. The Commercial Retail Overlay allows filing and approval of general plan
23 amendments from the underlying designation to the Commercial Retail designation within
24 the first five-year period of the General Plan without a requirement for making the findings
25 required for Foundation Component Amendments.
- 26 4. The proposed amendment would change the JUAP land use designation on the site from
27 Low Density Residential within the Rural Community Foundation Component to
28 Commercial Retail (0.20-0.35 floor area ratio "FAR").

- 1 5. The site is bordered (in clockwise order) on the north by Limonite Avenue, on the east by
2 properties designated as Low Density Residential within the Rural Community Foundation
3 Component, on the south by 63rd Street, and on the west by Wineville Avenue. Properties
4 on the opposite (northerly) side of Limonite Avenue are designated Low Density
5 Residential with a 1/2 acre minimum lot sizes within the Rural Community Foundation
6 Component. Properties on the opposite (southerly) side of 63rd Street are designated Low
7 Density Residential with 1/2 acre minimum lot sizes within the Rural Community
8 Foundation Component.
- 9 6. The site is zoned R-A-1/2 (Residential Agriculture, with a ½ acre minimum lot size) and
10 W-1 (Watercourse, Watershed and Conservation Areas). The associated Change of Zone
11 Case No. 7134 proposes to change the zoning on the site to R-A (Residential Agriculture)
12 to allow for 20,000 square foot (net) lots, and C-1/C-P (General Commercial) for a
13 proposed commercial lot.
- 14 7. The site is bordered (in clockwise order) on the north by Limonite Avenue, on the east by
15 properties zoned R-A-1/2 (Residential Agricultural, ½ acre minimum lot size), on the south
16 by 63rd Street, and on the west by properties zoned R-1 (One-Family Dwellings).
17 Properties on the opposite (northerly) side of Limonite Avenue are zoned R-A (Residential
18 Agriculture). Properties on the opposite (southerly) side of 63rd Street are zoned A-1
19 (Light Agriculture) and W-1 (Watercourse, Watershed and Conservation Areas).
- 20 8. The site is currently vacant.
- 21 9. Surrounding land uses (in clockwise order) include Limonite Avenue to the north, vacant
22 and commercial property to the east, 63rd Street to the south, and single-family residences
23 to the west. Land uses on the opposite (northerly) side of Limonite Avenue include single-
24 family residences. Land uses on the opposite (southerly) side of 63rd Street include single-
25 family residences and a drainage ditch.
- 26 10. The proposed general plan amendment involves a change from the Rural Community
27 Foundation Component to the Community Development Foundation Component.
28 However, the site is located within a Commercial Retail Overlay, where changes to the

1 Commercial Retail designation of the Community Development Foundation Component
2 are anticipated pursuant to the General Plan.

3 11. The proposed amendment does not involve a change in the Riverside County Vision, or
4 any General Plan Principle in the General Plan.

5 12. The proposed amendment would contribute to the achievement of the purposes of the
6 General Plan.

7 13. Special circumstances or changes have emerged that were unanticipated in preparing the
8 General Plan.

9 14. The proposed general plan amendment will not be detrimental to public health, safety, and
10 welfare.

11 15. The proposed amendment is consistent with the policies of the Jurupa Area Plan and with
12 all policies of the Riverside County General Plan, as adopted on October 7, 2003.

13 16. The findings of the initial study performed pursuant to Environmental Assessment No.
14 40085 (a copy of which is attached hereto) are incorporated herein by reference. The
15 initial study determined that the proposed general plan amendment, change of zone, and
16 tentative tract map ("the project") would have impacts on, or be impacted by, aesthetics,
17 air quality, cultural resources, geology/soils, hazards & hazardous materials,
18 hydrology/water quality, noise, public services, recreation, and transportation/traffic.
19 However, it was determined that each of these impacts was insignificant or would be
20 mitigated to a level of non-significance through the conditions of approval (including
21 referenced government agency letters) applied to the associated tentative tract map. The
22 initial study concluded that the project, as mitigated, would not have a significant effect on
23 the environment.

24 **BE IT FURTHER RESOLVED** by the Board of Supervisors that it **ADOPTS** the Mitigated
25 Negative Declaration for Environmental Assessment No. 40085 and **ADOPTS** General Plan Amendment
26 No. 768 (GPA00768) from Low Density Residential within the Rural Community Foundation Component
27 with a Commercial Retail Overlay to Commercial Retail, as described herein and as shown on the exhibit
28 entitled "GPA 768."

