

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

303B



FROM: TLMA - Planning Department

SUBMITTAL DATE:  
December 1, 2007

SUBJECT: RESOLUTION NO. 2007-494 - FOURTH CYCLE OF GENERAL PLAN AMENDMENTS (LAND USE ELEMENT) FOR 2007 (GPA Nos. 704, 738, 754, 775, 787, 838, 850, and 863).

RECOMMENDED MOTION:

**ADOPTION** of Resolution No. 2007-494 amending the Riverside County General Plan in accordance with the Board's actions taken on General Plan Amendment (GPA) Nos. 704, 738, 754, 775, 787, 838, 850, and 863.

BACKGROUND:

Board of Supervisors Resolution No. 2007-494 for the fourth General Plan Amendment cycle of 2007 is organized in numeric order. The table below groups the General Plan Amendments by Supervisorial District:

BY EXECUTIVE OFFICE

FORM APPROVED COUNTY COUNSEL

DATE 12/1/07  
Tina Grande  
Departmental Concurrence

BY: Minh C. Tran DATE Nov. 3, 07  
MINH C. TRAN

Policy

Consent

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

Ron Goldman  
Planning Director

AJA

(Continued On Attached Pages)

Prev. Agn. Ref.

District: All

Agenda Number:

3-74

SUPERVISORIAL DISTRICT	AREA PLAN	CASE NO.	PAGES	LETTER
First	Elsinore	GPA No. 704	1	A
	Elsinore	GPA No. 738	4	B
	Elsinore	GPA No. 754	7	C
Second	Jurupa	GPA No. 850	19	G
Fourth	Eastern Coachella Valley	GPA No. 787	12	E
	Palo Verde Valley	GPA No. 838	16	F
	Eastern Coachella Valley	GPA No. 863	21	H
Fifth	Nuevo	GPA No. 775	10	D

**INDIVIDUAL AMENDMENTS:**

The General Plan Amendments comprising the fourth cycle of 2007 were considered by the Board of Supervisors on December 18, 2007; and are described below:

**GPA No. 704** affects the Elsinore Area Plan, and amends the designation on approximately 19.12 acres located easterly of Plumas Street and southerly of Grand Avenue from Very Low Density Residential within the Community Development Foundation Component to Low Density Residential.

**GPA No. 738** affects the Elsinore Area Plan, and amends the designation on approximately 4.14 gross acres located easterly of Nyiri Way and southerly of Grand Avenue from Estate Density Residential within the Rural Community Foundation Component to Low Density Residential.

**GPA No. 754** affects the Elsinore Area Plan, and amends the designation on approximately 48.15 net acres located southerly of Clinton Keith Road and westerly of Inland Valley Drive from Community Center and Light Industrial within the Community Development Foundation Component to Specific Plan No. 340.

**GPA No. 775** affects the Lakeview/Nuevo Area Plan, and amends the designation on approximately 5.11 gross acres located northerly of Elvira Drive, easterly of Ramona Avenue, southerly of Nuevo Road, and westerly of Rosary Road from Commercial Retail within the Community Development Foundation Component to Low Density Residential.

**GPA No. 787** affects the Eastern Coachella Valley Area Plan, and amends the designation on approximately 164 acres located northerly of Avenue 60, easterly of Van Buren Street, southerly of Avenue 58, westerly of Highway 86 from Agriculture within the Community Development Overlay of the Vista Santa Rosa Policy Area to Medium Density Residential.

The Honorable Board of Supervisors

RE: RESOLUTION NO. 2007-494

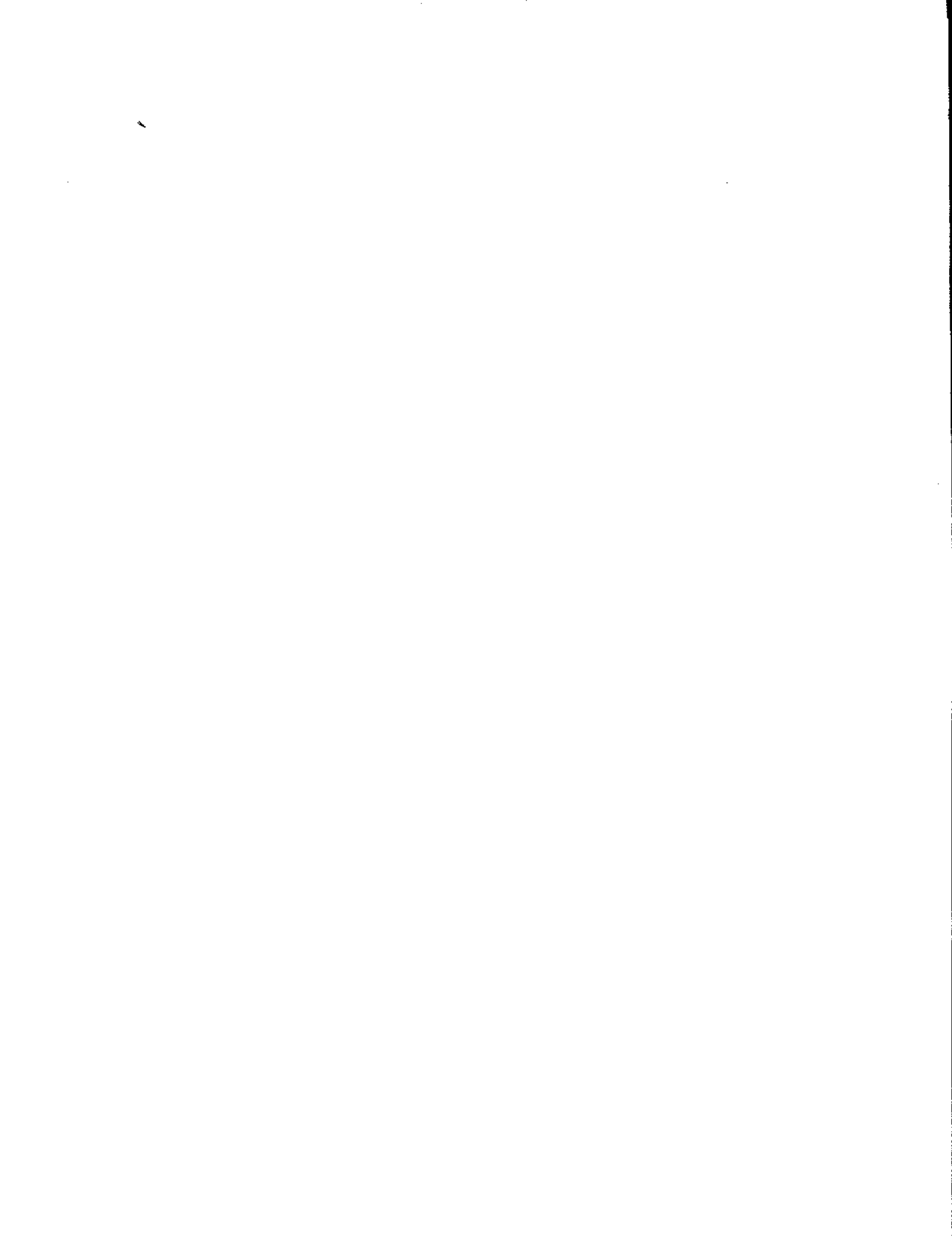
December 1, 2007

Page 3 of 3

**GPA No. 838** affects the Palo Verde Valley Area Plan, and amends the designation on approximately 51 acres located northerly of Interstate 10, southerly of Hobson Way, easterly of Mesa Drive, and westerly of Spiva Court from Agriculture within the Agriculture Foundation Component to Light Industrial within the Community Development Foundation Component.

