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	Pass	GPA No. 820	52-55	P

* Circulation Element

INDIVIDUAL AMENDMENTS:

The General Plan Amendments comprising the second cycle of 2007 were considered by the Board of Supervisors on November 7, 2006, January 9, 2007, January 23, 2007, January 30, 2007, March 27, 2007, April 10, 2007, April 17, 2007, April 24, 2007, May 1, 2007, May 22, 2007, June 19, 2007, July 3, 2007, July 31, 2007, and September 18, 2007; and are described below:

GPA No. 655 affects the Sun City/Menifee Valley Area Plan, and amends the designation on 4.6 acres located northerly of Wickerd Road, easterly of Evans Road, southerly of Garbani Road, and westerly of Ascot Road from Rural Residential within the Rural Foundation Component to Medium Density Residential.

GPA No. 688 affects the Jurupa Area Plan, and amends the designation on 44.0 acres located northerly of Loring Ranch Road, easterly of Crestmore Road, and southerly of Wallace Street from Estate Density Residential within the Community Development Foundation Component to Public Facilities and the General Plan Land Use designation south of Mission Rock Way from Estate Density Residential to Medium Density Residential.

GPA No. 722 affects the Elsinore Area Plan, and amends the designation on 10.4 acres located northerly of Grand Avenue, easterly of Gill Lane, southerly of Union Street, and westerly of Corydon Street from Very High Density Residential within the Community Development Foundation Component to Medium High Density Residential, Low Density Residential, and Commercial Retail.

The Honorable Board of Supervisors

RE: RESOLUTION NO. 2007-080

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GPA No. 726 affects the Sun City/Menifee Valley Area Plan, and amends the designation on 9.85 acres located northerly of Glenhaven Place, easterly of Phoebe Road, southerly of La Piedra Road, and westerly of Via Cabana from Very Low Density Residential within the Rural Community Foundation Component to Low Density Residential.

GPA No. 741 affects the Highgrove Area Plan, and amends the designation on 27.16 acres located northerly of Center Street, easterly of Oriole Avenue, and southerly of Main Street from Low Density Residential within the Community Development Foundation Component to Medium Density Residential.

GPA No. 758 affects the Southwest Area Plan, and amends the designation on 4.16 acres located northerly of Van Gaale Lane, easterly of Leon Road and southerly of Auld Road from Commercial Retail within the Community Development Foundation Component to Commercial Office.

GPA No. 772 affects the Eastern Coachella Valley Area Plan, and amends the designation on approximately 106 acres located northerly of 54th Avenue, easterly of Calhoun Street, southerly of 53rd Street, and westerly of Van Buren Street from Agriculture within the Agriculture Foundation Component, Very Low Density Residential and Commercial Retail within the Community Development Foundation Component to Medium Density Residential and Commercial Retail.

GPA No. 776 affects the Western Coachella Valley Area Plan, and amends the designation on approximately 176.8 acres located northerly of Interstate 10, southerly of 38th Avenue and westerly of the Washington Street Interchange from Commercial Retail, Commercial Tourist, Light Industrial, and Very High Density Residential to Open Space – Recreation, Mixed Use Planning Area, Commercial Office, High Density Residential, and Highest Density Residential.

GPA No. 786 affects the Eastern Coachella Valley Area Plan, and amends the designation on approximately 40 acres located northerly of Avenue 65, easterly of Jackson Street, southerly of Avenue 64, and westerly of Van Buren Street from Areas Subject to Indian Jurisdiction to Agriculture within the application of an overlay entitled Torres-Martinez Fee Land.

GPA No. 792 affects the San Jacinto Valley Area Plan, and amends the designation on approximately 6.03 acre area located northerly of Mayberry Avenue, easterly of Fairview Avenue, and southerly of Acacia Avenue and easterly of Lincoln Avenue from Very Low Density Residential within the Community Development Foundation Component to Medium Density Residential.

GPA No. 797 affects the Sun City/Menifee Valley Area Plan, and amends the designation on approximately 16.18 acres located northerly of Grand Avenue, easterly of Antelope Drive, southerly of McCall Boulevard, and westerly of Aspel Road, Commercial Office within the Community Development Foundation Component to Very High Density Residential.

GPA No. 800 affects the Sun City/Menifee Valley Area Plan, and amends the designation on approximately 17.54 acres located northerly of Scott Road, easterly of Haun Road, southerly of Wickerd Road and westerly of Interstate 21, from Very High Density Residential within the Community Development Foundation Component to High Density Residential.

The Honorable Board of Supervisors

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GPA No. 809 affects the Western Coachella Valley Area Plan, and amends the designation on approximately 1 acre portion of an approximate 6.9 acre site located northerly of Varner Road, easterly of Berkey Drive, southerly of Wildcat Drive, and westerly of Washington Street from Light Industrial within the Community Development Foundation Component to Commercial Retail.

GPA No. 812 affects the the San Jacinto Valley Area Plan Circulation Element, and amends the designation on a 1 mile stretch of Newport Road between State Street and Girard Street from a Secondary Highway and also amends the designation on a 1.2 mile stretch of Girard Street between Newport Road and Gibbel Street from a Secondary highway with a 100 foot wide Right-of-way to a Collector with a 74 foot wide Right-of-way.

GPA No. 817 affects the Eastvale Area Plan, and amends the designation on approximately 40.01 acres located northerly of Citrus Street, easterly of Cleveland Avenue, southerly of Schliesman Road and westerly of Hamner Avenue from Medium Density Residential within the Community Development Foundation Component to Medium High Density Residential.

GPA No. 820 affects the Pass Area Plan, and amends the designation on 2.60 acres located northerly of Brookside Avenue, easterly of Virginia Lane, southerly of Cherry Valley Boulevard, and westerly of Mountain View Avenue from Medium Density Residential within the Community Development Foundation Component to Very Low Density Residential.

GPA No. 836 affects the Jurupa Area Plan, and amends the designation on 66.51 acres located along Mission Boulevard between San Sevaine Way and Stanton Street from Low Density Residential and Business Park within the Community Development Foundation Component to Commercial Retail and Public Facilities.

GPA No. 842 affects the Jurupa Area Plan, and amends the designation on 2.87 acres located northerly of Limonite Avenue, easterly of Etiwanda Avenue, southerly 58th Street, and westerly of Ridgeview Avenue from Commercial Retail within the Community Development Foundation Component to Commercial Office.

RESOLUTION NO. 2007-080

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 November 7, 2006, January 9, 2007, January 23, 2007, January 30, 2007, March 27, 2007, April 10, 2007, April 17, 2007, April 24, 2007, May 1, 2007, May 22, 2007, June 19, 2007, July 3, 2007, July 31, 2007, and September 18, 2007 and before the Riverside County Planning Commission on June 14, 2006, June 28, 2006, August 23, 2006, September 13, 2006, September 20, 2006, October 4, 2006, October 18, 2006, November 1, 2006, November 8, 2006, December 6, 2006, February 7, 2007, February 21, 2007, April 4, 2007, May 2, 2007, May 30, 2007, June 13, 2007, June 27, 2007, and July 25, 2007 to consider proposed amendments to the Elsinore Area Plan Land Use Map, the Sun City/Menifee Valley Area Plan Land Use Map, the Jurupa Area Plan, the Highgrove Area Plan, the Southwest Area Plan Land Use Map, the Eastern Coachella Valley Area Plan Land Use Map, the Western Coachella Valley Area Plan Land Use Map, and the Pass Area Plan Land Use Map of the Riverside County General Plan; and,

WHEREAS, pursuant to the provisions of Government Code Section 65350 et seq., public hearings were held before the Riverside County Board of Supervisors on May 8, 2007, and before the Riverside County Planning Commission on October 18, 2006 to consider proposed amendments to the San Jacinto Valley Area Plan Circulation Element 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, 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
 BY: *Minh C. Tran* DATE: *Sept 20 '07*
 MINH C. TRAN

1 **BE IT RESOLVED, FOUND, DETERMINED AND ORDERED** by the Board of Supervisors
2 of the County of Riverside, and in regular session assembled on **October 2, 2007** that:

3 A. General Plan Amendment No. 655 (GPA00655) is a proposal to amend the Sun
4 City/Menifee Valley Area Plan by amending 4.6 acres of the Land Use Map designation from Rural
5 Residential with a density of 1 dwelling unit per five acres within the Rural Foundation Component to
6 Medium Density Residential (2 to 5 dwelling units per acre) within the Community Development
7 Foundation Component to reflect actual natural slope gradient conditions on a property located northerly
8 of Wickerd Road, easterly of Evans Road, southerly of Garbani Road, and westerly of Ascot Road in the
9 Third Supervisorial District, as shown on the exhibit entitled "GPA00655, Figure 3 – Foundation
10 Component Analysis" a copy of which is attached hereto and incorporated herein by reference. This
11 amendment is associated with Tentative Tract Map No. 31194, Change of Zone No. 6764, and Circulation
12 Element General Plan Amendment No. 729, which were considered with this amendment at the public
13 hearings before the Planning Commission and the Board of Supervisors. These associated actions are
14 evaluated by EIR No. 458 (SCH No. 2003061122). This amendment (GPA00655) is evaluated by
15 Negative Declaration/Environmental Assessment No. 41179. Tentative Tract Map No. 31194 proposes to
16 divide the site into 486 single-family residential lots with a minimum lot size of 6,000 square feet, three
17 park lots, seven open space/drainage easement lots, four water quality basin lots, and 31 open
18 space/landscape lots. Change of Zone No. 6764 proposes to change the zoning on the proposed
19 amendment site ("the site") from R-A-1 (Residential Agricultural with a 1 acre minimum lot size), R-A-5
20 (Residential Agricultural with a 5 acre minimum lot size), A-1-1 (Light Agricultural with a 1 acre
21 minimum lot size), A-1-10 (Light Agricultural with a 10 acre minimum lot size), to R-1 (One Family
22 Dwellings), R-4 (Planned Residential), and R-5 (Open Area Combining Zone – Residential
23 Developments). Circulation Element General Plan Amendment No. 729 proposes to upgrade and change
24 the alignment of Wickerd Road between Haun Road and Evans Road from a Secondary to a Major,
25 reduce Garbani Road from an Urban Arterial to a Secondary between Haun Road and Bradley Road,
26 reduce Garbani Road from a Major to a Collector between Bradley Road and its new terminus east of
27 Evans Road, reduce Bradley Road from a Major to a Secondary between Craig Avenue and Garbani
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1 Road, and to correct a mapping error to remove an unnamed Secondary between Wickerd Road and
2 Evans Road.

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. 41179, that:

- 5 1. The site is located in the Sun City/Meniffee Valley Area Plan (SCMVAP).
- 6 2. The Sun City/Meniffee Valley Area Plan Land Use Map determines the extent, intensity,
7 and location of land uses within the SCMVAP.
- 8 3. The site is currently designated Medium Density Residential (two to five dwelling units
9 per acre) within the Community Development Foundation Component and Rural
10 Residential (one dwelling unit per five acres) within the Rural Foundation Component.
- 11 4. The proposed amendment would amend 4.6 acres of the Land Use Map designation from
12 Rural Residential with a density of 1 dwelling unit per five acres to Medium Density
13 Residential (2 to 5 dwelling units per acre) within the Community Development
14 Foundation Component to reflect actual natural slope gradient conditions.
- 15 5. The site is bordered (in clockwise order) on the north by properties designated Medium
16 Density Residential within the Community Development Foundation Component and
17 Rural Residential within the Rural Foundation Component, on the east by properties
18 designated Medium Density Residential within the Community Development Foundation
19 Component with Community Center Overlay and Rural Residential within the Rural
20 Foundation Component, on the south by properties designated Very Low Density
21 Residential and Low Density Residential within the Community Development Foundation
22 Component, and to the west by properties designated Very Low Density Residential within
23 the Community Development Foundation Component. The site is partially bordered by
24 Wickerd Road to the south and Evans Road to the east.
- 25 6. The site is zoned R-A-1 (Residential Agricultural with a 1 acre minimum lot size), R-A-5
26 (Residential Agricultural with a 5 acre minimum lot size), A-1-1 (Light Agricultural with a
27 1 acre minimum lot size), and A-1-10 (Light Agricultural with a 10 acre minimum lot
28 size). The associated Change of Zone No. 6764 proposes to change the zoning on the site

1 to R-1 (One Family Dwellings), R-4 (Planned Residential), and R-5 (Open Area
2 Combining Zone – Residential Developments).

3 7. The site is bordered (in clockwise order) on the north by properties zoned R-A-2½
4 (Residential Agricultural with a 2½ acre minimum lot size), on the east by properties
5 zoned R-A-5 (Residential Agricultural with a 5 acre minimum lot size) and I-P (Industrial
6 Park), on the south by properties zoned R-R-1 (Rural Residential with a 1 acre minimum
7 lot size), R-A-1 (Residential Agricultural with a 1 acre minimum lot size), and A-1-10
8 (Light Agricultural with a 10 acre minimum lot size), and to the west by properties zoned
9 A-1-1 (Light Agricultural with a 1 acre minimum lot size) and R-A-1 (Residential
10 Agricultural with a 1 acre minimum lot size).

11 8. The site currently contains vacant land, active agricultural cultivation of dry-farmed grains,
12 inactive agricultural uses, and other disturbances.

13 9. Surrounding land uses (in clockwise order) include an approved tentative tract map
14 referred to as Cimarron Valley Estates (TTM No. 30142) located immediately to the
15 northwest, which is approved for 523 single-family residential lots, a community park and
16 greenbelts. An EIR (SCH No. 2002051147) was certified for TTM No. 30142 and related
17 Change of Zone No. 6670. Land uses to the north include vacant land and scattered rural
18 residences. Land uses to the northeast and east include hills with rock outcroppings and
19 vacant land. Land uses to the south and west include vacant land and scattered rural
20 residences.

21 10. The proposed GPA00655 involves a reduction of the on-site Rural Foundation Component
22 acreage and an increase to the Community Development Foundation Component acreage
23 based on on-site physical slope gradient conditions. Land use boundaries designated on the
24 Riverside County Integrated Project (RCIP) General Plan Land Use Map (2003) were
25 delineated based on approximate measurements and did not use precise survey data;
26 therefore, correction of the dividing line between the Community Development Foundation
27 Component and Rural Foundation Component would ensure that the General Plan is
28 implemented correctly.