1 M. General Plan Amendment No. 782 (GPA00782) is a proposal to amend the Western
2 Coachella Valley Area Plan by amending the Land Use Map designation from Open Space - Conservation
3 to Open Space – Mineral Resources on a 312.3 acre area located on the west side of Dillon Road between
4 the Indio Hills and Little San Bernardino Mountains, approximately 12 miles north-northeast of the City
5 of Indio, California, in the Lower Berdoo Canyon Zoning District of the Fourth Supervisorial District, as
6 shown on the exhibit entitled “GPA NO. 782, Exhibit 5,” a copy of which is attached hereto and
7 incorporated herein by reference. This amendment is associated with Surface Mining Permit No. 211,
8 which was considered concurrently with this amendment at the public hearings before the Planning
9 Commission and the Board of Supervisors. Surface Mine Permit No. 211 proposes to develop a new
10 sand and gravel surface mine permit to be operated by the James E. Simon. The proposal includes two
11 sand and gravel mineral extraction areas totaling approximately 242 acres, a 9.6 acre operations area, and
12 a buffer zone totaling 60.7 acres. The two sand and gravel extraction areas are separated by an existing
13 operational transmission line and associated service road.

14 **BE IT FURTHER RESOLVED** by the Board of Supervisors, based on the evidence presented
15 on this matter, both written and oral, including Environmental Assessment No. 39107, that:

- 16 1. The site is located in the Western Coachella Valley Area Plan (WCVAP).
- 17 2. The Western Coachella Valley Area Plan Land Use Map determines the extent, intensity,
18 and location of land uses within the WCVAP.
- 19 3. The site is currently designated Open Space - Conservation.
- 20 4. The proposed amendment would change the WCVAP land use designation on the site from
21 Open Space - Conservation to Open Space – Mineral Resources.
- 22 5. The site is bordered (in clockwise order) on the north by properties designated Open Space
23 – Conservation Habitat (currently used for mining purposes), on the east by Dillon Road
24 and areas designated Open Space - Conservation, on the south by Open Space -
25 Conservation, and on the west by Open Space – Rural. Properties on the opposite
26 (easterly) side of Dillon Road are designated Open Space – Rural and Open Space –
27 Mineral Resources.
- 28 6. The site is zoned W-1 (Watercourse, Watershed & Conservation Areas).

- 1 7. The site is bordered (in clockwise order) on the north, east and south by properties zoned
2 W-1 (Watercourse, Watershed & Conservation Areas) and W-2-10 (Controlled
3 Development Areas with a 10 acre minimum lot size) to the west. Properties further to the
4 northeast are zoned M-R-A (Mineral Resources and Related Manufacturing). Properties
5 further to the southeast are zoned M-SC (Manufacturing - Service Commercial).
- 6 8. The site consists of three Assessor's parcels. All three lots are vacant.
- 7 9. Surrounding land uses include mining activities on property to the north (with vacant land
8 farther to the north), Mining activities and associated manufacturing to the east, vacant
9 properties to the south with citrus farming to the southeast, and vacant land on the west.
- 10 10. The proposed amendment does not involve a change in the Riverside County Vision, any
11 General Plan Principle, or any Foundation Component designation in the General Plan.
- 12 11. The proposed amendment would contribute to the achievement of the purposes of the
13 General Plan.
- 14 12. The conservation area that was anticipated by the General Plan is actually located to the
15 south of the property and was applied to the subject property in error.
- 16 13. The proposed general plan amendment will not be detrimental to public health, safety, and
17 welfare.
- 18 14. The proposed amendment is consistent with the policies of the Western Coachella Valley
19 Area Plan and with all policies of the Riverside County General Plan, as adopted on
20 October 7, 2003.
- 21 15. The findings of the initial study performed pursuant to Environmental Assessment No.
22 39107 (a copy of which is attached hereto) are incorporated herein by reference. The
23 initial study determined that the proposed general plan amendment and associated surface
24 mining permit would have impacts on, or be impacted by, aesthetics, air quality,
25 geology/soils, hydrology/water quality, land use/planning, and utilities/service systems.
26 However, it was determined that each of these impacts was insignificant or would be
27 mitigated to a level of non-significance through the conditions of approval (including
28 referenced government agency letters) applied to the surface mining permit. The initial

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

3 **BE IT FURTHER RESOLVED** by the Board of Supervisors that it **ADOPTS** the Negative
4 Declaration for Environmental Assessment No. 39107 and **ADOPTS** General Plan Amendment No. 782
5 (GPA00782) from Open Space - Conservation to Open Space – Mineral Resources, as described herein
6 and as shown on the exhibit entitled “GPA No. 782.”