**GPA No. 850** affects the Jurupa Area Plan, and amends the designation on approximately 7.24 acres located northerly of Jurupa Road, easterly of Pyrite Street, southerly of Galena Street, and westerly of Tyrolite Street from Low Density Residential within the Community Development Foundation Component to Medium Density Residential.

**GPA No. 863** affects the Eastern Coachella Valley Area Plan, and amends the designation on approximately 10 acres of a 20 acre site located northerly of Avenue 64, easterly of Lincoln Street, southerly of Avenue 63, and westerly of Johnson Street from High Density Residential within the Community Development Foundation Component to Medium High Density Residential.



2 **RESOLUTION NO. 2007-494**

3 **AMENDING THE**

4 **RIVERSIDE COUNTY GENERAL PLAN**

5 **WHEREAS**, pursuant to the provisions of Government Code Section 65350 et seq., public  
6 hearings were held before the Riverside County Board of Supervisors on October 2, 2007, October 16,  
7 2007, October 30, 2007, November 6, 2007, November 20, 2007, November 27, 2007, and December 4,  
8 2007 and before the Riverside County Planning Commission on June 27, 2007, July 11, 2007, July 19,  
9 2007, July 25, 2007, August 29, 2007, September 15, 2007, and November 7, 2007 to consider proposed  
10 amendments to the Elsinore Area Plan Land Use Map, the Jurupa Area Plan Land Use Map, the  
11 Lakeview/Nuevo Area Plan Land Use Map, the Southwest Area Plan Land Use Map, the Eastern  
12 Coachella Valley Area Plan Land Use Map, the Western Coachella Valley Area Plan Land Use Map, and  
13 the Palo Verde Area Plan Land Use Map of the Riverside County General Plan; and,  
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16 **WHEREAS**, all the provisions of the California Environmental Quality Act (CEQA) and  
17 Riverside County CEQA implementing procedures have been satisfied; and,

18 **WHEREAS**, the above matters were discussed fully with testimony and documentation presented  
19 by the public and affected government agencies; and,

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

23 **BE IT RESOLVED, FOUND, DETERMINED AND ORDERED** by the Board of Supervisors  
24 of the County of Riverside, and in regular session assembled on **December 18, 2007** that:

- 25 A. General Plan Amendment No. 704 (GPA00704) is a proposal to amend the Elsinore Area  
26 Plan by amending 19.12 gross acres of the Land Use Map designation from Very Low Density  
27 Residential (1 acre minimum lot size) within the Community Development Foundation Component to  
28 Low Density Residential (1/2 acre minimum lot size) located easterly of Plumas Street and southerly of

FORM APPROVED COUNTY COUNSEL

BY: Minh C. Tran Nov. 3, 07  
MINH C. TRAN DATE

1 Grand Avenue in the Alberhill Zoning Area and the Lakeland Village Zoning District of the First  
2 Supervisorial District, as shown on the exhibit entitled "GPA00704, EXHIBIT 6," a copy of which is  
3 attached hereto and incorporated herein by reference. This amendment is associated with Change of Zone  
4 No. 6995 and Tentative Tract Map No. 32539, which were considered concurrently with this amendment  
5 at the public hearings before the Planning Commission and the Board of Supervisors. Change of Zone No.  
6 6995 proposes to change the zoning on the proposed amendment site ("the site") from Rural Residential  
7 (R-R) to One-Family Dwelling with a 13,000 square foot minimum lot size (R-1-13000). Tentative Tract  
8 Map No. 32539 proposes a Schedule "A" subdivision of 19.12 gross acres into 29 Single-Family  
9 Residential Lots with a minimum lot size of 13,000 square feet (net) and two (2) Open Space Lots (2.01  
10 net acres), which are being used as debris and detention basins.

11  
12 **BE IT FURTHER RESOLVED** by the Board of Supervisors, based on the evidence presented  
13 on this matter, both written and oral, including Environmental Assessment No. 39648, that:

- 14 1. The site is located in the Elsinore Area Plan (ELAP).
- 15 2. The Elsinore Area Plan Land Use Map determines the extent, intensity, and location of  
16 land uses within the ELAP.
- 17 3. The site is currently designated Very Low Density Residential with a 1 acre minimum lot  
18 size within the Community Development Foundation Component.
- 19 4. The proposed amendment would change the ELAP land use designation on the site from  
20 Very Low Density Residential with a 1 acre minimum lot size within the Community  
21 Development Foundation Component to Low Density Residential with a 1/2 acre  
22 minimum lot size.
- 23 5. The site is bordered (in clockwise order) on the north by properties designated Very Low  
24 Density Residential with a 1 acre minimum lot size and Low Density Residential with a  
25 1/2 acre minimum lot size within the Community Development Foundation Component,  
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1 on the east and south by properties designated by Medium Density Residential (2 to 5  
2 dwelling units per acre) within the Community Development Foundation Component, and  
3 on the west by properties designed as Rural Mountainous (10 acre minimum lot size)  
4 within the Rural Foundation Component.  
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6 6. The site is zoned Rural Residential (R-R). The associated Change of Zone No. 6995  
7 proposes to change the zoning on the site to One-Family Dwelling with a 13,000 square  
8 foot lot size minimum (R-1-13000).

9 7. The site is bordered (in clockwise order) on the north by properties which are zoned  
10 Residential Agricultural with a 1 acre minimum lot size (R-A-1) and Residential  
11 Agricultural with a 20,000 square foot minimum lot size (R-A-20000), on the east by  
12 properties which are zoned One-Family Dwelling with a 18,000 square foot minimum lot  
13 size (R-1-18000) and Light Agriculture (A-1), on the south by properties zoned One-  
14 Family Dwelling ( R-1 ), and on the west properties zoned Rural Residential (R-R).  
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16 8. The site is currently vacant.

17 9. Surrounding land uses (in clockwise order) include single-family residential to the north,  
18 east, and south and scattered single-family residential and vacant land to the west.

19 10. The General Plan Foundation Component will remain the same.

20 11. The proposed amendment does not involve a change in the Riverside County Vision, any  
21 General Plan Principle, or any Foundation Component designation in the General Plan.  
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23 12. The proposed amendment would contribute to the achievement of the purposes of the  
24 General Plan.

25 13. Special circumstances or changes have emerged that were unanticipated in preparing the  
26 General Plan.  
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- 1 14. The proposed general plan amendment will not be detrimental to public health, safety, and  
2 welfare.
- 3 15. The proposed amendment is consistent with the policies of the Elsinore Area Plan and with  
4 all policies of the Riverside County General Plan, as adopted on October 7, 2003.
- 5 16. The findings of the initial study performed pursuant to Environmental Assessment No.  
6 39648 (a copy of which is attached hereto) are incorporated herein by reference. The initial  
7 study determined that the proposed general plan amendment, zone change, and tentative  
8 tract map ("the project") would have impacts on, or be impacted by, agriculture resources,  
9 air quality, biological resources, cultural resources, geology/soils, and hydrology/water  
10 quality. However, it was determined that each of these impacts was insignificant or would  
11 be mitigated to a level of non-significance through the conditions of approval (including  
12 referenced government agency letters) applied to the associated tentative tract map. The  
13 initial study concluded that the project, as mitigated, would not have a significant effect on  
14 the environment.