- 1 11. The proposed amendment does not involve a change in the Riverside County Vision or any
2 General Plan Principle in the General Plan.
- 3 12. The proposed amendment would contribute to the achievement of the purposes of the
4 General Plan.
- 5 13. Special circumstances or changes have emerged that were unanticipated in preparing the
6 General Plan.
- 7 14. The proposed general plan amendment will not be detrimental to public health, safety, and
8 welfare.
- 9 15. The proposed amendment is consistent with the policies of the Sun City/Menifee Valley
10 Area Plan and with all policies of the Riverside County General Plan, as adopted on
11 October 7, 2003.
- 12 16. The findings of the initial study performed pursuant to Environmental Assessment No.
13 41179 (a copy of which is attached hereto) are incorporated herein by reference. The initial
14 study determined that all of the environmental impacts of the proposed general plan
15 amendment (“the project”) were insignificant or would be lessened to a level of non-
16 significance through the conditions of approval applied to the associated tentative tract
17 map. The initial study concluded that the project, including its conditions of approval,
18 would not have a significant effect on the environment.

19 **BE IT FURTHER RESOLVED** by the Board of Supervisors that it **ADOPTS** the Negative
20 Declaration/Environmental Assessment No. 41179 and **ADOPTS** General Plan Amendment No. 655
21 (GPA00655) amending 4.6 acres of the Land Use Map designation from Rural Residential with a density
22 of 1 dwelling unit per five acres to Medium Density Residential (2 to 5 dwelling units per acre) within the
23 Community Development Foundation Component to reflect actual natural slope gradient conditions, as
24 described herein and as shown on the exhibit entitled, “GPA00655, Figure 3 – Foundation Component
25 Analysis.”

26 B. General Plan Amendment No. 688 (GPA00688) is a proposal to amend the Jurupa Area
27 Plan (JURAP) by amending the Land Use Map designation for Lots “A” and 86 from Estate Density
28 Residential with a 2 acre minimum lot size within the Community Development Foundation Component

1 to Public Facilities (PF) (< 0.60 Floor Area Ratio), and the general plan land use designation south of
2 Mission Rock Way from Estate Density Residential to Medium Density Residential with a density of 2-5
3 dwelling units per acre on a 44.0-acre area located, northerly of Loring Ranch Road, easterly of
4 Crestmore Road, and southerly of Wallace Street in the Rubidoux Zoning District of the Second
5 Supervisorial District, as shown on the exhibit entitled "GPA00688", a copy of which is attached hereto
6 and incorporated herein by reference. This amendment is associated with Change of Zone No. 6921 and
7 Tentative Tract Map No. 31503, which were considered concurrently with this amendment at the public
8 hearings before the Planning Commission and the Board of Supervisors. Change of Zone No. 6921
9 proposes to change the zoning on the proposed amendment site ("the site") for two (2) portions of lot 86
10 from Planned Residential (R-4) to Manufacturing-Service Commercial (M-SC).

11 Tentative Tract Map No. 31503 proposes to subdivide 44.0 gross acres into 85 residential lots with
12 a minimum lot size of 5,000 square feet (net). Lots 86 to 90 are indicated as remainder lots though will be
13 developed as airline hangars in conjunction with the Flabob Airport expansion. Also proposed is a 29,338
14 square feet park, shown as Lot A on the Tentative Map.

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. 39391, that:

- 17 1. The site is located in the Jurupa Area Plan (JURAP).
- 18 2. The Jurupa Area Plan Land Use Map determines the extent, intensity, and location of land
19 uses within the JURAP.
- 20 3. The site is currently designated Estate Density Residential (2 acre minimum) and Medium
21 Density Residential (2-5 dwelling units per acre "DU/AC") within the Community
22 Development Foundation Component.
- 23 4. The proposed amendment would change the JURAP land use designation on the site for
24 Lots "A" and 86 from Estate Density Residential with a 2 acre minimum lot size within the
25 Community Development Foundation Component to Public Facilities (PF) (< 0.60 Floor
26 Area Ratio), and the general plan land use designation south of Mission Rock Way from
27 Estate Density Residential to Medium Density Residential with a density of 2-5 dwelling
28 units per acre.

- 1 5. The site is bordered (in clockwise order) on the north by properties designated as Public
2 Facilities and Medium High Density Residential within the Community Development
3 Foundation Component, on the east by Capary Road, on the south by Loring Ranch Road
4 and Mission Rock Way, and on the west by properties designated as Recreation within the
5 Open Space Foundation Component. Properties on the opposite (southerly) side of Loring
6 Ranch Road and Mission Rock Way are designated Medium Density Residential with 2-5
7 dwelling units per acre within the Community Development Foundation Component.
8 Properties on the opposite (easterly) side of Capary Road are designated High Density
9 Residential with 8-14 dwelling units per acre within the Community Development
10 Foundation Component.
- 11 6. The site is zoned R-4 (Planned Residential). The associated Change of Zone No. 6921
12 proposes to change the zoning on the site to M-SC (Manufacturing-Service Commercial) to
13 allow development of airline hangars in conjunction with the Flabob Airport expansion,
14 and 5,000 square foot (net) lots.
- 15 7. The site is bordered (in clockwise order) on the north by properties zoned M-SC
16 (Manufacturing – Service Commercial), M-H (Manufacturing – Heavy), and R-2 (Multiple
17 Family Dwellings), on the east by Capary Road, on the south by Loring Ranch Road and
18 Mission Rock Way, and on the west by properties zoned M-SC (Manufacturing-Service
19 Commercial) and R-4 (Planned Residential). Properties on the opposite (southerly) side of
20 Loring Ranch Road and Mission Rock Way are zoned R-4 (Planned Residential).
21 Properties on the opposite (easterly) side of Capary Road are zoned R-4 (Planned
22 Residential) and R-1 (One-Family Dwellings).
- 23 8. The site is currently vacant.
- 24 9. Surrounding land uses (in clockwise order) include airport facility to the north, Capary
25 Road to the east, Loring Ranch Road and Mission Rock Way to the south, and vacant to the
26 west. Land uses on the opposite (southerly) side of Loring Ranch Road and Mission Rock
27 Way include single-family residences. Land uses on the opposite (easterly) side of Capary
28 Road include single-family residences.

- 1 10. The proposed amendment does not involve a change in the Riverside County Vision, or any
2 General Plan Principle in the General Plan.
- 3 11. The proposed amendment would contribute to the achievement of the purposes of the
4 General Plan.
- 5 12. Special circumstances or changes have emerged that were unanticipated in preparing the
6 General Plan.
- 7 13. The proposed general plan amendment will not be detrimental to public health, safety, and
8 welfare.
- 9 14. The proposed amendment is consistent with the policies of the Jurupa Area Plan and with
10 all policies of the Riverside County General Plan, as adopted on October 7, 2003.
- 11 15. The findings of the initial study performed pursuant to Environmental Assessment No.
12 39391 (a copy of which is attached hereto) are incorporated herein by reference. The initial
13 study determined that the proposed general plan amendment, change of zone, and tentative
14 tract map (“the project”) would have impacts on, or be impacted by, aesthetics, cultural
15 resources, geology/soils, hazards & hazardous materials, hydrology/water quality, land
16 use/planning, noise, transportation/traffic, and utilities/service systems. However, it was
17 determined that each of these impacts was insignificant or would be mitigated to a level of
18 non-significance through the conditions of approval (including referenced government
19 agency letters) applied to the associated tentative tract map. The initial study concluded that
20 the project, as mitigated, would not have a significant effect on the environment.

21 **BE IT FURTHER RESOLVED** by the Board of Supervisors that it **ADOPTS** the Mitigated
22 Negative Declaration for Environmental Assessment No. 39391 and **ADOPTS** General Plan Amendment
23 No. 688 (GPA00688) for Lots “A” and 86 from Estate Density Residential with a 2 acre minimum lot size
24 within the Community Development Foundation Component to Public Facilities, and the general plan
25 land use designation south of Mission Rock Way from Estate Density Residential to Medium Density
26 Residential, as described herein and as shown on the exhibit entitled “GPA00688.”

27 C. General Plan Amendment No. 722 (GPA00722) is a proposal to amend the Elsinore Area
28 Plan by amending the Land Use Map designation from Very High Density Residential (14 to 20 dwelling

1 units per acre) within the Community Development Foundation Component to Medium High Density
2 Residential (5 to 8 dwelling units per acre), Low Density Residential (1/2 acre minimum), and
3 Commercial Retail (0.20 – 0.35 floor area ratio) on a 10.4-acre area located northerly of Grand Avenue,
4 easterly of Gill Lane, southerly of Union Street, and westerly of Corydon Street in the South Elsinore
5 Zoning Area of the First Supervisorial District, as shown on the exhibit entitled “GPA00722, EXHIBIT
6 6”, a copy of which is attached hereto and incorporated herein by reference. This amendment is associated
7 with Change of Zone No. 7058 and Vesting Tentative Tract Map No. 32785, which were considered
8 concurrently with this amendment at the public hearings before the Planning Commission and the Board
9 of Supervisors. Change of Zone No. 7058 proposes to change the zoning on the proposed amendment site
10 (“the site”) from Rural Residential (R-R) to General Residential (R-3) on 9.01 acres, Rural Residential
11 (R-R) for 0.04 acres, Watercourse, Watershed & Conservation Areas (W-1) on 0.8 acres, and General
12 Commercial (C-1/C-P) on 0.25 acres. Vesting Tentative Tract Map No. 32785 proposes a Schedule A
13 subdivision of 10.4 gross acres into four (4) lots. One (1) lot totaling 9.01 acres will be planned for
14 condominiums. One (1) open space lot totaling 0.8 acres will be used for flood control facilities. One (1)
15 lot totaling 0.25 acres will be used for commercial. One (1) lot totaling 0.04 acres will be left vacant.

16 **BE IT FURTHER RESOLVED** by the Board of Supervisors, based on the evidence presented
17 on this matter, both written and oral, including Environmental Assessment No. 39823, that:

- 18 1. The site is located in the Elsinore Area Plan (ELAP).
- 19 2. The Elsinore Area Plan Land Use Map determines the extent, intensity, and location of
20 land uses within the ELAP.
- 21 3. The site is currently designated Very High Density Residential (14 to 20 dwelling units per
22 acre) within the Community Development Foundation Component.
- 23 4. The proposed amendment would change the ELAP land use designation on the site from
24 Very High Density Residential (14 to 20 dwelling units per acre) within the Community
25 Development Foundation Component to Medium High Density Residential (5 to 8 dwelling
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1 units per acre), Low Density Residential (1/2 acre minimum), and Commercial Retail (0.20
2 – 0.35 floor area ratio).

3 5. Pursuant to Section 65863 of the Government Code and based upon the facts presented
4 within the staff analysis, the reduction in density is consistent with the adopted General
5 Plan, including the Housing Element. The remaining sites identified in the Housing
6 Element of the adopted General Plan are adequate to accommodate the County's share of
7 regional housing needs pursuant to Government Code Section 65584. This is based on the
8 fact that the Housing Element covering the 2001 through 2005 planning period determined
9 there was surplus of land in the Western County for all income categories (Housing
10 Element Table H-49).

11 6. The site is bordered (in clockwise order) on the north by properties designated City of Lake
12 Elsinore, on the east by properties designated Very High Density Residential (14 – 20
13 dwelling units per acre), on the south by properties designated Commercial Retail (0.20 –
14 0.35 floor area ratio), and on the west by properties designated Low Density Residential
15 (1/2 acre minimum).

16 7. The site is zoned Rural Residential (R-R).

17 8. The site is bordered (in clockwise order) on the north by the City of Lake Elsinore, on the
18 east by properties zoned Rural Residential (R-R), on the south by properties zoned General
19 Commercial (C-1/C-P), and on the west by properties zoned Rural Residential (R-R).

20 9. The site is currently vacant.

21 10. Surrounding land uses (in clockwise order) include single-family residential homes to the
22 north, single family residential homes to the east, single family residential homes and
23 commercial to the south, vacant properties to the west.

- 1 11. The proposed amendment does not involve a change in the Riverside County Vision, any
2 General Plan Principle, or any Foundation Component designation in the General Plan.
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4 12. The proposed amendment would contribute to the achievement of the purposes of the
5 General Plan.
6
7 13. Special circumstances or changes have emerged that were unanticipated in preparing the
8 General Plan.
9
10 14. The proposed general plan amendment will not be detrimental to public health, safety, and
11 welfare.
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13 15. The proposed amendment is consistent with the policies of the Elsinore Area Plan and with
14 all policies of the Riverside County General Plan, as adopted on October 7, 2003.
15
16 16. The findings of the initial study performed pursuant to Environmental Assessment No.
17 39823 (a copy of which is attached hereto) are incorporated herein by reference. The initial
18 study determined that the proposed general plan amendment and vesting tentative tract map
19 (“the project”) would have impacts on, or be impacted by, aesthetics, geology/soils, hazards
20 and hazardous materials, hydrology/water quality, land use/planning, recreation, and
21 transportation/traffic. However, it was determined that each of these impacts was
22 insignificant or would be mitigated to a level of non-significance through the conditions of
23 approval (including referenced government agency letters) applied to the associated vesting
24 tentative tract map. The initial study concluded that the project, as mitigated, would not
25 have a significant effect on the environment.

26 **BE IT FURTHER RESOLVED** by the Board of Supervisors that it **ADOPTS** the Mitigated
27 Negative Declaration for Environmental Assessment No. 39823 and **ADOPTS** General Plan Amendment
28 No. 722 (GPA00722) from Very High Density Residential (14 to 20 dwelling units per acre) within the
Community Development Foundation Component to Medium High Density Residential (5 to 8 dwelling

1 units per acre), Low Density Residential (1/2 acre minimum), and Commercial Retail (0.20 – 0.35 floor
2 area ratio), as described herein and as shown on the exhibit entitled “GPA00722, EXHIBIT 6”.