7 N. General Plan Amendment No. 794 (GPA00794) is a proposal to amend the Jurupa Area
8 Plan by amending the Land Use Map designation from Business Park (0.25-0.60 floor area ratio “FAR”)
9 within the Community Development Foundation Component to Light Industrial (0.25-0.60 floor area ratio
10 “FAR”) on a 20.84-acre area located northeast of Van Buren Boulevard, southeast of Bellegrave Avenue,
11 and west of Rutile Street in the Glen Avon Zoning District of the Second Supervisorial District, as shown
12 on the exhibit entitled “GPA00794, Exhibit 6”, a copy of which is attached hereto and incorporated herein
13 by reference. This amendment is associated with Plot Plan No. 21472, which was considered
14 concurrently with this amendment at the public hearings before the Planning Commission and the Board
15 of Supervisors. Plot Plan No. 21472 proposes two paver manufacturing buildings, a mortar blending
16 plant, and an office. The proposal includes 104,705 square feet (12.21%) of building area, 495,971 square
17 feet (57.83%) of product storage, and 95,485 square feet (11.10%) of landscaping.

18 **BE IT FURTHER RESOLVED** by the Board of Supervisors, based on the evidence presented
19 on this matter, both written and oral, including Environmental Assessment No. 40705, that:

- 20 1. The site is located in the Jurupa Area Plan (JUAP).
- 21 2. The Jurupa Area Plan Land Use Map determines the extent, intensity, and location of land
22 uses within the JUAP.
- 23 3. The site is currently designated Business Park within the Community Development
24 Foundation Component.
- 25 4. The proposed amendment would change the JUAP land use designation on the site from
26 Business Park to Light Industrial.
- 27 5. The site is bordered (in clockwise order) on the north by Bellegrave Avenue, on the east by
28 Rutile Street, on the south by Galena Street and Van Buren Boulevard. Properties on the

1 opposite (northerly) side of Bellegrave Avenue are designated Business Park. Properties
2 on the opposite (easterly) side of Rutile Street are designated Light Industrial. Properties
3 on the opposite (southerly) side of Galena Street and Van Buren Boulevard are designated
4 Business Park and Commercial Retail.

5 6. The site is zoned M-SC (Manufacturing – Service Commercial).

6 7. The site is bordered (in clockwise order) on the north by Bellegrave Avenue, on the east by
7 Rutile Street, on the south by Galena Street and Van Buren Boulevard. Properties on the
8 opposite (northerly) side of Bellegrave Avenue are zoned M-SC (Manufacturing – Service
9 Commercial). Properties on the opposite (easterly) side of Rutile Street are zoned M-SC
10 (Manufacturing – Service Commercial). Properties on the opposite (southerly) side of
11 Galena Street and Van Buren Boulevard are zoned M-SC (Manufacturing – Service
12 Commercial) and C-P-S (Scenic Highway Commercial).

13 8. The project site is currently vacant, with introduced grasses and weeds, and little
14 topographical variation.

15 9. Surrounding land uses (in clockwise order) include Bellegrave Avenue to the north, Orco
16 Block paver manufacturing facility to the east, Van Buren Boulevard and Galena Street to
17 the south, and a gas station, small commercial/retail strip, and two vacant lot to the west.
18 Land uses on the opposite (northerly) side of Bellegrave Avenue include industrial and
19 vacant land. Land uses on the opposite (southerly) side of Van Buren Boulevard and
20 Galena Street include a railroad right-of-way with commercial/retail southerly of this linear
21 feature.

22 10. The proposed amendment does not involve a change in the Riverside County Vision, any
23 General Plan Principle, or any Foundation Component designation in the General Plan.

24 11. Special circumstances or changes have emerged that were unanticipated in preparing the
25 General Plan.

26 12. The proposed general plan amendment will not be detrimental to public health, safety, and
27 welfare.
28

1 13. The proposed amendment is consistent with the policies of the Jurupa Area Plan and with
2 all policies of the Riverside County General Plan, as adopted on October 7, 2003.

3 14. The findings of the initial study performed pursuant to Environmental Assessment No.
4 40705 (a copy of which is attached hereto) are incorporated herein by reference. The
5 initial study determined that the proposed general plan amendment and plot plan ("the
6 project") would have impacts on, or be impacted by aesthetics, air quality, cultural
7 resources, geology/soils, noise, recreation, and utilities/service systems. However, it was
8 determined that each of these impacts was insignificant or would be mitigated to a level of
9 non-significance through the conditions of approval (including referenced government
10 agency letters) applied to the associated plot plan. The initial study concluded that the
11 project, as mitigated, would not have a significant effect on the environment.

12 **BE IT FURTHER RESOLVED** by the Board of Supervisors that it **ADOPTS** the Mitigated
13 Negative Declaration for Environmental Assessment No. 40705 and **ADOPTS** General Plan Amendment
14 No. 794 (GPA00794) from Business Park to Light Industrial, as described herein and as shown on the
15 exhibit entitled "GPA00794, Exhibit 6."

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

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