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17 **BE IT FURTHER RESOLVED** by the Board of Supervisors that it **ADOPTS** the Mitigated  
18 Negative Declaration for Environmental Assessment No. 39648 and **ADOPTS** General Plan Amendment  
19 No. 704 (GPA00704) from Very Low Density Residential (1 acre minimum lot size) within the  
20 Community Development Foundation Component to Low Density Residential (½ acre minimum lot size),  
21 as described herein and as shown on the exhibit entitled "GPA00704, EXHIBIT 6".

22 B. General Plan Amendment No. 738 (GPA00738) is a proposal to amend the Elsinore Area  
23 Plan by amending 4.14 gross acres of the Land Use Map designation from Estate Density Residential (2  
24 acre minimum lot size) within the Rural Community Foundation Component to Low Density Residential  
25 (1/2 acre minimum lot size) located easterly of Nyiri Way and southerly of Grand Avenue within the  
26 Sedco-Wildomar Zoning Area of the First Supervisorial District, as shown on the exhibit entitled  
27 "GPA00738, EXHIBIT 6," a copy of which is attached hereto and incorporated herein by reference. This  
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1 amendment is associated with Change of Zone No. 7359 and Tentative Tract Map No. 32726, which were  
2 considered concurrently with this amendment at the public hearings before the Planning Commission and  
3 the Board of Supervisors. Change of Zone No. 7359 proposes to change the zoning on the proposed  
4 amendment site ("the site") from Rural Residential (R-R) to Residential Agricultural (R-A). Tentative  
5 Tract Map No. 32726 proposes a Schedule "B" subdivision of 4.14 gross acres into seven (7) residential  
6 lots with a minimum lot size lot size of ½-acre (gross).  
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8 **BE IT FURTHER RESOLVED** by the Board of Supervisors, based on the evidence presented  
9 on this matter, both written and oral, including Environmental Assessment No. 40060, that:

- 10 1. The site is located in the Elsinore Area Plan (ELAP).
- 11 2. The Elsinore Area Plan Land Use Map determines the extent, intensity, and location of  
12 land uses within the ELAP.
- 13 3. The site is currently designated Estate Density Residential with a 2 acre minimum lot size  
14 within the Rural Community Foundation Component and is within the Lakeland  
15 Village/Wildomar Sub-Area of the Redevelopment Project Area 1-1986. This area  
16 comprises a mix of urban residential and commercial uses along Grand Avenue on the low  
17 lying areas adjacent to Lake Elsinore. Natural open space and pockets of rural residential  
18 uses lies along to State Route 74, as it winds through the steep easterly face of the Santa  
19 Ana Mountains.
- 20 4. The Economic Development Agency found this project consistent with meeting the needs  
21 of the proposed project area, which is to eliminate present blight and prevent the potential  
22 for future blight in, and ultimately add value by recommending approval of projects that  
23 meet the highest standards of quality possible.  
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- 1 5. The proposed amendment would change the ELAP land use designation on the site from  
2 Estate Density Residential (2 acre minimum lot size) within the Rural Community  
3 Foundation Component to Low Density Residential (1/2 acre minimum lot size).
- 4 6. The site is bordered (in clockwise order) on the north by properties designated Low  
5 Density Residential (1/2 acre minimum lot size) within the Community Development  
6 Foundation Component, on the east by properties designated as Low Density Residential  
7 (1/2 acre minimum lot size) within the Rural Community Foundation Component, and on  
8 the south and west by properties designated Estate Density Residential (2 acre minimum  
9 lot size) within the Rural Community Foundation Component.
- 10 7. The site is zoned Rural Residential (R-R). The associated Change of Zone No. 7359  
11 proposes to change the zoning on the site to Residential Agricultural (R-A).
- 12 8. The site is bordered (in clockwise order) on the north, south, east and west by properties  
13 which are zoned Rural Residential (R-R).
- 14 9. The site is currently vacant.
- 15 10. Surrounding land uses (in clockwise order) include single-family residential homes to the  
16 north, east, south, and west.
- 17 11. The General Plan Foundation Component will remain the same.
- 18 12. The proposed amendment does not involve a change in the Riverside County Vision, any  
19 General Plan Principle, or any Foundation Component designation in the General Plan.
- 20 13. The proposed amendment would contribute to the achievement of the purposes of the  
21 General Plan.
- 22 14. Special circumstances or changes have emerged that were unanticipated in preparing the  
23 General Plan.
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- 1 15. The proposed general plan amendment will not be detrimental to public health, safety, and  
2 welfare.
- 3 16. The proposed amendment is consistent with the policies of the Elsinore Area Plan and with  
4 all policies of the Riverside County General Plan, as adopted on October 7, 2003.
- 5 17. The findings of the initial study performed pursuant to Environmental Assessment No.  
6 40060 (a copy of which is attached hereto) are incorporated herein by reference. The initial  
7 study determined that the proposed general plan amendment, change of zone, and tentative  
8 tract map ("the project") would have impacts on, or be impacted by, geology/soils,  
9 hydrology/water quality, and transportation/traffic. However, it was determined that each  
10 of these impacts was insignificant or would be mitigated to a level of non-significance  
11 through the conditions of approval (including referenced government agency letters)  
12 applied to the associated tentative tract map. The initial study concluded that the project, as  
13 mitigated, would not have a significant effect on the environment.  
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16 **BE IT FURTHER RESOLVED** by the Board of Supervisors that it **ADOPT** the Mitigated  
17 Negative Declaration for Environmental Assessment No. 40060 and **ADOPT** General Plan Amendment  
18 No. 738 (GPA00738) from Estate Density Residential (2 acre minimum lot size) within the Rural  
19 Community Foundation Component to Low Density Residential (1/2 acre minimum lot size) as described  
20 herein and as shown on the exhibit entitled "GPA00704, EXHIBIT 6".

21 C. General Plan Amendment No. 754 (GPA00754) is a proposal to amend the Elsinore Area  
22 Plan by amending Figure 4 of the Elsinore Area Plan to show the area covered by Specific Plan No. 340  
23 (Oak Spring Ranch), and to amend Table 3 of the Elsinore Area Plan to list Specific Plan No. 340 (Oak  
24 Spring Ranch). The project site consist of 48.15 net acres located southerly of Clinton Keith Road and  
25 westerly of Inland Valley Drive in the Rancho California Zoning District of the First Supervisorial  
26 District, as shown on the exhibit entitled "GPA00754, EXHIBIT 6", a copy of which is attached hereto  
27 and incorporated herein by reference. This amendment is associated with Specific Plan No. 340,  
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1 Environmental Impact Report No. 478 (EIR 478), Change of Zone No. 6922, Tentative Tract Map No.  
2 31736, and Plot Plan No. 18966, which were considered concurrently with this amendment at the public  
3 hearings before the Planning Commission and the Board of Supervisors.