3 D. General Plan Amendment No. 726 (GPA00726) is a proposal to amend the Sun
4 City/Meniffee Valley Area Plan by amending the Land Use Map designation from Very Low Density
5 Residential (1 acre minimum) within the Rural Community Foundation Component to Low Density
6 Residential (1/2 acre minimum) on a 9.85-acre area located northerly of Glenhaven Place, easterly of
7 Phoebe Road, southerly of La Piedra Road, and westerly of Via Cabana in the Antelope Valley Zoning
8 Area of the Third Supervisorial District, as shown on the exhibit entitled “GPA00726, EXHIBIT 5”, a
9 copy of which is attached hereto and incorporated herein by reference. This amendment is associated with
10 Change of Zone No. 7070 and Tentative Tract Map No. 32934, which were considered concurrently with
11 this amendment at the public hearings before the Planning Commission and the Board of Supervisors.
12 Change of Zone No. 7070 proposes to change the zoning on the proposed amendment site (“the site”)
13 from Residential Agriculture – 1 Acre Minimum (R-A-1) to Residential Agriculture (R-A). Tentative
14 Tract Map No. 32934 proposes to subdivide 9.85 acres into 15 residential lots with a minimum lot size of
15 20,000 square feet.
16
17

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. 39861, that:

- 20 1. The site is located in the Sun City/Meniffee Valley Area Plan (SCMVAP).
- 21 2. The Sun City/Meniffee Valley Area Plan Land Use Map determines the extent, intensity,
22 and location of land uses within the SCMVAP.
- 23 3. The site is currently designated Very Low Density Residential (1 acre minimum) within
24 the Rural Community Foundation Component.
- 25 4. The proposed amendment would change the SCMVAP land use designation on the site
26 from Very Low Density Residential (1 acre minimum) within the Rural Community
27 Foundation Component to Low Density Residential (1/2 acre minimum).
28

- 1 5. The site is bordered (in clockwise order) on the north by properties designated Low
2 Density Residential (1/2 acre minimum), on the east by properties designated Medium
3 Density Residential (2 to 5 dwelling units per acre), on the south by properties designated
4 Very Low Density Residential (1 acre minimum), and on the west by properties designated
5 Very Low Density Residential (1 acre minimum).
- 6 6. The site is zoned Residential Agriculture with a 1 acre minimum lot size (R-A-1). Change
7 of Zone No. 7070 proposes to change the zoning on the proposed amendment site (“the
8 site”) from Residential Agriculture with a 1 Acre Minimum lot size (R-A-1) to Residential
9 Agriculture (R-A).
- 10 7. The site is bordered (in clockwise order) on the north by properties zoned Mobile Home
11 Subdivisions and Mobile Home Parks (R-T), on the east by properties zoned Specific Plan
12 (SP14), on the south by properties zoned Residential Agriculture with a 1 Acre Minimum
13 lot size(R-A-1), and on the west by properties zoned Residential Agriculture with a 1 Acre
14 Minimum lot size (R-A-1).
- 15 8. The site contains an existing single family residence.
- 16 9. Surrounding land uses (in clockwise order) include vacant land to the north, vacant land to
17 the east, vacant land and a single-family home to the south, and a landscaping yard to the
18 west.
- 19 10. 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 11. The proposed amendment would contribute to the achievement of the purposes of the
22 General Plan.
- 23 12. Special circumstances or changes have emerged that were unanticipated in preparing the
24 General Plan.
- 25 26. Special circumstances or changes have emerged that were unanticipated in preparing the
26 General Plan.
- 27 27. 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 7, 2003.
- 6 15. The findings of the initial study performed pursuant to Environmental Assessment No.
7 39861 (a copy of which is attached hereto) are incorporated herein by reference. The initial
8 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 and land use/planning. However, it was determined that each
11 of these impacts was insignificant or would be mitigated to a level of non-significance
12 through the conditions of approval (including referenced government agency letters)
13 applied to the associated Tentative Tract Map. The initial study concluded that the project,
14 as mitigated, would not have a significant effect on the environment.
15
16

17 **BE IT FURTHER RESOLVED** by the Board of Supervisors that it **ADOPTS** the Mitigated
18 Negative Declaration for Environmental Assessment No. 39861 and **ADOPTS** General Plan Amendment
19 No. 726 (GPA00726) from Very Low Density Residential (1 acre minimum) within the Rural Community
20 Foundation Component to Low Density Residential (1/2 acre minimum), as described herein and as
21 shown on the exhibit entitled "GPA00726, EXHIBIT 5".

22 E. General Plan Amendment No. 741 (GPA00741) is a proposal to amend the Highgrove
23 Area Plan by amending the Land Use Map designation from Low Density Residential (1 to 2 dwelling
24 units per acre) within the Community Development Foundation Component to Medium Density
25 Residential (2 to 5 dwelling units per acre) on a 27.16-acre area located northerly of Center Street,
26 easterly of Oriole Avenue, and southerly of Main Street in the University Zoning District of the Fifth
27 Supervisorial District, as shown on the exhibit entitled "GPA00741, EXHIBIT 6", a copy of which is
28

1 attached hereto and incorporated herein by reference. This amendment is associated with Change of Zone
2 No. 7137 and Tentative Tract Map No. 32291, which were considered concurrently with this amendment
3 at the public hearings before the Planning Commission and the Board of Supervisors. Change of Zone No.
4 7137 proposes to change the zoning on the proposed amendment site ("the site") from Light Agriculture –
5 10 Acre Minimum (A-1-10) and One-Family Dwelling – 20,000 square foot minimum (R-1-20000) to
6 One Family Dwelling (R-1). Tentative Tract Map No. 32291 proposes a Schedule A subdivision of 27.16
7 acres into 69 single family residential lots with a minimum lot size of approximately 8,000 square feet
8 and an average lot size of approximately 12,000 square feet and three open space lots for an overall
9 density of 2.54 dwelling units per acre. Phase I (lots 18-54) proposes to subdivide 13.2 acres into 37
10 single family residential lots and two open space lots for a paseo (lot A) and a detention basin (lot B).
11 Phase II (lots 1-17 and 55-69) proposed to subdivide 13.96 acres into 32 single family residential lots and
12 one open space lot (lot C). Phase II will not be recorded until a decision is made regarding the CETAP
13 Corridor that is planned through this area.
14
15

16 **BE IT FURTHER RESOLVED** by the Board of Supervisors, based on the evidence presented
17 on this matter, both written and oral, including Environmental Assessment No. 40101, that:

- 18 1. The site is located in the Highgrove Area Plan (HAP).
- 19 2. The Highgrove Area Plan Land Use Map determines the extent, intensity, and location of
20 land uses within the HAP.
- 21 3. The site is currently designated Low Density Residential (1 to 2 dwelling units per acre)
22 within the Community Development Foundation Component.
- 23 4. The proposed amendment would change the HAP land use designation on the site from
24 Low Density Residential (1 to 2 dwelling units per acre) within the Community
25 Development Foundation Component to Medium Density Residential (2 to 5 dwelling
26 units per acre).
27
28

- 1 5. The site is bordered (in clockwise order) on the north by properties designated Low
2 Density Residential (1 to 2 dwelling units per acre) and Main Street, on the east by
3 properties designated Low Density Residential (1 to 2 dwelling units per acre) and Rural
4 Mountainous, on the south by Center Street, and on the west by Oriole Avenue. Properties
5 on the opposite (northerly) side of Main Street are within the City of Grand Terrace.
6 Properties on the opposite (southerly) side of Center Street are designated Medium Density
7 Residential (2 to 5 dwelling units per acre). Properties on the opposite (westerly) side of
8 Oriole Avenue are designated Low Density Residential (1 to 2 dwelling units per acre).
- 9 6. The site is zoned Light Agriculture – 10 Acre Minimum (A-1-10) and One-Family
10 Dwelling – 20,000 square foot minimum (R-1-20000). The associated Change of Zone No.
11 7137 proposes to change the zoning on the site to One Family Dwelling (R-1).
- 12 7. The site is bordered (in clockwise order) on the north by properties zoned One-Family
13 Dwelling – 20,000 square foot minimum (R-1-20000) and Main Street, on the east by
14 properties zoned One-Family Dwelling – 20,000 square foot minimum (R-1-20000) and
15 Residential Agriculture – 10 acre minimum (R-A-10), on the south by Center Street, and
16 on the west by Oriole Avenue. Properties on the opposite (northerly) side of Main Street
17 are within the City of Grand Terrace. Properties on the opposite (southerly) side of Center
18 Street are zoned SP (Specific Plan 330 Planning Area 3). Properties on the opposite
19 (westerly) side of Oriole Avenue are zoned One-Family Dwelling – 20,000 square foot
20 minimum (R-1-20000).
- 21 8. The entire site is vacant.
- 22 9. Surrounding land uses (in clockwise order) include single family residences and Main
23 Street to the north, single family residences and vacant land to the east, Center Street to the
24 south, and Mount Vernon Avenue to the west. Land uses on the opposite (northerly) side
25 26
26 27
27 28

1 of Main Street include single family residences. Land uses on the opposite (southerly) side
2 of Center Street include vacant land. Land uses on the opposite (westerly) side of Mount
3 Vernon Avenue include single family residences.

- 4 10. The proposed amendment does not involve a change in the Riverside County Vision, any
5 General Plan Principle, or any Foundation Component designation in the General Plan.
6
7 11. The proposed amendment would contribute to the achievement of the purposes of the
8 General Plan.
9
10 12. Special circumstances or changes have emerged that were unanticipated in preparing the
11 General Plan.
12
13 13. The proposed general plan amendment will not be detrimental to public health, safety, and
14 welfare.
15
16 14. The proposed amendment is consistent with the policies of the Highgrove Area Plan and
17 with all policies of the Riverside County General Plan, as adopted on October 7, 2003.
18
19 15. The findings of the initial study performed pursuant to Environmental Assessment No.
20 40101 (a copy of which is attached hereto) are incorporated herein by reference. The initial
21 study determined that the proposed general plan amendment, change of zone, and tentative
22 tract map ("the project") would have impacts on, or be impacted by, agriculture resources,
23 biological resources, archaeological resources, paleontological resources, landslides,
24 hazards and hazardous materials, and circulation. However, it was determined that each of
25 these impacts was insignificant or would be mitigated to a level of non-significance
26 through the conditions of approval (including referenced government agency letters)
27 applied to the associated tentative tract map. The initial study concluded that the project, as
28 mitigated, would not have a significant effect on the environment.

1 **BE IT FURTHER RESOLVED** by the Board of Supervisors that it **ADOPTS** the Mitigated
2 Negative Declaration for Environmental Assessment No. 40101 and **ADOPTS** General Plan Amendment
3 No. 741 (GPA00741) from Low Density Residential (1 to 2 dwelling units per acre) within the
4 Community Development Foundation Component to Medium Density Residential (2 to 5 dwelling units
5 per acre), as described herein and as shown on the exhibit entitled “GPA00741, EXHIBIT 6”.

6
7 F. General Plan Amendment No. 758 (GPA00758) is a proposal to amend the Southwest
8 Area Plan by amending the Land Use Map designation from Commercial Retail (0.20 to 0.35 floor area
9 ratio) within the Community Development Foundation Component to Commercial Office (0.25 to 1.0
10 floor area ratio) on a 4.16-acre area located northerly of Van Gaale Lane, easterly of Leon Road and
11 southerly of Auld Road in the Rancho California Zoning Area of the Third Supervisorial District, as
12 shown on the exhibit entitled “GPA00758, EXHIBIT 6”, a copy of which is attached hereto and
13 incorporated herein by reference. This amendment is associated with Change of Zone No. 6969 and Plot
14 Plan No. 19414, which were considered concurrently with this amendment at the public hearings before
15 the Planning Commission and the Board of Supervisors. Change of Zone No. 6969 proposes to change the
16 zoning on the proposed amendment site (“the site”) from Light Agriculture – 5 Acre Minimum (A-1-5) to
17 Scenic Highway Commercial (C-P-S). Plot Plan No. 19414 proposes to construct a 78,410 square foot
18 three-story building for office and retail use with 304 parking spaces and 26,747 square feet of
19 landscaping.

20 **BE IT FURTHER RESOLVED** by the Board of Supervisors, based on the evidence presented
21 on this matter, both written and oral, including Environmental Assessment No. 39553, that:

- 22 1. The site is located in the Southwest Area Plan (SWAP).
- 23 2. The Southwest Area Plan Land Use Map determines the extent, intensity, and location of
24 land uses within the SWAP.
- 25 3. The site is currently designated Commercial Retail (0.20 to 0.35 floor area ratio) within the
26 Community Development Foundation Component.
- 27
- 28

- 1 4. The proposed amendment would change the SWAP land use designation on the site from
2 Commercial Retail (0.20 to 0.35 floor area ratio) within the Community Development
3 Foundation Component to Commercial Office (0.25 to 1.0 floor area ratio).
- 4 5. The site is bordered (in clockwise order) on the north by Auld Road, on the east by
5 properties designated Business Park (0.25 to 0.6 floor area ratio), on the south by properties
6 designated Business Park (0.25 to 0.6 floor area ratio), and on the west by Leon Road.
7 Properties on the opposite (northerly) side of Auld Road are designated Commercial Retail
8 (0.20 to 0.35 floor area ratio). Properties on the opposite (westerly) side of Leon Road are
9 designated Public Facilities and Business Park (0.25 to 0.6 floor area ratio).
- 10 6. The site is zoned Light Agriculture – 5 Acre Minimum (A-1-5). The associated Change of
11 Zone No. 6969 proposes to change the zoning on the site to Scenic Highway Commercial
12 (C-P-S).
- 13 7. The site is bordered (in clockwise order) on the north by Auld Road, on the east by
14 properties zoned Light Agriculture – 5 Acre Minimum (A-1-5), on the south by properties
15 zoned Light Agriculture – 5 Acre Minimum (A-1-5), and on the west by Leon Road.
16 Properties on the opposite (northerly) side of Auld Road are zoned Scenic Highway
17 Commercial (C-P-S). Properties on the opposite (westerly) side of Leon Road are zoned
18 Light Agriculture – 10 Acre Minimum (A-1-10).
- 19 8. The entire site is vacant.
- 20 9. Surrounding land uses (in clockwise order) include Auld Road to the north, single family
21 residences to the east, vacant to the south, and Leon Road to the west. Land uses on the
22 opposite (northerly) side of Auld Road include vacant land. Land uses on the opposite
23 (westerly) side of Leon Road include vacant land and the Southwest Justice Center.

- 1 10. The proposed amendment does not involve a change in the Riverside County Vision, any
- 2 General Plan Principle, or any Foundation Component designation in the General Plan.
- 3 11. The proposed amendment would contribute to the achievement of the purposes of the
- 4 General Plan.
- 5 12. Special circumstances or changes have emerged that were unanticipated in preparing the
- 6 General Plan.
- 7 13. The proposed general plan amendment will not be detrimental to public health, safety, and
- 8 welfare.
- 9 14. The proposed amendment is consistent with the policies of the Southwest Area Plan and
- 10 with all policies of the Riverside County General Plan, as adopted on October 7, 2003.
- 11 15. The findings of the initial study performed pursuant to Environmental Assessment No.
- 12 39553 (a copy of which is attached hereto) are incorporated herein by reference. The initial
- 13 study determined that the proposed general plan amendment, change of zone, and plot plan
- 14 ("the project") would have impacts on, or be impacted by, agriculture resources, biological
- 15 resources, archaeological resources, paleontological resources, ground subsidence, hazards
- 16 and hazardous materials, airport noise, project generated noise, and circulation. However,
- 17 it was determined that each of these impacts was insignificant or would be mitigated to a
- 18 level of non-significance through the conditions of approval (including referenced
- 19 government agency letters) applied to the associated plot plan. The initial study concluded
- 20 that the project, as mitigated, would not have a significant effect on the environment.
- 21
- 22
- 23

24 **BE IT FURTHER RESOLVED** by the Board of Supervisors that it **ADOPTS** the Mitigated
25 Negative Declaration for Environmental Assessment No. 39553 and **ADOPTS** General Plan Amendment
26 No. 758 (GPA00758) from Commercial Retail (0.20 to 0.35 floor area ratio) within the Community
27 Development Foundation Component to Commercial Office (0.25 to 1.0 floor area ratio), as described
28 herein and as shown on the exhibit entitled "GPA00758, EXHIBIT 6".

1 G. General Plan Amendment No. 772 (GPA00772) is a proposal to amend the Eastern
2 Coachella Valley Area Plan by amending the Land Use Map designation from Agriculture (10 Ac. Min.)
3 within the Agriculture Foundation Component, Very Low Density Residential (1 Ac. Min.) and
4 Commercial Retail (0.20 to 0.35 floor area ratio) within the Community Development Foundation
5 Component to Medium Density Residential (2-5 DU/AC) and Commercial Retail (0.20 to .35 floor area
6 ratio) on approximately 106 acres located northerly of 54th Avenue, easterly of Calhoun Street, southerly
7 of 53rd Street, and westerly of Van Buren Street, in the Lower Coachella Valley Zoning District of the
8 Fourth Supervisorial District, as shown on the exhibit entitled "GPA00772, EXHIBIT 6", a copy of which
9 is attached hereto and incorporated herein by reference. This amendment is associated with Change of
10 Zone No. 7247 and Tentative Tract Map No. 32417, which were considered concurrently with this
11 amendment at the public hearings before the Planning Commission and the Board of Supervisors. Change
12 of Zone No. 7247 proposes to change the zoning on the proposed amendment site ("the site") from Light
13 Agriculture with a 20 Acre Minimum lot size (A-1-20), Residential Agriculture with a 2½ Acre Minimum
14 lot size(R-A-2½) and Scenic Highway Commercial (C-P-S) to One-Family Dwelling (R-1) and Scenic
15 Highway Commercial (C-P-S). Tentative Tract Map No. 32417 proposes a Schedule a subdivision of 106
16 acres into 99 single-family residential lots, a Planned Residential Development of 134 "bungalow"
17 condominium units, and two commercial lots totaling 13 acres.

20 **BE IT FURTHER RESOLVED** by the Board of Supervisors, based on the evidence presented
21 on this matter, both written and oral, including Environmental Assessment No. 40542, that:

- 23 1. The site is located in the Eastern Coachella Valley Area Plan (ECVAP).
- 24 2. The Eastern Coachella Valley Area Land Use Map determines the extent, intensity, and
25 location of land uses within the ECVAP.
- 26 3. The General Plan includes a provision that allows for up to seven percent (7%) of land
27 designated Agriculture in each of three areas to be converted to other land use designations
28

1 over the course of each of the first two 2½ year periods following the adoption of the
2 Riverside County General Plan.

3 4. The site is currently designated Agriculture (10 Acres Minimum) within the Agriculture
4 Foundation Component and designated Very Low Density Residential (1 Acre Minimum)
5 and Commercial Retail (0.20 to .35 floor area ratio) within the Community Development
6 Foundation Component.

7
8 5. The proposed amendment would change the ECVAP land use designation on the site from
9 Agriculture (10 Acres Minimum) within the Agriculture Foundation Component and Very
10 Low Density Residential (1 Acre Minimum) and Commercial Retail (0.20 to 0.35 floor
11 area ratio) within the Community Development Foundation Component to Medium
12 Density Residential (2-5 dwelling units per acre) and Commercial Retail (.20 to .35 floor
13 area ratio).

14
15 6. The site is bordered (in clockwise order) on the north by 53rd Avenue, on the east by Van
16 Buren Street, on the south by 54th Avenue, and on the west by properties designated
17 Agriculture (10 Acres Minimum) and Calhoun Street. Properties on the opposite
18 (northerly) side of 53rd Avenue are designated Agriculture (10 Acres Minimum). Properties
19 on the opposite (easterly) side of Van Buren Street are designated Cities (Coachella).
20 Properties on the opposite (southerly) side of 54th Avenue are designated Commercial
21 Retail (.20 to .35 floor area ratio), Medium Density Residential (2 – 5 dwelling units per
22 acre) and Commercial Office. Properties on the opposite (westerly) side of Calhoun Street
23 are designated Agriculture (10 Acres Minimum).

24
25 7. The site is zoned Light Agriculture with a 20 Acres Minimum lot size (A-1-20), Residential
26 Agriculture 2½ Acre Minimum (R-A-2½), and Scenic Highway Commercial (C-P-S).

- 1 8. The site is bordered (in clockwise order) on the north by 53rd Avenue, on the east by Van
2 Buren Street, on the south by 54th Avenue, and on the west by properties zoned Light
3 Agriculture, with a 20 Acres Minimum lot size(A-1-20) and Calhoun Street. Properties on
4 the opposite (northerly) side of 53rd Avenue are zoned Light Agriculture, 20 Acres
5 Minimum (A-1-20). Properties on the opposite (easterly) side of Van Buren Street are
6 zoned Cities (Coachella). Properties on the opposite (southerly) side of 54th Avenue are
7 zoned Scenic Highway Commercial (C-P-S), One-Family Dwelling (R-1) and Commercial
8 Office (C-O). Properties on the opposite (westerly) side of Calhoun Street are zoned Light
9 Agriculture, with a 10 Acres Minimum lot size(A-1-10).
10
11 9. The entire site is mostly vacant. It contains a few existing field crops and several farm
12 dwellings.
13
14 10. Surrounding land uses (in clockwise order) include 53rd Avenue to the north, Van Buren
15 Street to the east, 54th Street to the south, and field crops and Calhoun Street to the west.
16 Land uses on the opposite (northerly) side of 53rd Avenue include crops. Land uses on the
17 opposite (easterly) side of Van Buren Street include the City of Coachella. Land uses on
18 the opposite (southerly) side of 54 Street include crops and scattered single-family
19 dwellings. Land uses (westerly) side of Calhoun Street include field crops and scattered
20 single-family dwellings.
21
22 11. The proposed general plan amendment involves a change from the Agriculture Foundation
23 Component to the Community Development Foundation Component. This is the sixth
24 amendment that would re-designate agricultural land within the Coachella Valley area.
25 Pursuant to the Riverside County General Plan, up to seven percent (7%) of land
26 designated Agriculture with the Eastern and Western Coachella Valleys may be removed
27 from the Agriculture designation over the course of the second 2½ year period ending
28

1 October 6, 2008. A total of 42,098 acres of land in the Eastern and Western Coachella
2 Valley Areas Plans was designated Agriculture, as of October 2003. During the first 2½
3 year period ending April 6, 2006, a total of 163.3 acres was removed. Therefore up to
4 2,935.43 acres of land may be converted from Agriculture to other designations during the
5 second 2½ year period. With this amendment, only 720 acres of land in Coachella Valley
6 have been removed from the Agriculture Foundation Component during the second 2½
7 period beginning on April 7, 2006.
8

- 9 12. The proposed amendment does not involve a change in the Riverside County Vision, any
10 General Plan Principle, or any Foundation Component designation in the General Plan.
11 13. The proposed amendment would contribute to the achievement of the purposes of the
12 General Plan.
13 14. Special circumstances or changes have emerged that were unanticipated in preparing the
14 General Plan.
15 15. The proposed general plan amendment will not be detrimental to public health, safety, and
16 welfare.
17 16. 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 17. The findings of the initial study performed pursuant to Environmental Assessment No.
21 40542 (a copy of which is attached hereto) are incorporated herein by reference. The initial
22 study determined that the proposed general plan amendment, change of zone, and tentative
23 tract map ("the project") would have impacts on, or be impacted by, aesthetics, agriculture
24 resources, air quality, geology/soils, hazards and hazardous materials, hydrology/water
25 quality, land use/planning, noise, public services, recreation, transportation/traffic, and
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1 utilities/service systems. However, it was determined that each of these impacts was
2 insignificant or would be mitigated to a level of non-significance through the conditions of
3 approval (including referenced government agency letters) applied to the associated plot
4 plan. The initial study concluded that the project, as mitigated, would not have a significant
5 effect on the environment.
6

7 **BE IT FURTHER RESOLVED** by the Board of Supervisors that it **ADOPTS** the Mitigated
8 Negative Declaration for Environmental Assessment No. 40542 and **ADOPTS** General Plan Amendment
9 No. 772 (GPA00772) from Agriculture (10 Acres Minimum) within the Agriculture Foundation
10 Component and from Very Low Density Residential (1 Acre Minimum) and Commercial Retail (0.20 to
11 0.35 floor area ratio) within the Community Development Foundation Component to Medium Density
12 Residential (2-5 dwelling units per acre) and Commercial Retail (0.20 to .35 floor area ratio), as described
13 herein and as shown on the exhibit entitled "GPA00772, EXHIBIT 6.

14 H. General Plan Amendment No. 776 (GPA00776) is a proposal to amend the Western
15 Coachella Valley Area Plan by amending Figure 4 of the Western Coachella Valley Area Plan to show the
16 boundary of Specific Plan No. 338, as shown on the exhibit entitled, "SP00338 Zoning," a copy of which
17 is attached hereto and incorporated herein by reference. General Plan Amendment No. 776 also amends
18 Table 3 of the Western Coachella Valley Area Plan to list Specific Plan No. 338 (Mirasera). The project
19 site consists of 189.8 gross acres located northerly of Interstate 10 and westerly of the Washington Street
20 Interchange in the Thousand Palms Zoning District of the Fourth Supervisorial District. This amendment
21 is associated with Specific Plan No. 338, Change of Zone No. 7263 and Environmental Impact Report
22 No. 486 (EIR No. 486), which were considered concurrently with this amendment at the public hearings
23 before the Planning Commission and the Board of Supervisors. Specific Plan No. 338 is a Community
24 Development Specific Plan and is further described below. Change of Zone No. 7263 proposes to change
25 the zoning on the proposed amendment site ("the site") from C-P-S (Scenic Highway Commercial) and
26
27
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1 W-2-10 (Controlled Development Areas with a 10 acre minimum) to SP (Specific Plan) zoning for
2 Specific Plan No. 338.

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 Impact Report No. 486, that:

- 5 1. GPA00776 is coterminous with the boundaries of Specific Plan No. 338 (Mirasera), which
6 proposes a multi-phased development includes 1756 residential units on 85.7 acre; a 200-
7 room hotel; a 33.9-acre office and mixed use development containing 358,000 square feet,
8 17.2 acres of community retail containing 187,300 square feet; and, parking, landscaping
9 and utility improvements.
- 10 2. The site is located in the Western Coachella Valley Area Plan (WCVAP).
- 11 3. The Western Coachella Valley Area Plan Land Use Map determines the extent, intensity,
12 and location of land uses within the WCVAP.
- 13 4. The site is designated Commercial Retail, Commercial Tourist, Light Industrial, and Very
14 High Density Residential on the Western Coachella Valley Area Plan Land Use Map.
- 15 5. Specific Plan No. 338 would change the lands uses on the site to Open Space – Recreation,
16 Mixed Use Planning Area, Commercial Office, High Density Residential, (8 to 14
17 dwelling units per acre), and Highest Density Residential (20 - 40 dwelling units per acre).
18 The proposed amendment would amend Figure 4 within the Western Coachella Valley
19 Area Plan to identify the site as Specific Plan No. 338, a Community Development
20 Specific Plan. The proposed amendment would also amend the text of the Area Plan to
21 include Specific Plan No. 338 in Table 3, Adopted Specific Plans within the Western
22 Coachella Valley Area Plan.
- 23 6. The site is bordered (in clockwise order) on the west by property designated High Density
24 Residential (8 to 14 dwelling units per acre) pursuant to Western Coachella Valley Area
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1 Plan, on the north by properties designated Open Space- Conservation Habitat and
2 Medium Density Residential (2 to 5 dwelling units per acre), on the east by properties
3 designated Commercial Retail, Commercial Tourist and Light Industrial, and on the south
4 by Varner Road and Interstate 10. Properties on the opposite (southerly) side of Interstate
5 10 are in the City of Palm Desert.

- 6
- 7 7. The site is zoned C-P-S (Scenic Highway Commercial) and W-2-10 (Controlled
8 Development Areas with a 10 acre minimum).
- 9 8. Change of Zone No. 7263 would change the zoning on the site from C-P-S (Scenic
10 Highway Commercial) and W-2-10 (Controlled Development Areas with a 10 acre
11 minimum) to SP (Specific Plan) Zone.
- 12 9. The site is bordered (in clockwise order) on the west by properties zoned W-2 (Controlled
13 Development Areas), on the north by properties zoned N-A (Natural Assets), on the east
14 by properties zoned I-P (Industrial Park) and W-2-10 (Controlled Development Areas with
15 a 10 acre minimum lot size), and on the south by Interstate 10.
- 16
- 17 10. The site is currently vacant.
- 18 11. Surrounding land uses (in clockwise order) include the Coachella Valley Preserve to the
19 north, business park and mobile home park to the east, Interstate 10 and the Southern
20 Pacific rail line to the south, and vacant land to the west.
- 21
- 22 12. 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, in
24 that Specific Plan No. 338 was recognized as a Community Development area in the text
25 of the Western Coachella Valley Area Plan.
- 26 13. The proposed amendment would contribute to the achievement of the purposes of the
27 General Plan.
- 28

- 1 14. Special circumstances or changes have emerged that were unanticipated in preparing the
2 General Plan.
- 3 15. The proposed general plan amendment will not be detrimental to public health, safety, and
4 welfare.
- 5 16. The proposed amendment is consistent with the policies of the Western Coachella Valley
6 Area Plan and with all policies of the Riverside County General Plan, as adopted on
7 October 7, 2003.
- 8 17. The findings of EIR No. 486 (a copy of which is attached hereto) are incorporated herein
9 by reference. EIR No. 486 was certified by the Riverside County Board of Supervisors on
10 June 5, 2007 through Resolution No. 2007-259, Adopting Specific Plan No. 338 (a copy of
11 which is attached hereto) and incorporated herein by reference in its entirety.
- 12 18. EIR No. 486 determined that the proposed project would not affect or have a significant
13 environmental impact on the following environmental factors and that no mitigation is
14 required: agriculture; mineral resources; and energy resources.
- 15 19. The following potentially significant environmental impacts associated with the proposed
16 amendment and related cases were identified in EIR No. 486, but were determined to be
17 able to be avoided or substantially lessened (reduced to a level of insignificance) through
18 implementation of mitigation measures: seismic safety, soil and wind erosion, flooding,
19 noise and air quality impacts generated by project construction and grading, water quality,
20 hazardous materials and waste, biological resources, aesthetics, cultural, archaeological,
21 and paleontological resources, traffic, water and sewer, fire protection services, schools,
22 parks and recreation, libraries, disaster preparedness, sheriff services, health services, and
23 solid waste. These impacts will be avoided or substantially lessened (reduced to a level of
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1 insignificance) by the mitigation measures listed in Resolution No. 2007-259, Adopting
2 Specific Plan No. 338 (Mirasera).