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 Impact Report No. 478, that:

- 6 1. The site is located in the Elsinore Area Plan (ELAP).
- 7 2. The Elsinore Area Plan Land Use Map determines the extent, intensity, and location of land  
8 uses within the ELAP.
- 9 3. The site is currently designated Community Center (5 to 40 dwelling units per acre and 0.10  
10 to 0.30 floor area ratio) and Light Industrial (0.25 to 0.60 floor area ratio) within the  
11 Community Development Foundation Component.
- 12 4. The proposed amendment would establish the boundaries of Specific Plan No. 340 (Oak  
13 Springs Ranch) in the Elsinore Area Plan.
- 14 5. The site is bordered (in clockwise order) on the north by properties designated Community  
15 Center (5 to 40 dwelling units per acre and 0.10 to 0.30 floor area ratio) and Medium  
16 Density Residential (2 to 5 dwelling units per acre), on the east by properties designated  
17 Commercial Retail (0.20 to 0.35 floor area ratio) and Light Industrial (0.25 to 0.60 floor area  
18 ratio), on the south by properties designated Community Center (5 to 40 dwelling units per  
19 acre and 0.10 to 0.30 floor area ratio) and Light Industrial (0.25 to 0.60 floor area ratio), and  
20 on the west by properties designated Community Center (5 to 40 dwelling units per acre and  
21 0.10 to 0.30 floor area ratio).
- 22 6. The site is zoned Scenic Highway Commercial (C-P-S) and Industrial Park (I-P).
- 23 7. The proposed Change of Zone No. 6922 would change the zoning on the site from Scenic  
24 Highway Commercial (C-P-S) and Industrial Park (I-P) to the Specific Plan (SP) Zone.
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- 1 8. The site is bordered (in clockwise order) on the north by properties zoned Scenic Highway  
2 Commercial (C-P-S) and Rural Residential (R-R), on the east and south by properties zoned  
3 Scenic Highway Commercial (C-P-S) and Industrial Park (I-P), on the west by properties  
4 zoned Scenic Highway Commercial (C-P-S).
- 5 9. The site is currently vacant.
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- 7 10. Surrounding land uses (in clockwise order) include scattered single-family residential and  
8 vacant land to the north, vacant land to the east, the Inland Valley Medical Center and  
9 Medical Offices to the south, and a Commercial Center and Vacant Land to the west.
- 10 11. The proposed amendment does not involve a change in the Riverside County Vision, any  
11 General Plan Principle, or any Foundation Component designation in the General Plan.
- 12 12. The proposed amendment would contribute to the achievement of the purposes of the  
13 General Plan.
- 14 13. Special circumstances or changes have emerged that were unanticipated in preparing the  
15 General Plan.
- 16 14. The proposed general plan amendment will not be detrimental to public health, safety, and  
17 welfare.
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- 19 15. The proposed amendment is consistent with the policies of the Elsinore Area Plan and with  
20 all policies of the Riverside County General Plan, as adopted on October 7, 2003.
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- 22 16. The proposed amendment is within the scope of, and is adequately evaluated by,  
23 Environmental Impact Report No. 478. The findings contained in Board Resolution No.  
24 2007-514 Adopting Specific Plan No. 340 (Oak Springs Ranch) which certifies  
25 Environmental Impact Report No. 478 are incorporated herein by reference.

26 **BE IT FURTHER RESOLVED** by the Board of Supervisors that it **ADOPTS** General Plan  
27 Amendment No. 754 (GPA00754) as fully set forth above.

1        D.     General Plan Amendment No. 775 (GPA00775) is a proposal to amend the  
2 Lakeview/Nuevo Area Plan by amending 5.11 gross acres of the Land Use Map designation from  
3 Commercial Retail (0.20 to 0.35 floor area ratio) within the Community Development Foundation  
4 Component to Low Density Residential (1/2 acre minimum lot size), located northerly of Elvira Drive,  
5 easterly of Ramona Avenue, southerly of Nuevo Road, and westerly of Rosary Road in the Nuevo Zoning  
6 Area of the Fifth Supervisorial District, as shown on the exhibit entitled "TR33180 Proposed General  
7 Plan, EXHIBIT 5", a copy of which is attached hereto and incorporated herein by reference. This  
8 amendment is associated with Change of Zone No. 7261 and Tentative Tract Map No. 33180, which were  
9 considered concurrently with this amendment at the public hearings before the Planning Commission and  
10 the Board of Supervisors. Change of Zone No. 7261 proposes to change the zoning on the proposed  
11 amendment site ("the site") from Scenic Highway Commercial (C-P-S) to Residential Agricultural (R-A).  
12 Tentative Tract Map No. 33180 proposes a Schedule B subdivision of 5.11 gross acres into eight  
13 residential lots with a minimum lot size of 20,000 square feet net.  
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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. 40593, that:

- 18            1.     The site is located in the Lakeview/Nuevo Area Plan (LNAP).
- 19            2.     The Lakeview/Nuevo Area Plan Land Use Map determines the extent, intensity, and  
20            location of land uses within the LNAP.
- 21            3.     The site is currently designated Commercial Retail (0.20 to 0.35 floor area ratio) within the  
22            Community Development Foundation Component.
- 23            4.     The proposed amendment would change the LNAP land use designation on the site from  
24            Commercial Retail (0.20 to 0.35 floor area ratio) within the Community Development  
25            Foundation Component to Low Density Residential (1/2 acre minimum lot size).  
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- 1 5. The site is bordered (in clockwise order) on the north by land designated Commercial  
2 Retail (CR), on the east by properties designated Commercial Retail (CR) and Low Density  
3 Residential within the Rural Community Foundation Component (LDR-RC), on the south  
4 by properties designated Low Density Residential within the Rural Community Foundation  
5 Component (LDR-RC), and on the west by Commercial Retail (CR) and Low Density  
6 Residential within the Rural Community Foundation Component (LDR-RC).
- 7
- 8 6. The site is zoned Scenic Highway Commercial (C-P-S). The associated Change of Zone  
9 No. 7261 proposes to change the zoning on the site to Residential Agricultural (R-A).
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- 11 7. The site is bordered (in clockwise order) on the north by properties zoned Scenic Highway  
12 Commercial (C-P-S), on the east by properties zoned Scenic Highway Commercial (C-P-S)  
13 and Residential Agricultural (R-A), on the south by properties zoned Residential  
14 Agricultural (R-A), and on the west by properties zoned Scenic Highway Commercial (C-  
15 P-S) and Residential Agricultural (R-A).
- 16
- 17 8. The site is currently vacant.
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- 19 9. Surrounding land uses (in clockwise order) include single family residences and retail uses  
20 to the north, single family residences to the east, south and west.
- 21
- 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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- 25 11. The proposed amendment would contribute to the achievement of the purposes of the  
26 General Plan.
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- 28 12. Special circumstances or changes have emerged that were unanticipated in preparing the  
General Plan.
13. The proposed general plan amendment will not be detrimental to public health, safety, and  
welfare.

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

3 15. The findings of the initial study performed pursuant to Environmental Assessment No.  
4 40593 (a copy of which is attached hereto) are incorporated herein by reference. The  
5 Environmental Assessment determined that the proposed general plan amendment, change  
6 of zone, and tentative tract map ("the project") would have unavoidable impacts on, or be  
7 impacted by, Geology/Soils. However, it was determined that each of these impacts were  
8 insignificant or would be mitigated to a level of non-significance through the conditions of  
9 approval (including referenced government agency letters) applied to the associated  
10 tentative tract map. The initial study concluded that the project, as mitigated, would not  
11 have a significant effect on the environment.  
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14 **BE IT FURTHER RESOLVED** by the Board of Supervisors that it **ADOPTS** the Mitigated  
15 Negative Declaration for Environmental Assessment No. 40593 and **ADOPTS** General Plan Amendment  
16 No. 775 (GPA00775) from Commercial Retail (0.20 to 0.35 floor area ratio) within the Community  
17 Development Foundation Component to Low Density Residential (1/2 acre minimum lot size), as  
18 described herein and as shown on the exhibit entitled "TR33180 Proposed General Plan, EXHIBIT 5".

19 E. General Plan Amendment No. 787 (GPA00787) is a proposal to amend the Eastern  
20 Coachella Valley Area Plan by amending 164 acres of the Land Use Map designation from Agriculture  
21 (10 acre minimum lot size) within the Community Development Overlay of the Vista Santa Rosa Policy  
22 Area to Medium Density Residential (2 to 5 dwelling units per acre) located northerly of Avenue 60,  
23 easterly of Van Buren Street, southerly of Avenue 58, westerly of Highway 86 and in the Lower  
24 Coachella Valley Zoning District of the Fourth Supervisorial District, as shown on the exhibit entitled  
25 "GPA00787, EXHIBIT 5," a copy of which is attached hereto and incorporated herein by reference. This  
26 amendment is associated with Change of Zone No. 7291 and Tentative Tract Map No. 34556, which were  
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1 considered concurrently with this amendment at the public hearings before the Planning Commission and  
2 the Board of Supervisors. Change of Zone No. 7291 proposes to change the zoning on the proposed  
3 amendment site ("the site") from Light Agriculture with a 20 acre minimum lot size (A-1-20) to One-  
4 Family Dwelling (R-1). Tentative Tract Map No. 34556 proposes a Schedule "A" map to divide 164 acres  
5 into 301 lots consisting of single family homes; recreational amenities include 3-1/2 miles of trails and  
6 approximately 62 acres of common open space which include a date grove on the perimeter of the  
7 residential lots.  
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9 **BE IT FURTHER RESOLVED** by the Board of Supervisors, based on the evidence presented  
10 on this matter, both written and oral, including Environmental Assessment No. 40684, that:

- 11 1. The site is located in the Eastern Coachella Valley Area Plan (ECVAP).
- 12 2. The Eastern Coachella Valley Area Plan Land Use Map determines the extent, intensity,  
13 and location of land uses within the ECVAP.
- 14 3. The site is currently designated Agriculture with Community Development Overlay within  
15 the Vista Santa Rosa Policy Area on the ECVAP Land Use Plan. Within this Policy Area,  
16 the Agriculture designation allows development at a maximum intensity of one dwelling  
17 unit per five acres. The Community Development Overlay allows filing and approval of  
18 general plan amendments from the underlying designation to any designation within the  
19 Community Development Foundation Component within the first five-year period of the  
20 General Plan without a requirement for making the findings required for Foundation  
21 Component Amendments.
- 22 4. The site is currently designated Agriculture (10 acre minimum lot size) within the  
23 Community Development Overlay.  
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- 1           5.     The proposed amendment would change the ECVAP land use designation on the site from  
2           Agriculture (10 acre minimum lot size) within Community Development Overlay to  
3           Medium Density Residential (2 to 5 dwelling units per acre).
- 4           6.     The site is bordered (in clockwise order) on the north by properties designated Very Low  
5           Density Residential (1 acre minimum lot size) within the Community Development  
6           Overlay and Agriculture (10 acre minimum lot size), on the east and south by properties  
7           designated Agriculture (10 acre minimum lot size) within the Community Development  
8           Overlay, and on the west by Van Buren Street. Properties on the opposite (westerly) side of  
9           Van Buren Street are designated Agriculture (10 acre minimum lot size) within the  
10          Community Development Overlay.
- 11          7.     The site is zoned Light Agriculture with a 20 acre minimum lot size (A-1-20). The  
12          associated Change of Zone No. 7291 proposes to change the zoning on the site to One-  
13          Family Dwelling (R-1).
- 14          8.     The site is bordered (in clockwise order) on the north by properties zoned Light  
15          Agriculture with a 20 acre minimum lot size (A-1-20), on the east and south by properties  
16          zoned Light Agriculture with a 10 acre minimum lot size (A-1-10), and on the west by Van  
17          Buren Street. Properties on the opposite (westerly) side of Van Buren Street are zoned  
18          Light Agriculture with a 20 acre minimum lot size (A-1-20) and Light Agriculture with a  
19          10 acre minimum lot size (A-1-10).
- 20          9.     A portion of the 164 acres site is currently being used as a horse ranch with majority of the  
21          site being vacant.
- 22          10.    The site is surrounded by agricultural and vacant properties with scattered residences.
- 23          11.    The proposed general plan amendment involves a change from the Agriculture Foundation  
24          Component to the Community Development Foundation Component. This is the seventh  
25          Component to the Community Development Foundation Component. This is the seventh  
26          Component to the Community Development Foundation Component. This is the seventh  
27          Component to the Community Development Foundation Component. This is the seventh  
28          Component to the Community Development Foundation Component. This is the seventh

1 amendment that would re-designate agricultural land within the Coachella Valley area.  
2 Pursuant to the Riverside County General Plan, up to seven percent (7%) of land  
3 designated Agriculture with the Eastern and Western Coachella Valleys may be removed  
4 from the Agriculture designation over the course of the second 2½ year period ending  
5 October 6, 2008. A total of 42,098 acres of land in the Eastern and Western Coachella  
6 Valley Areas Plans was designated Agriculture, as of October 2003. During the first 2½  
7 year period ending April 6, 2006, a total of 164 acres was removed. Therefore up to  
8 2,935.43 acres of land may be converted from Agriculture to other designations during the  
9 second 2½ year period. With this amendment, only 596 acres of land in Coachella Valley  
10 have been removed from the Agriculture Foundation Component during the second 2½  
11 period beginning on April 7, 2006.

- 12 12. The proposed amendment does not involve a change in the Riverside County Vision, any  
13 General Plan Principle, or any Foundation Component designation in the General Plan.
- 14 13. The proposed amendment would contribute to the achievement of the purposes of the  
15 General Plan.
- 16 14. Special circumstances or changes have emerged that were unanticipated in preparing the  
17 General Plan.
- 18 15. The proposed general plan amendment will not be detrimental to public health, safety, and  
19 welfare.
- 20 16. The proposed amendment is consistent with the policies of the Eastern Coachella Valley  
21 Area Plan and with all policies of the Riverside County General Plan, as adopted on  
22 October 7, 2003.
- 23 17. The findings of the initial study performed pursuant to Environmental Assessment No.  
24 40684 (a copy of which is attached hereto) are incorporated herein by reference. The initial  
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1 study determined that the proposed general plan amendment, change of zone, and tentative  
2 tract map ("the project") would have impacts on, or be impacted by, Aesthetics,  
3 Agriculture Resources, Air Quality, Cultural Resources, Geology/Soils, Hazards &  
4 Hazardous Materials, Hydrology/Water Quality, Land Use/Planning, Noise, Recreation,  
5 Transportation/Traffic and Utilities/Service Systems. However, it was determined that each  
6 of these impacts was insignificant or would be mitigated to a level of non-significance  
7 through the conditions of approval (including referenced government agency letters)  
8 applied to the associated tentative tract map. The initial study concluded that the project, as  
9 mitigated, would not have a significant effect on the environment.