- 3 20. The proposed amendment and related cases will also have significant impacts on public
4 services and utilities and on traffic and will contribute to significant cumulative effects on
5 air quality, community noise levels, and conversion of potential farm land to urban uses.
6 These impacts will only be partially avoided or lessened by the mitigation measures listed
7 in Resolution No. 2007-259. Accordingly, overriding findings were prepared and adopted
8 in that resolution.
9

10 **BE IT FURTHER RESOLVED** by the Board of Supervisors that it **ADOPTS** General Plan
11 Amendment No. 776 (GPA00776) as fully set forth above.

12 I. General Plan Amendment No. 786 (GPA00786) is a proposal to amend the Eastern
13 Coachella Valley Area Plan by amending the Land Use Map designation from Areas Subject to Indian
14 Jurisdiction to Agriculture within the application of an overlay entitled Torres-Martinez Fee Land on an
15 approximately 40-acre area located northerly of Avenue 65, easterly of Jackson Street, southerly of
16 Avenue 64, and westerly of Van Buren Street in the Lower Coachella Valley Zoning District of the Fourth
17 Supervisorial District, as shown on the exhibit entitled "GPA00786, EXHIBIT 6," a copy of which is
18 attached hereto and incorporated herein by reference. This amendment is associated with Tentative Parcel
19 Map No. 34496, which was considered concurrently with this amendment at the public hearings before
20 the Planning Commission and the Board of Supervisors. Tentative Parcel Map No. 34496 proposes to
21 divide the site into 4 lots of about equal acreage.
22

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. 40683, that:

- 25 1. The site is located in the Eastern Coachella Valley Area Plan (ECVP).
26 2. The Eastern Coachella Valley Area Plan Land Use Map determines the extent, intensity,
27 and location of land uses within the ECVP.
28 3. The site is currently designated Areas Subject to Indian Jurisdiction.

- 1 4. The proposed amendment would change the ECVP land use designation on the site from
2 Areas Subject to Indian Jurisdiction to Agriculture with the application of an overlay
3 entitled Torres-Martinez Fee Land.
- 4 5. The site is bordered (in clockwise order) on the north by Areas Subject to Indian
5 Jurisdiction, on the east by Van Buren Street, on the south by Areas Subject to Indian
6 Jurisdiction, and on the west by Areas Subject to Indian Jurisdiction. Properties on the
7 opposite (easterly) side of Van Buren Street are designated Agriculture (10 acre minimum)
8 and contains a horse ranch.
- 9 6. The site is zoned A-1-10 (Light Agriculture).
- 10 7. The site is bordered (in clockwise order) on the north by A-1-10 (Light Agriculture, 10
11 acre minimum), on the east by Van Buren Street, on the south by properties zoned A-1-10
12 (Light Agriculture, 10 acre minimum), and on the west by properties zoned A-1-10 (Light
13 Agriculture, 10 acre minimum). Properties on the opposite (easterly) side of Van Buren
14 Street are zoned A-1-10 (Light Agriculture, 10 acre minimum).
- 15 8. The site is used as a private polo field.
- 16 9. Surrounding land uses (in clockwise order) include scattered single family residences to
17 the north, Van Buren Street to the east, scattered single family residences to the south, and
18 vacant land to the west. Land uses on the opposite (easterly) side of Van Buren include
19 scattered single family residences and a horse ranch.
- 20 10. The proposed general plan amendment involves a change from areas subject to Indian
21 Jurisdiction to the Agriculture Foundation Component. This is the seventh amendment that
22 would affect agricultural land within the Coachella Valley area. Pursuant to the Riverside
23 County General Plan, up to seven percent (7%) of land designated Agriculture with the
24 Eastern and Western Coachella Valleys may be removed from the Agriculture designation
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1 over the course of the second 2½ year period ending October 6, 2008. A total of 42,098
2 acres of land in the Eastern and Western Coachella Valley Areas Plans was designated
3 Agriculture, as of October 2003. During the first 2½ year period ending April 6, 2006, a
4 total of 163.3 acres was removed. Therefore up to 2,935.43 acres of land may be converted
5 from Agriculture to other designations during the second 2½ year period. Unlike previous
6 amendments to the Agricultural Designation, this amendment will add 40 acres from
7 Indian Jurisdiction to Agricultural Designation. Therefore, with this amendment, only 760
8 acres of land in Coachella Valley will have been removed from the Agriculture Foundation
9 Component during the second 2½ period beginning on April 7, 2006.
10

- 11 11. The proposed amendment does not involve a change in the Riverside County Vision, any
12 General Plan Principle, or any Foundation Component designation in the General Plan.
- 13 12. The proposed amendment would contribute to the achievement of the purposes of the
14 General Plan.
- 15 13. Special circumstances or changes have emerged that were unanticipated in preparing the
16 General Plan.
- 17 14. The proposed general plan amendment will not be detrimental to public health, safety, and
18 welfare.
- 19 15. The proposed amendment is consistent with the policies of the Eastern Coachella Valley
20 Area Plan and with all policies of the Riverside County General Plan, as adopted on
21 October 7, 2003.
- 22 16. The findings of the initial study performed pursuant to Environmental Assessment No.
23 40683 (a copy of which is attached hereto) are incorporated herein by reference. The
24 Environmental Assessment determined that the proposed general plan amendment and
25 Tentative Parcel Map (“the project”) would have unavoidable impacts on, or be impacted
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1 by geology/soils, hydrology/water quality. However, it was determined that each of these
2 impacts were insignificant or would be mitigated to a level of non-significance through the
3 conditions of approval (including referenced government agency letters) applied to the
4 associated Tentative Parcel Map . The initial study concluded that the project, as mitigated,
5 would not have a significant effect on the environment.
6

7 **BE IT FURTHER RESOLVED** by the Board of Supervisors that it **ADOPTS** the Mitigated
8 Negative Declaration for Environmental Assessment No. 40683 and **ADOPTS** General Plan Amendment
9 No. 786 (GPA00786) from Areas Subject to Indian Jurisdiction to Agriculture with the application of an
10 overlay entitled Torres-Martinez Fee Land as described herein and as shown on the exhibit entitled
11 "GPA00786, EXHIBIT 6".
12

13 J. General Plan Amendment No. 792 (GPA00792) is a proposal to amend the San Jacinto
14 Valley Area Plan by amending the Land Use Map designation from Low Density Residential (1 to 2
15 dwelling units per acre) within the Community Development Foundation Component to Medium Density
16 Residential (2 to 5 dwelling units per acre) on a 6.03-acre area, Low Density Residential (1 to 2 dwelling
17 units per acre) within the Community Development Foundation Component to Commercial Office (0.35-
18 1.0 Floor Area Ratio) on a 1.74-acre area, and Low Density Residential (1 to 2 dwelling units per acre)
19 within the Community Development Foundation Component to Commercial Tourist (0.20-0.35 Floor
20 Area Ratio) on a 7.99-acre area located northerly of Mayberry Avenue, southerly of Acacia Avenue, and
21 easterly of Fairview Avenue in the Bautista Zoning District of the Third Supervisorial District, as shown
22 on the exhibit entitled "GPA00792, EXHIBIT 6", a copy of which is attached hereto and incorporated
23 herein by reference. This amendment is associated with Change of Zone No. 7300, Tentative Tract Map
24 No. 34537, Tentative Tract Map No. 34536 and Tentative Parcel Map No. 34535, which were considered
25 concurrently with this amendment at the public hearings before the Planning Commission and the Board
26 of Supervisors. Change of Zone No. 7300 proposes to change the zoning on the proposed amendment site
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1 (“the site”) from Rural Residential (R-R) to Single-Family Residential (R-1) for a 6.03-acre area, Rural
2 Residential (R-R) to Commercial Office (C-O) on a 1.74-acre area, Rural Residential (R-R) to
3 Commercial Tourist (C-T) on a 7.99-acre area and Rural Residential (R-R) to Residential Agriculture
4 with a ½-Acre minimum lot size (R-A-½) on a 4.24 acre area. Tentative Tract Map No. 34537 is a
5 proposal for a Schedule “B” Subdivision to divide a 4.24-acre area into seven (7) single-family residential
6 lots with ½ acre minimum lot size. Tentative Tract Map No. 34536 is a proposal for a Schedule “A”
7 Subdivision to divide a 6.34-acre area into 23 residential lots with 7,200 SQUARE FEET minimum lot
8 sizes. Tentative Parcel Map No. 34535 is a Schedule “H” subdivision of a 20.00-gross acre area into 4
9 parcels ranging in size from 1.39 gross acres to 4.24 gross acres, and one 7.99-acre remainder parcel. **BE**
10 **IT FURTHER RESOLVED** by the Board of Supervisors, based on the evidence presented on this
11 matter, both written and oral, including Environmental Assessment No. 40715, that:
12

- 13 1. The site is located in the San Jacinto Valley Area Plan (SJVAP).
- 14 2. The San Jacinto Valley Area Plan Land Use Map determines the extent, intensity, and
15 location of land uses within the SJVAP
- 16 3. The site is currently designated Low Density Residential (1 to 2 dwelling units per acre)
17 within the Community Development Foundation Component.
- 18 4. The proposed amendment would change the SJVAP land use designation on the site from
19 Low Density Residential within the Community Development Foundation Component to
20 Medium Density Residential (2 to 5 dwelling units per acre) on a 6.03-acre area, and Low
21 Density Residential (1 to 2 dwelling units per acre) within the Community Development
22 Foundation Component to Commercial Office (0.35-1.0 Floor Area Ratio) on a 1.74-acre
23 area, and Low Density Residential (1 to 2 dwelling units per acre) within the Community
24 Development Foundation Component to Commercial Tourist (0.20-0.35 Floor Area Ratio)
25 on a 7.99-acre area.
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- 1 5. The site is bordered (in clockwise order) on the north by Acacia Avenue, on the east by
2 properties designated Low Density Residential (1 to 2 dwelling units per acre) within the
3 Rural Community Development Foundation Component, on the south by properties
4 designated Medium Density Residential (2-5 dwelling units per acre) and on the west by
5 Fairview Avenue. Properties on the opposite (northerly) side of Acacia Avenue are
6 designated Medium Density Residential (2-5 dwelling units per acre) within the
7 Community Development Foundation Component and properties on the opposite
8 (westerly) side of Fairview Avenue are designated Low Density Residential within the
9 Rural Community Foundation Component.
10
- 11 6. The site is zoned Rural-Residential. The associated Change of Zone No. 7300 proposes to
12 change the zoning on the 6.03-acre area from Rural Residential (R-R) to Single-Family
13 Residential (R-1); a 1.74-acre area from Rural Residential (R-R) to Commercial Office (C-
14 O), a 7.99-acre area from Rural Residential (R-R) to Tourist Commercial (C-T) and a 4.24
15 acre area from Rural Residential (R-R) to Residential Agriculture with a ½-Acre Minimum
16 lot size (R-A-½).
17
- 18 7. The site is bordered (in clockwise order) on the north by Acacia Avenue, on the east by
19 properties zoned Rural-Residential (R-R) and Residential-Agriculture (R-A), on the south
20 by properties zoned One-Family Dwelling (R-1) and on the west by Fairview Avenue.
21 Properties on the opposite (northerly) side of Acacia Avenue are zoned Rural-Residential
22 (R-R) and properties on the opposite (westerly) side of Fairview Avenue are designated
23 Rural-Residential (R-R).
24
- 25 8. The Fairview Estate Retreat and abandoned Medical Office Buildings currently exist on
26 the project site.
27
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- 1 9. Surrounding land uses (in clockwise order) include scattered single family residential to
2 the north and east, vacant land to the south and Valle Vista Elementary School, a park and
3 community center to the west.
- 4 10. The proposed amendment does not involve a change in the Riverside County Vision, any
5 General Plan Principle, or any Foundation Component designation in the General Plan.
- 6 11. The proposed amendment would contribute to the achievement of the purposes of the
7 General Plan.
- 8 12. Special circumstances or changes have emerged that were unanticipated in preparing the
9 General Plan.
- 10 13. The proposed general plan amendment will not be detrimental to public health, safety, and
11 welfare.
- 12 14. The proposed amendment is consistent with the policies of the San Jacinto Valley Area
13 Plan and with all policies of the Riverside County General Plan, as adopted on October 7,
14 2003.
- 15 15. The findings of the initial study performed pursuant to Environmental Assessment No.
16 40715 (a copy of which is attached hereto) are incorporated herein by reference. The
17 initial study determined that the proposed general plan amendment, change of zone, two
18 (2) tentative tract maps and Tentative Parcel Map (“the project”) would have impacts on,
19 or be impacted by geology/soils, cultural, transportation/traffic, hydrology/water quality
20 hazards and hazardous materials. However, it was determined that each of these impacts
21 would be mitigated to a level of non-significance through the conditions of approval
22 (including referenced government agency letters) applied to the associated tentative tract
23 map. The initial study concluded that the project, as mitigated, would not have a
24 significant effect on the environment.
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1 **BE IT FURTHER RESOLVED** by the Board of Supervisors that it **ADOPTS** the Mitigated
2 Negative Declaration for Environmental Assessment No. 40715 and **ADOPTS** General Plan Amendment
3 No. 792 (GPA00792) from Low Density Residential within the Community Development Foundation
4 Component (1 to 2 dwelling units per acre) to Medium Density Residential (2 to 5 dwelling units per
5 acre) on a 6.03-acre area, Low Density Residential (1 to 2 dwelling units per acre) within the Community
6 Development Foundation Component to Commercial Office (0.35-1.0 Floor Area Ratio) on a 1.74-acre
7 area and Low Density Residential (1 to 2 dwelling units per acre) within the Community Development
8 Foundation Component to Commercial Tourist (0.20-0.35 Floor Area Ratio) on a 7.99-acre area, as
9 described herein and as shown on the exhibit entitled "GPA00792, EXHIBIT 6".

11 K. General Plan Amendment No. 797 (GPA00797) is a proposal to amend the Sun
12 City/Menifee Valley Area Plan by amending 16.18 acres (84.9 percent of the project site's total acreage)
13 of the Land Use Map designation from Commercial Office (CO) with a floor area ratio (FAR) of 0.35 to
14 1.0 within the Community Development Foundation Component to Very High Density Residential
15 (VHDR) with a density of 14 to 20 dwelling units per acre (DU/AC) within the Community Development
16 Foundation Component. The Rural Mountainous Land Use Designation on this site will not be changed.
17 The project site is located north of Grand Avenue, east of Antelope Drive, south of McCall Boulevard,
18 and west of Aspel Road in the Third Supervisorial District, as shown on the exhibit entitled "GPA00797,
19 EXHIBIT 6 – Proposed General Plan" a copy of which is attached hereto and incorporated herein by
20 reference. This amendment is associated with Plot Plan No. 21558, Change of Zone No. 7308, and
21 Circulation Element General Plan Amendment No. 729, which were considered with this amendment at
22 the public hearings before the Planning Commission and the Board of Supervisors.