11 **BE IT FURTHER RESOLVED** by the Board of Supervisors that it **ADOPTS** the Mitigated  
12 Negative Declaration for Environmental Assessment No. 40684 and **ADOPTS** General Plan Amendment  
13 No. 787 (GPA00787) from Agriculture (10 acre minimum lot size) within the Community Development  
14 Overlay to Medium Density Residential (2 to 5 dwelling units per acre), as described herein and as shown  
15 on the exhibit entitled "GPA00787, EXHIBIT 5".

16 F. General Plan Amendment No. 838 (GPA00838) is a proposal to amend the Palo Verde  
17 Valley Area Plan by amending 51 acres of the Land Use Map designation from Agriculture (10 acre  
18 minimum lot size) within the Agriculture Foundation Component to Light Industrial (0.25 to 0.6 floor  
19 area ratio) within the Community Development Foundation Component, located northerly of Interstate  
20 10, southerly of Hobson Way, easterly of Mesa Drive, and westerly of Spiva Court in the Chuckawalla  
21 Zoning Area of the Fourth Supervisorial District, as shown on the exhibit entitled "GPA00838, EXHIBIT  
22 6", a copy of which is attached hereto and incorporated herein by reference. This amendment is  
23 associated with Change of Zone No. 7452 and Tentative Parcel Map No. 35085, which were considered  
24 concurrently with this amendment at the public hearings before the Planning Commission and the Board  
25 of Supervisors. Change of Zone No. 7452 proposes to change the zoning on the proposed amendment site  
26 ("the site") from Natural Assets (N-A) to Manufacturing - Service Commercial (M-SC). Tentative Parcel  
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1 Map No. 35085 proposes a Schedule "E" land division to divide approximately 51 acres into 33  
2 commercial parcels.

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. 41155, that:

- 5 1. The site is located in the Palo Verde Valley Area Plan.
- 6 2. The Palo Verde Valley Area Plan Land Use Map determines the extent, intensity, and  
7 location of land uses within the Palo Verde Valley Area Plan.
- 8 3. The site is currently designated Agriculture (10 acre minimum lot size) within the  
9 Agriculture Foundation Component.
- 10 4. The proposed amendment would change the Palo Verde Valley Area Plan land use  
11 designation on the site from Agriculture (10 acre minimum lot size) within the Agriculture  
12 Foundation Component to Light Industrial (0.25 to 0.6 floor area ratio) within the  
13 Community Development Foundation.
- 14 5. The site is bordered (in clockwise order) on the north by the City of Blythe, on the east by  
15 properties designated Estate Density Residential within the Rural Community Foundation  
16 Component, on the south and west by properties designated Agriculture within the  
17 Agriculture Foundation.
- 18 6. The site is zoned Natural Assets (N-A). The associated Change of Zone No. 7452 proposes  
19 to change the zoning on the site to Manufacturing - Service Commercial (M-SC).
- 20 7. The site is bordered (in clockwise order) on the north by the City of Blythe, on the east by  
21 properties zoned Residential Agriculture with a 5 acre minimum lot size (R-A-5), on the  
22 south and west by properties zoned Natural Assets (N-A).
- 23 8. The site is vacant.
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- 1 9. The proposed general plan amendment involves a change from the Agriculture Foundation  
2 Component to the Community Development Foundation Component. This is the first  
3 amendment that would re-designate agricultural land within the Palo Verde Valley area.  
4 Pursuant to the Riverside County General Plan, up to seven percent (7%) of land  
5 designated Agriculture within the Palo Verde Valley may be removed from the Agriculture  
6 designation over the course of the second 2½ year period ending October 6, 2008. A total  
7 of 114,613 acres of land in the Palo Verde Valley Areas Plan was designated Agriculture,  
8 as of October 2003. During the first 2½ year period ending April 6, 2006, a total of 51  
9 acres was removed. Therefore up to 8,022.91 acres of land may be converted from  
10 Agriculture to other designations during the second 2½ year period. With this amendment,  
11 only 51 acres of land in Palo Verde Valley have been removed from the Agriculture  
12 Foundation Component during the second 2½ period beginning on April 7, 2006.
- 13
- 14 10. Surrounding land uses (in clockwise order) include Blythe Airport to the north, scattered  
15 single-family residences to the east, Interstate 10 to the south, and vacant land to the west.  
16 Land uses on the opposite (southerly) side of Interstate 10 include crops and vacant land.
- 17
- 18 11. The project is located southerly of the Blythe Airport within Airport Zone D. The Airport  
19 Land Use Commission (ALUC) found this project consistent with the 2004 Blythe Airport  
20 Land Use Compatibility Plan.
- 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.
- 24
- 25 13. The proposed amendment would contribute to the achievement of the purposes of the  
26 General Plan.
- 27
- 28 14. Special circumstances or changes have emerged that were unanticipated in preparing the  
General Plan.

- 1 15. The proposed general plan amendment will not be detrimental to public health, safety, and  
2 welfare.
- 3 16. The proposed amendment is consistent with the policies of the Palo Verde Valley Area  
4 Plan and with all policies of the Riverside County General Plan, as adopted on October 7,  
5 2003.
- 6 17. The findings of the initial study performed pursuant to Environmental Assessment No.  
7 41155 (a copy of which is attached hereto) are incorporated herein by reference. The  
8 Environmental Assessment determined that the proposed general plan amendment, change  
9 of zone, and tentative parcel map ("the project") would have unavoidable impacts on, or be  
10 impacted by, agriculture resources, air quality, cultural resources, hazards & hazardous  
11 materials, hydrology/water quality, land use/planning, transportation/traffic and  
12 utilities/service systems. However, it was determined that each of these impacts was  
13 insignificant or would be mitigated to a level of non-significance through the conditions of  
14 approval (including referenced government agency letters) applied to the associated  
15 tentative parcel map. The initial study concluded that the project, as mitigated, would not  
16 have a significant effect on the environment.

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19 **BE IT FURTHER RESOLVED** by the Board of Supervisors that it **ADOPT** the Mitigated  
20 Negative Declaration for Environmental Assessment No. 41155 and **ADOPT** General Plan Amendment  
21 No. 838 (GPA00838) from Agriculture (10 acre minimum lot size) within the Agriculture Foundation  
22 Component to Light Industrial (0.25 – 0.6 FAR) within the Community Development Foundation  
23 Component, as described herein and as shown on the exhibit entitled "GPA00838, EXHIBIT 6."

24 G. General Plan Amendment No. 850 (GPA00850) is a proposal to amend the Jurupa Area  
25 Plan by amending the Land Use Map designation from Low Density Residential (1/2 acre minimum lot  
26 size) within the Community Development Foundation Component to Medium Density Residential (2 to 5  
27 Dwelling Units per Acre) on a 7.24 acres located northerly of Jurupa Road, southerly of Galena Street,  
28 easterly of Pyrite Street, and westerly of Tyrolite Street in the Glen Avon Zoning District of the Second

1 Supervisorial District, as shown on the exhibit entitled "GPA00850, Exhibit 6," a copy of which is  
2 attached hereto and incorporated herein by reference. This amendment is associated with Tentative Tract  
3 Map No. 32704 and Variance No. 1815, which were considered concurrently with this amendment at the  
4 public hearings before the Planning Commission and the Board of Supervisors. Tentative Tract Map No.  
5 32704 proposes a Schedule "A" subdivision of 7.24 gross acres into 25 single family residential lots with  
6 a minimum lot size of 7,200 square feet, and three (3) open space lots (lots 26, 27 and 28). Variance No.  
7 1815 proposes to change the property line depth and allow a minimum lot depth less than 100 feet  
8 between Lots: 12 and 13 from 100' to 92', 23 and 24 from 100' to 93', and 24 and 25 from 100' to 73',  
9 based on the site's unique configuration and street width requirements. Lots 1-11, 14-22 and 26-28, are  
10 proposed with a minimum lot depth of 100 feet.

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. 39703, that:

- 13 1. The site is located in the Jurupa Area Plan (JURAP).
- 14 2. The Jurupa Area Plan Land Use Map determines the extent, intensity, and location of land  
15 uses within the JURAP.
- 16 3. The site is currently designated Low Density Residential (1/2 acre minimum lot size)  
17 within the Community Development Foundation Component.
- 18 4. The proposed amendment would change the JURAP 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).
- 21 5. The site is bordered (in clockwise order) on the north by properties designated as Low  
22 Density Residential within the Community Development Foundation Component, on the  
23 east by properties designated as Low Density Residential within the Community  
24 Development Foundation Component, on the south by Jurupa Road, and on the west by  
25 Pyrite Street. Properties on the opposite (southerly) side of Jurupa Road are designated  
26 Low Density Residential with a 1/2-acre minimum lot size within the Rural Community  
27 Foundation Component. Properties on the opposite (westerly) side of Pyrite Street are  
28

1 designated Low Density Residential with ½-acre minimum lot size within the Community  
2 Development Foundation Component.

3 6. The site is zoned One-Family Dwelling (R-1).

4 7. The site is bordered (in clockwise order) on the north by properties zoned One-Family  
5 Dwelling (R-1), on the east by properties zoned One-Family Dwelling (R-1), on the south  
6 by Jurupa Road, and on the west by properties zoned Light Agriculture (A-1). Properties  
7 on the opposite (southerly) side of Jurupa Road are zoned Light Agriculture (A-1).  
8 Properties on the opposite (westerly) side of Pyrite Street are zoned Light Agriculture (A-  
9 1).

10 8. The site is currently vacant.

11 9. Surrounding land uses (in clockwise order) include single-family residences to the north,  
12 single-family residences to the east, Jurupa Road to the south, and Pyrite Street to the west.  
13 Land uses on the opposite (southerly) side of Jurupa Road include single-family residences  
14 and rail road. Land uses on the opposite (westerly) side of Pyrite Street include single-  
15 family residences.

16 10. The General Plan Foundation Component will remain the same.

17 11. The proposed amendment does not involve a change in the Riverside County Vision, or  
18 any General Plan Principle, or any Foundation Component designation in the General Plan.

19 12. The proposed amendment would contribute to the achievement of the purposes of the  
20 General Plan.

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

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

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

27 16. The findings of the initial study performed pursuant to Environmental Assessment No.  
28 39703 (a copy of which is attached hereto) are incorporated herein by reference. The initial

1 study determined that the proposed general plan amendment, tentative tract map ("the  
2 project"), and variance would have impacts on, or be impacted by, agriculture resources,  
3 biological resources, cultural resources, geology/soils, hydrology/water quality, and noise.  
4 However, it was determined that each of these impacts was insignificant or would be  
5 mitigated to a level of non-significance through the conditions of approval (including  
6 referenced government agency letters) applied to the associated tentative tract map. The  
7 initial study concluded that the project, as mitigated, would not have a significant effect on  
8 the environment.

9 **BE IT FURTHER RESOLVED** by the Board of Supervisors that it **ADOPTS** the Mitigated  
10 Negative Declaration for Environmental Assessment No. 39703 and **ADOPTS** General Plan Amendment  
11 No. 850 (GPA00850) from Low Density Residential within the Community Development Foundation  
12 Component to Medium Density Residential, as described herein and as shown on the exhibit entitled  
13 "GPA00850, Exhibit 6."

14 H. General Plan Amendment No. 863 (GPA00863) is a proposal to amend the Eastern  
15 Coachella Valley Area Plan by amending 10 acres of an approximately 20 acre site of the Land Use Map  
16 designation from High Density Residential (8 to 14 dwelling units per acre) within the Community  
17 Development Foundation Component to Medium High Density Residential (5 to 8 dwelling units per  
18 acre) within the Community Development Foundation Component, located northerly of Avenue 64,  
19 easterly Lincoln Street, southerly of Avenue 63, and westerly of Johnson Street in the Lower Coachella  
20 Valley Zoning District of the Fourth Supervisorial District, as shown on the exhibit entitled "GPA00863,  
21 EXHIBIT 7", a copy of which is attached hereto and incorporated herein by reference. This amendment  
22 is associated with Change of Zone No. 7299 and Conditional Use Permit No. 3500 which were considered  
23 concurrently with this amendment at the public hearings before the Planning Commission and the Board  
24 of Supervisors. Change of Zone No. 7299 proposes to change the zoning on the proposed amendment site  
25 ("the site") from Heavy Agriculture with a 10 acre minimum lot size (A-2-10) to Mobile Home  
26 Subdivisions and Mobile Home Parks (R-T). Conditional Use Permit Case No. 3500 proposes to  
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1 construct and operate a 53-space mobile home park with an approximately 4,200 square-foot community  
2 building, a 48 square-foot mechanical building, and open space areas within a 10 acre portion of a 20  
3 acre site.

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. 40712, that:

- 6 1. The site is located in the Eastern Coachella Valley Area Plan (ECVAP).
- 7 2. The Eastern Coachella Valley Area Plan Land Use Map determines the extent, intensity,  
8 and location of land uses within the ECVAP.
- 9 3. The site is currently designated High Density Residential (8 to 14 dwelling units per acre)  
10 within the Community Development Foundation Component.
- 11 4. The proposed amendment would change the ECVAP land use designation on the site from  
12 High Density Residential (8 to 14 dwelling units per acre) within the Community  
13 Development Foundation Component to Medium High Density Residential (5 to 8  
14 dwelling units per acre) within the Community Development Foundation Component.
- 15 5. Pursuant to Section 65863 of the Government Code and based upon the facts presented  
16 within the staff analysis, the reduction in density is consistent with the adopted General  
17 Plan, including the Housing Element. The remaining sites identified in the Housing  
18 Element of the adopted General Plan are adequate to accommodate the County's share of  
19 regional housing needs pursuant to Government Code Section 65584. This is based on the  
20 fact that the Housing Element covering the 2001 through 2005 planning period determined  
21 there was surplus of land in the Western County for all income categories (Housing  
22 Element Table H-49).
- 23 6. The site is bordered (in clockwise order) on the north and east by land designated as High  
24 Density Residential, on the south by properties designated Medium High Density  
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1 Residential, and on the west by Lincoln Street. Properties on the opposite (westerly) side  
2 of Lincoln Street are designated Agriculture.

3 7. The site is zoned Heavy Agriculture with a 10 acre minimum lot size (A-2-10). The  
4 associated Change of Zone No. 7299 would change the zoning on the site to Mobile Home  
5 Subdivisions and Mobile Home Parks (R-T).

6  
7 8. The site is bordered (in clockwise order) on the north and east by properties zoned Heavy  
8 Agriculture with a 10 acre minimum lot size (A-2-10), on the south by properties zoned  
9 Residential Incentive (R-6), and on the west by Lincoln Street. Properties on the opposite  
10 (westerly) side of Lincoln Street are zoned Heavy Agriculture with a 10 acre minimum lot  
11 size (A-2-10).