23 Plot Plan No. 21558 proposes the development of approximately 19.06 acres (gross) for a 248 unit
24 multi-family apartment complex, including common recreation facilities in the unincorporated Sun
25 City/Menifee community in western Riverside County, California. Total parking for the site shall be 523
26 of which 250 are carport parking spaces with 8 being handicap accessible, 77 are garage parking spaces
27 with 2 being handicap accessible, and 196 are uncovered parking spaces with 9 being handicap accessible.
28 The southeast corner of the project site will remain as natural open space.

1 Change of Zone No. 7308 proposes to change the zoning on the subject property from
2 Commercial-Office (C-O) to General Residential (R-3), and Open Area Combining Zone Residential
3 Developments (R-5).

4 **BE IT FURTHER RESOLVED** by the Board of Supervisors, based on the evidence presented
5 on this matter, both written and oral, including Environmental Assessment No. 40754, that:

- 6 1. The site is located in the Sun City/Meniffee Valley Area Plan (SCMVAP).
- 7 2. The Sun City/Meniffee Valley Area Plan Land Use Map determines the extent, intensity,
8 and location of land uses within the SCMVAP.
- 9 3. The site is currently designated Commercial Office (0.35 to 1.0 floor area ratio) within the
10 Community Development Foundation Component.
- 11 4. The proposed amendment would amend 16.18 acres (84.9 percent of the project site's total
12 acreage) of the Land Use Map designation from Commercial Office (CO) with a floor area
13 ratio (FAR) of 0.35 to 1.0 to Very High Density Residential (14 to 20 dwelling units per
14 acre) within the Community Development Foundation Component. The Rural
15 Mountainous Land Use Designation on this site will not be changed.
- 16 5. The site is bordered (in clockwise order) to the north by properties designated Commercial
17 Office (CO) within the Community Development Foundation Component, to the east and
18 south by Rural Mountainous (RM) within the Rural Foundation Component, and to the
19 west by properties designated Medium High Density Residential (MHDR) within the
20 Community Development Foundation Component. The site is bordered by McCall
21 Boulevard to the north and Antelope Road to the west.
- 22 6. The site is zoned Commercial Office. The associated Change of Zone No. 7308 proposes
23 to change the zoning on the site to General Residential (R-3) and Open Area Combining
24 Zone-Residential Developments (R-5).
- 25 7. The site is bordered (in clockwise order) to the north by Commercial Office (CO), to the
26 east by properties zoned R-A-10 (Residential Agricultural with a 10-acre minimum lot
27 size) and Commercial Office (CO), to the south by properties zoned R-A-10 and to the
28 west by properties zoned R-4 (Planned Residential).

- 1 8. The site currently contains vacant land, inactive agricultural uses and other disturbances.
- 2 9. Surrounding land uses include vacant land to the northeast and north. The Menifee Valley
- 3 Medical Center is located to the northeast. To east and to the south is open space. Finally,
- 4 to the southwest and west are single-family residential developments.
- 5 10. The proposed Plot Plan is consistent with the proposed Very High Density Residential
- 6 (VHDR) (14-20 DU/AC) general plan land use designation, the proposed General
- 7 Residential (R-3) zoning classification, and it is consistent and compatible with the
- 8 existing surrounding general plan land use designations, zoning classifications, and
- 9 existing land uses. The proposed general plan land use designation and zoning
- 10 classification will continue to reflect the intent of the RCIP by providing a transition from
- 11 the Medium High Density Residential to the west of the site, and the Commercial Office
- 12 Designation to the east.
- 13 11. The proposed amendment does not involve a change in the Riverside County Vision or any
- 14 General Plan Principle in the General Plan.
- 15 12. The proposed amendment does not involve a change or conflict with any Foundation
- 16 Component designation in the General Plan.
- 17 13. The proposed amendment would either contribute to the achievement of the purposes of
- 18 the General Plan and SCMVAP.
- 19 14. Special circumstances or changes have emerged that were unanticipated in preparing the
- 20 General Plan.
- 21 15. The proposed project conforms to the fundamental values stated in the RCIP Vision
- 22 Chapter and in the SCMVAP Vision Summary section.
- 23 16. The proposed residential development will produce traffic generation at a level that is fifty
- 24 percent (50%) less than the trips projected from the General Plan traffic model for the site
- 25 if it remained designated Commercial Office (CR). If the property were to develop as
- 26 Commercial/Office per the General Plan, there would be a maximum of 3,727 daily trips to
- 27 and from the property, and there would be 1,828 daily trips to and from the property if the
- 28 project site were converted to Very High Density Residential. This fifty percent (50%)

1 reduction far exceeds the nine percent (9%) reduction requirement of the Highway 79
2 Policy area. The Transportation Department determined that the project has adequate
3 transportation infrastructure capacity to accommodate the added traffic growth and the
4 estimated overall trip generation will not exceed system capacity and that that the system
5 operation will continue to meet Level of Service standards.

6 17. The findings of the initial study performed pursuant to Environmental Assessment No.
7 40754 (a copy of which is attached hereto) are incorporated herein by reference. The initial
8 study determined that all of the environmental impacts of the proposed general plan
9 amendment (“the project”) were insignificant or would be lessened to a level of non-
10 significance through the conditions of approval applied to the associated Plot Plan. The
11 initial study concluded that the project, including its conditions of approval, would not
12 have a significant effect on the environment.

13 **BE IT FURTHER RESOLVED** by the Board of Supervisors that it **ADOPTS** the Mitigated
14 Negative Declaration for Environmental Assessment No. 40754 and **ADOPTS** General Plan Amendment
15 No. 797 (GPA00797) amending 16.18 acres of the Land Use Map designation from Commercial Office
16 with a floor area ratio of 0.35 to 1.0 to Very High Density Residential (14 to 20 dwelling units per acre)
17 within the Community Development Foundation Component, as described herein and as shown on the
18 exhibit entitled, “GPA00797, EXHIBIT 6 – Proposed General Plan.”

19 L. General Plan Amendment No. 800 (GPA00800) is a proposal to amend the Sun
20 City/Menifee Valley Area Plan by amending the land use designation for a 17.54-acre project site
21 designated as Community Development (CD) from Very High Density Residential (14 to 20 dwelling
22 units per acre) to High Density Residential (8 to 14 dwelling units per acre). The project is bounded to the
23 west by Haun Road and to the east by Interstate 215. The project lies midway between Wickerd Road to
24 the north and Scott Road to the south in the Third Supervisorial District, as shown on the exhibit entitled
25 “GPA00800, EXHIBIT 6” a copy of which is attached hereto and incorporated herein by reference. This
26 amendment is associated with Tentative Tract Map No. 33371 and Change of Zone No. 07121, which
27 were considered with this amendment at the public hearings before the Planning Commission and the
28 Board of Supervisors. Change of Zone No. 7121, would change the existing zoning classification on the

1 site from Scenic Highway Commercial (C-P-S) to General Residential (R-3). Tentative Tract Map No.
2 33371 is a proposal for a Schedule A Subdivision of 17.78 gross acres into six parcels for condominium
3 purposes and the development of a multi-family residential project. The proposed development is
4 comprised of 226 (2 to 4 bedroom) dwelling units dispersed into 42 two- and three-story buildings with a
5 maximum height of 35' 7". Four different unit plans ranging from 1,195 square feet to 2,168 square feet
6 are provided. Each individual unit is attached in groups of three-plexes to seven-plexes designed in
7 Craftsman and Prairie architectural styles. The proposed development will also provide for 452 garages
8 and 143 open-parking spaces (totaling 595). The development features a number of amenities including a
9 central turf/open play area, playground equipment, paseos, a pedestrian pathway loop along the project's
10 perimeter with exercise stations featuring equipment and a clubhouse with a spa, leisure/lap pool and
11 patio. An existing natural drainage channel adjacent to Haun Road will be incorporated into the project as
12 natural open space.

13 **BE IT FURTHER RESOLVED** by the Board of Supervisors, based on the evidence presented
14 on this matter, both written and oral, including Environmental Assessment No. 40053, that:

- 15 1. The site is located in the Sun City/Menifee Valley Area Plan (SCMVAP). The Sun
16 City/Menifee Valley Area Plan Land Use Map determines the extent, intensity, and
17 location of land uses within the SCMVAP.
- 18 2. The site is currently designated Very High Density Residential (14 to 20 dwelling units per
19 acre) within the Community Development Foundation Component.
- 20 3. The proposed amendment would amend 17.54 gross acres of the Land Use Map
21 designation from Very High Density Residential with a density of 14 to 20 dwelling unit
22 per acres to High Density Residential (8 to 14 dwelling units per acre) within the
23 Community Development Foundation Component.
- 24 4. Pursuant to Section 65863 of the Government Code and based upon the facts presented
25 within the staff analysis, the reduction in density is consistent with the adopted General
26 Plan, including the Housing Element. The remaining sites identified in the Housing
27 Element of the adopted General Plan are adequate to accommodate the County's share of
28 regional housing needs pursuant to Government Code Section 65584. This is based on the

1 fact that the Housing Element covering the 2001 through 2005 planning period determined
2 there was surplus of land in the Western County for all income categories (Housing
3 Element Table H-49).

4 5. The site is bordered (in clockwise order) on the north by properties designated Commercial
5 (CR) within the Community Development Foundation Component, on the east by
6 properties designated Commercial (CR) within the Community Development Foundation,
7 on the south by properties designated Commercial Retail (CR) within the Community
8 Development Foundation, and to the west by properties designated Business Park (BP).
9 The site is bordered by Haun Road to the west and Interstate 215 to the east.

10 6. The site is zoned Scenic Highway Commercial (C-P-S). The associated Change of Zone
11 No. 7121 proposes to change the zoning on the site to General Residential (R-3).

12 7. The site is bordered (in clockwise order) to the north by properties zoned Scenic Highway
13 Commercial (C-P-S), to the east by properties zoned Scenic Highway Commercial (C-P-S),
14 to the south by properties zoned Scenic Highway Commercial (C-P-S), and to the west by
15 properties zoned Industrial Park (I-P).

16 8. The site currently contains vacant land.

17 9. Surrounding land uses include vacant land to the north, south and west. To the east is
18 Interstate 215.

19 10. The proposed land use designation (HDR) would be consistent with the Community
20 Development Foundation Component, and a change to the site's Foundation Component is
21 not necessary.

22 11. 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 12. The proposed amendment would contribute to the achievement of the purposes of the
25 General Plan.

26 13. Special circumstances or changes have emerged that were unanticipated in preparing the
27 General Plan.
28

- 1 14. The proposed project will not be detrimental to the purposes of the General Plan or the Sun
2 City/ Menifee Area Plan. The proposed subdivision is consistent with the proposed High
3 Density Residential (8-14 dwelling units per acre) general plan land use designation, the
4 proposed General Residential (R-3) zoning classification pursuant to Ordinance No. 348.
5 The proposed project is consistent and compatible with the existing surrounding general
6 plan land use designations, zoning classifications, and existing land uses. The proposed
7 general plan land use designation and zoning classification will continue to reflect the
8 intent of the General Plan by protecting the existing residential character of the area.
- 9
10 15. While there are land use designations in the Area Plan for development of High Density
11 Residential (8-14 DU/Acre) projects, none are located within the Community Center
12 Overlay west of the I-215. The proposed project follows the guidelines established by
13 Community Center in terms of vertical and horizontal development; it incorporates
14 historical features through architecture and design elements as proscribed in Appendix J. of
15 the General Plan. This project is part of an updated vision of the core support for a Town
16 Center or a Job Center, which includes a mix of single-family and multi-family residential
17 neighborhoods where the densities and intensities begin to increase as development evolves
18 towards the north and west of the project site.
- 19 16. The proposed project is consistent with the Schedule 'A' map requirements of Ordinance
20 No. 460, and with other applicable provisions of Ordinance No. 460.
- 21 17. The public's health, safety, and general welfare are protected through project design.
- 22 18. The proposed project is compatible with the present and future logical development of the
23 area.
- 24 19. The findings of the initial study performed pursuant to Environmental Assessment No.
25 40053 (a copy of which is attached hereto) are incorporated herein by reference. The initial
26 study determined that all of the environmental impacts of the proposed general plan
27 amendment ("the project") were insignificant or would be lessened to a level of non-
28 significance through the conditions of approval applied to the associated tentative tract

1 map. The initial study concluded that the project, including its conditions of approval,
2 would not have a 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. 40053 and **ADOPTS** General Plan Amendment
5 No. 800 (GPA00800) amending 17.54 acres of the Land Use Map designation from Very High Density
6 Residential (14 to 20 dwelling units per acre) within the Community Development Foundation
7 Component to High Density Residential (8 to 14 dwelling units per acre), as described herein and as
8 shown on the exhibit entitled, "GPA00800, EXHIBIT 6."

9 M. General Plan Amendment No. 809 (GPA00809) is a proposal to amend the Western
10 Coachella Valley Area Plan by amending the Land Use Map designation from Light Industrial (0.25 - 0.6
11 FAR) within the Community Development Foundation Component to Commercial Retail (0.2 - 0.35
12 FAR) within the Community Development Foundation, on an approximately 1 acre portion of an
13 approximately 6.9-acre area located northerly of Varner Road, southerly of Wildcat Drive, easterly of
14 Berkey Drive, and westerly of Washington Street in the Bermuda Dunes Zoning District of the Fourth
15 Supervisorial District, as shown on the exhibit entitled "GPA00809, EXHIBIT 6", a copy of which is
16 attached hereto and incorporated herein by reference. This amendment is associated with Change of Zone
17 No. 7340 and which was considered concurrently at the public hearings before the Planning Commission
18 and the Board of Supervisors. Change of Zone No. 7340 proposes to change the zoning on the proposed
19 amendment site ("the site") from I-P (Industrial Park) to C-P-S (Scenic Highway Commercial).
20 Conditional Use Permit No. 3446, Tentative Parcel Map No. 34168, and Environmental Assessment were
21 previously approved on this site.
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24 **BE IT FURTHER RESOLVED** by the Board of Supervisors, based on the evidence presented
25 on this matter, both written and oral, including Environmental Assessment No. 39942 that:

- 26 1. The site is located in the Western Coachella Valley Area Plan (WCVP).
27
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- 1 2. The Western Coachella Valley Area Plan Land Use Map determines the extent, intensity,
2 and location of land uses within the WCVP.
- 3 3. The site is currently designated Light Industrial (0.25 - 0.6 FAR) within the Community
4 Development Foundation Component.
- 5 4. The proposed amendment would change the WCVP land use designation on the site from
6 Light Industrial within the Community Development Foundation Component to
7 Commercial Retail (0.2 - 0.35 FAR) within the Community Development Foundation
8 Component.
- 9 5. The site is bordered (in clockwise order) on the north by properties designated Commercial
10 Retail, on the east by Properties designated Commercial Retail, on the south and west by
11 properties designated Light Industrial, within the Community Development Foundation
12 Component.
- 13 6. The site is zoned I-P (Industrial Park). The associated Change of Zone No. 7340 proposes
14 to change the zoning on the site to C-P-S (Scenic Highway Commercial).
- 15 7. The site is bordered (in clockwise order) on the north by properties zoned C-P-S (Scenic
16 Highway Commercial), on the east by properties zoned SP (Specific Plan), on the south
17 and west by properties zoned I-P (Industrial Park).
- 18 8. The site is vacant and graded as part of a previously approved grading permit for
19 Conditional Use Permit No. 3446.
- 20 9. Surrounding land uses (in clockwise order) include vacant and graded pads to the north,
21 east, south, and west.
- 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.
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- 1 11. The proposed amendment would contribute to the achievement of the purposes of the
2 General Plan.
- 3 12. Special circumstances or changes have emerged that were unanticipated in preparing the
4 General Plan.
- 5 13. The proposed general plan amendment will not be detrimental to public health, safety, and
6 welfare.
- 7 14. The proposed amendment is consistent with the policies of the Western Coachella Valley
8 Area Plan and with all policies of the Riverside County General Plan, as adopted on
9 October 7, 2003.
- 10 15. Although the proposed project could have a significant effect on the environment, nothing
11 further is required, because all potentially significant effects have been adequately
12 analyzed in an earlier Mitigated Negative Declaration pursuant to applicable legal
13 standards as fully set forth in Environmental Assessment No. 39942, a copy of which is
14 attached hereto and incorporated herein by reference, and have been avoided or mitigated
15 pursuant to that earlier Mitigated Negative Declaration, including revisions or mitigation
16 measures that are imposed upon the proposed project. Environmental Assessment No.
17 39942 determined that the conditional use permit and Tentative Parcel map, the
18 implementation of which requires General Plan Amendment No. 809 and Change of Zone
19 No. 7340, would have unavoidable impacts on, or be impacted by, aesthetics, air quality,
20 biological resources, geology/soils, hazards and hazardous materials, hydrology/water
21 quality, land use/planning, noise, transportation/traffic and utilities/service systems.
22 However, it was determined that each of these impacts was insignificant or would be
23 mitigated to a level of non-significance through the conditions of approval (including
24 referenced government agency letters) applied to the associated conditional use permit and
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1 parcel map. 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. 39942 and **ADOPTS** General Plan Amendment
5 No. 809 (GPA00809) from Light Industrial (0.25 - 0.6 FAR) within the Community Development
6 Foundation Component to Commercial Retail (0.2 - 0.35 FAR) within the Community Development
7 Foundation, as described herein and as shown on the exhibit entitled "GPA00809, EXHIBIT 6."

8
9 N. General Plan Amendment No. 812 (GPA00812) is a proposal to amend the San Jacinto
10 Valley Area Plan Circulation Element by reducing the designation of approximately 1 mile of Newport
11 Road between State Street and Girard Street from a Secondary Highway with a 100 foot wide Right-Of-
12 Way (ROW) to a Collector with a 74 foot wide ROW and by reducing the designation of approximately
13 1.2 mile of Girard Street between Newport Road and Gibbel Street from a Secondary Highway with a 100
14 foot wide ROW to a Collector with a 74 foot wide ROW in the Third Supervisorial District, as shown on
15 the exhibit entitled "GPA00812, Exhibit A - Proposed General Plan" a copy of which is attached hereto
16 and incorporated herein by reference. This amendment is associated with Change of Zone No. 7129 and
17 Tentative Tract Map No. 33228, which were considered concurrently with this amendment at the public
18 hearings held before the Planning Commission and the Board of Supervisors. Change of Zone No. 7124
19 proposes to change the zoning on a 73.89-acre area located north of the Newport Road segment and west
20 of the Girard Street segment from the Residential Agricultural Zone with a 2½ acre minimum lot size (R-
21 A-2½) to One Family Dwelling Zone with a 20,000 square foot minimum lot size (R-1-20,000).
22 Tentative Tract Map No. 33228 is a Schedule "B" proposal to subdivide this 73.89-acres into 96 single-
23 family residential lots with a minimum lot size of 20,000 square feet, two detention basins (Lot A and Lot
24 B), and one drainage channel.

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. 40076, that:

- 27 1. The site is located in the San Jacinto Valley Area Plan (SJVAP).
28

- 1 2. The San Jacinto Valley Area Plan Circulation Element Map determines the extent,
2 intensity, and location of General Plan designated roadways within the SJVAP.
- 3 3. The proposed amendment would amend the San Jacinto Valley Area Plan Circulation
4 Element by reducing the designation of approximately 1 mile of Newport Road between
5 State Street and Girard Street from a Secondary Highway with a 100 foot wide Right-Of-
6 Way (ROW) to a Collector with a 74 wide ROW and by reducing the designation of
7 approximately 1.2 mile of Girard Street between Newport Road and Gibbel Street from a
8 Secondary Highway with a 100 foot wide ROW to a Collector with a 74 foot wide ROW.
- 9 4. The San Jacinto Valley Area Land Use Map determines the extent, intensity, and location
10 of land uses within the SJVAP.
- 11 5. The site associated with this circulation amendment which lies west of the Girard Street
12 segment and north of the Newport Road segment is currently designated Low Density
13 Residential with a ½ acre minimum lots size within the Community Development
14 Foundation Component.
- 15 6. The site associated with this circulation amendment is bordered (in clockwise order) on the
16 west and north by properties within the City of Hemet, on the east by properties designated
17 Low Density Residential within the Community Development Foundation Component, and
18 on the south by properties designated Low Density Residential within the Rural
19 Development Foundation Component.
- 20 7. The site associated with this circulation amendment is zoned Residential Agricultural with
21 a 2½ acre minimum (R-A-2½). The associated Change of Zone No. 7124 proposes to
22 change the zoning on the site to One Family Dwelling with a 20,000 square foot minimum
23 lot size (R-1-20,000).
- 24 8. The site associated with this circulation amendment is bordered (in clockwise order) on the
25 west and north by properties within the City of Hemet, on the east by properties zoned
26 Residential Agricultural with a 2 acre minimum lot size (R-A-2), on the southeast by
27 properties zoned Controlled Development Areas with a 10 acre minimum lot size (W-2-10)
28 and Controlled Development Areas (W-2), and on the south by properties zoned Light

1 Agriculture with a 10 acre minimum lot size (A-1-10), and Light Agriculture with a 1 acre
2 minimum lot size (A-1-1).

3 9. The site associated with this circulation amendment currently contains a nursery.

4 10. Land uses surrounding the site associated with this circulation amendment (in clockwise
5 order) include the Mc Sweeny Farms Specific Plan development within the City of Hemet
6 to the west and north, scattered single family homes and vacant land to the east, and rural
7 single family development to the south.

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

10 12. The proposed amendment would contribute to the achievement of the purposes of the
11 General Plan.

12 13. Special circumstances or changes have emerged that were unanticipated in preparing the
13 General Plan, since the City of Hemet has amended the Circulation designations of
14 Newport Road and Girard Street adjoining its boundaries to a Collector standard as part of
15 the Mc Sweeny Farms Specific Plan approval after the Riverside County General Plan was
16 adopted.

17 14. The proposed amendment will make these two segments of Newport Road and Girard
18 Street consistent and compatible with the standard to which they will be improved under
19 the Circulation Element of the City of Hemet and the present and future logical
20 development of the area.

21 15. The proposed general plan amendment will not be detrimental to public health, safety, and
22 welfare.

23 16. The proposed amendment is consistent with the policies of the Jan Jacinto Valley Area
24 Plan and with all policies of the Riverside County General Plan, as adopted on October 7,
25 2003.

26 17. The findings of the initial study performed pursuant to Environmental Assessment No.
27 40076 (a copy of which is attached hereto) are incorporated herein by reference. The
28 initial study determined that the proposed general plan amendment, change of zone and

1 tentative tract map would have impacts on, or be impacted by, agricultural resources,
2 cultural resources, geology/soils, hazards and hazardous materials, hydrology/water
3 quality, public services, transportation/traffic, and utilities/service systems. However, it
4 was determined that each of these impacts was insignificant were insignificant or would be
5 lessened to a level of non-significance through the conditions of approval applied to the
6 associated tentative tract map. The initial study concluded that the project, including its
7 conditions of approval, would not have a significant effect on the environment.

8 **BE IT FURTHER RESOLVED** by the Board of Supervisors that it **ADOPTS** the Negative
9 Declaration/Environmental Assessment No. 40076 and **ADOPTS** General Plan Amendment No. 812
10 (GPA00812) amending the San Jacinto Valley Area Plan Circulation Element by reducing the designation
11 of approximately 1 mile of Newport Road between State Street and Girard Street from a Secondary
12 Highway with a 100 foot wide Right-Of-Way (ROW) to a Collector with a 74 foot wide ROW and by
13 reducing the designation of approximately 1.2 mile of Girard Street between Newport Road and Gibbel
14 Street from a Secondary Highway with a 100 foot wide ROW to a Collector with a 74 foot wide ROW,
15 as described herein and as shown on the exhibit entitled, "GPA00812 – Exhibit A – Proposed."

17 O. General Plan Amendment No. 817 (GPA00817) is a proposal to amend the Eastvale Area
18 Plan by amending the Land Use Map designation from Medium Density Residential (2 to 5 dwelling units
19 per acre) within the Community Development Foundation Component to Medium High Density
20 Residential (5 to 8 dwelling units per acre) within the Community Development Foundation Component
21 on a 40.01-acre area located northerly of Citrus Street, easterly of Cleveland Avenue, southerly of
22 Schliesman Road and westerly of Hamner Avenue in the Prado-Mira Loma Zoning District of the Second
23 Supervisorial District, as shown on the exhibit entitled "GPA00817, Exhibit 6" a copy of which is
24 attached hereto and incorporated herein by reference. This amendment is associated with Tentative Tract
25 Map No. 34014, Change of Zone No. 7228, and Environmental Assessment No. 40424, which were
26 considered concurrently with this amendment at the public hearings before the Planning Commission and
27 the Board of Supervisors. Tentative Tract Map No. 34014 proposes a Schedule A subdivision of 40.01
28

1 gross acres into 29 condominium lots (152 Traditional Units / 72 Clustered Units / totaling 224 Units with
2 a density of 5.6 dwelling units per acre) with a minimum lot size of 16,104 square feet, three (3) open
3 space lots totaling 1.98 acres which includes a 3,206 square foot tot lot, two (2) community facilities, and
4 one (1) passive park, four (4) Edison easement lots totaling 28,454 square feet, one (1) detention basin
5 totaling 25,992 square feet, 448 garaged parking spaces, 47 off street perpendicular spaces, and 87 on
6 street parking spaces. Change of Zone No. 7228 proposes to change the zoning on the proposed
7 amendment site from Heavy Agricultural with a 10-acre minimum lot size (A-2-10) to General
8 Residential (R-3). The property was located within Mira Loma Agricultural Preserve No. 5, Map 184,
9 however the property is no longer subject to the Williamson Act, and no longer located within the
10 boundaries of an Agricultural Preserve, pursuant to Agriculture Present Case No. 960.

11 **BE IT FURTHER RESOLVED** by the Board of Supervisors, based on the evidence presented
12 on this matter, both written and oral, including Environmental Assessment No. 40424, that the site is
13 located in the Eastvale Area Plan.

- 14 1. The Eastvale Area Plan Land Use Map determines the extent, intensity, and location of
15 land uses within its boundaries.
- 16 2. The site is currently designated Medium Density Residential (2 to 5 dwelling units per
17 acre) within the Community Development Foundation Component.
- 18 3. The proposed amendment would change the Land Use designation from Medium Density
19 Residential (2 to 5 dwelling units per acre) within the Community Development
20 Foundation Component to Medium High Density Residential (5 to 8 dwelling units per
21 acre) within the Community Development Foundation Component to allow a targeted
22 density of 5.6 dwelling units per acre.
- 23 4. The site is bordered (in clockwise order) on the north, east, south and west by properties
24 designated Medium Density Residential (2 to 5 dwelling units per acre) within the
25 Community Development Foundation Component.
- 26 5. The site is zoned A-2-10 (Heavy Agriculture with a 10 acre minimum lot size). The
27 associated Change of Zone No. 7228 proposes to change the zoning on the site to R-3
28 (General Residential) to allow traditional and clustered units.

- 1 6. The site is bordered (in clockwise order) on the north and east by properties zoned R-4
2 (Planned Residential), to the south by properties zoned R-1 (One Family Dwellings) and to
3 the west by properties zoned A-2-5 (Heavy Agriculture with a 5 acre minimum lot size).
- 4 7. The site currently contains vacant land, inactive agricultural uses, and other disturbances.
- 5 8. Surrounding land uses (in clockwise order) include residential uses to the north, east and
6 south. Land uses to the west include a school site and vacant land.
- 7 9. The proposed amendment does not involve a change in the Riverside County Vision or any
8 General Plan Principle in the General Plan.
- 9 10. The proposed amendment would contribute to the achievement of the purposes of the
10 General Plan.
- 11 11. Special circumstances or changes have emerged that were unanticipated in preparing the
12 General Plan.
- 13 12. The land use boundaries designated on the Riverside County Integrated Project (RCIP)
14 General Plan Land Use Map (2003) were delineated based on projected and current land
15 uses at the time which did not anticipate the need or demand for Medium-High Density
16 Residential in this area.
- 17 13. The proposed general plan amendment will not be detrimental to public health, safety, and
18 welfare.
- 19 14. The proposed amendment is consistent with the policies of the Eastvale Area Plan and with
20 all policies of the Riverside County General Plan, as adopted on October 7, 2003.
- 21 15. The findings of the initial study performed pursuant to Environmental Assessment No.
22 40424 (a copy of which is attached hereto) are incorporated herein by reference. The initial
23 study determined that all of the environmental impacts of the proposed projects were
24 insignificant or would be lessened to a level of non-significance through the conditions of
25 approval applied to the associated tentative tract map. The initial study concluded that the
26 project, including its conditions of approval, would not have a significant effect on the
27 environment.

28 **BE IT FURTHER RESOLVED** by the Board of Supervisors that it **ADOPTS** the Negative

1 Declaration/Environmental Assessment No. 40424 and **ADOPTS** General Plan Amendment No. 817
2 (GPA00817) amending 40.01 acres of the Land Use Map designation from Medium Density Residential
3 (2 to 5 dwelling units per acre) within the Community Development Foundation Component to Medium
4 High Density Residential (5 to 8 dwelling units per acre) within the Community Development Foundation
5 Component to allow a targeted density of 5.6 dwelling units per acre, as described herein and as shown on
6 the exhibit entitled "GPA00817".