12 9. A portion of the vacant 20-acres site will retain the A-2-10 zoning classification.

13 10. The site is currently vacant.

14 11. Surrounding land uses (in clockwise order) include a mobile home park and vacant land to  
15 the north, vacant land to the east, single family residential development to the south, and  
16 on the west by Lincoln Street. Properties on the opposite (westerly) side of Lincoln Street  
17 are vacant.

18  
19 12. 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 13. The proposed amendment would contribute to the achievement of the purposes of the  
22 General Plan.

23 14. Special circumstances or changes have emerged that were not anticipated in preparing the  
24 General Plan.

25 15. The proposed general plan amendment will not be detrimental to public health, safety, and  
26 welfare.  
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1 16. The proposed amendment is consistent with the policies of the Eastern Coachella Valley  
2 Area Plan and with all policies of the Riverside County General Plan, as adopted on  
3 October 7, 2003.

4 17. The findings of the initial study performed pursuant to Environmental Assessment No.  
5 40712 (a copy of which is attached hereto) are incorporated herein by reference. The  
6 Environmental Assessment determined that the proposed general plan amendment, change  
7 of zone, and conditional use permit ("the project") would have unavoidable impacts on, or  
8 be impacted by, Aesthetics, Agriculture Resources, Air Quality, Cultural Resources,  
9 Geology/Soils, Hydrology/Water Quality, Land Use/Planning, Noise,  
10 Transportation/Traffic, and Utilities/Service Systems. However, it was determined that  
11 each 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 conditional use permit. The initial study concluded that the  
14 project, as mitigated, would not have a significant effect on the environment.  
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17 **BE IT FURTHER RESOLVED** by the Board of Supervisors that it **ADOPTS** the Mitigated  
18 Negative Declaration for Environmental Assessment No. 40712 and **ADOPTS** General Plan Amendment  
19 No. 863 (GPA00863) from High Density Residential (8 to 14 dwelling units per acre) within the  
20 Community Development Foundation Component to Medium High Density Residential (5 to 8 dwelling  
21 units per acre), as described herein and as shown on the exhibit entitled "GPA00863, EXHIBIT 7".  
22

23 **BE IT FURTHER RESOLVED** by the Board of Supervisors that the custodians of the  
24 documents upon which this decision is based are the Clerk of the Board of Supervisors and the County  
25 Planning Department, and that such documents are located at 4080 Lemon Street, Riverside, California.  
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Supervisor Buster  
District 1  
DATE DRAWN: 5/17/07

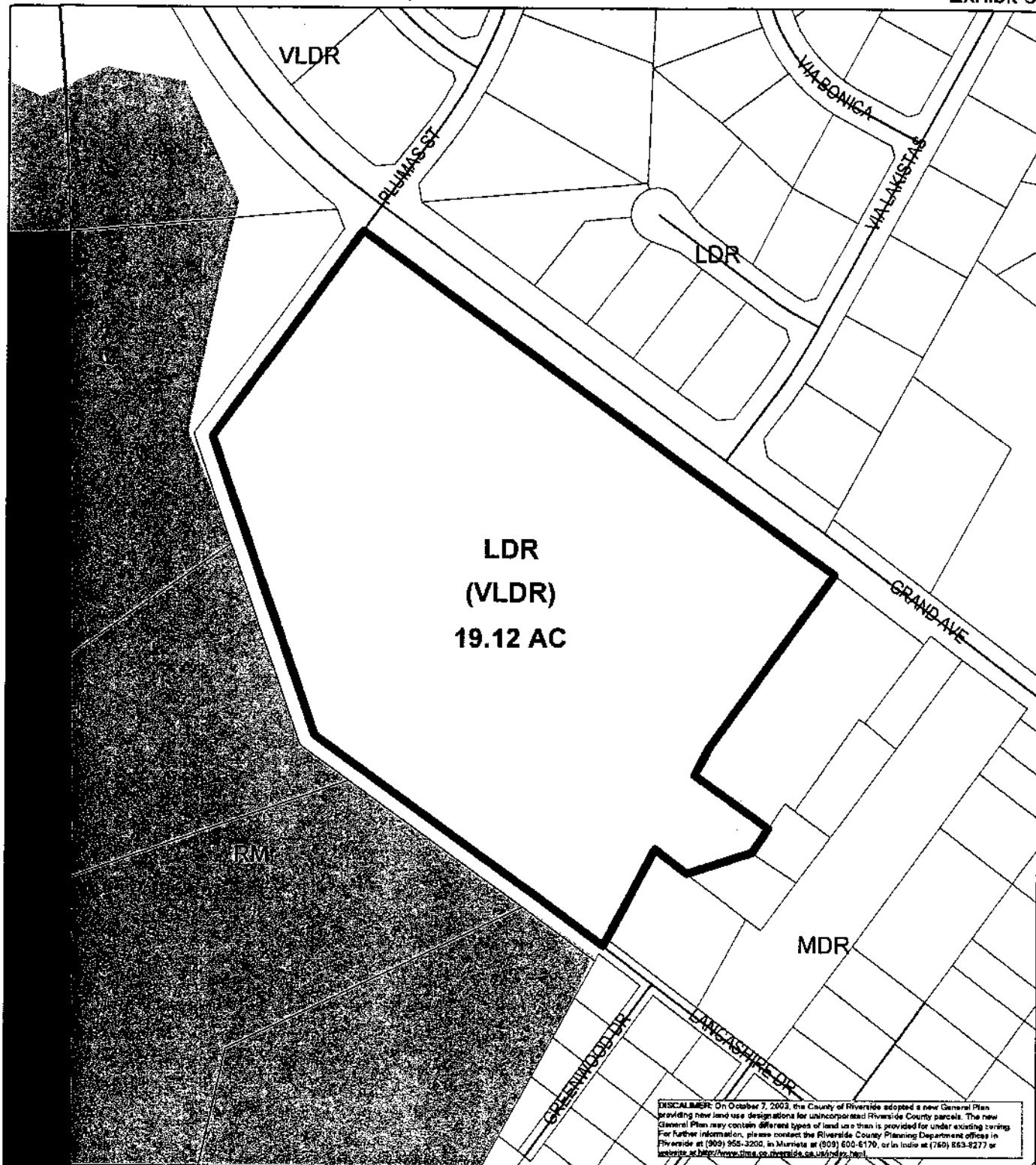
CZ06995 TR32539 GPA00704

Planner: Bulmaro Canseco

Date: 7/11/07

Proposed General Plan

Exhibit 6



DISCLAIMER: On October 7, 2003, the County of Riverside adopted a new General Plan providing new land use designations for unincorporated Riverside County parcels. The new General Plan may contain different types of land use than is provided for under existing zoning. For further information, please contact the Riverside County Planning Department offices in Riverside at (951) 955-3200, in Murietta at (909) 600-6170, or in Indio at (760) 853-5277 or website at <http://www.srrs.ca.riverside.ca.us/index.html>

**RIVERSIDE COUNTY PLANNING DEPARTMENT**

Zone  
District: Pedley  
Township/Range: T2SR6W  
Section: 26



ASSESSORS  
BK. PG. 163-11  
THOMAS  
BROS.PG 684 E6