7 P. General Plan Amendment No. 820 (GPA00820) is a proposal to amend the Pass Area Plan
8 by amending the Land Use Map designation from Medium Density Residential (2 to 5 dwelling units per
9 acre) within the Community Development Foundation Component to Very Low Density Residential (1
10 acre minimum) on a 2.60-acre area located northerly of Brookside Avenue, easterly of Virginia Lane,
11 southerly of Cherry Valley Boulevard, and westerly of Mountain View Avenue in the Cherry Valley
12 Zoning District of the Fifth Supervisorial District, as shown on the exhibit entitled "GPA00820,
13 EXHIBIT 6", a copy of which is attached hereto and incorporated herein by reference. This amendment is
14 associated with Tentative Parcel Map No. 32841, which was considered concurrently with this
15 amendment at the public hearings before the Planning Commission and the Board of Supervisors.
16 Tentative Parcel Map No. 32841 proposes a Schedule H subdivision of 2.60 acre into two residential lots
17 with a minimum lot size of one acre.
18

19
20 **BE IT FURTHER RESOLVED** by the Board of Supervisors, based on the evidence presented
21 on this matter, both written and oral, including Environmental Assessment No. 40053, that:

- 22 1. The site is located in the Pass Area Plan (PAP).
- 23 2. The Pass Area Plan Land Use Map determines the extent, intensity, and location of land
24 uses within the PAP.
- 25 3. The site is currently designated Medium Density Residential (2 to 5 dwelling units per
26 acre) within the Community Development Foundation Component.
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- 1 4. The proposed amendment would change the PAP land use designation on the site from
2 Medium Density Residential (2 to 5 dwelling units per acre) within the Community
3 Development Foundation Component to Very Low Density Residential (1 acre minimum).
- 4 5. Pursuant to Section 65863 of the Government Code and based upon the facts presented
5 within the staff analysis, the reduction in density is consistent with the adopted General
6 Plan, including the Housing Element. The remaining sites identified in the Housing
7 Element of the adopted General Plan are adequate to accommodate the County's share of
8 regional housing needs pursuant to Government Code Section 65584. This is based on the
9 fact that the Housing Element covering the 2001 through 2005 planning period determined
10 there was surplus of land in the Western County for all income categories (Housing
11 Element Table H-49).
- 12 6. The site is bordered (in clockwise order) on the north by properties designated Commercial
13 Retail (0.20 to 0.35 floor area ratio), on the east by properties designated Medium Density
14 Residential (2 to 5 dwelling units per acre), on the south by properties designated Very
15 Low Density Residential (1 acre minimum), and on the west by Virginia Lane. Properties
16 on the opposite (westerly) side of Virginia Lane are designated Very Low Density
17 Residential (1 acre minimum).
- 18 7. The site is zoned Residential Agriculture with a 1 acre minimum lot size (R-A-1).
- 19 8. The site is bordered (in clockwise order) on the north by properties zoned General
20 Commercial (C-1/C-P), on the east by properties zoned Residential Agriculture with a 1
21 acre minimum lot size(R-A-1), on the south by properties zoned Light Agriculture with a 1
22 Acre Minimum lot size(A-1-1), and on the west by Virginia Lane. Properties on the
23 opposite (westerly) side of Virginia Lane are zoned Residential Agriculture with a 1 acre
24 minimum lot size (R-A-1) and Light Agriculture with a 1 Acre Minimum lot size(A-1-1).
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- 1 9. The site contains an existing single family residence.
- 2 10. Surrounding land uses (in clockwise order) include commercial and single family
3 residential north, vacant land to the east, single family residential to the south, and Virginia
4 Lane to the west. Land uses on the opposite (westerly) side of Virginia Lane include single
5 family residential and vacant land.
- 6 11. 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 12. The proposed amendment would contribute to the achievement of the purposes of the
9 General Plan.
- 10 13. Special circumstances or changes have emerged that were unanticipated in preparing the
11 General Plan.
- 12 14. The proposed general plan amendment will not be detrimental to public health, safety, and
13 welfare.
- 14 15. The proposed amendment is consistent with the policies of the Pass Area Plan and with all
15 policies of the Riverside County General Plan, as adopted on October 7, 2003.
- 16 16. The findings of the initial study performed pursuant to Environmental Assessment No.
17 40035 (a copy of which is attached hereto) are incorporated herein by reference. The initial
18 study determined that the proposed general plan amendment and Tentative Parcel Map
19 ("the project") would have impacts on, or be impacted by, flooding and sewer services.
20 However, it was determined that each of these impacts was insignificant or would be
21 mitigated to a level of non-significance through the conditions of approval (including
22 referenced government agency letters) applied to the associated Tentative Parcel Map. The
23 initial study concluded that the project, as mitigated, would not have a significant effect on
24 the environment.
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1 **BE IT FURTHER RESOLVED** by the Board of Supervisors that it **ADOPTS** the Mitigated
2 Negative Declaration for Environmental Assessment No. 40035 and **ADOPTS** General Plan Amendment
3 No. 820 (GPA00820) from Medium Density Residential (2 to 5 dwelling units per acre) within the
4 Community Development Foundation Component to Very Low Density Residential (1 acre minimum), as
5 described herein and as shown on the exhibit entitled "GPA00820, EXHIBIT 6".

6 Q. General Plan Amendment No. 836 (GPA00836) is a proposal to amend the Jurupa Area
7 Plan by amending the Land Use Map designation from Low Density Residential (1/2 acre minimum) and
8 Business Park (0.25 – 0.60 floor area ratio) within the Community Development Foundation Component
9 to Commercial Retail (0.20 – 0.35 floor area ratio) and Public Facilities (<0.60 floor area ratio) on an area
10 located along Mission Boulevard between San Sevaine Way and Stanton Street in the Community of Glen
11 Avon of the Second Supervisorial District, as shown on the exhibit entitled "GPA00836, ATTACHMENT
12 A", a copy of which is attached hereto and incorporated herein by reference. This amendment is a
13 Riverside County initiated General Plan Amendment and is not associated with any other case. The case
14 was considered at the public hearings before the Planning Commission and the Board of Supervisors.
15

16 **BE IT FURTHER RESOLVED** by the Board of Supervisors, based on the evidence presented
17 on this matter, both written and oral, including Environmental Assessment No. 41148, that:
18

- 19 1. The area is located in the Jurupa Area Plan (JURAP).
- 20 2. The Jurupa Area Plan Land Use Map determines the extent, intensity, and location of land
21 uses within the JURAP.
- 22 3. The area is currently designated Low Density Residential (1/2 acre minimum) and Business
23 Park (0.25 – 0.60 floor area ratio) within the Community Development Foundation
24 Component.
- 25 4. The proposed amendment would change the JURAP land use designation on the site from
26 Low Density Residential (1/2 acre minimum) and Business Park (0.25 – 0.60 floor area
27 ratio) to Commercial Retail (0.20 – 0.35 floor area ratio) and Public Facilities (<0.60 floor area
28 ratio).

1 ratio) within the Community Development Foundation Component to Commercial Retail
2 (0.20 – 0.35 floor area ratio) and Public Facilities (<0.60 floor area ratio).

3 5. The amendment is intended to eliminate complications, unnecessary expense and confusion
4 caused by the split designation by applying a single land use designation of Commercial
5 Retail (CR) except for the two parcels owned by the Riverside County Flood Control. The
6 designation of the two parcels will be Public Facilities (PF).
7

8 6. The project area is also contained by RCIP's (Riverside County Integrated Project) General
9 Plan as Mission Boulevard Policy Area which encourages providing incentives for lot
10 consolidation and other strategies to promote cohesive, unified planning of development.
11 General Plan Amendment No. 836 is an attempt to carry forward this goal of the RCIP
12 General Plan.
13

14 7. Pursuant to Section 65863 of the Government Code and based upon the facts presented
15 within the staff analysis, the reduction in density is consistent with the adopted General
16 Plan, including the Housing Element. The remaining sites identified in the Housing
17 Element of the adopted General Plan are adequate to accommodate the County's share of
18 regional housing needs pursuant to Government Code Section 65584. This is based on the
19 fact that the Housing Element covering the 2001 through 2005 planning period determined
20 there was surplus of land in the Western County for all income categories (Housing
21 Element Table H-49).
22

23 8. The site is also split zoned with General Commercial (C-1/C-P), Light Agriculture (A-1),
24 and Manufacturing-Service Commercial (M-SC).

25 9. The area is bordered by multiple land use designations and zoning.

26 10. Many of the properties in the area have established residential and commercial uses, such
27 as used automobile sales lot, convenience markets, houses of worship and single family
28

1 residential units. Other parcels are still vacant. Several of the parcels are considered "flag
2 lots" which are provided access via long and narrow easements from Mission Boulevard.

3 11. 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 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 41148 (a copy of which is attached hereto) are incorporated herein by reference. The initial
15 study determined that the proposed general plan amendment would have no significant
16 effect on the environment.

17
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19 **BE IT FURTHER RESOLVED** by the Board of Supervisors that it **ADOPTS** the Negative Declaration
20 for Environmental Assessment No. 41148 and **ADOPTS** General Plan Amendment No. 836 (GPA00836)
21 from Low Density Residential (1/2 acre minimum) and Business Park (0.25 – 0.60 floor area ratio) within
22 the Community Development Foundation Component to Commercial Retail (0.20 – 0.35 floor area ratio)
23 and Public Facilities (<0.60 floor area ratio) as described herein and as shown on the exhibit entitled
24 "GPA00836, ATTACHMENT A".

25
26 R. General Plan Amendment No. 842 (GPA00842) is a proposal to amend the Jurupa Area
27 Plan by amending the Land Use Map designation from Commercial Retail (0.20 - 0.35 Floor Area Ratio)
28

1 within the Community Development Foundation Component to Commercial Office (0.25 - 1.0 floor area
2 ratio "FAR") on a 2.87-acre area located easterly of Etiwanda Avenue, between Limonite Avenue and
3 58th Street in the Prado-Mira Loma Zoning District of the Second Supervisorial District, as shown on the
4 Exhibit 6 entitled "GPA00842-Proposed General Plan", a copy of which is attached hereto and
5 incorporated herein by reference. This amendment is associated with Change of Zone No. 7342 and
6 Conditional Use Permit Case No. 3518, which were considered concurrently with this amendment at the
7 public hearings before the Planning Commission and the Board of Supervisors. Change of Zone No. 7342
8 proposes to change the zoning on the proposed amendment site ("the site") from C-P-S (Scenic Highway
9 Commercial) to C-1/C-P (General Commercial) to allow a mini self storage facility. Conditional Use
10 Permit Case No. 3518 proposes a 114,765 square foot mini self storage facility on a Floor Area Ratio of
11 0.939 on 2.87 acres with a 48.63% lot coverage. The self storage facility consists of a 360 square feet
12 postal annex/copy service, a 2,300 square feet leasing office, 4 buildings – building A with 11,377 square
13 feet, building B with 14,297 square feet, building C with 4,179 square feet, building D with 84,912 square
14 feet (3 stories) – 1st level (28,304 square feet), 2nd level (28,304 square feet), 3rd level (28,304 square
15 feet), 9 RV parking spaces, 7 loading spaces, 8 standard parking spaces, 2 ADA parking spaces, and
16 6.59% of landscaping.

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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. 40871, that:

- 21 1. The site is located in the Jurupa Area Plan (JURAP).
- 22 2. The Jurupa Area Plan Land Use Map determines the extent, intensity, and location of land
23 uses within the JURAP.
- 24 3. The site is currently designated Commercial Retail (0.20 - 0.35 Floor Area Ratio) within
25 the Community Development Foundation Component.
- 26 4. The proposed amendment would change the JURAP land use designation on the site from
27 Commercial Retail within the Community Development Foundation Component to
28 Commercial Office (0.25 - 1.0 floor area ratio "FAR").

- 1 5. The site is bordered (in clockwise order) on the north by properties designated as
2 Commercial Retail within the Community Development Foundation Components and Low
3 Density Residential with a 1/2 acre minimum lot sizes within the Rural Community
4 Foundation Component, on the east by properties designated as Low Density Residential
5 with a 1/2 acre minimum lot sizes within the Rural Community Foundation Component, on
6 the south by properties designated as Commercial Retail within the Community
7 Development, and on the west by Etiwanda Avenue. Properties on the opposite (westerly)
8 side of Etiwanda Avenue are designated Low Density Residential with a 1/2 acre minimum
9 lot sizes within the Rural Community Foundation Component.
- 10 6. The site is zoned C-P-S (Scenic Highway Commercial). The associated Change of Zone
11 No. 7342 proposes to change the zoning on the site to C-1/C-P (General Commercial) to
12 allow a mini self storage facility.
- 13 7. The site is bordered (in clockwise order) on the north by properties zoned C-P-S (Scenic
14 Highway Commercial) and A-1 (Light Agriculture), on the east by properties zoned A-1
15 (Light Agriculture), on the south by properties zoned C-P-S (Scenic Highway
16 Commercial), and on the west by Etiwanda Avenue. Properties on the opposite (westerly)
17 side of Etiwanda Avenue are zoned R-A-1/2 (Residential Agricultural, 1/2 acre minimum lot
18 size).
- 19 8. The site is relatively flat and has a single family residence.
- 20 9. Surrounding land uses (in clockwise order) include vacant to the north, single-family
21 residences to the east, single-family residences and commercial property to the south, and
22 Etiwanda Avenue to the west. Land uses on the opposite (westerly) side of Etiwanda
23 Avenue include single-family residences.
- 24 10. The General Plan Foundation Component will remain the same.
- 25 11. The proposed amendment does not involve a change in the Riverside County Vision, or any
26 General Plan Principle in the General Plan.
- 27 12. The proposed amendment would contribute to the achievement of the purposes of the
28 General Plan.

- 1 13. Special circumstances or changes have emerged that were unanticipated in preparing the
2 General Plan.
- 3 14. The proposed general plan amendment will not be detrimental to public health, safety, and
4 welfare.
- 5 15. The proposed amendment is consistent with the policies of the Jurupa Area Plan and with
6 all policies of the Riverside County General Plan, as adopted on October 7, 2003.
- 7 16. The findings of the initial study performed pursuant to Environmental Assessment No.
8 40871 (a copy of which is attached hereto) are incorporated herein by reference. The initial
9 study determined that the proposed general plan amendment, change of zone, and
10 conditional use permit ("the project") would have impacts on, or be impacted by, cultural
11 resources, geology/soils, hydrology/water quality, and noise. However, it was determined
12 that each of these impacts was insignificant or would be mitigated to a level of non-
13 significance through the conditions of approval (including referenced government agency
14 letters) applied to the associated conditional use permit. The initial study concluded that the
15 project, as mitigated, would not 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. 40871 and **ADOPTS** General Plan Amendment
18 No. 842 (GPA00842) from Commercial Retail within the Community Development Foundation
19 Component to Commercial Office, as described herein and as shown on the exhibit entitled "GPA00842-
20 Proposed General Plan."

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